



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals

Belmont Triangle



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

July 21, 2022

A LETTER FROM THE COMMISSIONER

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) is pleased to present this Request for Proposals RFP for a prime development opportunity within the Avondale community.

The RFP is a key component of Mayor Lori E. Lightfoot's efforts to foster neighborhood investment through a coordinated development strategy that includes local residents, businesses, elected officials and other stakeholders. Respondents are encouraged to review local goals and objectives, and to submit responsive proposals that help achieve citywide equity and resiliency goals.

The RFP represents a unique partnership between the City and local property owners to maximize one of the Northwest Side's most strategic development locations. The mixed-use redevelopment of vacant land within the Belmont Triangle has the potential to create a new neighborhood focal point while fostering additional investment along the Milwaukee, Belmont and Pulaski commercial corridors.

DPD staff and community stakeholders appreciate your interest and we look forward to your response to create a stronger, more vibrant Avondale.

Sincerely,



Maurice D. Cox

Commissioner



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I. Executive Summary

INTRODUCTION

The Chicago Department of Planning and Development (DPD) is pleased to issue this Request for Proposals (RFP) for the redevelopment of approximately 3.89 acres of privately owned property generally located within the street boundaries of Belmont Avenue, Pulaski Road, and Milwaukee Avenue in the Avondale community. These properties represent an opportunity to provide a new community gateway within three important mixed-use corridors known as “the Belmont Triangle.”

Responses to the RFP should build on data and feedback gathered during the community meetings and visioning sessions for this redevelopment initiative hosted by DPD this year, as well as data and feedback gathered through the Avondale Neighborhood Plan, currently being developed by the Chicago Metropolitan Agency for Planning (“CMAP”). In addition, RFP responses should reflect the City’s commitment to high-quality design, as outlined in the recently released Design Excellence Principles and companion Neighborhood Design Guidelines (see Appendix).

THE OPPORTUNITY

Milwaukee Avenue has long been a gateway to the Northwest Side. Once a bustling retail and commercial hub, jobs and retail started to leave the area through the late 20th century, causing Avondale to lose population and business vitality. The corridor requires a catalyst to showcase its existing assets and attract new investment that fosters vibrancy and mixed-use activity.

The parcels described in this RFP include vacant land that can be repurposed for new residential, mixed uses and ancillary uses.

The Chicago Central Area Committee (CCAC) has provided pro bono design and real estate advisory services to DPD to create a community-development framework for the redevelopment of the Belmont Triangle.

COMMUNITY VISION

Recent community engagement related to this RFP has reiterated several key priorities for the redevelopment of these vacant parcels into a plan which builds off public open space that provides opportunities to work, play, congregate, and dine.

Proposals should strive to provide a neighborhood destination while enhancing opportunities for new storefronts and related amenities that provide easy access from adjacent blocks, including students, that attend school at Frederico Garcia Lorca Elementary School. Additionally, proposed projects should provide opportunities for partnering with and supporting local businesses.



Figure 1: Birdseye aerial of site

SITE QUICK FACTS

The RFP site includes addresses at: 3240-84 N. Milwaukee Ave; 3207-47 N. Pulaski Road; and 3934-62 W. Belmont Ave.

- » **PINS:** 13-23-325-033-0000, 13-23-325-034-0000, 13-23-325-032-0000, 13-23-325-031-0000, 13-23-325-030-0000, 13-23-325-053-0000, 13-23-325-052-0000, 13-23-325-051-0000, 13-23-325-050-0000, 13-23-325-049-0000, 13-23-325-047-0000, 13-23-325-046-0000, 13-23-325-045-0000, 13-23-325-044-0000, 13-23-325-043-0000, 13-23-325-042-0000, 13-23-325-041-0000, 13-23-325-037-0000, 13-23-325-036-0000, 13-23-325-035-0000, 13-23-325-015-0000, 13-23-325-014-0000, 13-23-325-013-0000, 13-23-325-012-0000, 13-23-325-011-0000, 13-23-325-010-0000, 13-23-325-009-0000, 13-23-325-008-0000, 13-23-325-007-0000, 13-23-325-003-0000, 13-23-325-002-0000.

The Site is improved with two buildings: a gas station with a common address of 3968 N Pulaski and an automotive repair facility with a common address of 3942 W Belmont Ave.

- » **Zoning:** B3-1 Business
- » **Community Area:** Avondale
- » **Ward:** 30th - Alderman Ariel Reboyras
- » **Tax Increment Financing (TIF) district:** Fullerton/Milwaukee

RFP AVAILABILITY

This RFP is available for download from the City's website at:

https://www.chicago.gov/city/en/depts/dcd/supp_info/requests-for-proposals.html

All responses to this RFP must be received no later than 4:00 p.m. C.S.T. on Friday, October 21, 2022, and should be submitted to:

City of Chicago
Department of Planning and Development
Maurice D. Cox, Commissioner
121 N. LaSalle Street, Room 1000
Chicago, IL 60602
Attention: Carmen Martinez

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II. Neighborhood Investment Context

OVERVIEW

The subject properties are within the Avondale community on a triangular block bounded by the Milwaukee Avenue, Pulaski Road and Belmont Avenue corridors in the Northwest Region of Chicago. The Avondale community is within the 30th Ward of Chicago and is located approximately six miles northwest of the Loop. Residential neighborhoods border the site in all directions, providing stability and support for corridor revitalization.

According to the 2020 CMAP Community Data Snapshots, the Avondale community has 14,578 households and an average household size of 2.5. The community is 2.1% Black non-Hispanic, 56.3% Hispanic or Latino, 34.7% White non-Hispanic, and 4.2% Asian non-Hispanic. 17% of the population is 19 years old or younger, 67.5% of the population is 20-64 years old, and 10.0% is 65 years old or older. Median income in 2020 is \$66,130. The top two non-English languages spoken at home are 46.8% Spanish and 4.4% Slavic.

DPD selected the Belmont Triangle for an RFP by assessing numerous potential vacant sites that could be redeveloped along major corridors within the Avondale community. The process of narrowing down the number of sites and establishing redevelopment priorities included consideration of market analysis, site acreage, site ownership, existing building stock, and potential for catalytic change on the corridor, among other factors. Addressing community needs and the development site's potential for positively impacting the corridor were also considered.

Community History

One of Chicago's 77 community areas, Avondale's growth dates to early industrial development in the late 1800s, when it became home to many Polish and European immigrants seeking employment. The expansion of local transportation assets in subsequent decades fueled additional growth and the area became known by some as "the neighborhood that built Chicago."

Milwaukee Avenue is a historically significant retail and commercial corridor that serves neighboring residential areas. Like many Chicago retail corridors competing with online vendors, Milwaukee has a relatively high rate of storefront vacancies.

Recently, a 15-mile stretch of Milwaukee Avenue was proposed by state legislators to be designated as the "Milwaukee Avenue Polish Heritage Corridor" to celebrate its 100-year affiliation with Polish culture. Starting in the 1980s, the area began a transition with more Latino residents moving in and residents with Polish heritage moving out. Churches like St. Hyacinth and St. Wenceslaus adjusted their services to meet their multi-cultural membership. The area is now predominantly Latino.

Today, primary issues affecting the community include access to affordable housing and retail spaces.

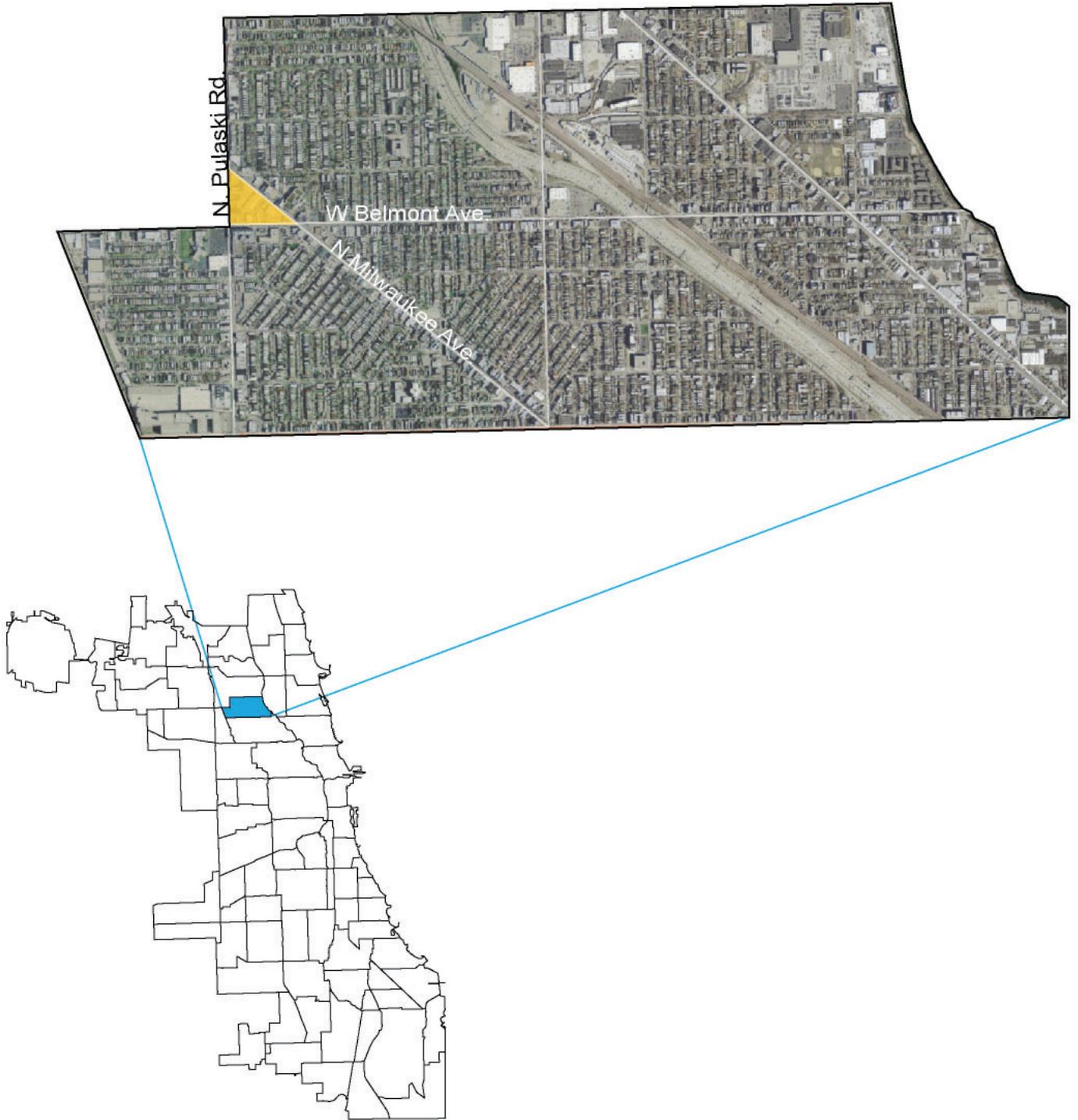


Figure 2: Community location | Project Site

KEY INVESTMENT ASSETS

Urban Fabric & Land Use

Avondale is generally bordered by Addison Street to the north, the Chicago River to the west, Diversey Avenue to the south, and Pulaski to the west. Much of the area around the project site is dedicated to residential uses (37.4%) with single-family homes (19.7%) and multi-family units (80%). More than a quarter of the land area in the community is used for transportation-related functions (37.6%), and the remaining land uses are for industrial (10%), commercial (8.1%), and institutional (2.5%). Business and commercial uses are concentrated along W. Belmont Avenue, N Pulaski Road and N. Milwaukee Avenue.

The Belmont Triangle site is along the western edge of the Avondale neighborhood, which is currently experiencing a decline in population. The site is bordered by transportation arteries that carry significant freight, vehicular, transit, and bicycle traffic through the city.

The site is served by the CTA 77 Belmont Bus, the 53 Pulaski Bus, and the 56 Milwaukee Bus, making the site directly accessible to downtown and surrounding communities. The CTA's Belmont Blue Line station is less than one mile away.

Nearby retail anchors include Windy City Produce, Kozy's Bike Shop, Papa Ray's Pizza, and Premier Veterinary, along with other retailers and service providers. Additional area retail consists of traditional neighborhood storefronts along Pulaski, Belmont, and Milwaukee.

At the south end of the site, there is a Walgreens and a strip mall that includes an H&R Block and tattoo shop. On the northern corner of the site, there is a Mexican restaurant and a strip mall that includes a liquor store and hair salon.

Nearby residential areas largely consist of single-family homes and townhomes, along with multi-family buildings that include Shoemaker Lofts, Belmont Lofts, and The Fields Lofts, as seen in Figure 6.

Avondale's neighboring communities include Logan Square to the south, Irving Park to the north, Belmont Gardens to the west, and Bricktown to the east, providing the site with access to unique cultural and institutional facilities including Avondale Park, St. Hyacinth Basilica, the Puerto Rican Arts Alliance, the Hairpin Arts Center, and Lorca Elementary School, which is directly adjacent to the site.

CONTEXT MAP



EDUCATIONAL		
1	Schurz Highschool	3601 N Milwaukee Ave
2	Scammon	4201 W Henderson St
3	Reilly	3650 W School St
4	Lorca	3231 N. Springfield Ave
5	Antonia Pantoja High School	3121 N Pulaski Rd
6	Avondale	2945 N Sawyer Ave
7	Logandale Middle	3212 W George St
8	St Hyacinth	3640 W Wolfram St
9	Barry	2828 N Kilbourn Ave

OPEN SPACE		
1	Parsons (Lucy)	4701 W Belmont Ave
2	Kilbourn	3501 N Kilbourn Ave
3	Ken-Well	2945 N Kenosha Ave
4	Athletic Fields	3546 W Addison St
5	Avondale	3516 W School St
6	Kosciuszko (Thadeuz)	2732 N Avers Ave

STAKEHOLDER		
1	Galaxy Environmental	3565 N Milwaukee Ave
2	Continental Window	4311 W Belmont
3	Auto Dealer	3333 N Karlov Ave
4	The Florsheim Bldg. Board	3968 W Belmont Ave
5	Crawford's Food & Spirits	3938 W School St
6	Milano Café & Bar	3930 W School St
7	State Farm	3280 N Milwaukee Ave
8	Lavanderia	3273 N Milwaukee Ave

Figure 5: Context Map

Anchor Institutions

Key neighborhood institutional anchors in Avondale include Frederico Garcia Lorca Elementary School, Reilly School, Antonia Pantoja High School, Carl Schurz High School, Scammon School, Bilingual Language School, Aspira Early College High School, and many local churches. In addition, there are many active retail stores and historic buildings, along with some vacant storefronts needing renovation along the commercial corridors.

Open Space

The largest public asset near the site is the Avondale Park, which includes a gymnastic center, meeting spaces, gymnasium, fieldhouse, outdoor pool, water spray, and two playgrounds. The closest public asset to the site is Parkview Park, which features .78-acres of playground space. A new development at Belmont Triangle will be expected to provide additional open space opportunities for special events, programming, and public art to celebrate Avondale's rich history and culture.

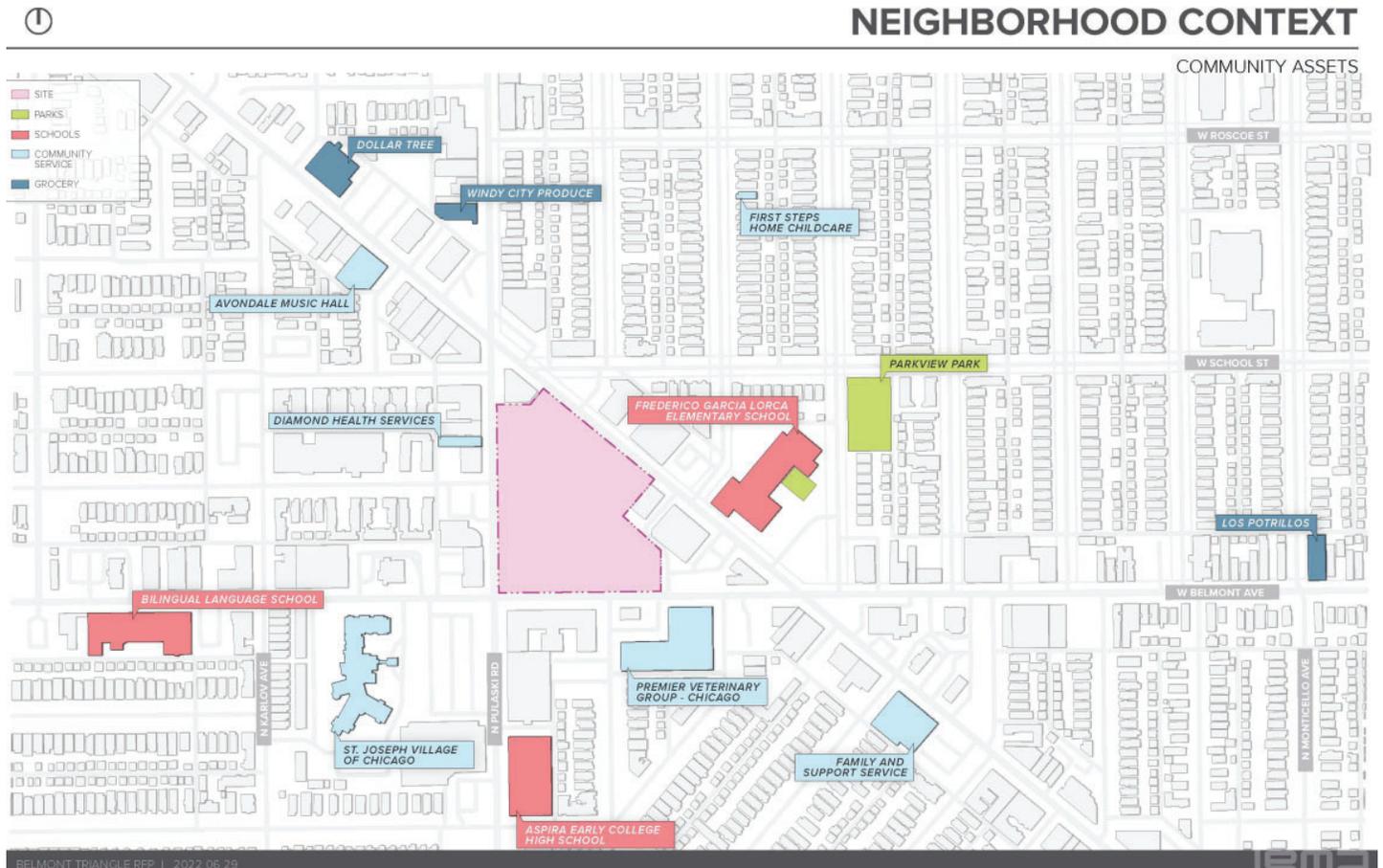


Figure 6: Community Asset Map

Transportation & Infrastructure

Average daily traffic according to the Illinois Department of Transportation is 2,000 vehicles along Pulaski, 16,000 vehicles along Belmont, and 17,500 vehicles along Milwaukee.

The subject property is approximately 0.9 miles west of I-90/I-94, 0.7 miles west of the Belmont Blue Line station, and 0.9 miles south of the Irving Park Metra Station.

The subject property is located on CTA Route 77 (Belmont Avenue), Route 53 (Pulaski Road), Route 56 (Milwaukee Avenue). Like bus routes nationwide, ridership levels dropped significantly during the COVID-19 pandemic but have seen substantial increases in ridership in 2022, particularly along Route 77 (Belmont).

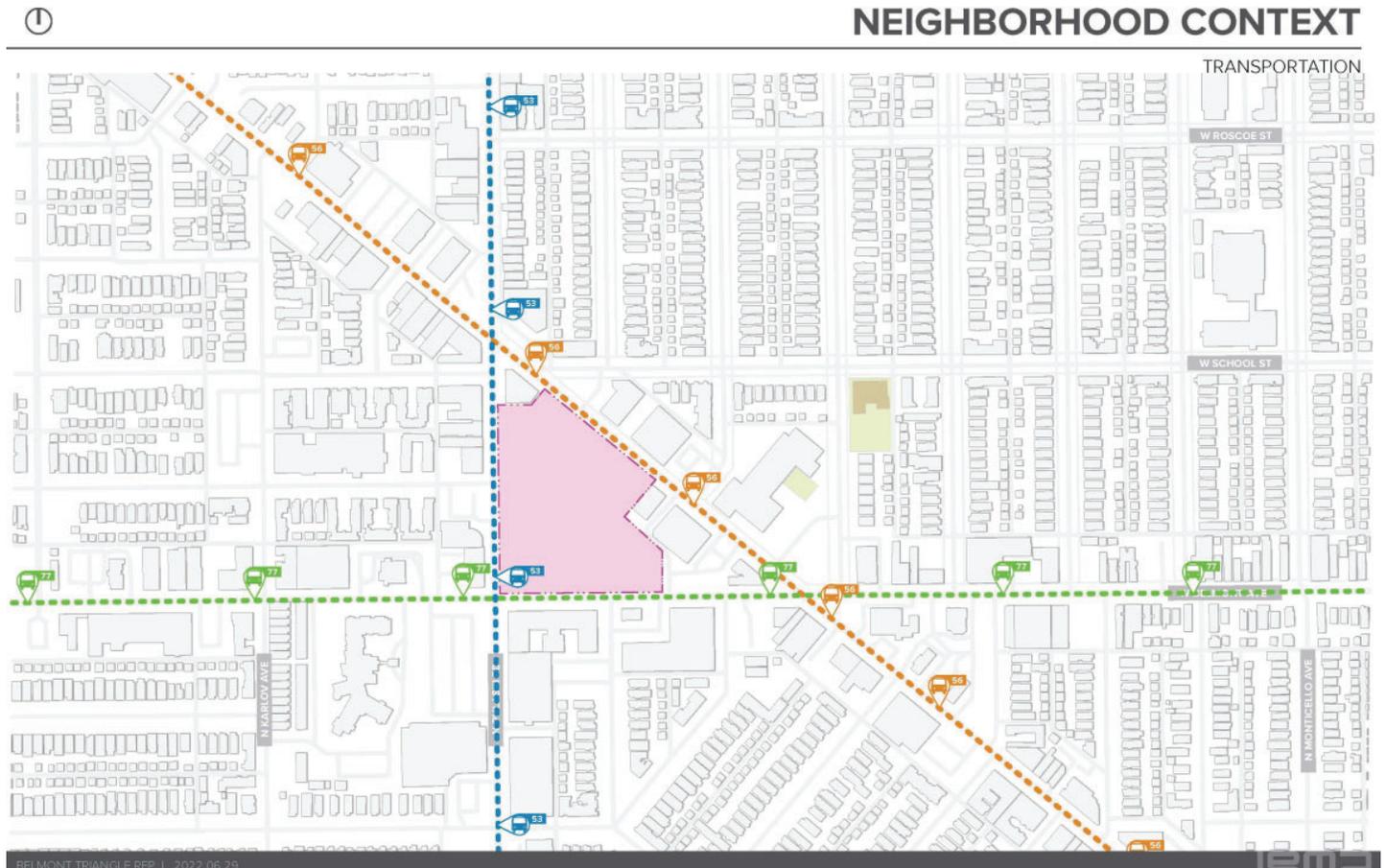


Figure 7: Transportation Map

Key Corridor Bus Route Ridership

Name	Route #	2021 year to date ridership	2022 year to date ridership	% change
Belmont	77	338,149	486,817	44%
Milwaukee	56	148,340	201,528	36%
Pulaski	53	379,875	444,205	17%

¹ Source: CTA Monthly Ridership Report, February 2022

¹ [https://www.transitchicago.com/assets/1/6/Monthly_Ridership_2022-2\(Final\).pdf](https://www.transitchicago.com/assets/1/6/Monthly_Ridership_2022-2(Final).pdf)

RECENT COMMUNITY INVESTMENTS

Avondale today has multiple assets that provide a strong foundation for future growth and the success of Belmont Avenue, Pulaski Road and Milwaukee Avenue corridors.

The Avondale Neighborhood Association (ANA) is working with the Chicago Metropolitan Agency for Planning (CMAP) and the City of Chicago Department of Planning and Development (DPD) to create a neighborhood plan that represents a vision for the community's future. The Avondale neighborhood plan seeks to strengthen Avondale's vitality and create a more livable, walkable, and resilient community for years to come. The plan's first community meeting was held in March 2022, to gather insights from the community. Future meetings and an existing conditions analysis are anticipated to occur during the summer of 2022.

Open Space and Public Rights-of-Way

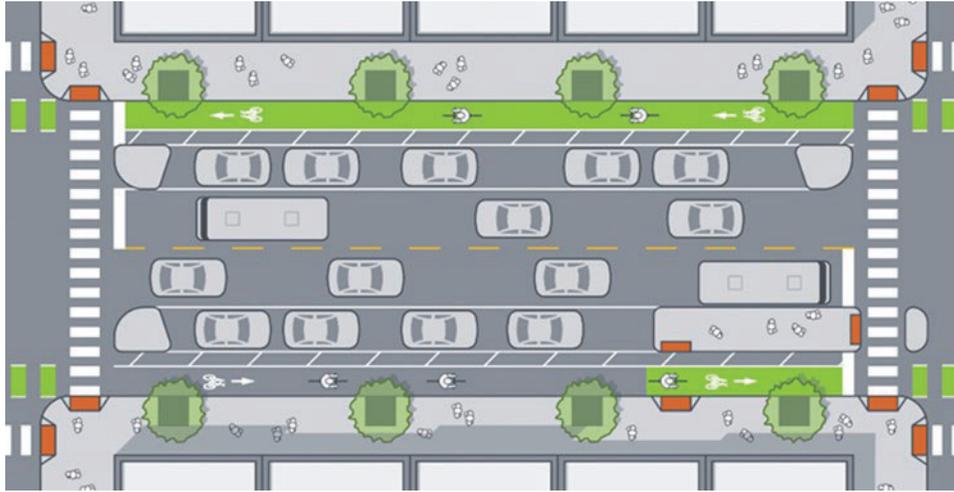
In June 2022, Avondale residents celebrated the renaming of the Woodard Plaza at Milwaukee and Kimball as Solidarity Triangle, to honor the 1980s Polish solidarity movement that brought many Polish residents to the area. The plaza features alfresco dining components.¹

The proposed Milwaukee Avenue Polish Heritage Corridor being considered by the State of Illinois would likewise acknowledge the influence of Polish immigrants between Sangamon Street in Chicago and Greenwood Road in suburban Niles and foster economic development.

The Chicago Department of Transportation (CDOT) recently announced its Complete Street program will make multiple improvements Belmont between Kimball and Western, including curb-separated bike lanes that protect bicyclists, sidewalk bump-outs that protect pedestrians, and new bus boarding areas that will facilitate access to public transit. Overall, the street redesign will increase safety and encourage walking, biking, and transit use.



¹ Woodward Plaza, image credit: Terry Guen Design Associates.



RENDERING OF POTENTIAL IMPROVEMENTS TO A TYPICAL BLOCK OF BELMONT AVENUE, INCLUDING CURBSIDE PROTECTED BIKE LANES AND A BUS-BOARDING ISLAND.

[1] <https://blockclubchicago.org/2022/01/03/avondale-residents-push-to-rename-plaza-in-honor-of-neighborhoods-vanishing-polish-identity/>

[1] <https://blockclubchicago.org/2022/06/17/milwaukee-avenue-designated-polish-heritage-corridor-honoring-polish-culture-from-west-town-to-niles/>

[1] <https://chi.streetsblog.org/2022/06/17/35th-ward-infra-upgrades-include-pbls-on-belmont-kedzie-and-protected-intersection/>

Housing and Retail

Across the street from the RFP site, the former Florsheim shoe factory was given landmark status in 2006 as part of the six-story building's adaptive reuse as 184 residences.

The Milwaukee Avenue Apartments, at 3060 N. Milwaukee, provide 32 units of affordable accessible, supportive housing designed to allow residents with mobility and sensory impairments to live independently.

The former Maryla Polonaise nightclub at 3188-92 N. Milwaukee is currently proposed for conversion to 36 apartments with ground-floor and parking.

Nearby retail spaces include the Judson & Moore Distillery, Mothers Ruin bar and restaurant, Sleeping Village bar and concert hall, Avondale Bowl, the Horror House, and Avondale Tap.

Parks

Avondale has limited open space assets that provide for programming or community gatherings. CMAP indicates that as of 2020 Avondale has 0.84 acres of accessible park per 1,000 residents in comparison to accessible park acreage for the City of Chicago of 2.42.

Arts and Education

One of the newest murals in Chicago is the Avondale Mural, located under the overpass of the expressway at Addison & Avondale Streets. The mural's chief artist is Rafael Lopez.

Within the Avondale community is the Puerto Rican Arts Alliance (PRAA), a 24-year-old music and arts nonprofit organization which is dedicated to preserving Puerto Rican culture by providing cultural experience through musical performances, educational programs, events, and exhibitions.

The Prop THTR is one of Chicago's longest surviving storefront theaters and has been home of radical art since 1981. The theater's focus is on original or newly adapted works taken from literature. They have annual New Plays Festival which aims to promote the next generation of playwrights and plays.

III. Site Context

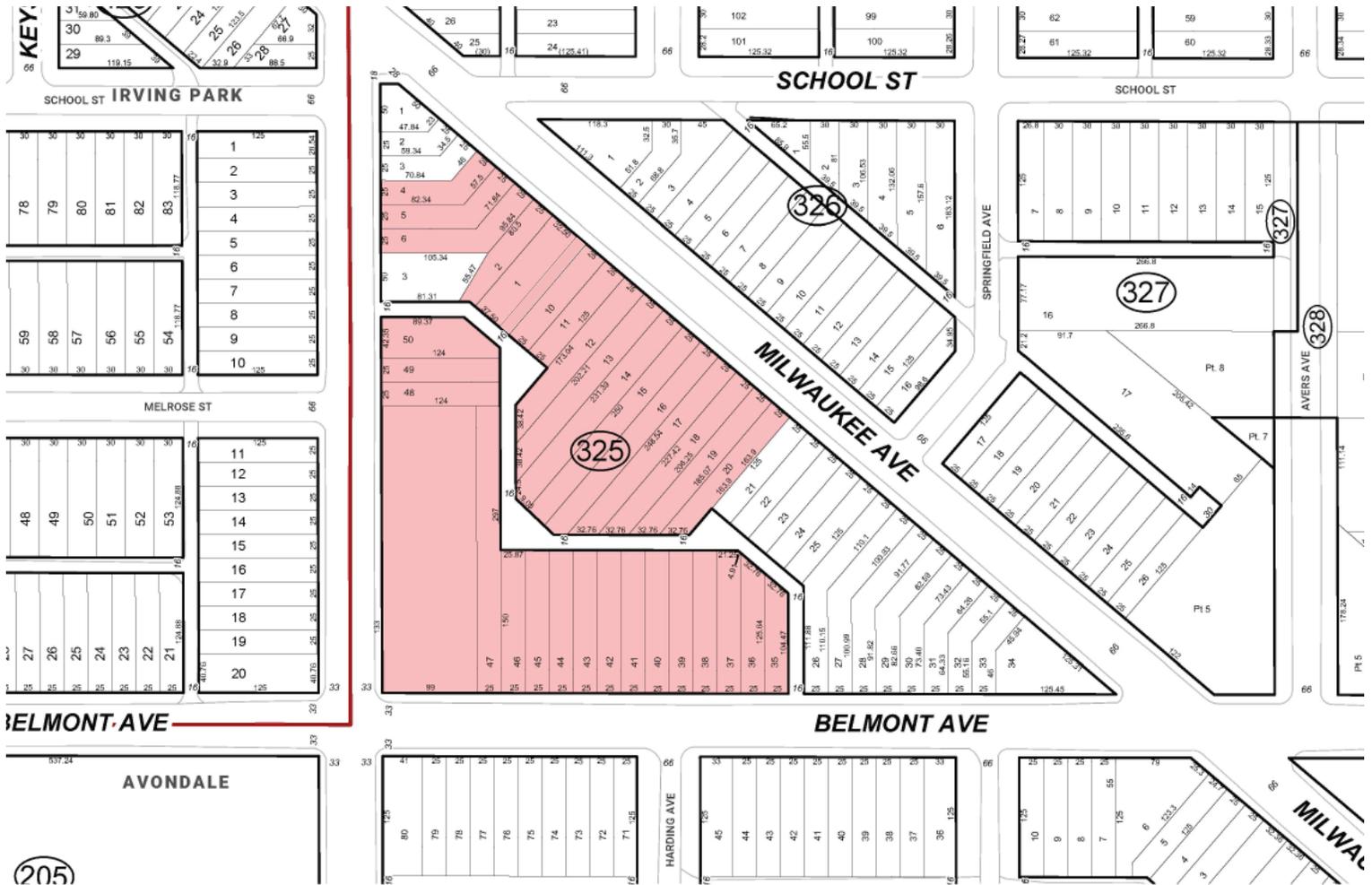


Figure 8: Parcel Map

OWNERSHIP

The City does not own the properties but has an agreement with the owners to participate in this RFP. The property is currently held by Walter Mulica, the majority land holder, and Shaji Pinarkyil, owner and operator of the BP Gas Station. Both land holders have submitted letters of interests (LOIs) expressing their willingness to cooperate with the City and convey the property to the selected developer. The City’s goal is to facilitate a private transaction between the selected RFP respondent and the private property owners. The City will encourage the respondent chosen to negotiate the purchase of the properties privately.

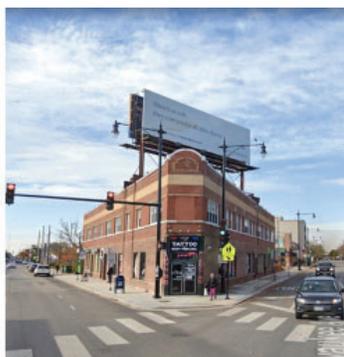
SITE DESCRIPTION

Belmont Triangle is comprised of approximately 31 tax parcels forming a triangular shaped development site consisting of a total area of approximately 3.89 acres. The sites have common addresses of 3240-84 North Milwaukee Avenue, 3207-47 North Pulaski Avenue, and 3934-62 West Belmont Avenue. The site is generally bound by North Milwaukee Avenue to the east, West Belmont Avenue to the south and North Pulaski Avenue to the west.

Please refer to the appendix for maps and photographs.

EXISTING CONTEXT

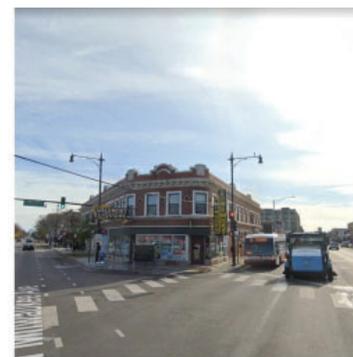
The property is bordered on all three sides by existing retail, commercial, residential and institutional uses.



NW at Belmont & Milwaukee



NE at Belmont & Pulaski



SE at Milwaukee & Pulaski



S on Milwaukee



W on Belmont



N on Pulaski

SITE PREPARATION

The selected respondent will assume the cost of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. The selected respondent is solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation, or installation of private or public utilities.

The selected respondent is also responsible for reconstructing sidewalks and relocating street lighting standards, fire hydrants, or other facilities within the public way if such work is necessitated by the redevelopment project. Any construction in the public way must be made according to the City's specifications, and the work must be fully bonded.

ENVIRONMENTAL AND SOIL CONDITIONS

Environmental Conditions

A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition.

Based on the results of the Phase I ESA, a Phase II ESA must be conducted. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation letter that meets applicable future use criteria obtained prior to occupancy.

Based on the age of the buildings, a hazardous material (asbestos, lead-based paint, PCBs, etc.) survey, and abatement of identified hazardous materials as required by and in accordance with local, state and/or federal regulations, is required prior to occupancy or performing any work.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. If assessments are to be performed by others, a reliance letter naming the City of Chicago (City) as an authorized user must be provided by the environmental professional.

Any underground storage tanks (USTs) discovered during the redevelopment activities, must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.

City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.

TARGET PRICE

The City of Chicago has been in conversations with the private property owners of the Site, who are willing sellers of the property. The City's preference is that the City's selected RFP respondents purchase all property interests through private negotiations.

The target price is approximately \$15,500,000. The target price is equal to the fair market value of the subject property. The fair market value of the subject property was estimated by an appraisal completed on March 16th, 2022.

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IV. Planning Framework and Development Potential

Development of the property is governed by the land use regulations contained in the Chicago Zoning Ordinance as well as other ordinances that govern specific aspects of development such as the Stormwater Management Ordinance. Chicago Landmarks or properties located in a Landmark District are governed by the Chicago Landmark Ordinance. Plans have been prepared for designated Redevelopment Project Areas to ensure that redevelopment activity contributes to the revitalization of the community. Quality-of-life plans have also been developed for certain areas of the city to provide a general guide for development and to describe the long-range planning goals for the community. The following sections describe the zoning regulations, landmark requirements, and plans that affect the property. Copies of the ordinances and plans are available from DPD.

REGULATORY CONTEXT

Zoning

The property is located in a B3-1 Community Shopping District, ARO Community Preservation Area, and included in the recently passed Connected Communities ordinance. This zoning designation will allow for development of the property according to the goals and objectives of the RFP. The City will be supportive of projects that seek re-zoning to better achieve the development goals.

Please refer to the appendix for additional regulatory context.

RELEVANT PROJECT AREA PLANS AND CITY INITIATIVES

Fullerton/Milwaukee TIF

The project site is within the Fullerton/Milwaukee TIF, which was established in 2000, and is set to expire in 2024 and runs through various communities including Avondale. The TIF is intended to help rehabilitate existing buildings, assemble, and prepare land for new uses, and install streetscape elements that reinforce neighborhood identity. The TIF is also designed to undertake appropriate remediation measures on redevelopment and rehabilitation sites, establish job training and day care programs for residents, and repair and replace infrastructure where needed, including roads, sidewalks, public utilities, and other structures.

Avondale Neighborhood Plan

The Avondale Neighborhood Association (ANA) is working with the Chicago Metropolitan Agency for Planning (CMAP) and DPD to develop a neighborhood plan that will represent a vision for the community's future. The Avondale neighborhood plan will strengthen the area's economic vitality and create a more livable, walkable, and resilient community for years to come.

COMMUNITY PRIORITIES

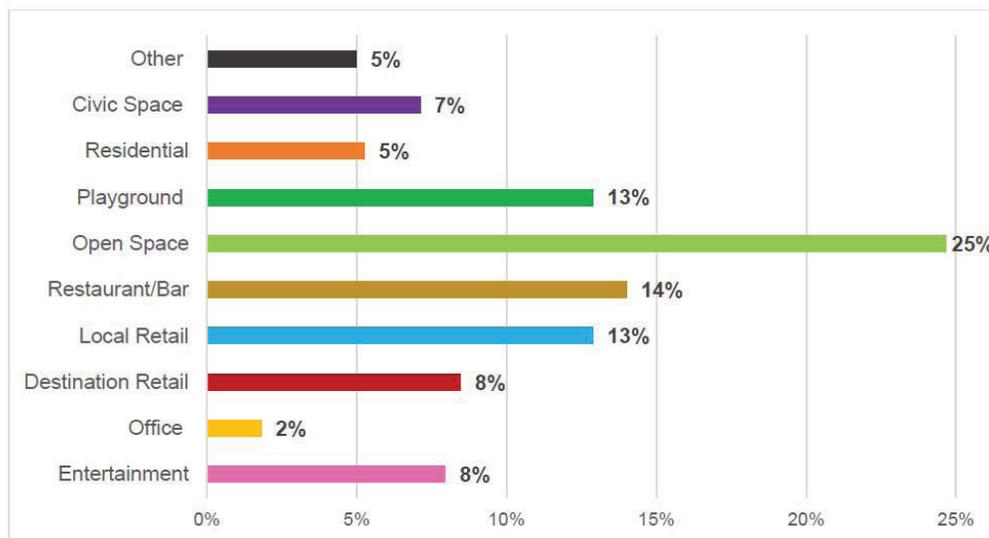
Avondale stakeholders participated in several visioning sessions for the RFP site that included virtual meetings and an in-person workshop with DPD and the project consultants. Feedback was collected via these meetings, comment cards, and two online surveys in three languages. Additional input was provided through CMAP’s neighborhood planning process.

The in-person workshop focused on mapping exercises involving uses, the public Realm, and Built Form. Attendees provided feedback and prioritized their preferences related to the three themes.

Participants were invited to create site plans and discuss redevelopment scenarios with a few programming types which included: Large Retail, Small Retail, Open Space, Playground, Outdoor Dining, Bike/Pedestrian Open Street, Entertainment, Office, Restaurants/Bars, and roadway/alleys. Below is a summary of community priorities for this site:

- » Open Space
- » Community Hub (e.g., library, community center, community services)
- » Entertainment
- » Sit-Down Dining with outdoor space
- » Affordable housing, mixed use types
- » Large Retail with some small retail
- » Preservation of Avondale’s culture

Subsequently, the community was presented with three development concepts at a public meeting. Feedback was gathered at this meeting, as well as the alternatives were posted on the project webpage for additional public input via a survey. All three alternatives focused on open space as the key driver to



Other includes library, affordable housing, native garden plants and trees, community garden, Parking lot for the community, mixed use, and police station

the site's redevelopment.

1. The Passage which focused on three points of access with a variety of landscaped promenades, intimate plazas, pedestrian entrances and ground floor activation fronting the public open spaces.
2. The Gateways located individual open spaces at each of the surrounding streets, the primary of which was a generous park-like space fronting Milwaukee Avenue. Uses included mixed-use, multi-family developments along Pulaski, townhouses in the southeast corner of the site along Belmont, and a Community Hub at the center of the site, anchoring the open space on Milwaukee.
3. The Courtyard focused public open space in a central location, flanked by mixed-use, multi-family development along Belmont and townhouses along Milwaukee and the northern extent of Pulaski.

In discussion with community, it was clear that The Passage and The Gateways were well-received. Community participants noted other concepts provided open space, pedestrian access and activation fronting public spaces. The green "fingers" of The Passage was particularly desired by participants, as was The Gateway's large open space adjacent to the community hub and accessible to Federico Garcia Lorca Elementary school.

During the community presentation, we asked attendees to rank their priorities for the future development of the Belmont Triangle site. The top two were inclusion of community space and maximizing open space.

1. The Passage



2. The Gateways

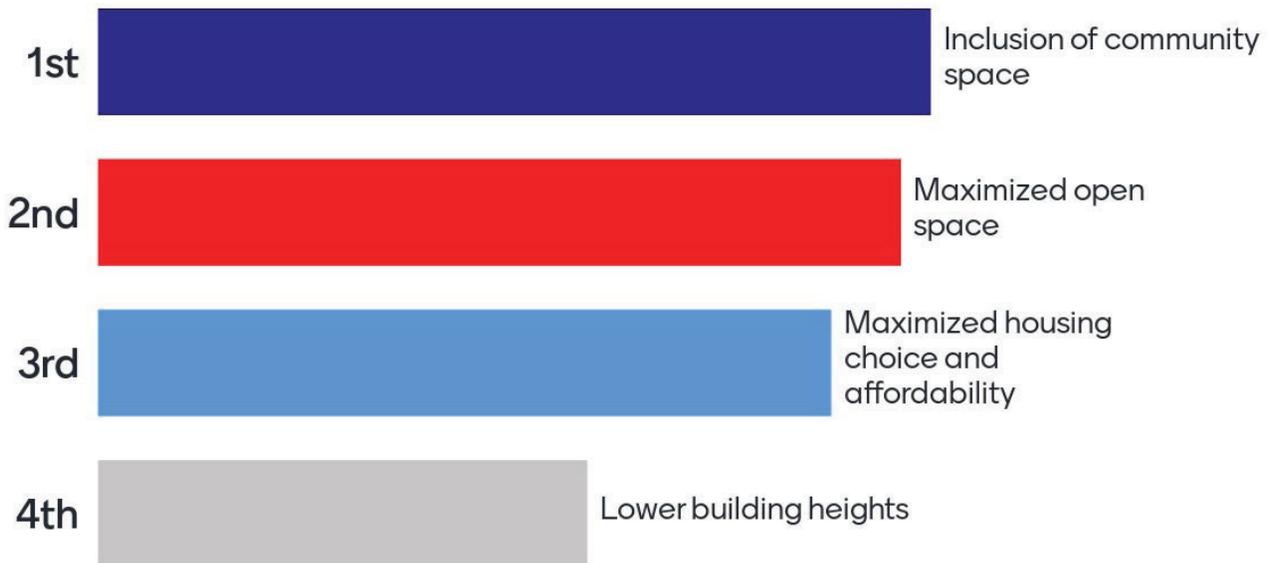
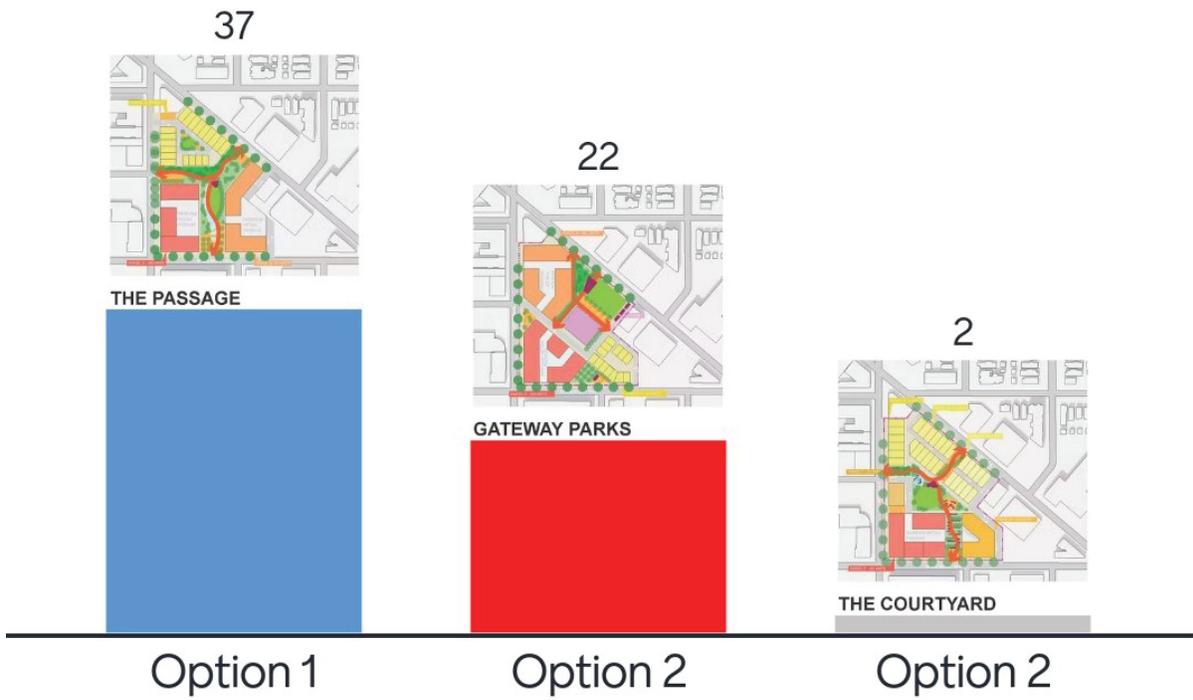


3. The Courtyard



Figure 9: Alternative Concepts - Community Visioning Results

Credit: Design Workshop



MARKET POTENTIAL

Demographic Trends

The corridor has experienced a population decline for a number of years. In 2010 the population within a 1-mile radius of the property was 59,072, in 2020 the population was 55,200, by 2022 it is estimated at 54,741, and is expected to decline an additional 0.52% by 2027.

Median household income is \$73,541 with 55.4% of the occupied households as renters and 44.6% as owners. Home values are currently just above the median for the whole city (\$362,000 in a 1-mile radius of the property versus \$352,500 for Chicago). The supply of homes for sale in Avondale is about the same (2.5 months) as for the entire city (2 months), reflecting still-strong demand.

Residential rents for newer product in Avondale, on average, are well above the 40% AMI rent used by the City for ARO purposes. The existing housing stock includes both older and newer single-family and small multi-unit structures, with some apartment buildings.

Retail Market Trends

Within a 1-mile radius of the property there are about 3.5 million square feet of retail space, and about 94% of that space is currently occupied, showing good demand for this type of real estate as well as the businesses that occupy it.

A wide range of national, regional, and local independent retailers occupy space on Milwaukee, Pulaski, and Belmont near the property. These include Walgreens, CVS, Binny's, McDonald's, Wendy's, and PNC Bank. The nearest full-service groceries are Cermak Fresh Market about a half mile south at Diversey and Pulaski, Tony's Fresh Market about ¾ of a mile west on Belmont, and Jewel-Osco 1.5 miles northeast via Pulaski and Kedzie.

The average retail rent per square foot in a 1-mile radius of the corner of Belmont & Pulaski is \$24.84 PSF, compared to \$26.57 for all of Chicago.



21,375

Households



2.57

Households Size



\$73,541

Median Income



45%

Owners



55%

Renters



8.5%

Vacant Units

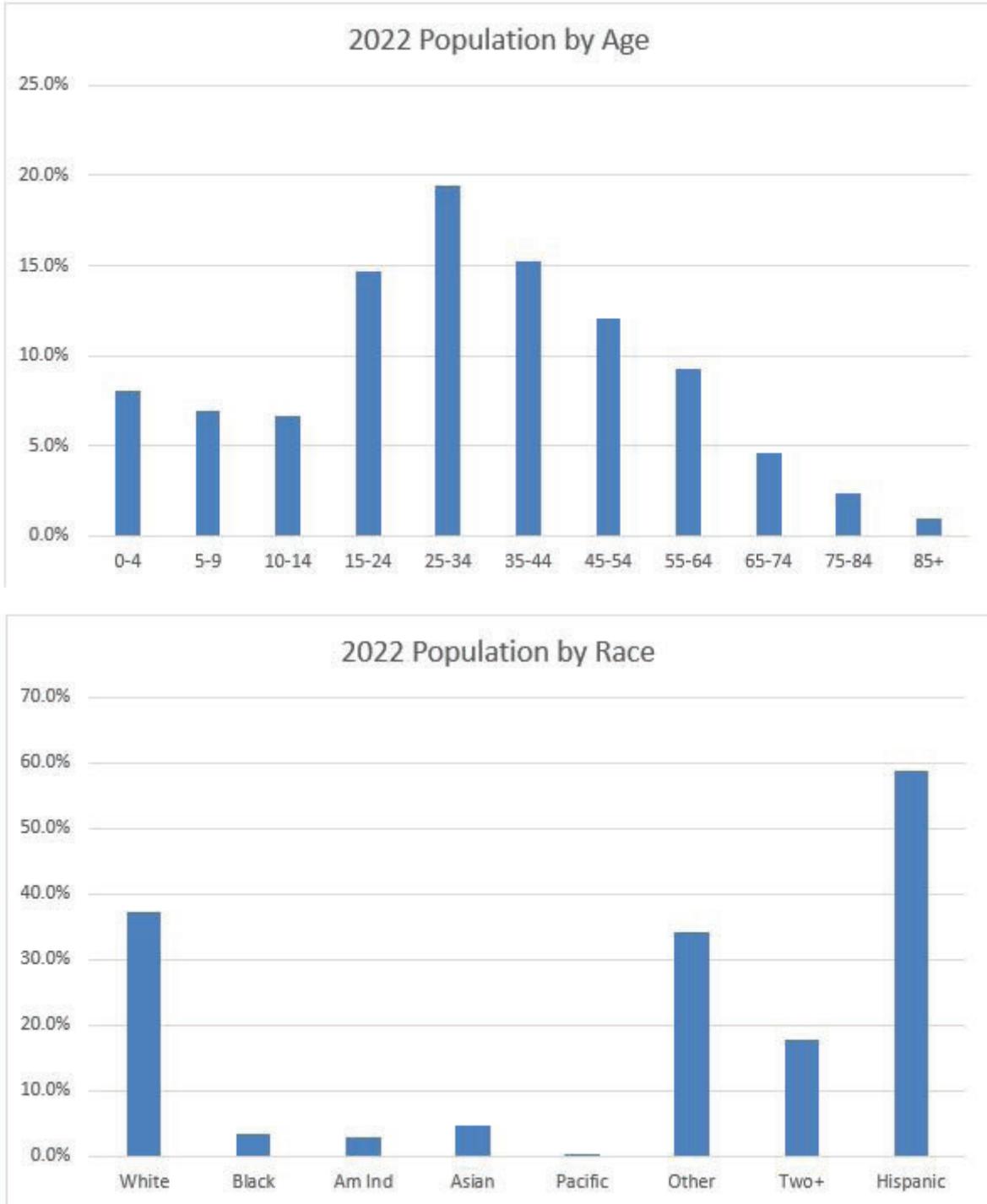


Figure 10: Population demographics

V. Development & Design Principles

The Department of Planning and Development, in collaboration with the Avondale community, has established goals and objectives for the development of the property. These goals are intended to ensure that the project will be compatible with the City's objectives of revitalizing valuable urban land, creating new development in sympathetic relationship with the surrounding community, accommodating the needs of the community, and fostering additional new development along the Milwaukee, Belmont and Pulaski corridors and in the surrounding community. Building on the current planning efforts with the Avondale Neighborhood Plan and the community priorities identified in this RFP effort, the development goals for the Belmont Triangle project are as follows:

DEVELOPMENT VISION

Development Vision Statement

This catalytic project will be a significant development and will be a spark for future development within these corridors. Design and development proposals should become a part the existing urban fabric while serving as a gateway to the corridors. Based on feedback gathered, the local business community, and residents of Avondale desire future development and investments in the public realm that will contribute to the neighborhood's character and offerings while preserving and enhancing its cultural legacy.

Proposed Land Uses and Program

The proposed uses for the site have been informed by business owners, residents, and local stakeholders, DPD, and our consultant team. Broadly, these uses include, but are not limited to the following.

- » As a largely residential neighborhood with strong demand for new housing , a diversity of housing types, that is affordable to a variety of people and families and a mix of housing types that includes studio, one-bedroom, two-bedroom, and three-bedroom units. Residential development should include a mix of both rental and ownership models. Housing types that should be considered include:
 - » Low-density multifamily (e.g. two-flats/three-flats, and townhomes)
 - » Mid-density multifamily (e.g. mid-rise apartment and condominium buildings)
- » Ground-level neighborhood commercial uses at key locations to support and provide local experiences to existing and future residents.

- » Community facilities, such as space for a new library, to serve the neighborhood and expand civic engagement, community resources, learning and skills development, and programming partnership opportunities with non-profit groups and/or with nearby institutions such as the Frederico Garcia Lorca Elementary School.
- » Publicly accessible open and green space that is flexible and accommodating of diverse community programming throughout the year.

The full long-term vision will likely be developed in phases. All proposals should articulate a clear phasing plan that develops public open space in proportion to development.

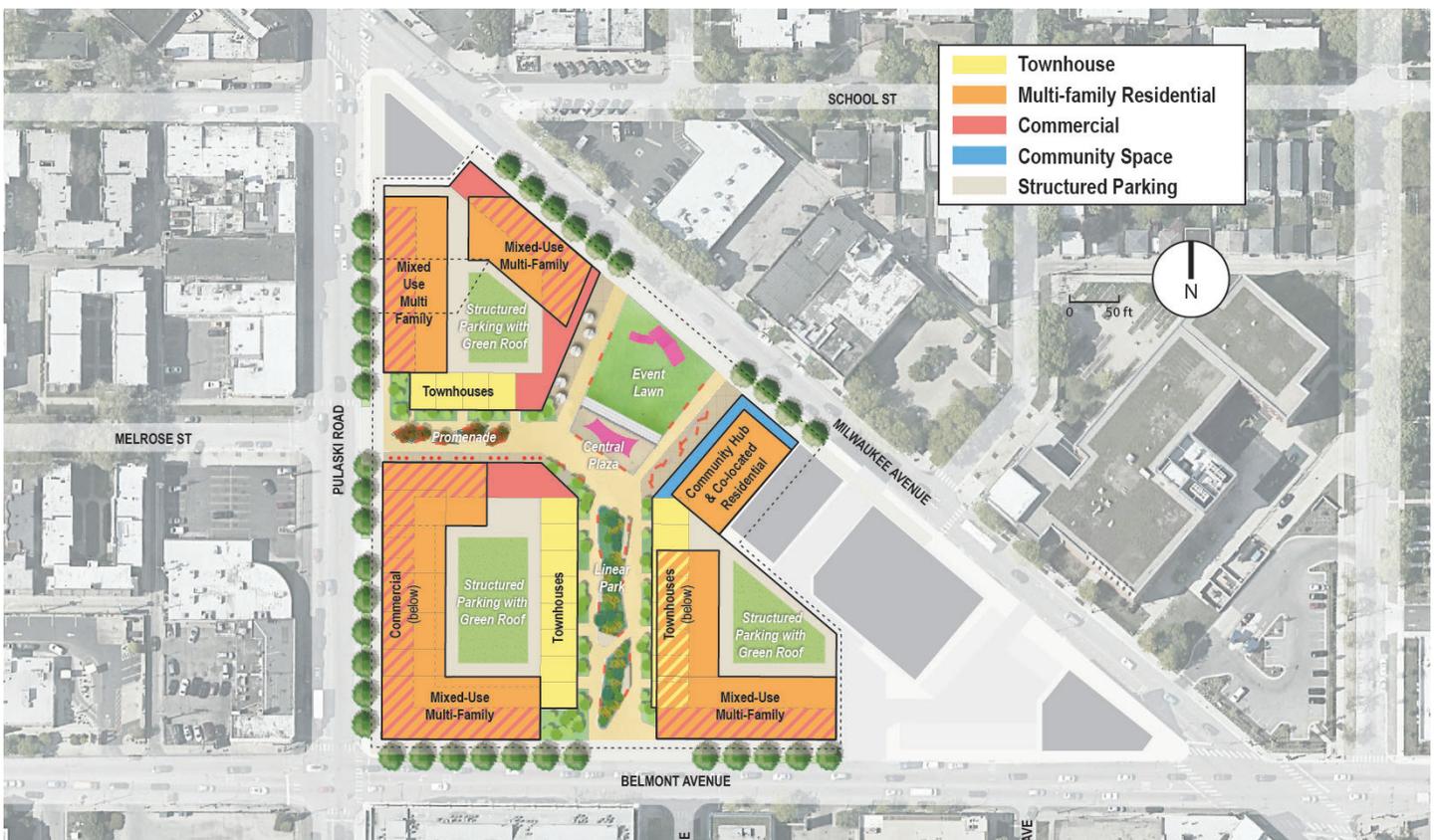


Figure 11: Site Plan Diagram - Program

Credit: Design Workshop

URBAN DESIGN PRINCIPLES

The site design strategy aims to create a new center of commercial and civic activity within Avondale. The Belmont Triangle site benefits from its location at the union of three important community corridors—Belmont Avenue, Milwaukee Avenue, and Pulaski Road. Each of these corridors contributes its own character elements, densities, and development types to the neighborhood and the Belmont Triangle site provides an opportunity to further stitch the community together.

Overall, the design strategy aims to focus development density and height in the right places, where heights match the context and future development will not dwarf surrounding buildings, streets, and public spaces. The proposed conceptual development scheme articulates preferred locations for taller buildings and an overall strategy of stepping heights down to match context and provide relief to planning public open space. The scheme combines the features from the two initial alternatives that received the most positive responses from community members during the second community meeting. In particular, it incorporates the network of internal-external pedestrian routes and view corridors put forward in “The Passage” concept along with the larger open space along Milwaukee as envisioned in “The Gateways” concept.

Community Hub

Through engagement with the community as part of this visioning process, a strong desire was identified for a community facility that would support the neighborhood and offer enhanced civic programming. While the community expressed a great deal of support for a public library (note that the Avondale community does not currently have a library), this dedicated community space could take on a variety of forms, such as a library, a community center, a skills development center, a senior center, a business incubation space, or a number of other community-centric uses. This space should be developed in conjunction with private development to maximize development efficiency and minimize long-term costs. The Community Hub space should be sited adjacent to a major open space on-site to allow for flexible indoor/outdoor programming and as close to the nearby Lorca Elementary School as possible. Safe connections should be prioritized across major streets to provide direct community access to the Community Hub.

Housing

Avondale, like much of Chicago, is in need of more and more diverse housing options. The Belmont Triangle site is well positioned for housing development given its residential context, proximity to the Lorca Elementary School, and location between three major community corridors and the bus routes that service them. New housing development on site should be scaled appropriately to complement the character and massing of neighboring buildings. The development proposal should include a variety of housing types, including single and multifamily development, and multiple options on unit size and bedroom count to accommodate families of all sizes. A development plan for the site should work to maximize affordable housing options to serve a wider population and address local affordability issues. Housing development should include a balance of ownership and rental products.

All future housing on site should be designed to a high level of quality, using context-appropriate and

sustainable materials and colors and high quality and durable construction methods. Designs should include references to the Avondale community context, heritage, and cultural composition. Housing development should establish a strong relationship with the public realm, including adjacent streets and new on-site parks and pedestrian ways.

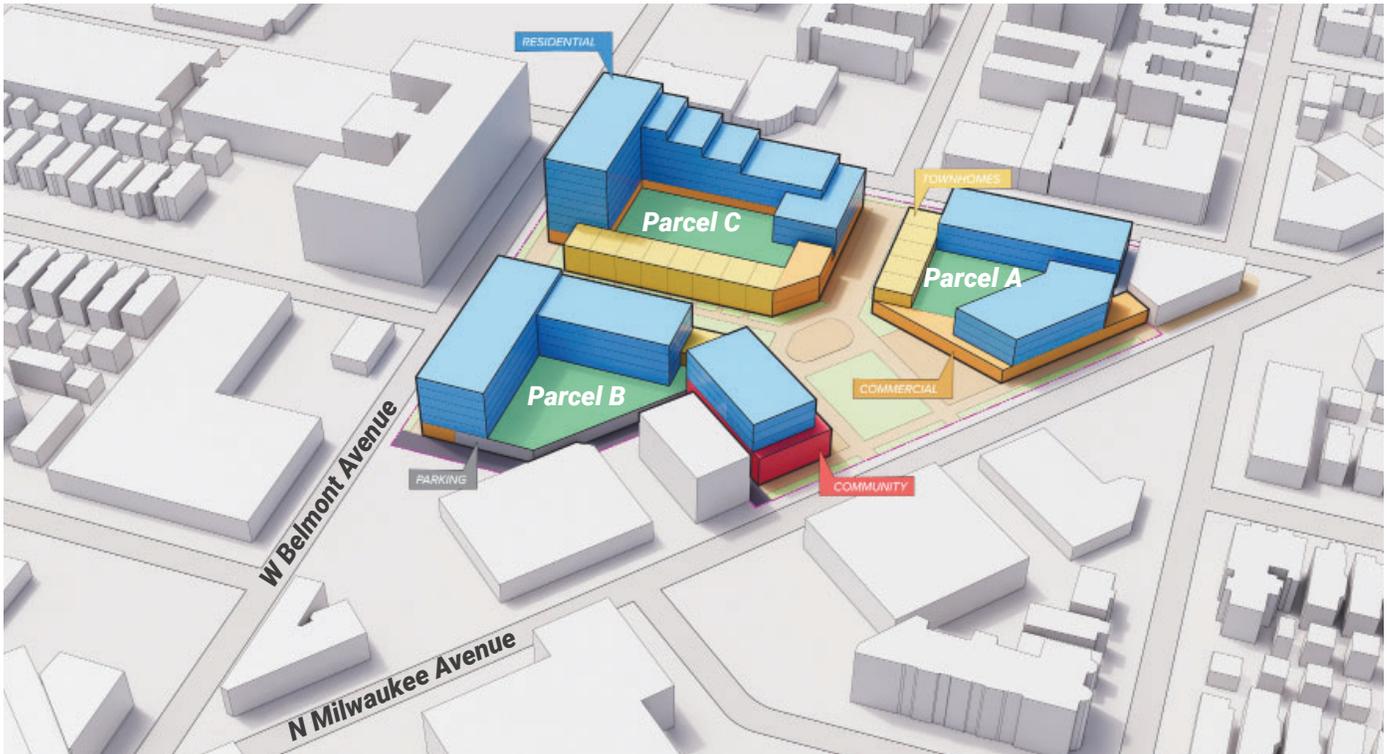


Figure 12: Program - Massing Diagram

Credit: JGMA

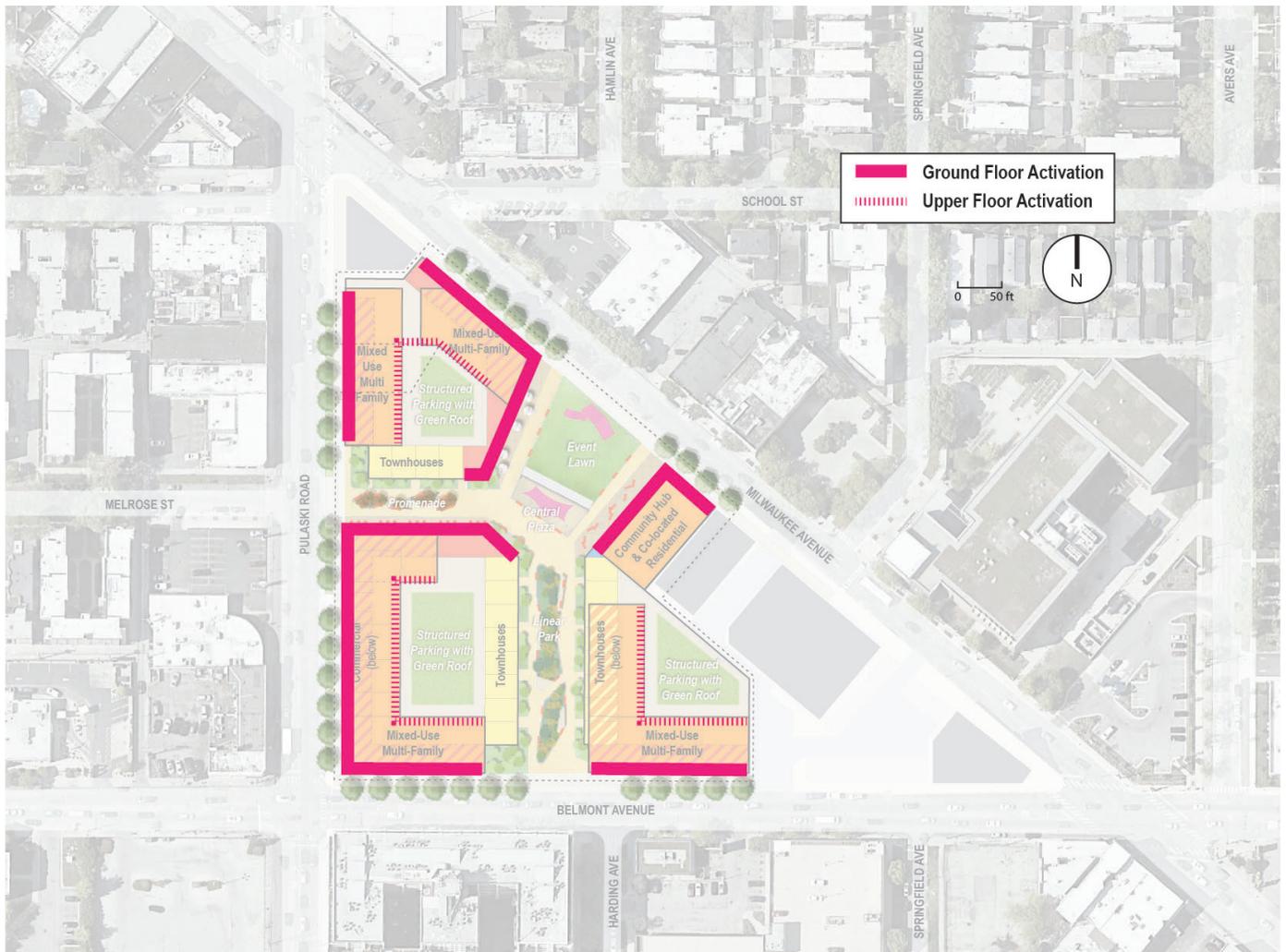


Figure 13: Site Plan Diagram - Active Ground Floor

Credit: Design Workshop

Retail

Retail development on the Belmont Triangle site will be incorporated into the ground floor of mixed-use mid-rise buildings. The consultant team has identified appropriate sites for future retail development in consultation with the community. The community prefers local, specialty, and high-end dining/retail on site to service existing and future needs. Retail spaces should be designed to accommodate the needs of neighborhood retailers rather than national chains. Wherever possible, retail spaces should be designed to allow for spill-out and flexible outdoor seating and programming along major streets and within the on-site public realm.



Figure 14: Site Plan Diagram - Open Space

Credit: Design Workshop

Open Space

The Belmont Triangle site is located in an area of the community that presently lacks significant park and open space. The size of the site presents opportunities to create a one-of-a-kind public realm and park system between development sites. This RFP envisions a unique public realm offering a variety of different spaces and programming opportunities, all connected by pedestrian paths and green infrastructure. From consultation with the community, and desire emerged for a dedicated park space within the development site along Milwaukee Avenue, and other small park and plaza openings, with clear indications of public accessibility, along Belmont Avenue and Pulaski Road.

In addition to dedicated parks and open spaces, all future development should be accompanied by expanded, pedestrian-oriented sidewalks. Reconstructed sidewalks should include comfortable walking areas, planting zones, and outdoor dining areas at appropriate locations, adjacent to retail and commercial space.

Parks, open spaces, and streetscapes on site should be designed for flexible activation, spill-out opportunities for adjacent retail and community spaces, and adaptation for future uses. Pedestrian and personal safety should be the top priority.

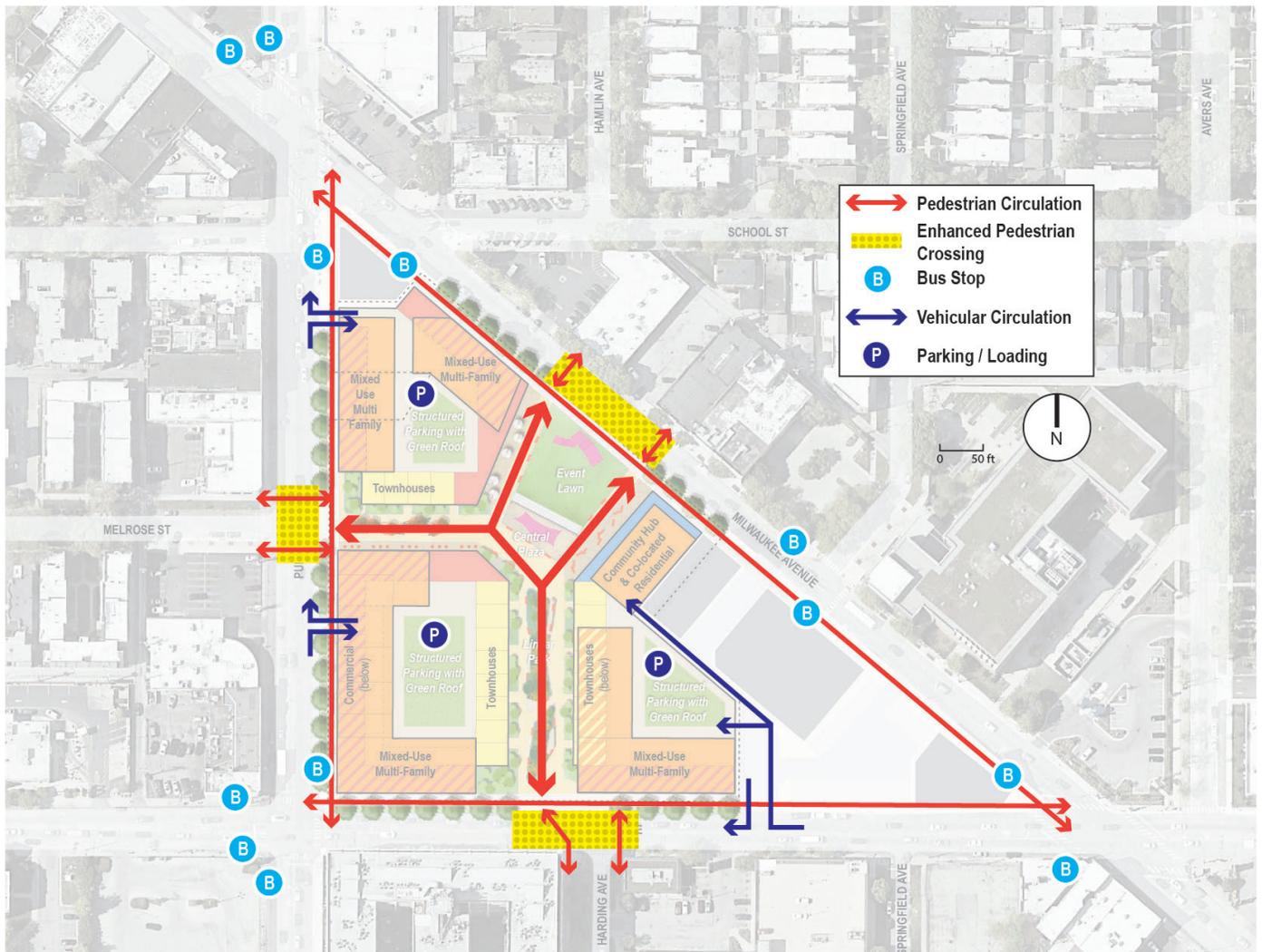


Figure 15: Site Plan Diagram - Circulation

Credit: Design Workshop

Vehicular circulation + Parking

As a pedestrian-oriented site, vehicular circulation is concentrated on the outer streets, Milwaukee Avenue, Belmont Avenue, and Pulaski Road. All future development should be accessed by car in accordance with the plan established in this RFP. Curb cuts on these three main streets should be minimized to facilitate smooth traffic flows and minimal interruptions.

In addition, a comprehensive list of resources has been compiled to assist development projects with incorporating sustainable and resilient strategies into their proposal. The list of resources can be found in the Appendix.



Figure 16: Central Plaza - Pedestrian Access

Credit: JGMA

Pedestrian Connectivity

Through their engagement with this planning process, the community expressed a strong desire for enhanced pedestrian connectivity and accessibility on and through the Belmont Triangle site. Future development should highly prioritize a well-connected, comfortable pedestrian network on site and take care to ensure all public open space on site is inviting to community members and visitors. All open space and development sites should be connected with comfortable and accessible pedestrian paths.

Sidewalks on all sides of the site, along Milwaukee Avenue, Belmont Avenue, and Pulaski Road should be enhanced to prioritize pedestrian connectivity and comfort. Widened sidewalks, planted areas with shade trees, and street furniture should all be incorporated in new designs. Improvements and reconstruction should utilize best practices in public realm and sidewalk design. Pedestrian crossings at these major streets should be enhanced or established to provide better community access to the site and forge new connections to adjacent sites, such as the Lorca Elementary School.



Figure 17: N Milwaukee Avenue - Open Space

Credit: Design Workshop & JGMA



Figure 18: W Belmont Avenue - Ground Floor Activation & Pedestrian Realm

Credit: Design Workshop & JGMA

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VI. Finance

DEVELOPMENT PROGRAM

Based on the top two community’s preferred development concepts, the City has modeled a concept which includes a variety of open space accessible from all three streets, community hub, residential, and three mixed-use buildings with ground floor commercial surrounding parking located at the intersections of North Pulaski Road, North Milwaukee Avenue and West Belmont Avenue into a potential development project.

The program would entail new construction on 34 existing parcels located within the boundaries of N. Pulaski Road, N. Milwaukee Avenue and W. Belmont Avenue (3240-84 N. Milwaukee Ave; 3207-47 N. Pulaski Ave.; 3934-62 W. Belmont Ave).

While the city has not modeled a proforma for this concept, the below potential program can assist development teams in creating their own financial models for evaluation. The potential program for these adjacent projects could include the following:

Site Program:

The site is organized into three (3) developable parcels and each can accommodate a multi-family residential component comprising a total of approximately 300 units with a mix of unit sizes:

PARCEL A:	60 units -	61,143 sf
	Retail	15,071 sf
PARCEL B:	100 units -	102,097 sf
	Retail	9,700 sf
	Community	16,000 sf
PARCEL C:	140 units -	140,241 sf
	Retail	15,470 sf
OPEN SPACE (Ground Level):		49,913 sf
TOWNHOMES:	22	
PARKING:	150	

Ground floor retail / commercial space should be accommodated on each site with active uses facing streets and the open spaces. The ground floor of the mixed-use building on Parcel B along N Milwaukee Avenue could include a community hub that fronts the largest open space to serve as an opportunity for public multi-purpose outdoor programmable space.

Funding Implications

Given market conditions, the City expects a market-driven proposal that will address community priorities such as open space and on-site affordable housing options. Responses to this RFP will be expected to include a proforma that identifies a preliminary funding stack, any financial gap, and anticipated City assistance required to close the gap. If financial assistance is being requested, respondents should also be prepared to submit a completed Financial Incentives Division and/or Department of Housing funding application with their proposal.

Potential financial incentives (subsidies, incentives, grants and loans) currently available are below:

- » TIF (Fullerton/Milwaukee TIF, expiring in 2024)
- » New Market Tax Credits
- » Low Income Housing Tax Credits
- » Comed Energy Grant Program

VII. Submission Requirements

Respondents are advised to strictly adhere to the submission requirements described below. Failure to comply with the instructions may be cause for rejection. All submittals are subject to the Illinois Freedom of Information Act.

PRE-SUBMISSION CONFERENCE

A virtual informational conference will be held on August 11, 2022, at 2 p.m. C.S.T. via Zoom. Meeting invites will be sent to applicants who register via this website: https://www.chicago.gov/city/en/depts/dcd/supp_info/belmont-triangle.html. Attendance is not required but is encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website above as soon as practicable. Department staff will be available to answer questions regarding the property, the goals and objectives of the RFP, and the submission requirements.

COMMUNICATION WITH THE DEPARTMENT

Respondents should refer to the Belmont Triangle website for updates and additional information regarding this RFP: https://www.chicago.gov/city/en/depts/dcd/supp_info/belmont-triangle.html.

In addition, questions should be directed to Carmen Martinez - Northwest Region Planner at: carmen.martinez@cityofchicago.org

SUBMISSION FORMAT

Submissions must be prepared as 8.5-by-11-inch PDF files. Drawings included with submissions must be formatted as no larger than 11-by-17 inches. If the respondent considers that certain portions of the submission contain proprietary information, such portions should be clearly marked CONFIDENTIAL. All submittals are subject to the Illinois Freedom of Information Act.

One original proposal must be submitted, along with an electronic version on flash drive. The original must be left unbound, contain original signatures and be marked ORIGINAL.

SUBMISSION CONTENTS

The submission must be organized so that each of the following numbered sections is included in the report in order and identified by tabs. All of the items described below must be provided.

1. Cover Letter and Proposal Summary Form

This section must include a cover letter that briefly describes the proposed development project, indicates the offer price, identifies the benefits that the project will create for the city and the neighborhood, and describes the respondent's experience in similar development efforts. If a multi-parcel RFP, clearly identify the parcels proposed for purchase. The cover letter must be signed by an authorized representative of the responding entity. Insert the Proposal Summary Form, a sample of which is provided in the addenda, immediately following the cover letter.

2. Respondent's Organization

This section must provide information concerning the respondent's organizational form. Teams are strongly encouraged to engage in meaningful diversity, inclusion, and "partnership" in structuring a design team. The following information must be provided.

- a. A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf. Provide a description of the contractual structure of the respondent (joint venture, partnership, etc.) and duties of respondent parties. DPD is likely to require copies of agreements, organizational documents, or letters of intent before selecting the winning proposal.
- b. An organizational chart that clearly illustrates the role of each team member, including developer(s), financier(s), architect(s), landscape architect(s), engineer(s), and community partners.

3. Respondent's Qualifications

This section must substantiate the ability of the development entity and key design/development team members to successfully complete the proposed project. The following information must be provided.

- a. Qualifications and experience of each entity and key staff person involved in the project.
- b. A description of the project development capability of the entity as evidenced by the ability to complete projects of similar scope, use or complexity within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status.
- c. Describe the involvement of the team or team member in the development, implementation, or management of the project and the names and roles of key personnel. Provide contact information for references.

- d. A description of the financial capacity of the entity as evidenced by the ability to finance projects of similar scope, use or complexity completed within the last 10 years. Submitted examples must include project identification, a brief description, current status, type of financial structure, sources of debt financing, public financial support if any, and the size of the equity investment.
- e. A description of the project design capability of the entity as evidenced by the ability to complete projects of similar scope, use, or character within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the design, implementation, or management of the project and the names and roles of key personnel. Include examples from all appropriate professions (e.g. architecture, landscape architecture, urban design, interior design, engineering, etc.). Provide contact information for references.
- f. A description of experience redeveloping sites with environmental contamination, including remediation performed and NFRs obtained from IEPA.
- g. A description of experience rehabilitating and adaptively reusing historic buildings.

4. **Commitment to Design Excellence**

Describe respondent's approach to excellence in design across development projects. Reference previous work in communities like the Northwest Side of Chicago to illustrate the caliber of design in similar settings. Describe how the team will achieve the goals of the City's Design Excellence Principles in this project.

5. **Project Narrative**

This section must provide a detailed description of the project and the ways in which it satisfies the goals and objectives of the RFP. The following information must be provided.

- a. A detailed description of the proposed project, including how environmental and community requirements will be met
- b. A description of intended users of the development and identification of proposed tenants or end-users if known
- c. A justification of any request for financial assistance or land price write-down

6. **Plans and Drawings**

The urban design and development drawings and descriptions provided in this RFP represent a starting point for the design of the site. The uses, massing, and site design shown in this document have been reviewed by DPD and community members and have been determined to meet the desired development principles. Still, the Department expects that proposals may amend or revised these plans to implement unique development visions.

Provide scaled drawings that illustrate the overall character and planning of the development. Each drawing should be no larger than 11-by-17-inch format and be included in each of the submissions. At a minimum, the following drawings, plans, and descriptions must be provided:

- a. A site plan showing proposed site configuration, building footprint, landscaping, ingress and egress, parking and loading
- b. At least three massing alternatives for the proposal, including the preferred alternative
- c. Floor plans showing floor area totals
- d. Elevations of all facades, including adjacent street elevations of the context for proposals which will need to consider integration within a rich cultural and architecturally historic neighborhood; elevations shall identify building materials, building heights, openings, and other facade details
- e. Color eye-level renderings, including renderings of the landmark firehouse as appropriate
- f. Other plans, drawings, or models at the respondent's option

7. Financial Information

Each respondent must submit a complete financial plan. In this section respondents must present the applicable financial forms, which must follow the format indicated in the sample documents presented in the addenda. The City reserves the right to request from the respondent and/or each team member a complete set of current audited financial statements or any other financial documentation. The following financial information must be provided.

- a. A narrative overview of the financial structure of the proposal. The respondent must identify the sources of equity investment and the sources and terms of lender financing. If the property will be a rental development, describe the development team's management experience and plan. If the property will be owner-occupied, provide evidence of the financial capacity to maintain and operate the property long-term.
- b. Sources and uses of funds statement, Development budget including costs to meet the environmental requirements, and Pro-forma cash flow projection for rental projects or sales revenue projection for for-sale projects. (Sample format provided in appendix).
- c. Project completion schedule with key dates.

8. Affirmative Action Plan

The respondent must commit to implement an affirmative action program designed to promote equal opportunity in every aspect of procurement of goods and services. The affirmative action program shall include, but not be limited to the following:

- a. A statement of commitment to achieving the minimum participation in contract expenditures of 26 percent for MBEs and six percent for WBEs.
- b. A written plan outlining a strategy for utilization of women and minority business enterprises in the proposed development. The plan must include designation of sufficient staff to administer the program and a description of the procedures that will be instituted to assure achievement of the program's goals.

9. Economic Impact

The respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.

10. Legal Actions

The respondent must provide a listing and description of all legal actions of the past three years in which the firm (or any team member) has been:

- a. A debtor in bankruptcy.
- b. A defendant in a lawsuit for deficient performance under a contract.
- c. A defendant in an administrative action for deficient performance on a project.
- d. A defendant in any criminal action.

11. Special Conditions

This section is reserved for a description of any special conditions that the respondent may offer to, or request from, the City.

12. Forms and agreements (refer to addenda for documents)

All necessary forms and agreements should be included in this section, as follows:

- a. Confidentiality Agreements signed by each principal, project manager, and key team member identified in the proposal. The signed confidentiality agreements must be received before the submission will be considered final.

SUBMISSION ADDRESS AND DEADLINE

The original and a USB drive containing all digital files, must be delivered to the location below in a sealed envelope no later than 4:00 p.m. C.S.T., October 21, 2022. Upon request DPD will confirm acceptance of the delivery in writing. Late deliveries will not be accepted. The respondent is solely responsible for ensuring timely delivery, and any proposal received after the deadline will be returned unopened.

Submit proposals to the following address:

City of Chicago
Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall
121 N. LaSalle Street, Suite 1000
Chicago, IL 60602
Attention: Carmen Martinez

The outside of each envelope must be labeled as follows:

Request for Proposals
For the Purchase and Development of
Belmont Triangle
Respondent: Name of Respondent
Package Number __of__

VIII. Selection Process

EVALUATION AND APPROVAL

The Department of Planning and Development will review the submissions in accordance with the evaluation criteria described below. The Department may recommend a shortlist of respondents who may be asked to answer the department's questions, provide additional information, or make an oral presentation.

The DPD Commissioner may recommend that negotiations be commenced with one or more selected development teams. As a result of these negotiations, the selected proposal(s) may be amended or revised in order to best serve the city's interests. The selected proposal will be presented to the Community Development Commission (CDC) for a recommendation to the City Council. If recommended, a redevelopment agreement will be drafted for submission to the City Council. Only the City Council is empowered to provide final approval of the redevelopment agreement and permission for conveyance of the property. Following City Council approval, DPD will have authority to enter into the redevelopment agreement and there will be authority for the property to be conveyed as described in the agreement.

Evaluation Criteria

The City is committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.

This RFP has dual goals: one is to develop opportunity sites in an identified community area on the northwest side of Chicago, and another is to maximize the participation of residents and ownership of businesses reflecting the diversity of this community in all phases of a project – including, but not limited to, design, development, construction, financing, and operations.

For these reasons, the following three criteria will be critical in the review and evaluation of submitted proposals:

Promotion of Short-term and Long-term Community Wealth Building

The RFP is seeking:

- » Bidding teams formed through creative / innovative "partnership" models that showcase equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the community areas, which are

predominantly Black and Latinx; proposal must include details about how the proposed respondent will be structured (e.g., corporation, limited partnership, limited liability company, etc.), including the name of its executive officers, directors, general partner, managing member(s), etc., as applicable, that directly or indirectly control respondent's day-to-day management and the percentage of interest of each therein.

- » Inclusion of entities in said "partnership" with a proven track record of commitment to promoting equity and racial justice (e.g., record of work to dismantle policies and practices that compromise the well-being of communities of color), and/or bidder(s) that are Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx employees, especially in corporate leadership/decision-making roles or Board positions
- » Inclusion of bidder(s) with a proven track record of working and making investments in Latinx and communities of color in Chicago
- » Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Aldermen.
- » Commitment to economic development and other benefits to the city and, in particular, the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly-created jobs focused on employment from the community
- » Level to which the intended end-use will create opportunities to promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents
- » Beyond the composition of bidding teams/partnerships themselves, bidders are required to unequivocally commit to a strategy for diversity in participants during implementation, aligned with the goals of the City of Chicago¹. Respondents shall provide the following:
 1. Verifiable percentages of actual MBE/WBE participation achieved on at least three representative projects in the last three years. Applicable to any member of the design-build entity (lead entities' experience preferred).
 2. Verifiable percentages of minority, female, and Chicago resident labor actually employed on three representative projects in the last three years. Compare these percentages to any employment goals to which the firm was committed; and
 3. Demonstrated plan for this project to utilize meaningful percentages of minority, female, and Chicago resident labor (e.g., description of bidding process and plan to hold contractors accountable)

¹ MBE/WBE participation requirements will be based on the aggregate value of the agreement for both professional and construction / general contracting services. The MBE participation goal for this project is 26%; the WBE participation goal for this project is 6%.

Professional & Technical Competence

The RFP is seeking:

- » Completeness and responsiveness of the proposal
- » Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team, current and past performance of the development team on projects similar to the proposed project, and current and past performance on other projects
- » Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements, and parameters set forth in the RFP; in particular, quality of the development concept aligned with the committed to preservation of local cultural heritage and CMAP's neighborhood planning process
- » Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives, and environmental benefits. Special consideration will be given to those proposals that exhibit new and creative ways of attaining the goals stated in the RFP
- » Commitment to high-quality design and an exhibition of adherence to the recently released
- » Design Excellence Principles
- » Project completion schedule

Economic Feasibility

The RFP is seeking:

- » Viability of developer's negotiated sale with current private landowners
- » Respondent's financial qualifications as evidenced by the proven ability to obtain financing for similar projects, by the ability to raise equity capital, by indications of lender interest in the proposed development, and by financial statements, annual reports or other submitted documentation
- » Amount of public assistance requested, if any, and the proportion of public assistance to the total project cost
- » Total project cost, amount of equity contribution, and proportion of equity contribution to the total project cost

Note: The City of Chicago reserves the right to contact all partners to clarify their proposed roles in the project to clarify the details of the partnership structure.

SELECTION PROCESS

The City of Chicago will review the submissions in accordance with the evaluation criteria described above. Evaluation will be made in three steps:

1. The City of Chicago will review all submissions according to required criteria and feasibility.
2. The Department of Planning and Development will engage community members and Alderman via community engagement virtual meeting on a short-list of proposal submissions. Community members will have the opportunity to ask the bidders/bidding teams questions about their (sanitized) proposals and provide feedback.
3. The City of Chicago will make a final determination of the chosen submission based on evaluation criteria described above and community feedback.

All bidders/bidding teams that are not chosen will have the opportunity for detailed feedback from the Department of Planning and Development. The objective is to improve submissions to future RFPs in community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latinx developers.

The selected respondent will be invited to complete a Multi Family Financing Application with the Department of Housing for consideration of financial assistance for the residential components of the proposed development.

CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFP without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants, or other interested parties in connection with the RFP process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations or negotiations.

CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.

All submitted materials are the property of the City. Any release of these materials for publication

without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the CDC and the City Council, the respondent will be required to disclose additional information concerning the structure and ownership of the development entity. Before the proposal can be considered by either body, all individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees, or penalties, and must not be in arrears of child support payments. DPD will provide the necessary forms.

Prior to consideration of the selected proposal by the CDC, the respondent will be required to provide notification of the pending project to several minority and women contractor's associations (DPD will provide contact information), and to inform the department's workforce specialists of permanent job opportunities. Prior to the start of construction, the selected respondent will be required to meet with a representative of the City's monitoring and compliance division to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to action until the City enters into a redevelopment agreement with, and conveys the land to, the selected respondent. The redevelopment agreement must be consistent with the terms of the RFP and all representations made by the applicant regarding the identification of the development team and description of the redevelopment project. The redevelopment team must demonstrate, without limitation, the wherewithal to complete the proposed redevelopment project.

Prior to completion of the project and issuance of a Certificate of Completion by the City, the developer may not, without the prior written consent of the City, directly or indirectly do any of the following: sell the property or any interest in it; create any assignment with respect to the proposal or the redevelopment agreement; contract or agree to sell the property or any interest in it; or contract or agree to create any assignment with respect to the proposal or the redevelopment agreement. The City may require that the preceding conditions extend for a period of time beyond the issuance of a Certificate of Completion.

APPENDIX (under separate cover)

A. INFORMATIONAL ATTACHMENTS

B. POLICY RESOURCES

C. SUBMISSION FORMS AND AFFIDAVITS

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Acknowledgments

Avondale Community

In honor of the work we started with INVEST South/West, the Avondale community was assembled by the Department of Planning and Development (DPD) to assist us in creating a community led vision. This group of stakeholders includes Alderman Reboyras, community organizations, institutional leaders, business owners, residents, and other participants of the community. This group also participated in the May 2022 Visioning Workshop, which helped shape the ultimate development vision for the site. DPD is grateful for the input of this group, as well as those members of the community who are not listed, but who also joined CMAP's engagement efforts through the Avondale Neighborhood Plan.

- » Chicago Metropolitan Agency for Planning

Pro-Bono Consultant Team

A pro-bono consultant team was assembled through a partnership between DPD and the Chicago Central Area Committee (CCAC). This team of designers, planners, and real estate professionals assisted DPD with engaging stakeholders to collectively create and express the development vision for the site. The Englewood CCAC team is summarized below.

- » Byrnes & Walsh LLC – Market Analysis
Kevin Byrnes
- » Chicago Central Area Committee (CCAC)
Gregory Hummel, Mark Hopkins
- » Chicago Title Insurance Company
Matt Cermak
- » Design Workshop - TEAM LEAD - Urban Planning & Design
Chris Freda, Luke Mich
- » HNTB - TEAM LEAD - Urban Planning & Design
Diane Gormley-Barnes, Jane Wilberding, Peter Costa
- » JGMA - Architecture & Urban Design
Juan Moreno, Laura Flores, Aaron Spiering, Jesse Jacobe, Monica Lim, Kyle Walsh
- » Near North Title Group
Bridget Walsh

