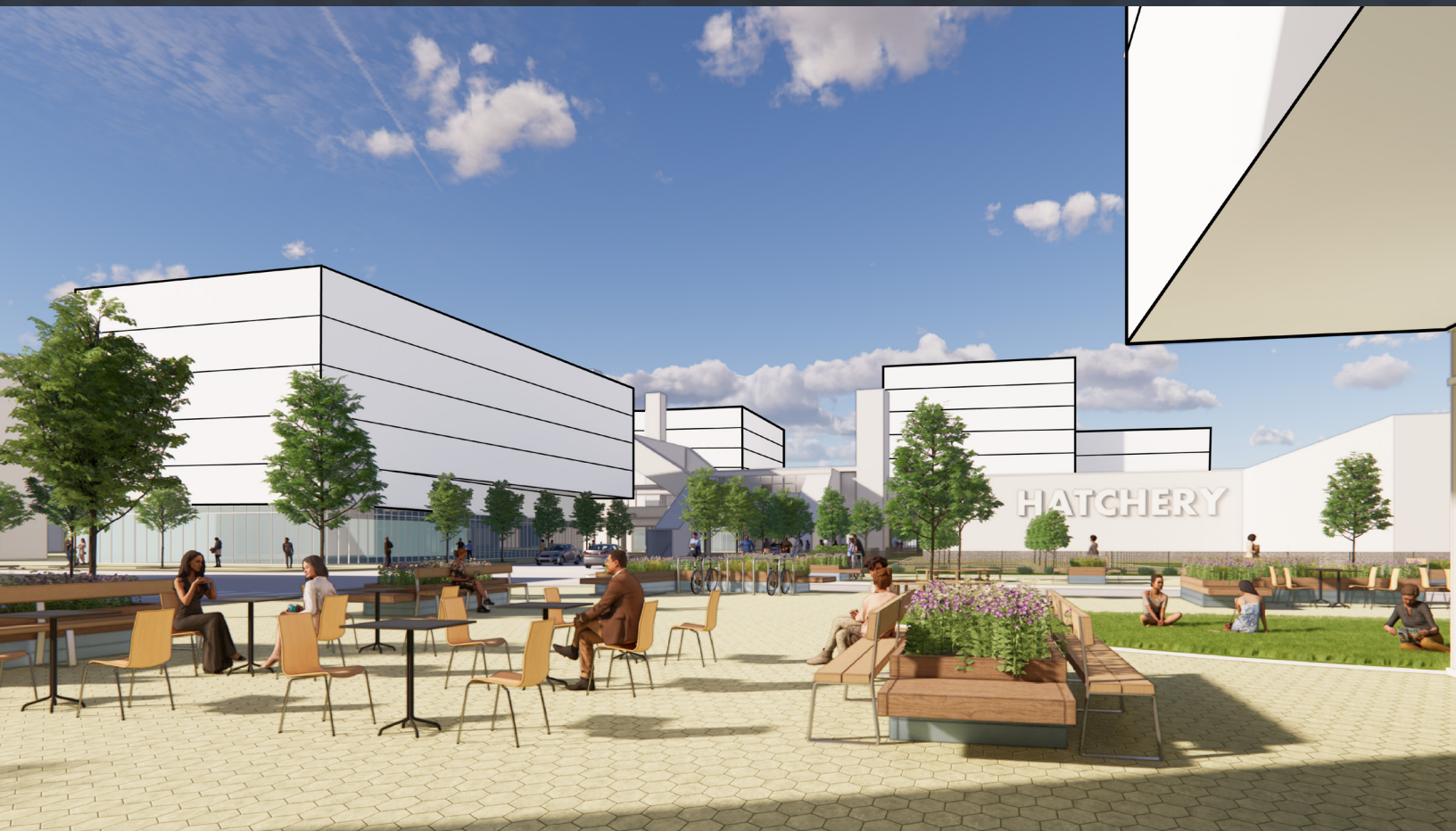




City of Chicago
Lori E. Lightfoot, Mayor

Request for Qualifications East Garfield Park | Lake & Kedzie



Department of Planning and Development

Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

UPDATED: August 23, 2022



South Shore, South Chicago,
and Roseland INVEST South/
West Kickoff Celebration

A LETTER FROM THE COMMISSIONERS

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) and the Department of Housing (DOH) is pleased to present this Request for Qualifications (RFQ) for a prime development opportunity within the East Garfield Park community.

The RFQ 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 qualifications that help achieve citywide equity and resiliency goals.

The RFQ represents a unique opportunity for a productive partnership between the City and a capable developer to advance the revitalization of surplus City land within East Garfield Park. The sites' redevelopment with a dynamic mix of uses will create a more walkable and livable neighborhood that supports the entire West Side.

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



Maurice D. Cox



Marisa Novara

Sincerely,

Maurice D. Cox

Commissioner

Department of Planning & Development

Sincerely,

Marisa Novara

Commissioner

Department of Housing

Table of Contents

I. THE RFQ PROCESS7

Introduction 7

Step 1: Request for Qualifications (RFQ) 8

Step 2: Team Pairing 8

Step 3: Project Proposal & Public Evaluation..... 8

II. THE EAST GARFIELD PARK OPPORTUNITY..... 10

Opportunity Sites 10

History of Garfield Park 11

III. COMMUNITY PROFILE 12

Demographic Trends 12

Economic Development..... 13

Housing Trends..... 13

Infrastructure & Transit Access 13

Land Use..... 14

Zoning..... 14

IV. DEVELOPMENT OBJECTIVES & GUIDELINES 15

Development Objectives 16

Development Vision 16

Prior Plans & Studies 18

Equitable Transit-Oriented Development 18

Community Wealth Building 19

V.	DEVELOPMENT RIGHTS & RESPONSIBILITIES	21
	Redevelopment Agreement (RDA).....	21
	Property Transfer	22
	Environmental Conditions.....	22
VI.	SUBMISSION REQUIREMENTS & RESPONDENT SELECTION	24
	Step 1A: Request for Qualifications from Developers	24
	Step 1B: Request for Qualifications from Architects	30
	Step 2: Team Pairing	34
	Step 3: Project Proposal & Public Presentation.....	34
	Submission Procedure for Qualifications.....	37
	Cancellation	40
	Conditions of Acceptance.....	40
	Submission Procedure for Qualifications.....	40
VII.	APPENDIX	43
	Regulatory Context.....	43
	Affordable Requirements Ordinance (ARO).....	44
	Equitable Transit-Oriented Development (E-TOD).....	44
	Household & Community Wealth Building	45

PAGE LEFT INTENTIONALLY BLANK

I. The RFQ Process

INTRODUCTION

The City of Chicago ("The City") is seeking separate Statements of Qualifications ("SOQs") from Developers and Architects to begin redeveloping the Kedzie Avenue Commercial Corridor near Lake Street in East Garfield Park. The City's Department of Planning and Development ("DPD") hopes to engage and support emerging Developers and Designers locally, nationally, and internationally, including firms that have not participated in previous Invest South|West RFP's as well as Women and Minority owned businesses. (note: involvement with prior Invest South|West projects does not preclude firms from submitting SOQs).

Through this Request for Qualifications ("RFQ"), the City is seeking to prequalify a limited number of Respondent Developers and Architects based on their financial capacity, relevant experience and demonstrated ability to complete a development of similar scale and scope. Shortlisted Respondents will be invited to form Developer-Design Teams, to present themselves to the community and, upon selection, to create a vision of the Site and a near-term plan to execute vertical development.

The selected Developer-Design Team will implement a vision that best meets the City's development objectives for the Site, as outlined in Section 3 of this RFQ. Responsibilities of the Developer-Design Team will include site planning, architectural design, securing entitlements, attracting anchor tenant(s), environmental remediation, and marketing properties to potential users. The selected Developer-Design Team will be expected to initiate vertical development in 2023.

The selection of a Developer and Architect will occur in three steps; a Request for Qualifications from Developers and Architects, a pairing of shortlisted firms into Developer-Designer teams, and preparation of a project proposal for public evaluation.

PROCESS & TIMELINE OVERVIEW

Statement of Qualifications (SOQs) from Developers and Architects must be received by 4:00 pm Central Time, September 14th, 2022. Detailed information on requirements and procedure for each Step can be found in Section VI: Submission Requirements & Respondent Selection.

STEP 1: REQUEST FOR QUALIFICATIONS (RFQ)

The City is requesting a Statement of Qualifications (SOQs) from both Developers and Designers, the requirements are outlined in the following Section VI, “Step 1A: Request for Qualifications from Developers” and “Step 1B: Request for Qualifications from Designers.” The RFQ process focuses on the Respondent’s capacity and ability to complete a development of this scale and complexity. No specific development proposals are required at this time; however, Respondents are asked to outline their vision for the development.

An Evaluation Jury comprised of City staff and members of Chicago's Committee on Design (COD) will review all SOQ submittals and evaluate Developers and Designers separately. The Evaluation Jury will select three (3) Developers and a roughly 5-10 Designers (exact number of shortlisted Designers to-be-determined by the Jury).

STEP 2: TEAM PAIRING

DPD will arrange a virtual meeting for shortlisted Developers and Designers to share their qualifications with each other. After the introductory session, shortlisted firms will be given a three-week window to form three Developer-Designer teams. Teams including out-of-state Designers will be required to include a locally-licensed Design firm.

STEP 3: PROJECT PROPOSAL & PUBLIC EVALUATION

Once formed, the three Developer-Designer Teams will be invited to create an initial project proposal for their selected site(s) during a roughly six-week concept design and development phase. Each team will receive a \$25,000 Design Innovation Grant from the Chicago Community Trust* to cover design-related expenses during Step 3.

Upon completion, proposals will be presented to, and evaluated by, City staff, Evaluation Jury members, and public representatives. The evaluation committee will submit a recommendation to the Commissioner of the Department of Planning & Development. The Commissioner will then determine the winner.

* Chicago Community Trust will coordinate grants and eligibility terms with each respondent once teams are formed.

The three project proposals will be publicized after the selection is complete. The Winning Team is expected to continue to work closely with the Department of Planning & Development and the Department of Housing. The winning team will be encouraged 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.

All shortlisted teams that are not chosen will have the opportunity for detailed feedback from the City. The objective is to improve submissions to future RFQs in South and West Side community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latinx developers.

	Jul-22				Aug-22					Sep-22				Oct-22					Nov-22				Dec-22			
week starting:	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26
East Garfield Park			STEP 1							STEP 2							STEP 3									
			RFQ Issued							RFQ Due: 9/14	Short List Selected	Team Pairing	Submit Plans	Concept Design							Public Meeting	Dev. Team Selected	Final Report			

The above timeline is preliminary and may be subject to change, with adequate notice given to relevant parties.

Interested parties are encouraged to participate in a pre-submission meeting with City staff at 9:30 am on Monday, August 15th (a recording of the meeting can be found at <https://www.chicago.gov/rfps>). Any questions during the qualification stage question-and-answer period (August 1st - August 31, 2022) should be directed via email to:

JAMES M. HARRIS

Email: James.Harris@cityofchicago.org

II. East Garfield Park Opportunity

OPPORTUNITY SITES

The City has identified three development “opportunity sites” comprised of the parcels listed below. The selected Developer-Architect Team will have the opportunity to develop one of the three sites. The sites present a unique opportunity to anchor the Garfield Park community with a mixed-use development adjacent to major regional assets and attractions such as the United Center, the Illinois Medical District, and Garfield Park.

» Site 1

- 3156 W Lake St | 1612312008
- 3152 W Lake St | 1612312009
- 3148 W Lake St | 1612312010

» Site 2:

- 201 N Kedzie Ave | 1611412060
- 3209 W Lake St | 1611412032
- 3201 W Lake St | 1611412033

» Site 3:

- 112 N Kedzie Ave | 1611413057
- 3215 W Maypole Ave | 1611413027
- 3201 W Maypole Ave | 1611413056

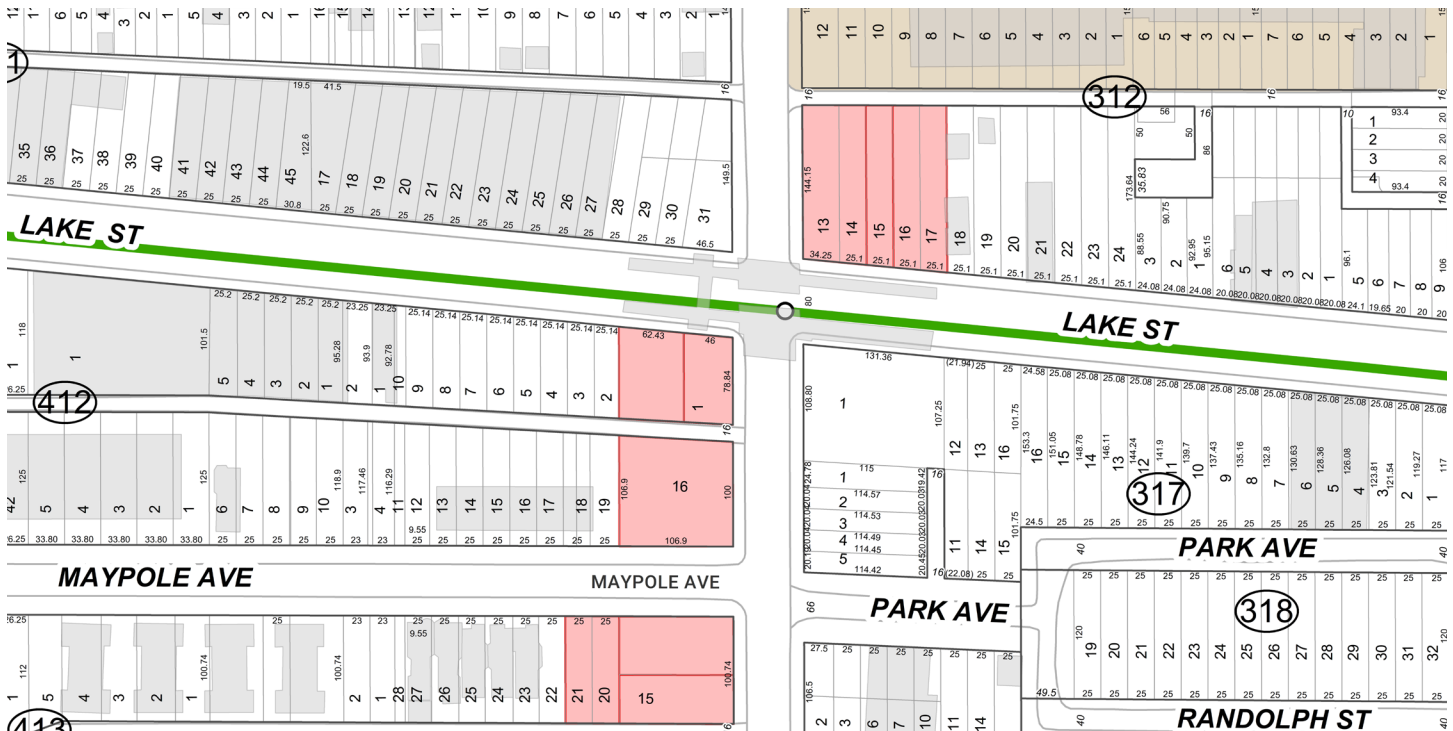


Figure 1: Parcel Map

HISTORY OF GARFIELD PARK

Garfield Park, originally called Central Park along with its centerpiece park and lagoon, was largely settled by Irish and German railroad workers who worked for the Galena and Chicago Union Railroad.



The Garfield Park 'Gold Dome' Fieldhouse is a distinct feature of the neighborhood. In 1881, the Jens Jensen-designed park and surrounding neighborhood was renamed in honor of President James A. Garfield, who had recently been assassinated. The landmark Garfield Park Conservatory, also designed by Jensen, was completed in 1907 and the construction of the Lake Street el in the early 1900s also brought new commercial development to the neighborhood. By 1930, the population had grown to more than 63,000. But the Depression and World War II took a toll on the community.



The construction of the Eisenhower Expressway in the late 1950s displaced residents from the southern end of the community. At the same time, African Americans who were being crowded out of the South and Near West sides of the city began renting or buying housing in Garfield Park. Three new affordable housing developments: Harrison Courts, Maplewood Courts, and Rockwell Gardens, opened in the community. In 1966, the Rev. Martin Luther King Jr. came to town, leading to resident-

organized efforts to improve the community. A group calling itself the East Garfield Park Union to End Slums led rent strikes and picketed irresponsible landlords. Another group called the East Garfield Park Cooperative pushed for grocery stores and better housing. A coalition of clergy and residents successfully fought off efforts to build more public housing in the neighborhood.

The tragic assassination of Dr. King on April 4, 1968 dealt a blow to Garfield Park and the West Side of Chicago. Anger and frustration with civic leaders and unjust systems led to the rapid destruction of many businesses along the Madison Street commercial corridor. In total, 210 badly burned and damaged buildings had to be demolished. Business owners and residents left the neighborhood. According to the 2019 Census Bureau Data, about 33,700 people currently live in East Garfield Park and 34,000 in West Garfield Park, about two-thirds the number who had called the community home at its peak in 1950.

Today Garfield Park is a neighborhood poised for change and ready to celebrate its considerable assets—accessible and multiple transportation options, proximity to Chicago’s Loop, high quality housing stock, and strong neighborhood educational and community institutions.

III. Community Profile

DEMOGRAPHIC TRENDS

East Garfield Park has a total population of 19,992. The average household size is 2.5 people, compared to an average Chicago household size of 2.4 people. East Garfield Park is less dense than Chicago overall, with a population per square mile of 10,305.15 people compared to 12,059.84 people per square mile in Chicago. Between 2010 and 2022, East Garfield Park’s population decreased by 2.8%. In Chicago overall, the population increased by 1.9% during the same period.

The population in East Garfield Park is predominately African American.

Race and Ethnicity, 2015-2019

	East Garfield Park		City of Chicago	
	Count	Percent	Count	Percent
White (Non-Hispanic)	1,128	6.0	901,769	33.3
Hispanic or Latino (of Any Race)	537	2.8	780,167	28.8
Black (Non-Hispanic)	16,727	88.3	790,893	29.2
Asian (Non-Hispanic)	119	0.6	177,195	6.5
Other/Multiple Races (Non-Hispanic)	423	2.2	59,510	2.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

The population in East Garfield Park is slightly younger than the City of Chicago average, with a median age of 31.5 as compared to the citywide average of 34.6.

Age Cohort, 2015-2019

	East Garfield Park		City of Chicago	
	Count	Percent	Count	Percent
Under 5	1,433	7.6	171,323	6.3
5 to 19	4,676	24.7	462,093	17.1
20 to 34	4,307	22.7	739,281	27.3
35 to 49	3,568	18.8	546,045	20.2
50 to 64	3,020	16.0	453,823	16.7
65 to 74	1,089	5.7	195,049	7.2
75 to 84	703	3.7	100,949	3.7
Median Age	31.5		34.6	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

ECONOMIC DEVELOPMENT

Most of East Garfield Park's historic retail storefronts on North Kedzie Avenue has been vacated and demolished. Some of the historic building stock remains along Madison Avenue. A tapestry of light industrial, institutional, residential, and commercial establishments exists along West Lake Street. Recent catalytic development along Kedzie Avenue includes projects such as the Hatchery near the Green Line station and the Garfield Green Mixed-Use Housing Complex near Fifth Avenue. Despite recent development, East Garfield Park has some of the lowest retail occupancy rates in the City of Chicago and is desperate need of new retail and restaurant establishments.

HOUSING TRENDS

Based on data from the DePaul Institute for Housing Studies, East Garfield Park's housing market is predominately renter occupied accounting for 77% of all household. Additionally, a high percentage (60%) of all households are cost-burdened, meaning their housing cost exceeds 30% of gross income. A commanding percentage (68%) of the overall households within East Garfield Park are below the age of 45 with the largest cohort being between the ages of 18 – 44. While a mix of residential housing is desirable there is a need for more affordably priced housing to meet the current demands.

INFRASTRUCTURE & TRANSIT ACCESS

North Kedzie Avenue and West Lake Street are important collector corridors on the City's West Side. The Kedzie/Lake RFQ sites are approximately two thirds of a mile north of Interstate 290 and one mile west of Western Avenue. The sites are also adjacent to the Kedzie Avenue CTA Green Line station. The

proximity to the station qualify the sites as transit served locations under existing zoning regulations; this designation allows for additional development bulk and density. The sites are approximately a quarter mile south of the Kedzie Avenue Union Pacific Metra Station located between West Carroll Avenue and West Governors Parkway. The adjacent CTAs Kedzie Avenue Bus (Route 52) provides high-frequency service between West Chicago Ave and West 63rd Street.

LAND USE

The Chicago Metropolitan Agency for Planning periodically conducts a survey of the region's land use and publishes the results in GIS format as the Land Use Inventory. The 2015 Land Use Inventory indicates that the general land use composition of East Garfield Park is as follows:

- » Transportation & Other – 33.3%
- » Open Space – 14.8%.
- » Vacant – 13.7
- » Residential – 21.5%
 - Multi-Family – 16.8%
 - Single family – 4.7%
- » Mixed Use – 8.9%
- » Institutional – 6.1%
- » Industrial – 6.1%

ZONING

The opportunity sites are currently zoned RM5, C1-3, and B3-1. The opportunity sites are in close proximity to the CTA Green Line Kedzie Station, as such, the City is willing to support a unified B3-3 zoning designation to guide future development. The B3-3 zoning designation supports the goals established in the City's Equitable Transit-Oriented Development Policy (eTOD) to increase density around transit stations to close disparities in terms of neighborhood amenities in communities of color. The bulk and density allowances for the B3-3 are provided below for reference:

B3-3 (17-3-0400) – Bulk and Density Standards

Minimum Lot Area (per Unit)	400ft ²
Floor Area Ratio (FAR)	3.0
Building Height	65'-0" (Lot frontage 50' or more)

Note: Additional FAR and Height allowances are achievable utilizing TSL bonuses as outlined in 17-3-0403-B and 17-3-0403-C.

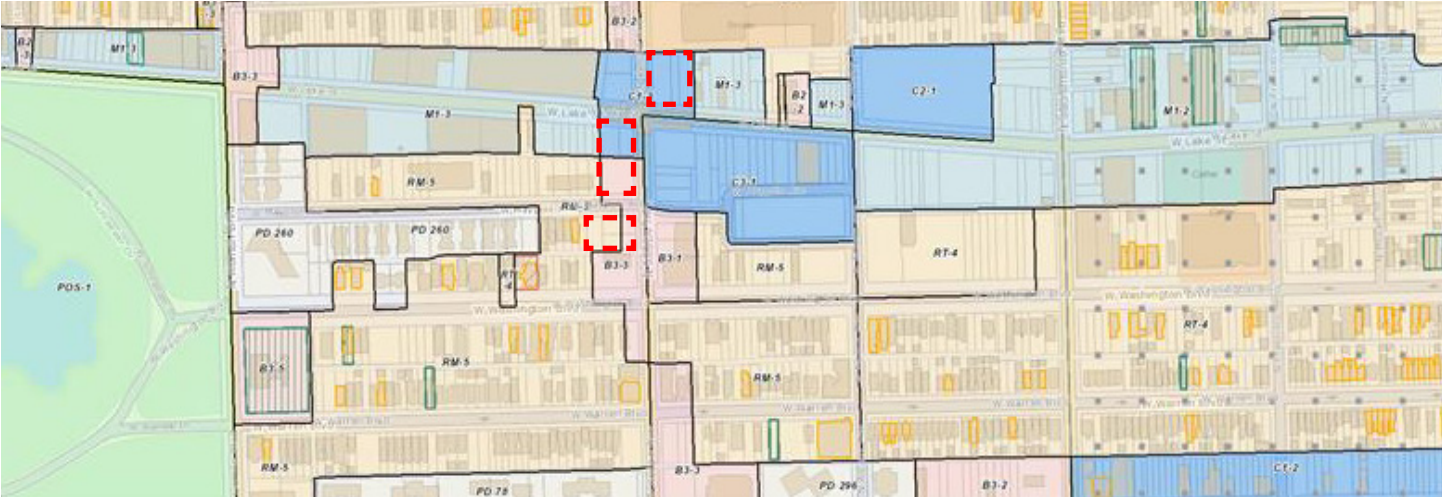


Figure 2: Zoning Map

IV. Development Objectives & Guidelines

DEVELOPMENT SITES

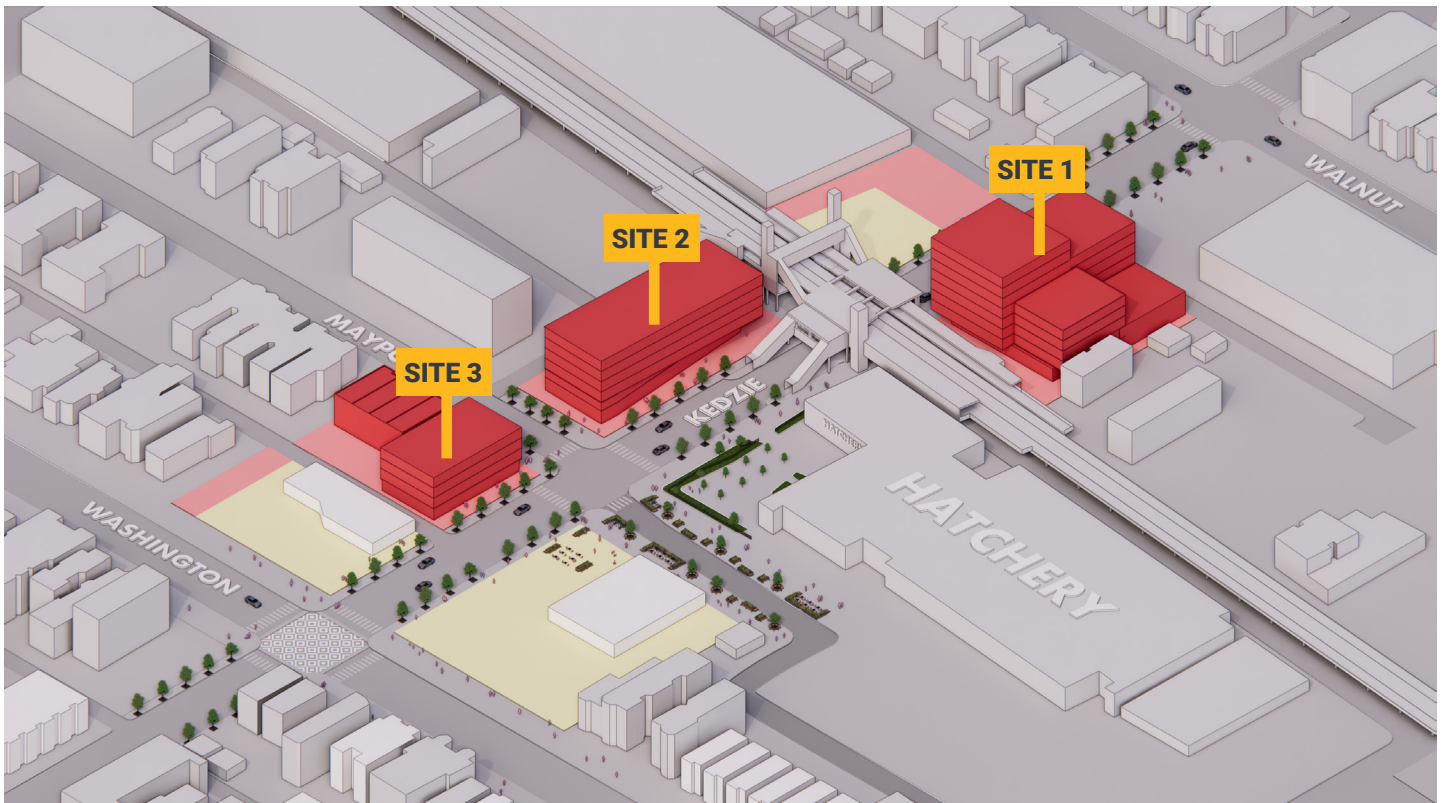


Figure 3: Site Massing

DEVELOPMENT OBJECTIVES

The City seeks to achieve the following objectives with the redevelopment of the Kedzie/Lake opportunity sites:

- » Create a well-integrated mixed-use development that enhances the vibrancy of the Garfield Park community.
- » Implement Equitable Transit-Oriented development principles that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs.
- » Expand retail, dining, and neighborhood amenities to promote the concept of a complete neighborhood in Garfield Park where residents can access most of their basic, day-to-day needs within a 15-minute walk of their homes.
- » Promote design excellence to ensure development is consistent with the unique context of neighborhood, corridors, and blocks. Design excellence is achieved through the adherence to the principles of equity and inclusion, innovation, sense of place, sustainability, and communication.

DEVELOPMENT VISION

Through a series of Department regulatory feedback, Aldermanic, and Community Stakeholder review and feedback, the representational massing's in the subsequent exhibits reflect a size and scale of development which could be supported for the RFQ sites. The massing's each complement the existing context surrounding Kedzie/Lake, respecting the transitway of the CTA Greenline, enhancing the public realm experience along N Kedzie Avenue, and balancing spatial relationships with surrounding building heights in concert with maximizing their allowable Zoning (including what is achievable via TSL bonuses). While not a requisite, this should be used as an exemplar of the development we will support along the N Kedzie Ave corridor from the selected respondent. The City expects proposals to achieve the same level of creativity and excellence as previous Invest South/West RFPs: https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html

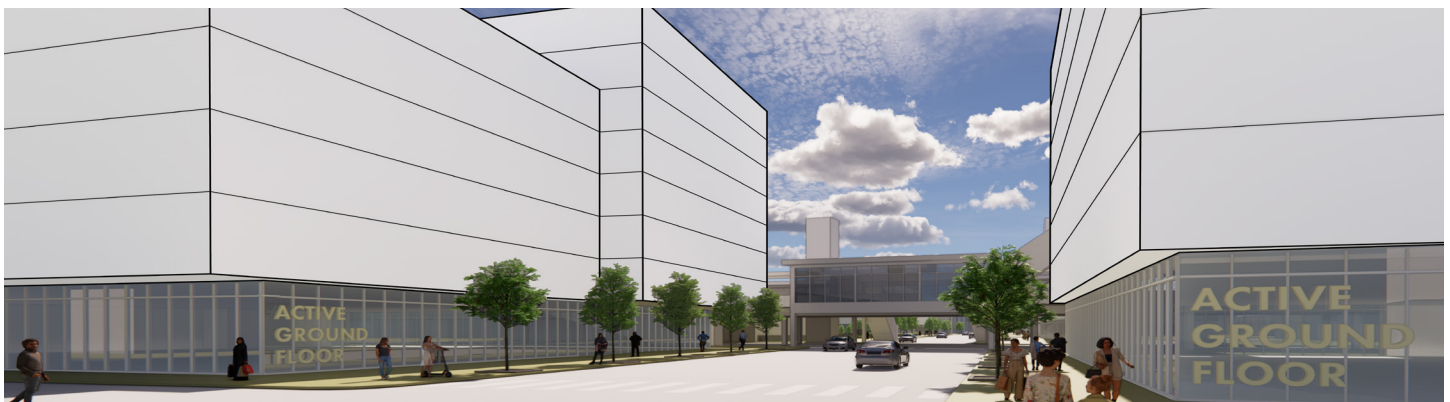


Figure 4: Pedestrian Perspective Rendering



Figure 5: Existing Conditions



Figure 6: Opportunity Site Development



Figure 7: Full Build-Out on Vacant Lots

PRIOR PLANS & STUDIES

Over the past 20 years there have been various planning studies conducted to help guide future development and incorporate with community interests. Below are a list of relevant Studies which are in line with the community's vision for East Garfield Park.

- » **LISC Chicago:** Completed in 2005, The Quality-of-Life Plan (QLP) is a comprehensive community planning effort which created a vision for future growth and development of the East Garfield Park community. Containing 8 strategies for future comprehensive growth. The QLP acts as a guiding document for the Community's preferred interests.
- » **DePaul University IHS:** Completed in 2019, This University lead study takes a data driven approach to understanding the displacement pressures to the residential housing stock of East Garfield Park. Additionally, the study looks at demographic trends to better understand if any migration patterns exist which may be affecting decisions to live or leave East Garfield Park.
- » **Metropolitan Planning Council:** completed in 2020, The Preserving Affordability Together Action Plan is a community-driven planning process to serve as a guide for the next decade of growth within East Garfield Park. The Plan outlines 5 key priority strategies for community, public, and private sector leaders to implement in order to achieve the overall goals intended of preserving affordability as outlined by the community's vision for the neighborhood.



EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

Equitable TOD (eTOD) is development that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. eTOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white. eTOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability, to name a few. When centered on racial inclusion and community wealth building, eTOD can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region.

The Chicago eTOD Policy Plan outlines a comprehensive set of actions for the City to take to advance

racial equity, wealth building, public health and climate resilience goals through equitable Transit-Oriented Development (eTOD). Recommendations were informed through a cross-sector engagement process and analysis of City programs, and an evaluation framework focused on outcomes, equity, and implementation criteria.

For the full final version of the City's ETOD Policy Plan, download the full report [here](#).

COMMUNITY WEALTH BUILDING

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households and communities. To support this, the Department of Planning & Development is committed to equitable economic development that includes a community wealth building framework.

The racial and ethnic wealth gap is the difference in wealth (what you own minus what you owe) between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequity," Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latinx homeowners (\$145,000 and \$180,000, respectively).
- » An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- » Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level. The City of Chicago acknowledges a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to include wealth building opportunities for these historically underinvested communities. In doing so, the Department of Planning & Development seeks to create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

Democracy Collaborative's definition of community wealth building is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership."

- » Locally-rooted ownership means that full or partial ownership is held by residents of the neighborhood in which the development is being built.
- » Broadly-held ownership means that the ownership is in the hands of the many, not a privileged few. (One example of broadly-held ownership is a worker cooperative in which all employees of the business are co-owners, as opposed to a model where only senior management or a few investors own the business and benefit from its financial success).

Our focus on local and broad-based ownership is an attempt to expand equity for residents of historically underserved and underinvested communities. To further explain, we rely on the research of Drexel University Nowak Metro Finance Lab, Accelerator for America and Blueprint Local that have articulated the four ways community wealth builds equity:

- » Growing the individual incomes and assets of neighborhood residents by equipping them with marketable skills and enabling full or partial ownership of homes, commercial properties, and businesses;
- » Growing the collective assets of neighborhood residents by endowing locally-run organizations with the ability to create, capture, and deploy value for local priorities and purposes;
- » Improving access to private capital that has high standards, fair terms, a long-term commitment to the neighborhood, and reasonable expectations around returns and impact;
- » Enhancing inclusion by bringing fairness and transparency to neighborhood revitalization so that community voices are heard and respected and trust is restored, and local residents have the opportunity to participate in wealth that is created

V. Development Rights & Responsibilities

The City is seeking a well-qualified Developer-Architect team with a compelling near- and long-term vision. The Developer-Architect team will be tasked with preparing a comprehensive plan, with a clear framework that allows for development flexibility.

REDEVELOPMENT AGREEMENT

To achieve the development guidelines and financial objectives outlined above, the City intends to enter into a Development Agreement with a single Developer-Architect team. Responsibilities of the Developer-Architect Team include, but are not limited to, the following:

- » Producing detailed schedules for planning, design, financing, construction, and maintenance activities.
- » Developing a plan that adheres to City development guidelines as outlined above.
- » Managing community engagement throughout the redevelopment process and working with key stakeholders.
- » Procuring all entitlements, regulatory approvals, building permits, environmental documentation, and any other required approvals and permits.
- » Coordinating redevelopment activities with the necessary City agencies, including the Park District and City Departments of Planning and Development, Transportation, etc.
- » Managing tenant or anchor attraction efforts.
- » Devising a financing structure and securing required debt and equity for land development.
- » Overseeing and partially financing all environmental remediation efforts.
- » Constructing and partially financing all on-site and off-site infrastructure.
- » Managing ongoing operations and maintenance of infrastructure and land within the Site.
- » Complying with all City requirements for the use of financial assistance tools, if required.
- » Initiating the first phase of the vertical development.

In exchange, the City will offer the following:

- » Exclusive right to purchase/ground lease land for private uses.
- » Exclusive right to serve as a vertical developer, or to subdivide and transfer land to other qualified

developer partners.

The City's role in the Development process will include the following:

- » Assisting with the necessary development review process and approvals.
- » Participating in or cooperating with additional land acquisition pursued by the Developer, as appropriate.
- » Providing appropriate negotiated concession for environmental remediation, infrastructure; and other public improvements.

PROPERTY TRANSFER

Disposition of property to the Developer-Architect Team will occur when there is evidence of an imminent development proposal and upon proven commitments that both horizontal infrastructure and vertical construction are financed, designed, and approved and will be completed to support the development. Property transfer will be structured as an outright sale.

Conveyance of land will be done on an "as-is" basis, without warranty by the City as to its physical condition. The Developer will be allowed access to the Site to conduct due diligence prior to the Redevelopment Agreement being executed.

The Developer is required to initiate construction of vertical development within 60 days from the execution of a Redevelopment Agreement. If the Developer is unable to initiate construction, it is the absolute and sole discretion of the City to terminate the Development Agreement and select a different Respondent who responded to the RFQ, reissue the RFQ, or take other measures as it deems appropriate.

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.

VI. Submission Requirements & Respondant Selection

STEP 1A: REQUEST FOR QUALIFICATIONS FROM DEVELOPERS

The City is requesting that Developers interested in leading the redevelopment of East Garfield Park - Lake & Kedzie Sites 1, 2 or 3 to submit a Qualifications Statement. Submittals should include and/or be accompanied by the items outlined below. The City reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its Qualifications or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the Qualifications and eliminate the Respondent from further consideration.

- 1. Transmittal Letter and Executive Summary** providing a narrative description of all key aspects of the submittal.
- 2. Description of Developer Team** including an experienced lead entity, equity partners, attorneys, economic and financial consultants, construction managers, leasing and management companies, and other development partners, as applicable. Specific requirements include the following:
 - » Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - » Resumes of key personnel assigned to the project, including relevant experience.
 - » Staffing chart outlining all development team staff that will be dedicated to the project, the percent of their time that will be available to the project development over time, and obligations unrelated to the project.
- 3. Organizational Chart or Diagram** outlining the composition of the developer team, including percentage interests, and supporting consultants. The diagram should present differentiated structures for development and operations, if applicable. Specific requirements include:
 - » Legal name, business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.), and date established (for constituent firms if joint venture) of the developer lead entity. If the developer lead entity is a subsidiary or affiliate of any other sponsoring/parent entity, list such entity or entities including name, address, relationship to the master developer lead, and officers and directors.

- » Contact names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the developer entity, as follows:
 - a. For corporations, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 - b. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
 - c. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms should be provided.
 - d. For any other type of entity, the officers, members of governing body, and each person having an interest of more than 10%.
- » Disclosure of all relationships between members of the Respondent/master developer team and any elected official, appointed official, or employee in the City of Chicago government. All members of the Respondent team will be required to complete the City of Chicago Economic Disclosure Statement.

4. Portfolio of the Respondent's Comparable Completed Projects demonstrating development and management experience. Each member of the developer team should briefly describe up to five examples of relevant projects (preferably recent) developed within the last 15 years. Portfolios should be limited to 10 pdf pages in length. With the understanding that one project may satisfy multiple criteria, the overall composition of projects should demonstrate the following:

- » Projects should demonstrate peer-reviewed design excellence.
- » Planning, entitlements, and community engagement, construction, leasing, and property management of newly constructed mixed-use developments in a comparable urban setting.
- » Attracting and integrating anchor uses.
- » Managing and financing environmental remediation.
- » Partnering with city government, transportation agencies and other public entities.
- » Complex financing structures, public-private partnership financing, and development-related financing tools, including Tax Increment Financing, Low-income Housing Tax Credits, New Market Tax Credits, Special Service Areas, Business Districts, and other forms of special taxing districts.
- » Comparable experience involving public-private partnerships related to public land dispositions, in partnership with city government, transportation agencies and other infrastructure partners.

- » Chicago real estate market dynamics; local experience is not required, but local participation will be reviewed as part of Community Wealth Building criteria, particularly if the Respondent is able to demonstrate successful experience from the early planning/development stage onwards with projects of similar size and complexity.
- » Projects should demonstrate peer-reviewed design excellence.

For each project, each of the following must be included:

- » Name, address, and year of construction initiation and completion.
- » Current status (completed and being held by the development entity, completed and sold by the development entity, under development, etc.).
- » Effective percentage of the development entity's participation (if project examples provided were contracted as part of a joint venture or a teaming with another firm).
- » Nature of public-private partnership related to infrastructure or vertical development, including explanations of public subsidy, public funding, public investment, etc.
- » Uses, program mix and floor area.
- » Project phasing strategy.
- » Target markets and lease-up or sales pace.
- » List of supporting consultants (architect, urban designer, landscape architect, engineers, etc.).
- » Current occupancy and list of major tenants, particularly evidence of anchor tenant attraction.
- » Total development costs, including hard costs, soft costs, construction interest, etc.
- » Sources of capital describing return requirements or lender terms.
- » Images or renderings of project.
- » Results of execution (for completed projects), including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc.

For developer lead entities, this narrative should also list and describe ALL current projects in the pipeline and those completed within the last three years, including status, uses, size, construction costs, major tenants, development schedule, a summary of financial structure in terms of debt, equity and public financial participation, and the current occupancy and ownership of these projects.

- 5. Financial Information about the Developer Lead Entity** demonstrating the capacity to complete the project. To be kept confidential, this information should be submitted to the City's consultant in a separate sealed envelope. Respondent must include within the sealed envelope a title page marked as follows: "The attached portion of the Respondent's response includes data that may not

be disclosed outside the City and may not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate this set of qualifications. The City, for purposes of this provision, will permit consultants assisting in the evaluation of qualifications to review this data. If, however, a contract is awarded to this Respondent or team as a result of or in connection with the submission of this data, the City has the right to duplicate, use or disclose the data to the extent provided in the resulting contract. This restriction does not limit the City's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert page numbers or other identification)." Mark each sheet or data to be restricted with the following legend: "Use or disclosure of data contained on this sheet is subject to the restriction on the title page of these qualifications." All submissions are subject to the Freedom of Information Act. However, the City does not need to disclose submissions during the review and selection process. Specific requirements include the following:

- » Audited financial statement or federal income tax returns and internally generated financial statements for the lead firm for the last three years, including income and expense statements, balance sheets, and a list of contingent obligations or guarantees. If an audit or other third-party analysis is available, that should be provided in addition to internally generated financial information.
- » Three reference letters from lenders, financial joint venture partners, or equity partners to previous projects describing the project size, amount of capital, borrowing terms, and payment history signed by a loan officer.
- » Letters of interest from private lenders, financial joint venture partners, or equity partners for redevelopment of Site 1. Letters should indicate that the party has sufficient capacity, understanding of the project and scale of financing required, and the amount the party would be willing to finance.
- » A listing and a brief description of all legal actions within the past five years in which the Respondent or any team member or associated entity (e.g., joint venture member, etc.) has been: a) a debtor in bankruptcy; b) a defendant in a lawsuit for deficient performance under a contract; c) a respondent in an administrative action for deficient performance on a project; or d) a defendant in any criminal action. The Respondent must also disclose any bankruptcy or foreclosure proceedings in which the firm or any individual in the proposed project team has been involved.

6. Three References (minimum) from either sources of capital or public sector officials/staff involved in project development, including name, address, telephone number, email address, and a letter authorizing each reference to respond to inquiries regarding the project; references from public agency officials/staff that negotiated a public-private partnership agreement with the master developer lead entity will be preferred.

7. Project Scope and Narrative demonstrating the Respondent's understanding of Site 1 and a vision for its development. The statement should: be a maximum of five pages and demonstrate

familiarity with prior studies of the Site and emphasize key challenges and opportunities anticipated by the Respondent; and identify any innovative actions it would undertake. It should also outline any unique in-house or technical skills it would deploy to successfully realize build-out. This narrative should address the size and scope of the development, near- and long-term development goals, potential anchor uses, and a preliminary redevelopment strategy. Plans and renderings are not required at the Request for Qualifications stage. However, if the Respondent chooses to include these items, it is the City's preference that any such documents be used in a manner to explain redevelopment strategy, land uses and phasing, rather than building or site design. Any submitted plans and renderings will be evaluated during the selection process.

Selection Criteria for Qualifications Stage (Developers)

No specific development proposal is required during this Stage. An Evaluation Jury comprised of City staff and members of Chicago's Committee on Design (COD) will review all Developer SOQ submittals (Jury member names to be provided later). The Evaluation Jury will select three Developers to proceed to Stage 2.

- » Completeness of submittal.
- » Comparable experience for similar real estate projects in urban settings, preferably involving a major anchor tenant and within the last 10 years.
- » Comparable experience involving public-private partnerships, public land dispositions and/or infrastructure delivery.
- » Experience and reputation of individual firms and personnel that compose the Developer Team.
- » Past performance of firms that compose the Developer Team, as verified by references of previous clients/projects, including demonstrated ability to work with local government "clients" in analogous relationships.
- » Demonstrated financial resources and commitments to both acquire and develop the property (provided in financial statements, evidence of equity and debt financing relationships and commitments, etc.). Financial capability, including having adequate financial resources to develop the project such as internal resources for ongoing operations and support, ability to secure construction and permanent financing, ability to meet lender equity requirements, and ability to manage contingency in accordance with the project schedule.
- » Status of legal actions involving any member of the Developer Team.
- » Demonstrated commitment to the overall objectives of the City and specific land uses, based on project scope and narrative.
- » 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.

- » 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 South and West Side communities of 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 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

The City and its consultant(s) may also review any other information that is available to them, including but not limited to information gained by checking references and by investigating the Respondent’s financial condition.

STEP 1B: REQUEST FOR QUALIFICATIONS FROM ARCHITECTS

The City is requesting that Architects interested in leading the design of East Garfield Park - Lake & Kedzie Sites 1, 2 or 3 submit a Qualifications Statement. The City hopes to engage emerging local, national and international design firms and encourages the participation of designers who have not recently responded to or been awarded Invest South|West projects (prior involvement in these projects does not preclude firms from submitting).

Design Firms will be asked to identify which role(s) they are submitting qualifications for on a cover sheet provided (see Addendum posted 8/26/22) by DPD: a) Design Lead; b) Locally-Licensed Architect of Record; and/or c) Landscape Architect. Firms will also be asked if they self-identify as minority and/or women-owned or operated, and if they are certified as WBE/MBE by the City of Chicago.

SOQs should be submitted for individual firms, serving as one or more of the roles listed above (not as design teams). Additional sub-consultants may be engaged during Step 2, and will not need to be pre-qualified by the City.

Firms that are not licensed in the State of Illinois will need to team with a Locally-Licensed Architect of Record (AOR), if shortlisted. The opportunity for paring with shortlisted AORs will be provided during Step 2. AOR firms must be licensed in the State of Illinois and should have an office located in the Chicago area.

A joint-venture (JV) option will also be available for design firms, under the following conditions.

- JVs may be formed to expand capacity for smaller firms (having 10 or fewer employees, as defined by AIA), and/or to add architectural expertise.
- JVs should only be formed between Architecture firms (e.g. as shared Lead Designers, or Design Lead-AOR partnership). JVs should not be used to create pre-formed 'teams' of Architects and sub-consultants (e.g. engineers, interior designer, general contractors).
- JVs should not be formed solely for the purpose of including minority or woman-owned businesses.
- An MOU, or letter of understanding, to enter into a JV will suffice for the RFQ submission. However, the legal JV entity must be established before the project Winner is announced, in order to proceed. Each firm in the JV must indicate thier stake in ownership. The partnership should be equitable.

Submittals should include and/or be accompanied by the items outlined below. The City reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its Qualifications or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the Qualifications and eliminate the Respondent from further consideration.

- 1. Transmittal Letter and Executive Summary** providing a narrative description of all key aspects of the submittal.
- 2. Description of Design Team** including experienced lead architects, engineers, and other partners as applicable. Specific requirements include the following:
 - » Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - » Resumes of key personnel assigned to the project, including relevant experience.
 - » Staffing chart outlining all staff that will be dedicated to the project, the percent of their time that will be available to the project development over time, and obligations unrelated to the project.
- 3. Organizational Chart or Diagram** outlining the composition of the design team, including supporting consultants. Specific requirements include:
 - » Legal name, business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.), and date established (for constituent firms if joint venture) of the lead entity. If the design lead is a subsidiary or affiliate of any other sponsoring/parent entity, list such entity or entities including name, address, relationship to the design lead, and officers and directors.
 - » Contact names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the design firm, as follows:
 - For corporations, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 - For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
 - For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms should be provided.
 - For any other type of entity, the officers, members of governing body, and each person having an interest of more than 10%.
 - » Disclosure of all relationships between members of the Respondent/design team and any elected official, appointed official, or employee in the City of Chicago government. All members of the Respondent team will be required to complete the City of Chicago Economic Disclosure Statement.

- 4. Portfolio of the Respondent's Comparable Completed Projects** demonstrating peer-reviewed design excellence and management experience. The design team should briefly describe up to five examples of relevant projects (preferably recent) designed and built within the last 15 years. Portfolios should be limited to 10 pdf pages in length. With the understanding that one project may satisfy multiple criteria, the overall composition of projects should demonstrate the following:
- » Peer reviewed design excellence of open space, public realm improvements.
 - » Creative approach to programming and activating community spaces.
 - » Partnering with city government, transportation agencies and other public entities.
 - » Chicago real estate market dynamics; local experience is not required, particularly if the Respondent is able to demonstrate success from an early planning/development stage onwards with projects of similar size and complexity.

For each project, each of the following must be included:

- » Name, address, and year of construction initiation and completion.
- » Current status (completed and being held by the development entity, completed and sold by the development entity, under development, etc.).
- » Effective percentage of the design entity's participation (if project examples provided were contracted as part of a joint venture or a teaming with another firm).
- » Nature of public-private partnership related to infrastructure or vertical development, including explanations of public subsidy, public funding, public investment, etc.
- » Uses, program mix and floor area.
- » Target markets and lease-up or sales pace.
- » List of supporting consultants (architect, urban designer, landscape architect, engineers, etc.).
- » Current occupancy and list of major tenants, particularly evidence of anchor tenant attraction.
- » Total development costs, including hard costs, soft costs, construction interest, etc.
- » Images or renderings of project.
- » Results of execution (for completed projects), including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc.

For design lead entities, this narrative should also list and describe ALL current projects in the pipeline and those completed within the last three years, including status, uses, size, construction costs, major tenants, development schedule, a summary of financial structure in terms of debt, equity and public financial participation, and the current occupancy and ownership of these projects.

5. **Three References (minimum)** from project clients for public sector officials or staff involved in projects involving municipal support. Include name, address, telephone number, email address, and a letter authorizing each reference to respond to inquiries regarding the project; references from public agency officials/staff that negotiated a public-private partnership agreement with the master developer lead entity will be preferred.
6. **Project Scope and Narrative** demonstrating the Respondent's understanding of the Site and a vision for its development. The statement should: be a maximum of five pages and demonstrate familiarity with prior studies of the Site and emphasize key challenges and opportunities anticipated by the Respondent; and identify any innovative actions it would undertake. It should also outline any unique in-house or technical skills it would deploy to successfully realize build-out. This narrative should address the size and scope of the development, near- and long-term development goals, potential anchor uses, and a preliminary redevelopment strategy. Plans and renderings are not required at the Request for Qualifications stage. However, if the Respondent chooses to include these items, it is the City's preference that any such documents be used in a manner to explain redevelopment strategy, land uses and phasing, rather than building or site design.

Selection Criteria for Qualifications Stage

No specific development proposal is required during this stage. An Evaluation Jury comprised of City staff and members of Chicago's Committee on Design (COD) will review all Designer SOQ submittals (Jury member names to be provided later). The Evaluation Jury will select a shortlist of Designers in each of the three roles (Design Lead, AOR, Landscape Architect). The exact number of shortlisted firms in each role will be determined by the Evaluation Jury.

Evaluation of the Respondent's statement of qualifications will be based upon:

- » Completeness of submittal.
- » Comparable experience for similar real estate projects in urban settings, preferably involving a major anchor tenant and within the last 10 years.
- » Comparable experience involving public-private partnerships, public land dispositions and/or infrastructure delivery.
- » Design excellence, as demonstrated by portfolio of work, peer-reviewed awards and accolades, and project innovation.
- » Experience and reputation of firms leaders and personnel that compose the Design Team.
- » Past performance of the firm, as verified by references of previous clients/projects, including demonstrated ability to work with local government "clients" in analogous relationships.

- » Commitment to diversity, equity, and inclusion as demonstrated by project work with/in disadvantaged communities, past strategic partnerships with minority- and women-owned enterprises, and diversity within the firm's staff and leadership.
- » Design approach based on experience with similar project scales, programs, and design challenges nationally and/or internationally.

The City and its consultant(s) may also review any other information that is available to them, including but not limited to information gained by checking references and by investigating the Respondent's financial condition.

STEP 2: TEAM PAIRING

Shortlisted Respondents will be invited to form joint Development-Design Teams during a 3-week period. The teaming period will begin with a virtual meeting, arranged by DPD, that will allow each Design and Developer to share their firm's credentials and project vision.

After the introductory session, firms will be allowed to engage in follow-up discussions at their discretion. At the end of the 3-week period (exact date to be agreed upon in advance), Developers must present their teams to the City. Teams including out-of-state Designers will be required to include a locally-licensed Design firm.

Depending on the number of shortlisted Designers, some firms may not be selected to proceed to Step 3. Designers that were shortlisted but not selected for teaming will be recognized on DPD's website and via press communications.

STEP 3: PROJECT PROPOSAL & PUBLIC PRESENTATION

After the three Development-Design Teams are formed, each team will develop a project proposal for the site(s) of their choosing. Each team will receive a \$25,000 Design Innovation Grant from the Chicago Community Trust* to cover design-related expenses during Step 3.

The proposal development period is expected to run for roughly six weeks, at which point teams will present their project proposals to an Evaluation Committee and members of the public. Attendees will include local elected officials, their staff, community organization representatives, residents, business owners, institutional leaders, and others. DPD will ask development teams to present virtually to the community on a Zoom webinar. To keep the presentations to a manageable length and allow for equal time, DPD will ask that each team submit a video recording of their presentation with a maximum run-time of ten minutes. The recorded presentation has no slide limit or mandated format, but should include the following information:

* Chicago Community Trust will coordinate grants and eligibility terms with each respondent once teams are formed.

- **Team Summary:** Development Team; Design Team; Construction Team; Community Partners
- **Professional Experience and Portfolio:** How does the Teams experience and past work qualify it for leading the redevelopment of the sites (Why this team?)
- **Household & Community Wealth Building:** How does the Team intend address both household wealth-building and community wealth building strategies listed in the RFQ's evaluation criteria?
- **Initial Concept Design** including program and unit mix, massing diagrams, site plan, diagrammatic building plans, elevations, sections and an eye-level rendering of the project's exterior design and engagement with the public realm.

The videos will be publicly posted on DPD's YouTube page. During the meeting, each team will share their video recording and respond to questions and feedback from the community. Development teams are permitted to work on the video while crafting their submittal, but they are not a required part of the submittal packet, and do not need to be submitted to DPD until one week prior to the public webinar.

The City may require respondents to provide additional information. The submittal should include and/or be accompanied by the items outlined below:

1. **Executive Summary** providing a narrative description of all key aspects of the proposal.
2. **Development Program** including a description of the conceptual vision and proposed anchor uses. Preliminary estimates regarding the type and size of the final development, including gross floor area, net floor area, unit counts, or other metrics by parcel and by phase of development should be included.
3. **Development Schedule** outlining key milestones of development. Potential milestones may include: site preparation, construction commencement, construction completion, marketing period, occupancy, and stabilization. Please provide market studies to back up absorption schedule.
4. **Environmental Remediation Plan** describing the plan for locating and financing infrastructure and other public improvements, and managing or removing environmental contamination on the Site.
5. **Community Engagement Plan** outlining how the Developer-Design Team will manage interactions with the public and stakeholder organizations in advancing the development process.
6. **Development Proposed Business Deal and Transaction Structure** outlining payment to the City, the phasing of land acquisition, the manner in which the Team will acquire the property (outright purchase, participation ground lease, etc.), and the estimated timing of payments to the City. Also indicate the estimated type and amount of assistance that will be requested from or require the participation of the City (TIF, New Markets Tax Credits, Special Service Area or Business District designation, special assessment classification, etc.).

- 7. Development Proposal** including detailed estimates of development program and schedule. Include the proposed land area to be developed, tenants or anchor uses, type and size of development, gross floor area, net floor area, unit counts, or other metrics. Outline key milestones in development, including: site preparation, construction commencement, construction completion, marketing period, occupancy, and stabilization.
- 8. Design Documents** illustrating the Developer-Design Team's vision for Site 1 or Site 2. Specific requirements include:
 - » Site plans and context maps.
 - » 3 massing concepts for Site 1 and/or 2 illustrating building heights, orientation, relationship to surroundings, primary building materials, major architectural features, and sustainable design.
 - » Conceptual diagrams addressing access and circulation, open space, and programmatic elements.
 - » Conceptual plans illustrating ground floor use, typical residential levels and any unique or intermediate levels including residential amenity space
 - » An initial concept rendering of a preferred massing option illustrating an architectural response to the site
 - » Narrative describing compliance with City development objectives.
 - » Description of construction methods and major building systems, including structure, facade and mechanical systems.
 - » Narrative describing compliance with City development objectives.
- 9. Feasibility and Financing Plan** proving the market and financial feasibility of the development. Specific requirements include:
 - » Purchase or lease price of land to be paid to the City.
 - » Estimated development budget including hard and soft costs.
 - » Proposed financial structure (debt, equity, grants).
 - » Status of financing/evidence of financial commitments.
 - » Letters of intent from anchor tenants.
 - » Projected construction and lease-up schedule.
 - » Market studies supporting pricing and absorption assumptions.
 - » Fifteen-year pro forma/financial projections of revenue, expenses, and/or sell-out.
 - » Leveraged and unleveraged returns.

- » Management plans for construction and operation.
- » Leasing/marketing plan.
- » Required amount of assistance requested from or requiring the participation of the City (if any) and demonstration of need for assistance.

10. Narrative of Fiscal and Economic Impact describing the number of new construction and permanent jobs created and the net new City taxes the proposed development will generate, including real property, sales and income taxes.

PROPOSAL EVALUATION AND PROJECT SELECTION

Upon completion, proposals will be presented to, and evaluated by, City staff, Evaluation Jury members, and public representatives, in accordance with the evaluation criteria described below.

The evaluation committee will submit a recommendation to the Commissioner of the Department of Planning & Development. The Commissioner will then determine the winner. 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.

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 RFQs/ 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.

Evaluation Criteria for Project Award

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 RFQ has dual goals: one is to develop the opportunity sites identified in this community area, 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:

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

The RFQ 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 Chicago*. Respondents shall provide the following:
 - a. 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 designbuild entity (lead entities’ experience preferred).

** 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%.*

- b. 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
- c. 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)

2. Professional & Technical Competence

The RFQ 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 RFQ
- 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 RFQ
- Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles
- Project completion schedule

3. Economic Feasibility

The RFQ is seeking:

- 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 necessary, 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.

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 RFQ 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 RFQ 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

SUBMISSION PROCEDURE FOR QUALIFICATIONS

Qualification materials should be submitted digitally to the Project Manager in PDF or similar format. Any files in excess of 15MB should be sent via download link, with necessary access permission granted. Smaller files may be sent by email. **It is the Respondents' responsibility to ensure that their Qualifications Statements are received by 4:00 PM Central Time, September 14th, 2022.**

The City of Chicago reserves the right, at its sole discretion, to accept late submittals or to reject any or all submittals when, in its opinion, it is determined to be in the public interest to do so; to waive minor irregularities and informalities of a submittal; or to cancel, revise or extend this solicitation. This Request for Qualifications does not obligate the City of Chicago to pay any costs incurred by any Respondent in the submission of a proposal or in making necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished under this Request for Qualifications.

Responses should be submitted and labeled as follows:

Email Subject: **RFQ: Lake and Kedzie - SUBMISSION - [Team Name]**

File Naming: **RFQ_Lake and Kedzie_[team name]_[document name].pdf**

The documents should be delivered to the Project Manager at the City of Chicago Department of Planning & Development:

James Harris

james.harris@cityofchicago.org

Any questions during the qualification stage question-and-answer period (August 1st-31st, 2022) should be directed via email to the address above.

PAGE LEFT INTENTIONALLY BLANK

VII. Appendix

REGULATORY CONTEXT

Environmental Contamination

The City of Chicago has performed no remediation on the subject property, and the city makes no representations, warranties, or covenants as to the suitability of the land for any purpose whatsoever. The city has not performed a geotechnical analysis of the site, and the city makes no representations, warranties, or covenants as to the suitability of the land for any purpose whatsoever. It is the responsibility of the selected respondent to investigate the environmental and geotechnical conditions of the site, and any studies performed will be at the respondent's cost.

Chicago Landscape Ordinance

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation (CDOT) and Bureau of Forestry for public way requirements. All projects impacting the public way must comply with the CDOT Rules & Regulations regarding restoration and permitting.

Chicago Parking Garage Ordinance

The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

Stormwater Management Ordinance

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

Construction Requirements

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26 percent of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6 (six) percent must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive Tax Increment Financing (TIF) must pay prevailing wage rates for all construction jobs.

AFFORDABLE REQUIREMENTS ORDINANCE (ARO)

The Affordable Requirements Ordinance (ARO) is the City of Chicago's inclusionary housing program that requires residential developments with 10 or more units that receive City Council approval for an entitlement, a city land purchase or financial assistance to provide a portion of the units as affordable housing. First adopted in 2007, the latest revision, adopted by City Council in April 2021, addresses issues of displacement in neighborhoods seeing rapid development and outlines Community Preservation Areas in communities where there is evidence of displacement based on housing market and demographic changes. The revised ARO also encourages the production of more affordable and family-sized units, while also maintaining much-needed funding for current programs that support thousands of low-income renters. More information on the ARO is available at www.cityofchicago.org/ARO.

EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

Equitable TOD (eTOD) is development that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. eTOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white. eTOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability, to name a few. When centered on racial inclusion and community wealth building, eTOD can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region.

In the summer of 2022 City Council will consider the Connected Communities Ordinance to create predictable standards for equitable development near transit with provisions that: expand existing TOD incentives, improve street and sidewalk safety, and increase housing opportunity, affordability, and accessibility.

The Chicago eTOD Policy Plan outlines a comprehensive set of actions for the City to take to advance racial equity, wealth building, public health and climate resilience goals through equitable Transit-Oriented Development (eTOD). Recommendations were informed through a cross-sector engagement process and analysis of City programs, and an evaluation framework focused on outcomes, equity, and implementation criteria.

For the full final version of the City's ETOD Policy Plan, [download the full report here](#).

HOUSEHOLD & COMMUNITY WEALTH BUILDING (CWB)

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households, and communities. To support this, the Department of Planning & Development is committed to equitable economic development that advances both household and community wealth building.

What is individual or household wealth?

Individual or household wealth refers to the personal wealth of an individual or a household. It is often defined as what you own minus what you owe – taking into consideration an individual's income and assets as well as their expenses and debt.

The racial and ethnic wealth gap is the difference in household wealth between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequity," Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latinx homeowners (\$145,000 and \$180,000, respectively).
- » An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- » Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

What is community wealth?

Community wealth differs in that it refers to the shared wealth of a community, a connected group of people. The City of Chicago defines Community Wealth Building as an approach to economic development that promotes the local, democratic, and shared ownership and control of community assets in order to transform our economy to be more sustainable and just.

There are a variety of CWB models that exist. The City of Chicago is focused on CWB models in four

key asset areas: business ownership, home ownership, land stewardship, and commercial real estate. Below are the City's priority CWB models:

1. Worker Cooperative (Business Ownership) – Business owned & controlled by its employees, rather than by one owner, several partners, or outside shareholders

	Local	Democratic	Shared
What it means	Ownership and control in the hands of the residents of the neighborhood in which the development is built	Ownership and control determined by processes that acknowledge power dynamics and allow everyone's voice to be equitably heard	Ownership and control in the hands of many people; broad-based
What it DOES NOT mean	Ownership and control in the hands of people who do not live in the neighborhood. They may live in another neighborhood in Chicago or in another city entirely.	Ownership and control determined by processes that are often hierarchal and exclusive, prioritizing privileged voices over those most marginalized	Ownership and control concentrated in the hands of just one person or a privileged few people, even if those people come from marginalized communities

2. Limited-Equity Housing Cooperative (Home Ownership) – Housing owned & managed by a cooperative made up of low-income members who each purchase shares at below-market rates
3. Community Land Trusts (Land Stewardship)– Organization governed by community owns land in perpetuity while residential and commercial tenants own the structures atop the land via a 99-year ground lease
4. Community Investment Vehicle in Commercial Real Estate (Commercial Real Estate) – Vehicle that gives community an equity stake in its commercial properties, often producing a dividend

The City of Chicago acknowledges a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to create pathways to grow and sustain both household and community wealth building opportunities for these historically underinvested communities. In doing so, the Department of Planning & Development seeks to:

- » Build community power and self-determination
- » Grow individual and household income through jobs with thriving wages
- » Grow individual and household assets through full or partial ownership of businesses, homes, or commercial real estate

- » Promote community wealth building through models of local, democratic, and shared asset ownership that allow residents to co-own and co-govern a local asset together
- » Center equity as both a process and an outcome
- » As a process, equity requires a new way of doing business: one that (1) prioritizes access and opportunities for groups who have the greatest need; (2) methodically evaluates benefits and burdens produced by seemingly neutral systems and practices; and (3) engages those most impacted by the problems we seek to address as experts in their own experiences, strategists in co-creating solutions, and evaluators of success.
- » As an outcome equity results in fair and just access to opportunity and resources that provide everyone the ability to thrive. Acknowledging the present and historical inequality that persist in our society, equity is a future state we strive to create where identity and social status no longer predestine life outcomes.
- » Create opportunities for community education, skills training, and leadership development

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.

