



**City of Chicago**  
Lori E. Lightfoot, Mayor

# Request for Qualifications East 63rd Street



## **Department of Planning and Development**

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

**August 23, 2022**







## 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 Woodlawn 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 Woodlawn. The sites' redevelopment with a dynamic mix of uses will create a more walkable and livable neighborhood that supports the entire South Side.

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



**Maurice D. Cox**



**Marisa Novara**

Sincerely,

Maurice D. Cox

Commissioner

Department of Planning & Development

Sincerely,

Marisa Novara

Commissioner

Department of Housing

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# I. The RFQ Process

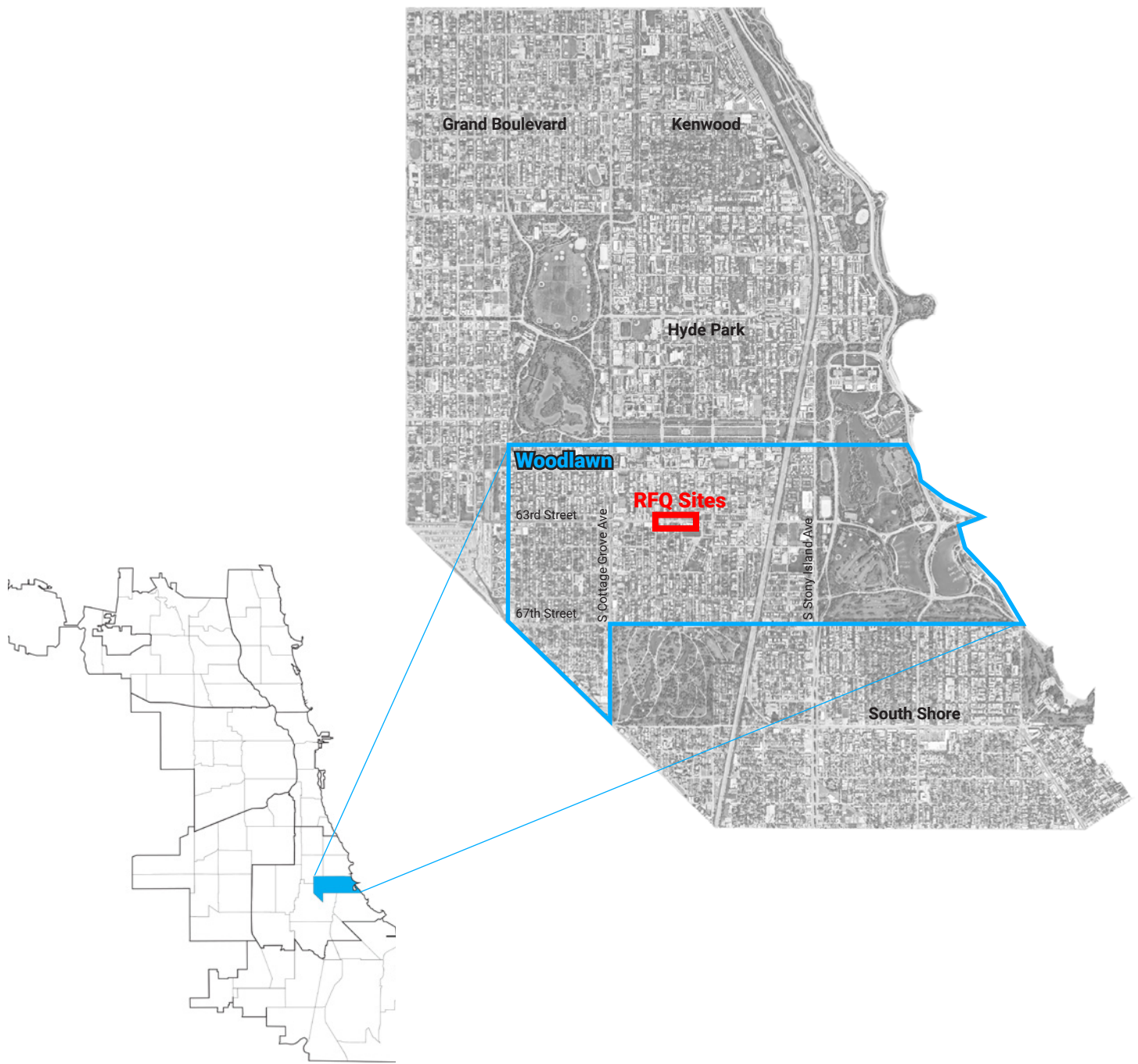
## INTRODUCTION

The City of Chicago ("The City") is seeking separate Statements of Qualifications ("SOQs") from Developers and Architects to begin redeveloping the 63rd Street Corridor in Woodlawn. The City's Department of Planning and Development ("DPD") and Department of Housing ("DOH") hope 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 firms (note: involvement with prior Invest South|West projects does not preclude firms from submitting SOQs). This area presents a unique opportunity for the development of a new equitable transit-oriented corridor adjacent to regional assets and attractions including: The University of Chicago, The Obama Presidential Center, Washington Park, Jackson Park and Lake Michigan. **See Figure 1.**

Through this Request for Qualifications ("RFQ"), the City is seeking to pre-qualify 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 III 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 for the 63rd Street Site 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.



**Figure 1:** Woodlawn location

## 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 |
| Woodlawn 63rd St |        |      | STEP 1     |      |        |     |      |      |        | STEP 2 |                |                     |              |              | STEP 3         |       |        |       |      |       |        |              |                    |             |       |       |
|                  |        |      | RFQ Issued |      |        |     |      |      |        |        | Resp. Due 9/14 | Short List Selected | Team Pairing | Submit Teams | Concept Design |       |        |       |      |       |        | Public Pitch | Dev. Team Selected | Press Event |       |       |

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:

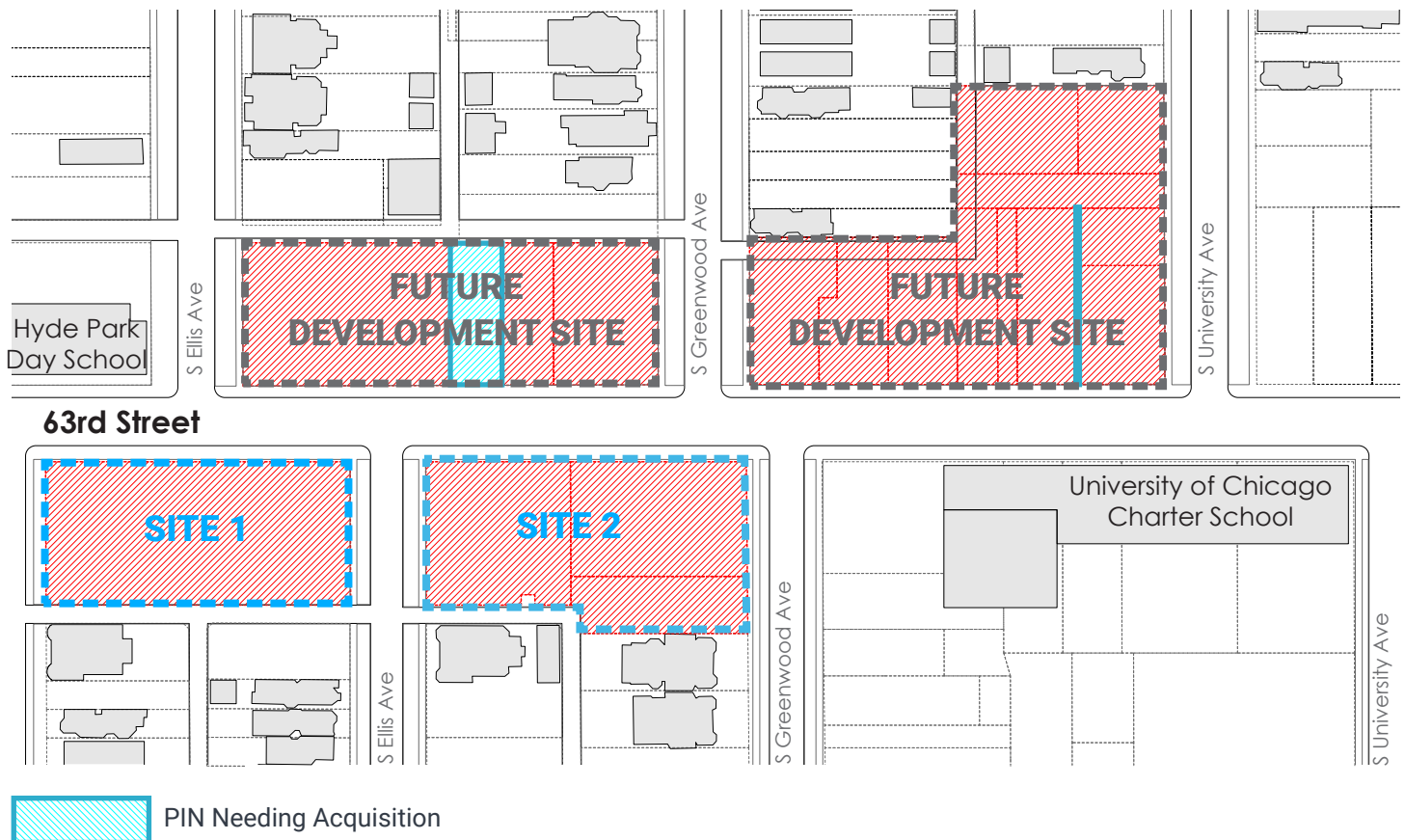
**JUSTIN PETERSEN**

Email: [Justin.Petersen@cityofchicago.org](mailto:Justin.Petersen@cityofchicago.org)

# II. The Woodlawn Opportunity

## DESCRIPTION OF SITE & CONTEXT

The 63rd Street Corridor is located 6 miles south of downtown Chicago; approximately 1.5 miles east of Interstate 94 and 1 mile west of Du Sable Lake Shore Drive. The development sites on 63rd Street lie at the heart of the Woodlawn Community and are immediately adjacent to residential areas that are seeing rapid infill development and regeneration. The City owns 18 parcels comprising the majority of four vacant blocks fronting 63rd Street between S. Ingleside Avenue and S. University Avenue. Each of these blocks is considered a separate development site. Sites 1 & 2 are located south of 63rd Street between S. Ingleside Ave and S. Greenwood Ave. and require no further parcel acquisition. Sites 1 & 2 are therefore considered the first viable locations for development. The remaining sites north of 63rd Street require additional parcel acquisition to complete site-control. This RFQ is seeking qualifications from Developers and Architects to redevelop Site 1 or Site 2. **See Figure 2.**



**Figure 2:** RFQ Sites

- » **Site 1 Address:** South Side of 63rd St between S Ingleside Ave and S Ellis Ave: 935 E. 63rd St  
PINS: 20-23-105-001-0000  
Recommended Zoning: B3-3 Community Shopping District
- » **Site 2 Address:** South Side of 63rd St between S Ellis Ave and S Greenwood Ave: 1017 E. 63rd St  
PINS: 20-23-106-001-0000; 20-23-106-038-0000; 20-23-106-039-0000  
Recommended Zoning: B3-3 Community Shopping District

**Immediate Site adjacencies include:**

- Public Aid Department – Illinois Department of Human Services (IDHS) offices include childcare resource and referral, community youth services, developmental disability services, domestic violence victim services, mental health, family planning, and more.
- Hyde Park Day School – A specialty school providing first through eighth grade education for students with learning disabilities
- Woodlawn Station – A four-story development by the Preservation of Affordable Housing (POAH) containing 55 mixed-income residential units and 15,000 square feet of ground floor retail space occupied by Daley's Restaurant, Red Clay Dance Company, and the UPS Store.
- Friend Health Headquarters & Annex – Founded in 1997, Friend Health provides primary health care services to vulnerable and under-served populations.

**Major regional assets and attractions within one mile of the Development Site(s) include:**

- The University of Chicago – Consistently one of the top ranked Universities in the World with prominent programs in the hard sciences, social sciences, and the humanities.
- The Obama Presidential Center – a museum and library commemorating the presidency of Barack Obama
- Jackson Park – a 550-acre lakefront park originally designed by Frederick Law Olmsted and Calvert Vaux. Jackson Park is the historic site of the 1893 World's Columbian Exposition and the Daniel Burnham Planned "White City." The Park is now home to The Museum of Science & Industry, The Statue of the Republic, 63rd Street Beach and the Jackson Park Golf Course.
- Washington Park – Also designed by Frederick Law Olmsted and Calvert Vaux and connected to Jackson Park by the Midway Plaisance, Washington Park remains one of the Chicago's best examples of picturesque landscape design and boasts some of the City's best park facilities.
- The DuSable Museum of African American History – A museum and education center dedicated to the study and conservation of black history, culture and art founded in 1961.



## HISTORY OF WOODLAWN

Woodlawn is one of Chicago's 16 lakefront neighborhoods. The area was annexed by the City in 1889 and chosen as the site of The World's Columbian Exposition in 1893. The Exposition ignited the initial wave of residential and commercial development in the late 19th Century. African American families moved to Woodlawn in the 1950s. By the 1960s Woodlawn was predominantly African American with a population of 80,000 residents.

Redlining and commercial divestment led to decades of decline and abandonment beginning in the 1970's. Since its peak in the 1960's Woodlawn's population has declined by nearly 70% to under 25,000 in the early 21st Century. The University of Chicago started expanding south of the Midway Plaisance in mid-20th Century and has continued growing its facilities in Woodlawn in during the early 21st Century. In 2015 The Obama Foundation selected a site adjacent to the University of Chicago in Jackson Park for the location of the Obama Presidential Center (OPC); a \$500 million dollar project composed of three buildings that will include more than 200,000 ft<sup>2</sup> of educational, library and public meeting facilities.

The selection of Woodlawn as the location of the Obama Presidential Center has stimulated renewed residential and commercial interest in the neighborhood as well as concerns with gentrification and residential displacement. In September of 2020 the Woodlawn Housing Preservation Ordinance was passed in effort to maintain neighborhood affordability. The ordinance requires development on all city-owned land to meet affordability thresholds and specifically requires 30% of units on ten (10) higher density city-owned parcels to maintain affordability at 30-50% of Area Median Income (AMI), preferences developers with a history working in Woodlawn, and requires a local hiring plan. The Woodlawn Housing Preservation Ordinance can be found on the City of Chicago's website at the following location: [https://www.chicago.gov/city/en/depts/doh/supp\\_info/woodlawn-housing-ordinance.html](https://www.chicago.gov/city/en/depts/doh/supp_info/woodlawn-housing-ordinance.html)

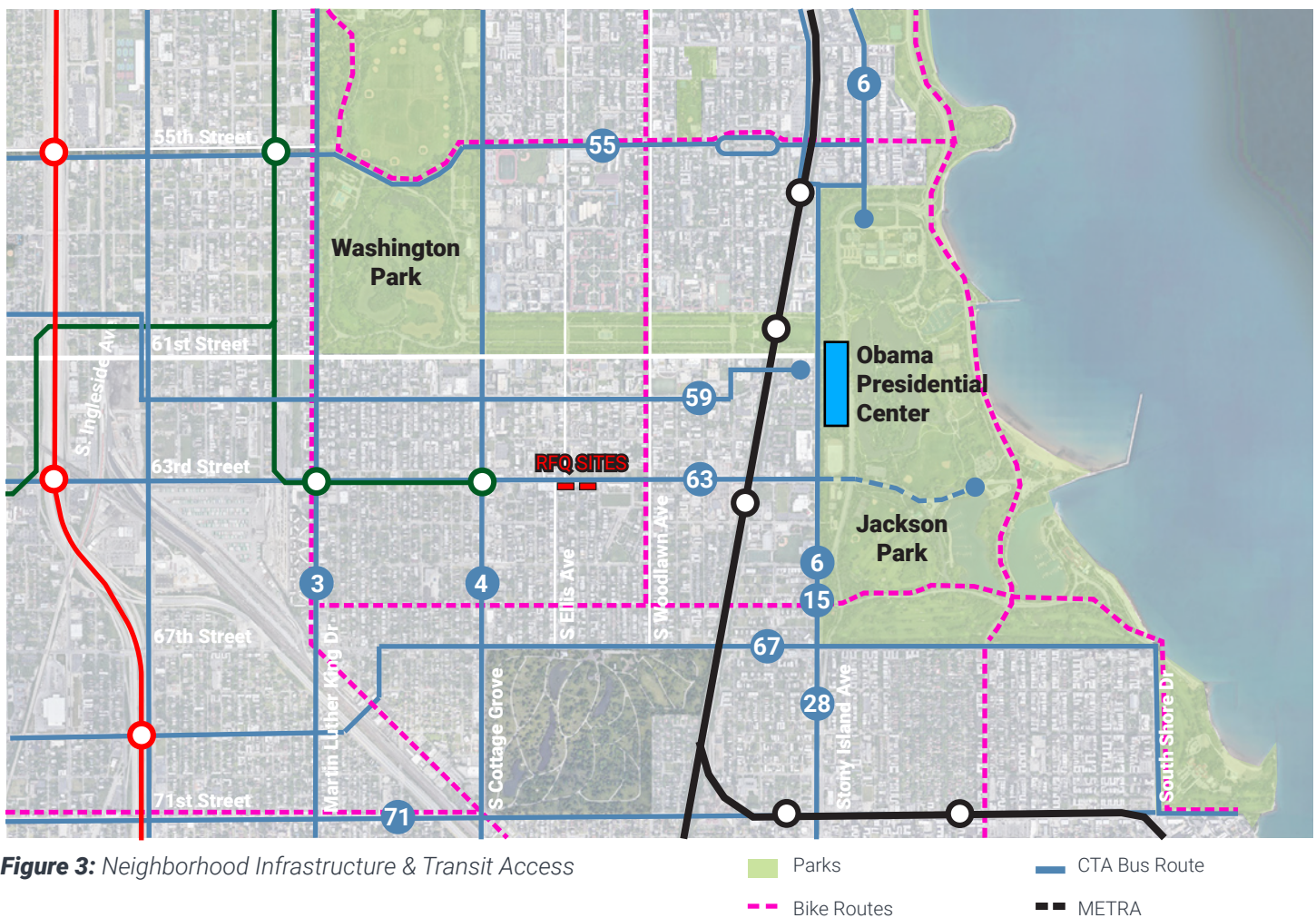
## HISTORY OF 63RD STREET

63rd Street is a historically significant retail and commercial corridor that thrived through the middle of the 20th century by serving the needs of the neighborhood and workers at nearby industrial and manufacturing facilities. 63rd Street was famous for its jazz venues and remained one of the busiest streets on the South Side into the 1970's. Jobs began leaving the area in the late 1970's early 1980's. Multiple business cycles, recessions and increasing poverty further depressed the corridor through the 1990's. With the support of neighborhood stakeholders that hoped to inspire redevelopment of the corridor; the CTA dismantled a stretch of the elevated Green Line extending east from Cottage Grove to Dorchester Ave in the late 1990's. The 63rd Street corridor has been defined by large stretches of vacancy between institutional uses for more than twenty years. However, in the last several years a critical mass of new development has coalesced around the intersection of 63rd Street and Cottage Grove Avenue. New projects include the recently completed Woodlawn Station development, the soon

to be constructed Park Station multi-family development, Friend Health's new headquarters and annex building, a new public library branch and office space connected to the Cottage Grove Green Line Station and an adaptive re-use of the Washington Park Bank Building. The Department of Planning & Development would like to continue the momentum of these developments at Cottage Grove by expanding the mixed-use corridor east, toward Jackson Park, while providing new housing and a concentration of retail and neighborhood services at the heart of Woodlawn.

## INFRASTRUCTURE & TRANSIT ACCESS

From Midway Airport to Jackson Park, 63rd Street is one of the primary east-west transportation corridors on the City's South Side. The 63rd Street RFQ Site(s) are approximately 1.5 miles east of Interstate 94 and 1 mile west of Lake Michigan and Du Sable Lake Shore Drive. The Site(s) are also approximately 3 blocks east of the 63rd & Cottage Grove Street CTA Green Line Station and fall within the existing ¼ mile radius for transit-oriented incentives. The passage of the City's "Connected Communities" E-TOD Ordinance will extend transit-oriented incentives to the entire 63rd Street Corridor in Woodlawn. The Site is also approximately one mile from the 63rd Street Metra Station between S Dorchester Ave and S Blackstone Ave. The CTA's 63rd Street Bus also provides high-frequency 24-hour service between Stony Island and Midway Airport. **See Figure 3.**



# III. Real Estate Market Profile

## DEMOGRAPHIC TRENDS

After decades of consistent and dramatic population decline, Woodlawn has seen small but significant population growth since 2010. The neighborhood is predominantly African American (82%). 27% of Woodlawn residents have some college or an associate degree. Median household income is approximately \$25,000 compared to approximately \$58,000 for the City of Chicago. Nearly half (49.5%) of Woodlawn residents make less than \$25,000 a year, which is less than 40% of the Chicago Area Median Income (\$73,000)

78% of households rent in Woodlawn compared to 55% of households in the City as a whole. The average home value in Woodlawn is \$270,750, while the average home value across the City is \$373,900. More than 40% of Woodlawn residents do not have access to a car and therefore rely entirely on public transit or other means for personal mobility and access to employment.

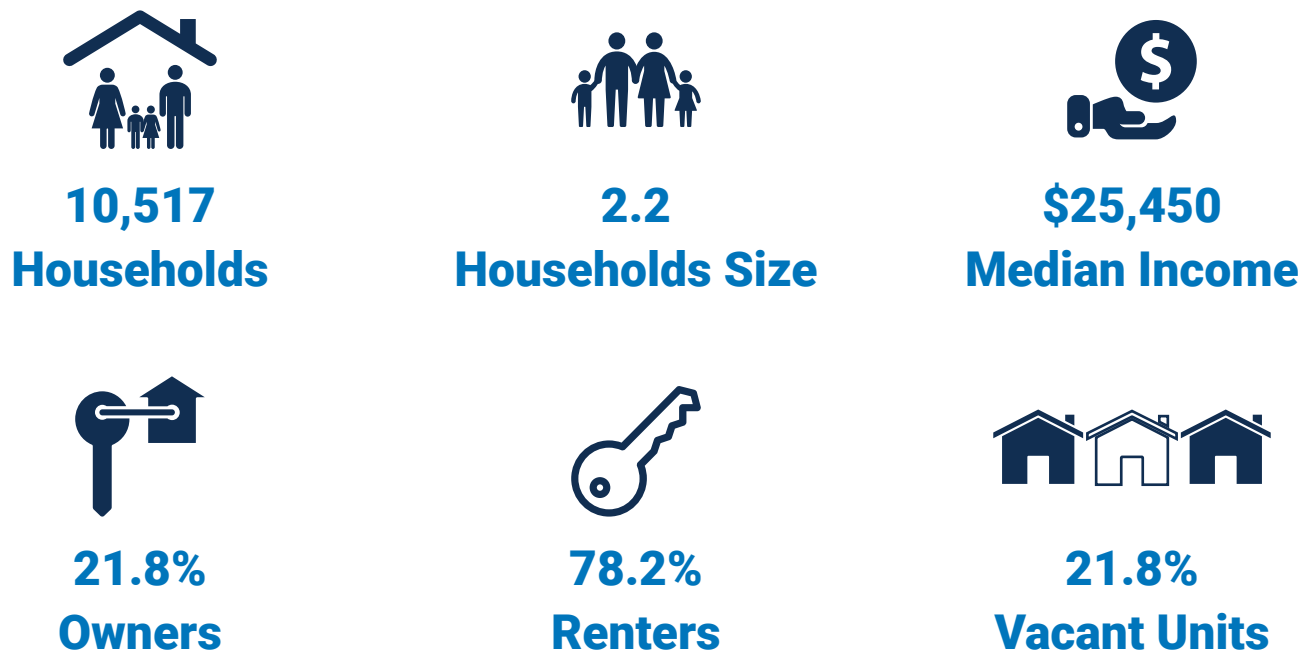
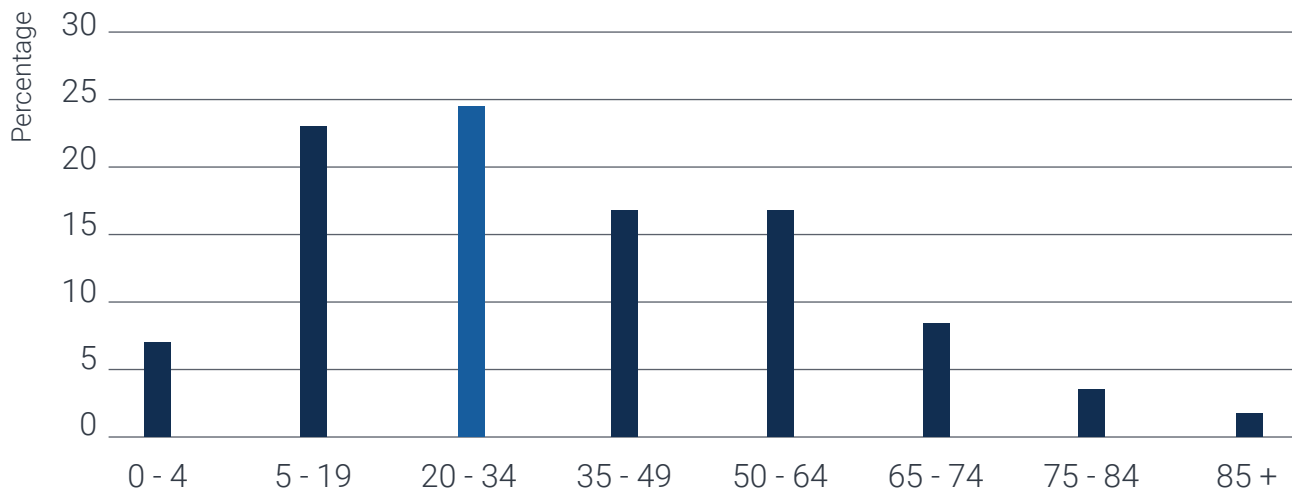


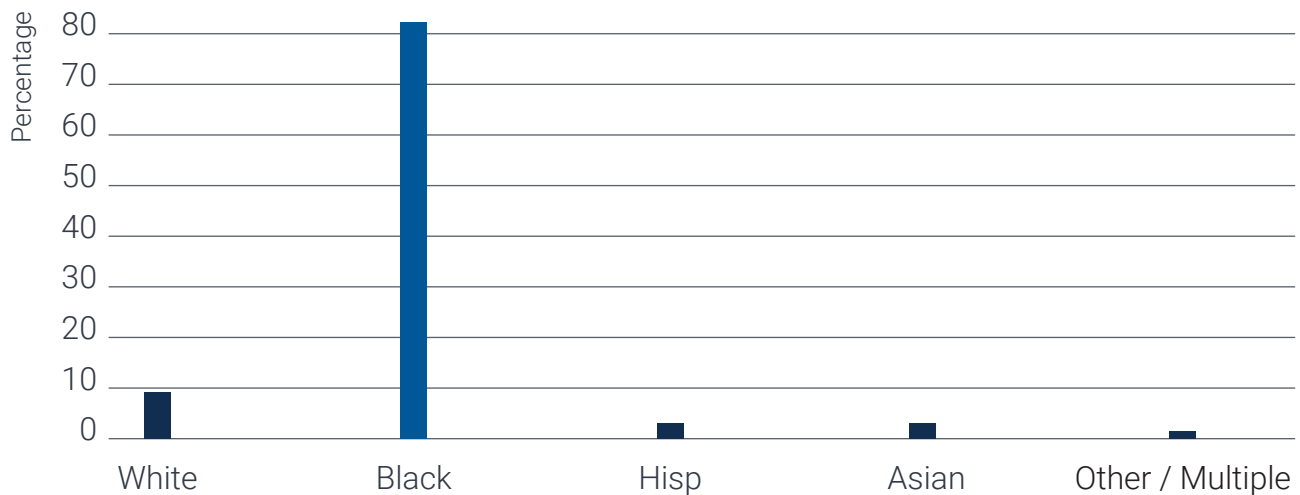
Figure 4: Area demographics



## 2020 Population by AGE



## 2020 Population by RACE



**Figure 5:** Population demographics

## RETAIL MARKET TRENDS

Most of Woodlawn's historic retail storefronts on 63rd Street have been vacated and demolished. Some pockets of older buildings remain, particularly adjacent to the CTA Green Line. A new group of catalytic commercial and mixed-use projects have either been recently completed, are under construction or are in the planning stages near or adjacent to the intersection of 63rd Street & Cottage Grove Avenue. Woodlawn Station was the first of these developments completed in 2018 and is now home to Daley's Restaurant (operating since 1918), the Red Clay Dance Company and the UPS Store.

Robust Coffee Lounge opened in 2010 at the corner of 63rd Street and Woodlawn Avenue and now anchors the east end of the RFQ area. Several small retail establishments are located south of 63rd Street on Cottage Grove Avenue. In 2019 a new full-service Jewel-Osco opened at the corner of 61st & Cottage Grove Avenue. Despite recent improvements Woodlawn has some of the lowest occupied retail square footage in the City of Chicago and is in desperate need of new dining and commercial establishments.

## GAP FINANCING

With the low market leasing rates on the 63rd Street Corridor, it is difficult for new market-rate construction to compete with the current market rents. The proposed development approach identifies building housing as financially feasible due to the potential subsidies available. The estimated rent from housing will not cover the construction and operating costs, creating a financial gap. Financial incentives (subsidies, incentives, grants, and loans) will be reviewed to fill that financial gap.

Incentives under consideration include:

- Neighborhood Opportunity Fund
- Tax Increment Finance
- Enterprise Zone
- New Market Tax Credits
- Tax Exempt Bonds (TEB)
- 4% Low Income Housing Tax Credits (LIHTC)\*
- Federal Home Loan Bank (FHLB)
- Chicago Low Income Housing Trust Fund (CLIHTF)
- ComEd Energy Grant Program

\*9% LIHTC is a competitive DOH financing source that can only be applied for through its funding round under the guidelines of the Qualified Allocation Plan (QAP). All proposals that require additional DOH funding, other than TEB and TIF, are required to apply through DOH's funding round. The next funding round is currently scheduled to open in June 2023.

In addition to the QAP guidelines, all proposals seeking DOH financing are subject to guidelines outlined in the Racial Equity Impact Assessment (REIA), as well as the Architectural Technical Standards Manual and the Multifamily Financing Underwriting Policies. All documents are available for review at [https://www.chicago.gov/city/en/depts/doh/supp\\_info/qap-2021.html](https://www.chicago.gov/city/en/depts/doh/supp_info/qap-2021.html)

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# IV. Planning Framework & Development Potential

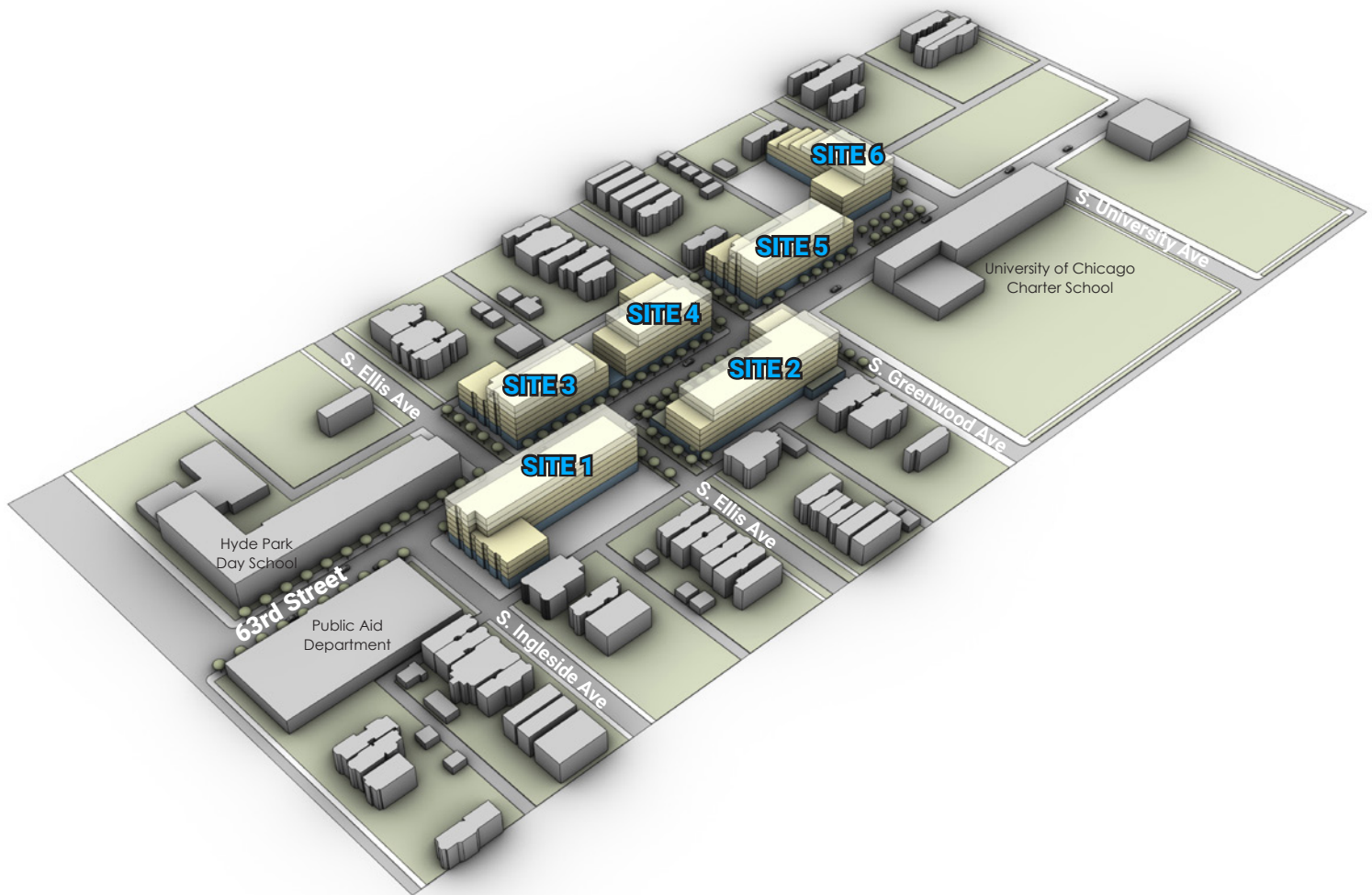
## THE VISION: THE 63RD STREET CORRIDOR

The Woodlawn Community has expressed a strong desire to expand mixed-use commercial and community-serving uses along 63rd street; including sit-down restaurants, cafes, ice cream shops, neighborhood retail, professional services, new residential units, and other community-focused establishments. New multi-family buildings will aid both existing and proposed commercial activity by leveraging the proximity to the CTA Green Line station at Cottage Grove and the Metra Electric Line 63rd Street station while promoting affordability, accessibility, density, and a functional relationship between residents and transit. Renewed investment on 63rd street will offer opportunities for the local wealth creation, with participation by local developers, contractors, businesses, and local property owners.

**With the development of the 63rd Street Corridor, the City of Chicago seeks to:**

- Create a vibrant mixed-use corridor for a range of incomes within the Woodlawn community,
- Implement equitable transit-oriented development ("E-TOD") strategies to facilitate higher density, pedestrian friendly design in transit rich locations (*See Appendix for more on E-TOD*),
- Make Woodlawn a "15-minute" neighborhood by expanding retail, dining, and neighborhood services so that residents can meet their needs within a 15-minute walk of their home,
- Generate new jobs, build household and community wealth, expand the tax base, and
- Bring Design Excellence to a vital and historic South Side neighborhood. The City expects 63rd Street 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](https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html)

Development of the East 63rd Street Sites 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 Storm-water 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. Please see the Appendix for additional information regarding the regulatory context for development. Copies of the ordinances and plans are also available from DPD.



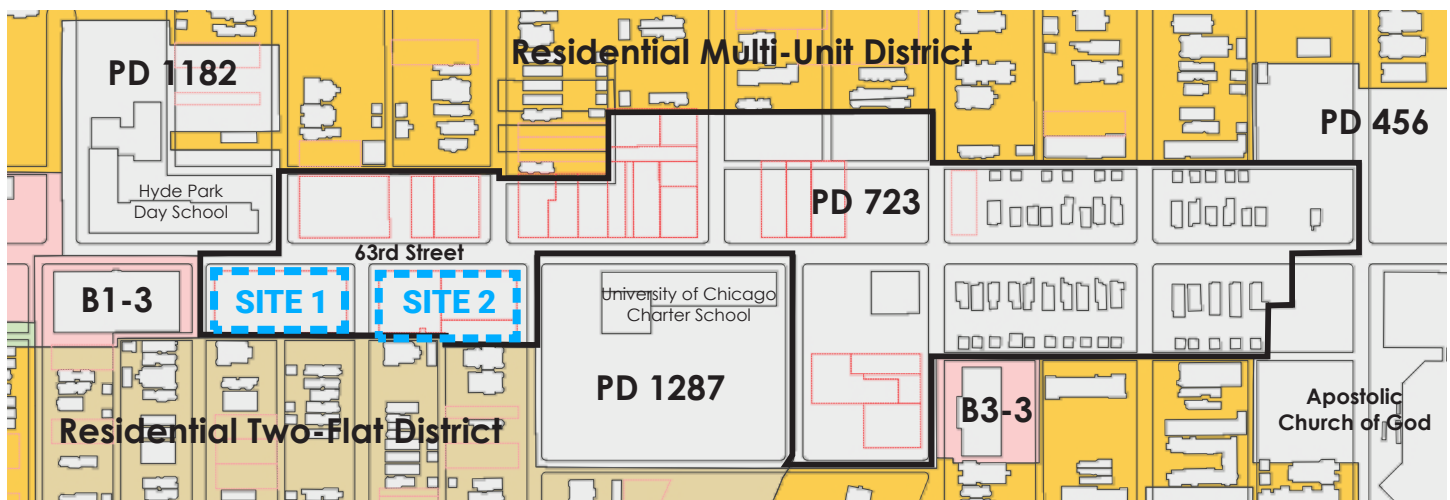
**Figure 6:** Long-Term Build Out Scenario for East 63rd Street

**Full Build-Out Massing (FAR = 3):**

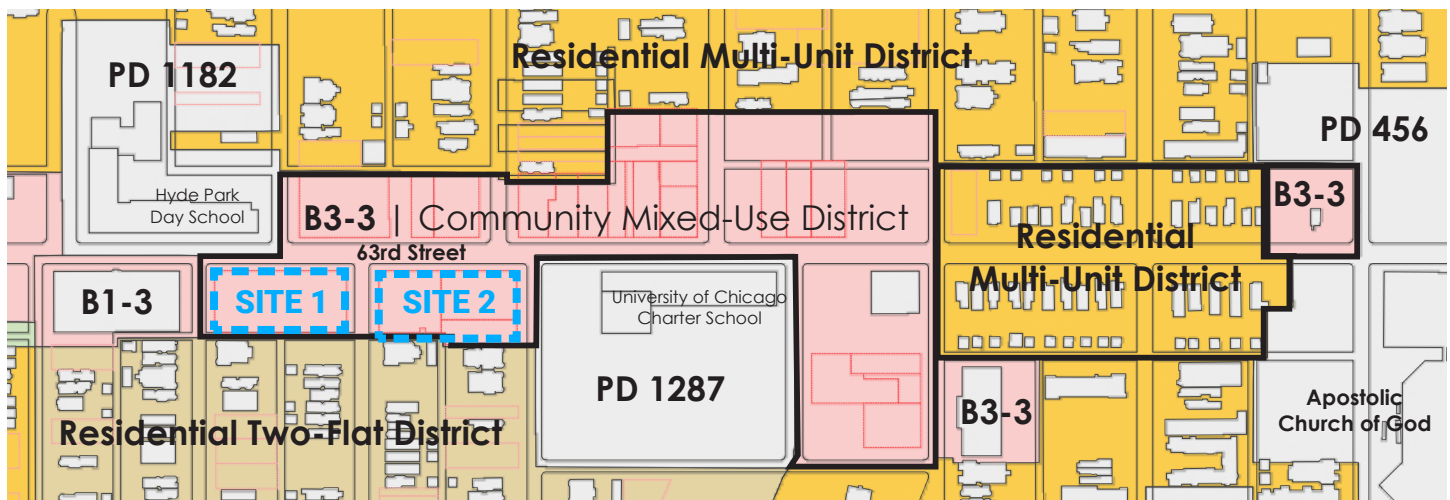
- Approximately 415-475 Total Units (Approximately 125-143 affordable units at 30%-50% of Area Median Income)

**Full Build-Out Massing with FAR Bonus (FAR = 3.5 - 4):**

- Approximately 495-555 Total Units (Approximately 149-157 affordable units at 30%-50% of Area Median Income)



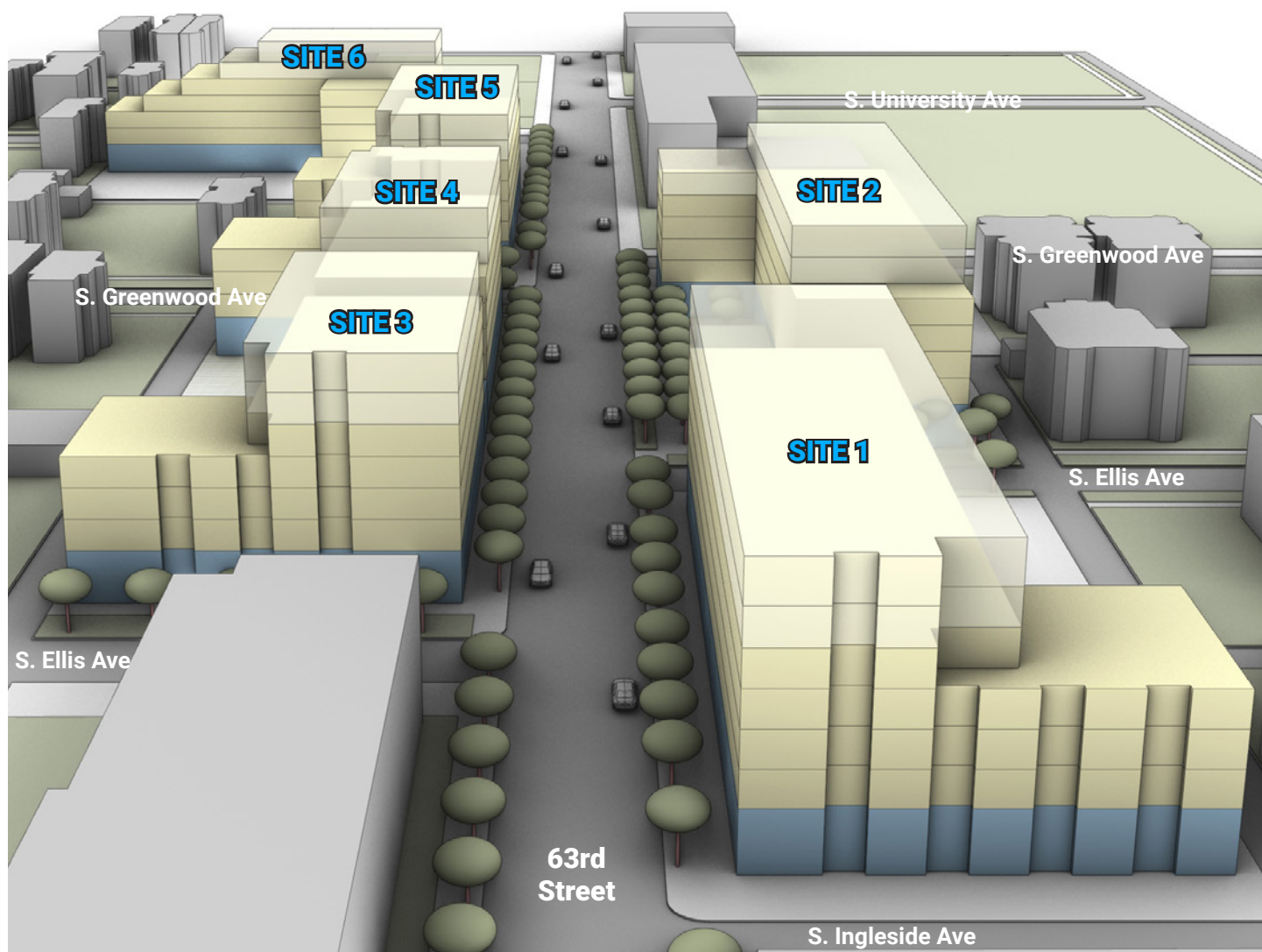
**Figure 7:** Existing Zoning



**Figure 8:** Recommended Zoning

## ZONING

The 63rd Corridor Site(s) are currently within a Planned Development (PD 723) that limits development density. In an effort to simplify the approval processes for future development along this corridor the City intends to dissolve PD 723 and rezone the 63rd Street parcels to a community mixed-use designation of B3-3. **See Figures 7 & 8.**



**Figure 9:** Long-Term Build Out Scenario for East 63rd Street - Looking East

## URBAN DESIGN PRINCIPLES

The overall design strategy seeks to position the sites as the new heart of Woodlawn bridging the north and south sides of 63rd Street to create a vibrant corridor. Development proposals should respond to the Department of Planning and Development's Design Excellence Principles.

Design Excellence represents the City's commitment to a high-quality built environment, which celebrates and enhances Chicago's unique architectural and urban design legacy. Design Excellence applies to development downtown and in our neighborhoods - to streetscapes and open spaces - to residential, commercial, and industrial uses.

Design Excellence comprises a range of policies and processes to shape the City's framework for planning, implementation, and evaluation of development. The following principles were developed by DPD in a collaboration with a series of stakeholders. They have informed an environment of Design Excellence in Chicago.





**Figure 10:** East 63rd Street View - Looking Southwest

### **Equity & Inclusion: Fair Treatment, targeted support, and prosperity for all citizens**

1. Revitalize Chicago's Neighborhoods while celebrating their authenticity and singularity.
2. Prioritize inclusive design processes to foster equitable development.
3. Leverage the economic benefits of good design.

### **Innovation: Creative approaches to design and problem-solving**

4. Encourage diverse approaches in order to inspire innovation and design excellence.
5. Honor Chicago's legacy of architectural innovation by promoting contemporary design.

### **Sense of Place: Celebrating and strengthening the community culture**

6. Strive to enhance the public realm, focus on the pedestrian experience.
7. Immerse yourself in the places, people and cultures of the City.

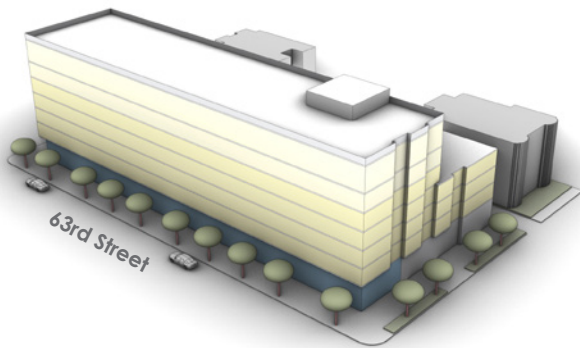
### **Sustainability: Committing to environmental, cultural, and economic longevity**

8. Develop a healthier, more resilient and beautiful city.

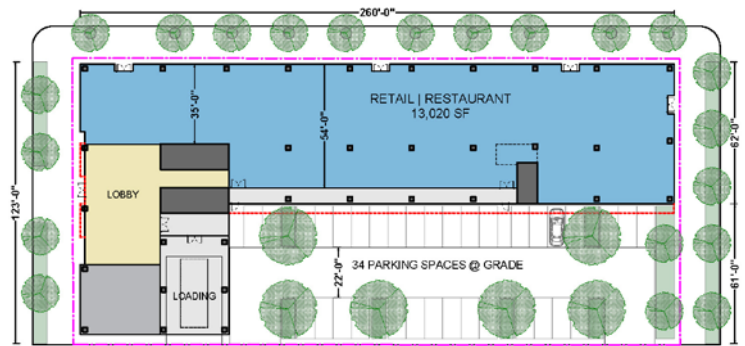
### **Communication: Fostering design appreciation and responding to community needs**

9. Communicate design excellence to the public.
10. Support design excellence with the city departments and sister agencies.

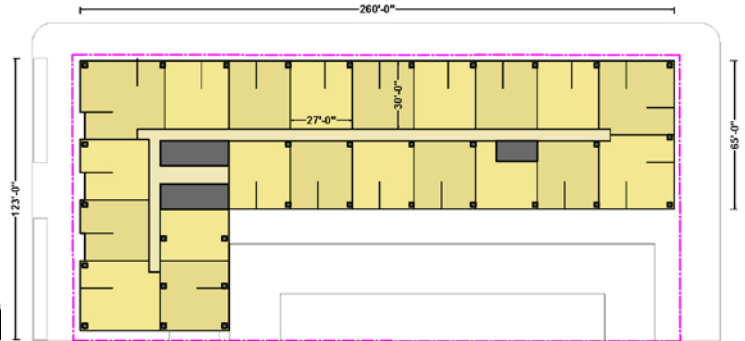
Example Massing



Example Ground Plan



Example Residential Plan

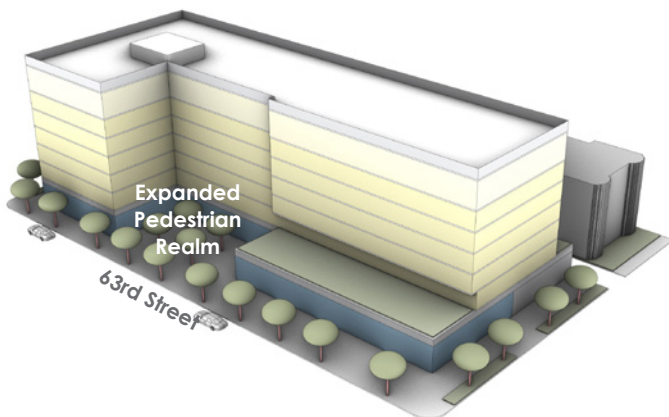


Example Street Section

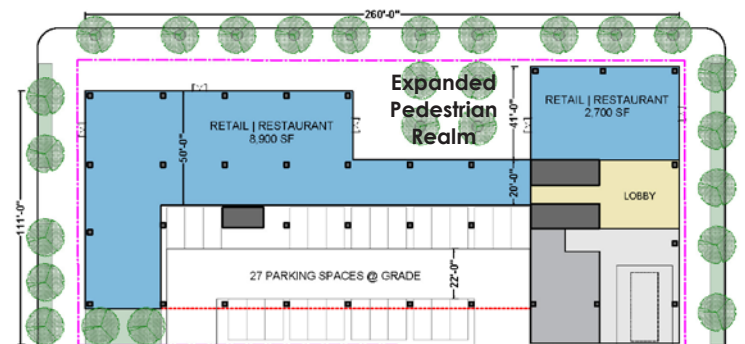


**Figure 11:** Potential Site Strategy A - Basic Massing

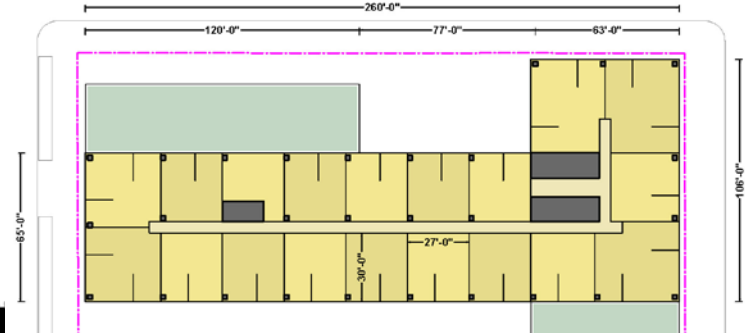
Example Massing



Example Ground Plan



Example Residential Plan



Example Street Section



**Figure 12:** Potential Site Strategy B - Setback Massing

## WOODLAWN HOUSING PRESERVATION ORDINANCE

The Woodlawn Housing Preservation Ordinance mandates affordability requirements on all rental and for-sale housing developed on City-owned residential land. Key components of the ordinance include:

- Affordability for Chicago's lowest earners: On 25% of city-owned vacant land, 30% of units in each project must be affordable at 30-50% of Area Median Income
- \$1.5 million for the Preservation of Existing Affordable Rental (PEAR) – This apartment building refinance program would help existing owners refinance their property to keep tenants in place and rents affordable.
- \$1.175 million for Renew Woodlawn. \$500,000 in city funding and pending grant request for an additional \$675,000 from HUD's Choice Neighborhoods Initiative. Renew Woodlawn is a rehab homeownership program tailored for low to moderate income households.
- \$1.52 million for the Woodlawn Loan Fund to supplement \$5 million from banks and other lenders. This is a program to purchase and rehabilitate vacant units to create new affordable housing.
- \$1 million for the Woodlawn Long-term Homeowner Home Improvement Grant Program. The program will assist homeowners with 5 or more years of residency in their home with a grant of up to \$20,000 for home repairs.
- Enhanced local hiring requirements – Residential developments that receive City land for development of rental housing would be required to meet enhanced local hiring requirements.
- Tenant Right of First Refusal pilot program for larger apartment buildings – Gives renters the right of first refusal if a landlord seeks to sell his/her building. Rather than tenants being automatically displaced from the sale of a building, tenants would have the right to form a tenant's association and enter into an agreement with a not-for-profit affordable housing developer to purchase the building and maintain it as affordable.

To review the entire Woodlawn Housing Preservation Ordinance, download full report here: [https://www.chicago.gov/city/en/depts/doh/supp\\_info/woodlawn-housing-ordinance.html](https://www.chicago.gov/city/en/depts/doh/supp_info/woodlawn-housing-ordinance.html)

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# V. Developer Rights & Responsibilities

The City is currently seeking a well-qualified Developer with a compelling vision for Site 1. The Developer will be tasked with preparing a comprehensive plan for Site 1 or Site 2, with a clear framework that still allows for development flexibility.

## REDEVELOPMENT AGREEMENT

To achieve the development guidelines and financial objectives outlined above, the City intends to enter into a Redevelopment Agreement with a single Developer for Site 1 or Site 2. Responsibilities of the Developer 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 City-owned 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 for the development of Site 1 or Site 2 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. **See Appendix** for additional information regarding environmental remediation.

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 Redevelopment Agreement and select a different Respondent who responded to the RFQ, reissue the RFQ, or take other measures as it deems appropriate.

# VI. Submission Requirements & Respondent Selection

## STEP 1A: REQUEST FOR QUALIFICATIONS FROM DEVELOPERS

The City is requesting that Developers interested in leading the redevelopment of 63rd Street Sites 1 or 2 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:

- 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 or Site 2 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.

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.
- 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 South Side 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 Alderpeople.
- 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 DESIGNERS

The City is requesting that Architects interested in leading the design of 63rd Street Site 1 or 2 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:
  - 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/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 (Designers)**

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 63rd Street Site 1 or 2 (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).
  - 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

*\* 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%.*

- 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: Woodlawn 63rd Street - SUBMISSION - [Team Name]**

File Naming: **RFQ\_Woodlawn 63rd Street\_[team name]\_[document name].pdf**

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

**Justin Petersen**

**Justin.Petersen@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.

# VII. Appendix

## REGULATORY CONTEXT

### 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.

### 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).

### **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](http://www.cityofchicago.org/ARO).

### **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.

## SUSTAINABILITY

The City expects that all proposals will employ strategies that will (1) maximize the environmental, social and economic value of the project and (2) improve the resiliency of the local community area. Proposals that are seeking TIF assistance, Department of Housing financial incentives or Class L tax credits will need to meet the requirements of the Chicago Sustainable Development Policy. The menu of strategies that projects can choose from to meet the policy requirements can be found at the following web page: [https://www.chicago.gov/city/en/depts/dcd/supp\\_info/sustainable\\_development/chicago-sustainable-development-policy-update.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html). In addition, a comprehensive list of resources has been compiled to assist development projects with incorporating sustainable and resilient strategies into their proposal.

## 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 July of 2022, Chicago City Council passed 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 version of the City's ETOD Policy Plan, download the full report here: <https://www.chicago.gov/content/dam/city/sites/etod/Pdfs/ETOD-Full-Policy-Plan-with-Appendices-6-15-21.pdf>



## 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.

|                       | 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 |

### 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
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

