New City + Back of the Yards

Neighborhood Roundtable

September 24, 2020
1 Welcome
2 Updates
   NOF
   Corridor Manager
   DCEO BIG Round 2
3 RFP discussion
4 Next steps
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NOF Small Grants Application Updates

• **Project Readiness Quiz** completed 1,488 times in the first week
  • 1,183 unique email addresses
  • 22% of email addresses completed the quiz more than once
    (highest was 6x’s)

• **101 applications** submitted so far
  • 3 applications received in New City community area

• Application period ends **Friday, Nov. 6th at 10:00PM**
  • To apply, visit [https://Chicago.gov/NOF](https://Chicago.gov/NOF)
Where are the applications?

Total Applications Received as of 9/14-9/18

- Blank: 5
- West: 29
- Southwest: 8
- Southeast: 39
- Far South: 12
- Central: 3

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LISC Corridor Manager Update

A team at LISC reviewed the applications against the following criteria:

<table>
<thead>
<tr>
<th>Criteria:</th>
<th>Application should show:</th>
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<tr>
<td>Neighborhood economic development experience</td>
<td>Specific to neighborhood</td>
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<td>Recent (last 3 years)</td>
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<td>Familiarity with City incentive programs</td>
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<td>Stakeholder &amp; neighborhood relationships</td>
<td>Strong working relationships with stakeholders (aldermen, CBOs, business &amp; property owners, etc.)</td>
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<td>Ability to identify &amp; move forward catalytic projects</td>
<td>Insight on challenges &amp; opportunities in the neighborhood</td>
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<td>Clear ideas for moving these forward</td>
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<td>Commitment to partnerships, meetings, &amp; check ins</td>
<td>Willingness to collaborate with DPD, LISC, other CMs, and other ISW participants.</td>
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What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) solicit development proposals for City-owned land.

Traditionally, RFPs simply provide details regarding the subject property (e.g. size, zoning, appraised value) and a brief indication of the preferred use (e.g. residential development).

The INVEST South/West RFPs go one step further, and illustrate the desired urbanism of the site as well as a more robust description of uses desired by the community.

The ISW RFPs are also built on an understanding of available incentives and partner those incentives with the proposed development to ensure high-level financial feasibility.
An RFP is **not a Plan**

The RFPs do not represent a plan for the site in question. The drawings, images, and narratives associated with the RFPs simply help to shape the responses DPD will receive from developers.

The engagement carried out to date (Roundtables and Visioning Workshop) were aimed at reviewing potential uses, densities, and site layout. However, it is important to note that the respondent developers will propose their own designs and programs.

There will be several opportunities to review these proposals during the process...
ISW RFPs Have Three Main Goals

1. Facilitate Design Excellence on the South and West Sides

2. Use Inclusive Decision-Making Process to Guide Economic Development

3. Build Local Wealth
Goal 1
Facilitate Design Excellence on the South and West Sides

Chicago Central Area Committee providing pro bono design & real estate services

CCAC creating development & design framework for first 3 ISW corridors
- Building program & massing concepts
- Renderings & visuals of concepts
- ROW & streetscape recommendations
- Urban design recommendations
- Market analysis
- Financial analysis
On-Going Engagement

- CCAC’s development framework based on previous community-driven designs & plans

- DPD leading ISW Community Roundtables & Workshops with support from CCAC teams to determine community’s preferred development concepts

- **Additional one-on-one outreach** with targeted groups to supplement information from past engagement (roundtables, workshops, past community plans)
Using RFP Selection Process

Meaningfully engage community:

- **City to shortlist** finalist respondents
- **Finalists present** to Community (e.g. Aldermen, roundtable, public forum, etc.)
- Community **feedback incorporated into City negotiation process** with selected respondent
- **City announces selected proposal** to Community
RFP Release Schedule

Aug 2020 Release  *Austin, Auburn-Gresham, Englewood*

Nov 2020 Release  *New City / BOTY, other communities TBD*

Feb 2021 Release  *Communities TBD*

May 2021 Release  *Communities TBD*
RFP Process and Engagement

STEP 0
Visioning
With roundtable and broader community
OCTOBER

STEP 1
Release RFP
Based on input from Roundtable and Workshop
NOVEMBER

STEP 2
Responses Developed
Three (3) additional engagement

- DECEMBER ROUNDTABLE
- JANUARY ROUNDTABLE
- FEBRUARY ROUNDTABLE

STEP 3
Evaluation
DPD to shortlist responses; finalists to present proposals to community

- COMMUNITY PRESENTATION BY SHORTLISTED DEVELOPERS

STEP 4
Developer Selected
CONTINUED ENGAGEMENT

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Design Team

Lamar Johnson Collaborative
1511 W 47th St
47th + Justine

15,200 square feet vacant, city-owned land.

- 47th/Ashland TIF
- Zoned B3-2
- Enterprise Zone #2
- Ward 20, Taylor

Opportunities
- City-owned
- Key location along corridor
- Adjacent to NOF recipient

Challenges
- Relatively small site if parking is required
1400 W 47th St
Bishop Plaza

55,000 SF vacant retail space on 178,000 SF of land, privately owned.

- 47th/Ashland TIF
- Zoned B3-2
- Enterprise Zone #2
- Ward 15, Lopez

Opportunities
- Motivated property owner
- Key location along corridor

Challenges
- Retail space for several years without luck
- Impact of Covid-19 and changing retail
1555 W 47th St
Rainbow Building

4-story mixed-use building with single tenant in ground and vacant upper floors.

- 47th/Ashland TIF
- Zoned B1-3
- Enterprise Zone #2
- Ward 20, Taylor

Opportunities
- Prime location at key intersection
- Lots of interest in tenant spaces

Challenges
- Full building renovation not top priority
- Need a separate operator/partner if residential redevelopment
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