

ENGLEWOOD ISW ROUNDTABLE

FEBRUARY 18, 2021

Agenda

- 1 Welcome**
- 2 RFP Process Review**
- 3 RFP Submission Summaries / Evaluation Feedback**
- 4 Next Steps**

RFP PROCESS REVIEW

Englewood ISW Community Roundtable

February 18, 2021

A Transformative Vision for Englewood Square

Holistic approach

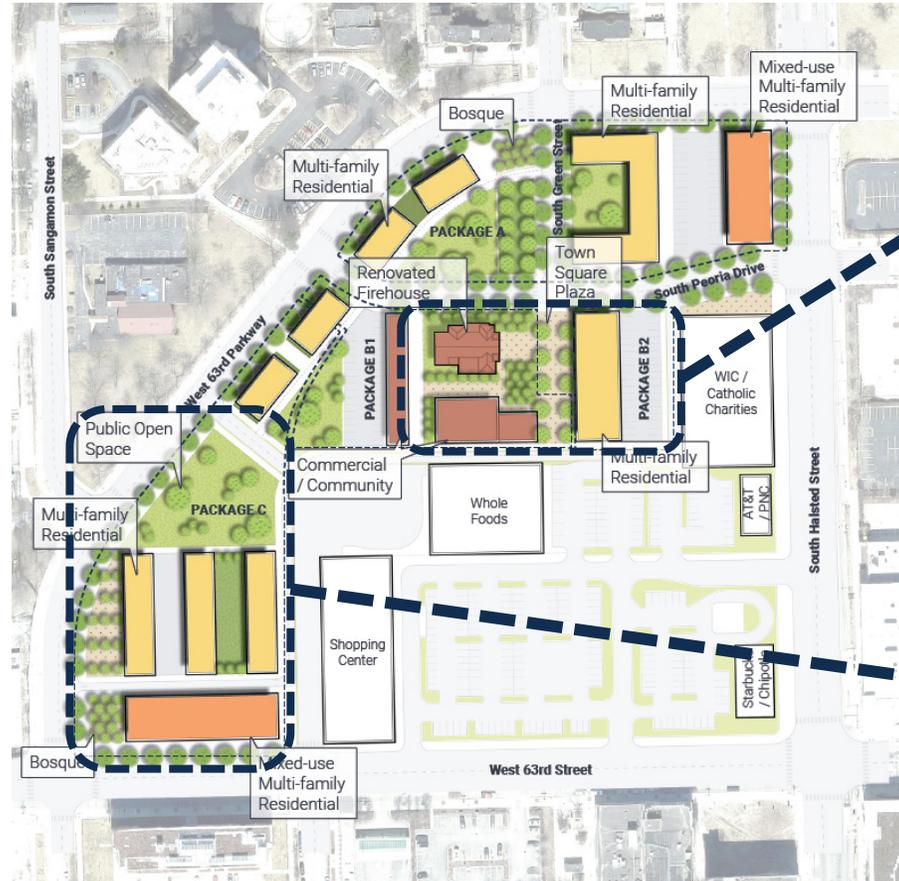
- Comprehensive vision for development across the site
- Two initial packages (Firehouse / 63rd Street) considered in this RFP

Firehouse Site

- Firehouse renovation to support community / commercial uses
- Mixed-use building with housing and retail
- Public plaza / open space

63rd Street Site

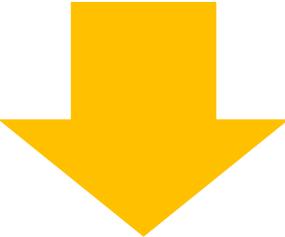
- Mixed-use building with housing and retail
- Streetscape / plaza
- Additional development in future phases



RFP Site Vision – Long-term



RFP Timeline



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City's Evaluation Criteria

1 Does the proposal build Community Wealth?

30% of total score

- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2 Is the proposal a great example of Professional Competence?

40% of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

3 Is the proposal Economically Feasible?

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications



Community Presentation Feedback / Online Survey Results

RFP SUBMISSION SUMMARIES

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February 18, 2021

Respondent Teams



Englewood Connect
Ignite Technologies (w/DL3)

Firehouse Site



Imagine Englewood
Imagine Group & East Lake

Firehouse Site



Englewood Connect
McLaurin & Farpoint

Firehouse Site



Avia Parc
DL3 & Mercy Housing Lakefront

63rd Street Site

ENGLEWOOD CONNECT (IGNITE)

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Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)

Development Team

- Ignite Technology and Innovation, Inc.
- DL3 Realty (as development consultant)

Design Team

- Lamar Johnson Collaborative - Architecture
- Latent Design (WBE/MBE) – Architecture / Planning
- Site Design Group (MBE) – Landscape
- SpaceCo – Land Survey
- Engage Civil (MBE) – Civil Engineering
- dbHMS (MBE) – MEP Engineering
- Level-1 (MBE) – Tech / IT
- Pioneer Engineering – Environmental

Pre-Construction Team

- CLAYCO – Construction Estimates
- Powers & Sons – Construction Estimates



Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)

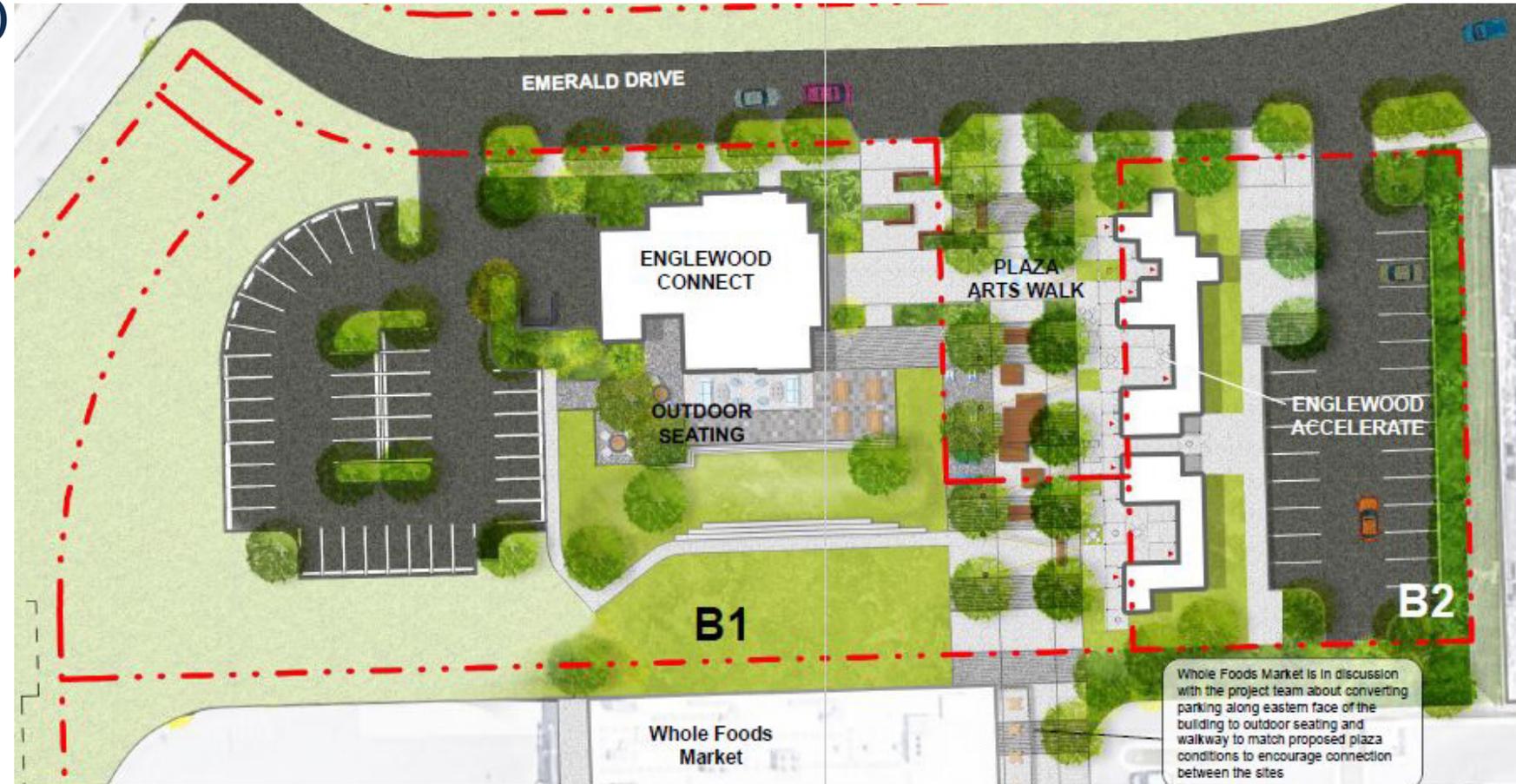
Total Project Cost: \$8.5M

Proposed Uses

- 4,300 sf Coffee Shop / Food Hall (first floor of Firehouse)
- 3,400 sf Entrepreneurial Hub (second floor of Firehouse)
- 3,200 sf Accelerate Container Market (business incubator)
- Arts Walk / Plaza
- Outdoor Seating
- Additional Landscape
- Surface Parking

Future Phase

- Replace container structure with mixed-use residential / office building



Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)

Firehouse Renovation - Coffeeshop

The overall design approach for Englewood Connect is to respect the history of the existing fire station, while rehabilitating it to a new use that once again serves the community. The existing coffered structural concrete ceiling in L1 will be sand blasted with the interior faces painted in gold and illuminated with linear led lights. The fireman's poles will be rearranged and re-purposed as standing tables for the cafe and bar.



Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Firehouse Renovation – Co-working



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Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Container market

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Landscape Plaza

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Landscape Plaza

Englewood Connect (Ignite)

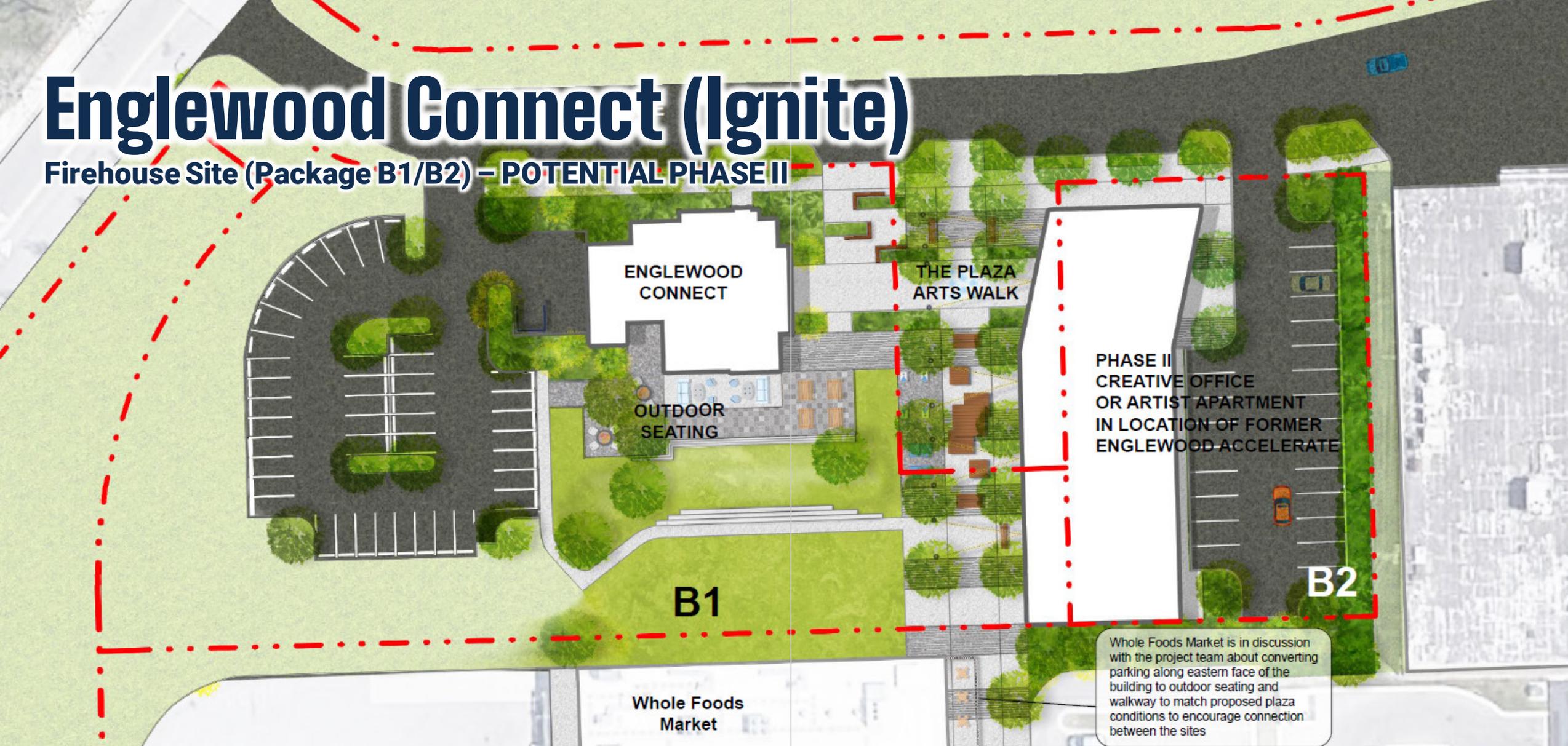
Firehouse Site (Package B1/B2)



Landscape Plaza

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2) – POTENTIAL PHASE II



Englewood Connect (Ignite)

Firehouse Site (Package B1/B2) – POTENTIAL PHASE II



Potential Phase II - Office

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2) – POTENTIAL PHASE II



Potential Phase II - Residential

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Englewood Connect (Ignite)

Evaluation Takeaways

Community Wealth Building

- Fully minority-led team
- Demonstrated commitment to small business development and local economic development
- Record of prior equitable hiring
- Strong preliminary engagement of stakeholders

Professional & Technical Competence

- Interesting and strong proposal for firehouse revitalization
- Team with prior experience of similar projects
- Significant open space
- Container development approach provides immediate, if underwhelming impact
- Future phase proposal could be strong

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total project cost and City support roughly aligned with expectations
- Container development financing not confirmed

Online Survey

50 responses

3.8 / 5 stars

Community Wealth Building: 58% Positive; 30% Neutral; 12% Negative

Competence & Appropriateness: 63% Positive; 28% Neutral; 9% Negative

What excites you?

- Technology / business development program – could this be incorporated in any winning proposal?
- Positive treatment of the firehouse
- Extensive plaza / open space
- Continued presence of DL3

What concerns you?

- Will it provide enough direct local jobs?
- Container development feels temporary

IMAGINE ENGLEWOOD

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Imagine Englewood

Firehouse Site (Package B1/B2)

Development Team

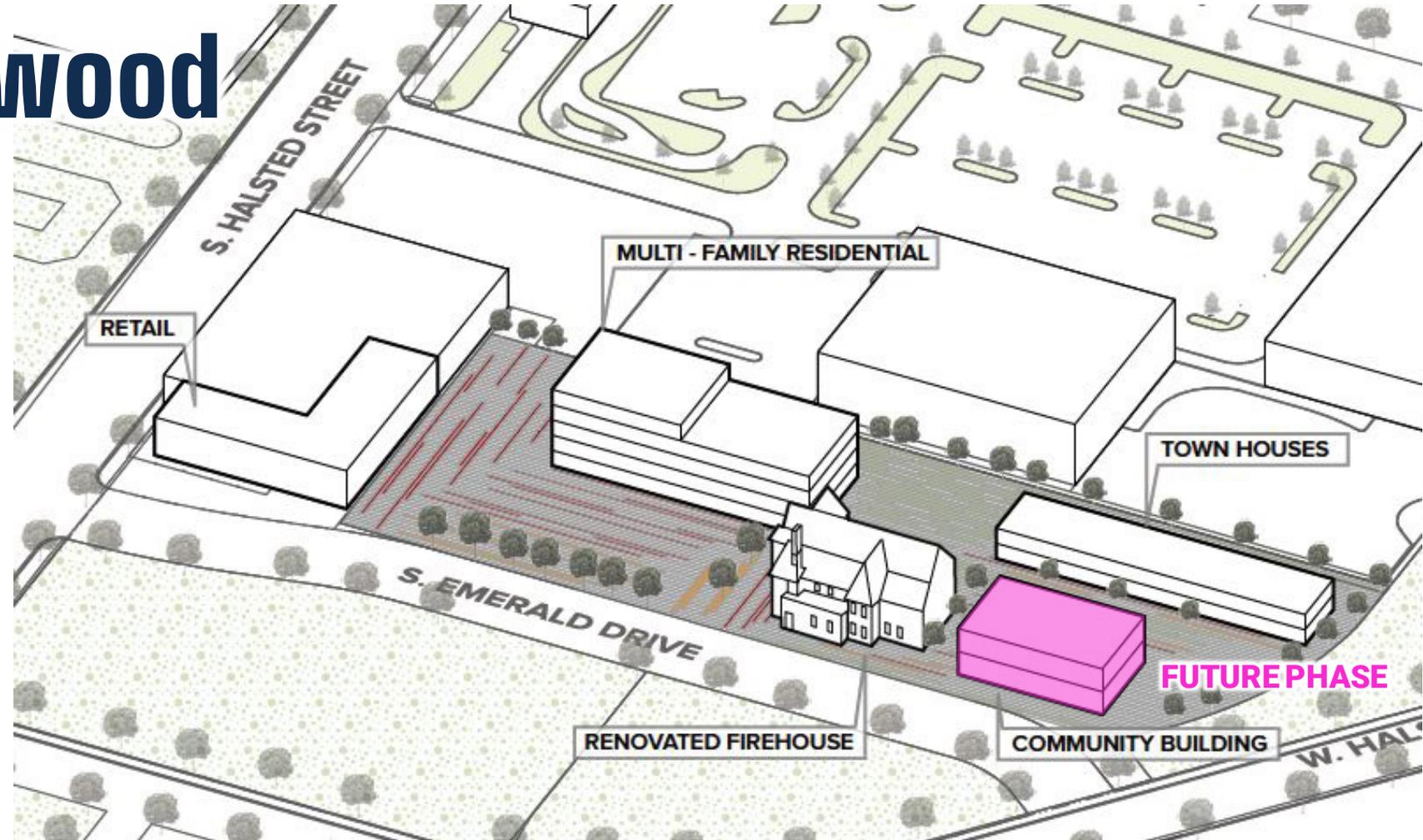
- Imagine Group (MBE)
- East Lake

Design Team

- JGMA (MBE) - Architecture
- Beehyve (MBE) - Architecture
- Roderick/Ardmore (MBE) - Engineering
- TGDA (WBE) - Landscape

Construction Team

- GMA (MBE)
- Burling Builders



Imagine Englewood

Firehouse Site (Package B1/B2)

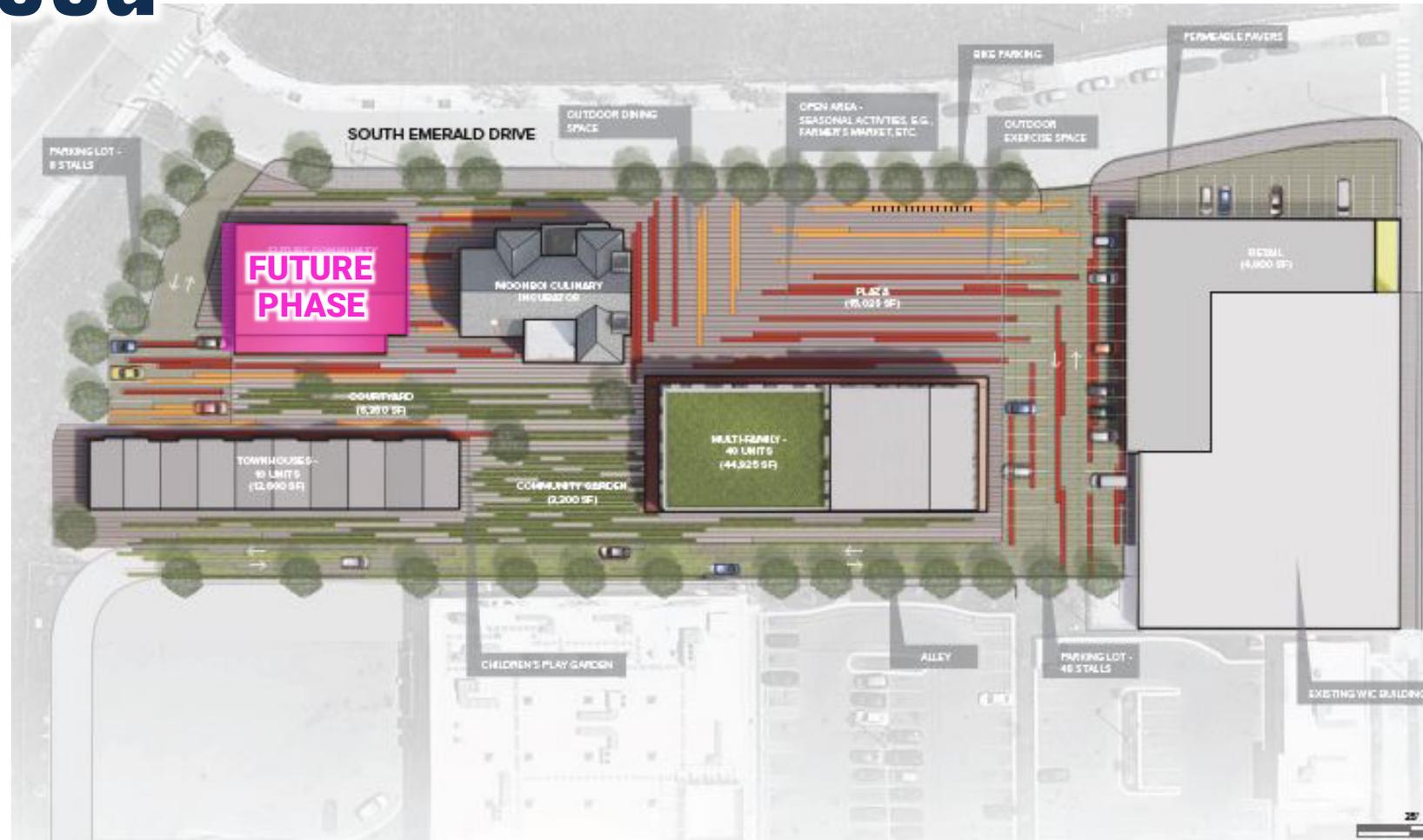
Total Project Cost: \$22.9M (first phase only)

Proposed Uses

- Culinary Incubator (firehouse renovation)
 - AYO Foods / WaKanna / Ghost Kitchen / Retail
- 4,000 sf Retail (wrapping WIC Building)
- 12,600 sf Townhouses (10 units)
- 44,925 sf Multi-Family Residential (40 units)
- Plaza / Courtyard
- Community Garden

Future Phase

- Community Center (9,000 sf)



Imagine Englewood

Firehouse Site (Package B1/B2)



Imagine Englewood

Firehouse Site (Package B1/B2)



Imagine Englewood

Evaluation Takeaways

Community Wealth Building

- Minority developer in lead role
- Demonstrated commitment to small business development and local economic development
- Record of prior equitable hiring
- Strong preliminary engagement of potential partners

Professional & Technical Competence

- Unique architecture / design
- Team with prior experience of similar projects
- Site organization poses challenges for access and privacy

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- High total project cost and requested subsidy

Online Survey

50 responses

3.1 / 5 stars

Community Wealth Building: 41% Positive; 29% Neutral; 30% Negative

Competence & Appropriateness: 45% Positive; 21% Neutral; 34% Negative

What excites you?

- Affordable housing program
- Unique & beautiful design
- Large number of committed tenants

What concerns you?

- Are townhouses appropriate as configured?
- Involvement of East Lake
- Open space appears car-centric

ENGLEWOOD CONNECT (MCLAURIN)

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Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)

Development Team

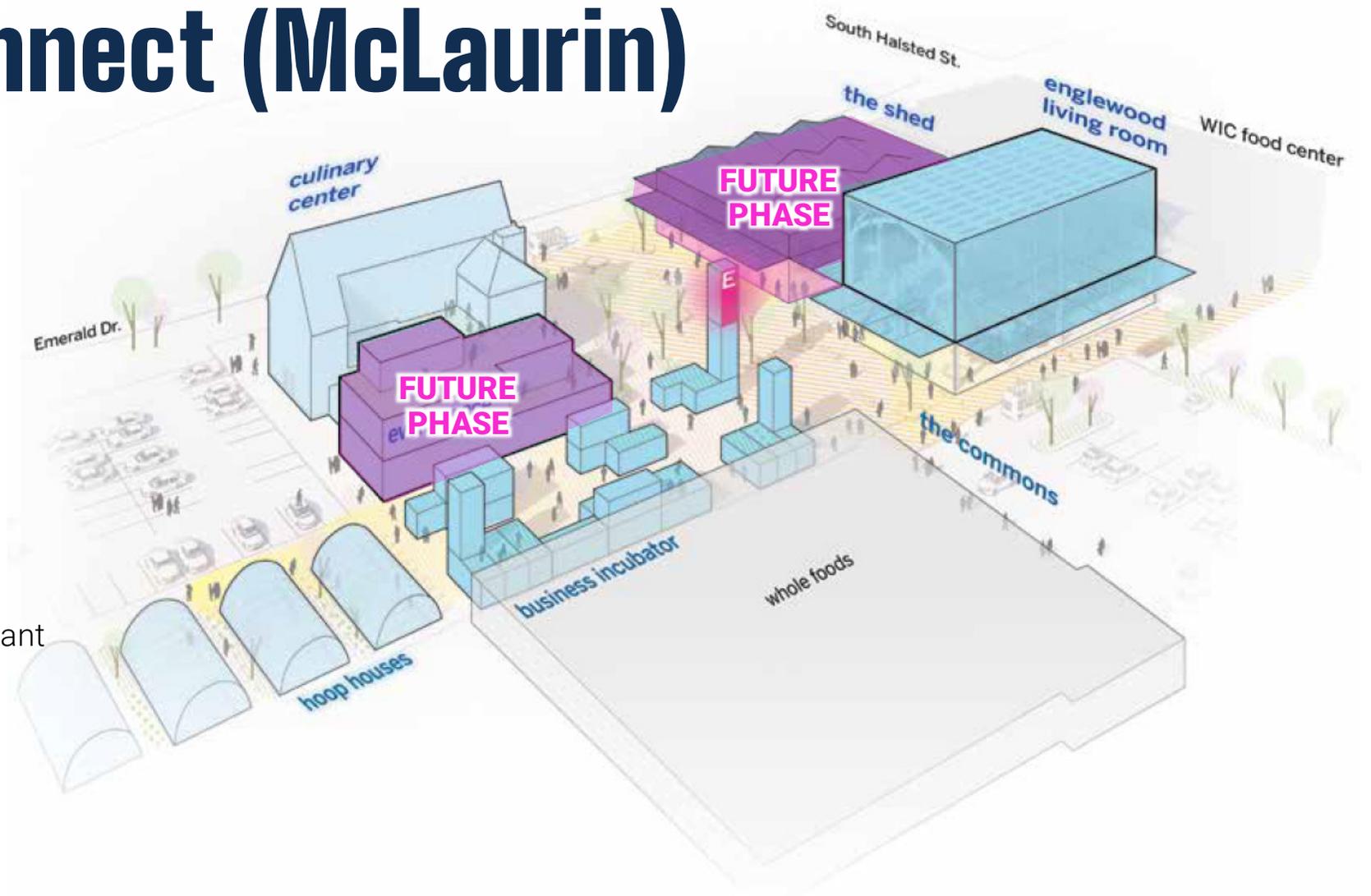
- McLaurin Development
- Farpoint Development

Design Team

- SOM - Architecture
- TnS Studio – Architecture
- OMNI Ecosystems (WBE) – Landscape
- Engage Civil (MBE) – Civil Engineering
- RME (MBE) – Structural Engineering
- dbHMS (MBE) – MEP
- GGLD (WBE) – Lighting
- Chef David Blackmon – Kitchen consultant

Construction Team

- Bowa Construction (MBE)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Evaluation Takeaways

Community Wealth Building

- Minority developer in lead role
- Commitment to small business development and local economic development
- Record of prior equitable hiring
- Opportunity to continue engaging local stakeholders / potential tenants & partners

Professional & Technical Competence

- Impactful proposal with positive transformation of space
- Team with prior experience of similar projects
- Creative programming and development concept
- Proposal exhibits tenets of Design Excellence
- Project completion schedule aligns with DPD projections

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total costs, equity contribution, and preliminary public assistance request aligned with expectations

Online Survey

30 responses

3.9 / 5 stars

Community Wealth Building: 55% Positive; 37% Neutral; 8% Negative

Competence & Appropriateness: 62% Positive; 29% Neutral; 9% Negative

What excites you?

- Good mix of uses
- Living Room / Shed concept is very interesting
- Plaza / open space seems inviting and active
- Flexibility and openness of the development team

What concerns you?

- Limited Englewood experience on the team
- What would be Farpoint's role?

AVIA PARC

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Avia Parc

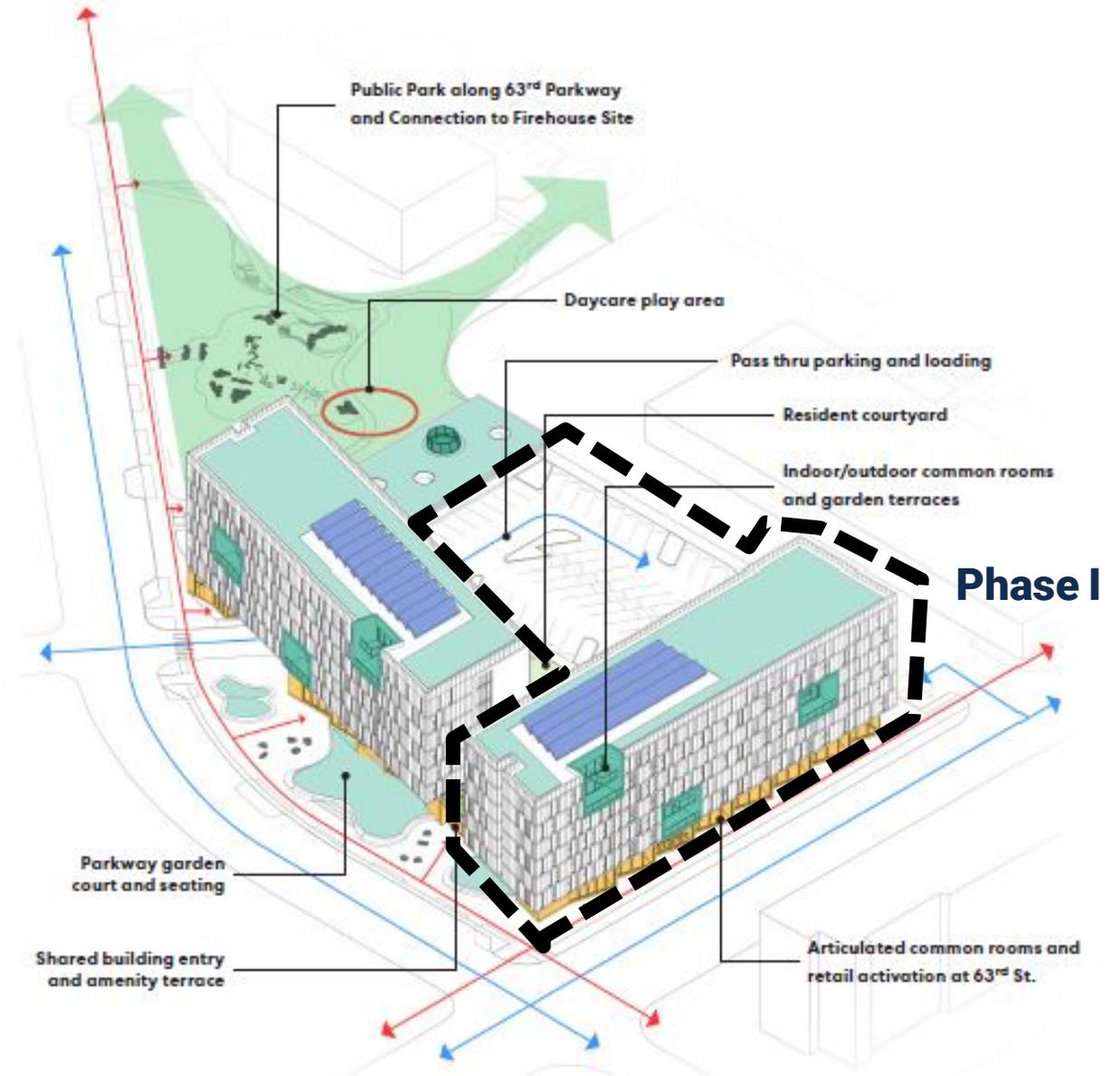
63rd Street Site (Package C)

Development Team

- DL3 Realty (MBE pending)
- Mercy Housing Lakefront

Design Team

- Perkins & Will - Architecture
- Latent Design (WBE/MBE) – Architecture / Planning
- Site Design Group (MBE) – Landscape
- SpaceCo – Land Survey / Civil
- dbHMS (MBE) – MEP Engineering
- RME (MBE) – Structural Engineering
- Level-1 (MBE) – Tech / IT
- Pioneer Engineering - Environmental



Phase I

Avia Parc

63rd Street Site (Package C)

Total Project Cost: \$28.4M (first phase only)

Proposed Uses

- Phase I
 - 2,800 sf ground floor retail
 - 92,900 sf Residential (65 units – all affordable)
- Phase II
 - 6,200 sf child care facility
 - 90,700 sf Residential (59 units – affordability TBD)



Avia Parc

63rd Street Site (Package C)



Avia Parc

63rd Street Site (Package C)



Avia Parc

63rd Street Site (Package C)



Avia Parc

63rd Street Site (Package C)



Avia Parc

63rd Street Site (Package C)



Avia Parc

63rd Street Site (Package C)



Avia Parc

Evaluation Takeaways

Community Wealth Building

- Minority developer in lead role
- Demonstrated commitment to small business development and local economic development
- Record of prior equitable hiring
- Some preliminary engagement of stakeholders

Professional & Technical Competence

- Strong and clear proposal
- Scale of Phase I proposal exceeds envisioned development massing / program
- Team with prior experience of similar projects
- Proposal exhibits tenets of Design Excellence
- Phase I development addresses limited subset of community priorities

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- High total costs and significant requested subsidy
- Open space not included in outlined costs

Online Survey

30 responses

3.3 / 5 stars

Community Wealth Building: 40% Positive; 38% Neutral; 22% Negative

Competence & Appropriateness: 51% Positive; 25% Neutral; 24% Negative

What excites you?

- Great landscape / open space
- Affordable housing units
- DL3's Englewood experience
- Mixed-use character
- Interesting design

What concerns you?

- Need more local businesses
- Density / building size
- Involvement of Mercy Housing

NEXT STEPS

Englewood ISW Community Roundtable

February 18, 2021

Next Steps

Early March:

Selection & announcement of winning team

March 17 Roundtable:

Establish engagement strategy

Additional agenda items

(e.g. public realm; public safety; housing; additional opportunity sites; etc.)

April 28 Roundtable:

Continued development review

Additional agenda items

(e.g. public realm; public safety; housing; additional opportunity sites; etc.)