



Humboldt Park Chicago Ave Community Roundtable

August 2021

Agenda

1. **Welcome**
2. **NOF Update**
3. **West Humboldt Park Development Council WHPDC Updates**
4. **Humboldt Park – Chicago Ave Evaluation Overview**
5. **Humboldt Park – Chicago Ave Community Evaluator Nomination**
6. **ISW Corridor RFP Updates**
7. **Open Discussion**

Community

Adrienne Whitney-Boykin, WHPDC
Nefertari Cutler, WHPDC
Alicia Ivy, Admin. Assist – 27th Ward
& Humboldt Park Resident
John Groene, NHS.
Quentin Love, Turkey Chop
Abraham Fattah, The Ice Cream Bar
Ken Johnson, Bro N Laws Barbeque
Ellen Moiani, Noble Network of Charter Schools
Maurice Fears, The Children’s Place
Cathy Krieger, The Children’s Place
Bruce Hardy, The Children’s Place
Franklin Williams, Headliners Barbershop
Sam Abuaqel, Income Patriot Tax Service

Dr. Michael Early
Shirley Rodgers
Keith D. Muhammad
Francis Simmons-Ellis
Derrick Ellis
Travis Moore-Murray, Mayors Office &
Humboldt Park Resident
Ja’Net Defell, Community Desk Chicago
Jonathan L. Klein, Barr Management
Denis Vulich, VCOR Asset Management

City

Alderman Water Burnett Jr.
(27th Ward)

Alderwoman Emma Mitts
(37th Ward)

DPD

Mayor’s Office

*If information is missing or in error, please email: ernest.bellamy@cityofchicago.org

Department Updates

Neighborhood Opportunity Fund (NOF)

★ NOF Application Window



- [NOF Small & NOF Large:](#)

Application window opened August 16th. **Deadline: September 24th**

<https://neighborhoodopportunityfund.com/apply/>

CDOT Vision Zero



Greater
Good
Studio



Vision Zero

Eliminating death and serious injury from
traffic crashes by 2026

CDOT Vision Zero Survey

- Vision Zero English Survey: <https://forms.gle/tM9aRx1kGsqqdzna6>

Open for the next month, please take the survey!

VISION ZERO NORTHWEST SURVEY

We want to hear from you about how you get around in your daily life and how you want streets designed in your neighborhood. Answer a few short questions about how you get around!

English:

[Link to Survey](#)



Español

[Enlace a la encuesta](#)



HOW TO REACH US!



Kareeshma Ali

Project Lead

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kareeshma@greatergoodstudio.com



Kate Maitland

Design Research Lead

(224) 208-8691

Kate@greatergoodstudio.com

West Humboldt Park Development Council WHPDC updates



Humboldt Park – Chicago Ave Evaluation Overview

INVEST SOUTH/WEST

ROUND 3 RFP EVALUATION

AUGUST 2021

WHY SELECT AN RFP?

Visionary

An RFP establishes a vision for the site based on community input, Design Excellence, and market realities.

Proactively sets the agenda for transformation rather than reacting to developer-driven proposals

An ISW RFP Community Vision



WHY SELECT AN RIP?

Competitive

Solicits multiple responses in a competitive environment to ensure developers and designers are putting their best foot forward



WHY SELECT AN RFP?

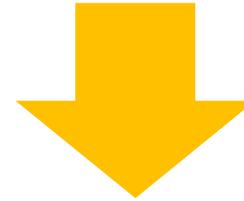
Transparent

Community engagement throughout the process provides opportunity for input on site vision, evaluation criteria, and proposal selection



**Englewood Square
Developer Presentation:
Mclaurin Partners
Farpoint Development
SOM
TnS Studio
Bowa Construction**

Next Steps



STEP 1
4 months

Develop & Release RFP

STEP 2
4 months

Responses Developed
Additional engagement opportunities throughout

STEP 3
RFP DUE August 31, 2021
2 months

Evaluation
Respondents present proposals to community; Evaluation Committee reviews

STEP 4
6-9 months

Developer Selected & Negotiation Begins

RFP RELEASED
APRIL 23 2021

APRIL
ROUNDTABLE

MAY
ROUNDTABLE

JUNE
ROUNDTABLE

JULY
ROUNDTABLE

AUGUST
ROUNDTABLE

SEPTEMBER
DEVELOPER
PRESENTATIONS
PART I

SEPTEMBER
DEVELOPER
PRESENTATIONS
PART II

CONTINUED ENGAGEMENT

ROUND 1 EVALUATION

November, 2020 – March, 2021

Round 1 Committee

- Department of Planning and Development (DPD)
 - Planning and Design
 - Financial Incentives
 - Sustainability
 - Zoning
 - Sustainability
- Department of Housing (DOH)
- Chicago Department of Transportation (CDOT)
- Assets, Information, and Services (AIS)
- Chief Equity Officer

ROUND 1 EVALUATION

November 2020 – March 2021

Round 1 Committee (9 City Staff)

- Department of Planning and Development (DPD)
 - Planning and Design
 - Financial Incentives
 - Sustainability
 - Zoning
 - Sustainability
- Department of Housing (DOH)
- Chicago Department of Transportation (CDOT)
- Assets, Information, and Services (AIS)
- Chief Equity Officer

ROUND 2 EVALUATION

March 2021 – August 2021

Proposed Committee (6 City Staff + 3 Community Evaluators)

- Department of Planning and Development (DPD)
 - Planner/Project Manager
 - Planning and Design
 - Financial Incentives
- Department of Housing (DOH)
- Assets, Information, and Services (AIS)
- Mayor's Office (BEND / OERJ)

3 Community Evaluators

Advisory Reviewers:

- Chicago Department of Transportation (CDOT)
- DPD Zoning
- DPD Sustainability

Round 3 Community Evaluators Selection

3 Community Evaluators

- 1 Corridor Manager
- 2 Residents
- 3 Property Owners
- 4 Business Owners
- 5 Local Community Org ?

Selection Process

- Potential Community Evaluators will be nominated by the Roundtable participants. Self-nomination is allowed.
 - Requirements for Nomination:
 - Must reside within the community area boundary.
 - Must have participated in the RFP Visioning Process (i.e., attended a visioning workshop, community roundtable, other RFP/Project related meeting, and/or taken visioning survey).
 - Must not have a conflict of interest in relation to the RFP respondents.
 - Must commit to attend up to 3 evaluation meetings, affirm in writing that there is no conflict of interest, and sign a non-disclosure form.
- **Final Community Evaluators will be selected via lottery if more than five nominations are received**

Proposed Round 3 Evaluation Process Sept 2021 – Oct 2021

STEP 1 (September – October 2021)

Evaluation

STEP 2 (6-9 months)

**Selection,
Negotiation &
Approvals**



Proposed Round 2 &3 Evaluation Process

Adopting a Consensus Model

CITY + COMMUNITY *CONSENSUS*

CITY + COMMUNITY EVALUATION

CITY EVALUATION

1 Does the proposal reflect Community's Vision and build Community Wealth?

2 Is the proposal a great example of Professional Competence?

3 Is the proposal Economically Feasible?

30% of total score

40% of total score

30% of total score

- Community Feedback & Survey Results
- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

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

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications

GATHERING COMMUNITY FEEDBACK

Community Feedback

Augmenting Participation

Distribute information about public meetings in person and online



Help shape the future of Bronzeville
Invest South/West Request for Proposals
Community Roundtable
May 18, 2021 6-8pm

We want to hear your thoughts!

The Department of Planning and Development (DPD) has received three responses to the Bronzeville Request for Proposals (RFP) for **449-51 East 47th St.** and we need community input. Join us for a Community Roundtable presentation to learn more and provide feedback. Comments will be incorporated into the City's evaluation process. Help ensure that the selected proposal achieves the community's goals and priorities for the redevelopment of Bronzeville.

What is INVEST South/West?

INVEST South/West is an unprecedented community improvement initiative from Mayor Lori E. Lightfoot to marshal more than \$750 million in public funding to realize the re-activation of 12 key commercial corridors across 10 neighborhoods on Chicago's South and West sides.



Be part of the conversation:

Teams will present how their proposals:

- Incorporate minority-owned development, design, and community partners
- Provide local jobs
- Support local business development
- Respond to neighborhood needs and priorities
- Showcase high-quality design
- Meet financial requirements for project completion.



Tuesday, May 18, 2021 | 6-8pm

There will be a Q& A session following developer presentations.

Zoom Registration: <http://bit.ly/BronzevilleRFP>

RFP RESPONSES



KMW, BP & LG TEAM
KMW Communities (MBE)
Bronzeville Partners, LLC
LG Development Group



The Bronze Village Partners, LLC
Milhouse LLC (MBE)
Imagine Group (MBE)



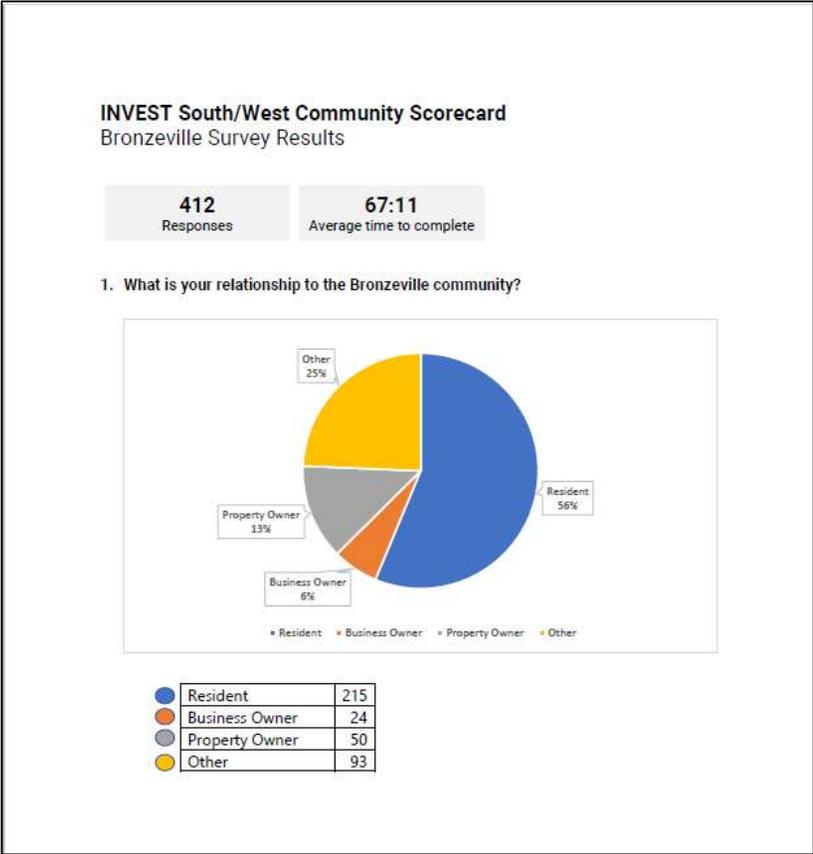
47th Vincennes Partnership LLC
Revere Properties (MBE)
Chicago Neighborhood Initiatives (CNI)
Loop Capital Markets LLC (MBE)
The Guichard Project LLC (MBE)

For more information visit: chicago.gov/Bronzeville

Community Feedback

Link Community Feedback to Evaluation

Replacing Community Survey with Community Scorecard



Proposal 1 – The Legacy District



4. In order to give a full evaluation, staff strongly encourages you to watch the short (The Legacy District) Video at this link (link omitted) and rate the video below.

297 Responses

3.78 Stars

5. PROPOSAL 1 - (The Legacy District): How well did this proposal address elements of Community Wealth Building? (Scale from 1 (Not at all) to 5 (Extremely Well))

	Average Score
Prior Experience Working on the south Side of Chicago	3.5/5
Commitment to local hiring for quality jobs	3.5/5
Promotion of local business development	3.6/5
Involvement of minority-owned and women-owned team members	3.6/5
TOTAL	14.2/20

Key Dates

Selection of Evaluation Committee Members

- By September 3rd

Respondent Presentations to Community

- 9/23/21

Community Survey (2-week survey window)

- Open: 9/16/21 – 9/23/21
- Close: 10/1/21 – 10/8/21

Evaluation Committee Review of Proposals (1st Meeting)

- 10/1/21 – 10/15/21
- Initial Evaluation

Complete Initial Scorecard

- 10/15/21

Evaluation Committee Review of Proposals (2nd Meeting)

- 10/18/21 – 10/22/21
- Consensus

Selection

- 10/22/21 -- 10/25/21

Announcement (Tentative)

- 10/28/21



The poster features the City of Chicago logo (a blue square with a red star) and the text 'DPD' in white. Below this, it reads 'City of Chicago' and 'Lori E. Lightfoot, Mayor'. The main title is 'Request for Proposals' followed by '3601-25 W Chicago Ave' in large, bold white letters. The central image is an aerial rendering of a modern multi-story building with a green roof, situated in an urban neighborhood with other buildings and trees. At the bottom, the text reads: 'Department of Planning and Development', 'Maurice D. Cox, Commissioner', 'City Hall Room 1000', '121 N. LaSalle St.', 'Chicago, IL 60602'. The date 'April 23, 2021' is printed in the bottom right corner.

Humboldt Park – Chicago Ave Community Evaluator Nomination

Community Evaluators Selection

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- 1 Corridor Manager
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Individuals Nominated during August Community Roundtable Meeting

- Chantel Johnson
- Adrienne Whitney-Boykin
- Abe Fattah
- Alicia Ivy
- Shameka Turner

Nominations still being sought until 5pm on Friday, August 27th

Final Selected Community Evaluators

- Chantel Johnson
- Adrienne Whitney-Boykin
- Abe Fattah
- Alicia Ivy

Next Month Dates

Next Steps

- 1 Next Roundtable
-- **September 22nd 12 Noon**
- 2 RFP Respondent Community Presentations
-- **September 23rd 6-7:30 pm**
- 3 RFP Community Survey
September 24th – October 15th

Corridor Manager: Adrienne Whitney-Boykin
West Humboldt Park Development Council
Adrienne@whpdevelopmentcouncil.net

Project Manager: Ernest Bellamy
City Planner V, DPD West Region
Ernest.Bellamy@cityofchicago.org

