



South Chicago Neighborhood Roundtable

May 25, 2021



Corridor Managers



- **Tom Schell**
Executive Director

- **David Price**
SSA Manager

- **Brianna Ramirez-Smith**
Corridor Manager



- **Angela Hurlock**
Executive Director

Agenda

01 Welcome

02 DPD Updates

- RFP Evaluations

03 Open Discussion & Next Steps

DPD Updates

Next Steps

April 27th Roundtable: Presentation of proposals to stakeholders

May 6, 2021 Developer Presentation Public Meeting:

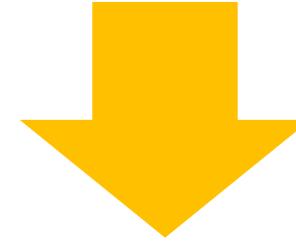
Developers will present video summaries of their proposals, Q & A with community

May Roundtable: Review of public meeting feedback & community survey responses

June: Selection and announcement of winning team

INVEST SOUTH/WEST

RFP Timeline



WHAT WE'VE LEARNED

PROPOSED ROUND 2 EVALUATION PROCESS

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 – July, 2021

Proposed Committee (6 City Staff + 3 Community Evaluators)

- Department of Planning and Development (DPD)
 - 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

Community Evaluators Selection

3 Community Evaluators from 4 Categories

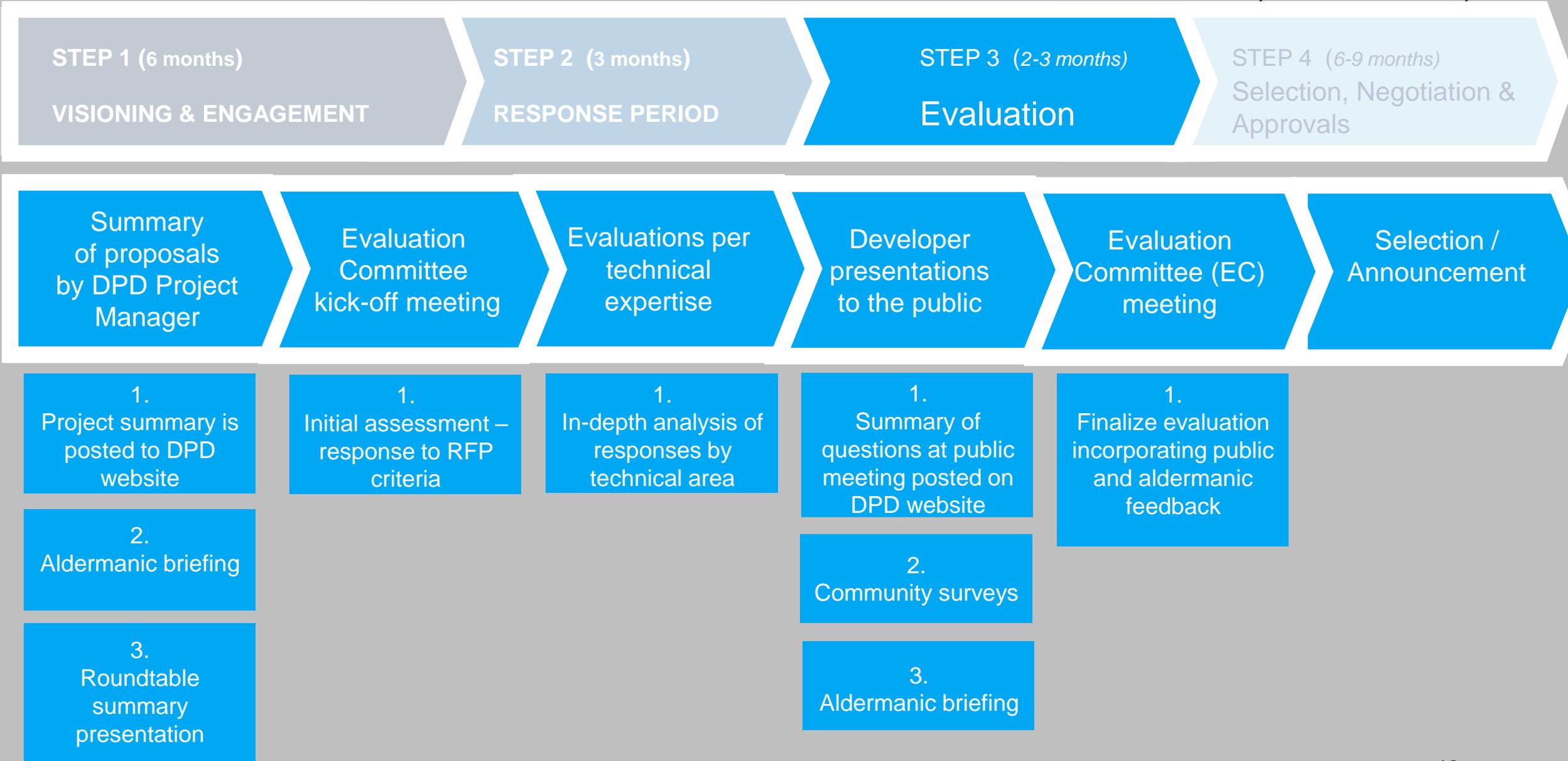
- 1 Corridor Manager
- 2 Residents
- 3 Property Owners
- 4 Business Owners

Selection Process

- Potential Community Evaluators will be nominated by the Roundtable participants. Self nomination is allowed.
 - Requirements for Nomination:
 - Must reside, own property or own a business within the South Chicago 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 at least 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

Round 1 Evaluation Process

November, 2020 – March, 2021



Proposed Round 2 Evaluation Process March, 2021 – July, 2021



1.
Aldermanic briefing

2.
Roundtable summary presentation

3.
Project summary is posted to DPD website

1.
Aldermanic briefing

2.
Summary of questions at public meeting posted on DPD website

3.
Summary Matrix

4.
Community scorecard

1.
Initial assessment – response to RFP criteria

1.
Set up expectations and process

2.
Initial discussion of proposals

3.
Clarifying questions to developers

1.
Deliberation and consensus

Round 1 Evaluation Process

November, 2020 – March, 2021

COMMUNITY SURVEY INFORMS CITY EVALUATION

1

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

30% of total score

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

CITY EVALUATION

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

Proposed Round 2 Evaluation Process

March, 2021 – July, 2021

Adopting a Consensus Model

CITY + COMMUNITY CONSENSUS

1

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

30% of total score

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2

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- Financial Qualifications

CITY EVALUATION

GATHERING COMMUNITY FEEDBACK

Community Feedback

Facilitating Understanding of Proposals

Distribute a summary matrix of key project information such as project team, proposed program and project financials.

Proposal 1

PROJECT TEAM/OWNERSHIP	DEVELOPER RESPONSES
Please list the principals of the <i>development team</i> and the company/organization they represent	
Please list the principals of the <i>design team</i> and the company/organization they represent	
Please list the principals of the <i>construction team</i> and the company/organization they represent	
Please list the representatives of any <i>community partners</i> and the company/organization they represent	
Please list the principals of any additional consultants and the company/organization they represent	
Please list the percentage of and all of the M/W/DBE firms associated with the project and their corresponding certification(s)	
What is the role of the community partners in the project? (300 words max)	
Collectively, how many completed projects on the south and west sides of the City have the members of the project team contributed to? (Please do not include consultants)	
Who would own the land at the time of closing and who is anticipated to own it in the long-term?	
Who provided letters of support for project?	

Proposal 2

PROJECT TEAM/OWNERSHIP	DEVELOPER RESPONSES
Please list the principals of the <i>development team</i> and the company/organization they represent	
Please list the principals of the <i>design team</i> and the company/organization they represent	
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Proposal 3

PROJECT TEAM/OWNERSHIP	DEVELOPER RESPONSES
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DRAFT

DRAFT

Community Feedback

Augmenting Participation

Distribute information about public meetings in person and online



DPD
Department of Planning and Development

JOIN US FOR A SOUTH CHICAGO
VISIONING SESSION
TUESDAY, OCTOBER 20TH
3PM-4:30PM CST

GIVE INPUT ON DEVELOPMENT STRATEGIES FOR COMMERCIAL AVENUE AND YOUR COMMUNITY!

TO REGISTER
RSVP FOR THIS VIRTUAL MEETING IS REQUIRED AT THIS LINK:
[HTTPS://BIT.LY/3JWCJRX](https://bit.ly/3JWCJRX)

INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

After registering, you will receive a confirmation email containing information about joining the meeting.



DPD
Department of Planning and Development

RESCHEDULED

JOIN US FOR A SOUTH CHICAGO
VISIONING SESSION
WEDNESDAY, NOVEMBER 18TH
5:00PM to 6:30PM CENTRAL
NEW MEETING DATE

Meeting #2: Give input on development strategies for the upcoming Commercial Avenue Request for Proposals (RFP)! The City of Chicago Department of Planning and Development will issue an RFP for a development project on Commercial Avenue. Register for the November 18th meeting to discuss with the City, architects and fellow community members what you think would be the best outcome for this INVEST South/West Initiative.

TO REGISTER
RSVP FOR THIS VIRTUAL MEETING IS REQUIRED AT THIS LINK:
<https://tinyurl.com/CommercialAve2>

INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

After registering, you will receive a confirmation email containing information about joining the meeting.

Before the meeting, please participate in a survey about the draft development scenarios: <https://www.surveymonkey.com/r/ZNGWPQN>

CITY OF CHICAGO
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

Help shape the future of Commercial Avenue
INVEST South/West Request for Proposals
Developer Presentations
May 6, 2021 | 6-7:30 p.m.

We want to hear your thoughts!

The Department of Planning and Development (DPD) has received three responses to the South Chicago (8840-54 S. Commercial Ave) Request for Proposals (RFP) and we need community input. **Join us** for a Community presentation to learn more and provide feedback. Comments will be incorporated into the City's evaluation process.

Help us ensure that the selected proposal achieves the goals of prior neighborhood plans for the redevelopment of South Chicago.

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

Thursday, May 6, 2021 | 6-7:30 p.m.

There will be a Q & A session following the developer presentations. Spanish interpretive services will be offered.

Zoom registration: <https://tinyurl.com/SouthChicagoRFP>

RFP Responses



Steel City Apartments
Preservation of Affordable Housing (POAH)
Clarelian Associates, INC



Galleria 89
548 Development



For more information, please visit:
chicago.gov/SouthChicago

Community Feedback

Link Community Feedback to Evaluation

Replacing Community Survey with Community Scorecard

INVEST South/West Community Scorecard: South Chicago

South Chicago residents and stakeholders: the Chicago Department of Planning and Development (DPD) is seeking community input on two mixed-development proposals for a key location on Commercial Avenue. Please fill out this brief community scorecard to help evaluate each proposed project. You can see the public presentation video from May 6th at <https://www.youtube.com/watch?v=mgmywTlUuIO>

The proposals are in response to a formal Request for Proposals (RFP) issued by DPD through Mayor Lori Lightfoot's INVEST South/West planning initiative.

PLEASE COMPLETE THE ENTIRE SCORECARD for your feedback to be included in the City's formal evaluation of the RFP responses. The scorecard should take 10 to 25 minutes to complete. Thanks for your interest.

* Required

Background Information

1

What is your relationship to the South Chicago community?

- Resident
- Business Owner
- Property Owner

Other

Open Discussion/ Next Steps

Thank You For Attending
Today's Roundtable Meeting