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

STEP 1
2 months
Develop & Release RFP
Based on input from Roundtables, stakeholder interviews, and Visioning Workshop; DPD assisted by pro-bono consultant team

STEP 2
4 months
Responses Developed
Additional engagement opportunities throughout

STEP 3
1.5 months
Evaluation
Respondents present proposals to community; Evaluation Committee reviews

STEP 4
6-9 months
Developer Selected & Negotiation Begins

OCTOBER ROUNDTABLE
OCT & NOV VISIONING WORKSHOP
NOVEMBER ROUNDTABLE
DEC RT
JAN RT
FEB RT
MAR RT
APRIL RT
MAY DEVELOPER PRESENTATIONS
CONTINUED ENGAGEMENT
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

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.

3 Community Evaluators from 4 Categories

1. Corridor Manager
2. Residents
3. Property Owners
4. Business Owners
Round 1 Evaluation Process

STEP 1 (6 months)
VISIONING & ENGAGEMENT

1. Project summary is posted to DPD website
2. Aldermanic briefing
3. Roundtable summary presentation

STEP 2 (3 months)
RESPONSE PERIOD

1. Initial assessment – response to RFP criteria
1. In-depth analysis of responses by technical area

STEP 3 (2-3 months)
Evaluation

1. Summary of questions at public meeting posted on DPD website
2. Community surveys
3. Aldermanic briefing

STEP 4 (6-9 months)
Selection, Negotiation & Approvals

Evaluation Committee (EC) meeting

1. Finalize evaluation incorporating public and aldermanic feedback

November, 2020 – March, 2021

Summary of proposals by DPD Project Manager

Evaluation Committee kick-off meeting

Evaluations per technical expertise

Developer presentations to the public

**STEP 1 (6 months)**  
VISIONING & ENGAGEMENT

**STEP 2 (3 months)**  
RESPONSE PERIOD

**STEP 3 (2-3 months)**  
Evaluation

**STEP 4 (6-9 months)**  
Selection, Negotiation & Approvals

**SUMMARY OF PROPOSALS BY DPD PROJECT MANAGER**

1. Aldermanic briefing
2. Roundtable summary presentation
3. Project summary is posted to DPD website

**DEVELOPER PRESENTATIONS TO THE PUBLIC**

1. Aldermanic briefing
2. Summary of questions at public meeting posted on DPD website
3. Summary Matrix
4. Community scorecard

**SELECTION OF COMMUNITY MEMBER TO EC**

1. Initial assessment – response to RFP criteria

**KICK-OFF OF EVALUATION COMMITTEE (EC) MEETING**

1. Set up expectations and process
2. Initial discussion of proposals
3. Clarifying questions to developers

**SECOND EVALUATION COMMITTEE (EC) MEETING**

1. Deliberation and consensus

**SELECTION / ANNOUNCEMENT**
# 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

1. **Is the proposal a great example of Professional Competence?**
   - 40% of total score
   - Professional Experience
   - Design Excellence
   - Responding to Community Priorities
   - Innovation and Creativity

2. **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?
   - Community Feedback & Survey Results
   - Community Partnerships
   - Commitment to Equity
   - Local Hiring
   - Promoting Small Businesses
   - 30% of total score

2. Is the proposal a great example of Professional Competence?
   - Professional Experience
   - Design Excellence
   - Responding to Community Priorities
   - Innovation and Creativity
   - 40% of total score

CITY EVALUATION

3. Is the proposal Economically Feasible?
   - Total Project Cost
   - Public Assistance Requested
   - Financial Qualifications
   - 30% of total score
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.

<table>
<thead>
<tr>
<th>Proposal 1</th>
<th>Proposal 2</th>
<th>Proposal 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT TEAM/OwNERSHIP</strong></td>
<td><strong>DEVELOPER RESPONS</strong></td>
<td><strong>PROJECT TEAM/OwNERSHIP</strong></td>
</tr>
<tr>
<td>Please list the principals of the development team and the company/organization they represent</td>
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<tr>
<td>Please list the principals of the design team and the company/organization they represent</td>
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<td>Please list the principals of the design team and the company/organization they represent</td>
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<td>Please list the principals of the construction team and the company/organization they represent</td>
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<tr>
<td>Please list the representatives of any community partners and the company/organization they represent</td>
<td></td>
<td>Please list the representatives of any community partners and the company/organization they represent</td>
</tr>
<tr>
<td>Please list the principals of any additional consultants and the company/organization they represent</td>
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<td>Please list the principals of any additional consultants and the company/organization they represent</td>
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<tr>
<td>Please list the percentage of and all of the M/W/DBE firms associated with the project and their corresponding certification(s)</td>
<td></td>
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</tr>
<tr>
<td>What is the role of the community partners in the project? (300 words max)</td>
<td></td>
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</tr>
<tr>
<td>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)</td>
<td></td>
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</tr>
<tr>
<td>Who would own the land at the time of closing and who is anticipated to own it in the long-term?</td>
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</tr>
<tr>
<td>Who provided letters of support for project?</td>
<td></td>
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</tr>
</tbody>
</table>

DRAFT
Community Feedback

Augmenting Participation

Distribute information about public meetings in person and online
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=rqywI1b10.

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

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