

ENGLEWOOD ISW ROUNDTABLE

DECEMBER 8, 2020

Agenda

- 1 Welcome (5 min)**
- 2 DCASE Updates (25 min)**
- 3 Englewood Square Phase II RFP Update (45 min)**
- 4 Corridor Manager Update (5 min)**
- 5 Next Steps (10 min)**

DCASE UPDATES

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DCASE Updates

Erin Harkey, DCASE Deputy Commissioner of Programming

- Halsted Viaduct Update (presentation from Englewood Arts Collective)
- Artist in Residence Selection (introduction from Eric Hotchkiss)

Halsted Viaduct Mural – CONGRATS EAC!



Artist in Residence – WELCOME ERIC!



Eric Hotchkiss, Englewood Artist in Residence

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ENGLEWOOD SQUARE RFP

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What are the ISW RFPs?

1. **Solicit development proposals for City-owned land**
2. **Go beyond traditional RFP** (size, zoning, appraised value)
3. **Include neighborhood vision & goals** (draw from past plans)
4. **Suggest menu of programmatic uses & illustrate urbanism principles**
5. **Assess high-level financial feasibility and necessary incentives**

 |  **DPD**

City of Chicago
Lori Lightfoot, Mayor

Request for Proposals
Englewood Square Phase II



Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

DRAFT June 2020

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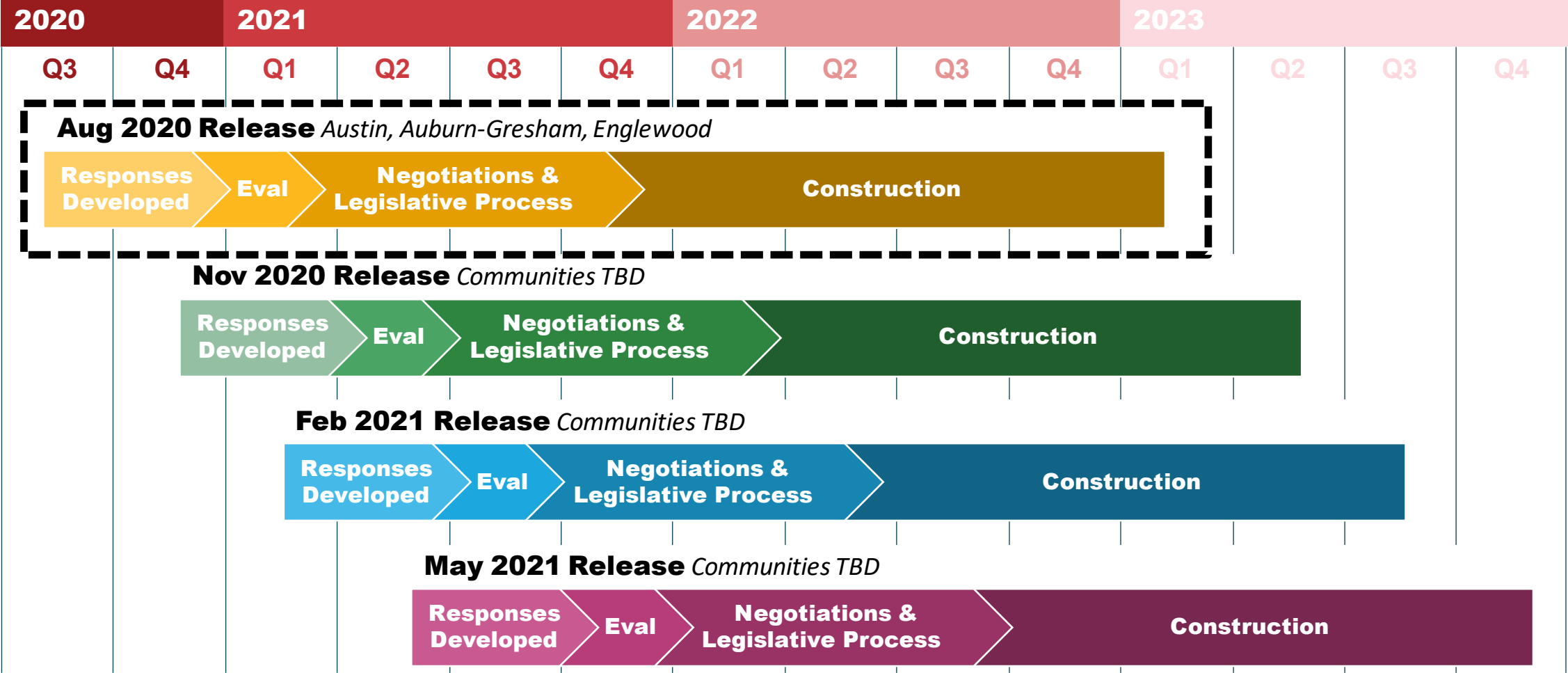
RFP Timeline



Englewood ISW Community Roundtable

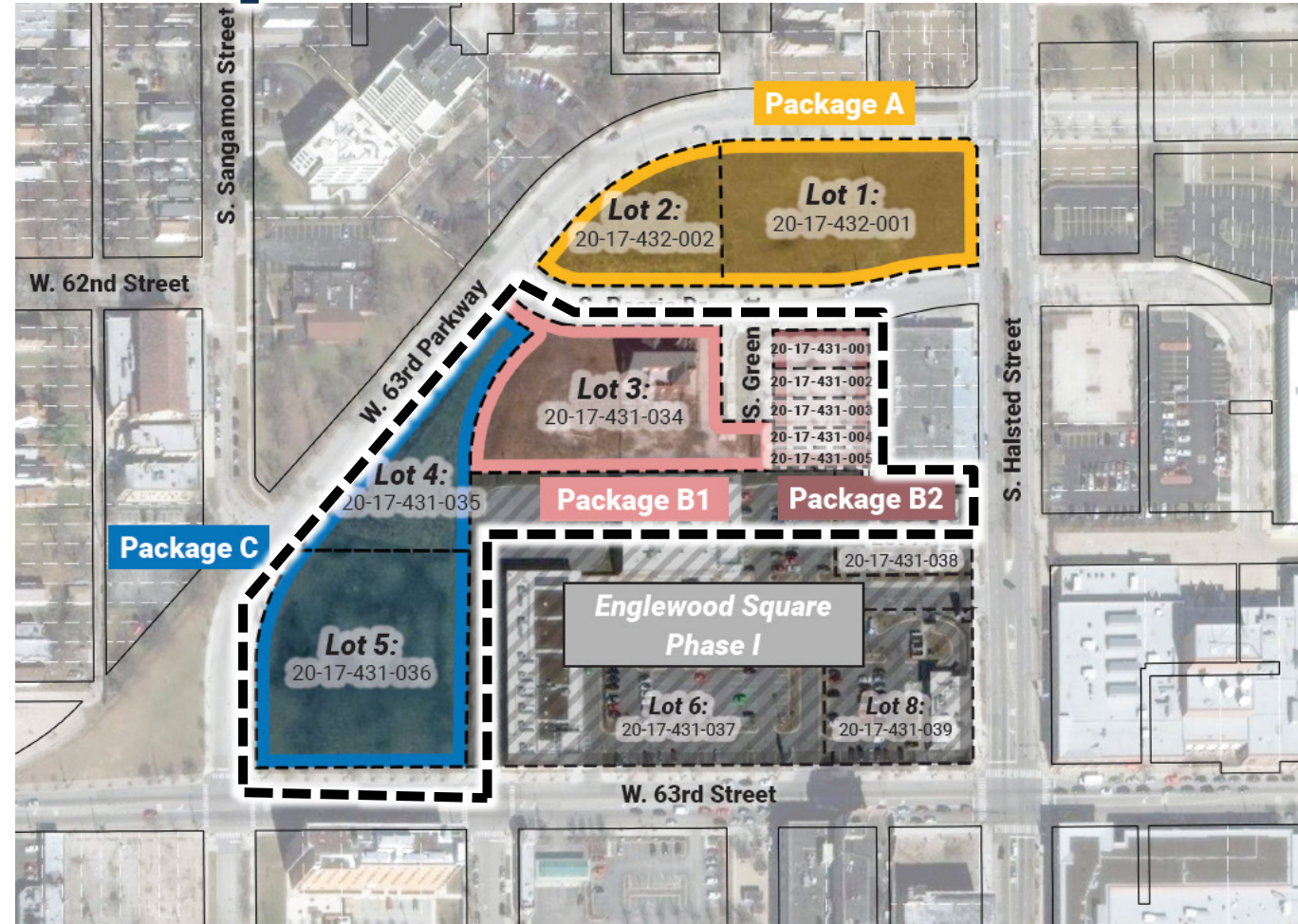
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RFP Release Schedule



Englewood Square Development Sites

- ~~Package A~~ - NOT INCLUDED
- **Package B1/B2** – Firehouse and adjacent parcels
- **Package C** – 63rd Street and adjacent open space



Englewood Square Development Sites

Package B1 / B2 – Firehouse Site



Existing



RFP Vision

Englewood Square Development Sites

Package C – 63rd Street Site

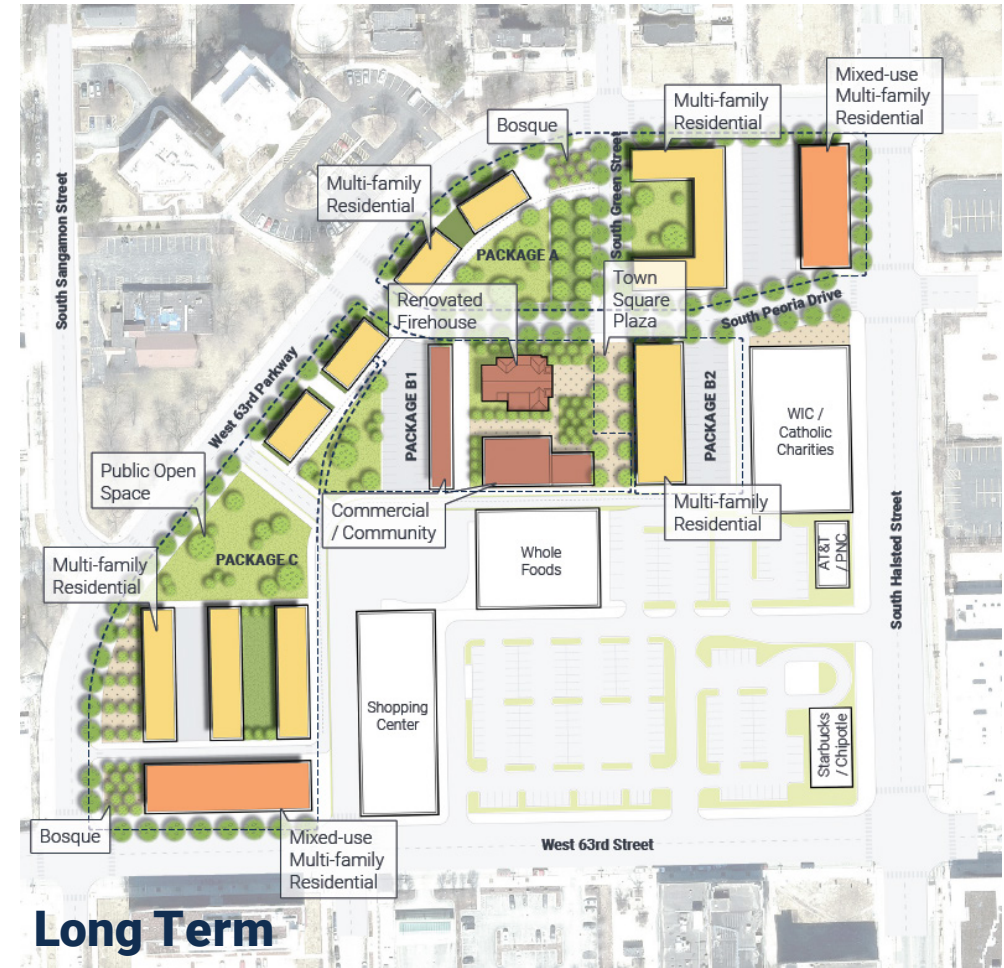
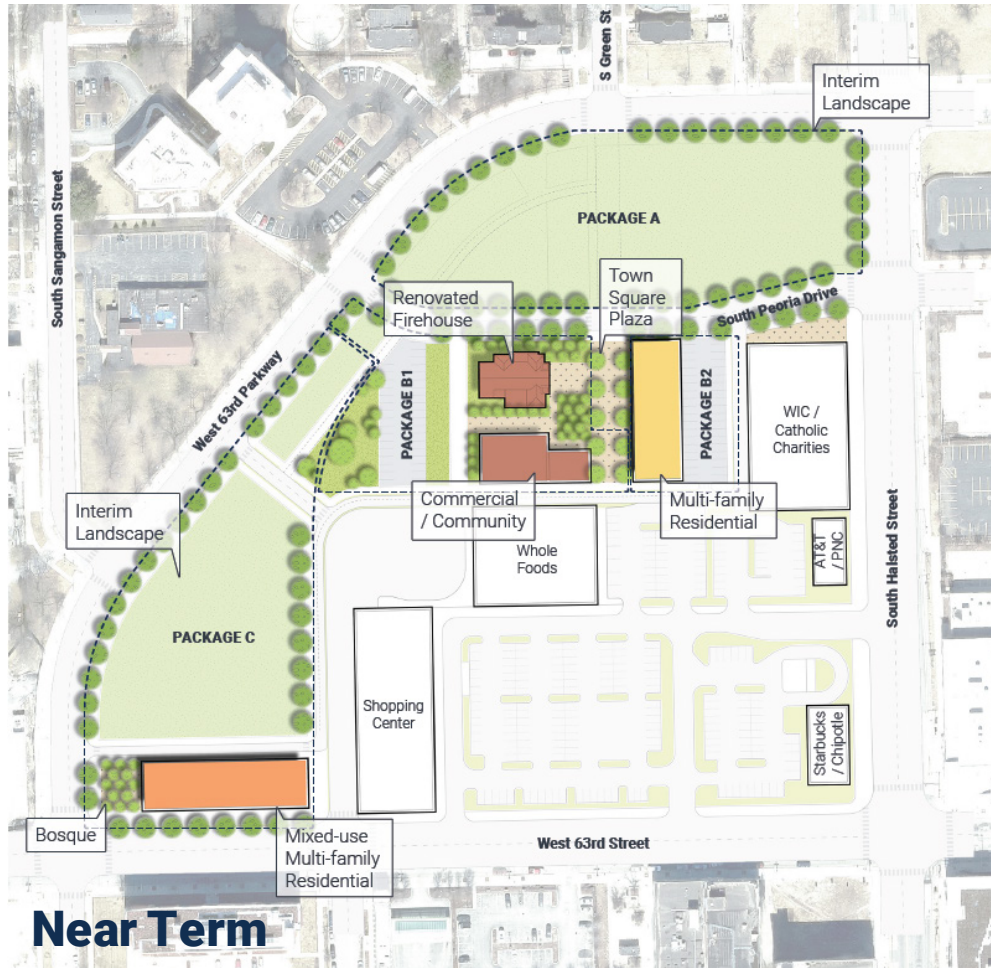


Existing



RFP Vision

Englewood Square Development Vision



Evaluation Process

- 1. DPD and sister agencies currently performing detailed review of submissions (December – January)**
- 2. High-level overview of submissions provided to Roundtable today (December session)**
- 3. RFP Respondents to present to the Roundtable in January (likely two sessions)**
 - More detailed presentation
 - Ability to ask questions / dive deeper
 - Feedback achieved via quantitative and qualitative methods (see next slide)
 - Compiled community input incorporated into DPD's selection / negotiation process
- 4. Winning respondent selected in February; continued negotiation and community engagement to follow**

What will feedback look like?

RFP respondents will present their proposals at the January ISW Roundtable

Feedback methods to include:

Qualitative Prompts

Experience

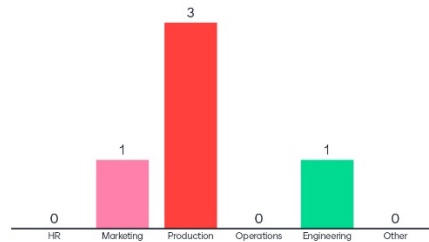
Program

Design

Partnerships

Phasing

Quantitative Polling



Menti live polling

Open Q&A



Evaluation Criteria

1. Promotion of short-term and long-term community wealth building

- a. Creative partnership models
- b. Commitment to equity
- c. South / West side development experience
- d. Collaboration with community organizations
- e. Economic development impact
- f. Promotion of local small businesses
- g. MBE/WBE / local hiring

2. Professional & Technical Competence

- a. Completeness and responsiveness
- b. Professional and technical experience
- c. Quality of the concept
- d. Innovation of program delivery
- e. Commitment to Design Excellence
- f. Project Schedule

3. Economic Feasibility

- a. Financial qualifications
- b. Amount of public assistance
- c. Total project cost / equity contribution

RFP SUBMISSION SUMMARIES

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RFP Submission Summaries

- **Four total proposals received**
 - Three for the Firehouse site (Packages B1/B2)
 - One for the 63rd Street site (Package C)
- **Today's review is high-level**
 - Development / design team
 - Program overview
 - Design overview
- **Additional details to come in January**

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)



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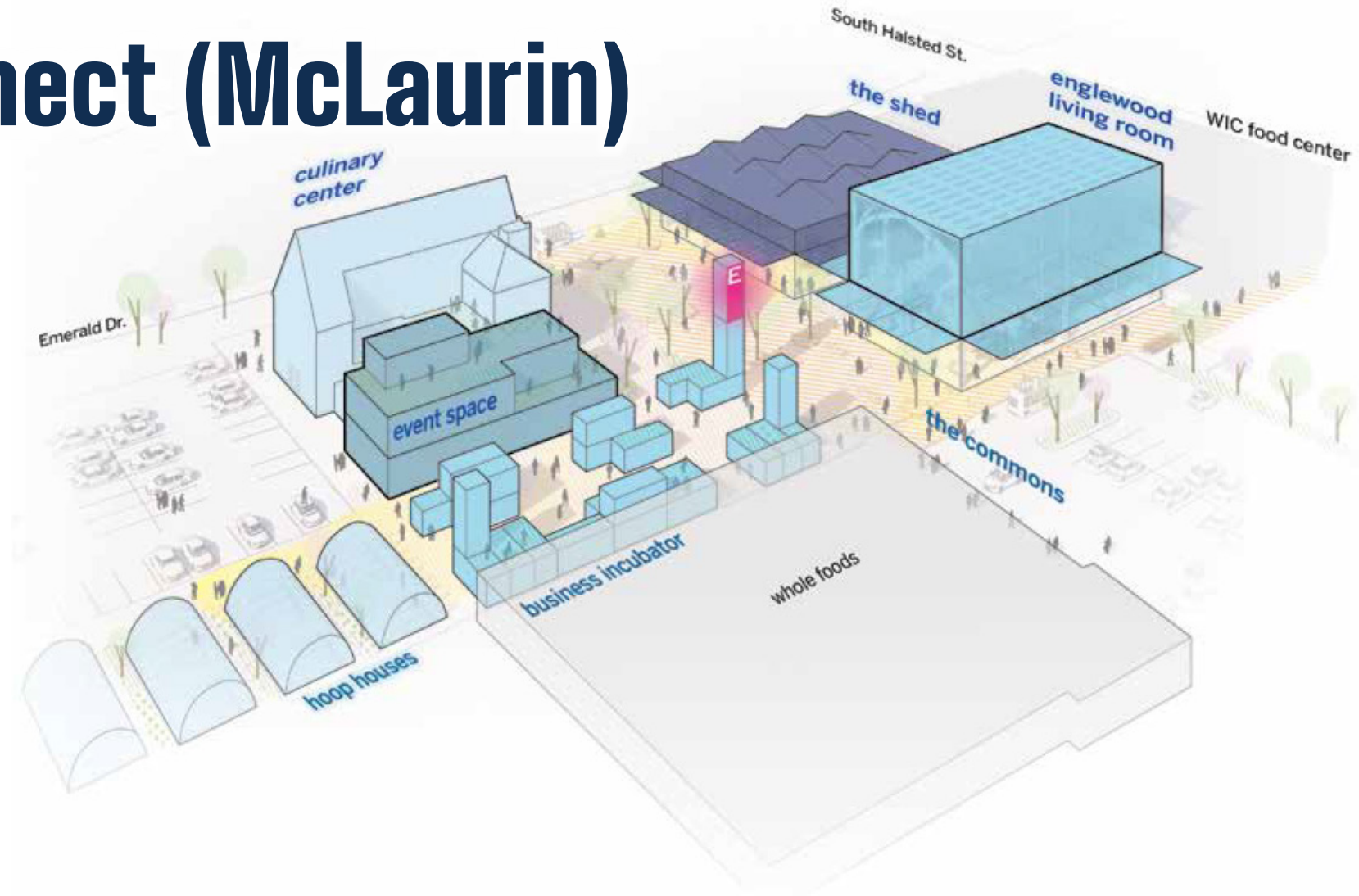
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Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)

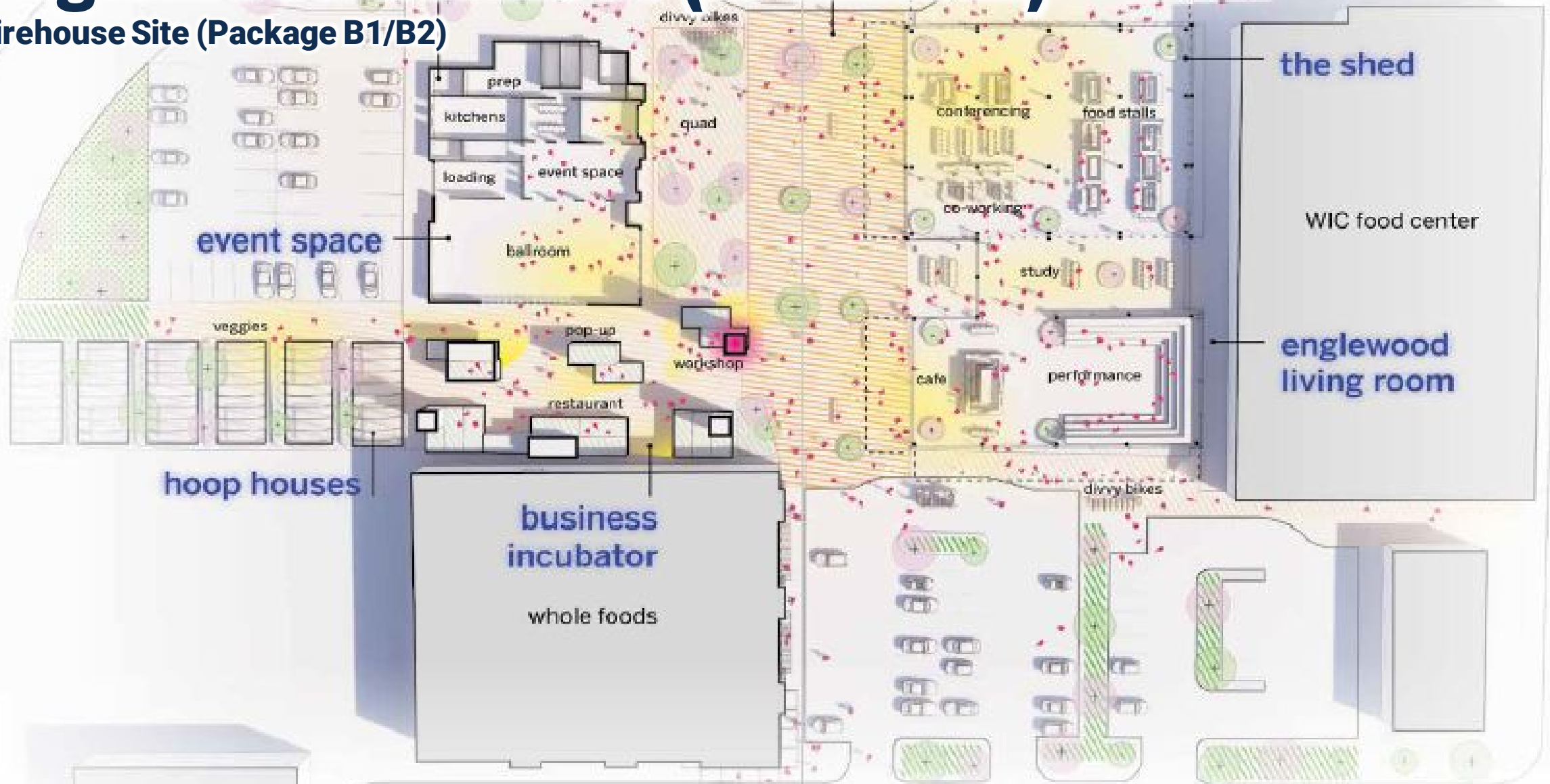
- **Proposed Uses**

- Culinary Center & Event Space (firehouse renovation & addition)
- Hoop Houses
- Business Incubator
- Community Living Room
- “The Shed” – co-working / food hall



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



timber structure

breathing-building

business incubator

Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



Englewood Connect (McLaurin)

Firehouse Site (Package B1/B2)



IMAGINE ENGLEWOOD

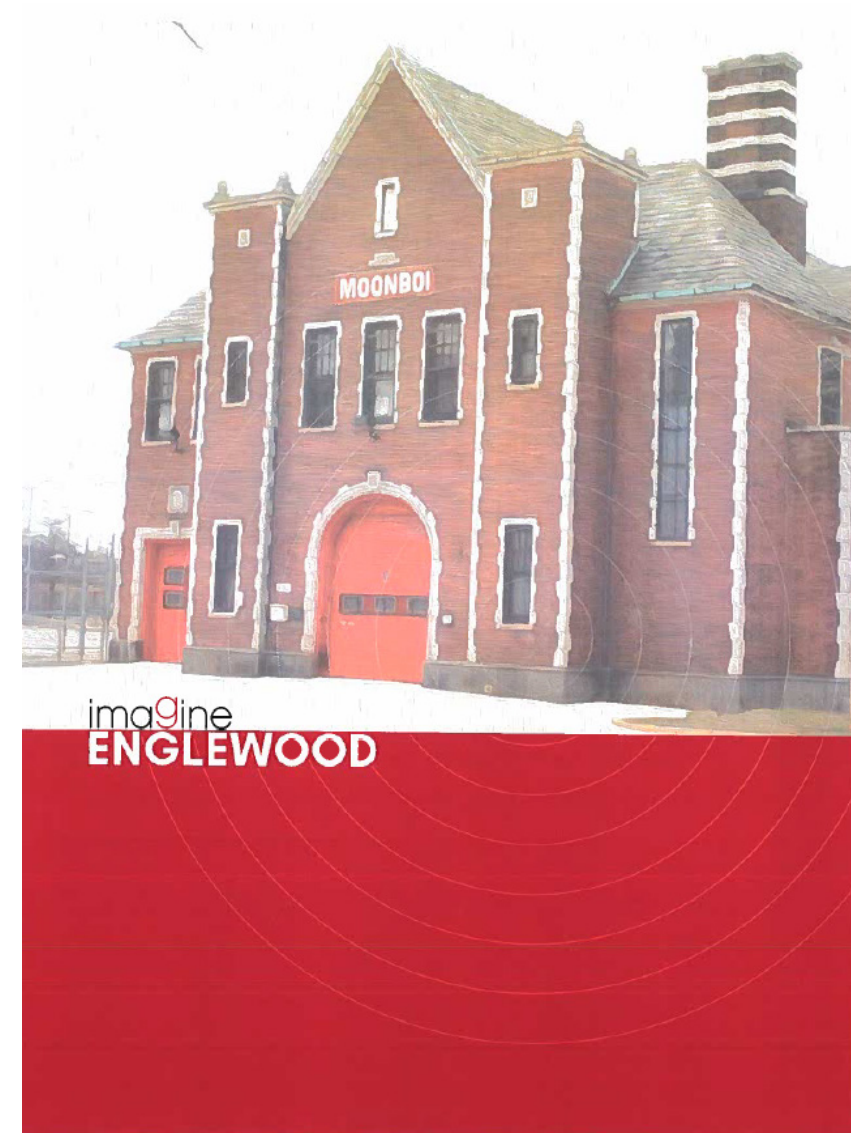
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Imagine Englewood

Firehouse Site (Package B1/B2)

- **Development Team**
 - Imagine Group (MBE)
 - East Lake
- **Design Team**
 - JGMA (MBE) - Architecture
 - Beehyyve (MBE) – Architecture
 - Roderick/Ardmore (MBE) – Engineering
 - TGDA (WBE) – Landscape
- **Construction Team**
 - GMA (MBE)
 - Burling Builders

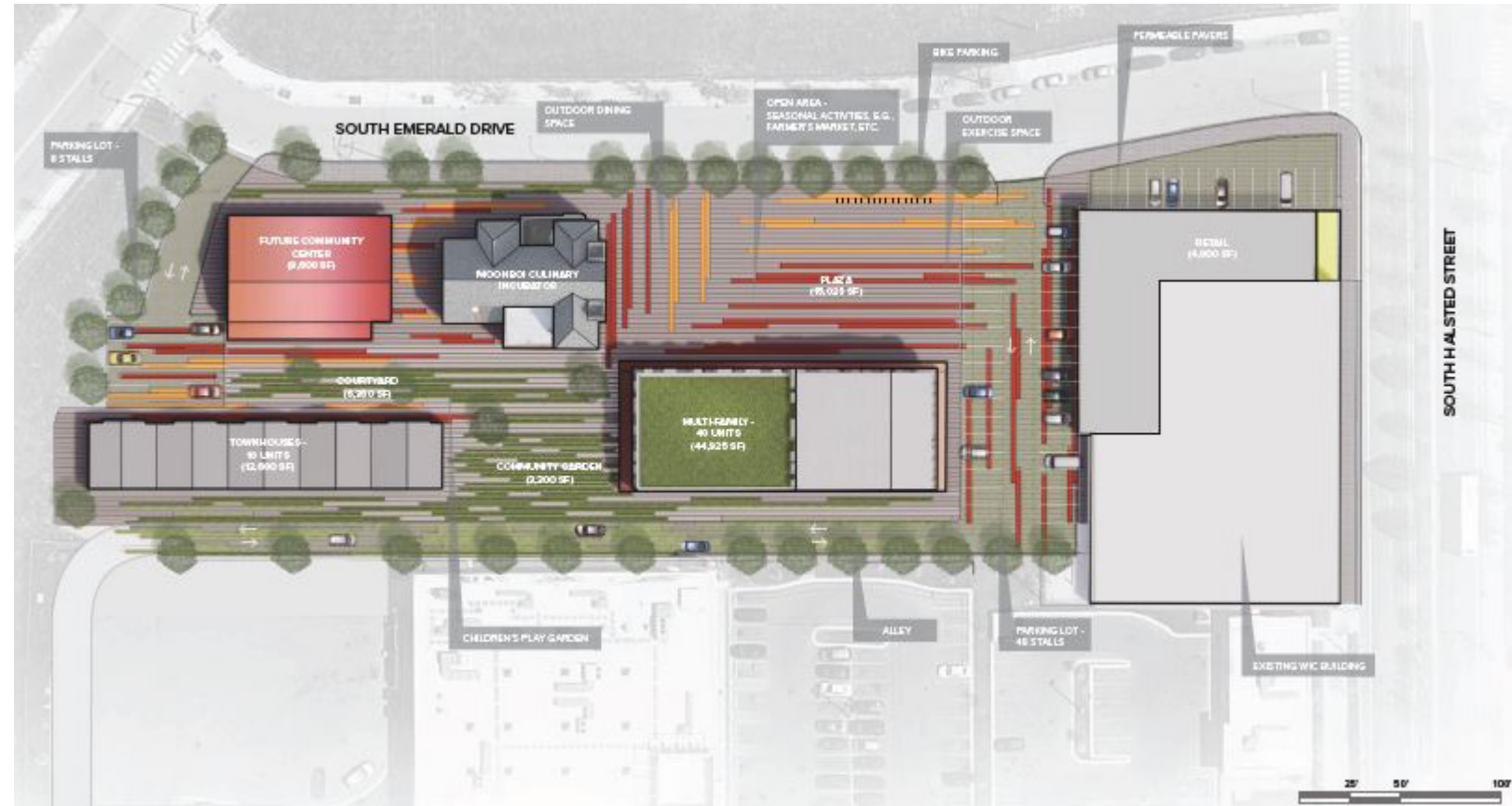


Imagine Englewood

Firehouse Site (Package B1/B2)

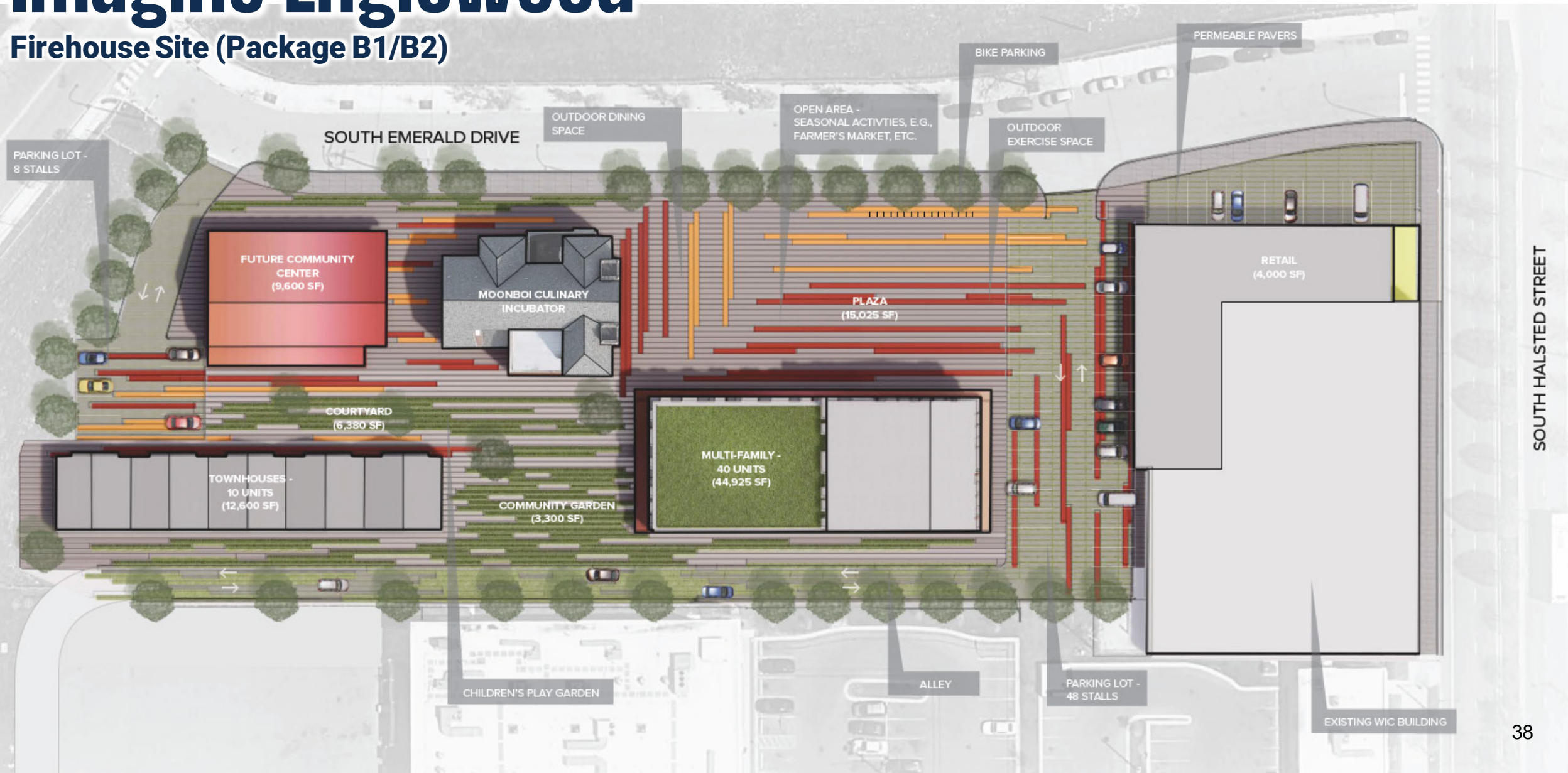
- **Proposed Uses**

- 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



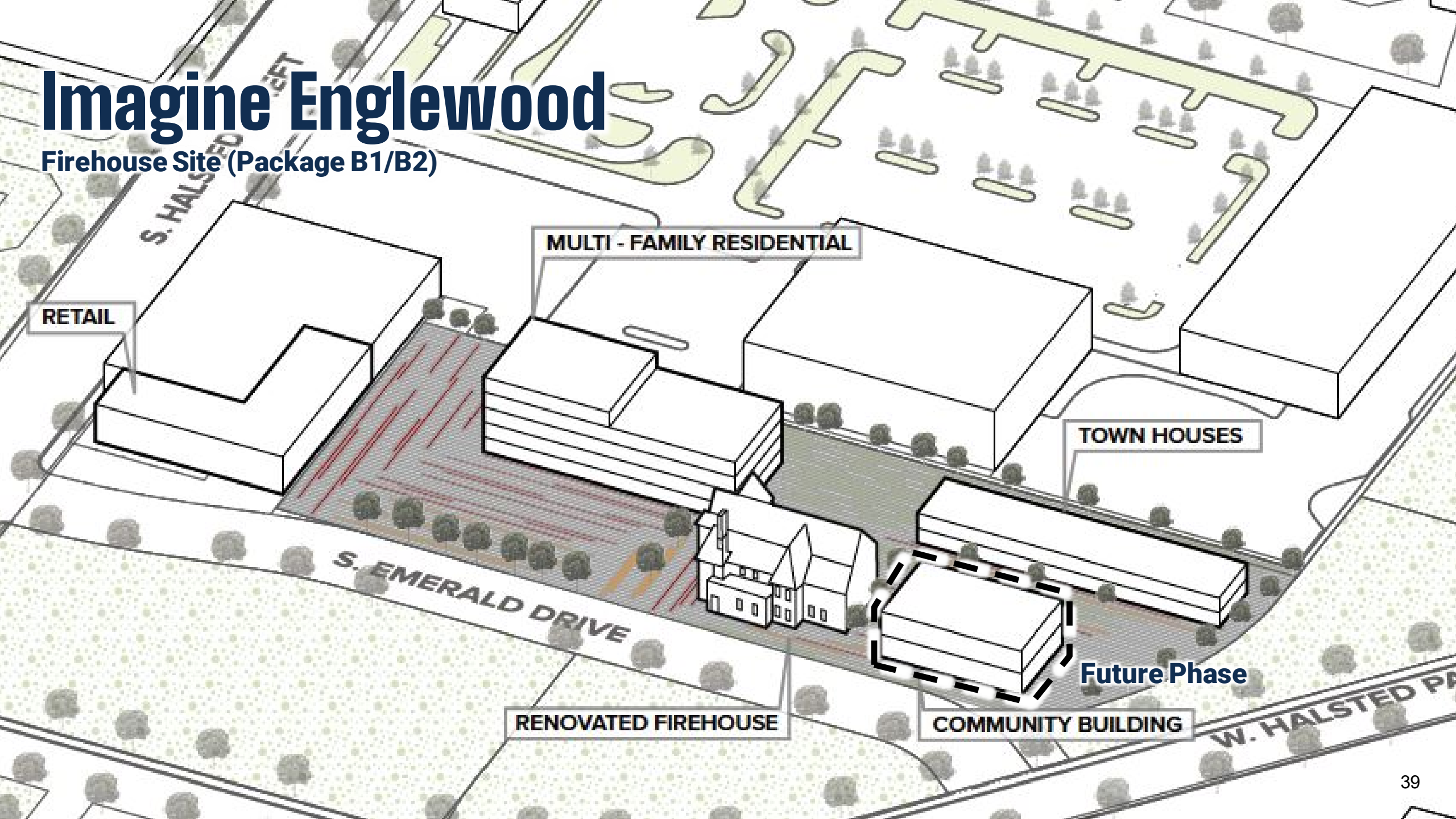
Imagine Englewood

Firehouse Site (Package B1/B2)



Imagine Englewood

Firehouse Site (Package B1/B2)



RETAIL

MULTI - FAMILY RESIDENTIAL

TOWN HOUSES

S. EMERALD DRIVE

RENOVATED FIREHOUSE

Future Phase

COMMUNITY BUILDING

W. HALSTED PA

Imagine Englewood

Firehouse Site (Package B1/B2)



Imagine Englewood

Firehouse Site (Package B1/B2)



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



E englewood connect

Englewood Square Phase II
Package B1/B2 RFP Response

November 24, 2020



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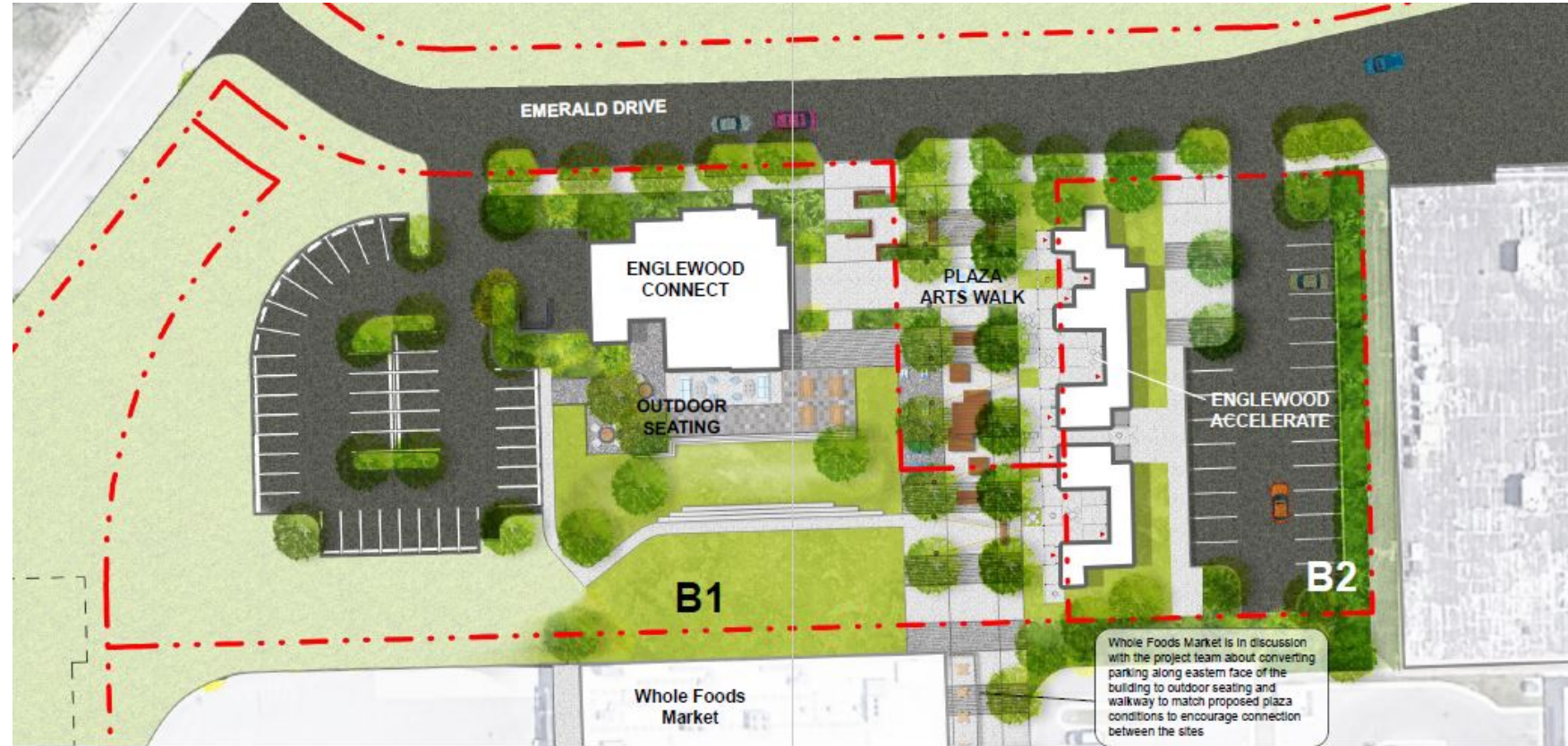
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and Development

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)

- **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



Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Site Plan

Englewood ISW Community Roundtable

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Department of Planning and Development

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)

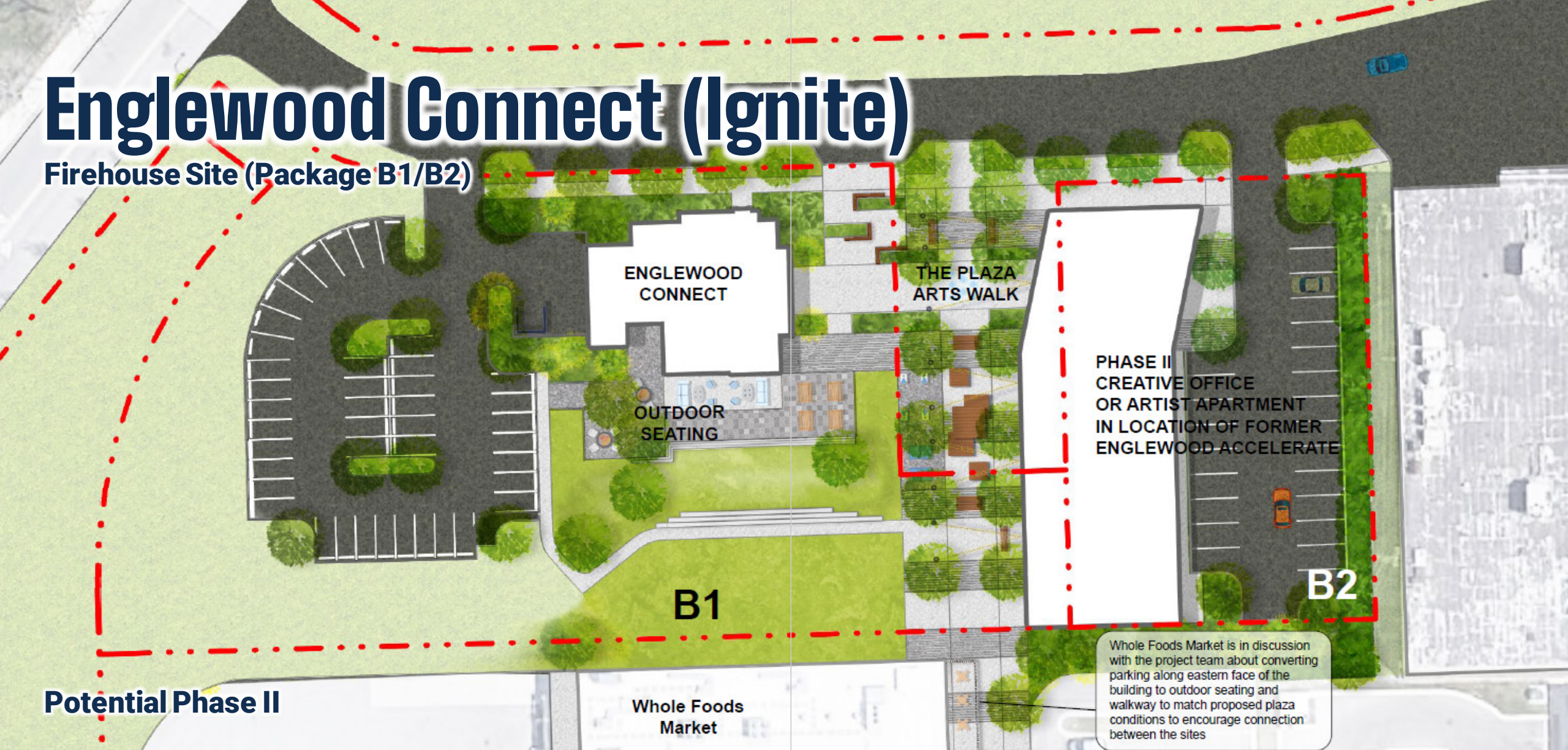
Firehouse Site (Package B1/B2)



Landscape Plaza

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Potential Phase II

Whole Foods Market

Whole Foods Market is in discussion with the project team about converting parking along eastern face of the building to outdoor seating and walkway to match proposed plaza conditions to encourage connection between the sites

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Potential Phase II - Office

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and Development

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)



Potential Phase II - Residential

Englewood Connect (Ignite)

Firehouse Site (Package B1/B2)

- **Part of a larger master plan**
(along with Avia Parc proposal for Package C)



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

DL3 REALTY mercyHOUSING
Perkins&Will

Thrive avia·parc

live. work. learn. play.

Englewood Square Phase II - Package C
Invest South/West

Proposal

November 24, 2020

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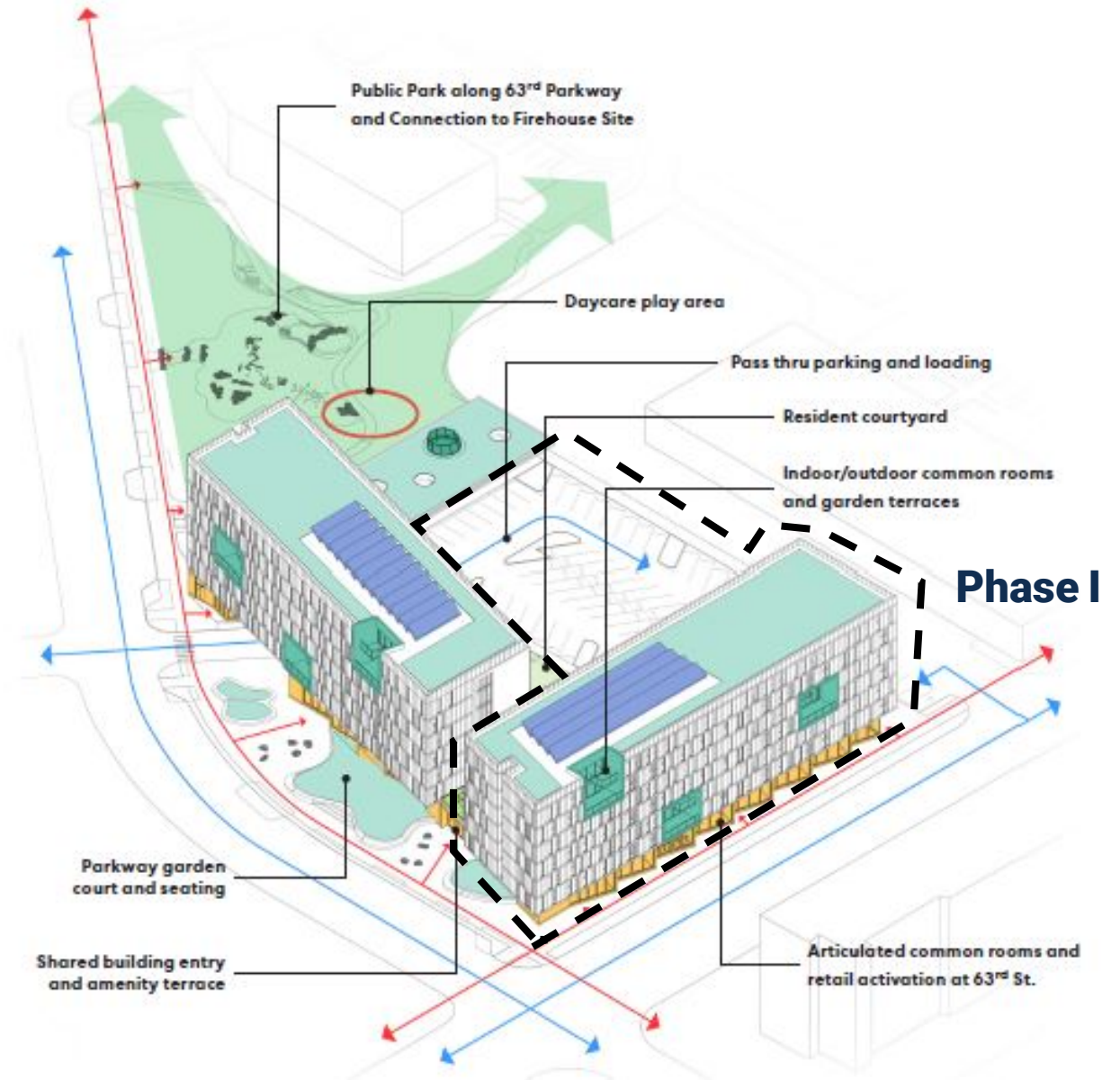
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Avia Parc

63rd Street Site (Package C)

- **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)



Site Plan - Phase I



Site Plan - Phase II

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

63rd Street Site (Package C)

- **Part of a larger master plan** (along with Englewood Connect - Ignite proposal for Package B)



CORRIDOR MANAGER REVIEW PROCESS

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Corridor Manager Review Process

LISC received two applications for the Englewood Invest S/W corridor (after extended deadline):

- **Greater Englewood Chamber of Commerce**
- **Greater Englewood Community Development Corporation (GECDC)**

What is the status of the selection?:

- **Both applicants scored well overall, each presenting their own opportunities and challenges**
- **The Englewood Corridor Manager selection process will be put on hold and resumed later in 2021**
- **In the meantime, the 16th Ward Development Advisory Council assembled by Ald. Coleman will step in to collaboratively serve as an interim Corridor Manager**

NEXT STEPS

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Next Steps

1. Roundtable Agendas

- Agenda for remaining Q1 Roundtables to be announced at January session
- Potential future agenda items:
 - Continued RFP engagement
 - Streetscape / vacant lot activation
 - Public safety
 - Ongoing community-led project status updates
 - Continued updates from Sister Agencies

2. Online file-sharing

- All past Roundtable presentations to be uploaded to file-sharing site prior to January Roundtable
- Link to be shared via email and during January session
- Site to serve as platform for additional information as well (past community plans, announcements, etc.)

Key Milestones

- **January:** **ISW Roundtable** (RFP Respondent Presentations)
- **February:** **RFP Winner selected / negotiation continues**
- **February:** **ISW Roundtable** (Agenda TBD – announced at January session)