



# North Ave Community Roundtable

September 2020



Please mute  
your microphone



# Agenda

1. **Welcome**
2. **Department Updates**
  - a. New DPD West Region Staff
  - b. Corridor Manager Update
  - c. NOF Update
3. **DPD RFP Process**
4. **Opportunity Sites**
  - a. 4000 W North Ave
  - b. 3807 to 3811 W North Ave
  - c. 3402 to 3410 W North Ave
  - d. 3346 W North Ave
5. **Open Discussion**

# Community

Kedar Coleman, *Bickerdike Development Corp.*  
Lissette Castaneda, *LUCHA*  
Jose Lopez, *Puerto Rican Cultural Center*  
Paul Roldan, *Hispanic Housing*  
Cristina Pacione-Zayas, *The Puerto Rican Agenda*  
Jessie Fuentes, *The Puerto Rican Agenda*  
Pete Schmugge, *Northwest Connect Chamber of Commerce*  
Bill Smiljanich, *Nobel Neighbors*  
Josie Pachenko, *First Midwest Bank*

# City

Alderman Maldonado (26th Ward)  
DPD  
CDOT  
Mayor's Office  
LISC  
Saving Places (NTHP)

\*If information is missing, please email [mike.parella@cityofchicago.org](mailto:mike.parella@cityofchicago.org)

# Department Updates



# Corridor Manager Update

Corridor Manager Selected:

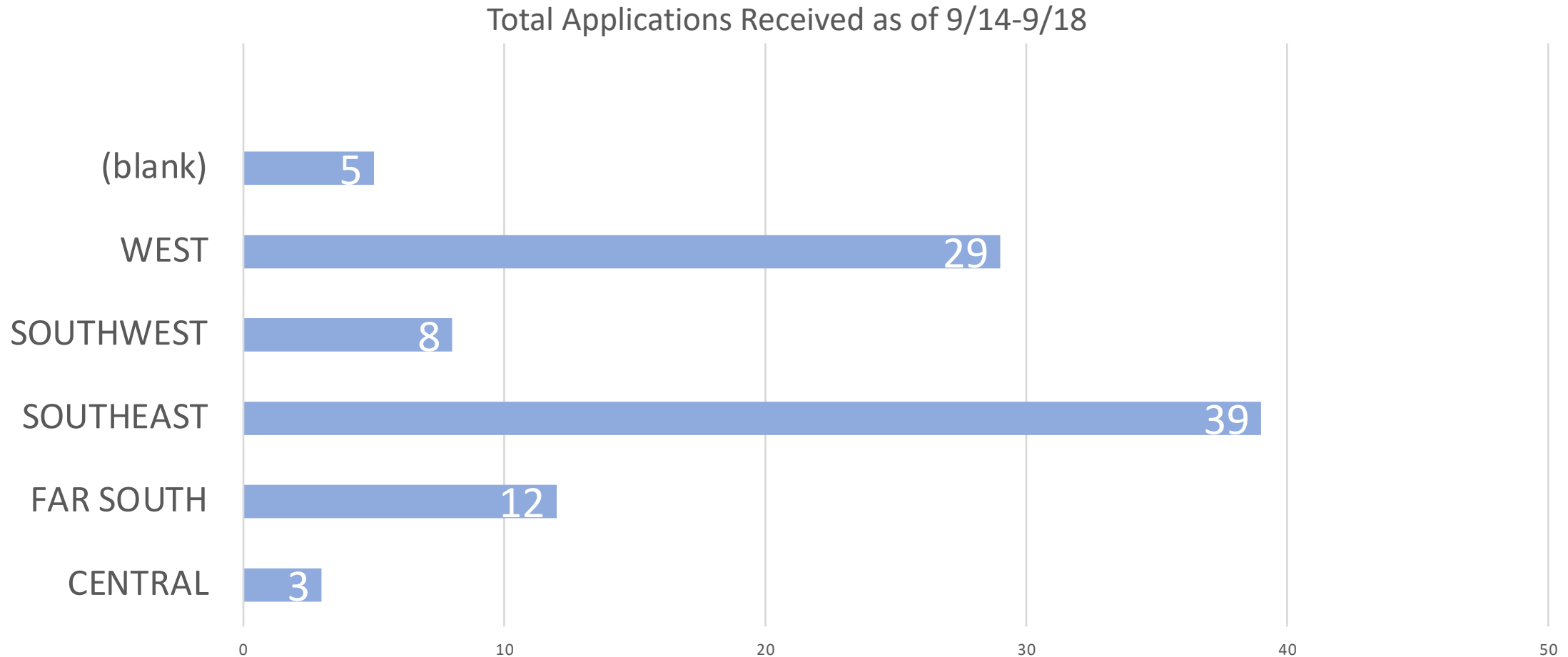
**Puerto Rican Cultural Center**



# NOF Small Grants Application Updates

- **Project Readiness Quiz** completed 1,488 times in the first week
  - 1,183 unique email addresses
  - 22% of email addresses completed the quiz more than once (highest was 6x's)
- **101 applications** submitted so far
  - 1 application received in the Humboldt Park community area
- Application period ends **Friday, Nov. 6<sup>th</sup> at 10:00PM**
  - To apply, visit <https://Chicago.gov/NOF>

# Where are the applications?



# RFP Process

# INVEST SOUTH/WEST

# DEVELOPER RFP PROCESS

Roundtable Update  
September 2020

# WHAT IS AN RFP?

# What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) solicit development proposals for City-owned land.

Traditionally, RFPs simply provide details regarding the subject property (e.g. size, zoning, appraised value) and a brief indication of the preferred use (e.g. residential development).

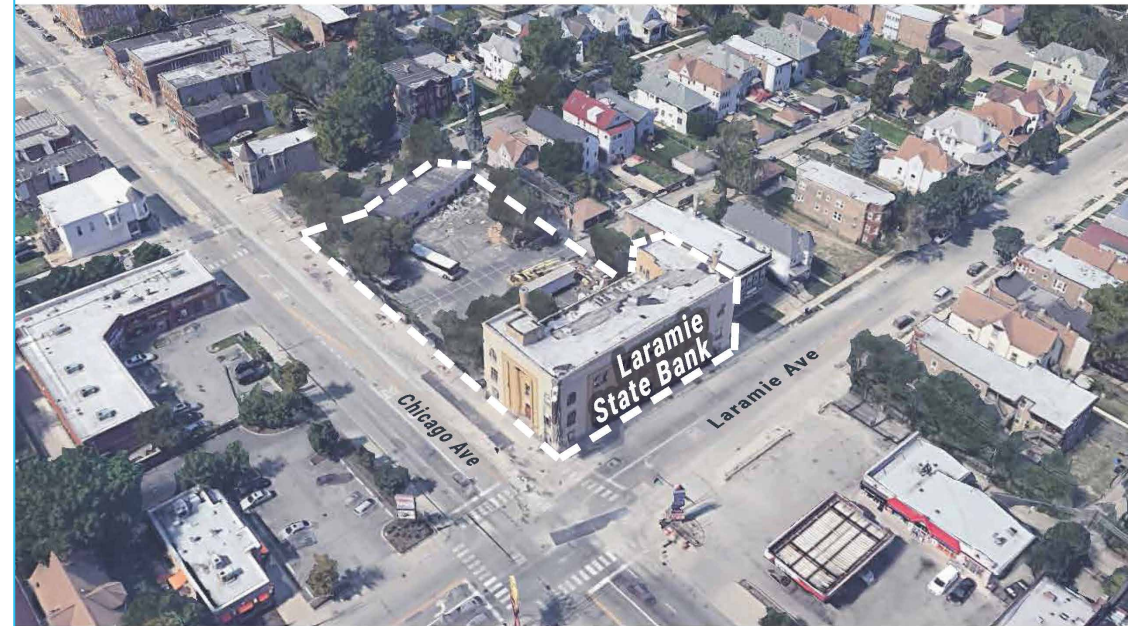
The INVEST South/West RFPs go one step further, and illustrate the desired urbanism of the site as well as a more robust description of uses desired by the community.

The ISW RFPs are also built on an understanding of available incentives and partner those incentives with the proposed development to ensure high-level financial feasibility.



City of Chicago  
Lori Lightfoot, Mayor

## Request for Proposals **Laramie State Bank**



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

DRAFT April 2020



Department of Planning  
and Development

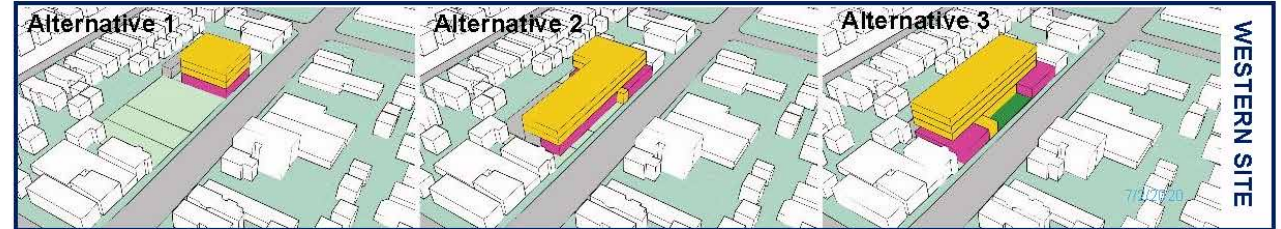
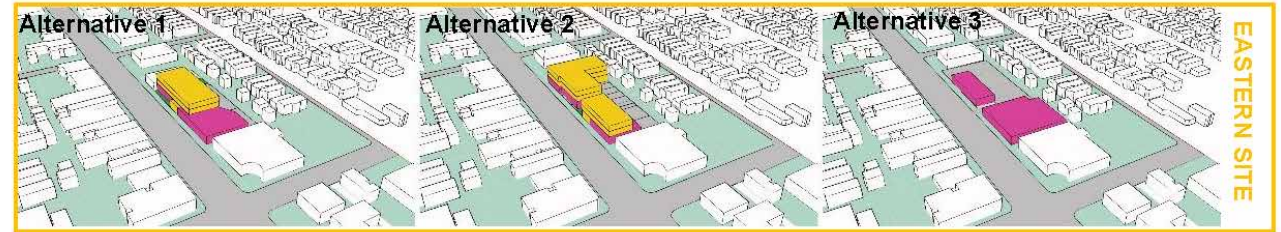
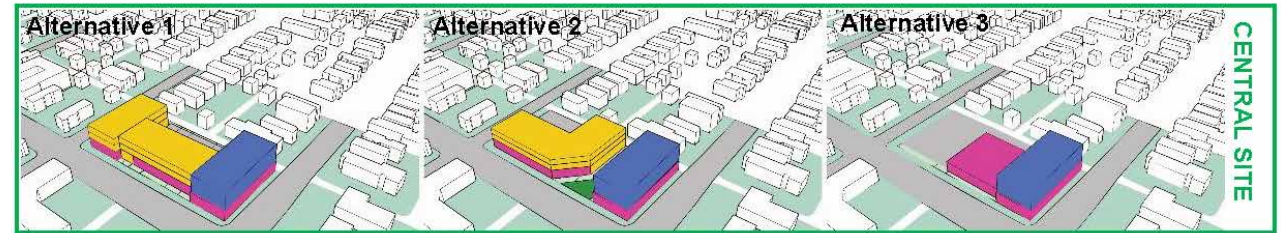


# The RFP is not a Plan

The RFPs do not represent a *plan* for the site in question. The drawings, images, and narratives associated with the RFPs simply help to shape the responses DPD will receive from developers.

The engagement carried out to date (Roundtables and Visioning Workshop) were aimed at reviewing potential uses, densities, and site layout. However, it is important to note that the respondent developers will propose their own designs and programs.

There will be several opportunities to review these proposals during the process...





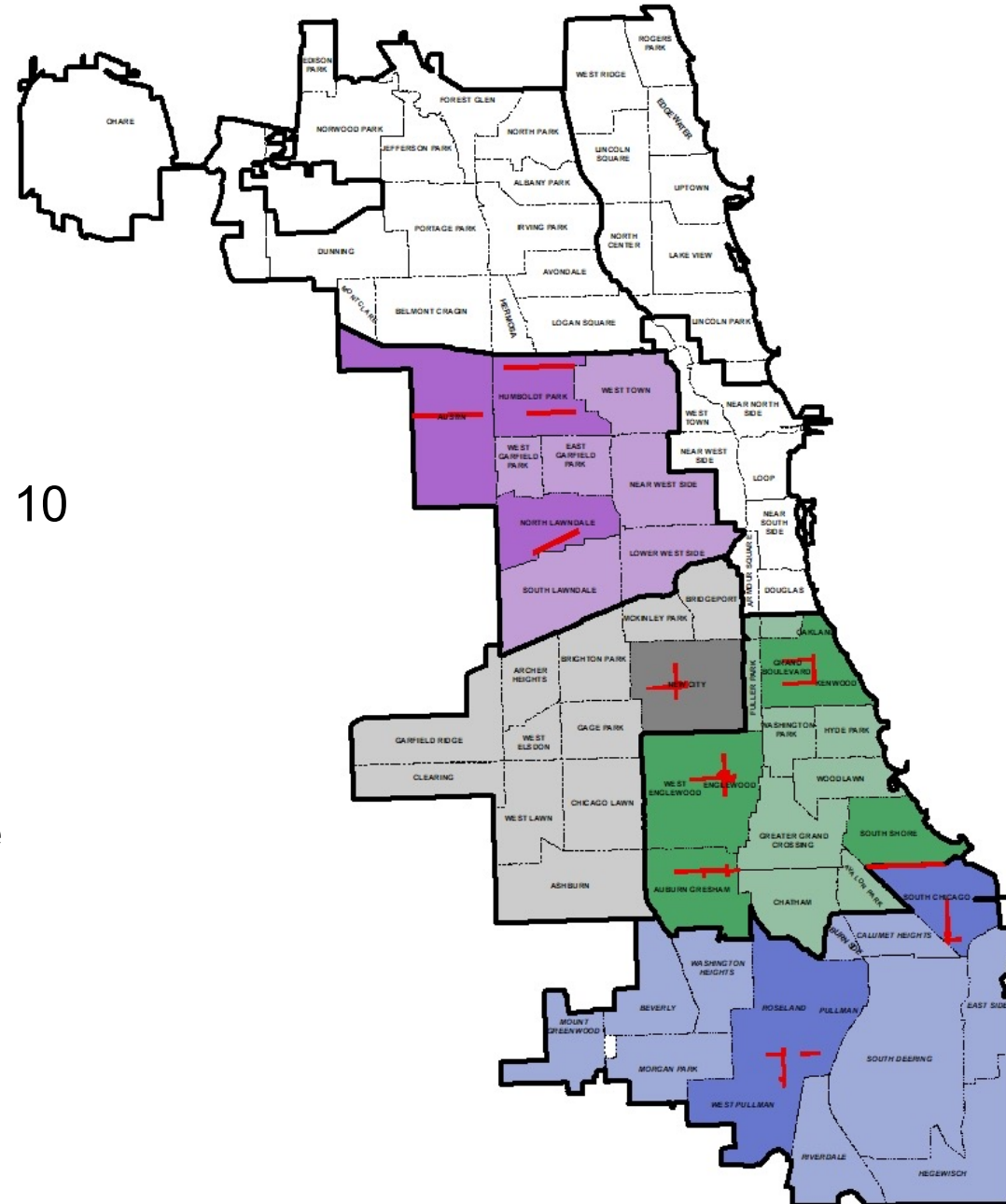
# RFP PROGRESS UPDATE

# Implementing Invest South/West

## Goal of Invest South/West

Marshal the resources of multiple City departments, community organizations and corporate partners toward 10 neighborhoods on Chicago's South and West sides.

Re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for residents.



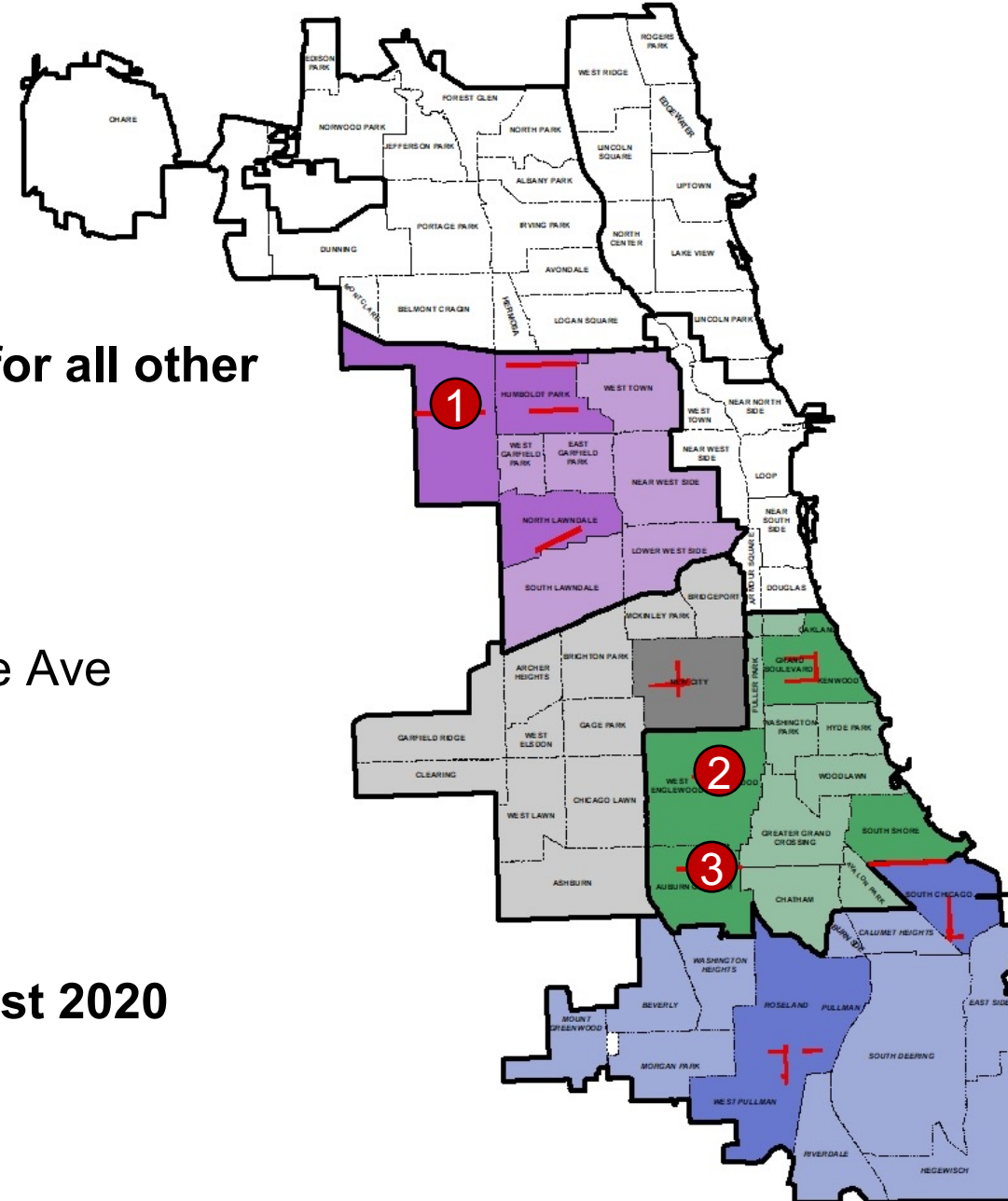
# Implementing Invest South/West

Start with RFPs in August, which become template for all other regions

## First RFPs

- |                   |                            |
|-------------------|----------------------------|
| 1. Austin         | Chicago Ave & Laramie Ave  |
| 2. Englewood      | 63 <sup>rd</sup> & Halsted |
| 3. Auburn Gresham | 79 <sup>th</sup> & Halsted |

Future RFPs released every 3 months starting August 2020





# The Soul City Corridor - Sites of Interest

## SITE SELECTION FACTORS

The site selection process started with a preliminary walking survey of the corridor to determine what is existing and what development potential within the corridor. The following 10 sites were selected for further study and discussed in a Community Roundtable on June 26, 2020. The 10 sites presented below were selected by looking at the following factors:

- **Size & Shape** - parcel large enough to house a meaningful development or a cluster of parcels with development potential
- **High-visibility development on "front doors" of neighborhoods**
- **City can control development outcome**
- **Suitability to Respond to a Community Need** - ability of the site to house programming that directly responds to a stated Community need





# RFPs Have Three Main Goals

- 1** Facilitate Design Excellence on the South and West Sides
- 2** Use Inclusive Decision-Making Process to Guide Economic Development
- 3** Build Local Wealth

# Goal 1

## Facilitate Design Excellence on the South and West Sides



# Achieve Design Excellence

PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT



# Goal 1

## Facilitate Design Excellence on the South and West Sides

Chicago Central Area Committee providing pro bono design & real estate services

### CCAC creating development & design framework for first 3 ISW corridors

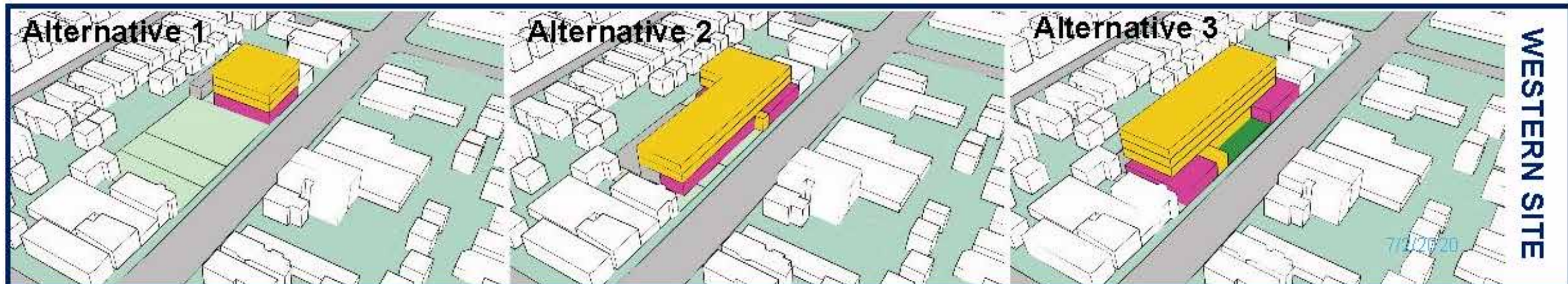
- Building program & massing concepts
- Renderings & visuals of concepts
- ROW & streetscape recommendations
- Urban design recommendations
- Market analysis
- Financial analysis





# Goal 1

## Facilitate Design Excellence on the South and West Sides



Present Multiple Development Possibilities to Community



Goal  
**1**

# Facilitate Design Excellence on the South and West Sides

Determine  
Community's  
Preferred Concept





# Goal 2

## Use Inclusive Decision-Making Process to Guide Economic Development

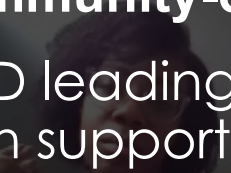
### On-Going Engagement

- CCAC's development framework based on previous **community-driven designs & plans**
- DPD leading **ISW Community Roundtables & Workshops** with support from CCAC teams to determine community's preferred development concepts
- **Additional one-on-one outreach** with targeted groups to supplement information from past engagement (roundtables, workshops, past community plans)

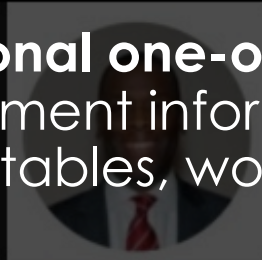


Kevin Bargre

Lisa



Luke Mich



# Goal 2

## Use Inclusive Decision-Making Process to Guide Economic Development

### Funding Implications of Preferred Concept

Planning, Housing, & Incentives teams coordinate to determine City financial assistance needed to complete each project

- TIF, NOF, DOH multifamily grants, CHA
- Low-Income Housing Tax Credits
- New Market Tax Credits
- Historic Tax Credits

**Conclusion: can only fund one major mixed-use project per ISW corridor**

- City needs to put in 50% of funds (TIF, NOF, DOH)
- Other 50% of funds:
  - 25% LIHTC
  - 25% conventional (developer debt & equity)



# Goal 2

# Use Inclusive Decision-Making Process to Guide Economic Development

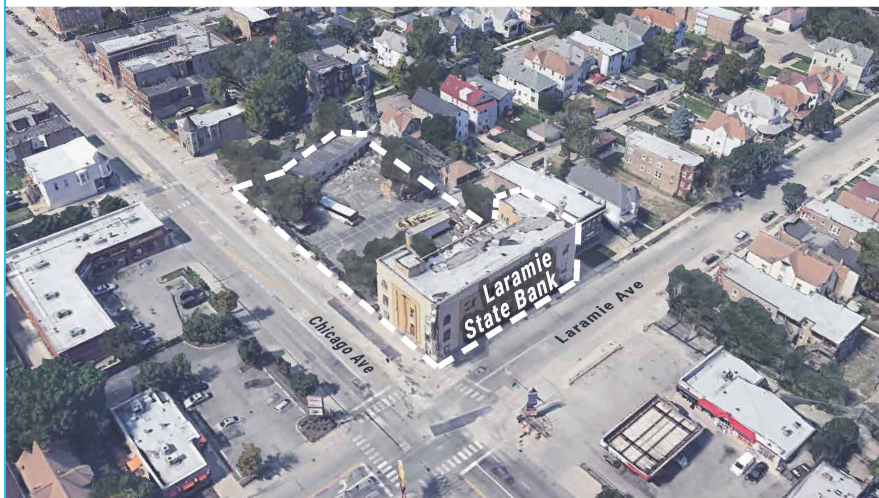
## RFP Development Manual

“Show developer what is desired by the community & feasible with coordinated City incentives”



City of Chicago  
Lori Lightfoot, Mayor

### Request for Proposals Laramie State Bank



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

DRAFT April 2020

Laramie State Bank | Request for Proposals

DRAFT April 23, 2020

## I. Executive Summary

### PURPOSE: BUILD ON INVEST SOUTH / WEST

Invest South/West is Mayor Lori Lightfoot's groundbreaking collaborative by government, businesses, philanthropies, and community leaders, in which the City will align more than \$750 million in public funding over the next three years. The initiative will seek to maximize those public investments in order to attract private capital, respond to changing commercial trends and enrich local culture. The goal of the initiative is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.

W Chicago Ave through the Austin community is a historic commercial corridor and an Invest South/West corridor. The City believes this Laramie State Bank property is a key element of improving the Chicago Ave corridor and identified this as one of the highest priority opportunity sites. We are looking for innovative development proposals that bring new vibrancy to the corridor.



Figure 1: Development concept sketch



Department of Planning  
and Development

# Goal 3

## Build Local Wealth

### Using RFP Submission Requirements

Ensure applicants are **local developers of color**

**Four potential levels of local involvement:**

- Developer Teams / Designer Teams / Contractor & Trades (26/6) / Tenants & Businesses

**Submission requirements considerations (TBD with Law):**

- Required vs. additional weight given
- Metrics vs. description of approach



## Foster Opportunities for Professional Services

### CHICAGO ARCHITECTURE CENTER

The Chicago Architecture Center, on behalf of the City of Chicago, will create a **list of preferred local design services firms** for contracting opportunities within Mayor Lightfoot's INVEST South/West initiative. A key tenet of this initiative is **driving inclusive growth**, and our design community has much to offer given the chance.

### Chicago Emerging Minority Developer Initiative

The goal of CEMDI is to (1) source and build **a pipeline of community-focused developers**, and (2) **lift up emerging talent** to lead and/or meaningfully participate in **large-scale commercial real estate development projects**, including ownership in the development entities.

Goal

# 3 Build Local Wealth

Because local developers...

- hire local designers
- lease to local businesses



LAINE'S BAKE SHOP – ROSELAND

Retailers



XQUINA CAFE CO-WORKING – LITTLE VILLAGE  
Offices



SHAWN MICHELLE'S HOMEMADE ICE CREAM - BRONZEVILLE  
Restaurants/Cafes



KEHREIN CENTER FOR THE ARTS - AUSTIN  
Theatres/Galleries

# Goal 3

## Build Local Wealth

### Using RFP Selection Process

Meaningfully engage community:

- **City to shortlist** finalist respondents
- **Finalists present** to Community (e.g. Aldermen, roundtable, public forum, etc.)
- Community **feedback incorporated into City negotiation process** with selected respondent
- **City announces selected proposal** to Community



# RFP RELEASE SCHEDULE

# Release Schedule



# Continued Community Engagement



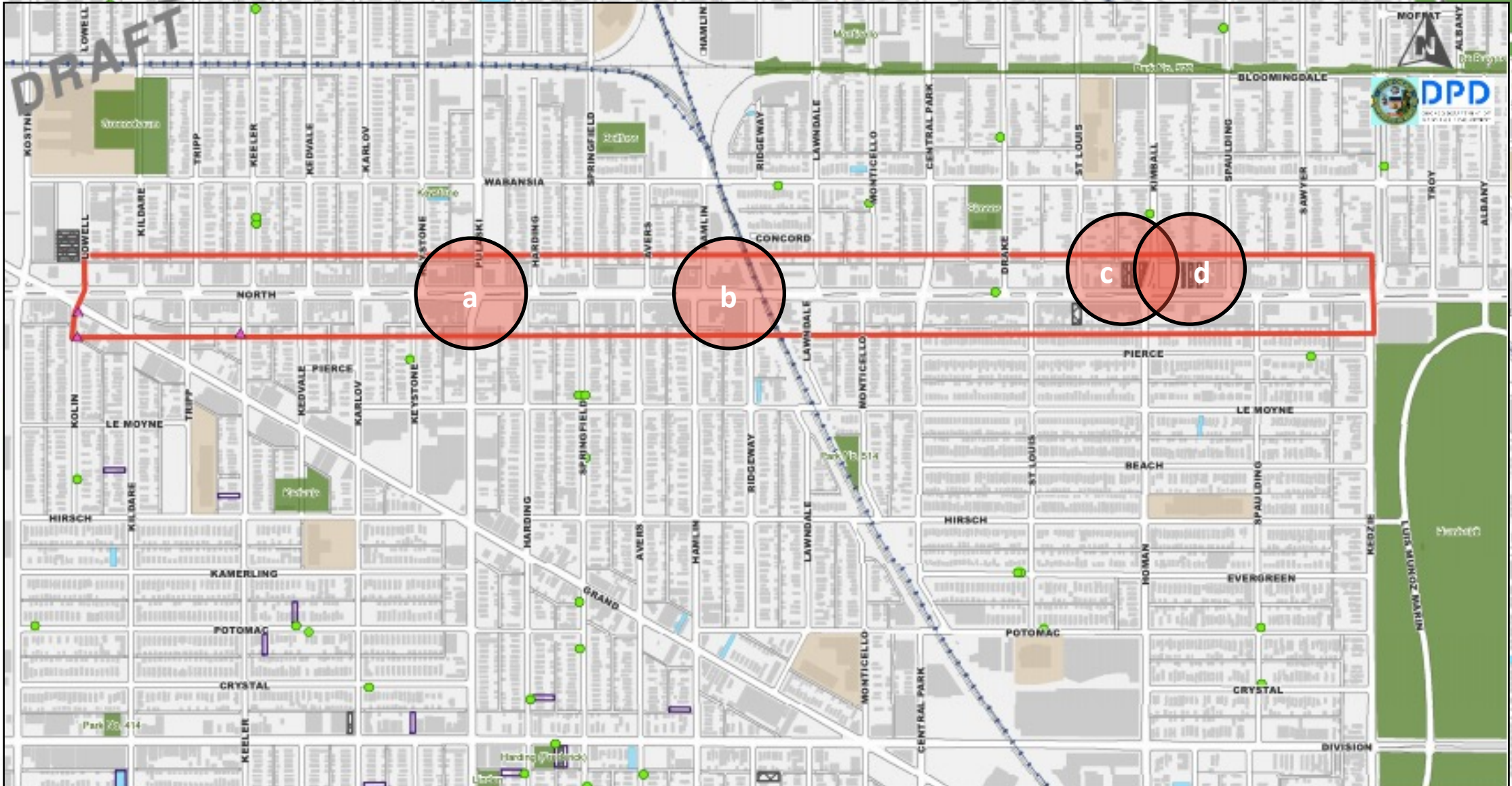
# INVEST SOUTH/WEST

# DEVELOPER RFP PROCESS

Roundtable Update  
September 2020

# Opportunity Sites

DRAFT



- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
- School Grounds
- Vacant Improved-Not Exempt
- Metra
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- Tax Sales in Invest S&W Corridor
- Closed CPS Schools

# NORTH AVENUE

CITY OF CHICAGO

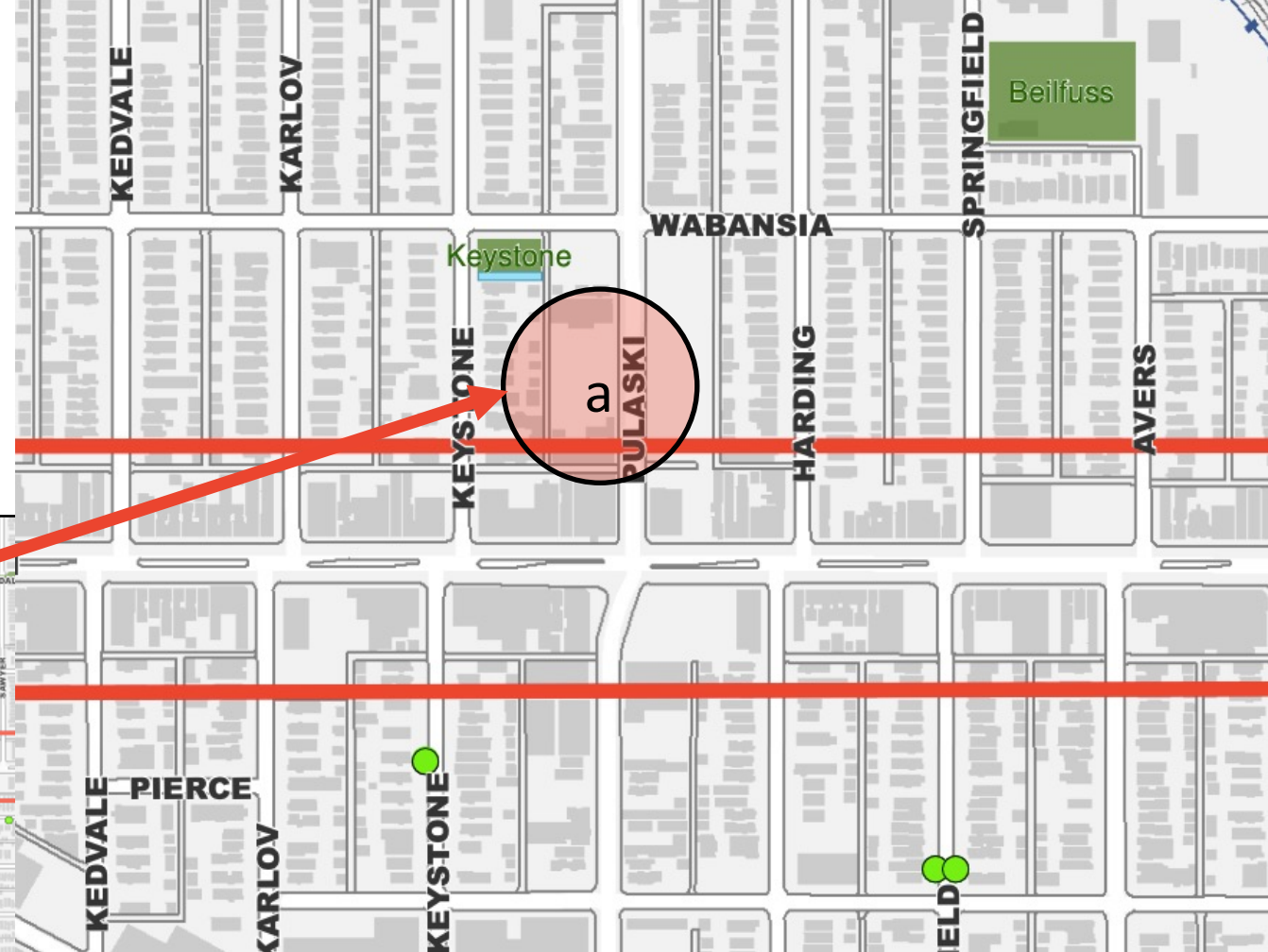
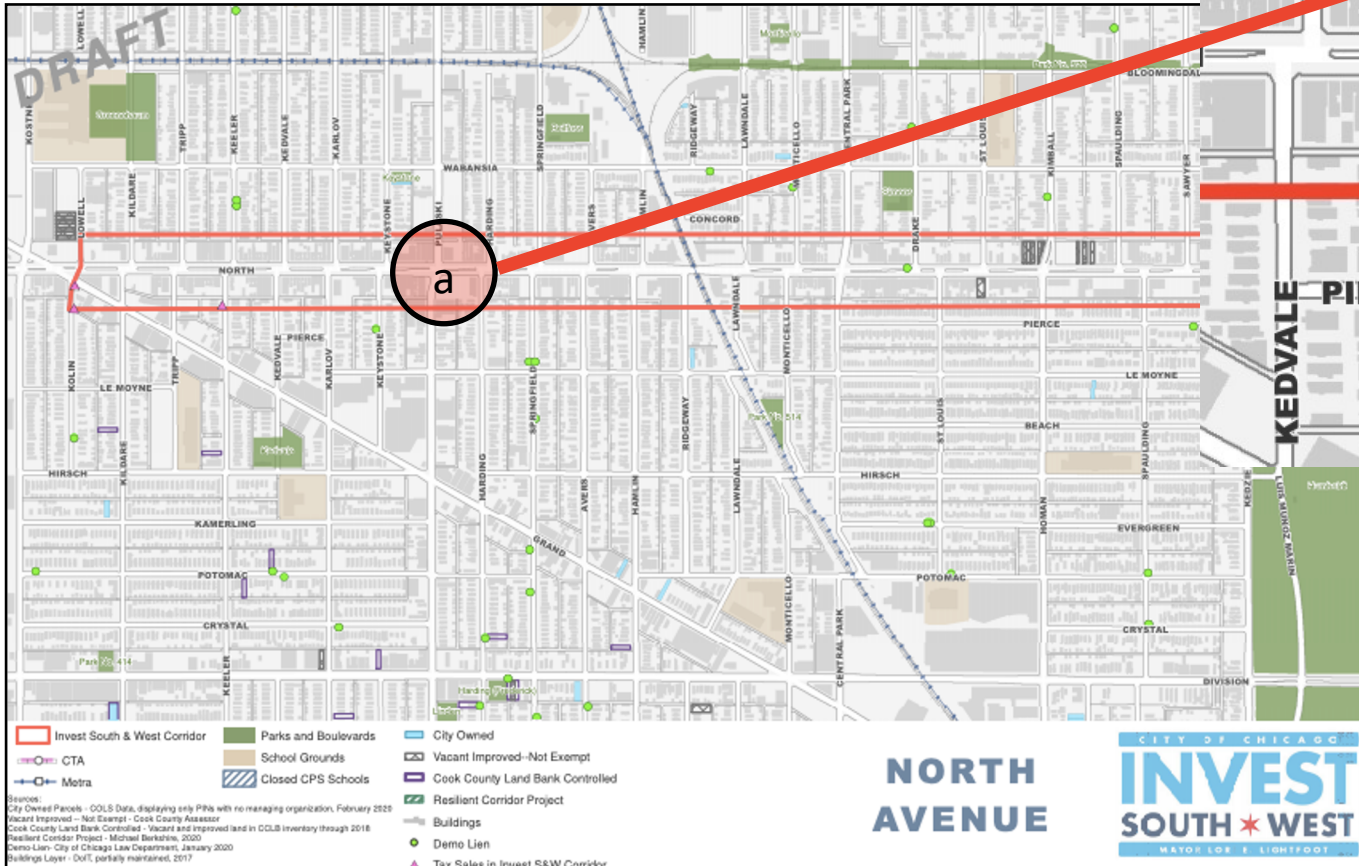
# INVEST SOUTH WEST

MATCH FOR E LIGHTFOOT

Sources:  
 City Owned Parcels - COLS Data, displaying only PINs with no managing organization, February 2020  
 Vacant Improved - Not Exempt - Cook County Assessor  
 Cook County Land Bank Controlled - Vacant and Improved land in COLS inventory through 2018  
 Resilient Corridor Project - Michael Berkshin, 2020  
 Demo-Lien - City of Chicago Law Department, January 2020  
 Buildings Layer - DoIT, partially maintained, 2017



# a. 4000 W North Ave

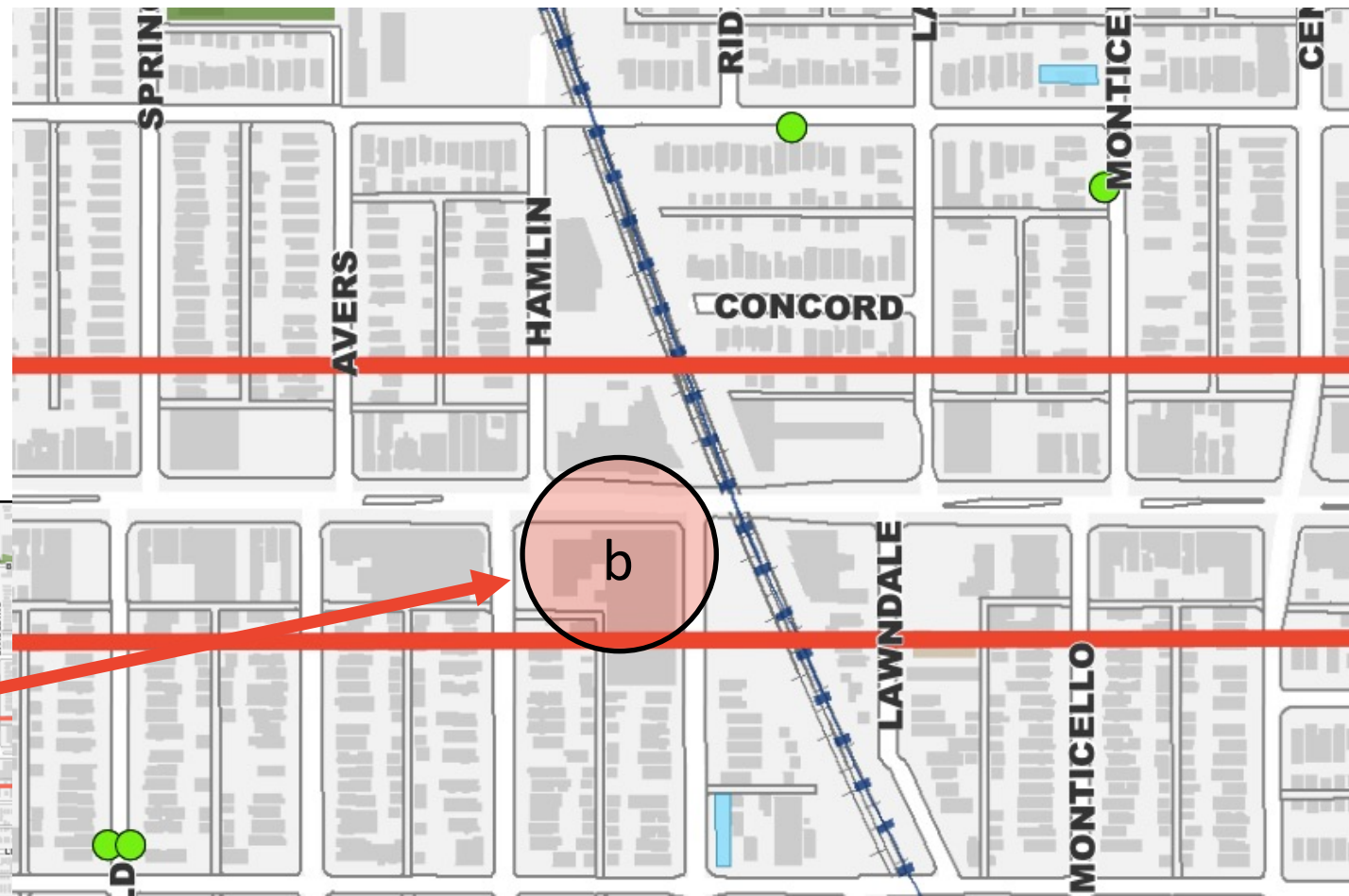
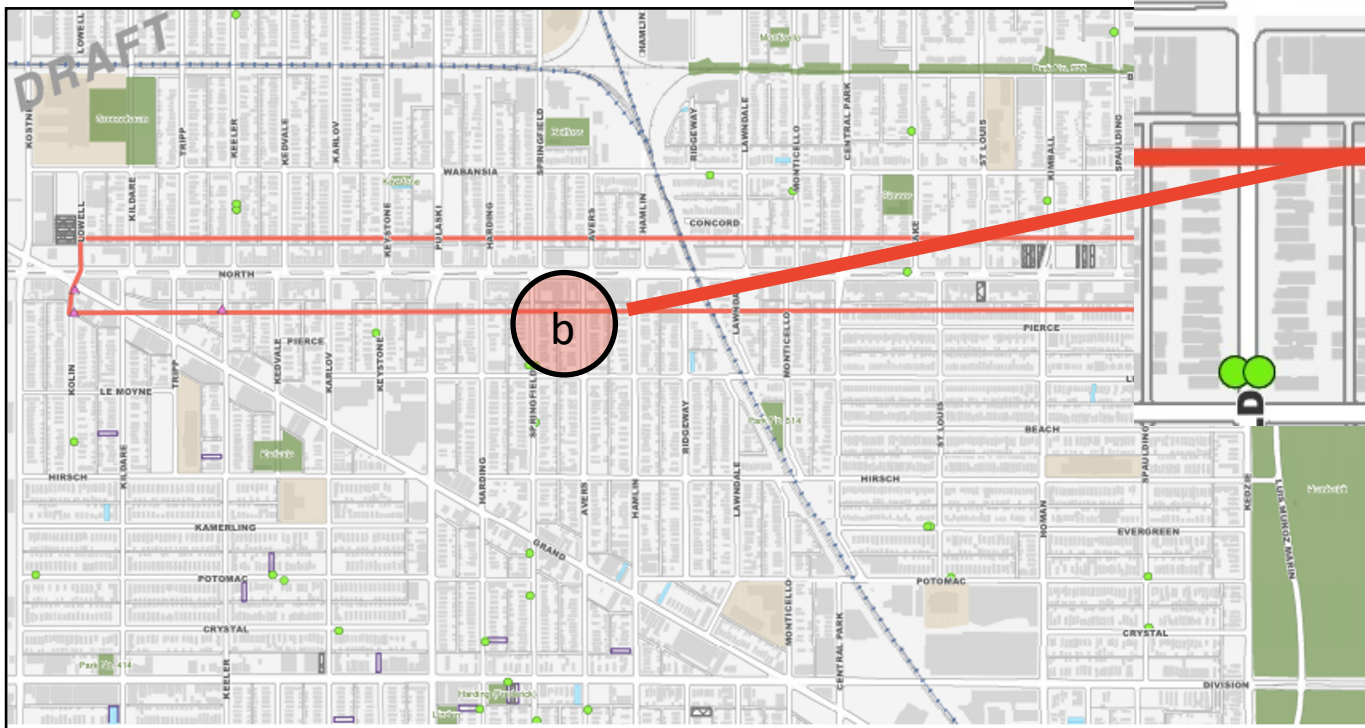


a. 4000 W North





## b. 3807 to 3811 W North



- ▬ Invest South & West Corridor
  - ▬ Parks and Boulevards
  - ▬ City Owned
  - ▬ CTA
  - ▬ School Grounds
  - ▬ Vacant Improved - Not Exempt
  - ▬ Metra
  - ▬ Closed CPS Schools
  - ▬ Cook County Land Bank Controlled
  - ▬ Resilient Corridor Project
  - ▬ Buildings
  - ▬ Demo Lien
  - ▬ Tax Sales in Invest S&W Corridor
- Sources:  
 City Owned Parcels - COLS Data, displaying only PIRs with no managing organization, February 2020  
 Vacant Improved - Not Exempt - Cook County Assessor  
 Cook County Land Bank Controlled - Vacant and Improved land in CCLB Inventory through 2018  
 Resilient Corridor Project - Michael Berklin, 2020  
 Demo Lien - City of Chicago Law Department, January 2020  
 Buildings Layer - OoT, partially maintained, 2017

**NORTH AVENUE**

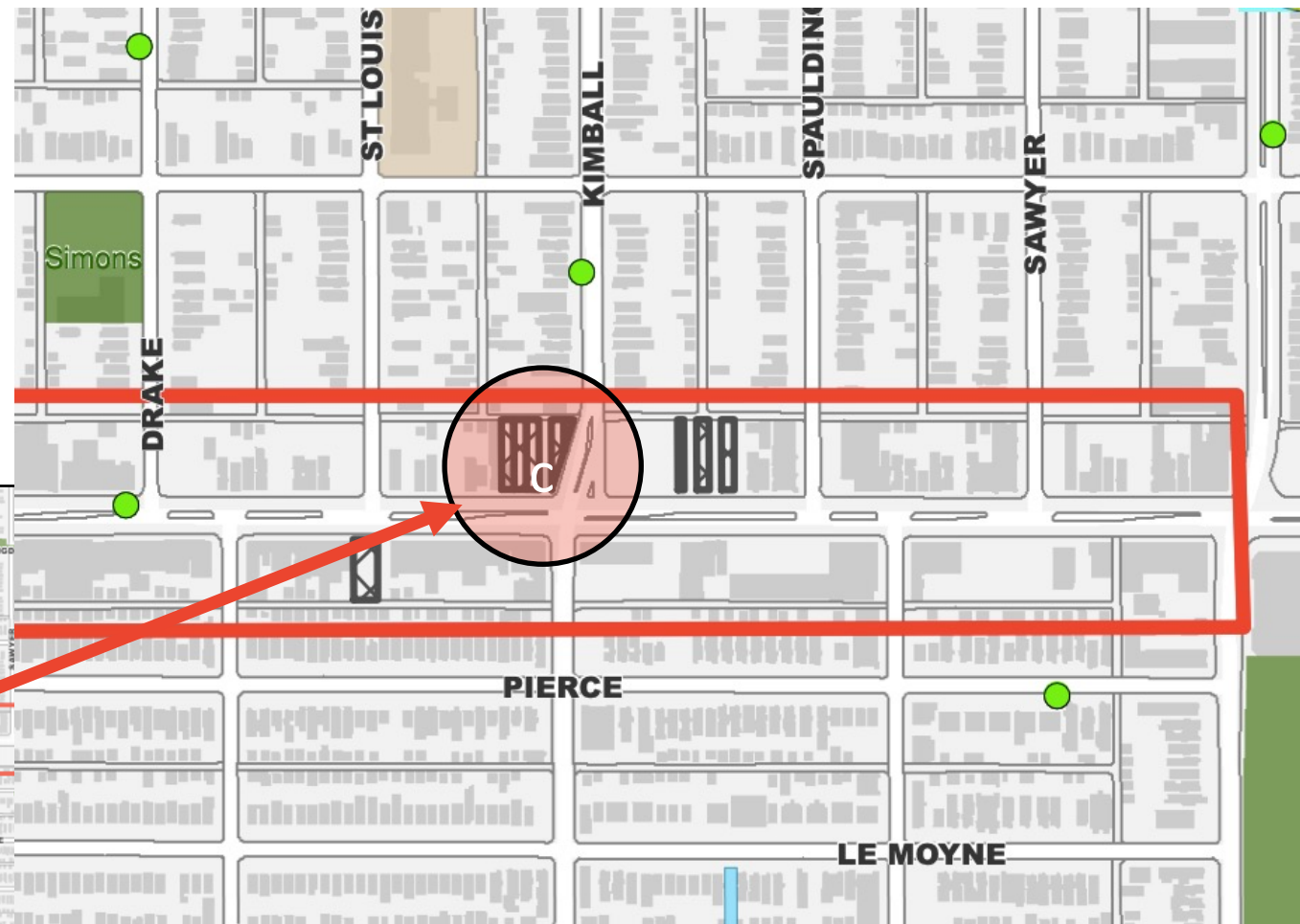
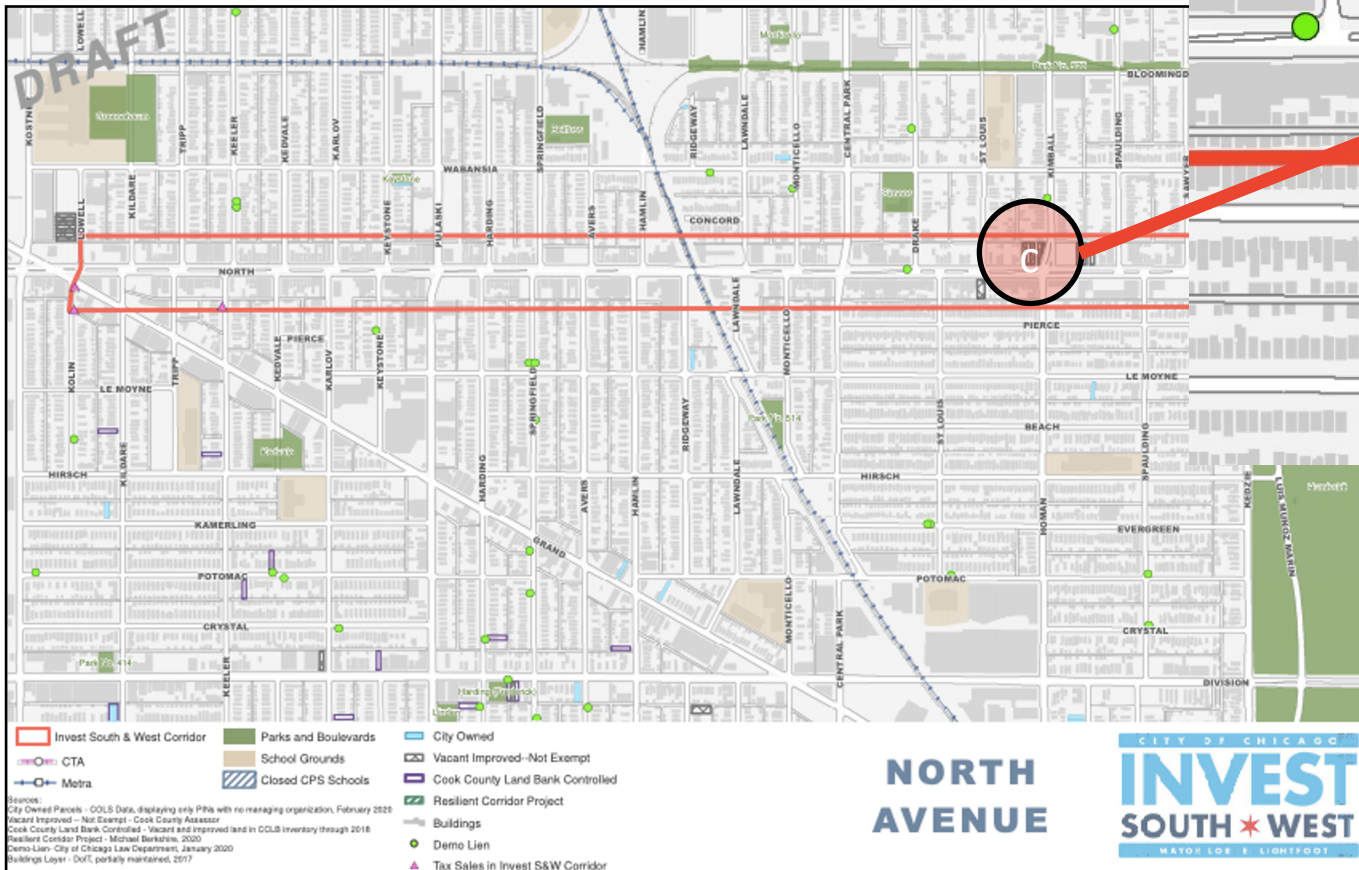
**CITY OF CHICAGO**  
**INVEST SOUTH WEST**  
 MAYOR LOU E. LIGHTFOOT

b. 3807 to 3811 W North





# c. 3402 to 3410 W North Ave

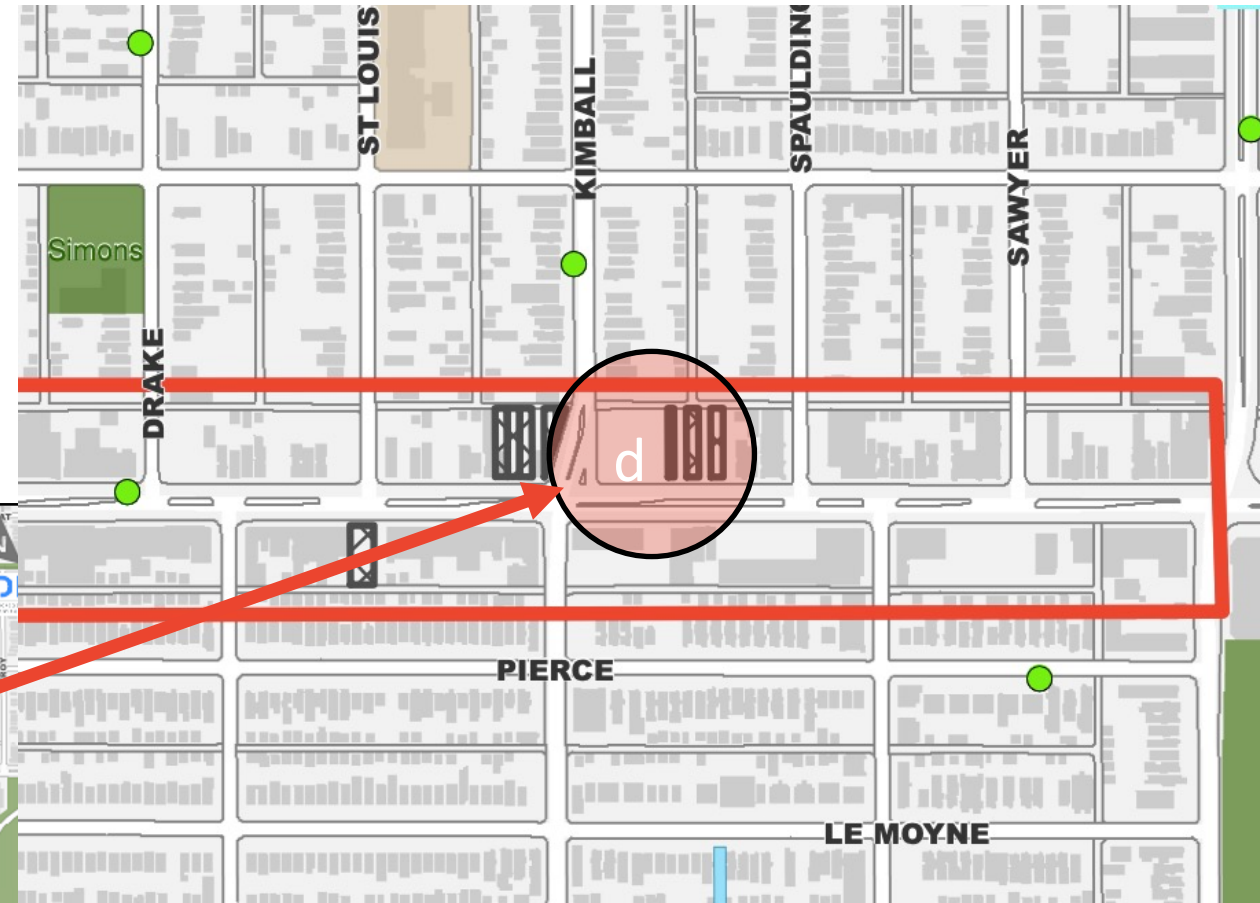
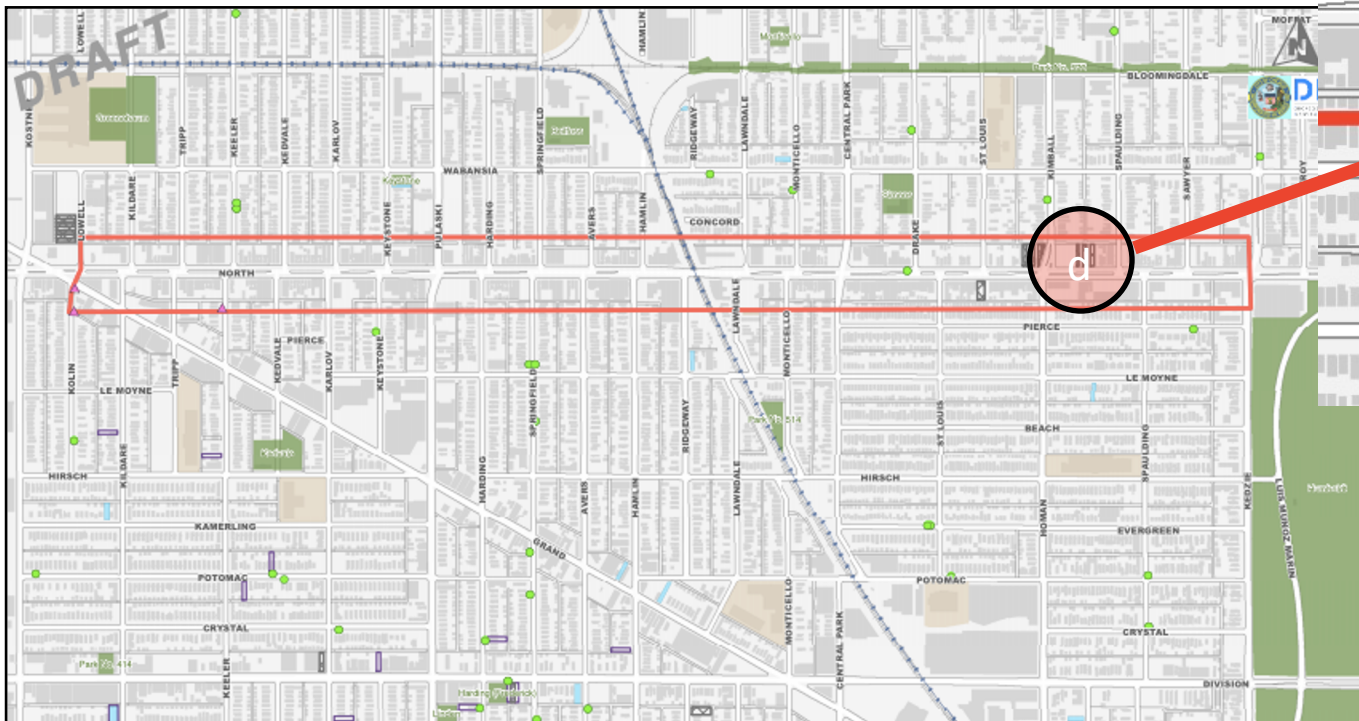




c. 3402 to 3410 W North Ave



# d. 3346 W North Ave



- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- Vacant Improved - Not Exempt
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- Tax Sales in Invest S&W Corridor
- Closed CPS Schools
- School Grounds
- Vacant Improved - Not Exempt
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- Tax Sales in Invest S&W Corridor

**NORTH AVENUE**





d. 3346 W North Ave





# Next Steps

# Next Steps

- 01 Onboarding of Corridor Manager
- 02 Refining Opportunity Site and Priorities
- 03 Next Neighborhood Roundtable  
*-- October 26th @ 12:00pm*