



City of Chicago  
Lori E. Lightfoot, Mayor

# Request for Proposals Englewood Square Phase II



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

**August 24, 2020**





Englewood, Auburn Gresham,  
and New City INVEST South/  
West Kickoff Celebration



## A LETTER FROM THE COMMISSIONER

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) is pleased to present this Request for Proposals (RFP) for a prime development site within the Englewood community.

The RFP is a key component of Mayor Lori E. Lightfoot's INVEST South/West neighborhood revitalization strategy for Chicago's South and West sides. Its location and scope were coordinated through an extensive community engagement process involving local residents, businesses, elected officials and other stakeholders. Through new quality-of-life amenities, jobs, and other outcomes, the selected development's potential impact on Englewood is expected to resonate for generations to come.

As one the first RFPs to be issued by the City through a coordinated, commercial corridor revitalization strategy, the RFP includes renderings of potential development concepts that were developed on a pro bono basis through a partnership between DPD and the Chicago Central Area Committee (CCAC) led by the Chicago offices of Solomon, Cordwell, Buenz and students at the Illinois Institute of Technology's College of Architecture. In the spirit of INVEST South/West, the RFP also includes a pre-qualified list of design teams that can help a selected respondent fulfill the City's diversity and inclusivity goals.

DPD staff and our community partners appreciate your interest in the site. Please consider other INVEST South/West opportunities at [chicago.gov/investsw](https://chicago.gov/investsw). We look forward to demonstrating the incredible potential of the South and West sides in the months to come.

Sincerely,



Maurice D. Cox

Commissioner



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# I. Executive Summary

## INTRODUCTION

The Department of Planning and Development (DPD) of the City of Chicago is pleased to issue this Request for Proposals (RFP) for the purchase and development of 10 parcels (Lots) classified into four development sites (Packages) along West 63rd Parkway. These properties present the opportunity to expand and complement the recent successful retail development of Englewood Square, the center of the *63rd & Halsted* INVEST South/West Corridor.

Responses to this RFP should build on the recommendations of related area plans, including the Englewood Mall TIF Redevelopment Plan, Englewood Rising - the 2016 Neighborhood Quality-of-Life Plan, and the Green Neighborhoods Plan. In addition, development plans should reflect the City's commitment to high-quality design, as outlined in the recently released Design Excellence Principles (see Addenda).

## THE OPPORTUNITY

Englewood Square has long been the heart of the Englewood Community. Once a bustling town center with retail activity that rivaled the Loop, the area has undergone significant transformation, shifting from a pedestrian center to a more car-centric, suburban shopping mall in the mid-20th century. As the City and its communities have recognized the resurgence in demand for transit-served, walkable forms of urbanism, the area has been transformed again, with the current Englewood Square Phase I shopping center - anchored by the South Side's first Whole Foods - serving as a neighborhood commercial hub that also draws shoppers from across the City.

The Phase II parcels described in this RFP surround the Phase I shopping center, offering the opportunity to complement these retail uses with additional retail and entertainment, professional services, office, and residential uses. In addition, the existing landmarked firehouse on Lot 3 presents an opportunity to revitalize a unique historic structure.

### 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 while coordinating across multiple City departments, community organizations and corporate partners in order to realize the re-activation of 12 key commercial corridors across 10 neighborhoods on Chicago's South and West sides.

The INVEST South/West neighborhoods (Auburn Gresham, Austin, Bronzeville, Greater Englewood, Greater Roseland, Humboldt Park, New City, North Lawndale, South Chicago and South Shore) were determined through a multi-departmental analysis. Each neighborhood has the existence of at





**Figure 1:** Birdseye aerial of site

least one well-developed community plan and the existence of at least one active commercial area. Leveraging existing plans and local partners, the City's focus on these initial neighborhoods will enable swift investments that create sustainable improvements, foster additional investment on adjacent blocks, and elevate cultural and artistic vibrancy.

The need for urgent investment in these neighborhoods has come into even sharper focus in the recent months. Chicago has the opportunity to address inequities by rethinking the social, cultural, and economic fabric of the city. Through the collaboration of multiple public and private partners, INVEST South/West will engage community stakeholders throughout the South and West sides to build consensus around neighborhood needs and goals, prioritize specific geographies, identify immediate and long-term needs, and ensure future investments will be developed through an equity lens.

The issuance of this RFP is one step towards the implementation of INVEST South/West by focusing on the redevelopment of vacant City-owned land. In addition, as noted in the following sections, a host of incentives and supportive investments have been advanced to spur development in this important corridor, and the City is committed to building on the momentum of the Phase I development to transform this important site.

### **Community Wealth Building**

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households and communities. To support this, the INVEST South/West initiative is committed to equitable economic development that includes a community wealth building framework.



The INVEST South/West initiative addresses a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to include wealth building opportunities for these historically under-invested communities. In doing so, the initiative will help create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

INVEST South/West's definition and overall framework of community wealth building comes from Democracy Collaborative. The definition is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership."

In other words: The community in community wealth building indicates an investment not just in the place, but also in the people. The wealth in community wealth building considers who owns the development, who controls it, and who benefits from it. Wealth relies on the development of capital in multiple forms – financial, human and social. Together, it calls for the meaningful participation of neighborhood residents in the planning, design, ownership and governance of new development.

This Request for Proposals strongly encourages responses that incorporate innovative implementation of the City's community wealth building goals. For more information, see the "Community Wealth Building" section of Chapter IV: Planning Framework and Development Potential.

### **Equitable Transit-Oriented Development.**

The City of Chicago is committed to advancing racial equity, public health, economic growth, and climate resilience through equitable Transit-Oriented Development (eTOD).

Transit-oriented developments are a type of community development that include a mix of residential, commercial, and public land uses in a walkable environment that is convenient for people to safely travel by transit, bicycle, or by foot within a 10-minute walk of quality public transportation. Equitable TOD includes development that prioritizes investments and policies that close the socioeconomic gaps between predominately Black and Brown neighborhoods and those that are majority white. Development opportunities that exist within transit-rich yet historically under-invested communities are critical candidates for eTOD.

The Englewood Square Phase II development presents the opportunity to serve as a demonstration of eTOD best practices, leveraging considerable access to transit while encouraging equitable development. For more on the benefits of eTOD and to see great examples, see resources from the Center for Neighborhood Technology (<https://etod.cnt.org/>) and the Metropolitan Planning Council (<https://www.metroplanning.org/work/project/30/subpage/5>).

### **Area Assets and Investments**

The sites in question surround the Englewood Square Phase I shopping center. Completed in the fall of 2016, this 5.5-acre development includes a 18,000 sf Whole Foods Market, 22,000 sf of complementary retail including Oak Street Health and Pharmacy, Nail Works!, Wing Stop, Dress Code, and Villa Shoes, as well as two outlot parcels containing PNC Bank, AT&T Store, Starbucks, and Chipotle. The presence



of this high-quality retail has transformed the Halsted and 63rd intersection and laid the groundwork for continued development in order to re-create the “town center” feel of Englewood Square. Additional assets in the immediate vicinity include the Halsted stop of the CTA Green Line elevated subway, the historic Chicago City Bank and Trust building which hosts tenants such as U.S. Bank and the Greater Englewood Community Development Corporation, Kennedy-King College - a premier City Colleges institution, a U.S. Post Office, and a nearby shopping center including an ALDI, Walgreen’s, Subway, and Dunkin’.

The intersection of Halsted and 59th streets includes additional future investments. First, is a proposed mixed-use housing development with 80 units and 22,000 sf of retail. Further north, the proposed Englewood Trail will convert a former elevated rail line into a recreational community trail, including community gardens and public open spaces at key gateways - including Halsted Street. These developments further enhance the attractiveness of the Englewood Square Phase II sites for community and economic development.

## THE VISION - ENGLEWOOD’S TOWN SQUARE

Recent community engagement related to this Request for Proposals has reiterated a key recommendation of two decades of community plans: Englewood Square must continue its transformation into a revitalized “Town Square” for the Englewood community. This translates into an expansion of the commercial uses of Englewood Square Phase I, including neighborhood retail,



**Figure 2:** Rendering of firehouse site

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

**Team:** Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez





**Figure 3:** Rendering of West 63rd Street site

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

**Team:** Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez

professional services, and community-focused establishments. However, rather than a commercial-only development, Englewood Square Phase II will be a mixed-use development, including a range of housing options. These new residential units will serve to support both the existing and proposed commercial development and will leverage the proximity to the CTA's Halsted Green Line station, creating a truly equitable transit-oriented development that promotes affordability, accessibility, density, and an active relationship between residents and transit.

At the center of this new mixed-use district will be the transformed landmark firehouse site, reimagined as a community hub including dining, market-place, business incubator, and more. The adaptive reuse of the historic structure will be partnered with adjacent new development supporting the site's community and commercial uses. This site also offers the opportunity to create the physical realization of the "Town Square" - a flexible public open space well-suited for public programming, public art, and events.

The Phase II development will be stitched together with high-quality pedestrian amenities, streetscapes, and open spaces, ensuring a consistent sense of place. The result is a complete revitalization of the 63rd and Halsted intersection, and in turn, the catalyzation of redevelopment of adjacent land along 63rd and Halsted.

## Design Excellence

Design Excellence represents the City's commitment to a high-quality built environment, which celebrates and enhances Chicago's unique architectural and urban design legacy. Design Excellence applies to development downtown and in our neighborhoods - to streetscapes and open spaces - to residential, commercial, and industrial uses.

Design Excellence comprises a range of policies and processes to shape the City's framework for planning, implementation, and evaluation of development. The following principles were developed by DPD in a collaboration with a series of stakeholders. They have informed an environment of Design Excellence in Chicago.

- » **Equity & Inclusion**

Fair treatment, targeted support, and prosperity for all citizens

- » **Innovation**

Creative approaches to design and problem-solving

- » **Sense of Place**

Celebrating and strengthening the culture of our communities

- » **Sustainability**

Committing to environmental, cultural, and financial longevity

- » **Communication**

Fostering design appreciation and responding to community needs

Responses to this Request for Proposals will be expected to adhere to the Design Excellence Principles (see Addenda). To assist in this goal, the Addenda also includes a list compiled by the Chicago Architecture Center (CAC) of pre-qualified local design firms whose work exhibits Design Excellence. In addition, the Department of Planning and Development will soon be releasing Neighborhood Design Guidelines to assist developers and designers in the application of Design Excellence to their projects. Proposals are expected to follow these Guidelines, which will be available online in the near future.



## SITE QUICK FACTS

- » **Site Location:** West 63rd Parkway between 63rd and Halsted streets  
Package A: NOT INCLUDED IN THIS RFP  
Package B1: 6204 S. Green St.  
Package B2: 6215, -17, -19, -21, -23 S. Green St.  
Package C: 6231 S. Sangamon St., 914 W. 63rd St.
- » **PINs:** Package A: NOT INCLUDED IN THIS RFP  
Package B1: 20-17-431-034  
Package B2: 20-17-431-001, -002, -003, -004, -005  
Package C: 20-17-431-035, 20-17-431-036
- » **Community Area:** Englewood
- » **Ward:** 16th - Alderman Stephanie Coleman
- » **TIFs:** Englewood Mall; Englewood Neighborhood
- » **Zoning:** C1-3 Commercial

## RFP AVAILABILITY

This RFP will be available for download starting on August 24, 2020 from the City's INVEST South/West website at [https://www.chicago.gov/city/en/sites/invest\\_sw/home.html](https://www.chicago.gov/city/en/sites/invest_sw/home.html).

## KEY MILESTONES

### Pre-Submission Conference

An informational conference will be held on September 16, 2020 at 2:00 p.m. C.S.T. virtually via Zoom. Meeting invites will be sent to applicants who register via the website above. Attendance is not required, but is encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website above as soon as practicable.

### Site Visit

No site visit is currently scheduled. Instead, interested parties can view 360-degree images of the interior of the firehouse at using the following web links:

- » Basement: <https://poly.google.com/view/4krTlCO-jO6>
- » Floor 1: <https://poly.google.com/view/569IMMqGSAI>
- » Floor 2: [https://poly.google.com/view/3W\\_J4YnQwLF](https://poly.google.com/view/3W_J4YnQwLF)

Accompanying annotated floor plans are included in the Addenda.

## **PROPOSAL SUBMISSION DEADLINE**

All responses to this RFP must be returned no later than 4:00 p.m. C.S.T. on November 24, 2020 to:

City of Chicago  
Department of Planning and Development  
Maurice D. Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle St.  
Chicago, IL 60602  
Attention: Luke Mich, AICP, PLA



# II. Neighborhood Investment Context

## OVERVIEW

The subject property is located in Englewood, one of the 77 official community areas of the City of Chicago. The community area is bordered by West Garfield Boulevard to the north, West 75th Street to the south, South Racine Avenue to the west, and South State Street to the east. It is located approximately seven miles from the Chicago Loop which includes the City's central business district.

According to the Chicago Metropolitan Agency<sup>1</sup> for Planning, Englewood has a total population of 23,792 with 9,101 total households and an average household size of 2.6. The community is 94.1% Black non-Hispanic, 4.3% Hispanic or Latino, 0.7% White non-Hispanic, and 0.3% Asian non-Hispanic. The median age is 33.8, with 28.8% of the population 19 years old or younger and 13.8% 65 years old or older. Median income is \$21,275.

Englewood, often considered in conjunction with the adjacent West Englewood and referred to as "Greater Englewood," prides itself on being one of the South Side's oldest and most prominent communities. Major commercial corridors include the north-south Halsted Street and Ashland Avenue and the east-west 59th Street and 63rd Street. Industrial land uses are found along the community's perimeter, especially near the CSX intermodal center on the western edge of West Englewood and the Norfolk-Southern tracks along the community's southern border. Additional industrial land appears along the 59th Street commercial corridor, which was once served by an industrial rail line that is now the property of the City of Chicago.

### Community History

Englewood has a rich history as a commercial and cultural hub in Chicago. Originally, known as Junction Grove, the community's core at 63rd and Halsted – the location of the Englewood Square project – was once the home of the City's second-busiest shopping district. After suffering through the economic shocks of the Great Depression and World War II, the area saw severe disinvestment as automobile-focused infrastructure and land uses pulled demand towards suburban malls. The City's response in the 1960s was to redevelop the 63rd and Halsted shopping center into a pedestrian mall with ample surrounding parking lots. While the resulting Englewood Mall opened to much fanfare, regional and national economic forces resulted in the ultimate decline of the district until the recent redevelopment of Englewood Square.

Englewood Square has proven a successful development in large part due to the community's strengths – a strong sense of community pride, ample transit and street access, and recent City planning and economic development efforts. Development of Englewood Square Phase II will be able to

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<sup>1</sup> Community Data Snapshot: Englewood, Chicago Community Area, CMAP, June 2020

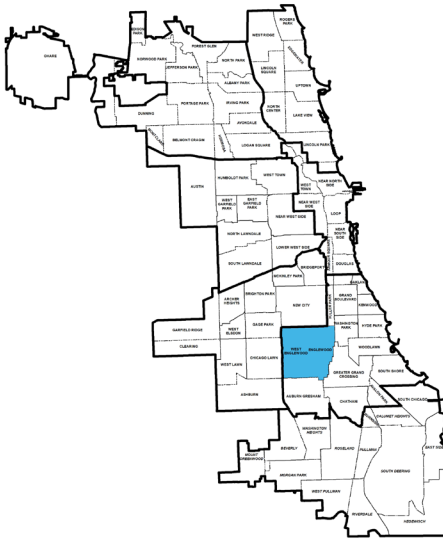


Figure 4: Neighborhood location

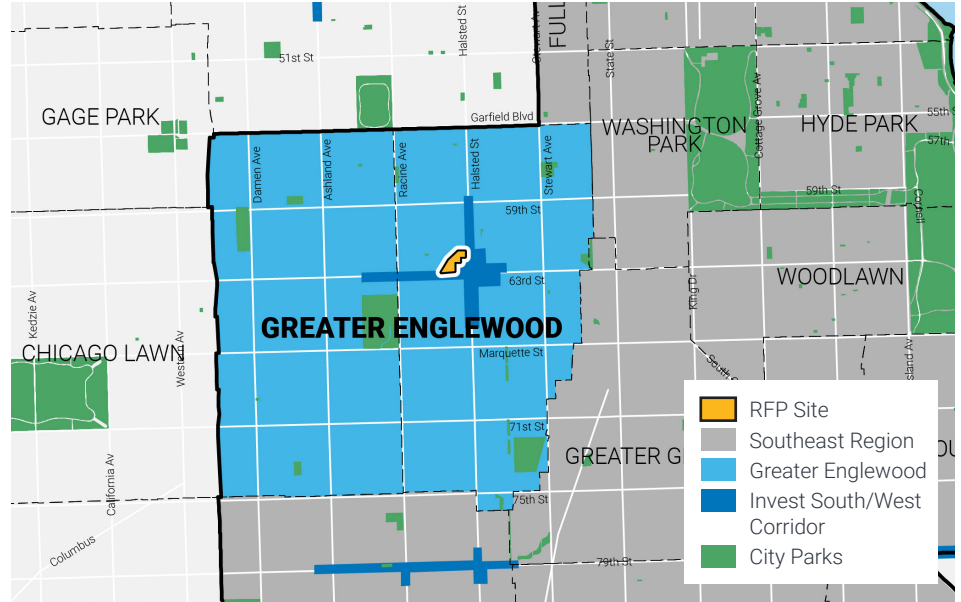


Figure 5: Site location



Figure 6: Historic Englewood Square



further leverage these strengths.

## KEY INVESTMENT ASSETS

### Urban Fabric & Land Use

Englewood Square's location within Chicago exhibits remnants of the city's 19th and 20th Century growth, decline, and transformation. Greater Englewood is bordered on all sides by key transportation arteries – some which served its historic residential and industrial development, and others that support today's auto and transit dependent populations. The community is bordered on the north by Garfield Boulevard; centered by the historic Halsted Street and 63rd Street retail corridors, and CTA Green Line; and aligned along its eastern edge by the I-94 Dan Ryan Expressway and CTA Red Line. Englewood's south and southeast borders are aligned with heavy rail lines that intersect arterial and residential streets as they continue to serve commuters and freight customers.

Englewood is home to many large, institutional facilities, including Kennedy-King Community College, Catholic Charities, Chicago Englewood Health Center, Kelly Branch of the Chicago Library, Chicago Police District 7, State of Illinois Healthcare and Family Services, and St. Bernard Hospital.

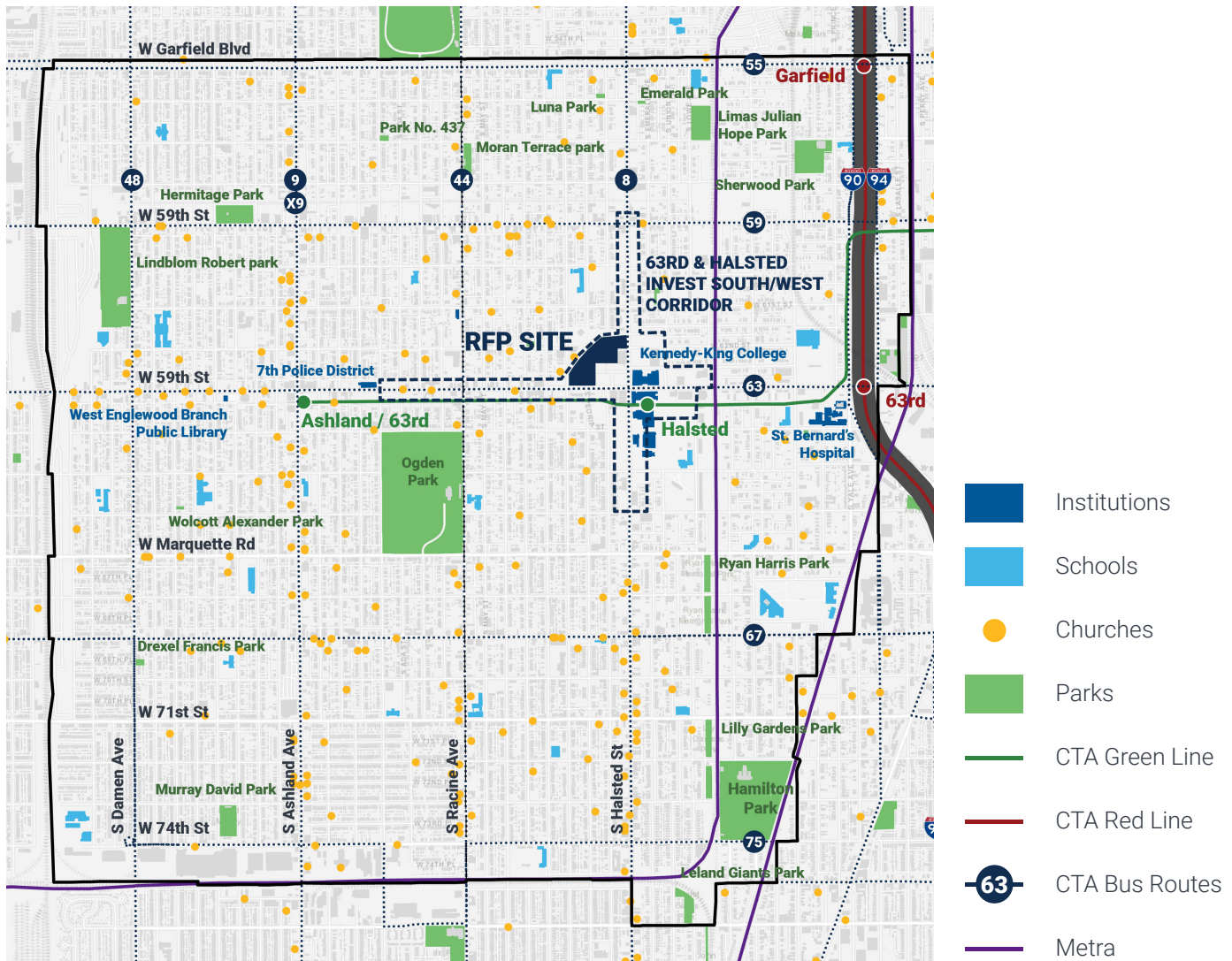
The retail character of the community is mixed, with new retail developed as part of Englewood Square Phase I, which is anchored by a Whole Foods Market and has smaller retail stores located on two outlet parcels, including Starbucks, Chipotle and AT&T. A new ALDI Food Market, Dunkin', Subway and Walgreen's are located further east along 63rd Street. Additional area retail consists of traditional neighborhood storefronts along 63rd and Halsted streets.

Behind the frontages of Englewood commercial streets are residential blocks with an older housing stock, including single-family homes and two-flat apartments. Recent new residential development in Englewood includes Hope Manor II, a supportive housing development for veterans with families located at 60th and Halsted streets and Montclare Senior Residences, just south of Englewood Square.

### Anchor Institutions

Key neighborhood institutional anchors and employers surround Englewood Square, with the most prominent being the Kennedy King Community College, St Bernard Hospital, the 7th District Police Station, numerous Chicago Public Schools and many local churches. In addition, there are many active retail stores and quality historic buildings, some with vacant storefronts needing renovation along both the Halsted and 63rd Street corridors.

- » **Kennedy-King College**, a two-year community college that's part of the City Colleges of Chicago. The 40-acre campus located at 63rd and Halsted streets includes 500,000 square feet of space, with the Washburne Culinary and Hospitality Institute providing culinary education. The college has a current enrollment of more than 6,000 students, who attend as commuters, and employs approximately 600 faculty and staff.
- » **St. Bernard Hospital** is the major healthcare institution serving Woodlawn. Located between



**Figure 7:** Neighborhood Asset Map

the nodal intersection of 63rd and Halsted streets and the Dan Ryan expressway, this hospital includes an ambulatory care center, a dental center, immediate and emergency care, and a wide range of other inpatient and outpatient services.

- » **Chicago Police District 7** is located at 63rd and Loomis streets, less than a mile west of the Englewood Square development.
- » **Schools and churches** serve as important anchors in Englewood. The community contains 15 schools, 11 elementary and four high schools, including the recently opened Englewood STEM High School at 68th Street and Normal Boulevard. Englewood also has 20 churches, serving a variety of faiths and congregations in the community.

### Transportation & Infrastructure

The subject property has frontage on West 63rd Street, South Halsted Street, West 63rd Parkway, and South Peoria Drive. Per the Illinois Department of Transportation (IDOT) West 63rd Street has



a traffic count of approximately 21,200 cars per day and South Halsted Street has a traffic count of approximately 10,850 cars per day. The subject property is approximately one mile west of I-94.

The subject property is located on the routes for the Route 63 (63rd Street) and the Route 8 (Halsted Street) CTA buses. The subject property is approximately 0.3 miles from the Halsted/63rd Green Line station, which saw average boardings of 425 on weekdays, 212 on Saturdays, and 149 on Sundays in 2019. The site is 0.8 miles from the Red Line's 63rd Street station.

## **Open Space**

Greater Englewood, including West Englewood, includes 20 parks and open spaces, encompassing approximately 313 acres of land. These parks vary greatly in size and type of facilities offered. The historic 60-acre Ogden Park in West Englewood and 29-acre Hamilton Park in Englewood include field houses, gymnasiums, swimming pools, basketball and tennis courts, baseball diamonds and playgrounds. Mid-sized parks, such as six-acre Sherwood Park in Englewood, provide a variety of recreational facilities and cultural activities. On a smaller scale, half of the parks in Englewood are less than one acre in size.

Potential opportunities to expand open space access in Englewood include the Englewood Trail and Englewood Square Phase II. The planned Englewood Trail (formerly, the 59th Street Line) is a 1.7-mile long former Norfolk Southern elevated rail line that will be converted into a multi-use trail to provide recreation, transportation, cultural amenities, and connections to other key parks, schools and assets in and near the Englewood community. Other significant opportunities exist as part of the Englewood Square Phase II development. The total site (Packages A, B1, B2, and C) includes two open lawns covering stormwater vaults and vacant land adjacent to the historic firehouse building that could be improved to provide public open space, including areas for open markets and public art.

## **Programming & Events**

Englewood Square Phase II will provide opportunities for special events and public art to celebrate Englewood's past and today's community and culture. The Chicago Department of Cultural Affairs (DCASE) recently announced an Artist in Residence Program as part of the City's INVEST South/West community revitalization initiative. Artists or artist teams will be selected to work directly with DCASE, DPD, and other city agencies, local organizations, and residents to develop and implement a series of community engagement, public art, and site-specific cultural programs that reflect each neighborhood's history and residents to create spaces that promote the health, happiness and well-being of the entire community. The 59th Street viaduct, an integral connection to the 59th Street Line trail is among the sites to be improved with new murals in the coming months. DCASE has also been involved in supporting other art projects and cultural programming in the Englewood community, including public art the Englewood Library, Englewood Police Station, and Englewood Public Health.

The Englewood community enjoys a variety of events throughout the year. These include the Back to School Parade, Taste of Englewood, Roll N Peace4: Roll N Pink and numerous events sponsored by the Greater Englewood Chamber of Commerce, Teamwork Englewood, Chicago Police District 7, St. Bernard Hospital and Kennedy-King College.

## RECENT COMMUNITY INVESTMENTS

The City of Chicago is committed to investment throughout Greater Englewood. Below highlights a select, illustrative compilation of recent community investments to show the City's unwavering dedication to the vitalization of the neighborhood.

### Transportation

The area surrounding the 63rd and Halsted intersection has been improved over recent years with new roadways, sidewalks, curbs and gutters, street lighting, a landscaped median, and tree planting on: 63rd Street, Halsted Street, 63rd Parkway, and Peoria Drive. A designated bike lane has been installed along the Halsted Corridor adjacent to the development sites and three Divvy stations are located within the area at 59th/Halsted, 63rd/Halsted, and 63rd/Carpenter. The Englewood Plaza, a community gathering space, is directly adjacent to the development sites on 63rd Street. An additional ~two million dollars will be invested along the 63rd Street corridor over the next few years, including additional sidewalk, curb, and gutter repairs/improvements, as well as pedestrian safety and placemaking improvements.

In addition, the 63rd/Halsted CTA Green Line station received 5-6 million dollars in customer-facing enhancements and safety improvements in 2018 through the Green Line Small Business Initiative and the Mid-Level Construction Services Job Order Contracting Program. Looking forward, \$100,000 will fund an upcoming art installation at the 63rd/Halsted CTA Green Line Station by Amanda Williams, a critically acclaimed visual artist based in Chicago. Finally, more than one million dollars in funding has been set aside for two new e-buses that will operate on 63rd Street from Midway Airport to Stony Island Avenue, including charging infrastructure at 74th Garage and Midway.

### Parks

There are six parks within walking distance of the 63rd and Halsted intersection, including Ogden, Junction Grove, Ryan Harris Memorial, Carpenter, Edmonds, and Moran. Ogden Park specifically recently received a roughly \$3 million investment including a brand new turf field for football, soccer, and lacrosse and an eight-lane track with a latex rubber running surface, two long jump/triple jump runways and pits, and four sports field lights. Additional amenities include a new scoreboard and bleachers. Two tennis courts were also converted to soccer mini-pitches in partnership with the Chicago Fire. In the Greater Englewood community area, there are 11 parks totaling 47 acres of parkland with three community fieldhouses. Additional amenities include 10 playgrounds, one archery range, one outdoor pool, and many other park amenities such as water features, ball fields, basketball courts, and gardens.



## Arts and Education

A recent collaboration between Chicago Public Schools, the Department of Water Management, and the Metropolitan Water Reclamation District of Greater Chicago, Sherwood Elementary School at 57th Street recently launched Space to Grow, a program to transform schoolyards into more vibrant places to play, grow, and learn outdoors. At Lindblom High School on Wolcott Avenue, the City has recently renovated space within the school for new science labs. At Earle Elementary School on 62nd Street, the City has invested in window replacements, full interior and exterior camera systems, a roof replacement, improved ADA accessibility, and new interior finishes. In addition, in September 2019, the new Englewood STEM High School was opened at 68th and Normal Streets. Surrounding the development sites are other key City institutions where investment is ongoing, including, but not limited to, Kennedy King College, Kelly Branch Library, Johnson Prep School, Urban Prep School, Nicholson School, Perkins Bass School, and Kershaw School.

### InvestSW - 63rd & Halsted

1 inch = 1,250 feet

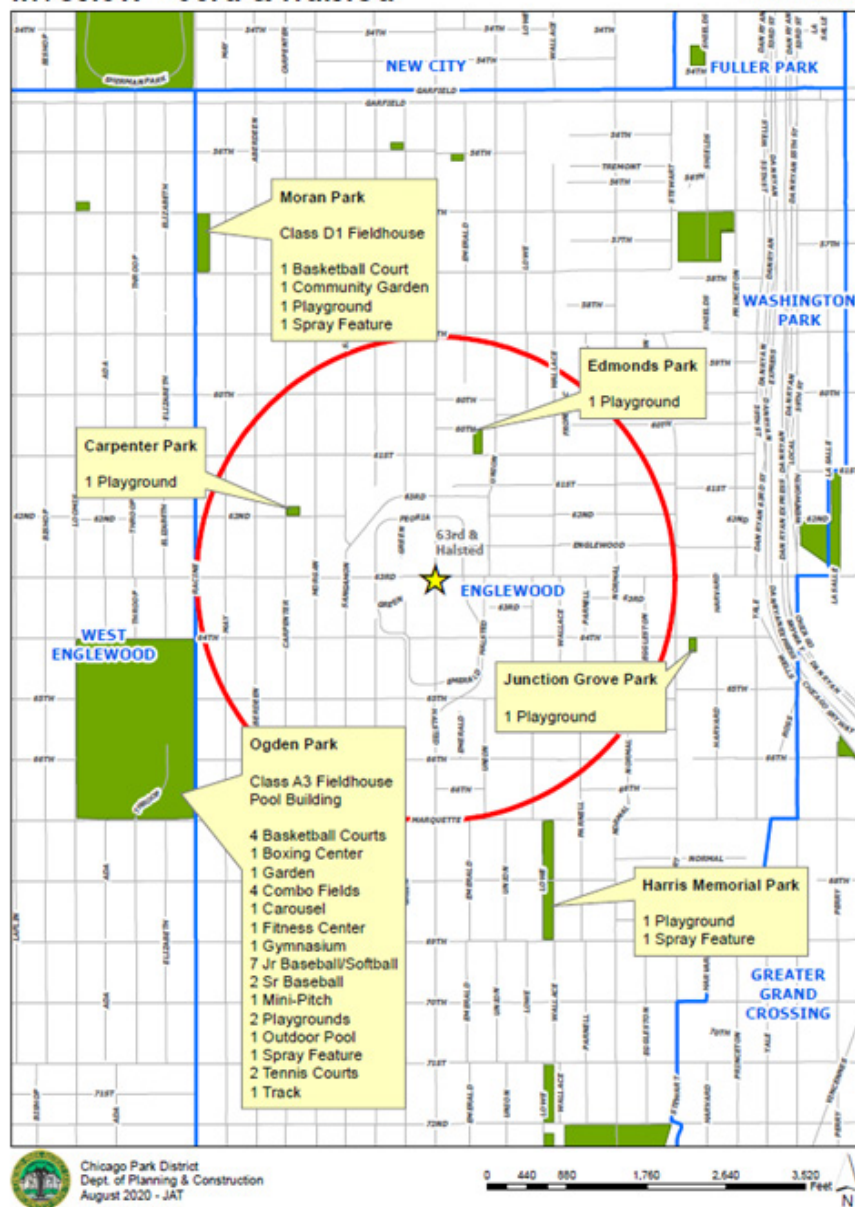


Figure 8: Recent Open Space Investments

Just north of the development sites, the Department of Cultural Affairs & Special Events (DCASE), the Department of Planning and Development (DPD), and the Chicago Department of Transportation (CDOT) have recently partnered to renew the former rail viaduct located at 5800 S. Halsted. As part of the improvements, DCASE will commission an artist to create a “gateway” mural that will signal entrance to the nearby commercial district at 63rd and Halsted. The project aims to create a sense of place and welcome local residents and visitors alike to Englewood. DCASE also recently launched the INVEST South/West Artist-In-Residence program, which is investing in local artists in multiple neighborhoods, including Englewood. Each chosen artist will work directly with local planners to identify priority areas for consideration and development. Artists or artist teams will be selected to work directly with DCASE, DPD, and other city agencies, local organizations, and residents to develop and implement a series of community engagement, public art, and site-specific cultural programs that reflect each neighborhood’s history and residents to create spaces that promote the health, happiness and well-being of the entire community. This will provide critical creative and design input into the development of the commercial district at 63rd and Halsted.

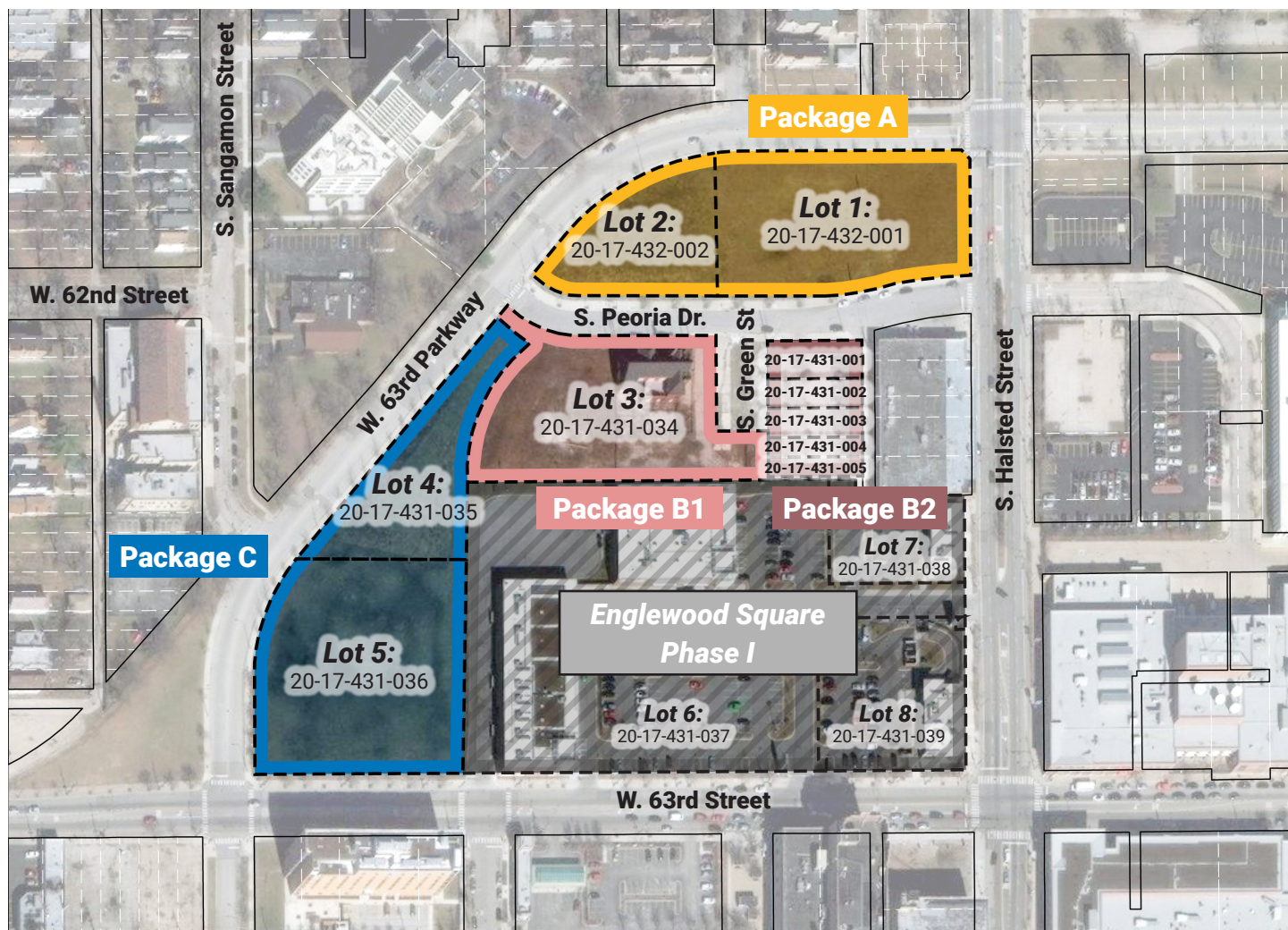
### **Housing and Other Development**

Adjacent to the development sites, there are several recent or ongoing housing developments to support the commercial district at 63rd and Halsted. For instance, KBK (50 affordable units, 62nd/Halsted) was allocated tax credits in 2017 but has not yet started construction; Montclare Senior (100 units, 63rd/Green) was allocated credits in 2017 and is in the process of finishing construction; and VOA (38 units, 61st/Green) has been allocated soft funds and land for IHDA LIHTC. The Micro Market Recovery Program, REBUILD, and Troubled Buildings Initiative are all active in the Englewood community. Englewood is also the site of a Building Neighborhoods through Affordable Housing (BNAH) pilot to provide purchase price assistance for approximately eight homes; there is currently one application from a local developer with a groundbreaking likely at the end of Q2 2021.

To the west of the development sites, the Inner-city Muslim Action Network (IMAN) (along with Teamwork Englewood, E.G. Woode, and the Resident Association of Greater Englewood) is leading the charge on a new development named Go Green on Racine, a Pritzker-Traubert Foundation Chicago Prize Finalist and a Neighborhood Opportunity Fund (NOF) recipient of financial support from the Department of Planning and Development. The cornerstone of the development is a 3,000 square foot corner store / fresh market on 63rd and Racine. The market is the first part of a larger project including new and adaptively reused buildings focused on public health, housing, job training, and community and green space.



# III. Property Description



**Figure 9:** Site diagram

## IDENTIFICATION OF THE PROPERTY

The subject properties are located within the Englewood Community Area, situated approximately nine miles from Downtown Chicago (The Loop). The properties comprise the Phase II portion of the Englewood Square development, bounded roughly by South Halsted Street, A WIC Service Center / Catholic Charities building at 6202 S. Halsted, and Englewood Square Phase I to the east, West 63rd Street to the south, and West 63rd Parkway to the west and north. A portion of South Peoria Drive extends through the property area between West 63rd Parkway and South Halsted Street. The properties are further designated as within the Englewood Mall TIF District, the Englewood Neighborhood TIF District, and the 63rd & Halsted Invest South/West Corridor.

The adjacent Phase I Englewood Square development, located at the northwest corner of 63rd and Halsted, is a neighborhood shopping center which opened in 2016. The development is anchored by a Whole Foods grocery; additional present tenants include Villa, Dress Code, Nail Works, Wing Stop, and Oak Street Health in the primary retail building, as well as Chipotle, Starbucks, PNC Bank, and AT&T in the two outparcel buildings. A WIC Service Center / Catholic Charities building is located north of the Phase I development at 6202 S. Halsted St.

## OWNERSHIP

The City owns the entire Phase II site. The City will convey each of the three sites identified below in the Site Description section to the selected respondent for such site under the terms of an executed Redevelopment Agreement. The City will not provide assistance in acquiring or securing rights to any of the adjoining properties.

## SITE DESCRIPTION

The 10 parcels of the site have been grouped into four distinct development “packages.” These packages are intended to group adjacent parcels into non-severable development sites in order to achieve development and design goals. Parcels within a package should be considered as a single parcel for the purposes of development and design.

At this time, Package A, while highlighted here, is not to be considered for this RFP. Instead, community priorities have indicated that Package B1, Package B2, and Package C should be the first steps for redevelopment. Further, the City anticipates being able to support development through limited financial incentives; therefore, the City will only consider responses that **select a site from the following list**:

1. Package B1

**OR**

2. Package B1 & Package B2

**OR**

3. Package C

Respondents are free to indicate future development phases on other Packages, and in fact, such forward-thinking is encouraged. However, the City will engage in a redevelopment agreement for only a single Package selection from the list above. Finally, as noted later in this document, with input from the Englewood community, the City has illustrated full potential buildout for the entire Englewood Square Phase II Site. This includes significant development on all four site Packages. However, as noted in Chapter VI - Finance & Development Incentives, only a portion of this development can be supported through City incentives. Responses should clearly indicate the immediate development proposal for the selected site and the vision for long-term development.



## Parcel Descriptions

Package A (Englewood Square Phase II Lots 1 and 2) is not included as a developable site for the purposes of this RFP. A description of this Package will be made available if/when the site is released for RFP.

Package B1 (Englewood Square Phase II Lot 3) is an irregularly shaped, improved parcel with a total area of 61,258 square feet or 1.406 acres. The site is level at street grade. It is a corner parcel with frontage on Peoria Drive, Green Street, and 63rd Parkway. The property is not served by a public alley. A 10'-0" ComEd easement runs along the entirety of the site's southern boundary (see Addenda). Existing improvements include a two-story, 9,000 square foot landmarked firehouse and associated landscaping.

Package B2 contains five rectangular parcels with a total area of 21,050 square feet or 0.4832 acres. The parcels are currently used for parking by staff / visitors at the adjacent WIC / Catholic Charities building. Lot 9 (PIN 20-17-431-001) is a corner parcel, while Lots 10 (20-17-431-002), 11 (20-17-431-003), 12 (20-17-431-004), and 13 (20-17-431-005) are interior parcels. Lot 9 has frontage along both Peoria Drive and Green Street while Lot 10 and a portion of Lot 11 have frontage along Green Street. The remainder of Lot 11 as well as Lots 12 and 13 have no frontage. All lots are served in the rear by a public alley and are level at street grade. A 10'-0" ComEd easement runs along the site's southern boundary (see Addenda).

Package C (Englewood Square II Lots 4 and 5) contains two irregularly shaped, vacant parcels with a total area of 105,166 square feet or 2.414 acres; however, due to environmental restrictions on Lot 4, only the 71,375 sf of Lot 5 is developable without considerable remediation efforts (see Environmental and Soil Conditions section below). Lot 4 (PIN 20-17-431-035) is graded to contain a gradual (< 4:1 slope) 7'-0" lawn berm, while Lot 5 is level at street grade. It is a corner parcel with frontage on 63rd Parkway and 63rd Street. The property is not served by public alley. The site contains a recently installed underground stormwater vault on Lot 4 (see Addenda). Proposals for Package C must follow the stipulations of the Stormwater Vault As Built Operations and Maintenance Plan (see Addenda). Under the current No Further Remediation (NFR) letter, Lot 4 shall remain as open space. See *Environment Requirements* section of this chapter.

## EXISTING IMPROVEMENTS

Package B1 contains an existing, former firehouse. The two-story firehouse was built in approximately 1929 and received its Chicago Landmark status in 2003. Facing east on Green Street, the building exterior is in fair condition and is of brick construction with ornate terra cotta trim on the east and north elevation. The gross floor area of the first floor (building footprint) is approximately 4,523± square feet. The approximate total square footage of the first and second stories is 9,000± square feet. The firehouse also includes a basement. DPD will not consider proposals that result in the demolition of the firehouse.

	<u>Package B1</u>		<u>Package B2</u>				<u>Package C</u>	
Phase II Lot No.	Lot 3	~ not platted as part of Englewood Square Phase II ~					Lot 4	Lot 5
PIN	20-17-431-034	20-17-431-001	20-17-431-002	20-17-431-003	20-17-431-004	20-17-431-005	20-17-431-035	20-17-431-036
Address	6204 S. Green Street	6215 S. Green Street	6217 S. Green Street	6219 S. Green Street	6221 S. Green Street	6223 S. Green Street	6231 S. Sangamon Street	914 W. 63rd Street
Size (acres)	1.406	0.1357	0.1042	0.1043	0.0695	0.0695	0.632	1.782
Shape	Irregular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Irregular	Irregular
Location	Corner	Corner	Interior	Interior	Interior	Interior	Interior	Corner
Frontage	S. Peoria Dr: 277.52’  S Green St: 123.50’  W 63rd Pkwy: 20.00’	S. Peoria Dr: 121.12’  S. Green St: 48.82’	S. Green St: 37.49’	S. Green St: 28.61’	None (S .Green Street vacated)	None (S. Green Street vacated)	W 63rd Pkwy: 417.27’	W 63rd St: 273.40’  W 63rd Pkwy: 319.39’
Condition	Existing historic firehouse	Vacant (used for parking)	Vacant (used for parking)	Vacant (used for parking)	Vacant (used for parking)	Vacant (used for parking)	Open Space (underground stormwater vault)	Vacant
Zoning	C1-3	C1-3	C1-3	C1-3	C1-3	C1-3	C1-3	C1-3

**Figure 10:** Property description table

Package B2 contains an asphalt parking lot with a curb cut entrance onto Peoria Drive.

Package C is vacant, with the exception of a recently installed underground stormwater vault on Lot 4 (see Addenda).

Utility connections available to the Packages include sanitary sewer, water, storm sewer, electric, gas, phone, and stormwater management. There is one 15-inch combined sewer in Peoria Drive and another in Green Street. A 15-inch sewer stub and a 12-inch water main are located in the 63rd Parkway right of way. A 24" storm sewer stub connects Lot 1 to the underground vault in Lot 2. In addition, 24" stubs in Lot 3 and Lot 5 connect those lots to the underground vault in Lot 4. Vault maintenance to be provided in accordance with the Operations and Maintenance Plan dated August 19, 2014. Overhead electric lines are located on Peoria Drive and cross over a portion of Package D. The entirety of the Packages A, B, and C are fenced, while Package D is unfenced.

## SITE PREPARATION

The selected respondent will assume the cost of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. The selected respondent is solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation or installation of private or public utilities.

The selected respondent is also responsible for reconstructing sidewalks and relocating street lighting standards, fire hydrants, or other facilities within the public way if such work is necessitated by the redevelopment project. Any construction in the public way must be made according to the City's specifications, and the work must be fully bonded.

## ENVIRONMENTAL CONDITIONS

### Environmental Conditions

A 2008 Phase I Environmental Site Assessment (ESA) conducted in preparation for the redevelopment of the adjacent Englewood Square Phase I site (Lots 6, 7, and 8) also included the Englewood Square Phase II site (Lots 1 through 5 - or Packages A, B1, and C) and Package B2. The 2008 ESA identified the following recognized environmental conditions (RECs): 1) evidence of several former and/or current underground storage tanks (USTs) located on various parcels of the site, 2) the historical uses of certain parcels for auto repair operations and a gasoline filling station, and 3) the presence of subgrade demolition debris and petroleum odors observed during previous geotechnical work. In addition, building surveys of the firehouse on Lot 3 conducted in 2020 identified asbestos, lead, hazardous materials, and mold as well as an approximately 2,500-gallon aboveground storage tank (AST) in the basement.

Soil and groundwater sampling was conducted on Lots 1 through 8 and PIN 20-17-431-001 of Package B2 to evaluate the above RECs. Exceedances of allowable polynuclear aromatic hydrocarbons (PNAs), metals, and total recoverable petroleum hydrocarbons (TRPH) concentrations were identified. The remaining PINs of Package B2 (20-17-431-002 to -005) have not yet been sampled.

The entire Englewood Square Phase I site (Lots 6, 7, and 8) and Lots 1 through 5 of the Englewood Square Phase II site were subsequently enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) in 2014. A Comprehensive Site Investigation Report/Remedial Objectives Report/Remedial Action Plan (CSIR/ROR/RAP) was prepared for these lots and has been approved by IEPA. The RAP identified the following general measures to remediate the lots as they are redeveloped:

- » Removal and disposal of two confirmed on-site USTs (including one 1,500-gallon heating oil UST on Lot 3 adjacent to the firehouse and one 2,000-gallon heating oil UST on Lot 6) and adjacent contaminated soil
- » Removal and disposal of TRPH-impacted soils ("hot spot removal")





**Figure 11:** Package A as viewed from South Halsted Street looking west



**Figure 12:** Package B1 as viewed from South Green Street looking west





**Figure 13:** Package B2 as viewed from South Peoria Drive looking south



**Figure 14:** Package C as viewed from West 63rd Street looking north

- » Notification and protection of construction workers
- » Installation and maintenance of engineered soil barriers across the entire site
- » Establishment of a Soil Management Zone (SMZ) across the entire site

Lots 2, 4, 6, 7, and 8 have been remediated according to the approved RAP, and IEPA has issued No Further Remediation (NFR) letters. Lots 1, 3, and 5 and Package B2 do not yet have NFRs; however, partial remediation in the form of hot spot and UST removal occurred on Lots 3 and 5 in 2014. This included removal of the confirmed 1,500-gallon UST on Lot 3 and one additional previously unknown 500-gallon heating oil UST on Lot 5 encountered during hot spot removal. Additional existing environmental condition details for Lots 3 and 5 and copies of all environmental reports can be found in the Addenda.

### **Environmental Requirements**

Redevelopment will be subject to the below environmental requirements. The successful respondent will be responsible for performing, or causing to be performed, all actions associated with meeting these requirements, including any additional investigation and reporting for IEPA and all necessary remediation and engineered barrier construction to obtain an NFR. Funding assistance for the costs associated with the below environmental requirements will be negotiated between the City and the selected respondent; however, any costs not covered by the City will be the responsibility of the selected respondent.

#### ALL LOTS

- » Perform a new Phase I Environmental Site Assessment (ESA) in conformance with ASTM E-1527-13 for all lots included within each package prior to conveyance by the City.

#### LOTS 3 AND 5

- » Obtain comprehensive commercial or residential (as applicable based on redevelopment plan) NFR letters prior to occupancy in accordance with the approved RAP.
- » Although the IEPA has approved a general RAP for these lots, the selected respondent will be required to prepare a Remedial Action Plan addendum detailing the proposed site-specific remediation plan for each lot. At a minimum, installation of engineered barriers and implementation of institutional controls will be required. Construction may not commence until IEPA issues approval of the addendum.
- » Prior to rehabilitation of the former firehouse building on Lot 3, the Developer must develop and implement a hazardous material, asbestos, mold, and lead abatement plan and remove the approximately 2,500 gallon AST in the basement in accordance with all local, state and federal regulations.



LOT 4

- » Comply with the existing 2015 NFR letter terms and conditions.
- » Conduct stormwater vault operation and maintenance requirements provided in the As Built Operations and Maintenance (O&M) Plan dated June 19, 2015 (see Addenda).
- » If lot is to be redeveloped as a different use other than the existing greenspace, the respondent must first obtain the City's approval and then notify IEPA and prepare any required SRP reports to obtain a new comprehensive NFR prior to occupancy. In addition, the developer must conduct a structural review of any proposed land use changes to identify impacts to the vault (such as load limits).

PACKAGE B2 - PIN 20-17-431-001

- » Conduct Phase II ESA as only one sample was collected on this lot previously and concentrations exceeded one or more of IEPA's remediation objectives.
- » Enroll in SRP and obtain comprehensive commercial or residential (as applicable based on redevelopment plan) NFR letters prior to occupancy.

PACKAGE B2 - PINS 20-17-431-002 TO -005

- » Conduct Phase II ESA.
- » If Phase II ESA identifies exceedances to IEPA's applicable remediation objectives, enroll in SRP and obtain comprehensive commercial or residential (as applicable based on redevelopment plan) NFR letters prior to occupancy.

City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit in an amount equal to the developer's approved environmental costs to obtain a comprehensive residential NFR will be required.

## TARGET PRICE

The target price is \$627,000. The target price is equal to the fair market value of Packages B1, B2, and C. The values of Package B1 and Package C were estimated by an appraisal completed on June 8, 2020. Package B2 was not included in this appraisal, so the property's value has been estimated based on the per-square-foot cost of Package C, a similarly situated property. The target price is not a minimum bid; however, applicants are advised that purchase price is an important consideration in DPD's evaluation of responses to the RFP. The allocation of environmental clean-up costs will be negotiated between the City and the successful respondent; therefore, the proposed purchase price

should assume that the property is free and clear of environmental contamination. DPD has divided Englewood Square Phase II into four development sites (“Packages”). Prospective bidders may submit proposals for any single package as follows: Package B1, the combination of Package B1 and Package B2, or Package C.

The respective target prices for each development package are:

- » **Package B1:** \$375,000
- » **Package B1 & Package B2:** \$417,000
- » **Package C:** \$210,000

# IV. Planning Framework and Development Potential

Development of the property is governed by the land use regulations contained in the Chicago Zoning Ordinance as well as other ordinances that govern specific aspects of development such as the Stormwater Management Ordinance. Chicago Landmarks or properties located in a Landmark District are governed by the Chicago Landmark Ordinance. Plans have been prepared for designated Redevelopment Project Areas to ensure that redevelopment activity contributes to the revitalization of the community. Quality-of-life plans have also been developed for certain areas of the city to provide a general guide for development and to describe the long-range planning goals for the community. The following sections describe the zoning regulations, landmark requirements, and plans that affect the property. Copies of the ordinances and plans are available from DPD.

## REGULATORY CONTEXT

### Zoning

The property is located in a C1-3 Neighborhood Commercial District and is considered a Transit-Served Location. This zoning designation will allow for development of the property according to the goals and objectives of the RFP. The City will be supportive of projects that seek re-zoning to better achieve the development goals.

### Chicago Landscape Ordinance

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation (CDOT) and Bureau of Forestry for public way requirements. All projects impacting the public way must comply with the CDOT Rules & Regulations regarding restoration and permitting.

### Chicago Parking Garage Ordinance

The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

### Chicago Townhouse Ordinance

The Chicago Townhouse Ordinance establishes special zoning requirements for townhouse



developments (two or more single family dwellings that share party walls). Townhouse permits are obtained as part of the zoning process.

### **Stormwater Management Ordinance**

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

### **Affordable Requirements Ordinance**

The current City of Chicago's Affordable Requirements Ordinance requires residential developments that receive city financial assistance or involve city-owned land to provide a percentage of units at affordable prices. The ordinance applies to residential developments of 10 or more units and requires that developers provide 10 percent of their units at affordable prices (20 percent if financial assistance is provided). The ordinance also applies if a zoning change is granted that increases project density or allows a residential use not previously allowed. A new ARO program ordinance is expected by early 2021.

### **Updated Chicago TOD Ordinance (2019)**

The 2019 Chicago TOD Ordinance revision expands the catchment area to include key bus corridors as well as centers equity in transit-oriented development; elevating and prioritizing investments and policies that address socioeconomic disparities in Black and Latinx communities.

### **Landmark Designation**

The historic firehouse located at 6204 S. Green Street was designated as a Chicago Landmark in 2003. The former Engine Company 84, Truck 51 facility, erected in 1929, was one of the most distinguished and unusual ever built by the City. The Tudor-style detailing, Roman brick and white terra cotta trim, and arching truck entry have earned it the nickname of the "Castle." Like the other 11 firehouses designated in the same year, its strong architectural character and relatively fair condition make it a treasure for both the Englewood neighborhood and the city more broadly.

As a designated Chicago Landmark, all work on the historic firehouse requiring City-issued permits will be reviewed by the Commission on Chicago Landmarks in order to protect and enhance the landmark qualities of the property. Landmark qualities are defined by the Commission as significant historical or architectural features. For this historic firehouse, these features have been identified as all exterior elevations, including rooflines, visible from public rights-of-way.

As the building no longer functions as a firehouse, adapting the building to a new use will play a significant role in preserving the structure and benefitting the community. The Commission has no

jurisdiction over the use of a property; land use is regulated by the Zoning Ordinance. However, the rehabilitation of the property to accommodate a new use does fall within the Commission's purview of seeking to preserve and enhance its significant features.

In its review of permit applications, the Commission uses the Secretary of the Interior's Standards for Rehabilitation, as a guide to evaluate the appropriateness of proposed work. These standards and other guidelines adopted by the Commission are included in the Addenda.

### **Construction Requirements**

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26 percent of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6 (six) percent must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive Tax Increment Financing (TIF) must pay prevailing wage rates for all construction jobs.

## **RELEVANT PROJECT AREA PLANS AND CITY INITIATIVES**

### **Englewood Mall TIF Redevelopment Plan**

The Englewood Mall TIF was established in 1989 to enable the mixed-use redevelopment of underutilized and vacant properties along 63rd Street and on blocks to the north. Relevant goals from the plan include:

- » Provide jobs and potential business opportunities for community and City residents in accordance with the City's Affirmative Action Goals
- » Identify and attract new business growth to the Englewood Mall Area that will capitalize on its inherent strengths
- » Improve the physical environment of the area in order to make the area more attractive for new business location and expansion
- » Develop "anchor" projects that encourage retail, commercial, and related mixed use (including institutional) development along the 63rd and Halsted arterials
- » Redevelop retail and commercial uses that are consistent with both community and market demands. Provide a diversified retail mix that serves community residents

A subsequent amendment to the Redevelopment Plan in 2008 added language to encourage the construction of affordable housing units. The plan was further amended in 2013 to allow for market-rate residential uses in the form of mixed-use development within the Englewood Square area.

### **Englewood Neighborhood TIF Redevelopment Plan**

The Englewood Neighborhood TIF was established in 2001 to promote affordable housing,

neighborhood commerce, and improved neighborhood character. Relevant goals from the plan include:

- » Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for infill housing development
- » Create opportunities for the development of new affordable housing
- » Promote opportunities for women-owned, minority-owned, and locally owned business to share in the job and construction opportunities associated with redevelopment

### **Quality-of-Life Plans – Englewood Rising**

In addition to the focused TIF Redevelopment Plan, development in the area is guided by community-driven Quality-of-Life Plans (QLPs), the most recent of which was released in 2016. The 2016 QLP, entitled “Englewood Rising,” builds on previous QLPs and lays out broad goals for the future of Englewood. While no explicit development goals for Englewood Square are noted, applicants are encouraged to familiarize themselves with the QLP in order to better inform future community engagement efforts.

### **Green Healthy Neighborhoods**

Released in 2014, Green Healthy Neighborhoods is a 10- to 20-year plan for the communities of Greater Englewood, Washington Park, and Woodlawn, as well as parts of New City, Fuller Park, and Greater Grand Crossing. The plan covers a variety of goals across housing, retail, and historic preservation.

### **Equitable Transit-Oriented Development**

In 2013, the Chicago City Council approved a new policy to incentivize transit-oriented development (TOD) near CTA and Metra rail stations. In 2015, the Ordinance was amended to extend the catchment area around stations; encouraging the inclusion of affordable housing units. In January 2019, the City’s Transit Oriented Development (TOD) ordinance was again updated to include an explicit equity focus and expand policy provisions to include dense residential zone areas and several high-frequency bus corridors including the 63rd Street bus corridor.

Currently, the City is working with its departments, partner agencies, and community stakeholders to develop an eTOD Policy Plan that will be published in the fall of 2020. The Plan will outline recommendations to ensure development within designated TOD zones advance equitable outcomes.

### **Community Wealth Building**

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households and communities. To support this, the INVEST South/West initiative is committed to equitable economic development that includes a community wealth building framework.

The racial and ethnic wealth gap is the difference in wealth (what you own minus what you owe) between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black



and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequity," Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latinx homeowners (\$145,000 and \$180,000, respectively).
- » An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- » Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

The INVEST South/West initiative addresses a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to include wealth building opportunities for these historically underinvested communities.

In doing so, the initiative will help create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

INVEST South/West's definition and overall framework of community wealth building comes from Democracy Collaborative. The definition is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership.

- » Locally-rooted ownership means that full or partial ownership is held by residents of the neighborhood in which the development is being built.
- » Broadly-held ownership means that the ownership is in the hands of the many, not a privileged few. (One example of broadly-held ownership is a worker cooperative in which all employees of the business are co-owners, as opposed to a model where only senior management or a few investors own the business and benefit from its financial success).

Our focus on local and broad-based ownership is an attempt to expand equity for residents of historically underserved and underinvested communities. To further explain, we rely on the research of Drexel University Nowak Metro Finance Lab, Accelerator for America and Blueprint Local that have articulated the four ways community wealth builds equity:

## Two Approaches to Economic Development

Drivers	Community Wealth Building	Traditional Approach
 Place	Develops under-utilized local assets of many kinds, for benefit of local residents.	Aims to attract firms using incentives, which increases the tax burden on local residents.
 Ownership	Promotes local, broad-based ownership as the foundation of a thriving local economy.	Supports absentee and elite ownership, often harming locally owned family firms.
 Multipliers	Encourages institutional buy-local strategies to keep money circulating locally.	Pays less attention to whether money is leaking out of community.
 Collaboration	Brings many players to the table: nonprofits, philanthropy, anchors, and cities.	Decision-making led primarily by government and private sector, excluding local residents.
 Inclusion	Aims to create inclusive, living wage jobs that help all families enjoy economic security.	Key metric is number of jobs created, with little regard for wages or who is hired.
 Workforce	Links training to employment and focuses on jobs for those with barriers to employment.	Relies on generalized training programs without focus on linkages to actual jobs.
 System	Develops institutions and supportive ecosystems to create a new normal of economic activity.	Accepts status quo of wealth inequality, hoping benefits trickle down.

**Figure 15:** Community Wealth Building vs. Traditional Economic Development (Democracy Collaborative "Cities Building Community Wealth" (2015))

1. Growing the individual incomes and assets of neighborhood residents by equipping them with marketable skills and enabling full or partial ownership of homes, commercial properties, and businesses;
2. Growing the collective assets of neighborhood residents by endowing locally-run organizations with the ability to create, capture, and deploy value for local priorities and purposes;
3. Improving access to private capital that has high standards, fair terms, a long-term commitment to the neighborhood, and reasonable expectations around returns and impact;
4. Enhancing inclusion by bringing fairness and transparency to neighborhood revitalization so that community voices are heard and respected and trust is restored, and local residents have the opportunity to participate in wealth that is created

In other words: The community in community wealth building indicates an investment not just in the place, but also in the people. The wealth in community wealth building considers who owns the development, who controls it, and who benefits from it. Wealth relies on the development of capital in multiple forms – financial, human and social.<sup>5</sup> Together, it calls for the meaningful participation of neighborhood residents in the planning, design, ownership and governance of new development.

There is no one-size- fits-all model of community wealth building. Rather, community wealth building is a framework with multiple drivers that work together to create a system where all people, especially those historically excluded, can prosper and thrive.

Democracy Collaborative articulates the seven main drivers of community wealth building as follows: place, ownership, multipliers, collaboration, inclusion, workforce and system. See Figure 14 for how to utilize these drivers as a lens through which to contrast community wealth building with a traditional economic development approach.

## 2020 COMMUNITY PRIORITIES

### Approach

To understand community priorities, a three-part approach was undertaken. First, past and ongoing plans were reviewed to identify recurring themes. While each plan examined Englewood from different perspectives, there were consistent mentions of housing, economic and workforce development, health and wellness, youth programs, and the renewal of community life.

Second, the initial findings were validated through a series of recent stakeholder outreach interviews. These listening sessions were intended to expand current understanding and to inform how potential development at the Englewood Square RFP sites could respond to the community priorities.

Finally, larger group sessions sought to present findings and gain meaningful community feedback. These sessions, including the monthly INVEST South/West Community Roundtables, a hands-on virtual visioning workshop, and a discussion with the 16th Ward Community Development Taskforce were aimed at both 16th Ward-specific stakeholders and the broader Greater Englewood Community.

#### PREVIOUS/ONGOING PLANS

- » Englewood: Making a Difference Plan (2005)
- » Greater Englewood Community Plan (2008)
- » Chicago Green Health Neighborhoods (2014)
- » Englewood Rising (2016)
- » Englewood Trail Line Plan (2017)
- » INVEST South/West Community Engagement Event (2019)
- » Go Green on Racine Proposal (2020)

#### RECENT STAKEHOLDER OUTREACH INTERVIEWS

- » Alderman Stephanie Coleman, 16th Ward
- » Center for Neighborhood Technology
- » Chicago Police Department, 7th District
- » City of Chicago – Department of Cultural Affairs and Special Events
- » City of Chicago – Open Space Planning & Urban Agriculture
- » Greater Englewood Chamber of Commerce
- » Kennedy King College



- » St. Bernard Hospital and Health Care Center
- » Community Visioning Workshop (June 29, 2020)

#### LARGER GROUP SESSIONS (see Acknowledgements for full list of participants)

- » June 22, 2020 Englewood INVEST South/West Community Roundtable
- » June 29, 2020 63rd & Halsted Visioning Workshop
- » July 13, 2020 Englewood INVEST South/West Community Roundtable
- » August 7, 2020 16th Ward Community Development Taskforce Meeting

### **2020 Englewood Community Priorities**

#### AFFORDABLE HOUSING

Englewood needs quality and affordable housing, with multifamily being the most appropriate for the 63rd & Halsted Corridor. The current neighborhood housing stock is dated and in some cases, poses health challenges. Future planning efforts will need to address improvements to existing stock and infill opportunities for encouraging home-ownership.

#### HEALTH & WELLNESS:

To improve health outcomes, the community would like to see expanded opportunities for nutrition/ culinary education and exercise. This may include partnerships with Kennedy-King College's Washburne Culinary Institute, open spaces associated with Englewood Square Phase II, and the realization of the Englewood Trail.

#### EMPLOYMENT THROUGH WORKFORCE DEVELOPMENT

Due to high unemployment in Englewood, one of the community's highest priorities is creating jobs and employment opportunities for residents. Workforce development, job training, and computer courses supports the creation of diverse jobs that pay a living wage. In addition, new development should seek to support the hiring of local residents and opportunities for local business growth.

#### YOUTH DEVELOPMENT

The community values access to holistic resources that support student and life success, impact academic achievement, and develop the emotional/social well-being of students. Developments should support youth development through programming and family-oriented amenities.

#### COMMUNITY SAFETY

Crime reduction and gang intervention are major concerns and greatly impact community safety

and quality of life. Creating youth development programs and increasing public safety are critical to community overall wellness.

### SOCIAL SERVICES

A robust network of services for mental health, life skills, addiction counseling, and re-entry programs would make a difference in creating a more resilient community.

### PROFESSIONAL SERVICES

Residents want professional services within the neighborhood to support their business needs. Examples include print/ship, accountants, legal services, design firms, and co-working offices.

### COMMUNITY PLACES

Residents would like to have more local restaurants and banquet halls, as well other retail and service businesses where community gatherings can occur.

### URBAN AGRICULTURE

With a significant number of urban farms in the area, development of a food production facilities would help create an ecosystem for finished goods as well as a pathway for skill development.

### FIREHOUSE REVITALIZATION

Several ideas for revitalization of the historic firehouse and it surrounding areas have been developed through community-driven efforts. Potential uses have included restaurant, banquet hall, urban agriculture / culinary / tech incubator, youth training center, cultural center, and history museum. Examples of previous planning and design efforts are included in the Addenda.

## MARKET POTENTIAL

### Demographic Trends

Englewood has experienced population declines for a number of years, decline from a peak of nearly 100,000 in 1960 down to 23,792 in 2018. Only about half of all Englewood residents were in the labor force participants in 2018, below the Chicago average of 67%, and almost 27% were unemployed in 2018.

Median household income is about half of the figure for the entire city, and about 1.5 times as many households in Englewood are renters than in the entire city. This leads to home values that are currently less than one-sixth the median for the whole city (\$37,250 for Englewood versus \$246,000 for Chicago). The supply of homes for sale is about 4 times greater than for the entire city, reflecting weaker demand.

Residential rents in Englewood, on average, are a little lower than the 40% AMI rent used by the City for ARO purposes. Some properties are renting for less than 70% of that AMI rent. The existing housing stock is almost all very old single-family or two-flat structures, with some apartment buildings. Most of the more recent residential construction has been for senior housing.

### **Retail Market Trends**

Most of the existing retail establishments in Englewood are old storefronts. The exceptions are Englewood Square, anchored by Whole Foods, and Union Square, anchored by ALDI. These newer retail centers include local independents, but also chain retailers such as Chipotle, Starbucks, AT&T, Subway, Boost Mobile, and Dunkin' Donuts, showing that the area will support a range of retail uses.

There are about half a dozen storefront groceries in addition to Whole Foods and ALDI, along with a dozen fast-food restaurants and nine beauty/barber/nail salon establishments.

According to ESRI, in 2017 the area within a mile of 63rd & Halsted was oversupplied with groceries, liquor stores, personal care shops, and gas stations, while being undersupplied in every other retail category, including general merchandise stores, furniture and home furnishing stores, and electronics and appliance stores (like Best Buy).

Average retail rents in Englewood excluding the newer centers have been around \$13 per square foot triple net, but Englewood Square demonstrated the ability to attract retailers into modern space at an average of about \$19 per square foot, and the outlet stores, Starbucks and Chipotle, reached the low \$30 per square foot range.

### **Gap Financing**

With the low market leasing rates in Englewood, it is difficult for new market rate construction to compete with the existing market rents. The proposed development approach identifies building affordable housing as financially feasible due to the potential subsidies available. The units indicated in the development concepts have been modeled with rents affordable to households with incomes at 50% AMI (area median income) where the Chicago median income is \$63,700 and 60% AMI is \$31,850 median household income. The estimated rent from affordable housing will not cover the construction and operating costs, creating a financial gap. Financial incentives (subsidies, incentives, grants and loans) are being reviewed to fill that financial gap. Incentives under consideration include:

- » Neighborhood Opportunity Zones
- » TIF
- » Enterprise
- » IRS Opportunity Zones
- » New Market Tax Credits
- » Low Income Housing Tax Credits



# V. Development Guidelines

The Department of Planning and Development, in collaboration with the Englewood Community Roundtable and the 16th Ward Community Development Taskforce, has established goals and objectives for the development of Englewood Square Phase II. These goals are intended to ensure that the project will be compatible with the City's objectives of revitalizing valuable urban land, creating new development in sympathetic relationship with the surrounding community, accommodating the needs of the community, and fostering additional new development along the 63rd Street and Halsted corridors and in the surrounding community. Building on the goals from the Redevelopment Plan and previous Englewood community planning efforts, the development goals for the Englewood Square Phase II project are as follows.

## DEVELOPMENT VISION

### Development Vision Statement

Englewood Square Phase II will leverage the success of Englewood Square Phase I development to establish a vibrant and mixed-use town center as envisioned by the community in previous plans and recent community and stakeholder meetings. This development will create new residential uses to support existing and proposed commercial spaces. The district design will emphasize the creation of an inviting community gathering place and support an interconnected walkable environment.



**Figure 16:** Rendering of firehouse site

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism  
Team: Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez







**Figure 17:** Rendering of potential near-term development on 63rd Street site

**Credit:** Solomon, Cordwell, Buenz



**Figure 18:** Alternative vision of 63rd Street site, including long-term residential development

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

Team: Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez



### HISTORIC FIREHOUSE AS COMMUNITY HUB

Restoration of the historic firehouse - a Chicago Landmark - is critical to the site strategy and district identity. There is a unique opportunity to make a vibrant civic plaza and central community gathering place in front of the firehouse to serve as the true “Englewood Square.” This public space, in combination with the revitalization of the firehouse structure will act as a community cornerstone to support event spaces such as farmers markets, art shows, and neighborhood festivals. In addition, the firehouse itself and the developable land that surrounds it, provides the opportunity to be reimagined as a community hub.

### NEAR-TERM AND LONG-TERM DEVELOPMENT VISION

This RFP lays out both a near-term and long-term vision for the Englewood Square Phase II site. While the City encourages the eventual development of the entire Englewood Square Phase II site to realize the long-term vision, only Packages B1, B2, and C are included in this RFP, with Package A reserved for future development. In addition, the near-term development vision for these packages reflects the limited City resources to support development through financial incentives. The City is prepared to support the near-term development vision illustrated here on Package B1, or Packages B1 and B2, or Package C. Still, respondents should illustrate how their near-term vision for their selected site can eventually be realized into a longer-term redevelopment.

In the long-term, the renovated firehouse and adjacent town square on Packages B1 and B2 serve as the community center, supported by unique retail / community buildings and adjacent multi-family residential. The existing stub of South Green Street is vacated to provide a cohesive development site across Packages B1 and B2 and support the creation of a town square. A variety of housing typologies on both Package A and Package C serve to enmesh the site with the surrounding neighborhood, while the extension of South Green Street from the north through Package A reconnects the site to its context. Smaller scale (2-4 story), ground-oriented unit types line West 63rd Parkway to provide a pleasant residential street. These residential areas of the site are each anchored by mixed-use, multi-family structures that activate their respective streetscapes (South Halsted Street and West 63rd Streets) with ground-level retail and services. Further, a holistic landscape framework creates welcoming open space nodes at key site entrances and threads vegetated pedestrian spaces throughout the development.

In the near-term, only Package B1, Package B1 and Package B2, or Package C will be developed. Package A provides the opportunity for short-term landscape interventions. The near-term development, which is expected to be supported through City financial incentives, will be limited to a single “anchor” development on the selected site. For Package B1, this includes the renovated firehouse, companion retail / community pavilion, and town square. If Package B2 is included, a multi-family residences can serve to further activate the site. For Package C, the mixed-use, multi-family building proposed on West 63rd Street will anchor the site, with interim landscape improvements on the northern portion of the package serving to beautify the space prior to eventual redevelopment.

## Proposed Land Uses and Program

Proposed uses for Englewood Square Phase II have been shaped by a market analysis and discussions with community stakeholders. Broadly, these uses include, but are not limited to:

- » Firehouse repositioning and renovation to entail potential restaurant, banquet hall, urban agriculture / culinary / tech incubator, youth training center, cultural center, and history museum (see Addenda)
- » Companion commercial / community building(s) associated with the firehouse to include technology / culinary incubator, co-working, neighborhood history, and community uses
- » Multifamily affordable residential with a mix of studios, 1, 2 and 3 bedroom units (near-term)
- » Additional residential types including stacked-flats and/or townhouse-style development, with the potential for both rental and ownership models (long-term)
- » Ground level commercial with combination of retail and community services including, but not limited to: neighborhood (non-chain) retail, bakery, print / ship / office supplies, computer repair, florist, pharmacy, tailor / cleaners, spa / health financial services, real estate services, insurance agency, creative “design” offices, co-working, business services, and a variety of social services.

As noted, the full long-term vision is unlikely to be realized for the site given limited City financial incentive resources. The table below illustrates the proposed program for each Package in both the near- and long-term:

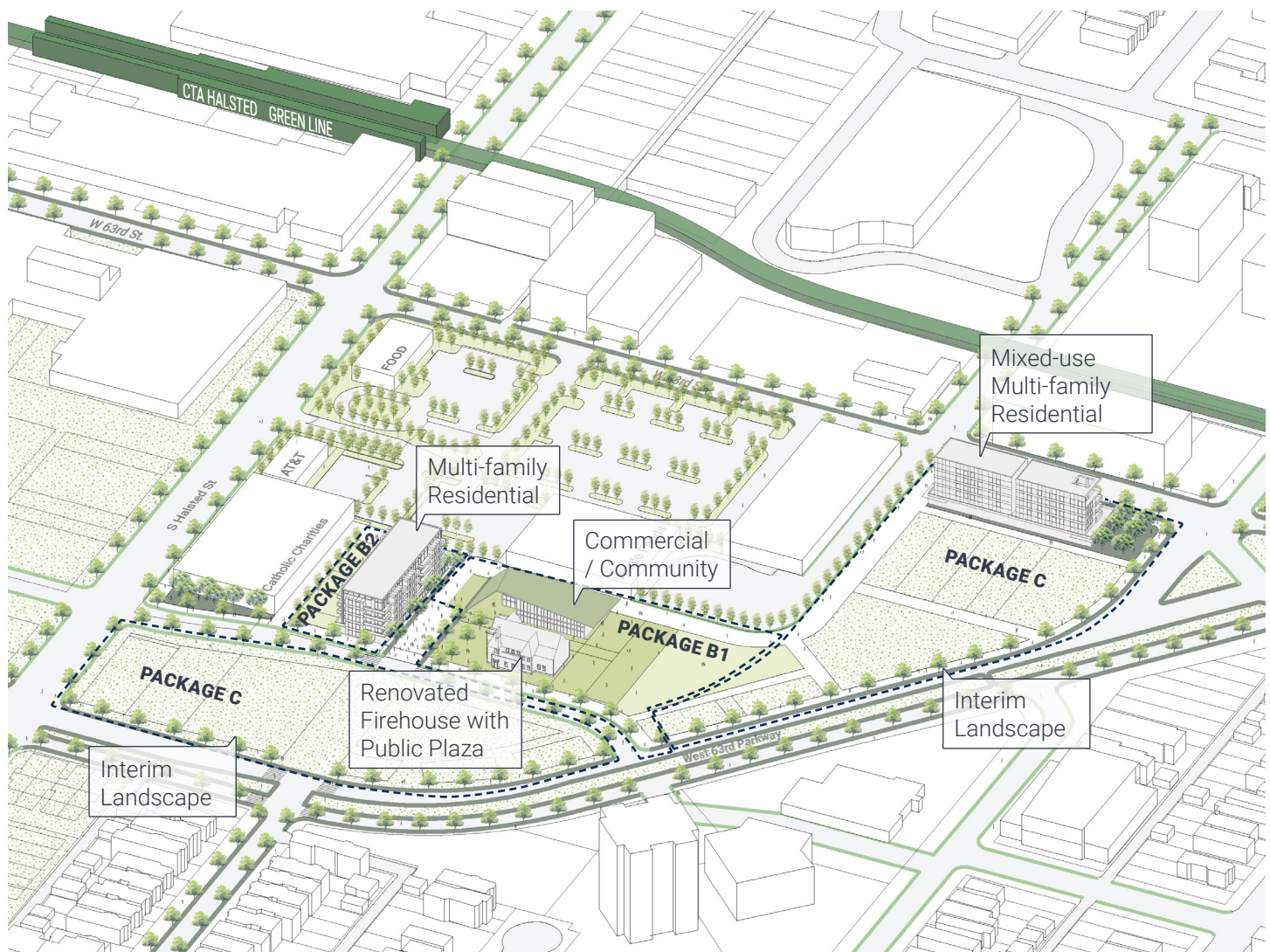
	<u>Near Term</u>			<u>Long Term</u>		
	Residential	Commercial & Community	Open Space & Parking	Residential	Commercial & Community	Open Space & Parking
<b>Package A</b>	N/A	N/A	Interim landscape interventions	5-story mixed-use, multi-family building / 48 units (42,000 GSF)  3-story stacked-flats courtyard building / 48 units (44,800 GSF)  (2) 3-story stacked-flat buildings / 12 units ea. (9,600 GSF ea.)	Ground-floor retail in mixed-use building (8,400 GSF)	South Green Street extension  South Green Street entry bosque / promenade / green  Landscape courtyard  Streetscape improvements  Eco-responsible surface parking
<b>Package B1</b>	N/A	Renovated Firehouse (9,000 GSF)  1-story companion commercial / community building (4,000 GSF)	Hardscape / vegetated town square  Streetscape improvements  Eco-responsible surface parking	N/A	Renovated Firehouse (9,000 GSF)  1-story companion commercial / community building (4,000 GSF)  2-story companion commercial / community building (9,600 GSF)	Hardscape / vegetated town square  Streetscape improvements  Eco-responsible surface parking
<b>Package B2</b>	5-story multi-family residential building / 50 units (48,000 GSF)	N/A	Eco-responsible tuck-under and surface parking	5-story multi-family residential building / 50 units (48,000 GSF)	N/A	Eco-responsible tuck-under and surface parking
<b>Package C</b>	5-story mixed-use, multi-family residential building / 50 units (48,000 GSF)	Ground-floor retail in mixed-use building (8,000 sf)	Streetscape improvements with corner bosque  Interim landscape interventions  Eco-responsible tuck-under and surface parking	5-story mixed-use, multi-family residential building / 50 units (48,000 GSF)  (3) 3-story stacked-flat buildings / 24 units ea. (19,200 GSF ea.)  (2) 3-story stacked-flat buildings / 12 units ea. (9,600 GSF ea.)	Ground-floor retail in MU building (8,000 sf)	Streetscape improvements with corner bosque  Passive vegetated park space  Eco-responsible tuck-under and surface parking

Figure 19: Proposed development program



## Near-Term Development

This RFP anticipates the development of Package B1, Packages B1 and B2, or Package C in the near-term. The graphics here illustrate near-term buildout on all three sites to provide an understanding of how the sites interact.



**Figure 20:** Birdseye view of near-term development (Packages B1, B2, and C)

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

Team: Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez.





**Figure 21:** Illustrative plan of near-term development (Packages B1, B2, and C)

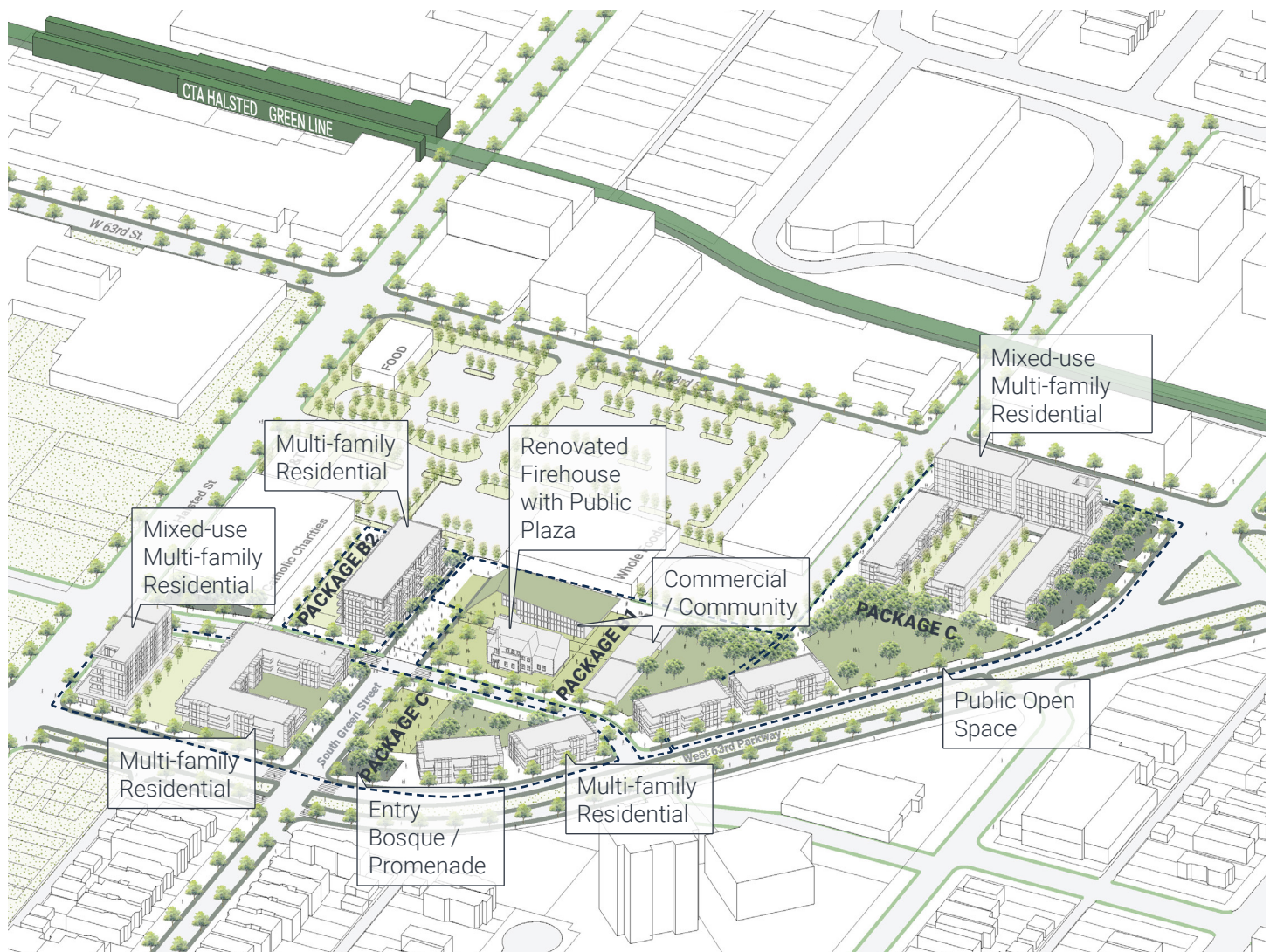
**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

Team: Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez.



## Long-Term Development

In the long term, Packages A, B1, B2, and C will all be developed. Further, the near-term developments envisioned on Packages B1 and C expand to include additional program in the long-term, including additional residential development along West 63rd Parkway. Package A sees the largest transformation from near- to long-term, including a potential extension of South Green Street and neighborhood-scale residential development.

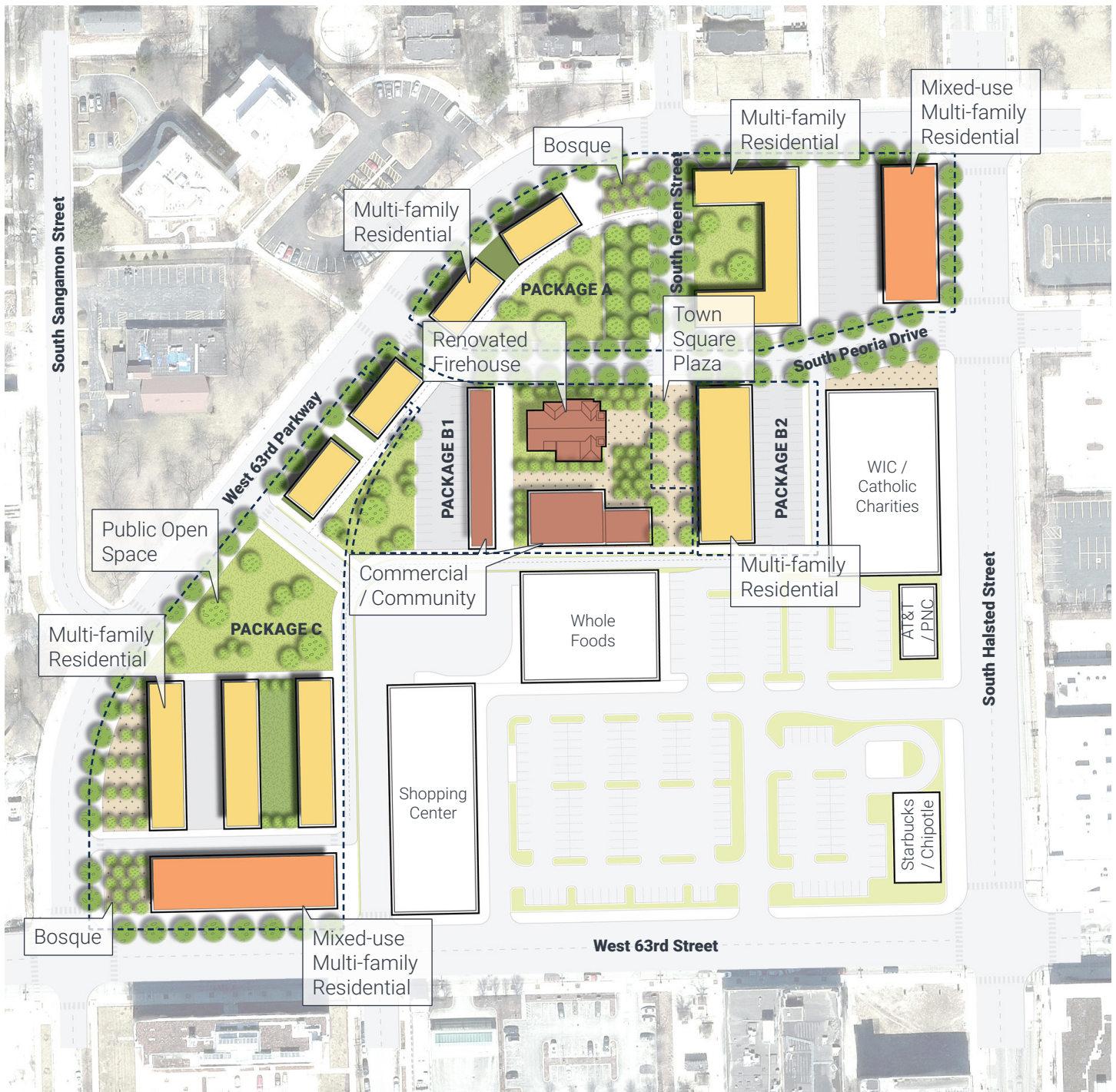


**Figure 22:** Birdseye view of long-term development (Packages A, B1, B2, and C)

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

Team: Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez.





**Figure 23:** Illustrative plan of long-term development (Packages A, B1, B2, and C)

**Credit:** Illinois Institute of Technology, College of Architecture, Master in Landscape Architecture and Urbanism

Team: Assistant Professor PhD Maria A. Villalobos H., PhD Candidate Alexis Arias, and B.Arch Candidate Diamantina Sanchez.

## URBAN DESIGN PRINCIPLES

### Design Vision

The site design strategy seeks to position Englewood Square Phase II as the community's "town square" - connected both to the existing Phase I shopping center and to the surrounding neighborhood. The overall site design supports an inviting and walkable town center that is centrally located to numerous institutions and within a ¼ mile walking distance of the 63rd and Halsted CTA Green Line station.

### HOUSING

The Englewood Square Phase II development will offer a diverse range of affordable housing options as well as a diversity of design approaches to promote innovation, creativity, and sustainable housing, employing high-quality materials and state-of-the-art construction methods that reflect and celebrate the aesthetics of the community.

New housing is intended to reinforce Englewood Square's sense of place while fostering an environment where people want to live, work, play, and visit

### RETAIL & SERVICE

Ground-floor retail should have a neighborhood focus rather than a focus on national chain entities. The design of this space should serve to activate adjacent streetscapes through transparency and interactivity with outdoor space. Smaller leasable spaces should be considered to encourage growth of local businesses.



**Figure 24:** Housing precedents

**Credit:** Images courtesy City of Detroit





### HISTORIC COMMUNITY PLACE-MAKING

The repositioning of the firehouse is based on creating flexible community, cultural, incubation, and/or restaurant space with a significant central open plaza framing the eastern historic facade of the building. This open space will feature a hardscape plaza, shade trees, a mixture of plantings and lawn, movable seating, pedestrian lighting and a public art feature such as a fountain, sculpture, or small performance stage.

### OPEN SPACE

An enhanced public realm will be created within the Englewood Square development through cohesively connected and thoughtfully designed urban and green open space. The pedestrian experience will be prioritized and enlivened by creating flexible outdoor gathering spaces, connected by safe, walkable sidewalks while providing functional uses and personal comfort for residents and visitors.

Key open spaces include the town square associated with the firehouse on Package B1/B2, the corner bosque / plaza associated with the West 63rd Street mixed-use building on Package C, and the bosque, promenade, and green



**Figure 25:** Place-making precedents

**Credit:** Images courtesy Solomon, Cordwell, Buenz



associated with the long-term extension of South Green Street through Package A.

### PUBLIC ART

Englewood Square will provide opportunities for public art and murals celebrating significant people, places and cultures of Englewood – past and present. Working with community stakeholders, the Chicago Department of Cultural Affairs and Special Events and the Artist in Residence Program, urban open space will be enriched with local culture and public art, creating an enhanced and meaningful sense of place and supported by increased identity and wayfinding.

### PEDESTRIAN CONNECTIVITY

Englewood Square developers will consider the cumulative effects of new construction on sunlight, comfort, and quality of the public realm and pedestrian experience. Safe crossings at key intersections and mid-block locations will be established to aid and strengthen pedestrian connectivity. Solar access to streets, sidewalks, and public open space will be balanced with the need for shade to create a high-quality public realm that is safe, comfortable, accessible, and attractive for local pedestrians and the



**Figure 26:** Open space precedents

**Credit:** Images courtesy Solomon, Cordwell, Buenz



entire Englewood community. Improved streetscapes will offer street trees, high-quality paving, and pedestrian amenities, and will follow the City's Complete Streets standards.

#### VEHICULAR CIRCULATION & PARKING:

Englewood Square circulation will provide vehicular connections from the surrounding community and allow users safe access to parking that supports new housing, retail, and community amenities while respecting and protecting the pedestrian environment. In particular, the development vision anticipates the eventual extension of South Green Street through Package A in order to provide a physical and visual connection to the firehouse site. In addition, the existing portion of South Green Street between Packages B1 and B2 is recommended for vacation to allow for the realization of the town square. Further, the existing dead-end alley serving Package B2 is proposed to extend through the Package B2 and B1 sites, re-exiting onto South Peoria Drive. Parking shall be utilized where possible on the street, with both head-in and parallel options available along West 63rd Parkway. Interior parking should prioritize a tuck-under model where parking spaces are located at ground-level, tucked underneath the second story of the companion building. Any uncovered interior surface lots should be designed with considerable landscaping and on-site stormwater management in mind and located in the rear of new development. High-quality pedestrian connections will link parking to buildings and open spaces.

## SUSTAINABILITY

The City expects that all proposals will employ strategies that will (1) maximize the environmental, social and economic value of the project and (2) improve the resiliency of the local community area. Proposals that are seeking TIF assistance, Department of Housing financial incentives or Class L tax credits will need to meet the requirements of the Chicago Sustainable Development Policy. The menu of strategies that projects can choose from to meet the policy requirements can be found at the following web page [https://www.chicago.gov/city/en/depts/dcd/supp\\_info/sustainable\\_development/chicago-sustainable-development-policy-update.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html). In addition, a comprehensive list of resources has been compiled to assist development projects with incorporating sustainable and resilient strategies into their proposal. The list of resources can be found in the Addenda.

# VI. Finance & Development Incentives

## FINANCIAL PRO FORMA

### Development Program

Based on the development concept, the City has modeled near-term development on the three selectable site combinations: Package B1, Packages B1 & B2, and Package C. Package B1 would anticipate the renovation of the 9,000 sf firehouse as a commercial / community facility and the construction of a 4,000 sf companion commercial / community building. A surface parking lot is anticipated to support these uses. For the scenario where Package B2 is also selected, a 48,000 sf, 50-unit LIHTC-funded affordable (50% AMI) residential building was also modeled in addition to the facilities on Package B1. To the extent possible, tuck-under surface parking is anticipated for this transit-served site. On Package C, a 56,000 sf mixed-use building has modeled in the near-term. This facility would include 8,000 sf of ground-floor retail and 48,000 sf of residential, representing 50 LIHTC-funded affordable (50% AMI) units. Again, tuck-under surface parking should be utilized to the extent possible to avoid large surface lots.

Package B1		
Use	Square Feet	Units
Commercial	13,000 sf	
<i>New Construction</i>	4,000 sf	
<i>Renovation (firehouse)</i>	9,000 sf	
<b>Total Built SF</b>	<b>13,000 sf</b>	
<b>Total Land Area</b>	<b>61,258 sf</b>	

Package B1 & Package B2		
Use	Square Feet	Units
Commercial	13,000 sf	
<i>New Construction</i>	4,000 sf	
<i>Renovation (firehouse)</i>	9,000 sf	
Residential	48,000 sf	50 units
<b>Total Built SF</b>	<b>61,000 sf</b>	
<b>Total Land Area</b>	<b>82,308 sf</b>	

Package C		
Use	Square Feet	Units
Commercial	8,000 sf	
Residential	48,000 sf	50 units
<b>Total Built SF</b>	<b>56,000 sf</b>	
<b>Total Land Area</b>	<b>71,375 sf</b>	

Figure 27: Development program

### Funding Implications

Given the market conditions in Englewood, it is difficult for new construction to achieve financial feasibility without significant financial assistance. The proposed development approach identifies building affordable housing as financially feasible due to the potential subsidies available. The goal is to create affordable housing products to support 50% AMI (area median income) where the Chicago median income is \$63,700 and 50% AMI is \$31,850. The estimated rent from affordable housing will not cover the construction and operating costs, creating a financial gap. Financial incentives (subsidies, incentives, grants, loans, and land write-downs) are being reviewed to fill that financial gap. The preferred development concept for each Package selection were analyzed to determine the amount of combined City financing needed to complete the project(s). As shown in the pro forma table on the following page the anticipated “non-serviceable gaps” are for each site are:

- » **Package B1:** \$1,706,200
- » **Package B1 & Package B2:** \$6,992,961
- » **Package C:** \$8,519,948

Pending a more rigorous underwriting process, the City is prepared to provide assistance as needed to complete the proposed project that best meets the development goals of the RFP.

## Financial Pro Forma

SOURCES	Package B1		Packages B1 & B2		Package C	
Debt Capacity	\$983,547	33%	\$4,361,046	27%	\$2,284,539	15%
Equity	\$155,783	5%	\$690,743	4%	\$361,847	2%
LIHTC - 4%	--	--	\$3,999,574	25%	\$3,999,574	26%
Hist. Pres. Tax Credit	\$141,001	5%	\$239,636	1%	\$282,002	2%
Non Servicable Gap	\$1,706,200	57%	\$6,992,961	43%	\$8,519,948	55%
<b>Total</b>	<b>\$2,986,531</b>	<b>100%</b>	<b>\$16,283,960</b>	<b>100%</b>	<b>\$15,237,910</b>	<b>100%</b>

USES	Package B1		Packages B1 & B2		Package C	
Acquisition Cost	\$624,000	21%	\$3,410,000	21%	\$3,178,000	20%
<i>Land</i>	\$375,000	60%	\$417,000	12.2%	\$210,000	6.6%
<i>Site Prep</i>	\$184,000	29.5%	\$2,208,000	64.8%	\$2,208,000	69.5%
<i>Financing &amp; Fees</i>	\$65,000	10.4%	\$785,000	23.0%	\$760,000	23.9%
Hard Cost	\$1,845,000	62%	\$10,445,546	64%	\$10,040,546	65%
<i>Commercial</i>	\$1,845,000	100%	\$1,845,000	18%	\$1,440,000	14%
<i>Residential</i>	--	--	\$8,600,546	82%	\$8,600,546	86%
Soft Cost	\$517,531	17%	\$2,428,414	15%	\$2,229,364	15%
<i>Commercial</i>	\$517,531	100%	\$517,531	21%	\$318,480	14%
<i>Residential</i>	--	--	\$1,910,883	79%	\$1,910,884	86%
<b>Total</b>	<b>\$2,986,531</b>	<b>100%</b>	<b>\$16,283,960</b>	<b>100%</b>	<b>\$15,447,910</b>	<b>100%</b>

OPERATING PRO FORMA	Package B1		Packages B1 & B2		Package C	
Gross Rentable Revenue	\$169,000		\$887,200		\$665,600	
Effective Rental Income	\$107,900		\$775,826		\$574,288	
Total Operating Expenses	\$(14,430)		\$(361,380)		\$(357,180)	
Net Operating Income (NOI)	\$93,470		\$414,446		\$217,108	
"All In" DCR	1.20		1.20		1.20	
Debt Paymet	\$(77,892)		\$(345,372)		\$(180,923)	
Cash Flow after Debt	\$15,578		\$69,074		\$36,185	

Figure 28: Financial pro forma



## DEVELOPMENT INCENTIVES

### Federal Incentives

Respondents are encourage to consider federal development incentives in their proposals:

#### OPPORTUNITY ZONE

The subject property is in a census tract that has been designated an opportunity zone. Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

### Cook County Incentives

Respondents can choose any single Cook County Tax Incentive Classification from the following:

#### CLASS 7A AND CLASS 7B PROPERTY TAX INCENTIVE CLASSIFICATION

The Class 7a Property Tax Incentive Classification (Class 7a) and Class 7b Property Tax Incentive Classification (Class 7b) were created by the Cook County Board of Commissioners to encourage the full utilization and new construction of commercial buildings in areas in need of commercial development. The Class 7a is for projects in which the development costs do not exceed \$2,000,000.00. The Class 7b is for projects in which the development costs exceed \$2,000,000.00.

In Cook County, commercial properties are assessed at an assessment level of twenty-five percent (25%). Properties classified as Class 7a or Class 7b receive a reduced assessment level of ten (10%) percent of fair market value for the first ten years, fifteen (15%) percent for the eleventh year, and twenty (20%) percent for the twelfth year. The assessment returns to the full 25 percent (25%) level in the thirteenth year. While a certified ordinance from the City of Chicago supporting a Class 7a or Class 7b classification is required from the City of Chicago, such classification is ultimately determined by the Cook County Assessor. More information can be found in the Cook County Real Property Assessment Classification Ordinance.

#### CLASS L PROPERTY TAX INCENTIVE CLASSIFICATION

The Class L Property Tax Incentive Classification (Class L) was created by the Cook County Board of Commissioners to encourage the preservation and rehabilitation of historically and architecturally significant buildings. In Cook County, commercial properties are assessed at an assessment level of twenty-five percent (25%). Properties classified as Class L receive a reduced assessment level of sixteen percent (16%) for a period of twelve years.

## City Incentives

Multiple City of Chicago incentives may be combined to provide financial support to the project:

### CITYWIDE ADOPT A LANDMARK FUND

The Citywide Adopt-a-Landmark Fund allocates funding generated by downtown construction projects to support restoration of buildings that have been individually designated as a Chicago Landmark. Restoration project must be consistent with Commission on Chicago Landmarks standards and guidelines. Scope of work and budget must be pre-approved. Scope of work must be substantial interior or exterior renovation work that is visible from a public street or within a portion of the interior that is open to the public. This work must exceed normal maintenance. Projects needing Adopt-a Landmark Fund grants over \$250,000 will require approval of the City Council.

### ENTERPRISE ZONE

The subject property is located in Enterprise Zone 6. Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs. Such exemptions include, but may not be limited to, exemption on retailers' occupation tax paid on building materials, an exemption on the state utility tax for electricity and natural gas, and an exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax. More information on the Enterprise Zone program's tax incentives can be found at <https://www2.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Documents/ezqa%202014.pdf>

### NEIGHBORHOOD OPPORTUNITY FUND (NOF)

The Neighborhood Opportunity Fund receives funds from downtown development in order to support commercial corridors in many of Chicago's neighborhoods. Business and property owners may apply for grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets. More information can be found in the Neighborhood Opportunity Fund program manual.

### NEW MARKET TAX CREDITS (NMTC)

Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity. The investment can consist of a loan or equity participation. Residential projects are not eligible.

The NMTC program works by providing investors in a qualified CDE with a federal tax credit worth 39% of the initial investment. The credit is distributed over seven years and is provided in addition to any return on the investment in the CDE. In order to qualify as a CDE, the entity must be a corporation or partnership whose mission is to provide investment capital or services for low-income persons or communities. All of the money invested in the CDE must be used for

investments in low-income communities.

In order to find a qualified CDE partner for your development, go to the U.S. Treasury's Community Development Financial Institutions Fund website at [www.cdfifund.gov/programs](http://www.cdfifund.gov/programs). Select the link to the NMTC program and then scroll down to supplemental resources. You can download lists of qualified CDEs by name or by state.

### TAX INCREMENT FINANCING (TIF)

TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training. New construction is not an eligible expense except for development of low-income housing.

TIF assistance will be considered for projects that provide significant public benefits. Residential projects over 10 units that receive TIF assistance must set aside 10 percent of the units for sale to or occupancy by households with incomes no greater than 60 percent of the Chicago Area Median Income for rental developments, or no greater than 100 percent of the Chicago AMI for for-sale developments, and 10 percent of the units for sale to or occupancy by households with incomes no greater than 50 percent of the Chicago Area Median Income for rental developments, or no greater than 80 percent of the Chicago AMI for for-sale developments. Non-residential developments or residential developments of less than 10 units must provide tangible public benefits such as affordable housing units, new or retained permanent jobs, new retail services in an underserved community, cultural activities, preservation of a historic building, social services, fiscal benefits, innovative environmentally sustainable features or other desired benefits identified in the TIF district's redevelopment plan.

Projects that receive TIF financing must pay prevailing wage rates for all construction jobs.

The amount of TIF assistance provided to a project is a function of the increased tax revenue that will be generated by the project over the remaining life of the TIF district, the demonstrated need for financial assistance, and the existence of eligible development costs. Applications for TIF assistance are processed by DPD. The selected respondent will be expected to work with the department in processing the TIF request.

### LOW INCOME HOUSING TAX CREDITS (LIHTC)

LIHTC, pronounced "LIE-TEK," is a public-private partnership in which investors provide equity for low income rental developments in exchange for a federal tax credit over several decades. LIHTC is the most significant resource for creating affordable housing in the United States today. Without the equity, affordable rental housing projects do not generate sufficient funds to work financially.



There are two types of Low Income Housing Tax Credits available through this program: 9% and 4%. The award of LIHTC are highly competitive. After award, the credits are sold to an investor, and the proceeds become equity for the affordable development. The equity for the development can range from 30-70% depending on the amount and type of credits awarded (4% or 9%).

To help direct federal affordable housing resources to where it is most needed, the City develops a Qualified Allocation Plan (QAP). The QAP explains the process on how the City awards LIHTC and describes the selection criteria and application requirements for receiving these federal tax credits and tax-exempt bonds. The most recent QAP was released in 2019 and the final selected LIHTC projects were announced in 2020. The next QAP is expected to be published in 2021.

If your RFP response contemplates use of City financing for an affordable housing component, you are strongly encouraged to schedule an intake meeting with DOH to review any questions or concerns about the use or application of these resources. Please use the linked intake form, found here: <https://webapps1.chicago.gov/eforms/housingdevelopment>.

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# VII. Submission Requirements

Respondents are advised to strictly adhere to the submission requirements described below. Failure to comply with the instructions may be cause for rejection. All submittals are subject to the Illinois Freedom of Information Act.

## PRE-SUBMISSION CONFERENCE

An informational conference will be held on September 16, 2020 at 2:00 p.m. C.S.T. virtually via Zoom. Meeting invites will be sent to applicants who register via this website: [https://www.chicago.gov/city/en/sites/invest\\_sw/home.html](https://www.chicago.gov/city/en/sites/invest_sw/home.html). Attendance is not required, but is encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website above as soon as practicable. Department staff will be available to answer questions regarding the property, the goals and objectives of the RFP, and the submission requirements.

## COMMUNICATION WITH THE DEPARTMENT

Respondents should refer to the INVEST South/West website for updates and additional information regarding this RFP: [https://www.chicago.gov/city/en/sites/invest\\_sw/home.html](https://www.chicago.gov/city/en/sites/invest_sw/home.html). In addition, questions should be directed to Luke Mich, AICP, PLA - Southeast Region Planner / Project Manager - at [luke.mich@cityofchicago.org](mailto:luke.mich@cityofchicago.org).

## GOOD FAITH DEPOSIT

All responses must include a Good Faith Deposit in the form of a cashier's check or certified check made payable to the City of Chicago. Proposals submitted with an improper form of deposit or an insufficient dollar amount will be disqualified. Deposits will be returned to all non-selected respondents. The Good Faith Deposits, which reflects the Target Price for each Package, are as follows:

- » **Package B1:** \$37,500
- » **Package B1 & Package B2:** \$41,700
- » **Package C:** \$21,000

In the event a proposal is accepted, one-half of the deposit (\$18,750 for Package B1, \$20,850 for Package B1 & Package B2, \$10,500 for Package C) will be credited to the purchase of the property at closing and one-half (\$18,750 for Package B1, \$20,850 for Package B1 & Package B2, \$10,500 for Package C) will be retained by the City until the construction of the improvements is completed to the satisfaction of the City in accordance with the terms and conditions of the Redevelopment Agreement



to be executed by the City and the selected developer. All respondents must complete and submit the Offer to Purchase form, which is provided in the addenda.

## SUBMISSION FORMAT

Submissions must be prepared as 8.5-by-11 inch PDF files. Drawings included with submissions must be formatted as no larger than 11-by-17 inches. If the respondent considers that certain portions of the submission contain proprietary information, such portions should be clearly marked CONFIDENTIAL. All submittals are subject to the Illinois Freedom of Information Act.

One original and five copies of the proposal must be submitted, along with an electronic version on CD-ROM or flash drive. The original must be left unbound, contain original signatures and be marked ORIGINAL.

## SUBMISSION CONTENTS

The submission must be organized so that each of the following numbered sections is included in the report in order and identified by tabs. All of the items described below must be provided.

### 1. Cover Letter and Proposal Summary Form

This section must include a cover letter that briefly describes the proposed development project, indicates the offer price, identifies the benefits that the project will create for the city and the neighborhood, and describes the respondent's experience in similar development efforts. If a multi-parcel RFP, clearly identify the parcels proposed for purchase. The cover letter must be signed by an authorized representative of the responding entity. Insert the Proposal Summary Form, a sample of which is provided in the addenda, immediately following the cover letter.

### 2. Respondent's Organization

This section must provide information concerning the respondent's organizational form. Teams are strongly encouraged to engage in meaningful diversity, inclusion, and "partnership" in structuring a design team. The following information must be provided.

- a. A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf. Provide a description of the contractual structure of the respondent (joint venture, partnership, etc.) and duties of respondent parties. DPD is likely to require copies of agreements, organizational documents, or letters of intent before selecting the winning proposal.
- b. An organizational chart that clearly illustrates the role of each team member, including developer(s), financier(s), architect(s), landscape architect(s), engineer(s), and community partners.

### 3. Respondent's Qualifications

This section must substantiate the ability of the development entity and key design / development team members to successfully complete the proposed project. The following information must be provided.

- a. Qualifications and experience of each entity and key staff person involved in the project.
- b. A description of the project development capability of the entity as evidenced by the ability to complete projects of similar scope, use or complexity within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the development, implementation, or management of the project and the names and roles of key personnel. Provide contact information for references.
- c. A description of the financial capacity of the entity as evidenced by the ability to finance projects of similar scope, use or complexity completed within the last 10 years. Submitted examples must include project identification, a brief description, current status, type of financial structure, sources of debt financing, public financial support if any, and the size of the equity investment.
- d. A description of the project design capability of the entity as evidenced by the ability to complete projects of similar scope, use, or character within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the design, implementation, or management of the project and the names and roles of key personnel. Include examples from all appropriate professions (e.g. architecture, landscape architecture, urban design, interior design, engineering, etc.). Provide contact information for references.
- e. A description of experience redeveloping sites with environmental contamination, including remediation performed and NFRs obtained from IEPA.
- f. A description of experience rehabilitating and adaptively reusing historic buildings.

### 4. Commitment to Design Excellence

Describe respondent's approach to excellence in design across development projects. Reference previous work in communities like the South and West Sides of Chicago to illustrate the caliber of design in similar settings. Describe how the team will achieve the goals of the City's Design Excellence Principles in this project.

### 5. Project Narrative

This section must provide a detailed description of the project and the ways in which it satisfies the goals and objectives of the RFP. The following information must be provided.

- a. A detailed description of the proposed project, including how environmental and community requirements will be met
- b. A description of intended users of the development and identification of proposed tenants or end-users if known
- c. A justification of any request for financial assistance or land price write-down

## 6. Plans and Drawings

The urban design and development drawings and descriptions provided in this RFP represent a starting point for the design of the site. The uses, massing, and site design shown in this document have been reviewed by DPD and community members and have been determined to meet the desired development principles. Still, the Department expects that proposals may amend or revised these plans to implement unique development visions.

Provide scaled drawings that illustrate the overall character and planning of the development. Each drawing should be no larger than 11-by-17 inch format and be included in each of the submissions. At a minimum, the following drawings, plans, and descriptions must be provided:

- a. A site plan showing proposed site configuration, building footprint, landscaping, ingress and egress, parking and loading
- b. At least three massing alternatives for the proposal, including the preferred alternative
- c. Floor plans showing floor area totals
- d. Elevations of all facades, including elevations of the landmark firehouse for proposals including Package B1; elevations shall identify building materials, building heights, openings, and other facade details.
- e. Color eye-level renderings, including renderings of the landmark firehouse as appropriate
- f. Other plans, drawings, or models at the respondent's option
- g. For proposals that include Package B1, respondents will need to follow the submittal requirements established by the Commission on Chicago Landmarks (see Addenda).
- h. For proposals that include Package C, respondents should indicate their vision for long-term development across the entire Package C site.

## 7. Financial Information

Each respondent must submit a complete financial plan. In this section respondents must present the applicable financial forms, which must follow the format indicated in the sample documents presented in the addenda. The City reserves the right to request from the respondent and/or each team member a complete set of current audited financial statements



or any other financial documentation. The following financial information must be provided.

- a. A narrative overview of the financial structure of the proposal. The respondent must identify the sources of equity investment and the sources and terms of lender financing. If the property will be a rental development, describe the development team's management experience and plan. If the property will be owner-occupied, provide evidence of the financial capacity to maintain and operate the property long-term.
- b. Sources and uses of funds statement, Development budget including costs to meet the environmental requirements, and Pro-forma cash flow projection for rental projects or sales revenue projection for for-sale projects. (Sample format provided in addenda).
- c. Project completion schedule with key dates.

## **8. Affirmative Action Plan**

The respondent must commit to implement an affirmative action program designed to promote equal opportunity in every aspect of procurement of goods and services. The affirmative action program shall include, but not be limited to the following:

- a. A statement of commitment to achieving the minimum participation in contract expenditures of 26 percent for MBEs and six percent for WBEs.
- b. A written plan outlining a strategy for utilization of women and minority business enterprises in the proposed development. The plan must include designation of sufficient staff to administer the program and a description of the procedures that will be instituted to assure achievement of the program's goals.

## **9. Economic Impact**

The respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.

## **10. Legal Actions**

The respondent must provide a listing and description of all legal actions of the past three years in which the firm (or any team member) has been:

- a. A debtor in bankruptcy.
- b. A defendant in a lawsuit for deficient performance under a contract.
- c. A defendant in an administrative action for deficient performance on a project.
- d. A defendant in any criminal action.

### 11. Special Conditions

This section is reserved for a description of any special conditions that the respondent may offer to, or request from, the City.

### 12. Forms and agreements (refer to addenda for documents)

All necessary forms and agreements should be included in this section, as follows:

- a. Confidentiality Agreements signed by each principal, project manager, and key team member identified in the proposal. The signed confidentiality agreements must be received before the submission will be considered final.
- b. Offer to Purchase to be signed and dated by the authorized representative of the respondent. (A Good Faith Deposit in the proper amount and in the proper form must accompany the submission. See Section VI.)

## SUBMISSION ADDRESS AND DEADLINE

The original and five copies of the proposal, as well as a USB drive or CD-ROM containing all digital files, must be delivered to the location below in a sealed envelope no later than 4:00 p.m. C.S.T., November 24, 2020. Upon request DPD will confirm acceptance of the delivery in writing. Late deliveries will not be accepted. The respondent is solely responsible for ensuring timely delivery, and any proposal received after the deadline will be returned unopened.

Submit proposals to the following address:

City of Chicago  
Department of Planning and Development  
Maurice D. Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle St.  
Chicago, IL 60602  
Attention: Luke Mich, AICP, PLA

The outside of each envelope must be labeled as follows:

Request for Proposals  
For the Purchase and Development of  
Englewood Square Phase II  
Respondent: Name of Respondent  
Package Number \_\_ of \_\_

# VIII. Selection Process

## EVALUATION AND APPROVAL

The Department of Planning and Development will review the submissions in accordance with the evaluation criteria described below. The Department may recommend a shortlist of respondents who may be asked to answer the department's questions, provide additional information, or make an oral presentation.

The DPD Commissioner may recommend that negotiations be commenced with one or more selected development teams. As a result of these negotiations, the selected proposal(s) may be amended or revised in order to best serve the city's interests. The selected proposal will be presented to the Community Development Commission (CDC) for a recommendation to the City Council. If recommended, a redevelopment agreement will be drafted for submission to the City Council. Only the City Council is empowered to provide final approval of the redevelopment agreement and permission for conveyance of the property. Following City Council approval, DPD will have authority to enter into the redevelopment agreement and there will be authority for the property to be conveyed as described in the agreement.

### Evaluation Criteria

The City is committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.

As part of INVEST South/West, this RFP has dual goals: one is to build development sites in an identified community area on the South and West Sides of Chicago, and another is to maximize the participation of residents and ownership of businesses reflecting the diversity of the INVEST South/West communities in all phases of a project – including, but not limited to, design, development, construction, financing, and operations.

For these reasons, the following three criteria will be critical in the review and evaluation of submitted proposals:

### Promotion of Short-term and Long-term Community Wealth Building

The RFP is seeking:

- » Bidding teams formed through creative / innovative “partnership” models that showcase equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the INVEST South/West communities, which are predominantly Black and Latinx; proposal must include details about how the



proposed respondent will be structured (e.g., corporation, limited partnership, limited liability company, etc.), including the name of its executive officers, directors, general partner, managing member(s), etc., as applicable, that directly or indirectly control respondent's day-to-day management and the percentage of interest of each therein.

- » Inclusion of entities in said "partnership" with a proven track record of commitment to promoting equity and racial justice (e.g., record of work to dismantle policies and practices that compromise the well-being of communities of color), and/or bidder(s) that are Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx employees, especially in corporate leadership/decision-making roles or Board positions
- » Inclusion of bidder(s) with a proven track record of working and making investments in South and West Side communities of Chicago
- » Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Alderpeople)
- » Commitment to economic development and other benefits to the city and, in particular, the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly-created jobs focused on employment from the community
- » Level to which the intended end-use will create opportunities to promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents
- » Beyond the composition of bidding teams/partnerships themselves, bidders are required to unequivocally commit to a strategy for diversity in participants during implementation, aligned with the goals of the City of Chicago<sup>1</sup>. Respondents shall provide the following:
  1. Verifiable percentages of actual MBE/WBE participation achieved on at least three representative projects in the last three years. Applicable to any member of the design-build entity (lead entities' experience preferred);
  2. Verifiable percentages of minority, female, and Chicago resident labor actually employed on three representative projects in the last three years. Compare these percentages to any employment goals to which the firm was committed; and
  3. Demonstrated plan for this project to utilize meaningful percentages of minority, female, and Chicago resident labor (e.g., description of bidding process and plan to hold contractors accountable)

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<sup>1</sup> MBE/WBE participation requirements will be based on the aggregate value of the agreement for both professional and construction / general contracting services. The MBE participation goal for this project is 26%; the WBE participation goal for this project is 6%.

**Professional & Technical Competence**

The RFP is seeking:

- » Completeness and responsiveness of the proposal
- » Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team, current and past performance of the development team on projects similar to the proposed project, and current and past performance on other projects
- » Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements, and parameters set forth in the RFP; in particular, quality of the development concept aligned with the community's Quality-of-Life plan(s) and/or committed to preservation of local cultural heritage
- » Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives, and environmental benefits. Special consideration will be given to those proposals that exhibit new and creative ways of attaining the goals stated in the RFP
- » Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles
- » Project completion schedule

**Economic Feasibility**

The RFP is seeking:

- » Viability of developer's negotiated sale with current private landowners
- » Respondent's financial qualifications as evidenced by the proven ability to obtain financing for similar projects, by the ability to raise equity capital, by indications of lender interest in the proposed development, and by financial statements, annual reports or other submitted documentation
- » Amount of public assistance requested, if any, and the proportion of public assistance to the total project cost
- » Total project cost, amount of equity contribution, and proportion of equity contribution to the total project cost

Note: The City of Chicago reserves the right to contact all partners to clarify their proposed roles in the project to clarify the details of the partnership structure.

## SELECTION PROCESS

The City of Chicago will review the submissions in accordance with the evaluation criteria described above. Evaluation will be made in three steps:

4. The City of Chicago will review all submissions according to required criteria and feasibility.
5. The Department of Planning and Development will engage community members and Alderpeople via the INVEST South/West Neighborhood Roundtables on a short-list of proposal submissions. Community members will have the opportunity to ask the bidders/bidding teams questions about their (sanitized) proposals and provide feedback.
6. The City of Chicago will make a final determination of the chosen submission based on evaluation criteria described above and community feedback.

All bidders/bidding teams that are not chosen will have the opportunity for detailed feedback from the Department of Planning and Development. The objective is to improve submissions to future RFPs in INVEST South/West community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latinx developers.

The selected respondent will be invited to complete a Multi Family Financing Application with the Department of Housing for consideration of financial assistance for the residential components of the proposed development.

## CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFP without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants, or other interested parties in connection with the RFP process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations or negotiations.

## CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.

All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the CDC and the City Council, the respondent will be required to disclose additional information concerning the structure and ownership of the development



entity. Before the proposal can be considered by either body, all individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees, or penalties, and must not be in arrears of child support payments. DPD will provide the necessary forms.

Prior to consideration of the selected proposal by the CDC, the respondent will be required to provide notification of the pending project to several minority and women contractor's associations (DPD will provide contact information), and to inform the department's workforce specialists of permanent job opportunities. Prior to the start of construction, the selected respondent will be required to meet with a representative of the City's monitoring and compliance division to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to action until the City enters into a redevelopment agreement with, and conveys the land to, the selected respondent. The redevelopment agreement must be consistent with the terms of the RFP and all representations made by the applicant regarding the identification of the development team and description of the redevelopment project. The redevelopment team must demonstrate, without limitation, the wherewithal to complete the proposed redevelopment project.

Prior to completion of the project and issuance of a Certificate of Completion by the City, the developer may not, without the prior written consent of the City, directly or indirectly do any of the following: sell the property or any interest in it; create any assignment with respect to the proposal or the redevelopment agreement; contract or agree to sell the property or any interest in it; or contract or agree to create any assignment with respect to the proposal or the redevelopment agreement. The City may require that the preceding conditions extend for a period of time beyond the issuance of a Certificate of Completion.

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# Acknowledgments

## Englewood INVEST South/West Roundtable

As part of the INVEST South/West Initiative, an Englewood Community Roundtable was assembled by the Department of Planning and Development (DPD). This group of stakeholders includes local Aldermen, community organizations, institutional leaders, business owners, and residents. This group also participated in the June 2020 Visioning Workshop, which helped shape the ultimate development vision for the site. DPD is grateful for the input of this group, as well as those members of the community who are not listed, but who also joined occasional Roundtable sessions on an ad hoc basis.

- » Alderman Roderick Sawyer, 6th Ward
- » Alderman Raymond Lopez, 15th Ward
- » Alderman Stephanie Coleman, 16th Ward
- » Alderman David Moore, 17th Ward
- » Alderwoman Jeanette Taylor, 20th Ward
- » Pastor Clarence Brown, Abundant Blessings Church
- » Asiaha Butler, Residents Association of Greater Englewood (R.A.G.E.)
- » Rashanah Baldwin, Englewood Resident
- » Cecile DeMello, Teamwork Englewood
- » Tamora Hughes, GECD
- » Tonisha Jackson, Kennedy-King College
- » MJ Johnson, Teamwork Englewood
- » Bruce Montgomery, Entrepreneur Success Program
- » Rami Nashashibi, Inner-City Muslim Action Network (IMAN)
- » Reverend Leslie Sanders, Hope Presbyterian Church
- » Anton Seals, Grow Greater Englewood
- » Diahann Sinclair, St. Bernard's Hospital
- » Felicia Slaton-Young, Greater Englewood Chamber of Commerce (GECD)
- » Commander Larry Snelling, 7th District
- » Sana Syed, IMAN
- » President Gregory Thomas, Kennedy-King College
- » Derrick Warren, GECD
- » Gloria Williams, Voices of West Englewood



### **16th Ward Community Development Taskforce**

In addition to incorporating input from the Englewood ISW Community Roundtable, the development concept described in this RFP was reviewed with the 16th Ward Community Development Taskforce. The Taskforce, assembled by 16th Ward Alderman Stephanie Coleman, is comprised of community organization representatives, institutional leaders, religious leaders, business owners, developers, builders, and residents. DPD is grateful for their contributions and support during this process.

### **Pro-Bono Consultant Team**

A pro-bono consultant team was assembled through a partnership between DPD and the Chicago Central Area Committee (CCAC). This team of designers, planners, and real estate professionals assisted DPD with engaging stakeholders to collectively create and express the development vision for the site. The Englewood CCAC team is summarized below.

- » Kelly O'Brien, Executive Director - Chicago Central Area Committee (CCAC)
- » Solomon Cordwell, Buenz (SCB) - TEAM LEAD - Urban Planning & Design
- » SmithGroup - Landscape & Urban Design
- » Gallagher Consulting - Open Space & Planning
- » Byrnes & Walsh - Market Analysis
- » The John Buck Company - Real Estate Analysis

### **Illinois Institute of Technology**

Additional urban design visioning and imagery was produced through a partnership with students at the Illinois Institute of Technology's College of Architecture under the direction of Assistant Professor PhD Maria Villalobos Hernandez:

- » Alexis Arias, PhD Candidate
- » Diamantina Sanchez, B.Arch Candidate

