



City of Chicago
Lori E. Lightfoot, Mayor

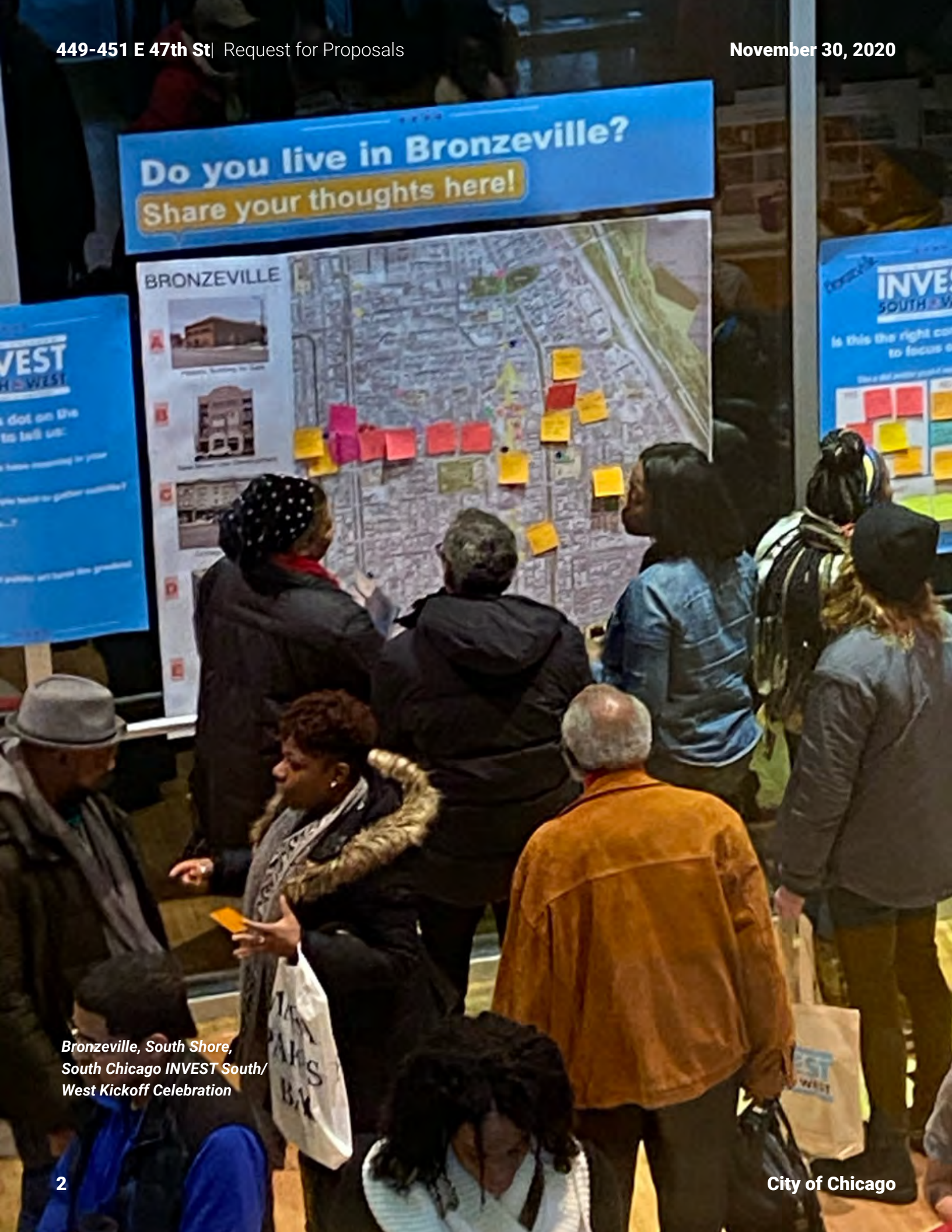
Request for Proposals

449-51 E. 47th St.



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

November 30, 2020



Bronzeville, South Shore,
South Chicago 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 Bronzeville 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 Bronzeville is expected to resonate for generations to come.

As a part of the second round of 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 office of HOK. 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. 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 2 contiguous parcels (Lots) owned by the City of Chicago located at 449-51 E 47th St. The site is one block east of the 47th and Martin Luther King Drive intersection. This important retail node houses cultural institutions like the Harold Washington Cultural Center and successful mixed-use developments such as the Bronzeville Artist Lofts. This site presents a unique opportunity to bring high-quality mixed uses to this priority retail node and further develop the 47th Street corridor into a vibrant commercial district on the INVEST South/West Corridor.

Responses to this RFP should build on the recommendations of related area plans, including the Bronzeville Retail District Land Use Plan (CMAP), the Quad Communities Neighborhood Quality-of-Life Plan (LISC) and Developing Vibrant Retail in Bronzeville (MPC). In addition, site proposals should reflect the City's commitment to high-quality design, as outlined in the recently released Design Excellence Principles (see appendix).

THE OPPORTUNITY

On the precipice of dynamic transformation, Bronzeville is ripe for new high-quality commercial development and housing options. Recognizing the transition occurring in the neighborhood, the City has made several strategic investments over the last decade to initiate the revitalization of the 47th Street corridor that has had a ripple effect through greater Bronzeville. The City looks to build upon the momentum of these recent successes through the implementation of Mayor Lori Lightfoot's signature economic development initiative INVEST South/West.

The subject site sits in the busy 47th and King Drive node along the Bronzeville INVEST South/West Corridor, which extends from Prairie to Cottage Grove along 43rd and 47th Streets and on Cottage Grove from 42nd Street to 47th Street.

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



Figure 1: Birdseye aerial of site

determined through a multi-departmental analysis. Each neighborhood has the existence of at 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 recent developments along the 47th Street corridor 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 the Appendix.

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. To see the City of Chicago's recently released eTOD Policy Plan, visit chi.gov/etod.

This 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

Bronzeville boasts a number of recent City investments that have proven to be catalytic in creating a vibrant 47th Street corridor.

THE ROSENWALD

In 2015, a 500,000-square-foot building that covered an entire city block between 46th and 47th Streets, Wabash Avenue and Michigan Avenue and had been vacant for over 14 years was transformed into Rosenwald Courts Apartments.

This development houses 239 one- and two-bedroom units of senior and family housing with a two-acre professionally landscaped interior courtyard. In addition,

this building contains 50,000 gross square feet of vibrant retail and office space along 47th Street and Wabash Avenue that includes successful locally owned businesses such as Sip & Savor, Shawn Michelle's Ice Cream, and Evanston Technology Partners.



Figure 2: Rosenwald Courts

SHOPS AND LOFTS AT 47

This transformational mixed-use development at the corner of 47th Street and Cottage Grove Avenue was completed in 2014. The \$45.6 million development project was a collaborative effort between the City of Chicago, Mahogany Ventures, Quad Communities Development Corporation, the Fourth Ward Alderman, and the Chicago Housing Authority (CHA). The development currently houses 96 mixed income rental apartments (24 market-rate apartments, 44 affordable units, and 28 CHA public housing units) developed and managed by The Community Builders. A total of 55,000-square-feet of commercial space is anchored by a 41,000-square-foot Wal-Mart Neighborhood Market. The 4.7 acres development site spans the entire block between 47th and 48th Streets.

BRONZEVILLE ARTIST LOFTS

The \$5.9 million renovation of a long-vacant commercial building near 47th Street and King Drive was supported by \$5.5 million in City assistance. Redeveloped by Revere Properties LLC and Three Corners LLC, the building includes 16 artists live-work spaces and 12,200 square feet of ground-floor commercial space anchored by Gallery Guichard. The masonry, three-story structure was originally built in 1922.



Figure 3: Bronzeville Artist Lofts



Figure 4: Rendering of 47th Street RFP site

Credit: SmithGroup

HAROLD WASHINGTON CULTURAL CENTER

Located at the intersection of 47th Street and Dr. Martin Luther King, Jr. Drive, the \$19.5 million, 40,000-square-foot Harold Washington Cultural Center was constructed in 2004 and was envisioned as an anchor for the “Chicago Blues District.” The 1,000-seat performance theater is a recipient of \$8.9 million in City investments to date.

THE VISION

Bronzeville community stakeholders have generously offered their time and insight to better shape the City of Chicago’s understanding of their key needs and priorities for future development. This RFP process has illuminated the community’s desire to create a more walkable, safe, clean and vibrant environment. Bronzeville residents also expressed interest in expanding commercial uses along 47th Street, leveraging their close proximity to transit via the Green Line and several CTA bus routes. The selected site at the intersection of 47th and Vincennes has the potential to be transformed into a catalytic development that will benefit the Bronzeville neighborhood for generations to come. Bronzeville’s vision for a better future includes the addition of more green space and outdoor dining options, wider sidewalks, heightened connectivity throughout the neighborhood, and opportunities for more community events and multi-generational activities. Bronzeville leaders also expressed interest in enhancing signage and wayfinding as part of a larger effort to brand the community as an arts district. There is a strong desire for the proposed site to be developed as a mixed-use building with a combination of housing, ground floor retail and open space opportunities. The retail and programming

of the building must be culturally relevant and contribute to economic development efforts for Bronzeville residents.

The new development envisioned for 47th and Vincennes should embody both curb appeal and utility, optimally serving the expressed needs of Bronzeville stakeholders. Parking is vital and must be balanced with a strong desire for walkability. The development should be a magnet for economic activity as well as the appreciation of art. Murals have been especially appreciated by Bronzeville youth. The adjacency to the Harold Washington Cultural Center should be leveraged to facilitate a more robust arts and culture corridor in the heart of Bronzeville.

A focus on enhancing density along the 47th Street corridor must be prioritized, while respecting the existing character of the neighborhood. The development concept presented in this RFP is one of several options discussed, encapsulating many of the design features articulated by the community. This mixed-use building concept that programs retail space on the ground floor with market rate residential units above aligns with the vision of the City, which encourages new retail uses along high-potential corridors, increasing density and promoting walkability.

The redevelopment of this site is expected to ignite this part of the corridor, catalyzing the redevelopment of Bronzeville and creating wealth building opportunities for local developers, business owners and/or residents seeking to participate in the revitalization of this community.

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 appendix). To assist in this goal, the Appendix 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 recently released 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 are currently available online. (See appendix)

SITE QUICK FACTS

- » **Site Location:** 449-51 E. 47th St.
- » **PINs:** 20-10-200-013 &-014
- » **Property Size:** 26,330 square feet
- » **Community Area:** Grand Boulevard
- » **Ward:** 3rd- Alderman Pat Dowell
- » **TIF: 47th & King**
- » **Zoning:** B1-5 Neighborhood Shopping District

RFP AVAILABILITY

This RFP will be available for download starting on November 30, 2020 from the City's INVEST South/West website at <https://www.chicago.gov/investsw>

KEY MILESTONES

Pre-Submission Conference

An informational conference will be held on January 19, 2021, 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

A site visit may be scheduled in the near future - to be confirmed at the Pre-Submission Conference.

PROPOSAL SUBMISSION DEADLINE

All responses to this RFP must be returned no later than 4:00 p.m. C.S.T. on March 30, 2021, 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: Kimberly Morris - Planner, Southeast Region

II. Neighborhood Investment Context

OVERVIEW

The subject property is located within Grand Boulevard, one of the 77 official community areas of the City of Chicago. Grand Boulevard is bordered by Pershing to the north, 51st Street to the south, Cottage Grove to the east and Federal Street to the west. It is located approximately five miles from the Chicago Loop which includes the City's central business district.

According to the Chicago Metropolitan Agency for Planning, Grand Boulevard has a total population of 22,784 with 10,383 total households and an average household size of 2.2. The community is 92.6% Black non-Hispanic, 1.8% Hispanic or Latino, 2.7% White non-Hispanic, and 0.7% Asian non-Hispanic. The median age is 36.9, with 27.3% of the population 19 years old or younger and 14.3% 65 years old or older. Median income is \$32,348.

Community History

Located just five miles from downtown Chicago, the neighborhood affectionately known as Bronzeville is made up of four community areas on the City's South Side: Grand Boulevard, Douglas, Oakland and Kenwood. During the "Great Migration" of the 1910s and '20s, thousands of African-Americans fled the oppression of the South and travelled north to seek better opportunities. Bronzeville became a key gateway for African Americans migrating from the South due to the racial covenants that prevented them from living in other parts of the city.

From the early 1920s to the 1950s, this community was considered the "Black Metropolis" as it was the epicenter of culture and commerce for Chicago's African American community. Bronzeville reached a peak of population in 1950, with approximately 300,000 residents. The pulse of this vibrant community was at the crowded corners of 47th Street and South Parkway Boulevard (later renamed Martin Luther King, Jr. Drive), which hosted iconic cultural places like The Regal Theater. At this intersection, people came to shop, conduct business, dine and dance, and experience this bustling black metropolis. There was a diverse mix of people living in the black belt: young and old, poor and prosperous, professionals and laborers.

Bronzeville's businesses and community institutions like Provident Hospital, the Wabash YMCA, Binga Bank and Overton Hygienic Company were pillars of the community which provided alternatives to racially restricted establishments downtown. In addition, these institutions contributed to the upward mobility of African Americans. With the loosening of restrictive housing covenants and later the implementation of urban renewal policies, Bronzeville lost many of its upper-middle-class residents and over-population and poverty overwhelmed the neighborhood.

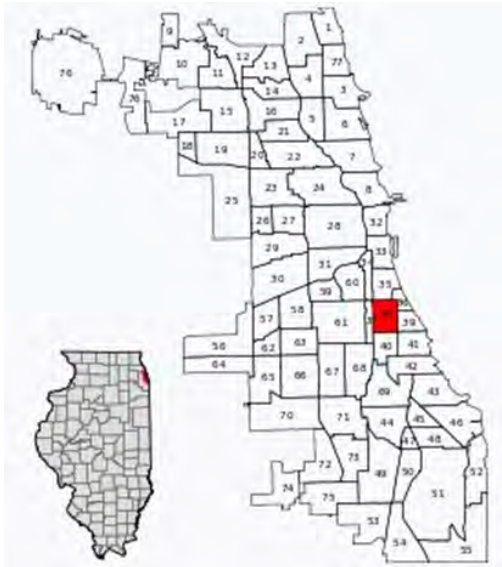


Figure 5: Neighborhood location

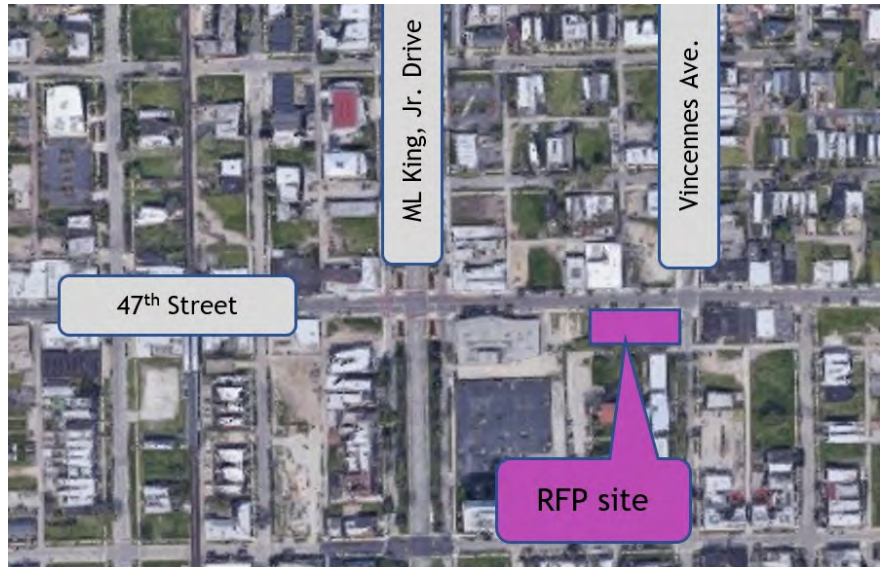


Figure 6: Site location



Figure 7: Grand Blvd. (Martin Luther King, Jr. Drive) from 43rd Street, circa 1910

Today, Bronzeville is once again gaining popularity and becoming a more desirable place to live for upper- and middle-class families. The community is being recognized for its great cultural assets, connections to transportation amenities and proximity to Chicago's lakefront. As Bronzeville begins to flourish as the vibrant community it once was, there is an noticeable emergence of culture, community and commerce in the 47th & King Drive node that needs to be captured and used as a catalyst to continue to transform the community.

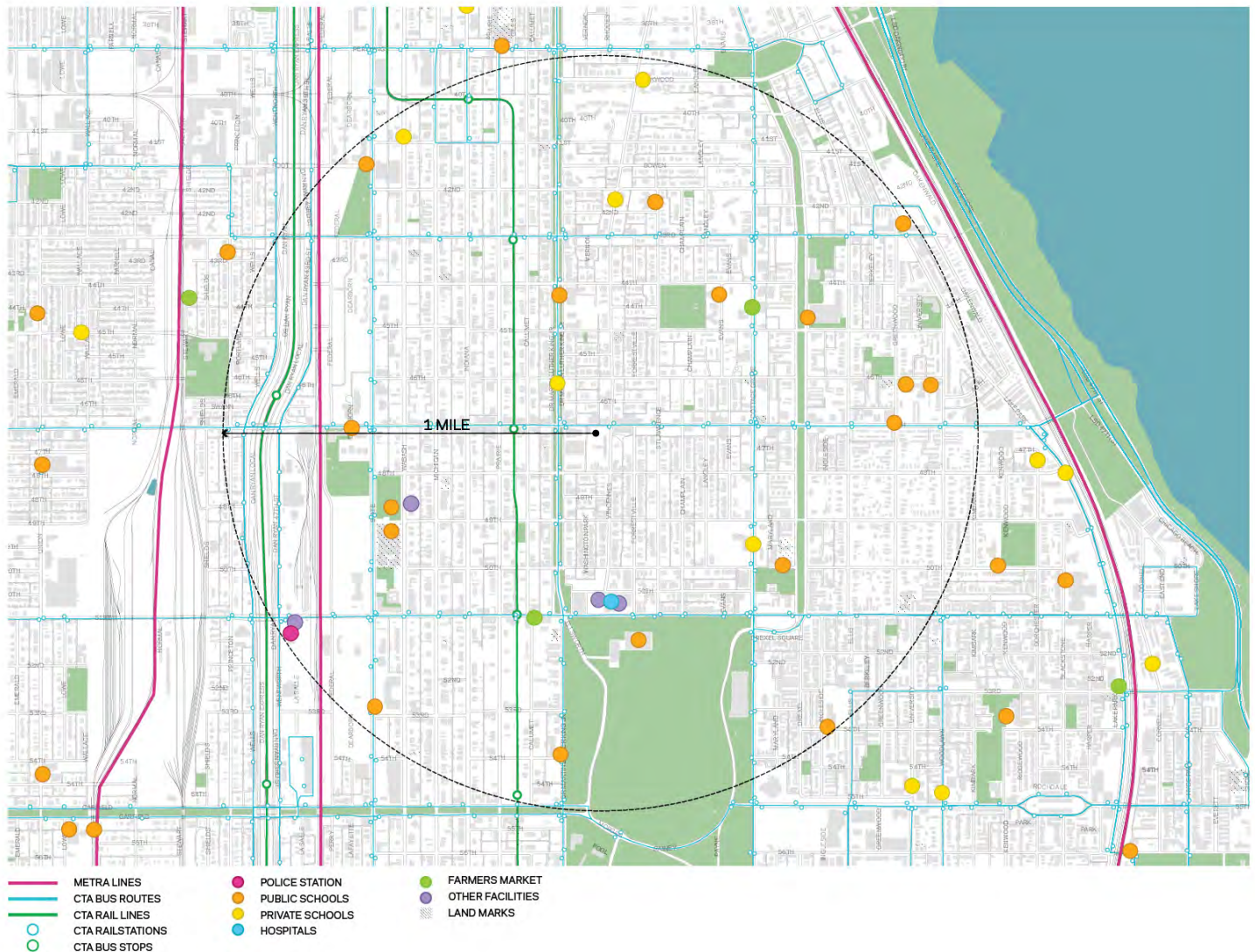


Figure 8: Area Asset Map

KEY INVESTMENT ASSETS

Despite experiencing decades of disinvestment, the community is primed for new and exciting opportunities for reinvestment. With leadership and strategic action from committed residents, community organizations, business owners, and elected officials, Bronzeville is rebounding. These community stakeholders have banded together to change the narrative of their community and now Bronzeville is on the cusp of fulfilling its true potential.

It is the primary goal of the Department of Planning and Development to fully support the recent efforts of these community stakeholders via the INVEST South/West Initiative and comprehensive planning efforts to ensure that the vitality of this community is reinforced and the commercial and retail viability is optimized.

Recent & Pending Projects

BRONZEVILLE LAKEFRONT

The Bronzeville Lakefront, located on the former Michael Reese Hospital site in Bronzeville, is a \$3.5 billion mixed-use development district on Chicago's lakefront featuring new streets and public spaces stitching together office, housing, retail, cultural, educational and civic uses. Three new landscaped bridges surrounded by work spaces will connect pedestrians to the lakefront. An improved 27th Street station and proposed 31st Street station will provide transit access. Terraced, interconnected buildings create an identity for the highly-visible site with unobstructed views of Lake Michigan. An extended Cottage Grove Avenue becomes the community's commercial corridor.



Figure 9: Rendering of Bronzeville Lakefront Development

43 GREEN

43 Green is a proposed mixed-use apartment and retail project located on the corner of 43rd and Calumet Avenue. The development team, P3 Markets, has been working hard to bring a true Transit-Oriented Development to Bronzeville.

The project will offer an 10-story, 99 apartment unit development with ground floor retail. The apartment options will include studios, as well as one- and two-bedroom apartments. Both market-rate and income-restricted affordable units will be available. The proposed ground breaking is in spring 2021.



Figure 10: Rendering of proposed development 43Green

4400 GROVE

4400 Grove is the newest mixed-use development to emerge in Bronzeville. This brand new four-story apartment community located at 4424 S. Cottage Grove, consists of Studio, one-, two and three- bedroom apartments at affordable prices. The \$37 million development is built on the site of the former Washington Park Public Housing complex and features 84 units and nearly 18,000 square feet of ground-floor retail and commercial space. The complex also includes a central courtyard for community gatherings and all 12 storefronts feature minority-owned businesses, including two restaurants.

MARIANO'S

The Mariano's in Bronzeville opened in 2016. The 74,800-square-foot grocery store was built on the site of the former Ida B. Wells public housing project. On the store's exterior facing south on Pershing Road, there are giant photos of Bronzeville legends, such as Louis Armstrong, Nat King Cole and Lorraine Hansberry. Original artwork from Hebru Brantley, a Bronzeville artist, adorns the store interior.



Figure 11: Mariano's at Pershing & King Drive

Anchor Institutions

Bronzeville is home to a number of key institutional anchors whose historical significance make up the fabric of the neighborhood.

PROVIDENT HOSPITAL OF COOK COUNTY

Provident Hospital was the first African-American owned and operated hospital in America. Provident was established in Chicago in 1891 by Dr. Daniel Hale Williams, an African-American surgeon during the time in American history where few public or private medical facilities were open to black Americans. Recently,



Figure 12: *Provident Hospital of Cook County*

Cook County Health is planning to invest in a new eight-story building for the historic Bronzeville hospital. A CON (certificate of need) was approved for a new facility for Provident in October 2019 that will be adjacent to the existing Hospital on 51st Street.

WABASH YMCA

Wabash Avenue YMCA is a Chicago Landmark located within the Chicago Landmark Black Metropolis-Bronzeville Historic District in the Douglas community area of Chicago. This YMCA facility served as an important social center within the Black Metropolis area, and it also provided housing and job training for African Americans migrating into Chicago in the early 20th century.



Figure 13: *Historic Wabash YMCA*

One of the great historic legacies of the Wabash Y is the birthplace of Black History Month by Dr. Carter G. Woodson. The Wabash YMCA serves the communities of Bronzeville, Canaryville and Bridgeport.

WENDELL PHILLIPS HS

Founded in 1904, Wendell Phillips Academy High School is a public four-year high school located in the heart of Bronzeville. Phillips is part of the Chicago Public Schools district and is managed by the Academy for Urban School Leadership. Phillips is named for the noted American abolitionist Wendell Phillips and is noted as the first predominantly African-American high school in the City of Chicago.

CHICAGO URBAN LEAGUE

Located in Bronzeville since 1916, the Chicago Urban League —through collaborative community, corporate and civic relationships—has helped people find jobs, secure affordable housing, enhance their educational experiences, and grow their businesses. Its purpose is to passionately advocate for economic and racial equity for Black Chicagoans.

ILLINOIS INSTITUTE OF TECHNOLOGY

Illinois Tech is a private research university and its historic Mies Campus is located in Chicago's Bronzeville neighborhood, just a few minutes south of downtown.

Transportation & Infrastructure

The 47th Street Corridor is supported by the Chicago Transit Authority's (CTA) #47 (47th Street) and #3 (King Drive) bus routes. The CTA Green Line, which is approximately 0.2 miles west of the subject site, is a major rail operation that area residents and business owners utilize to travel from and to the Southside of Chicago to various parts of the city.

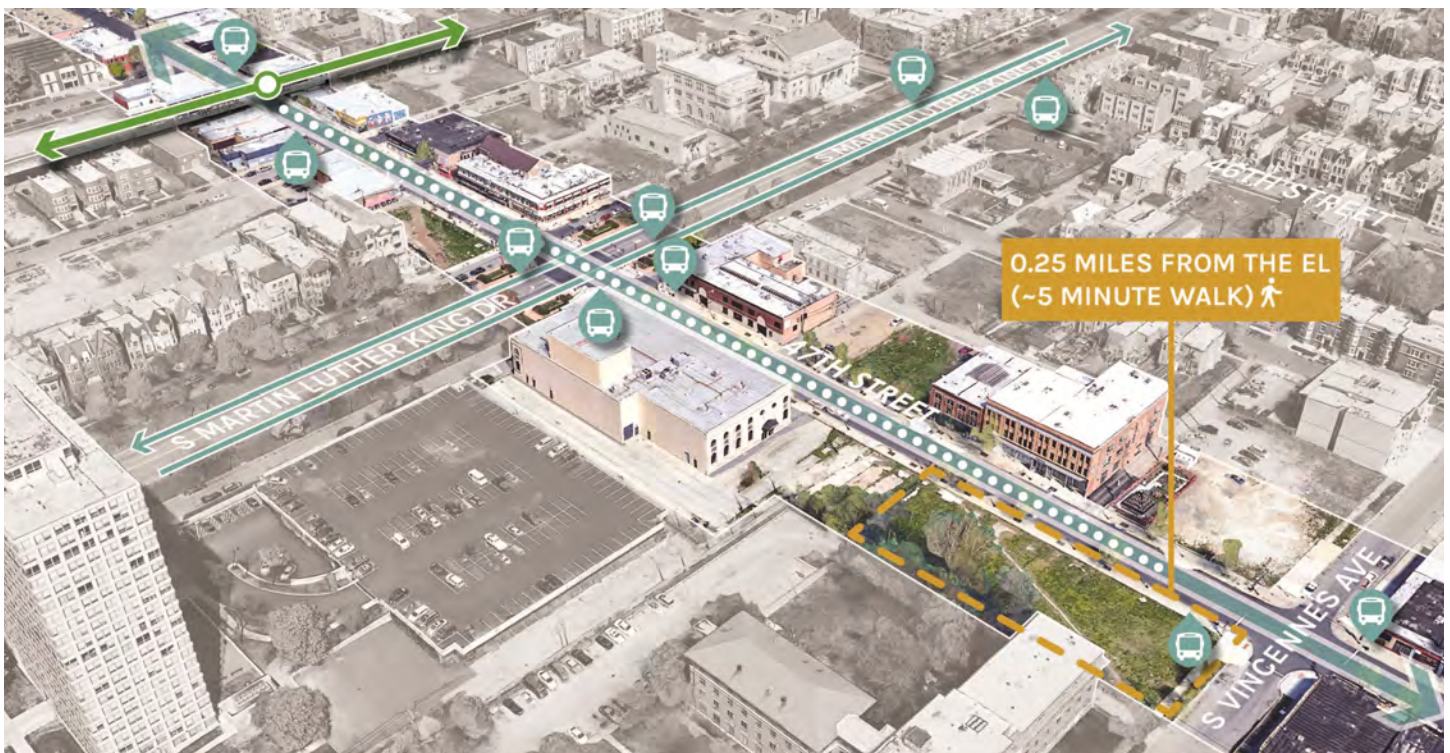


Figure 14: Transit Analysis of 47th & King node

Land Uses

To the north of the site is land zoned for commercial uses on 47th Street; to the south is zoned for residential multifamily use. To the east of the site is a traditional older one-story, zero lot-line commercial building with occupied storefronts; and west of the site is the surface parking lot and then the primary structure for the Harold Washington Cultural Center. The subject site is also located steps away from the 47th/King commercial intersection, where there are a number of opportunities for redevelopment. Within two to three blocks in each direction north and south on King Drive and east and west on 47th, the area near the subject site has city-owned and privately held vacant lots as well as vacant buildings that offer opportunities to further vitalize this part of Bronzeville. .



Figure 15: Land Use Analysis of 47th & King node

RECENT COMMUNITY INVESTMENTS

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

Transportation

There have been substantial public investments in transportation serving the Bronzeville community. CTA has dedicated \$69 million in the Green Line Fast Track improvements to increase connectivity of Bronzeville to downtown and the rest of the South Side. In addition, the City is deploying more than \$400,000 in Tax Increment Financing for sidewalk, curb, and gutter repairs along the Invest S/W corridor.

Parks

There are five parks within walking distance of the 47th and King Drive intersection, including Honeysuckle, Armstrong (Lillian Hardin), Birch, Harding (George), and Pendleton (Hadiya) parks. In the greater Bronzeville area, there are 20 parks totaling 89 acres of parkland. The 346-acre Washington Park, which extends south of 51st Street between King Drive and Cottage Grove to 60th Street, is just half a mile south of the RFP site, and Burnham Park along the lakefront is just about 1.5 miles east. Adding to the rich network of parks in Bronzeville – ranging from numerous interior parks to the nearby Lakeshore Trail and Burnham Wildlife Corridor along Lake Michigan – is a recent investment in Sumac Park, in which the City has spent \$500,000 in expanding the size of the park and making aesthetic improvements.



Figure 16: *Gathering Space in Burnham Wildlife Corridor*

Arts and Education

The City of Chicago is committed to investing in improvements to its public schools in the Bronzeville community, from a \$6 million facility improvement at Reavis School to universal Pre-K expansion at Fuller Elementary. These investments and more are a part of ongoing efforts to build up the robust culture of arts and education in Bronzeville, which also includes privately-led efforts such as the movement to develop Muddy Waters' home into a blues cultural center.

Health

The City has coordinated with some of Chicago's leading healthcare providers to bring expanded medical services to Bronzeville. One such project is with Northwestern Medicine, which is in the process of identifying a location for an outpatient clinic less than five minutes from the Invest S/W corridor at 48th and Cottage Grove.

Housing and Economic Development

There are numerous planned and ongoing developments in and around Bronzeville which contribute to the overall livability of the community and the viability of its businesses; many of these are being actively supported with public funds.

The City is contributing to Bronzeville's housing with substantial, innovative projects. 4400 Grove, a

mixed-use housing and retail space, is one such project; Chicago Housing Authority (CHA) and the Department of Housing (DOH) have collectively invested \$31 million in the development, which The Michaels Organization and Brinshore Development have been selected to lead. Oakwood Shores – 53 mixed income units with first-floor retail at 508 W. Pershing – received \$24 million in public financing support from CHA and DOH. Most recently announced is 43 Green, a mixed-use project at 43rd and Calumet, less than five minutes from the Invest S/W RFP site. This project is a collaboration between P3 Markets, The Habitat Company, and the City's Departments of Planning and Development and Housing. DPD is investing in the project through the disposition of city land and Tax Increment Financing (\$7 million) while DOH is investing Low-Income Housing Tax Credits (\$1.5 million).



Figure 17: New mixed-use development 4400 Grove

Credit: BlockClub Chicago

The City is focused on supporting the small business community in Bronzeville, which will be critical to the overall success of the RFP and the Invest S/W initiative. The City has recently announced the Regional Business Center program, which will build on the capabilities of strong existing business service organizations through public investment. In Bronzeville, the Quad Communities Development Corporation will receive \$500,000 for additional staff resources, training in city licensing, and physical improvements. Small businesses in Bronzeville also capitalize on strong City grant programs to improve their physical infrastructure and expand into new locations. In 2019 and 2020, 10 local businesses received Neighborhood Opportunity Fund grants (\$2.6 million total), and 12 received Small Business Improvement Fund grants (\$1million total).

To further support the INVEST South/West initiative, the Department of Planning and Development, in partnership with LISC Chicago and Main Street America, has selected a Corridor Manager for each of the 12 INVEST South/West corridors. Corridor Managers are local Community Based Organizations (CBO) or Chambers of Commerce with a proven track record of effective small business and community engagement in their respective communities. Quad Communities Development Corporation has been awarded the Corridor Manager role, to assist DPD in prioritizing INVEST South/West projects, marketing the opportunity along the corridors, and supporting other investment and development efforts in Bronzeville.

III. Property Description



Figure 18: Site diagram

IDENTIFICATION OF THE PROPERTY

The subject property is located at 449-451 E 47th St. at the southwest corner of Vincennes and 47th streets. The target site is located within the Grand Boulevard Community Area, situated approximately 5 miles from downtown Chicago. The site is located along the 47th Street Commercial Corridor across the street from Bronzeville Artist Lofts and directly east of the Harold Washington Cultural Center

Property Identification Numbers (PINs) are 20-10-200-013 and 20-10-200-014

The property is bounded by 47th to the north, Vincennes to the east, Harold Washington Cultural Center to the west and residential uses to the south.

OWNERSHIP

All parcels included in this RFP are owned by the City and will be conveyed to the selected respondent under the terms of the executed Redevelopment Agreement, subject to City Council authorization.

SITE DESCRIPTION

The subject site is rectangular in shape with a total area of 26,330 square feet. The site is level at street grade. It is a corner parcel with frontage on 47th Street and Vincennes Avenue.

EXISTING IMPROVEMENTS

The site is vacant with the exception of a 200 square feet BoomBox at the northeast corner of the parcel. The BoomBox was erected as a part of the City's Retail Thrive Program to provide small businesses with temporary pop-up commercial space on city owned vacant land. The BoomBox is currently vacant. Program guidelines indicate that the BoomBox be relocated should a development become viable for the site.

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

A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition.

A Phase II ESA must be conducted based on the potential dumping on the Site and the adjacent UST records. Any additional recognized environmental conditions (RECs) identified after the Phase I is conducted must also be investigated. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation (NFR) letter that meets applicable future use criteria must be obtained prior to occupancy.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. If assessments are to be performed by others, a reliance letter naming the City of Chicago (City) as an authorized user must be provided by the environmental professional.

Any USTs discovered during the redevelopment activities must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.

The 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 may be required.

TARGET PRICE

The target price for the development site will be equal to the fair market value of the property as estimated by an appraisal that is currently pending. Notification will be sent to registrants and the appraisal will be added to the addendum at a later time. The appraised value assumes that the property is free and clear of all improvements and environmental contamination. The allocation of demolition and environmental clean-up costs will be negotiated between the City and the selected respondent; therefore, the proposed purchase price should assume that the property is free and clear of environmental contamination. The appraisal also assumes B1-5 zoning. 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.



Figure 19: Intersection of 47th & Vincennes looking West



Figure 20: Subject site as viewed from 47th Street looking east



Figure 21: Aerial view of subject site

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. 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 and plans that affect the property. Copies of the ordinances and plans are available from DPD.

REGULATORY CONTEXT

Zoning

The property is located in B1-5 Neighborhood Shopping 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 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. The City will issue an addendum if a new ARO program ordinance changes the affordability requirements set forth in this RFP.

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.

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

47th & King TIF Redevelopment Plan (2002)

Established in 2002, the 47th/King TIF district was created to promote owner-occupied residential development on non-arterial streets and mixed-use development on the district's main thoroughfares, especially 39th, 47th and 51st Streets. In helping to recapture the Grand Boulevard community's storied past as a center of African American culture, the TIF is also intended to leverage private investment in a proposed "Blues District" along a portion of 47th Street. An abundance of vacant lots in the area offer numerous opportunities for site assembly assistance through the TIF. In addition to new construction, the 570-acre district is also intended to support the rehabilitation of existing structures and an expansion of public open space in the area.

The goals and objectives of the 47th & King Drive TIF plan include:

- » Encourage private investment in new development and rehabilitation of buildings in the Redevelopment Project Area
- » Facilitate the development of vacant land and the redevelopment of underutilized properties for residential and commercial (i.e. food, retail and entertainment) uses
- » Encourage the development of new commercial/retail uses serve area residents and tourists.
- » Encourage the re-zoning of industrial areas to residential and mixed-use residential/commercial zoning
- » Provide public infrastructure improvements where necessary. Replace and repair sidewalks, curbs and alleys throughout the Redevelopment Project Area
- » Provide public and private infrastructure and streetscape improvements and other relevant and available assistance necessary to promote commercial (office and retail), residential and open space development in the Redevelopment Project Area
- » Promote the Chicago Blues Entertainment District on 47th Street as a tourist attraction and excellent location for cultural and entertainment venues
- » Educate companies on affirmative action policies for development construction, and doing business in the Redevelopment Area
- » Establish job training and job readiness programs to provide residents within and near the Redevelopment Project Area with skills necessary to secure jobs
- » Transform vacant parcels into open space where appropriate within the Redevelopment Project Areas
- » Develop appropriate streetscape, sidewalk and street improvements throughout the Redevelopment Project Area that complement the Chicago Blues Entertainment District

Quad Communities: Quality of Life Plan (2005)

Led by Quad Communities Development Corporation and LISC Chicago, the *2005 Quality of Life Plan* is comprehensive community plan that establishes 8 broad strategies to create a community where new and longtime residents can live, work and play.

Developing Vibrant Retail in Bronzeville (2012)

Metropolitan Planning Council (MPC) released the report *Developing Vibrant Retail in Bronzeville* to assess the neighborhood's existing retail market and its growth potential, and identify strategies to support coordinated retail planning, retention, and recruitment. The report concluded that the local market can support one primary retail corridor in Bronzeville, and that corridor should be 47th Street due to its:

- » Higher existing concentration of retail;
- » Strong anchor institutions (Harold Washington Cultural Center, Little Black Pearl);
- » Potential new developments planned on major intersections; and
- » Good access, both by car (from the Dan Ryan Expressway to the west and Lake Shore Drive to the east) and by public transit (CTA Green Line and buses).

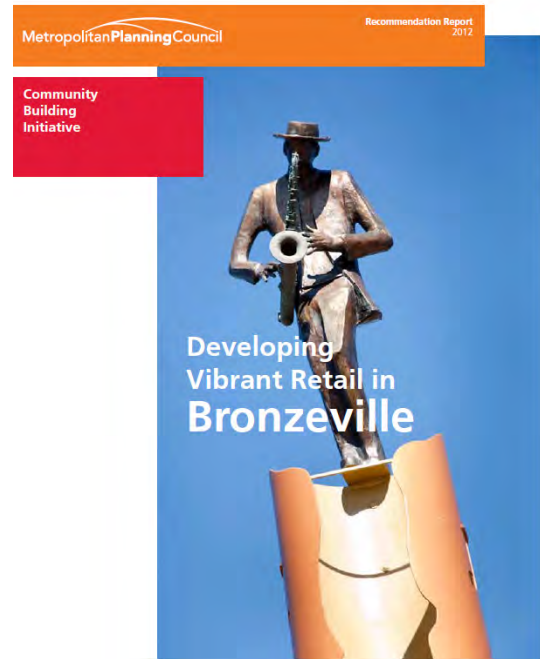


Figure 22: 2012 MPC report *Developing Vibrant Retail*

In addition to the 47th Street corridor, the report encouraged ongoing support for clustering additional retail at 51st Street and the Green Line, and 43rd Street and Cottage Grove/43rd Street and the Green Line.

Bronzeville Retail District Land Use Plan (2013)

The *Bronzeville Retail District Land Use Plan* is a policy and general planning document prepared through the Chicago Metropolitan Agency for Planning's (CMAP) Local Technical Assistance (LTA) program, in partnership with the Bronzeville Alliance and the City of Chicago. It is intended to better focus retail and commercial investment along 43rd, 47th, and 51st Streets, and it also includes recommendations for a land use context that will support and enhance the overall community. This Plan defines a development context within which private and public dollars should be invested to help support the revitalization of Bronzeville's vibrant commercial nodes to both serve residents and generate economic value for local business owners and the overall community. The Plan represents a community-driven effort to shape future development and land use patterns, and it reflects the concerns and priorities of stakeholders and the general public.

Equitable Transit-Oriented Development

In 2013, the Chicago City Council approved a new policy to incentivize transit-oriented development (TOD) near CTA and Metral 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. The City has worked with its partner agencies and community stakeholders to develop an eTOD Policy Plan that was published in the fall of 2020. The Plan outlines recommendations to ensure development within designated TOD zones advance equitable outcomes. . To see the City of Chicago's recently released eTOD Policy Plan, visit chi.gov/etod.

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 Bronzeville from different perspectives, there were consistent mentions of economic and workforce development, walkability, safety, 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 Bronzeville RFP site could respond to the community priorities. Finally, larger group sessions sought to present findings and gain meaningful community feedback.

PREVIOUS/ONGOING PLANS

- » LISC/Chicago's New Communities Program, Quad Communities Quality-of-Life Plan (2005)
- » City of Chicago, Reconnecting Neighborhood, Mid-South Study Area (2009)
- » Metropolitan Planning Council, Developing Vibrant Retail in Bronzeville Plan (2012)
- » Chicago Metropolitan Agency for Planning, Bronzeville Retail District Land Use Plan (2013)
- » Chicago Metropolitan Agency for Planning, NHA Great Migration & Black Feasibility Study (2013)
- » Chicago Metropolitan Agency for Planning, Bronzeville Food Access Study (2014)
- » City of Chicago INVEST South/West Community Kick-Off Summary (2019)

RECENT STAKEHOLDER OUTREACH INTERVIEWS

- » Alderman Pat Dowell, 3rd Ward
- » Numerous one-on-one resident interviews

LARGER GROUP SESSIONS (SEE ACKNOWLEDGEMENTS FOR FULL LIST OF PARTICIPANTS)

- » September 30, 2020 Bronzeville INVEST South/West Community Roundtable
- » October 20, 2020 Bronzeville Community Visioning Workshop
- » October 28, 2020 Bronzeville INVEST South/West Community Roundtable
- » November 18, 2020 Bronzeville INVEST South/West Community Roundtable

2020 Bronzeville Community Priorities

While many priorities were captured during the planning process, the following themes were consistently mentioned.

WALKABILITY

Along the 47th Street Corridor, there is a strong desire for increased walkability to encourage people to live, shop, visit and enjoy spending time in the neighborhood. Active ground floor retail with attractive and well-maintained storefronts, coupled with outdoor open space and a branded signage program would improve conditions.

ENHANCED STREETSCAPE

The current design quality of the streetscape can be improved to encourage activation of public space. An enhanced streetscape would help define Bronzeville's aesthetic quality, economic activity, health, and sustainability. Wider sidewalks, attractive landscaping, and well-lit and clean streets would encourage people to explore the area without cars.

COMMUNITY SAFETY

Public safety and crime reduction impact community safety and quality-of-life. Creating a sense of safety is important for neighborhood walkability and continued development within Bronzeville. Addressing the maintenance of under-utilized vacant land along the corridor would help mitigate loitering and support a positive pedestrian experience.

DIVERSITY OF RETAIL GOODS AND SERVICES

Currently, residents travel beyond the community for many basic goods and services. They would prefer to shop at locally owned businesses that are within walking distance. There is also a desire to have more professional services to support business needs, such as: print/ship store, accountants, legal services, and co-working offices.

CELEBRATION OF COMMUNITY

Bronzeville has great pride in its rich history and would like to see development that leverages its

cultural legacy, while creating equitable opportunities for all its residents. There is preference for market-rate development to meet local demand and balance recent investments in affordable housing, while creating vibrancy and economic growth.

MARKET POTENTIAL

Demographic Trends

Within a 1-mile radius of the identified site at 47th and Vincennes, this portion of Bronzeville lost roughly 6,150 residents (~14%) between 2000 and 2010. However, its population rebounded after the Great Recession, and grew by about 2400 residents (~6%) between 2010 and 2017. The Bronzeville

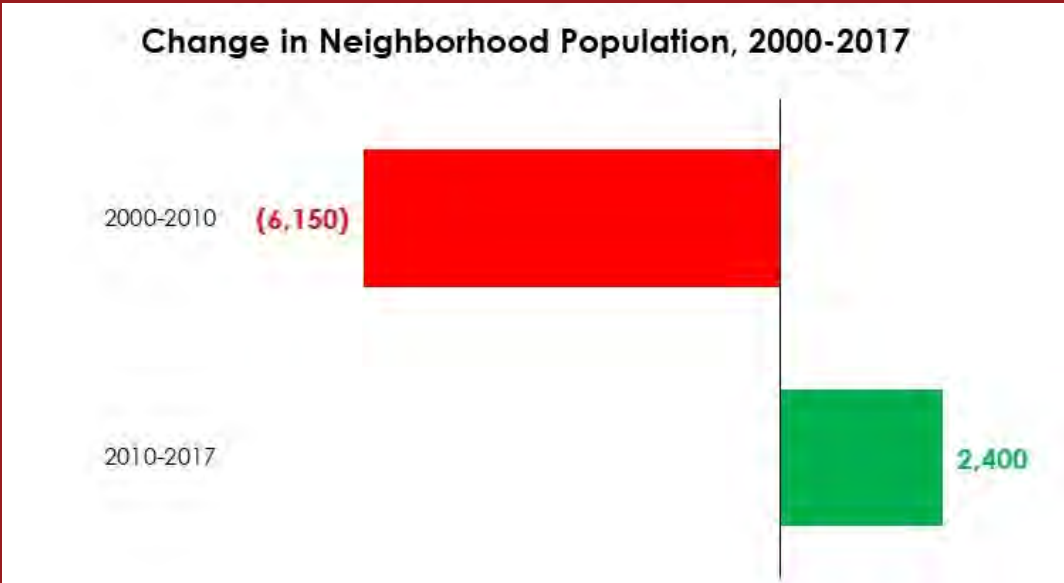


Figure 23: Chart showing Population Change

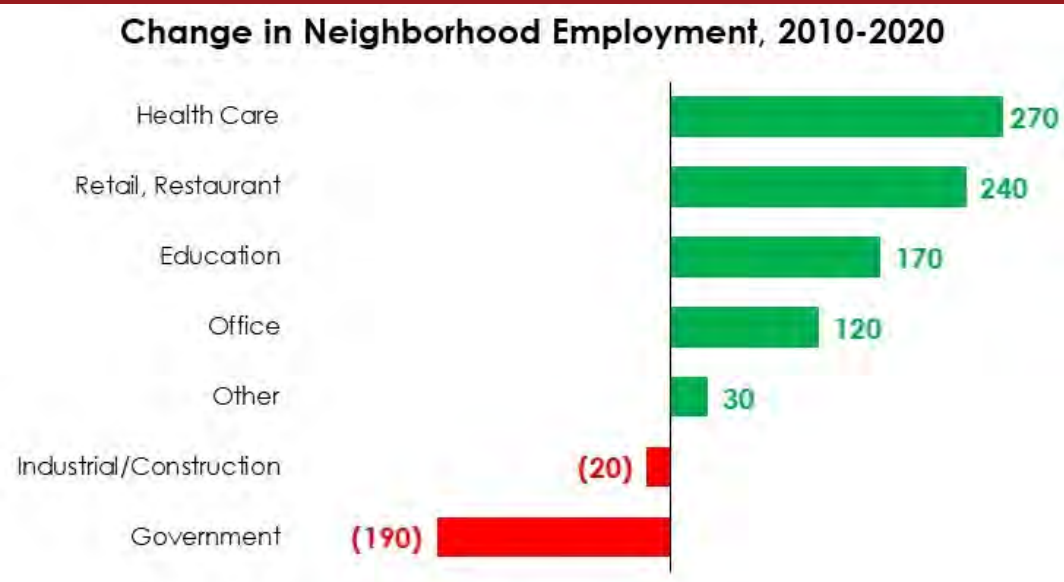


Figure 24: Chart showing Change in Neighborhood Employment

neighborhood has also experienced modest job growth over the last 20 years, with a 4.8% increase in jobs since 2000, with the most substantive growth in Health Care, Restaurant/Retail, Education, and General Office. Per capita income for households within a 1-mile radius of the site is estimated at roughly \$29,850.

Market Trends

There is strong demand for ground-floor retail throughout the study area. There is substantial retail leakage of \$185 million outside the study area. If all that resident and worker spending could be captured, it could support roughly 450,000 SF of new retail space across a variety of retail sectors; a portion of this demand could be captured as part of a new development at the project site. Bronzeville retail spaces are currently 97% occupied and attract an average rent of \$18 PSF per year. New retail spaces would likely attract higher-than-average rents.

Similarly, there's strong demand for affordable and market-rate multi-family housing. Roughly 1,800 households within a 1-mile radius of the project site move every year and a portion of these households could choose to live in a new residential development. Roughly 70% of Bronzeville households within the study area rent their homes, but more than 55% of those households require rents below \$1,250. Multi-family units are currently 94% occupied and attract an average rent of \$16 PSF per year. Market-rate units in a new building would likely attract higher-than-average rents.

As a result of modest employment growth projected throughout Bronzeville over the next decade, there is a limited potential for an additional 15,000-20,000 SF to support future growth in office jobs, spread across the neighborhood. Office spaces in Bronzeville are currently 100% occupied and attract rents of just over \$23 PSF per year.

	RETAIL	OFFICE	MULTIFAMILY
Neighborhood-wide Demand	\$185M in unmet retail spending could support up to 450K SF of new space	Modest office worker growth would require 15-20K SF of new space by 2030	1,800 neighborhood households move per year; 55% require rent below \$1,250
Market Conditions (Bronzeville/ All Chicago)	Avg. net rent PSF = \$18/SF per year/ \$23/SF per year Supply = 1,210,554 SF/ 150M SF Occupancy = 97%/ 95%	Avg. gross rent PSF = \$23.26 PSF per year/ \$40/SF per year Supply = 104,115 SF 236.8M SF Occupancy = 100% 88%	Avg. gross rent PSF = \$16./per year/ \$23/SF per year Supply = 10,428 units 324,841 units Occupancy = 94% 98%
Conclusions	STRONG DEMAND for ground floor retail	MODEST OPPORTUNITY to build better space for neighborhood non-profits and firms.	STRONG DEMAND for affordable and market-rate housing.

Figure 25: Market Analysis

V. Development Guidelines

The Department of Planning and Development, in collaboration with the Bronzeville Neighborhood Roundtable, has established goals and objectives for the development of the property at 449-451 E. 47th St. 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 47th Street Commercial corridor and in the surrounding community. Building on the goals from the Redevelopment Plan and previous Bronzeville community planning efforts, the development goals for the 449-51 E. 47th St. project are as follows.

DEVELOPMENT VISION

Development Vision Statement

The 449-451 East 47th Street project will establish critical street front infill and activation east of Martin Luther King Drive along the 47th Street corridor. It will help catalyze future development within this emerging area of the corridor. Development proposals should complement the recent Artists Loft and Gallery Guichard development across the street at 436 E. 47th St as well as the Harold Washington Cultural Center adjacent to the west at 47th Street and King Drive. This development will create new residential uses to support existing and proposed commercial spaces. The project will emphasize the creation of an inviting streetscape with inviting gathering spaces and a walkable environment. .

Site Priorities

Through a series of public community and Bronzeville Neighborhood Roundtable meetings, the DPD has identified the following priorities for the site:

- » Residential uses targeted for multigenerational tenants/ owners.
- » Retail and commercial activities should be locally and culturally relevant and aim for locally owned businesses.
- » Massing and character should be compatible with the neighborhood context.
- » Beautification with curb appeal that attracts people to spend money and support commercial corridor.
- » Incorporate opportunities for art, particularly murals, inviting to youth.



Figure 26: Rendering of RFP Site

Credit: SmithGroup

Proposed Land Uses and Programs

Proposed uses for the 449-451 E. 47th St. site have been shaped by a market analysis and discussion with community stakeholders. Broadly, these uses include, but are not limited to:

- » Ground level active commercial with combination retail and community services including, but not limited to: neighborhood (non-chain) retail, restaurants, café or bakery, furniture sales, electronics sales and repair, creative “design” offices, co-working, business services, and a variety of social or multi-generational community services.
- » Multifamily market rate residential (for sale) with a mix of unit sizes.

URBAN DESIGN PRINCIPLES

Design Vision

The site design strategy is aimed at creating a more vibrant and walkable corridor. While this is ultimately a corridor-wide goal that will rely on coordination and collaboration between the City and private land owners, the individual project will respond to enhancing that experience by expanding the public realm and activating the ground level while providing residential that will help support businesses along the corridor and activate the current and future public spaces.

HOUSING

The 47th Street development will offer a responsible range of 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 character and aesthetics of the community. To the greatest extent possible, residential units should incorporate the greatest number of features and amenities appropriate for living in an urban setting.

New housing is intended to enrich the activity of the corridor and foster an environment where people want to live, work, and play.

RETAIL & SERVICE

Ground floor commercial and retail should have a neighborhood focus rather than a focus on national chain entities with the goal of expanding the opportunity for locally owned business to participate in the success of the corridor. Care should be taken to ensure that the mix of tenants meet the needs of the community. The design of this space should serve to activate the adjacent streetscape through transparency and interaction with outdoor spaces. Smaller leasable spaces should be considered to encourage growth of local businesses.

OPEN SPACE & PUBLIC ART

An enhanced public realm will be created along the project site at 47th Street through a thoughtfully designed urban street scape. The pedestrian experience will be prioritized and enlivened by creating



Figure 27: Rendering of potential development scheme at RFP site

Credit: SmithGroup



Figure 28: Streetview of potential development scheme at RFP site

Credit: SmithGroup

flexible outdoor gathering space(s) connected by safe walkable sidewalks while providing functional uses and personal comfort for residents. Key open space(s) will be enlivened with the inclusion of public art and murals celebrating significant people, events, places and cultures of Bronzeville – past and present.

VEHICULAR CIRCULATION & PARKING

Accessory parking will be provided in accordance with city requirements and market demand. The site qualifies as a Transit Served Location per City of Chicago Zoning Ordinance. Project parking should be located towards the rear (south) of the site and should avoid negatively impacting the pedestrian experience along East 47th Street and the viability of the ground floor commercial space to the greatest extent possible. Uncovered lots should be designed with adequate attention to aesthetics, landscaping and on-site stormwater management in mind.

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. 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 Appendix.



Figure 29: Renderings of potential development scheme at RFP site

Credit: SmithGroup

VI. Finance & Development Incentives

FINANCIAL PRO FORMA

Development Program

Based on the community's preferred development concept, the City has modeled a mixed-use new construction development on the site at 449-451 E. 47th St. A 30-unit mixed-use housing project was modeled with 13,684 square feet of commercial/retail. This model does demonstrate a financial gap.

- » Multifamily market-rate residential (for sale) with a mix of unit sizes
- » Ground level commercial (retail / community services).
- » Tuck under parking at the rear of the development accessible via public alley

Development Program		
Use	Square Feet	Units
Commercial	13,684 sf	
Residential	64,000 sf	30 units
Total Built SF	77,684 sf	
Total Land Area	26,330 sf	

Figure 30: Development program

Funding Implications

Given the market conditions in Bronzeville, it is difficult for new construction to achieve financial feasibility without financial assistance. The proposed development approach identifies building market-rate housing as financially feasible due to for sale market demands, however this will still require some city subsidy.

Financial incentives (subsidies, incentives, grants, loans, and land write-downs) are being reviewed to fill that financial gap. The preferred development concept was analyzed to determine the amount of combined City financing needed to complete the project. As shown in the pro forma table on the following page the anticipated "non-serviceable gap" for the site is:

- » **\$3,030,799**

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	
Debt Capacity	\$ 9,512,223
Equity	\$ 2,091,168
Non Servicable Gap	\$ 3,030,799
Total	\$14,634,190

USES	
Acquisition Cost	\$427,458
<i>Land</i>	\$263,300
<i>Affordable in lieu Fee</i>	\$158,892
<i>Financing & Fees</i>	\$5,266
Hard Cost	\$10,990,000
<i>Commercial</i>	\$1,935,908
<i>Residential</i>	\$9,054,092
Soft Cost	\$3,216,732
<i>Commercial</i>	\$566,633
<i>Residential</i>	\$2,650,099
Total	\$14,634,190

OPERATING PRO FORMA	
Gross Sale Proceed	\$14,630,238.64
<i>Gross Sale Proceed In Retail</i>	\$2,971,428.57
<i>Gross Sale Proceed in Residential</i>	\$11,658,810
Closing Costs/Cost of Sale	\$(831,719.32)
<i>Cost of Sale - Retail</i>	\$(29,714.29)
<i>Closing Cost - Residential</i>	\$(802,005)
Net Sale Proceeds	\$11,603,390.87
<i>Net Sale Proceed - Retail</i>	\$2,555,039
<i>Net Sale Proceeds - Residential</i>	\$9,048,352
Construction Costs	\$(14,634,189.67)
<i>Construction Costs - Retail</i>	\$(2,577,838.29)
<i>Construction Costs - Residential</i>	\$(12,056,351)
Gap	\$(3,030,798.80)

Figure 31: Financial pro forma

DEVELOPMENT INCENTIVES

Cook County Incentives

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

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.

City Incentives

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

ENTERPRISE ZONE

The subject property is located in Enterprise Zone 2. 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. 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.

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.

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 January 19, 2021, 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/investsw>. 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/investsw>. In addition, questions should be directed to Kimberly Morris- Southeast Region Planner / Project Manager - at Kimberly.Morris@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 the subject site, are as follows:

- » 10% of the appraised market value. Amount to be determined by pending appraisal.

In the event a proposal is accepted, one-half of the deposit will be credited to the purchase of the property at closing and one-half 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 Appendix.

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 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 Appendix, 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 revise 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. 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.

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 Appendix. 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 appendix).
- 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 appendix 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., March 30, 2021. 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: Kimberly Morris

The outside of each envelope must be labeled as follows:

Request for Proposals
For the Purchase and Development of
449-451 E. 47th St
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 Chicago¹. 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)

¹ 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:

- » 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:

1. The City of Chicago will review all submissions according to required criteria and feasibility.
2. 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.
3. 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

Bronzeville INVEST South/West Roundtable

As part of the INVEST South/West Initiative, an Bronzeville Neighborhood 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 October 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 Pat Dowell, 3rd Ward
- » Alderman Sophia King, 4th Ward
- » Anthony Lindsey, Chief of Staff, 3rd Ward
- » Prentice Butler, Chief of Staff, 4th Ward
- » Rhonda McFarland, Quad Communities Development Corporation
- » Anthony Rogers, Quad Communities Development Corporation
- » Yvette Warren, Quad Communities Development Corporation
- » Phillip Beckham
- » Gerald Beechum
- » Sandra Bivens
- » Fred Bonner
- » Monica Chadha
- » Amandilo Cuzan
- » Eric Dantzler
- » Shelley A. Davis
- » Donna Feaster
- » Leana Flowers
- » Ghian Foreman
- » Christyn Freeman
- » Andre Guichard
- » Frances Guichard
- » Myetie Hamilton
- » Pastor Christopher Harris, Bright Star Church

- » Ruby Haughton Pitts
- » Katharyn Houke-Smith
- » Clyde Hunt
- » Kim Jackson
- » Lennox Jackson
- » David Kelly
- » Lena Lawal
- » Jasmine Little
- » Noel Mickelson
- » Marcellus Moore
- » Shirley Newsome
- » Paula Robinson
- » Andrea Smith
- » Michelle Thibodeaux
- » Jerome Wade
- » Wendy Williams
- » Turqueya Wilson

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)
- » HOK - TEAM LEAD - Urban Planning & Design
- » SmithGroup - Landscape & Urban Design
- » Byrnes & Walsh - Market Analysis
- » Related Midwest- Real Estate Analysis
- » Level-1 Global Solutions -Community Engagement and Techonology Consulting
- » HR&A Advisors, Inc. - Market Analysis

