

INVEST South/West RFP Summary

New City- 47th & Ashland ISW Corridor



DPD@cityofchicago.org

1515 W. 47th Street (47th and Justine)

Site Description:

The historic Back of the Yards neighborhood has long been anchored by the intersection of 47th Street and Ashland Avenue. 47th Street is a walkable, active street bustling with pedestrian activity that is home to a diverse array of mostly locally owned businesses and amenities. The 47th and Justine site lies just east of the INVEST South/West corridors of Ashland Avenue and 47th Street and presents a tremendous opportunity to complement and elevate the heart of the business district in the Back of the Yards neighborhood of the New City community area.

Proposed development at the 47th and Justine site should include a multi-story, mixed-use building that actively engages the ground floor with a range of uses and functions. The new mixed-use development should incorporate a host of amenities including multi-family rental housing, local retail spaces that offer restaurants, merchandise, community spaces that offer workforce development training, youth education, after school programs and residential uses on the upper floors, among other uses identified as part of the neighborhood visioning process for the site.

The following "one-pagers" are a high-level summary of each of the three RFP responses received for the 1515 W. 47th Street opportunity site in March of 2021

Site Quick Facts:

Zoning: B3-2, Neighborhood Shopping District

Ward: 20th- Alderwoman Jeanette Taylor

PIN: 20-08-101-055-0000

Property size: 14,872 sq ft

TIF: 47th/Ashland



Historic 47th and Ashland intersection



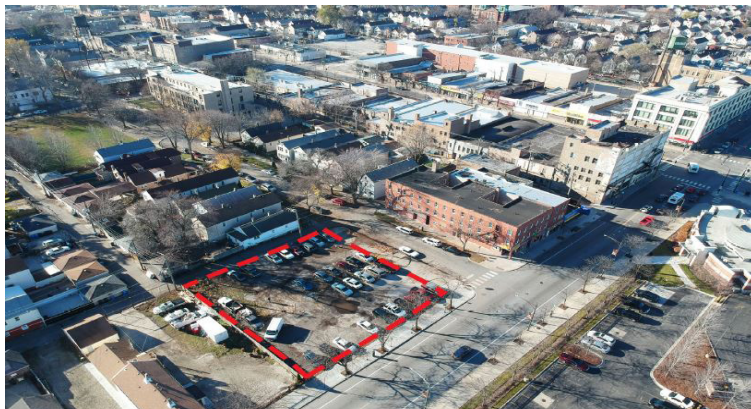
Site Diagram



RFP vision for 47th/Justine site



RFP vision for 47th/Justine site



Aerial view of site



Massing concept with green space

INVEST South/West RFP Proposal Summary

Site - New City, 1515 W. 47th St.

United Yards

Project Description:

United Yards is a comprehensive, mixed-use plan to construct a six-story, 50-unit multi-family rental housing development and ground-floor community space for youth programming and economic development at the 47th and Justine site. This proposal engages three additional neighboring sites along the 47th and Ashland corridors. The project seeks to restore and redevelop the historic Rainbow Building at 4701 S. Ashland Ave. into 30 units of senior rental housing and locally-owned retail. United Yards also proposes the development of two, three-flat modular buildings providing six units of affordable housing. The plan will also transform Marshfield Avenue at 47th Street into a park for community benefit. The vision for this project was first conceived in 2014 following the completion of the New City Supportive Living development. Future development plans include the acquisition of the Ashland Hotel located at 1535 W. 47th St. for redevelopment into additional housing, among other proposed projects. The estimated project cost is \$51.5 million.



Proposed Uses at 4 Sites:

Aerial view looking west

1515 W. 47th St.: 50 units of multi-family rental housing at 60% AMI; Opportunity Hub for entrepreneurs, start-ups, job training and youth programming

Rainbow Building: Renovation of existing Rainbow Store, construction of 30 senior rental apartments, new retail space for locally owned coffee shop and complete historic restoration of exterior

New City Assisted Living: New senior medical clinic and dialysis facility in existing ground floor commercial space; new park in place of vacated Marshfield Avenue

1641 W. 47th St.: New construction of (2) modular 3-flat buildings; (6) two-BR units at 60% AMI



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Development Team:

New City Redevelopment
Limited Partnership-
Celadon Partners &
Blackwood Group, MBE

Design Team:

Design Bridge, MBE
RJ Collaborative, MBE-
Historic consultant

Construction Team:

Blackwood Group, MBE

Community Partners:

Star Farm Chicago
Opportunity Hub partner
TBD
Chicago Neighborhood
Initiatives (CNI)- Advisor

Total Development
Size:

94,500+ sf

Commercial Space:

15,000 sf

Total Housing Units:

86

Affordable Units:

86



Six-story building at 47th and Justine site



Rainbow Building restoration



Proposed park at Marshfield Avenue

INVEST South/West RFP Proposal Summary

Site – New City, 1515 W. 47th St.



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Back of the Yards Works

Project Description:

Back of the Yards Works proposes a sustainable development supporting a circular economy. Ground floor spaces will be for coffee production and locally owned businesses including The Back of the Yards Coffee Shop, Sugarberry Bakery and La Selva T-shirt shop. The outdoor plaza will feature art and native plants and trees emphasizing a connection with people, place, culture and nature. A grand staircase will serve as an extension of the plaza while allowing access to the 2nd floor terrace, the community-based Marimba Institute, offices and workforce development spaces. The third floor will host locally owned Somos Monos brewing company with a beer garden rooftop and urban agriculture to grow hops for the brewery and wheat for the bakery. The estimated project cost is \$15 million.



47th and Justine view

Proposed Uses:

Local coffeehouse, bakery, retail, coffee production and outdoor seating (ground floor): 10,744 sf

Cultural and workforce development spaces, office space & outdoor terrace (second floor): 6,095 sf

Brewery, taproom, beer garden and reception space (third floor): 6,028 sf



Development Team:

Back of the Yards Works-
Back of the Yards Coffee
Co., MBE & Condor
Development

Design Team:

AP Monarch, MBE/WBE
UrbanWorks, MBE/WBE
OMNI Workshop, WBE

Construction Team:

Ujamaa Construction, Inc.,
MBE

Community Partners:

Back of the Yards Coffee Co.
Sugarberry Bakery
La Selva T-Shirt Shop
BOTY Marimba Institute
Somo Monos Brewery

Total Development Size:

22,867 sf

Commercial Space:

7,424 sf

Total Housing Units:

0

Affordable Units:

0



Grand stair view



North elevation



Plaza view

INVEST South/West RFP Proposal Summary

Site – New City, 1515 W. 47th St.



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1515 W. 47th Street, LLC

Project Description:

This approach proposes creating high-quality housing that is affordable in the Back of the Yards community. The proposed development offers 50 modern, affordable units for households earning 60% AMI. Three ground floor spaces are anticipated to activate the building, one of which will be for a local nonprofit partner offering community programs, restaurant space and a commercial grade hydroponics farm. Amenities for residents include a rooftop deck and lounge area. The project will feature on-site power generation to offset energy costs and public utility consumption. The estimated project cost is \$19.8 million.



47th and Justine View looking southeast

Proposed Uses:

Ground-floor retail including nonprofit office, restaurant space and a commercial hydroponics farm: 6,096 sf

Residential: 30,142 sf / 50 units

Outdoor Gallery: 2,821 sf

Rooftop Deck: 1,755 sf



Building section looking east



47th Street view looking east



West elevation

Development Team:

Park Row Development, LLC

Churchill Stateside Group

Design Team:

Wallin/Gomez Architects, MBE

Construction Team:

ALL Construction Group, MBE

Community Partners:

Precious Blood Ministry of Reconciliation

Total Development Size:

54,425 sf

Commercial Space:

6,096 sf

Total Housing Units:

50

Affordable Units:

50