

INVEST SOUTH/WEST

NEIGHBORHOOD ROUNDTABLE

NEW CITY / BACK OF THE YARDS

APRIL 15, 2021



Ground Rules for This Meeting

- ✓ Please stay muted while others are speaking
- ✓ Please raise your hand to speak
- ✓ Feel free to use the chat and Q&A features
- ✓ This meeting is being recorded and will be posted on our website within two weeks

Agenda

- Welcome
- Chicago Al Fresco
- DCASE update
- CDOT infrastructure improvements
- 47th/Justine RFP site: preview of responses

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SMITHGROUP

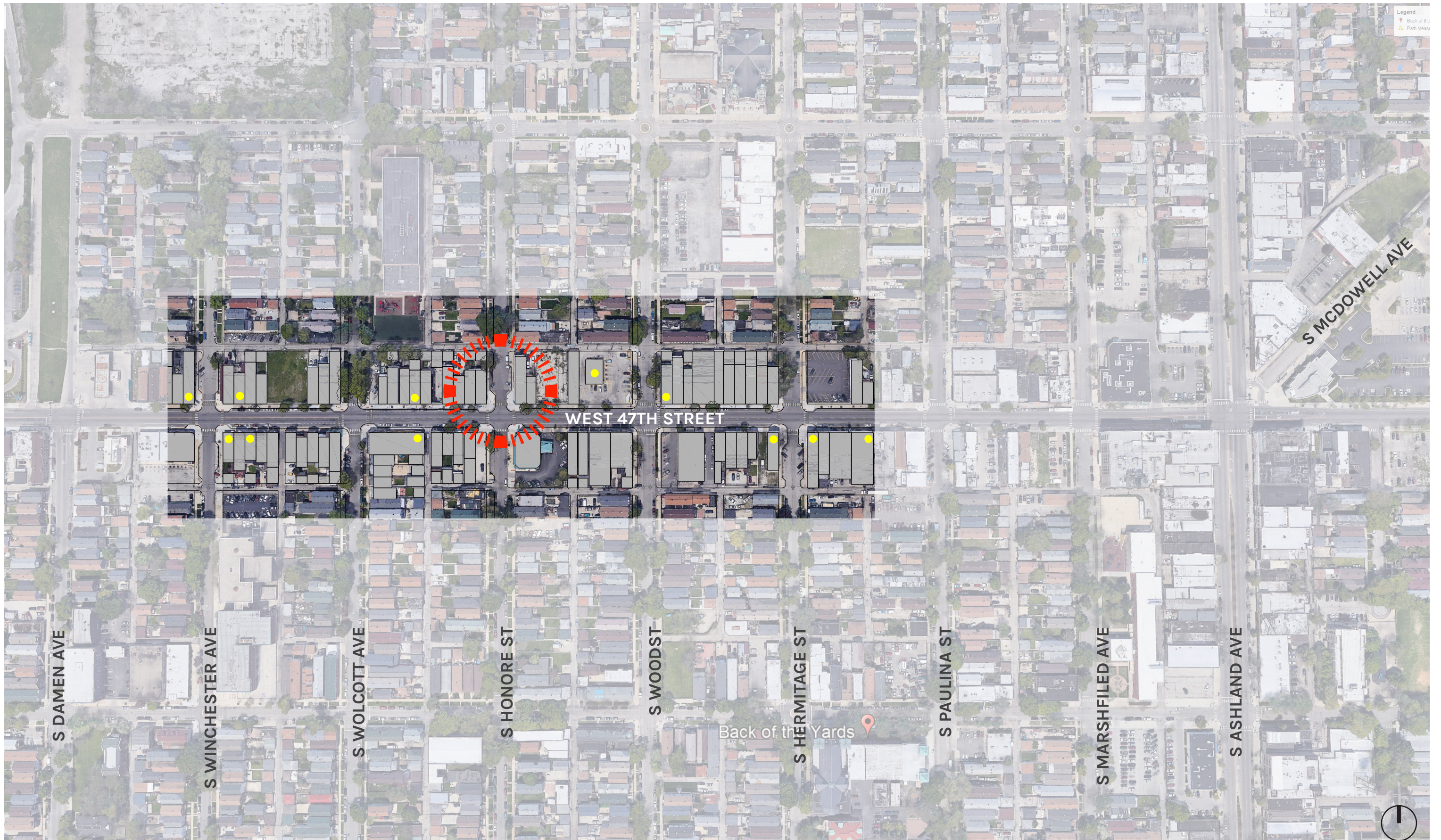
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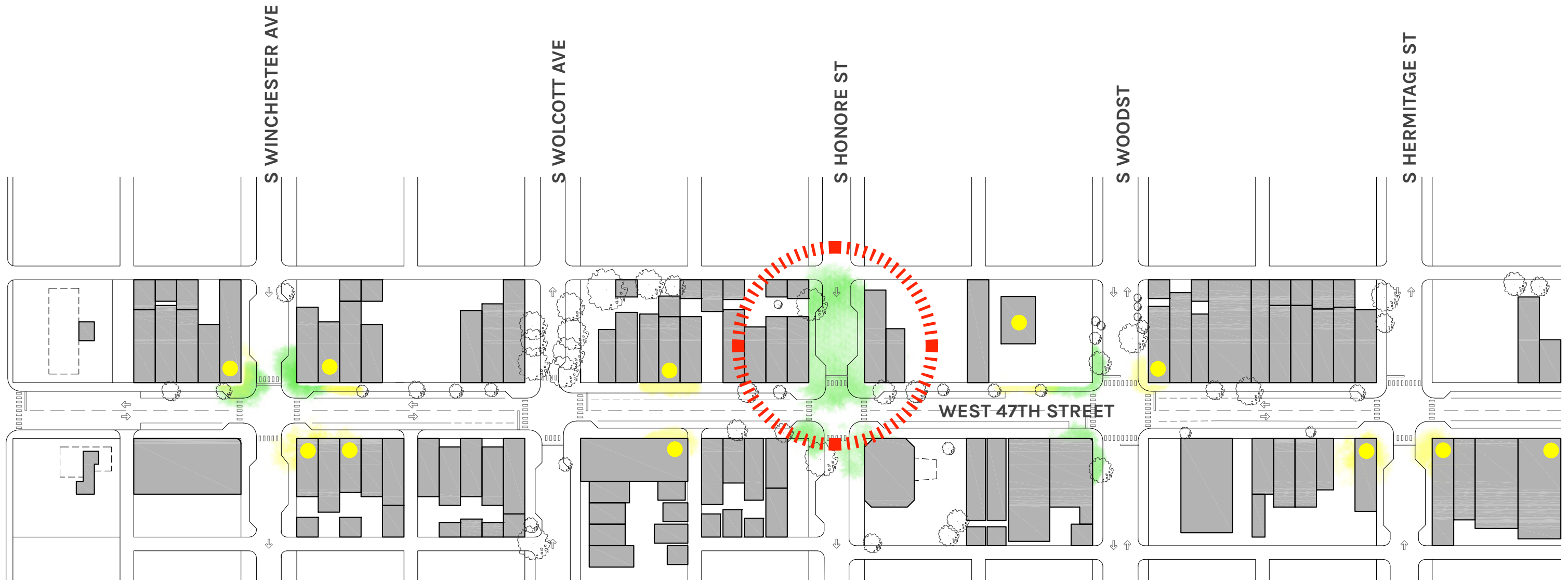
Via Chicago
Architects ✕
Diseñadores

**Design Trust - Back of the Yards Corridor,
Chicago, IL**

April 15, 2021 ✕



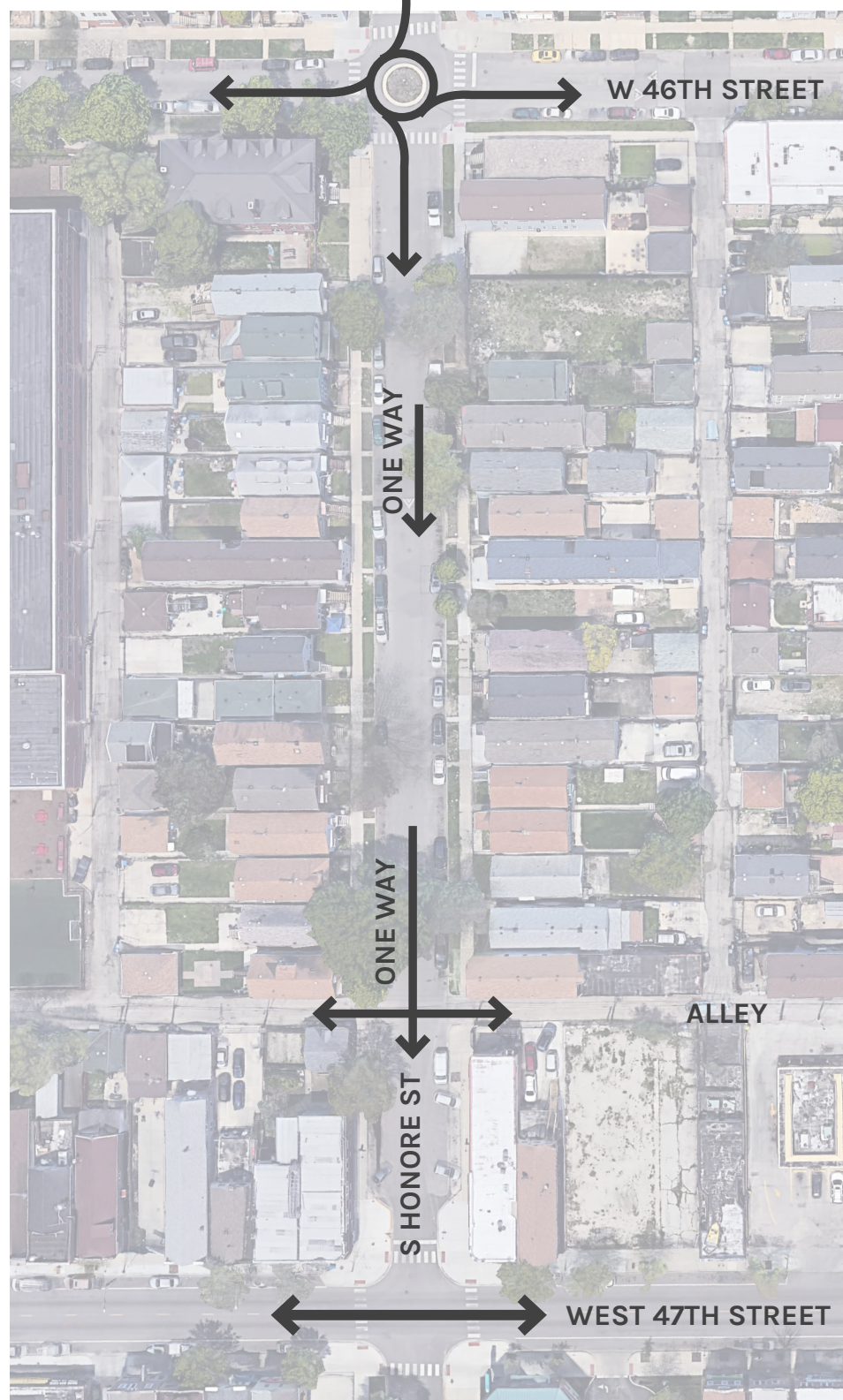




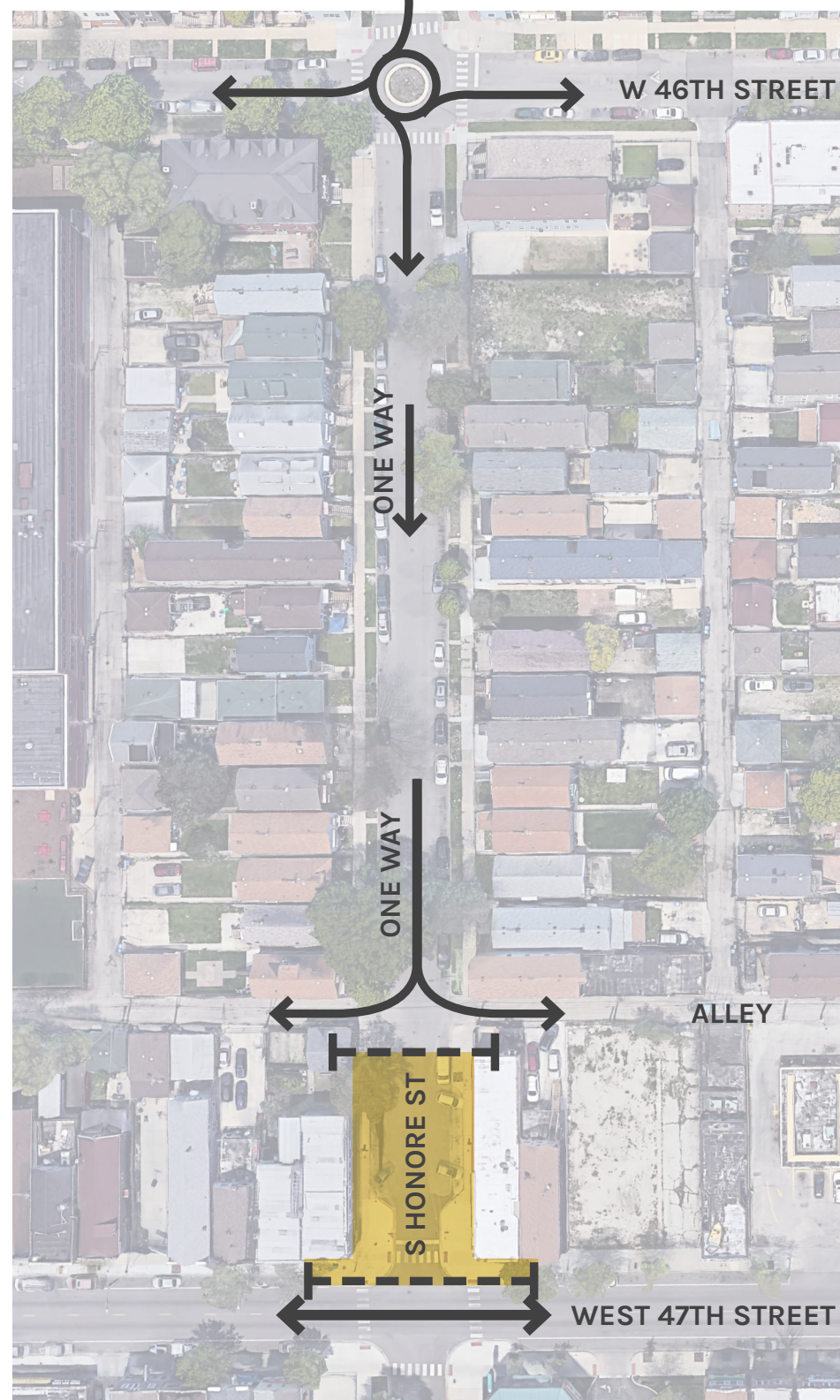
- 2021 CORRIDOR
- FUTURE SITE STUDIES
- RESTAURANTS



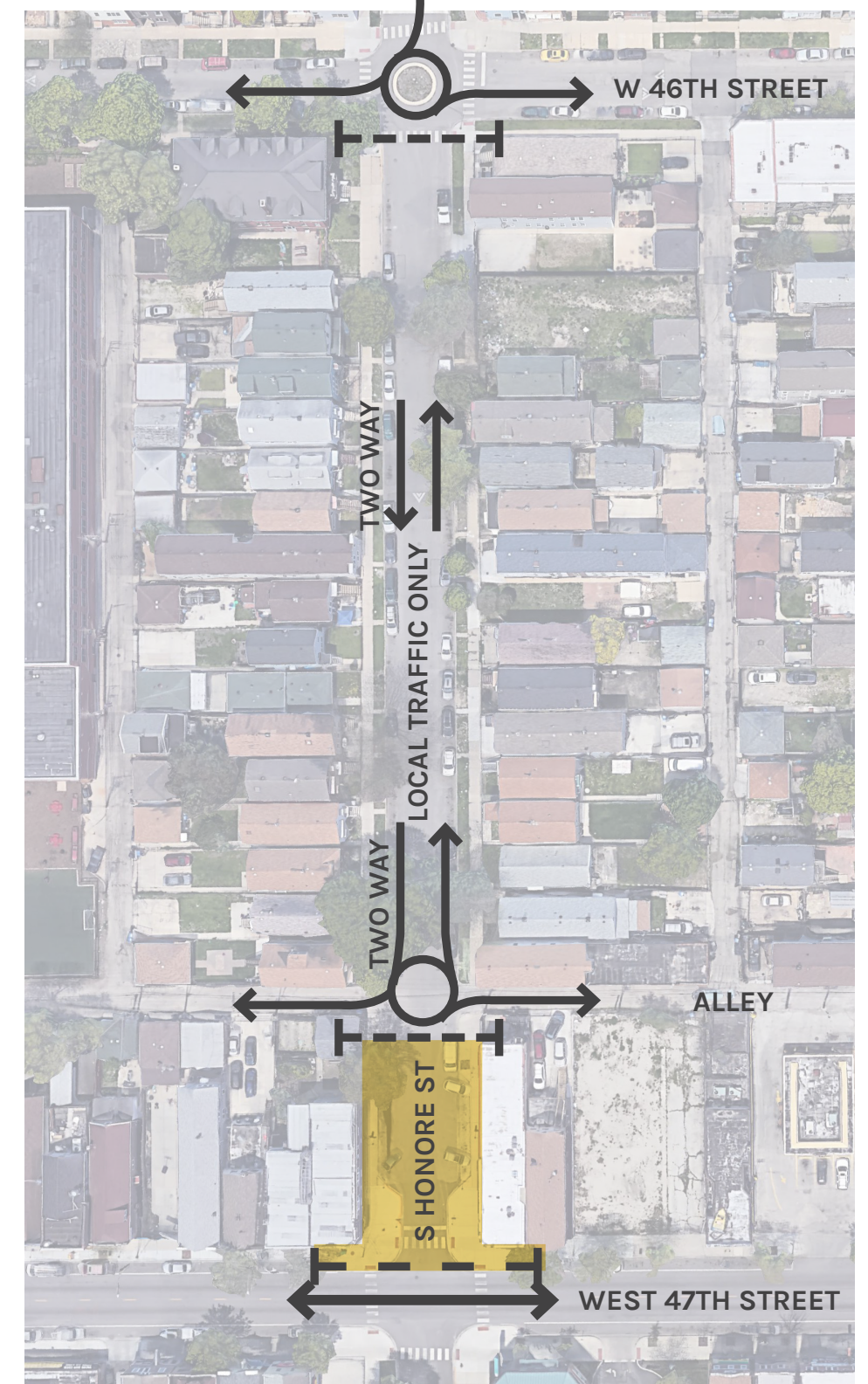
EXISTING CIRCULATION

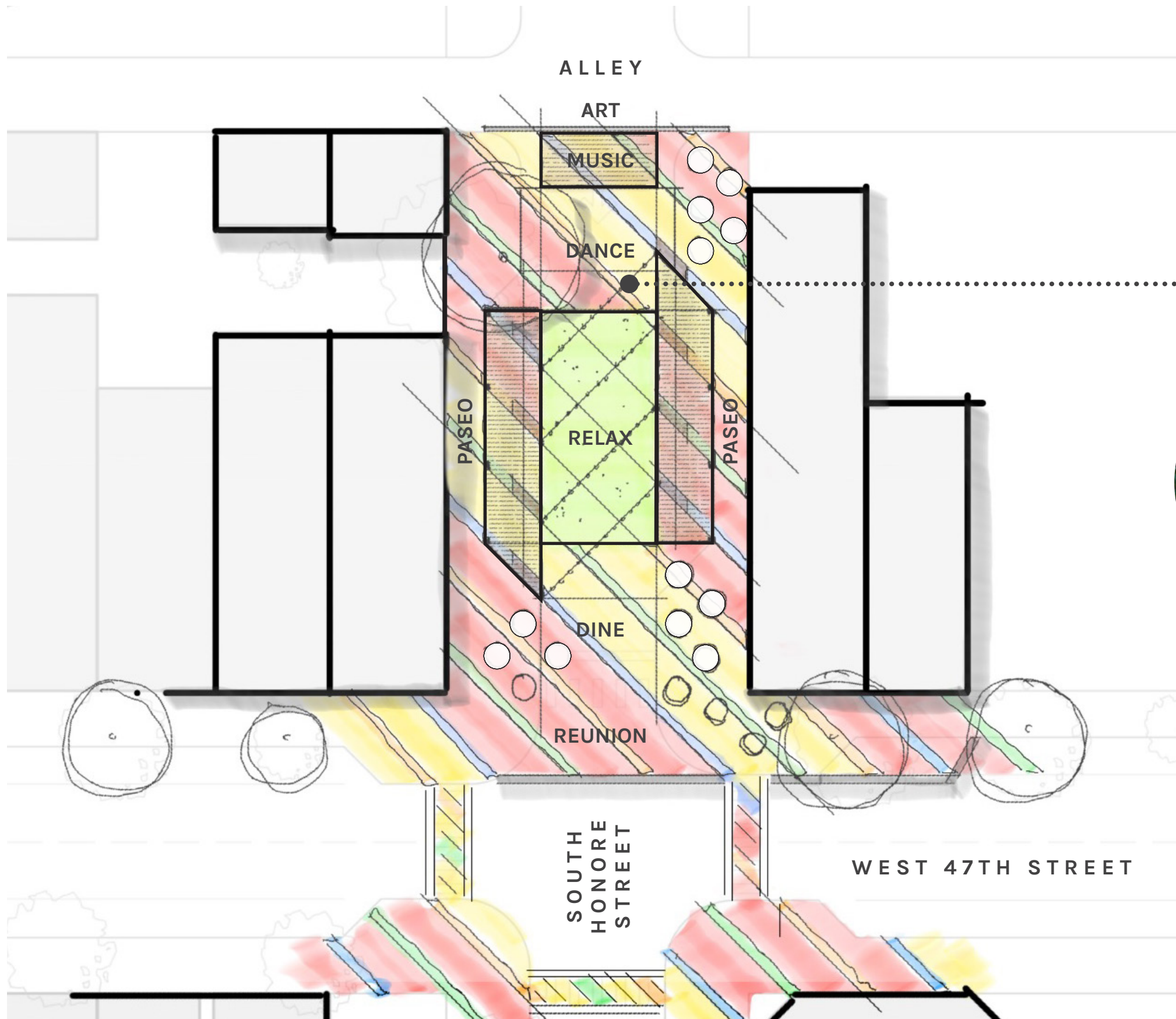


CIRCULATION - OPTION 'A'

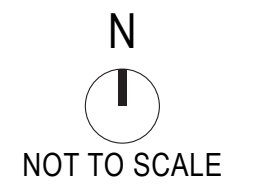


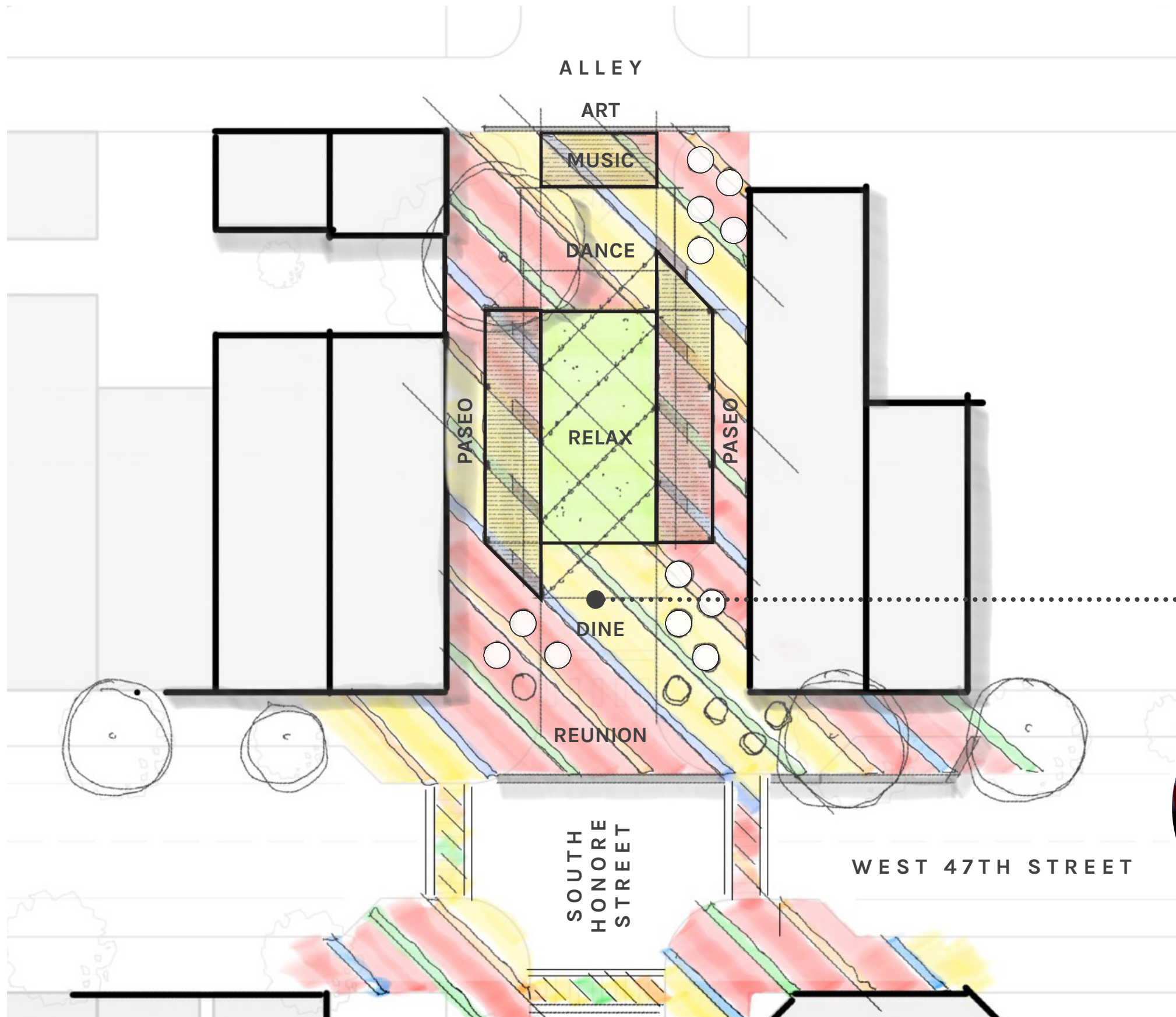
CIRCULATION - OPTION 'B'



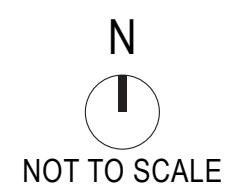


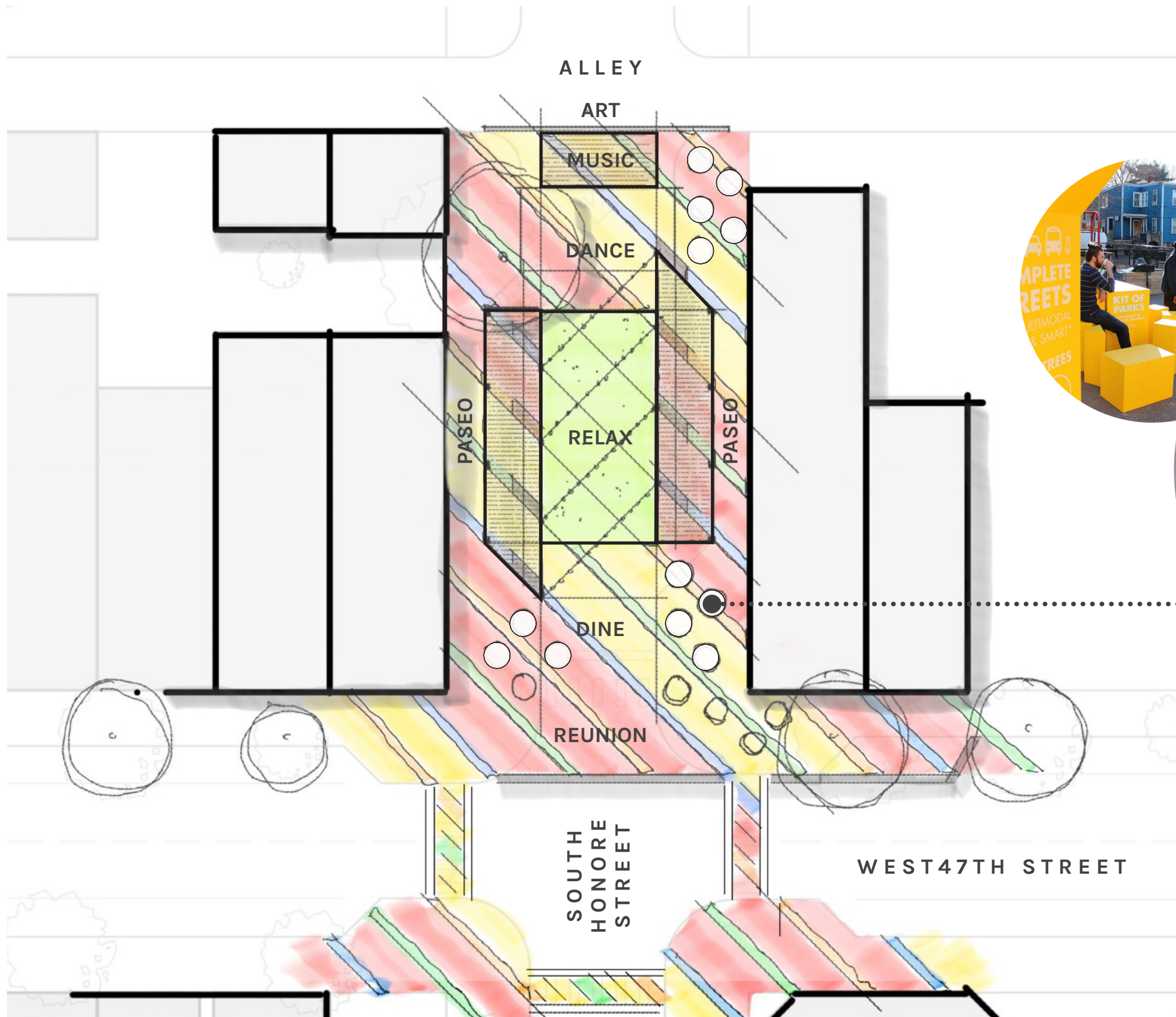
**CULTURAL
COLOR & PATTERN**



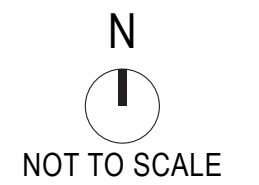


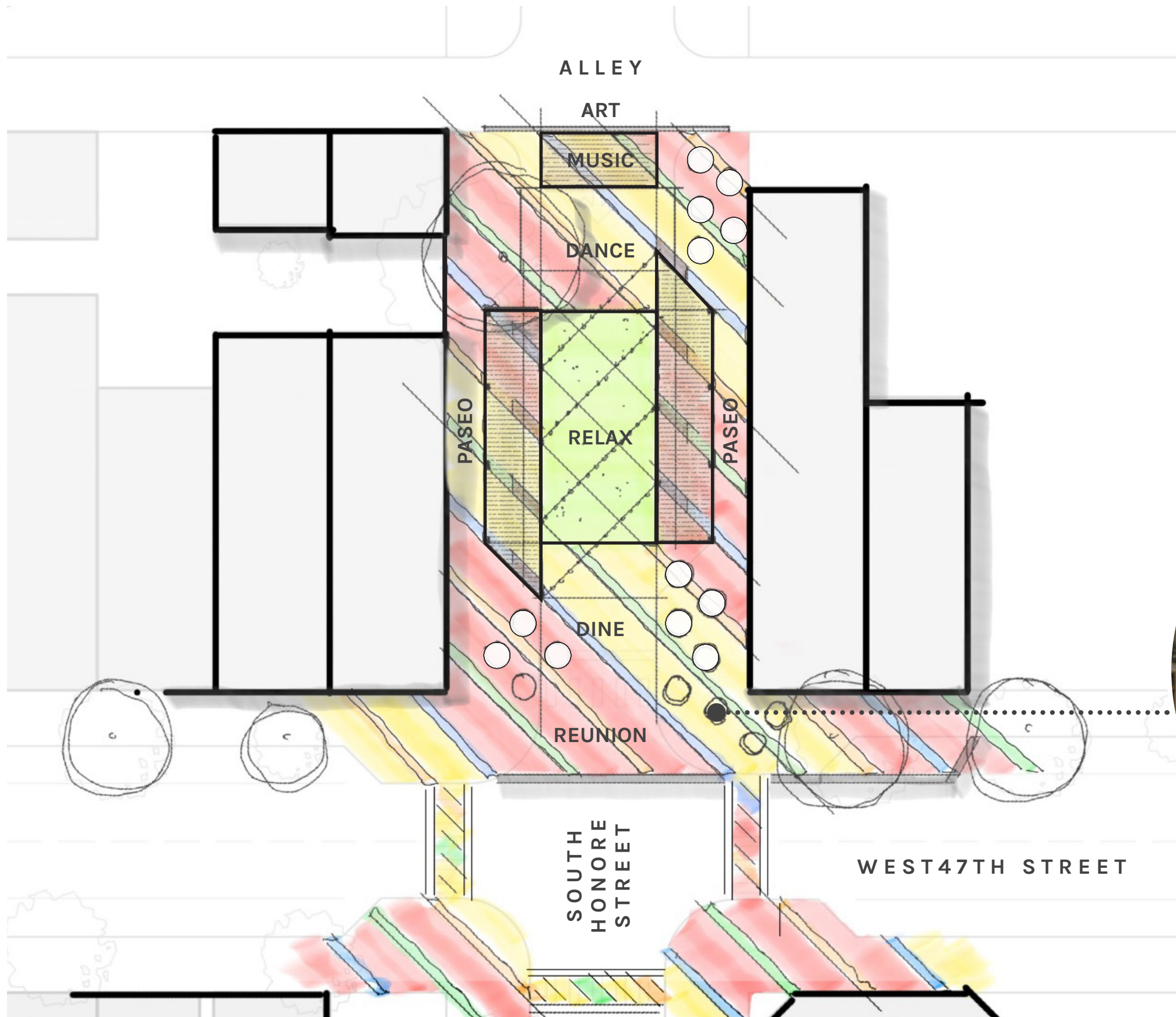
COMMUNITY STREET PAINTING






FLEXIBLE FURNISHINGS

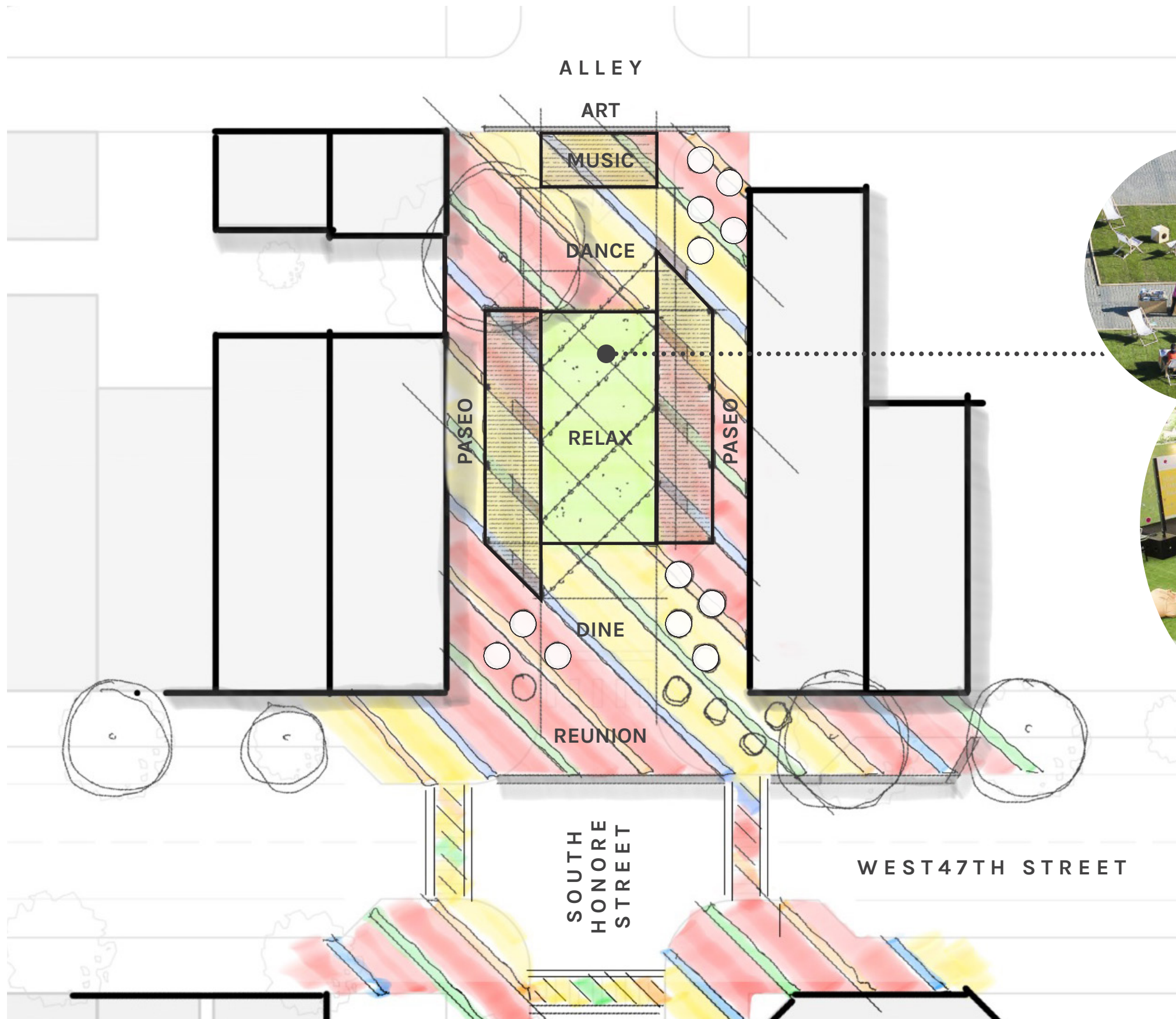




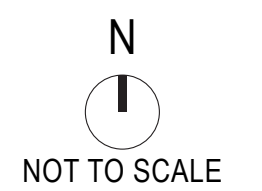
**ALFRESCO
DINING**

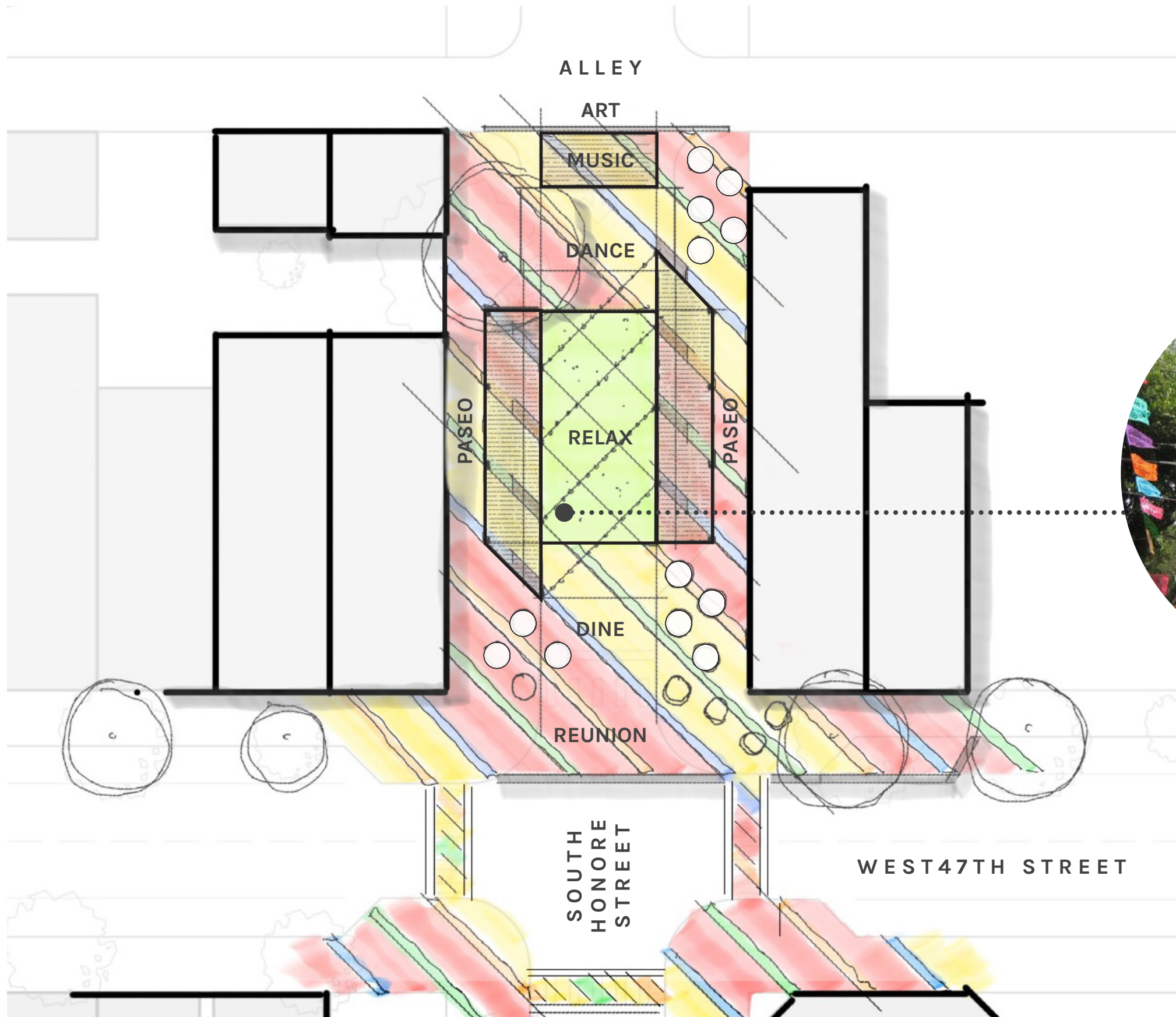


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 NOT TO SCALE




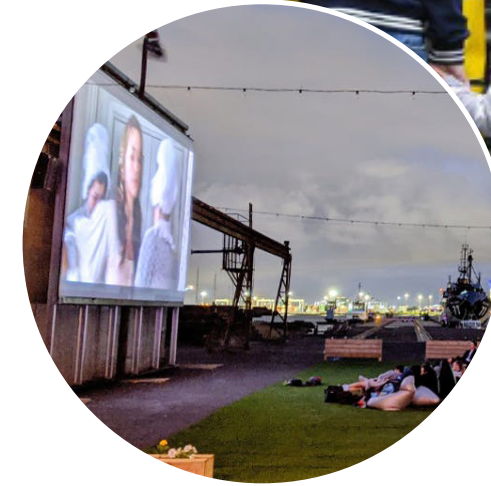
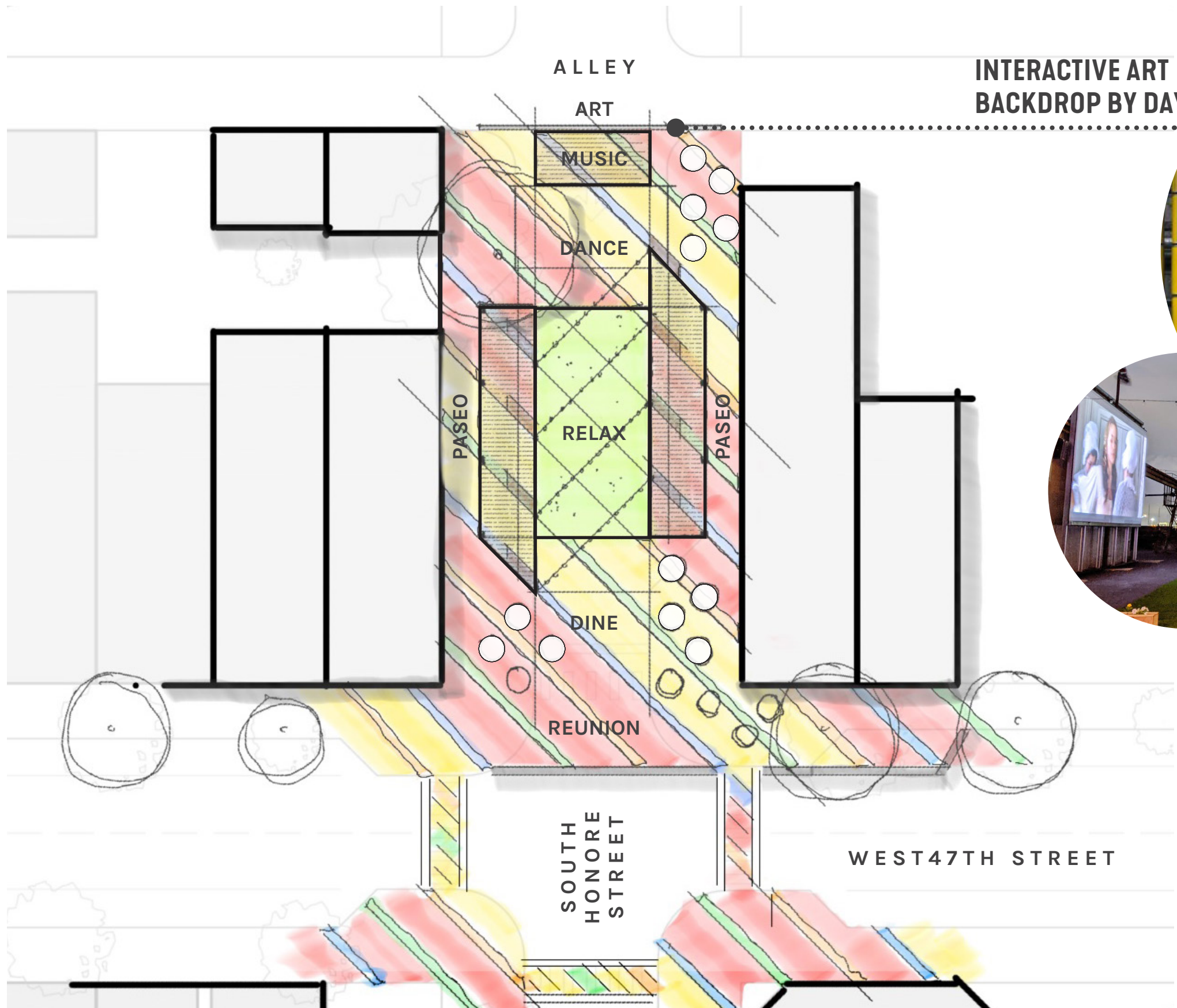
**PROGRAMMABLE
& RELAXABLE
LAWN**



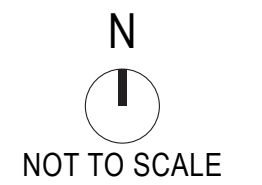


**PAPEL
PICADO**

N

 NOT TO SCALE



OUTDOOR MOVIE BACKDROP BY NIGHT











SMITHGROUP

+

Via Chicago
Architects ✕
Diseñadores

DCASE Update



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CDOT Streetscaping

DPD and CDOT coordinating on potential infrastructure improvements along the corridors

Ashland Avenue between 43rd and 49th
47th Street between Hoyne and Loomis

More information at May roundtable



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Request for Proposals (RFP): Goals

Solicit development proposals for key city-owned land along the corridor

Go beyond a traditional RFP process to facilitate design excellence

Engage the community to identify types of uses and evaluate responses

Encourage local partnerships and build local wealth

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DPD City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals
New City: 47th/Justine Site



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

November 30, 2020

Engagement

Visioning Workshops

Oct. 15, 2020 | 80 attendees

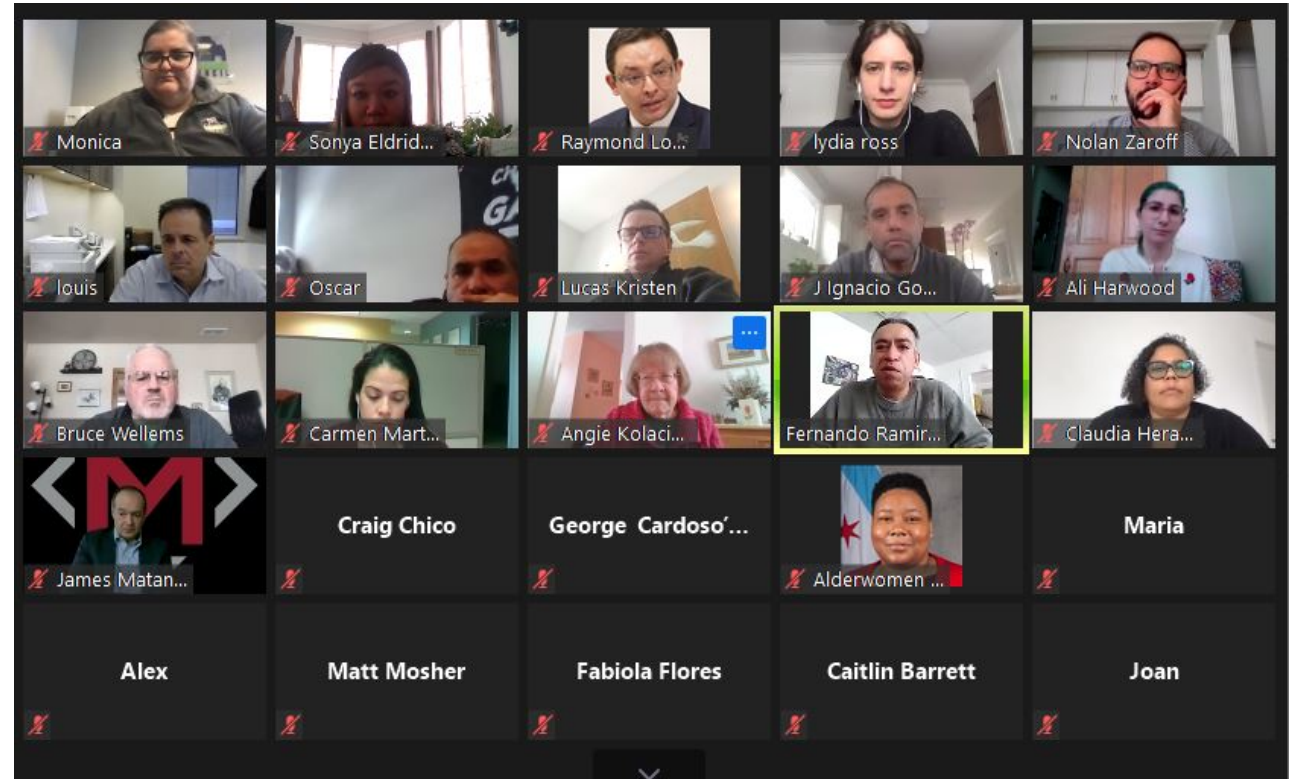
Nov. 5, 2020 | 50 attendees

In-person and phone interviews

Additional engagement

Sep. – Dec. roundtables

Jan. 15, 2021 | 50 attendees



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What We Heard

Youth programming + recreation

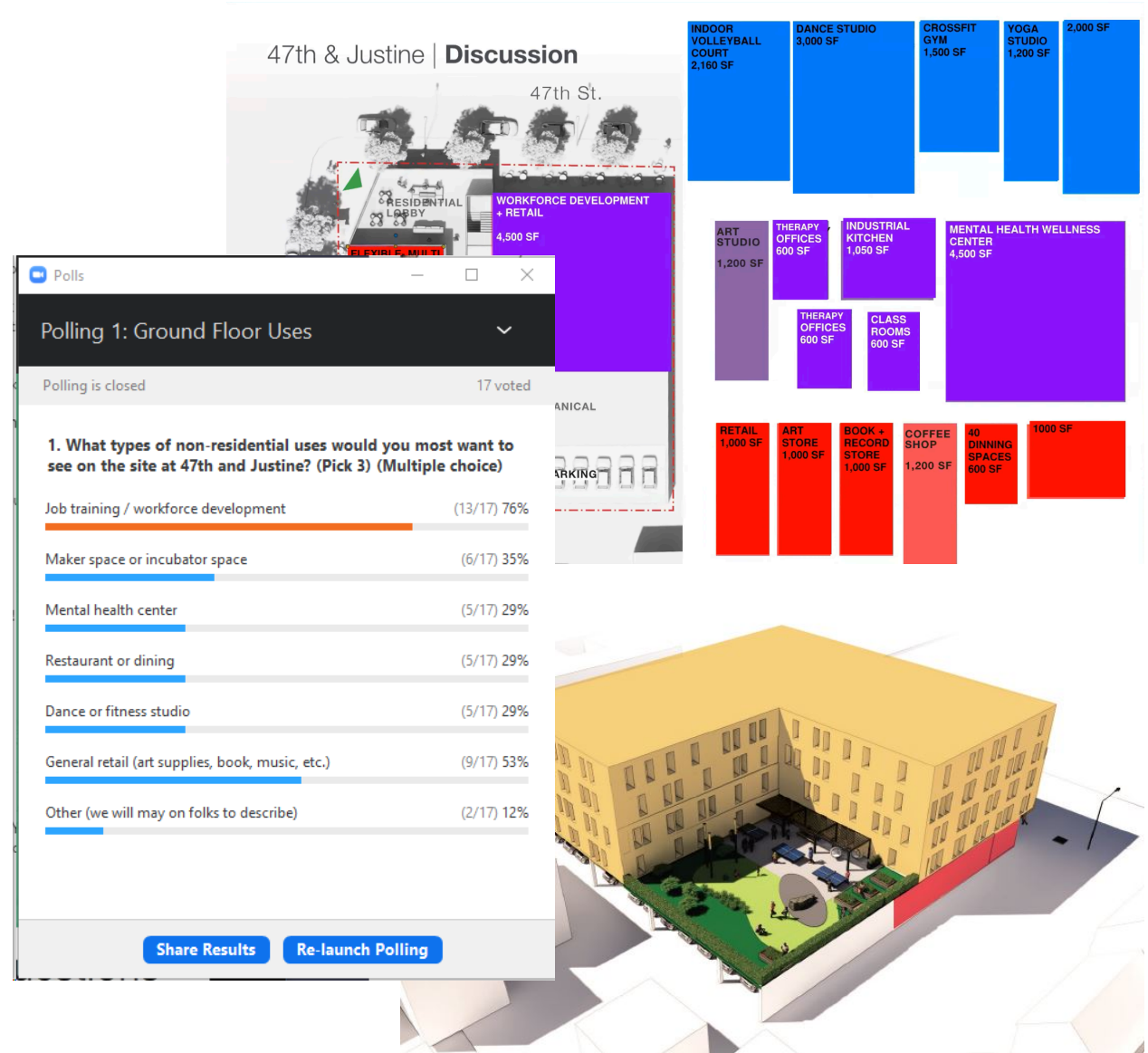
Quality open space + beautification

Cultural assets + community resources

General retail, local businesses

Business, entrepreneur support + workforce training

Housing that is accessible to the local residents and families



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Timeline



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3 Responses to the RFP



1515 W. 47th Street, LLC

Park Row Development, LLC &
Churchill Stateside Group



Back of the Yards Works

Condor Development & Back of
the Yards Coffee Co.



United Yards

New City Redevelopment Limited
Partnership- Celadon Partners &
Blackwood Group

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1515 W 47th St, LLC



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1515 W 47th St, LLC

Team:

Park Row Development, LLC and Churchill Stateside Group, Wallin/Gomez Architects

Proposed uses:

Ground floor retail including nonprofit offices, restaurant space and commercial hydroponics

30,142 SF of residential (50 units)

2,821 SF of outdoor gallery space

1,755 SF rooftop deck

Total project cost: \$19.8 million



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Back of the Yards Works



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Back of the Yards Works

Team:

Back of the Yards Coffee Co and Condor Development,
AP Monarch, UrbanWorks, OMNI Workshop

Proposed uses:

1st floor: local coffeehouse, bakery, retail, coffee production and outdoor seating

2nd floor: cultural and workforce development space and outdoor terrace

3rd floor: brewery, taproom, beer garden and reception space

Total project cost: \$14.9 million



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United Yards



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United Yards

Team:

Celadon Partners and Blackwood Group, Design Bridge and RJ Collaborative

Total project cost: \$51.5 million

A. 1515 WEST 47TH STREET

- NEW HIGH QUALITY MIXED USE AFFORDABLE MULTI-FAMILY DEVELOPMENT
- 6 STORY BUILDING WITH 50 FAMILY UNITS, OUTDOOR TERRACE, GROUND FLOOR COMMERCIAL SPACE [OPPORTUNITY HUB] AND SURFACE PARKING]

B. RAINBOW BUILDING

- 4701 S. ASHLAND | DEPOSITOR'S BANK
- FULLY RESTORED HISTORIC BUILDING WITH 22-30 UNITS OF HOUSING, NEW GROUND FLOOR USES INCLUDING COFFEE SHOP, RESIDENTIAL LOBBY AND IMPROVED EXISTING RETAIL ESTABLISHMENT

C. NEW CITY SUPPORTIVE LIVING

- 4707 S. MARSHFIELD "GOLDBLATTS" BUILDING
- HISTORIC BLADE SIGN REPURPOSED WITH "NEW CITY" GATEWAY AND IDENTITY SIGNAGE
 - NEW BELOW GRADE PARKING - 60-70 PARKING SPACES
 - EXISTING 101 UNITS OF AFFORDABLE EXISTING LIVING UNITS AND PROJECT AMENITIES TO REMAIN.
 - NEW SENIOR MEDICAL CLINIC AND DIALYSIS FACILITY TO BE CONSTRUCTED IN GROUND FLOOR COMMERCIAL

PUBLIC GREEN SPACE

- VACATE MARSHFIELD CULDESAC AND INTEGRATE PUBLIC PARK / GREEN SPACE

D. HOUSING

- 1641 W. 47TH STREET
- NEW CONSTRUCTION OF (2) MODULAR 3 FLATS WITH 6 2 BR APARTMENTS



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City's Evaluation Criteria



Community Feedback / Online Survey Results

RFP Next Steps

Now:

DPD reviews and summarizes proposal submissions received

Mid-May:

Developers present proposals at public engagement session; community survey launched

June:

Evaluation Committee selects successful proposal based on evaluation criteria and community feedback

(Mayor's Office, Dept. of Transportation, Dept. of Housing, Assets & Info Services, Zoning, Financial Incentives, Sustainability, Planning/Design)



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Join the Roundtable

Monthly Roundtable Meetings

Back of the Yards and New City residents and business owners are welcome to join the conversation

Please contact Sonya, sonya.eldridge@cityofchicago.org to be added to the meeting distribution list

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