

NEIGHBORHOOD ROUND TABLE

MESA REDONDA DEL VECINDARIO

BACK OF THE YARDS | NEW CITY

APRIL 17, 2024 | 17 DE ABRIL 2024

Agenda

Welcome | *Bienvenidos*

CDOT: Streetscape Update
Embellecimiento de las calles

United Yards Update
El desarrollo de United Yards

BOTY Library Next Steps
Próximos pasos sobre la biblioteca nueva



Ground Rules for this Meeting

Reglas para la Reunión

- ✓ Please stay muted while others are speaking
Por favor, mantenga silencio cuando otras están hablando
- ✓ Please raise your hand to speak
Levante la mano para hablar
- ✓ Feel free to use the chat feature
Puede usar la función de “chat”
- ✓ This meeting is being recorded and will be posted online in two weeks
Estamos grabando esta reunión y será publicada en la página web en dos semanas

CDOT: Streetscape Update

*Actualizaciones sobre el embellecimiento
de las calles*

New City/Back of the Yards

47th St, Loomis to Hoyne and Ashland, 43rd Street to 49th Street

Scope

- Roadway geometry & intersection improvements
- Full width resurfacing
- Drainage improvements
- New sidewalk, curb, & gutter
- Pedestrian safety improvements
- ADA ramps & crosswalks
- Street lighting
- Traffic signal upgrades
- Pavement markings & signage
- Paver parkways
- Side street improvements to the alleys as needed
- Site furniture & seating areas
- Light pole identifiers
- Gateway identifier
- Tree planting & landscaping
- Damen Avenue realignment, plaza and open space
- Closures for plazas at McDowell, Honore, and Hermitage
- Flexible public space at Marshfield

CORRIDOR SECTIONS



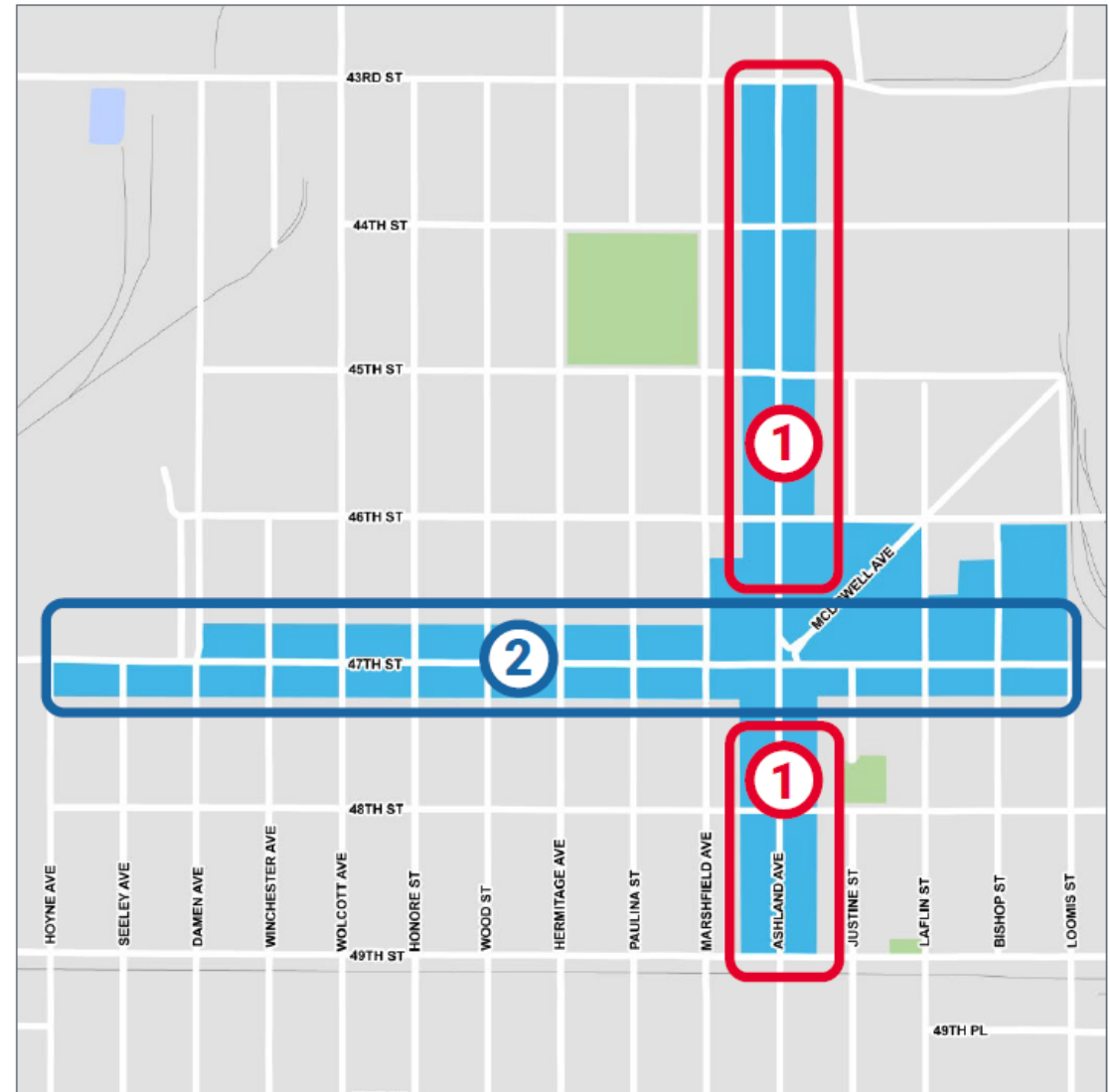
SECTION 1 (Ashland Ave)

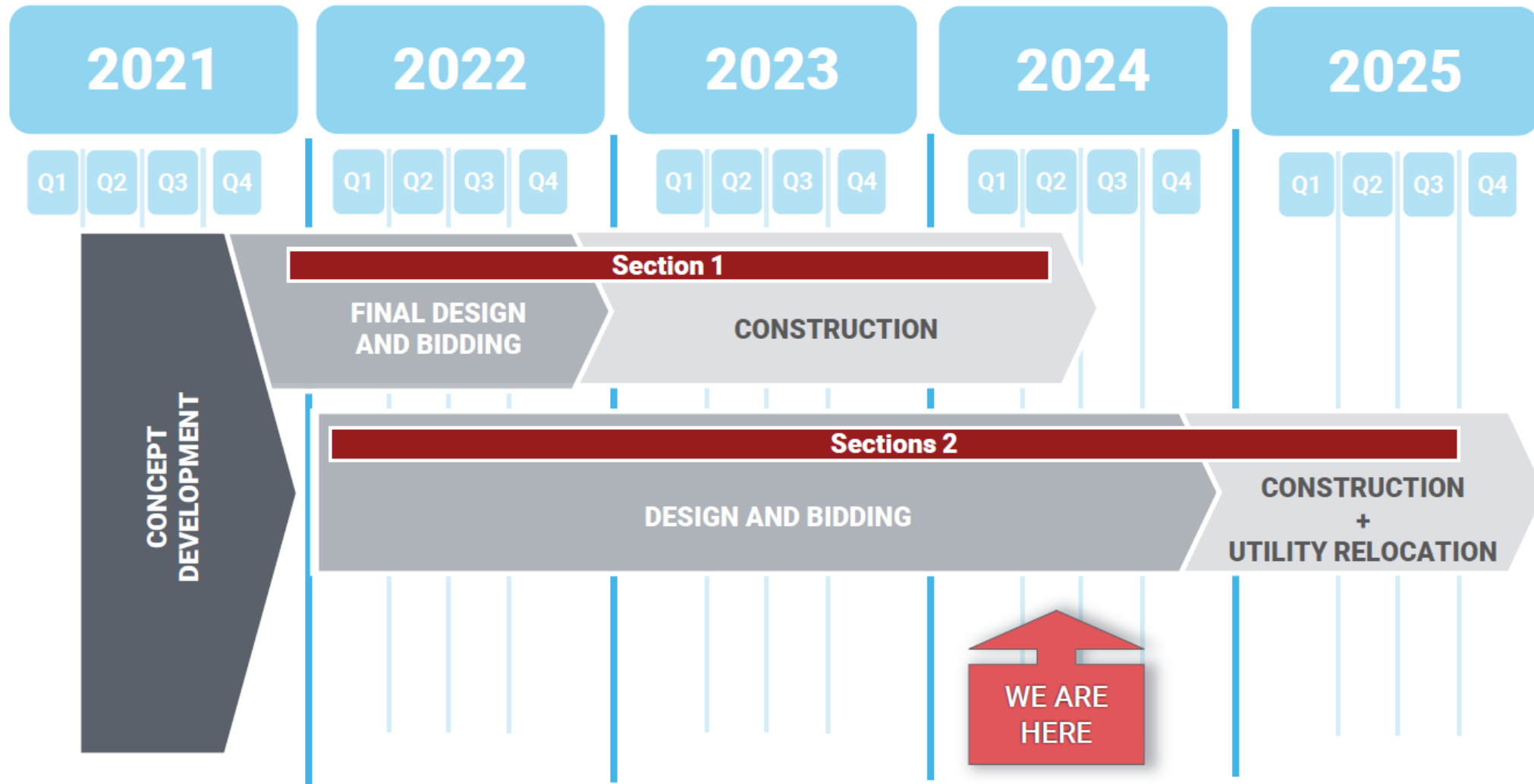
- 49th to North of 48th
- South of 46th to 43rd
- In Progress



SECTION 2 (47th Street)

- Hoyne to Marshfield
- 47th / Ashland Intersection (including McDowell Plaza)
- Ashland to Loomis



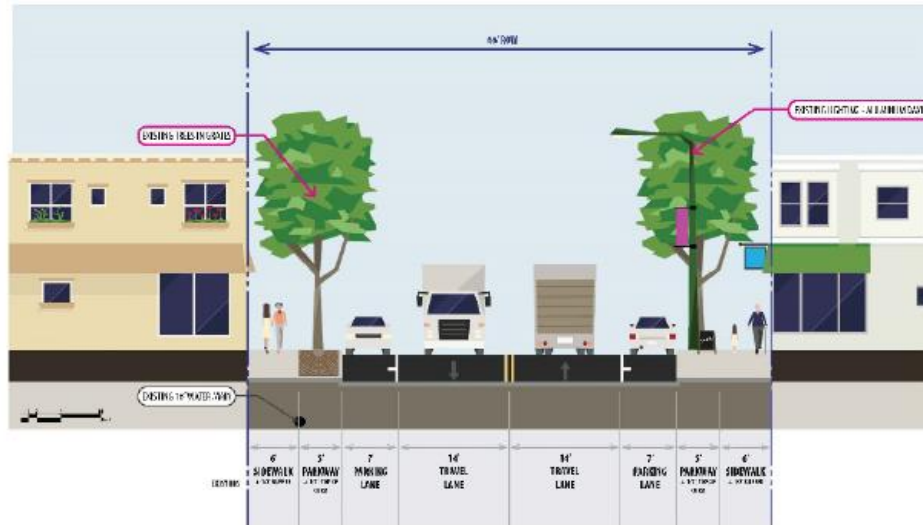




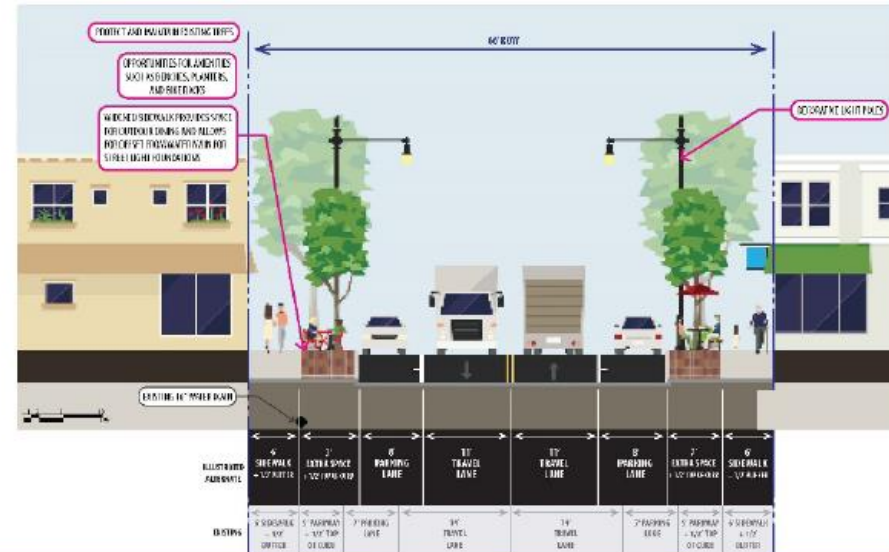
47TH STREET IMPROVEMENTS + PLAZAS



EXISTING 47TH STREET SECTION
TRAMO EXISTENTE DE LA CALLE 47



PROPOSED 47TH STREET SECTION
TRAMO PROPUESTO DE LA CALLE 47



- KEY FEATURES INCLUDE:**
- WIDENED SIDEWALKS FOR OUTDOOR SEATING + DINING
 - DECORATIVE LIGHT POLES AT BOTH SIDES OF THE STREET
 - PROTECT EXISTING + ADD NEW STREET TREES













- CARACTERÍSTICAS PRINCIPALES INCLUIDAS:**
- ACERAS MÁS AMPLIAS PARA SENTARSE Y COMER AL AIRE LIBRE
 - POSTES DE LUZ DECORATIVOS A AMBOS LADOS DE LA CALLE
 - PROTECCIÓN DE LOS ÁRBOLES EXISTENTES Y ADICIÓN DE NUEVOS



DEPARTMENT OF PROCUREMENT SERVICES (DPS) PROCESS

7

- DPS is the centralized contracting, certification, and compliance authority of the City.
- Publicly advertised competitive bid process - all businesses can submit a bid!
- City encourages local business to bid on contracts.
- Businesses can bid directly on a contract or indirectly as a subcontractor.
 - Bidding opportunities can be found at www.chicago.gov/bids
 - Prime contractors who have won contract bids select subcontractors for specific tasks (not the City)
 - Opportunity for small businesses to participate on a larger project – connect with Assist Agencies / Network with prime contractors.
- For information on upcoming workshops, access the DPS Resources Guide, and sign up for DPS alerts for weekly listings of advertised contracting opportunities go the DPS website and sign up at www.Chicago.gov/dpsalert.

 <p>Get Started Doing Business with the City</p>	 <p>Bid Opportunities View Current Bid Opportunities</p>	 <p>Awarded Contracts Contract Award & Vendor Database</p>	 <p>Chicago Certified Firms Directory MBE / WBE / BEPD VBE / DBE / ACDBE</p>
 <p>DPS Alerts Email Newsletter Updates</p>	 <p>Buying Plan Forecast of goods and services the City & 13 government agencies expect to procure</p>	 <p>SBI MBI Target Market Opportunities Opportunities Published in the Buying Plan</p>	 <p>DPS Training DPS Workshops and Training Videos</p>
 <p>Business Diversity Program Reporting Creating a Level Playing Field in Chicago</p>	 <p>Salvage Operations Bid Now on Online Salvage Auctions</p>	 <p>eProcurement Learn about eProcurement</p>	 <p>Procurement Improvements Transparency, Public Trust, Law</p>

Questions? Dps.feedback@cityofchicago.org

ROUNDTABLE UPDATE



NEXT STEPS / Q+A

1. **Complete Construction Plans**
2. **Procurement Process**
3. **Construction**

VISIT THE WEBSITE:

<https://chicagocompletestreets.org/portfolio/invest-south-west-back-of-the-yards-47th-street/>



United Yards Update

Anuncios sobre el desarrollo de United Yards

KEY UPDATES

- Construction underway as of December 2023 at Goldblatts building for Back of the Yards Works and Friend Health
- Development team poised to begin construction on housing developments on Justine and Marshfield sites pending City Council approval
- Back of the Yards Coffee to open for business in Summer 2024, including coffee shop, bakery, barbershop, and La Selva Apparel
- Updated plan to be introduced to City Council in May 2024
- Predevelopment underway for future housing, retail, and supportive services development surrounding 47th and Ashland

* NEW CITY *

UNITED YARDS

United Yards IA
45 Units of Housing
Opportunity Hub

United Yards IC
Additional Housing
Rainbow Store
Service/Community Space

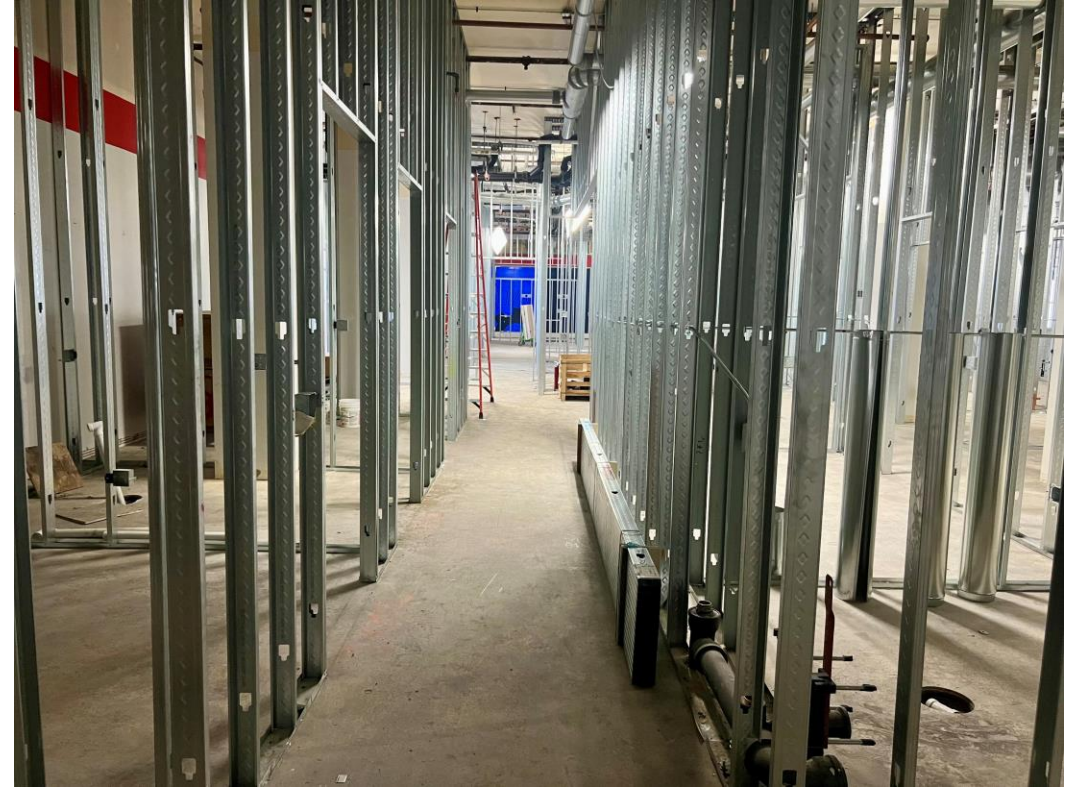
United Yards IB
Back of the Yards Works
Friend Health

PREVIOUSLY APPROVED
United Yards IA & IB
6 Units of Housing
New Retail
Event Space



UNITED YARDS COMMERCIAL

GOLDBLATTS BUILDING UNDER CONSTRUCTION



UNITED YARDS COMMERCIAL

BACK OF THE YARDS WORKS – OPENING JULY 2024



UNITED YARDS COMMERCIAL

FRIEND HEALTH – OPENING FALL 2024

- Construction underway as of December 2023
- Grand Opening in Fall 2024



UNITED YARDS HOUSING

47TH/JUSTINE & 47TH/MARSHFIELD



UNITED YARDS HOUSING

UPDATE TO COMMUNITY ON REVISED MARSHFIELD SITE PLAN

- Plan to build two three-flat buildings and brewery to face east onto Marshfield determined to require additional time intensive reviews by City of Chicago
- Site plan now has three-flats facing 47th Street as in initial plans
- Re-zoning, subdivision, and permitting necessary and underway

Previous Plan



Required Plan



WHAT'S NEXT

- Predevelopment of United Yards IC underway to include Rainbow building and surrounding buildings
 - 50+ units of supportive housing
 - 25,000 square feet of community meeting and program space
 - 10,000 square feet of additional retail space
- Plan submitted to City for development of site along McDowell for Back of the Yards Coffee and workforce training center



BOTY Library Next Steps

Próximos pasos sobre la biblioteca nueva

ROOTED AND RISING

Project Update



ROOTED AND RISING

Project Update



Upcoming Project Stages

Funding Package

- LIHTC application currently pending and under review.
- Written LOIs in-hand from 3 banks.
- Approximately \$1M in additional grant funding secured since December 2023.
- Approx. Duration: 12-16 months.

Architecture Design Process

- Advisory group engagement
- Library design
- Housing and amenity design
- Permitting process
- Approx. Duration: 9-11 Months.

Zoning Approval (Planned Development)

- PD process started April 2023
- Currently reviewing City comments and will edit accordingly
- Anticipate responses back to City by end of June 2024
- Alley vacation
- Approx. Duration: 10-14 months.

Building Construction

- Begins immediately after receipt of building permit and financial closing
- Approx. Duration: 18 Months.