

UNITED YARDS & BACK OF THE YARDS WORKS

**20TH WARD
COMMUNITY MEETING**

November 30, 2022

 **BLACKWOOD GROUP**
General Contracting - Design Builder - Developer

 **CeladonPartners**

**BACK OF THE
YARDS WORKS** 



* NEW CITY *

UNITED YARDS

DEVELOPMENT/OWNERSHIP TEAM

BLACKWOOD GROUP (MBE)

PRINCIPALS:
JOSE DUARTE &
RAFAEL HERNANDEZ

ROLES:
DEVELOPER
GENERAL CONTRACTOR



CELADON PARTNERS

PRINCIPALS:
ARON WEISNER & SCOTT
HENRY

ROLE: DEVELOPER



BACK OF THE YARDS WORKS (MBE)

PRINCIPAL: JESSE INIGUEZ

ROLES:
DEVELOPER
BYW OPERATOR
LONG-TERM OWNER



OTHER PRIMARY DEVELOPMENT TEAM MEMBERS

- DESIGN: DESIGNBRIDGE (MBE) & AP MONARCH (MBE/WBE)
- CONSTRUCTION: BLACKWOOD GROUP (MBE)
- MANAGEMENT: R&M MANAGEMENT

KEY UPDATES

- United Yards and Back of the Yards Works now collaborating as partners under a MOU.
- Multi-phase development with at least 86 units of affordable housing, 40,000 sq ft of new retail and community space, and complete renovation of the Rainbow building.
- Approximately 12,000 sq ft of the new retail will be devoted to Back of the Yards Works (BYW) and a locally-owned brewery in Goldblatts Building and in a new building at 47th and Marshfield, featuring entirely locally-owned and operated businesses.
- The Goldblatts Building space will include a federally-qualified health center (FQHC).
- Justine Building still features an Opportunity Hub for youth and workforce development and small business support and a health clinic.
- 12 units added with extremely low rents based on input from the community and the 20th Ward.

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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
Health Center

United Yards IA & IB
6 Units of Housing
New Retail
Public Space



UNITED YARDS PROJECT OVERVIEW

UNITED YARDS IA (JUSTINE BUILDING & MARSHFIELD THREE-FLATS)

- 51 units of affordable housing – 100% affordable – 12 units with very low rents
- High-quality, green homes including one-, two-, and three-bedroom options
- 6,000 sq ft Opportunity Hub for youth program, job training, & small business support
- Public art installations from local artists and rooftop space for residents

UNITED YARDS IB (GOLDBLATTS GROUND FLOOR & MARSHFIELD BUILDING)

- 7,000 sq ft for Back of the Yards Works locally-owned businesses within Goldblatts building
- 6,700 sq ft new building and public meeting space, roof terrace, and plaza at the Marshfield site
- 14,500 sq ft Federally-Qualified Health Center as potential tenant for remaining space
- Façade restoration with new “blade” sign on corner marking the Back of the Yards

UNITED YARDS IC (RAINBOW BUILDING RENOVATION)

- Additional affordable housing with supportive services
- 3,000 sq ft of existing ground floor commercial on 47th Street to remain
- Community space, including space for resident services and Marimba Institute

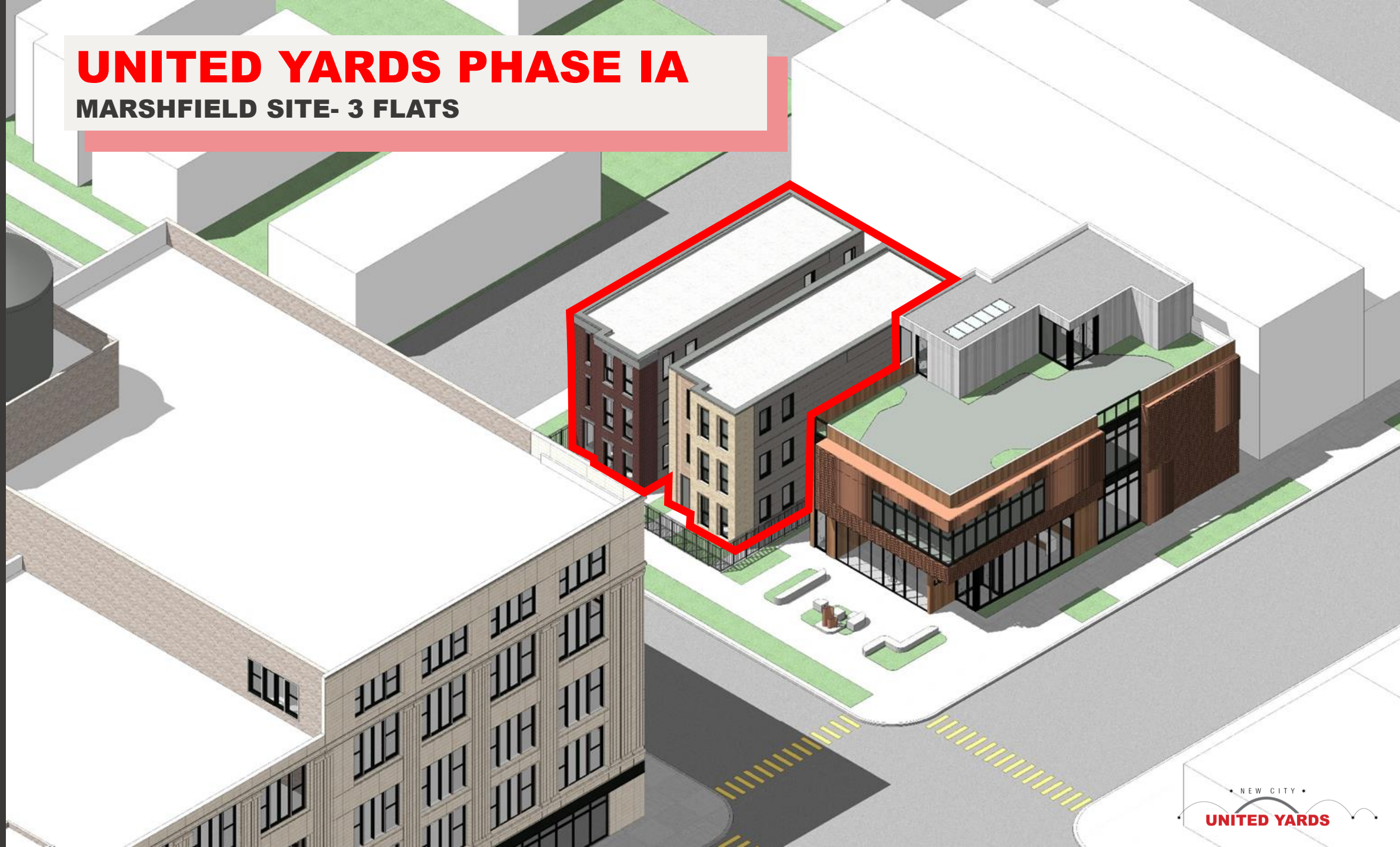
UNITED YARDS PHASE IA

47TH & JUSTINE



UNITED YARDS PHASE IA

MARSHFIELD SITE- 3 FLATS



UNITED YARDS PHASE IA

AFFORDABILITY OVERVIEW

UNIT DESCRIPTION	# OF UNITS	MAX AMI %	BASE YEAR MONTHLY RENT
One Bedroom	3	15%	\$233
One Bedroom	3	30%	\$526
One Bedroom	11	60%	\$660
Two Bedroom	3	15%	\$272
Two Bedroom	3	30%	\$623
Two Bedroom	9	60%	\$960
Two Bedroom	4	80%	\$960
Three Bedroom	15	60%	\$1,200

30-year low-income use restriction committed

UNITED YARDS PHASE IB

**GOLDBLATT'S BUILDING &
BACK OF THE YARDS WORKS**



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UNITED YARDS

UNITED YARDS PHASE 1B

RETAIL SPACE



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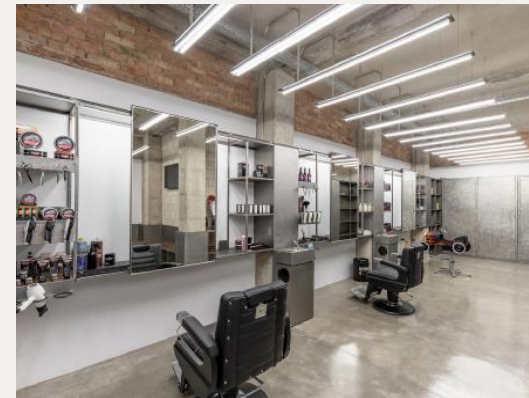
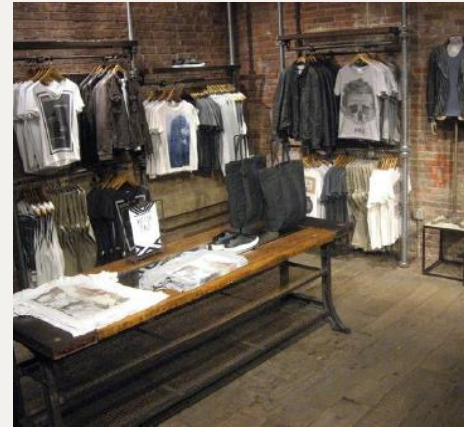
UNITED YARDS PHASE IB

SUPPORT FOR BACK OF THE YARDS WORKS

- United Yards and Back of the Yard Works (BYW) teams have collaborated to combine development plans
- United Yards providing BYW team with predevelopment capital, advisory support, and role of co-developer
- New Markets Tax Credit transaction enables property ownership to be transferred to BYW within 7 years
- \$1 annual rent (net of tax, insurance, utilities) to BYW for space during Years 1-7
- \$12.27M in private funding commitments raised by United Yards team
- Predevelopment financing raised by United Yards team to cover BYW design and other third-party costs
- Allies for Community Business and other small business support engaged to commence business planning and preparation for BYW locally-owned businesses
- Linkage to nearby Back of the Yards Roasts

UNITED YARDS PHASE 1B

BACK OF THE YARDS WORKS VISION



UNITED YARDS PHASE 1C

RAINBOW BUILDING



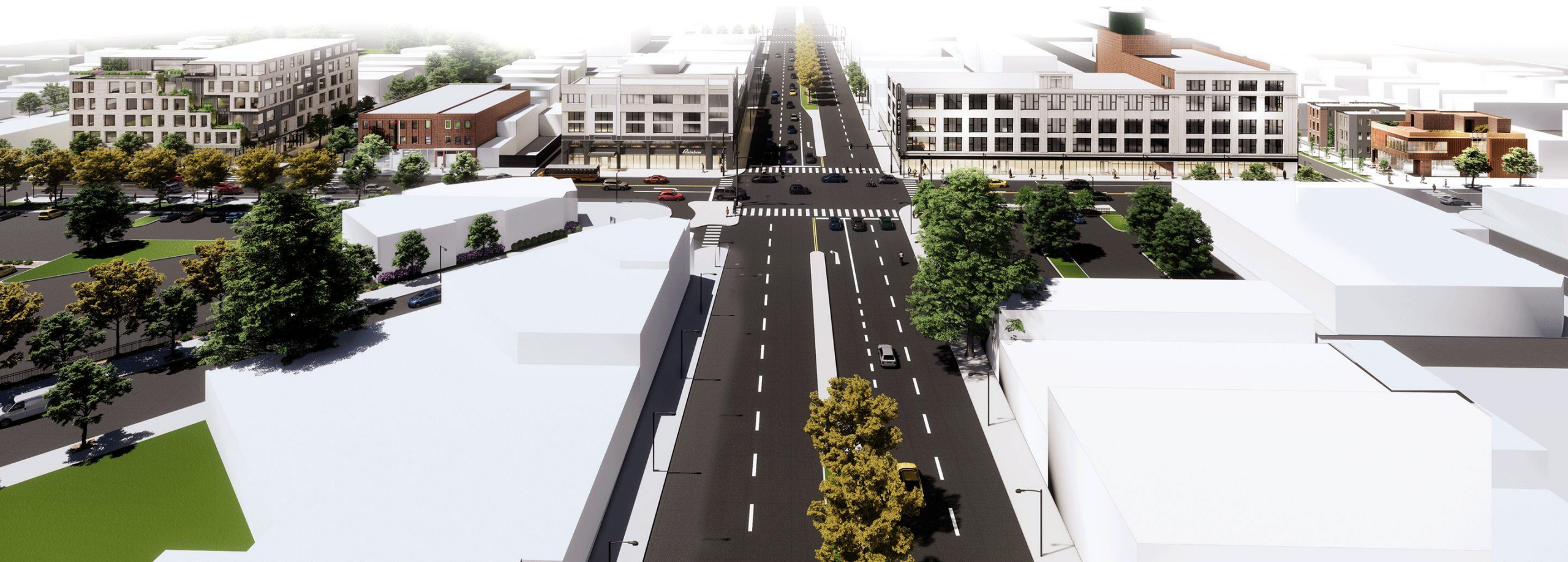
PROJECT TIMELINE

	CONSTRUCTION START	CONSTRUCTION COMPLETION	FULL OCCUPANCY
UNITED YARDS IA	APRIL 2023	JUNE 2024	OCTOBER 2024
UNITED YARDS IB	MARCH 2023	JANUARY 2024	APRIL 2024
UNITED YARDS IC	MARCH 2024	JUNE 2025	DECEMBER 2025

NEXT STEPS

- **Request support from Back of the Yards Community and 20th Ward for:**
 - 47th and Marshfield Subdivision
 - 4704 South Marshfield Rezoning to C1-3 and special uses for tavern/brewery and rooftop patio
 - 4710 South Marshfield for alley access for parking
 - 1515 West 47th Street for rezoning to B3-5, alley access for parking, and rear yard variation
 - Parking, loading, and signage allowances as needed
 - Support United Yards IA and IB within City Council for approval of redevelopment agreement
- Plan ongoing “Meet the Developer” meetings and forums to share information and gather continued input and information sharing
- Coordinate on any other necessary or helpful methods to share information on the project, respond to questions/concerns, and accept feedback

QUESTIONS & ANSWERS





Thank you.



bit.ly/UY1130

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