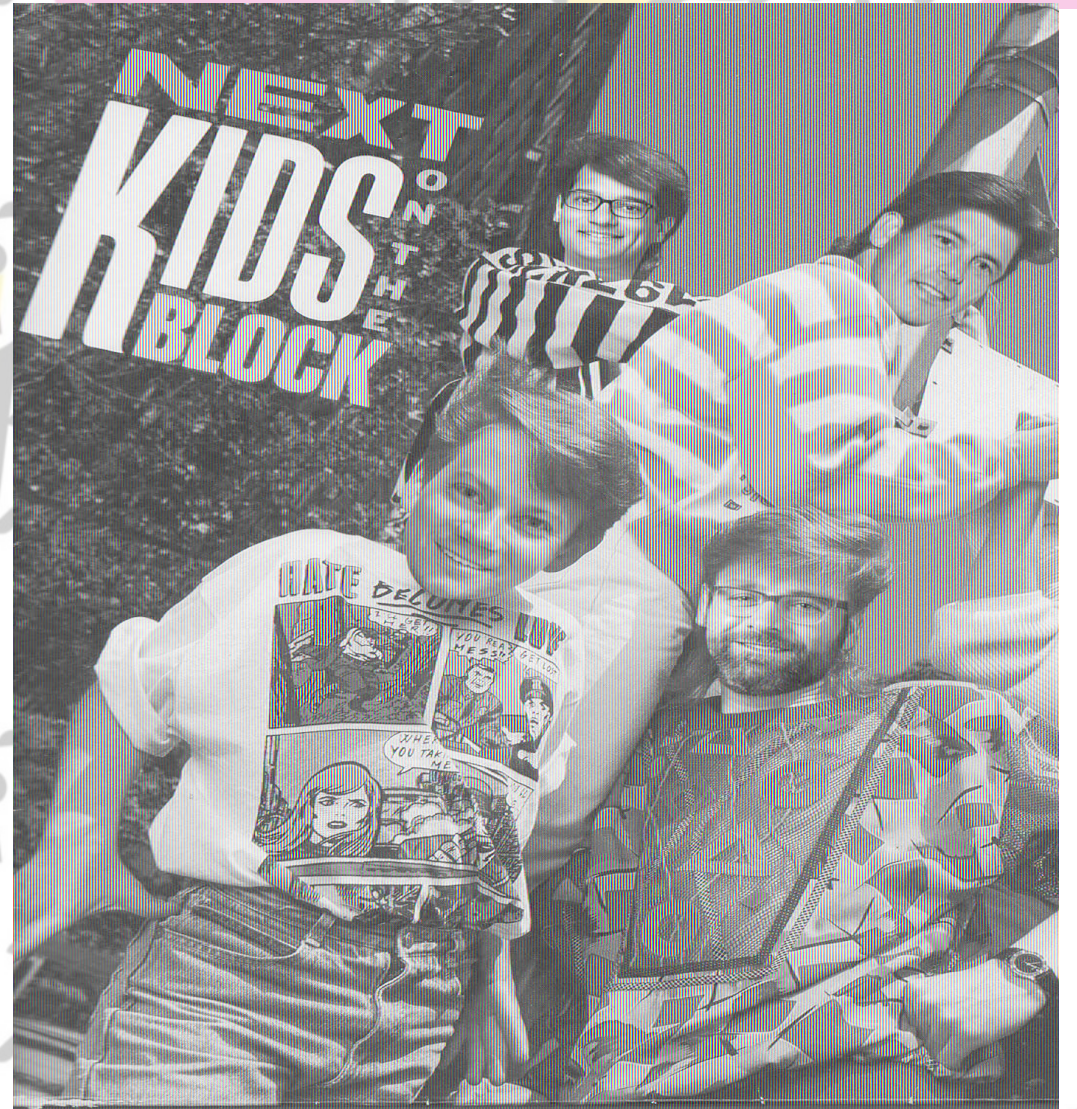


NEXT Kids on the Block

Urban Plan's Got Talent 2024

- Andy Slaton** | Site Planner
- Anthony Valerio** | Neighborhood Liaison
- Justin A. Zucker** | Env. & Equity Director
- Kristian Weeks** | Financial Analyst
- Garrett Eng** | Marketing Director



Vision

Bring Back the Time: We Connect, We Celebrate

Elmwood provides *“the right stuff”*: abundant housing and jobs for diverse families and individuals, young and old.

In the spirit of "hangin' tough" with our community, we're committed to building a neighborhood honoring its roots while looking to the future, celebrating local history, creativity, and innovation sustainably.

“Step by step” we've been creating sustainable spaces for opportunities and people from all walks of life

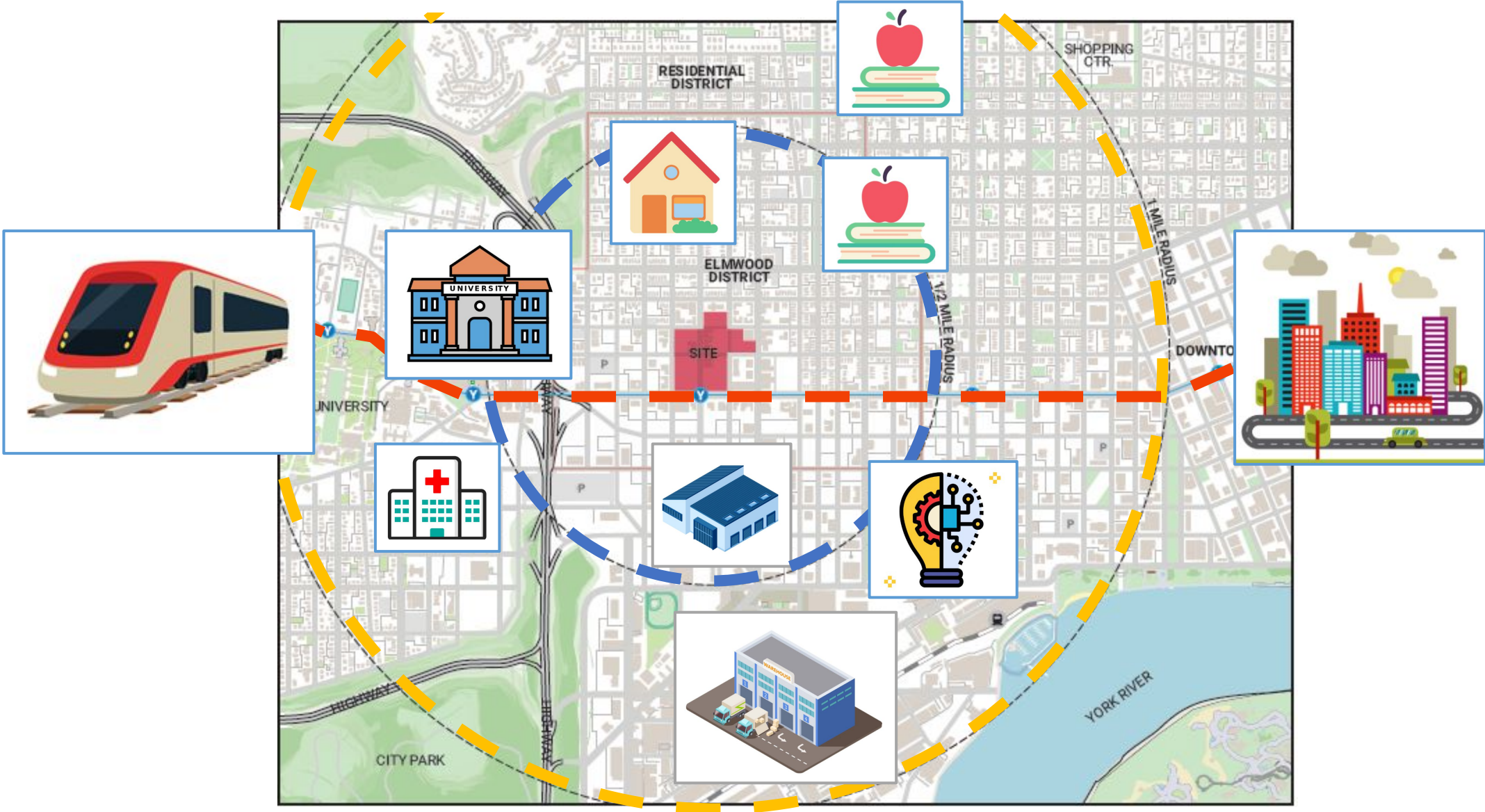
Elmwood is active day “tonight,” providing residents and the city at large both their everyday needs and the “magic” of a reimagined town center.

Through mixed-income housing, local jobs, and open spaces, we're bringing our neighborhood to life, together.

FINANCIALS → Hit Every “SINGLE” Metric

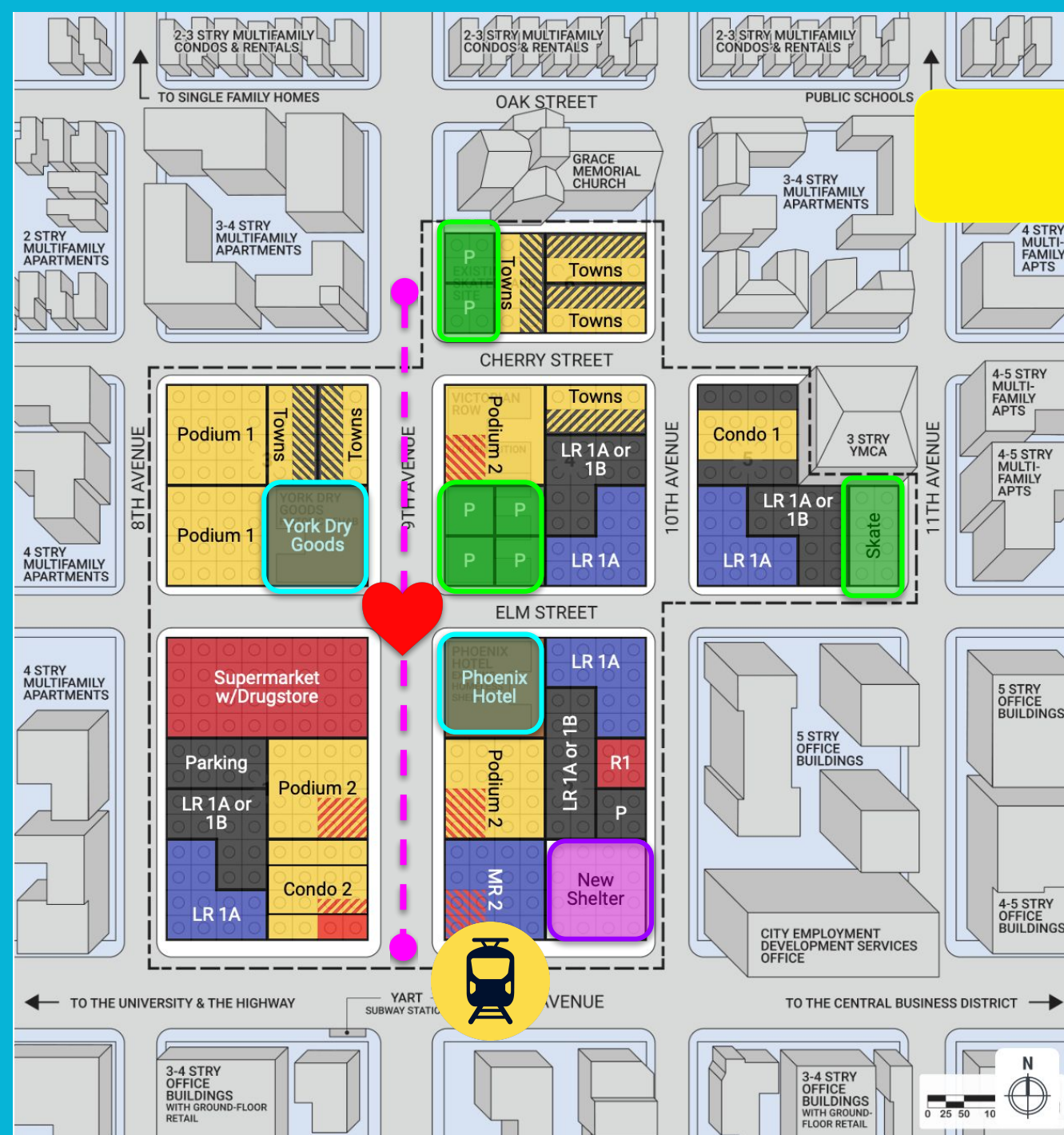
Key Data Points From Financial Model	NEXT KIDS ON THE BLOCK	METRIC HURDLE	TARGET REACHED?
Developer Rate of Return (%)	14.0%	13.0%	✓
City Revenue (\$)	\$9.7M	\$9.5M	✓
Affordable Housing (%)	15%	10%	✓
Open Space (SF)	40,000	40,000	✓
Net Zero Building (%)	40%	30%	✓
Homeless Shelter (Rehab, New, None)	New		✓
Total Jobs Created	1,358		✓
Total Entry-Level Jobs Created (PT & FT)	230 + 440 = 670		✓
Q-Mart or Supermarket (or neither)	Supermarket		✓
List any building types that are overbuilt	None		✓

Elmwood District Context Map



Elmwood Reimagined

- **Embrace** Transit Oriented Development
- **Focus** 9th Avenue Retail District
- **Create** Central Park & Neighborhood Park
- **Revive** Historic Buildings
- **Deliberate** Relocation of Homeless Shelter
- **Respect** Existing Uses
- **Integrate** New Uses
- **Connect** to Place



Defining Gateway, Mixed Income, Open Space



**New Central Park
Concert & Film Screenings**



New Townhomes



New Podium Apts



**Luxury Condos and
Mid-Rise Office
at Gateway**



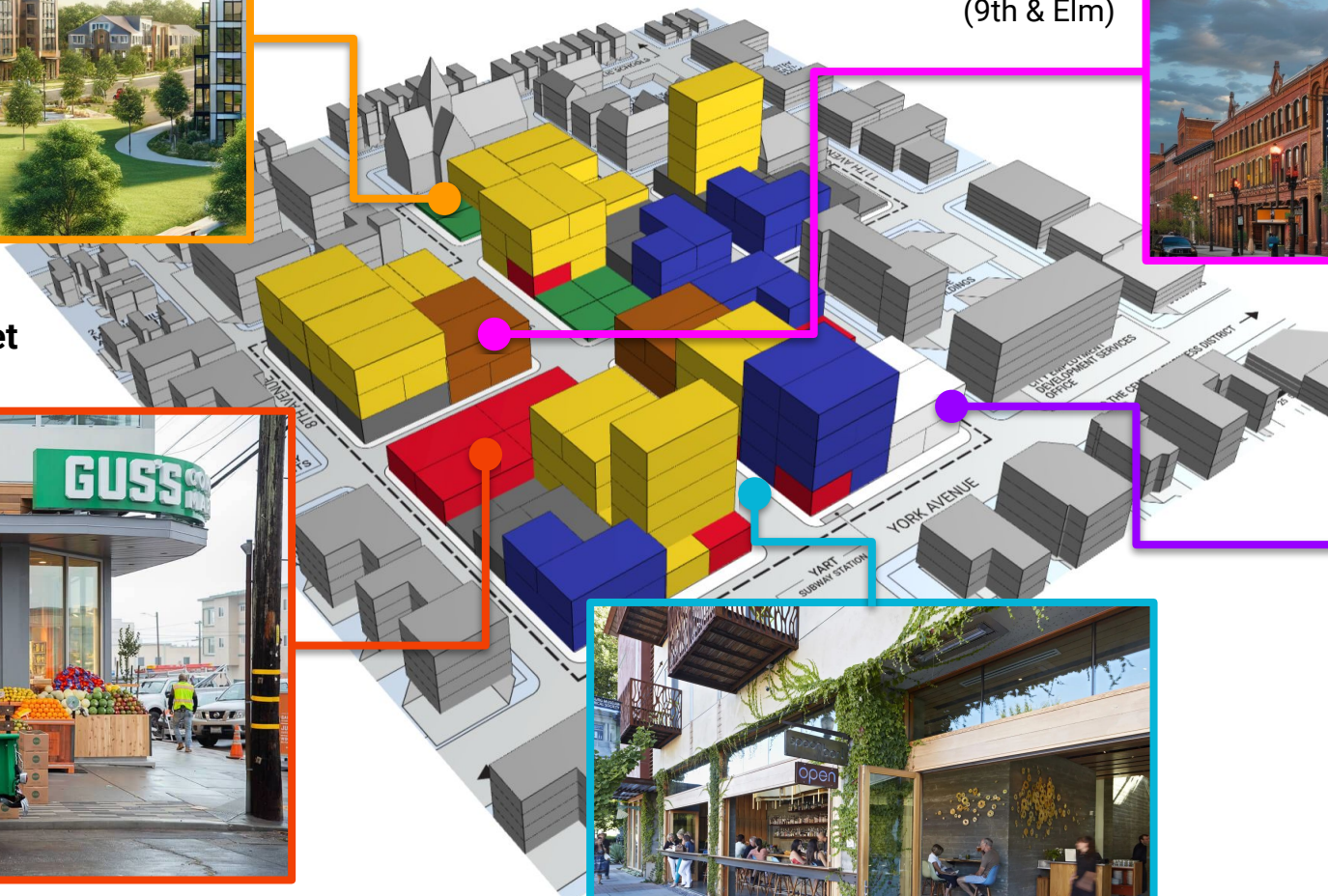
Thoughtful Design Reviving Old & Integrating New



Neighborhood Park



York Dry Goods
& Phoenix Hotel
(9th & Elm)



Community Supermarket
(Elm between 8th & 9th)



New Shelter
(NW Corner, York & 10th)

9th Ave Retail



Bring Back the Time

YES

NO

COMPROMISE



proArts

JUSTICE
FOR
ELMWOOD



YORKTOWN
UNIVERSITY

Old
Urbanists



SKATE
PARK

ARTIST LOFTS

ENTRY
JOBS

40K SF
OPEN
SPACE

HOME-
LESS
SHELTER

Y.U.
EXTENSION

X-GEN
HANGS

TOWN
CENTER

TEEN CENTER

15% / 40
HOUSING

BIKE
SHARE

Y.U.
EXTENSION

ENTRY
JOBS
[SUPERM]

SUPER-
MARKET

PARKS

SUPER-
MARKET

HISTORIC
STRUCT.

POLICE SUB.

PARKS

YMCA

PUBLIC
ART
SPACE

BIZ INCUB.

40%
NET-0

MAIN
CAMPUS 5
BLOCKS
AWAY

LIBRARY,
PUB. ART,
HEALTH
CLINIC

LOW DENSITY

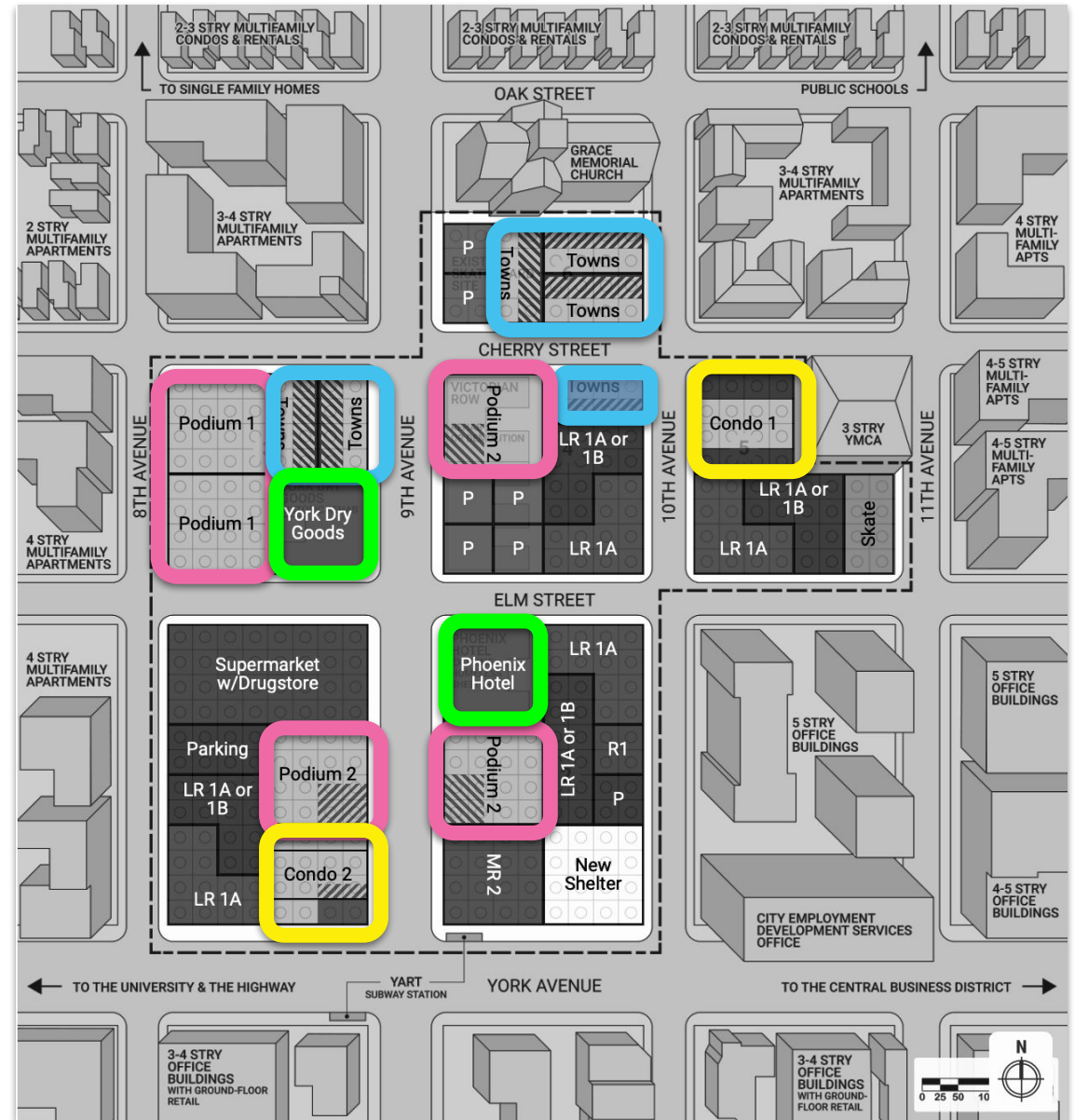
DRUG TREAT.

10% HOUSING

NO SHELTER

Residential

	Apartments (Mkt + Aff)	Townhouses (Mkt + Aff)	Rehab Units (Mkt + Aff)	Condo (Mkt)
Number of Units	300	48	44	112
Empty Nesters	✓	✓		✓
University Professors	✓	✓	✓	✓
Teachers, Nurses, Firefighters	✓	✓	✓	
Graduate Students with Families	✓	✓	✓	
Low-Income Seniors & Families	✓	✓	✓	
Young Professionals	✓		✓	



Office

Mid-Rise Office

Technology, consulting, law, financial advisory, technology, AI

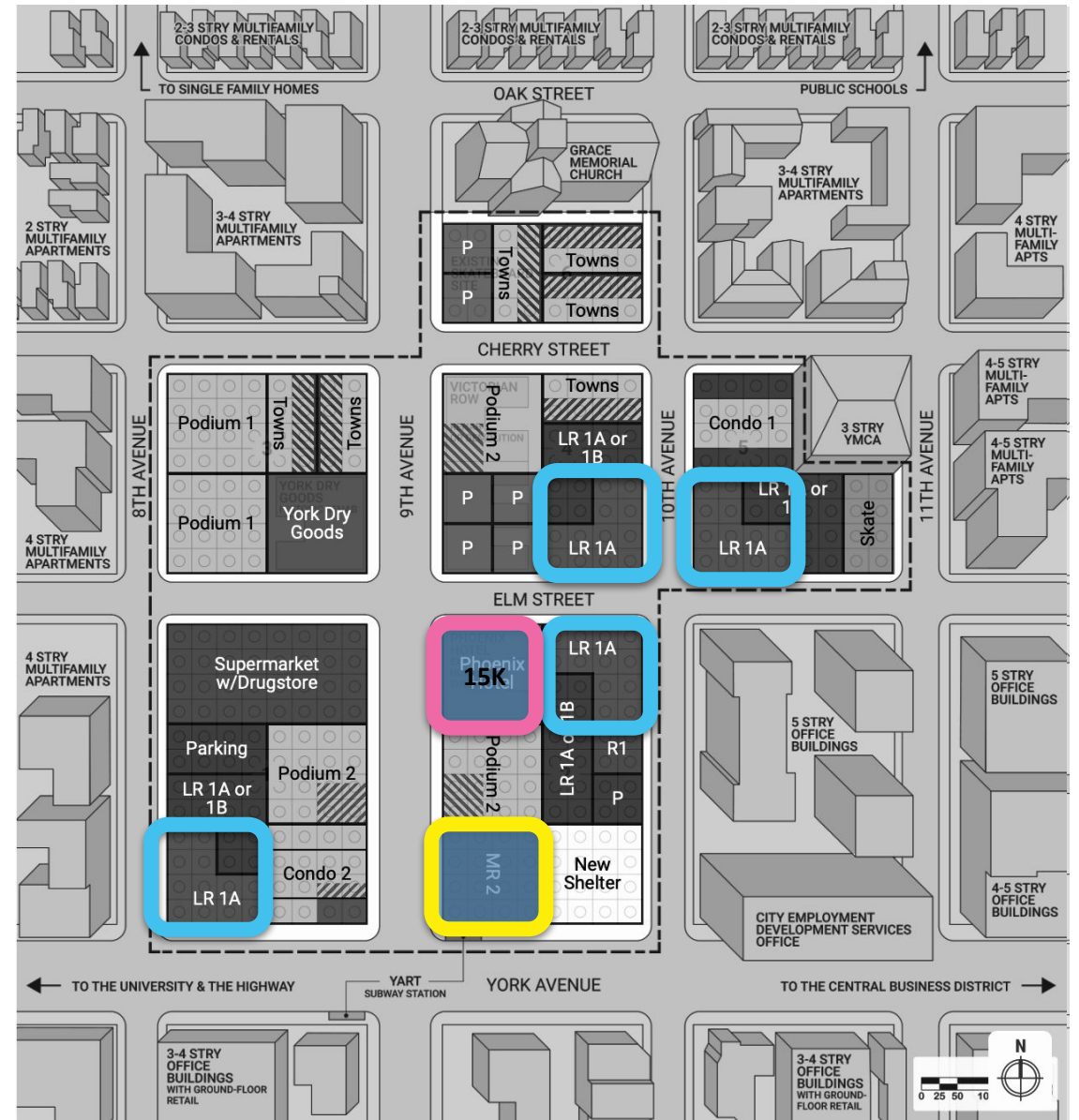
Low-Rise Office

Small- and mid-size businesses: architecture, consulting, medical providers, software

Historic Office

Local non-profits: arts, community services

OFFICE	Area	Absorption
Phoenix Hotel	15 KSF	In podium
Low-Rise Office	180 KSF	2.75
Mid-Rise Office	120 KSF	1.71
Total Office	315 KSF	



Active Uses & Retail

Food & Beverage
 Neighborhood Amenities
 Civic & Culture



Community Market & Pharmacy



Wine Bar & Restaurant



Grab & Go Corner Store
 Florist



Library | Art Space
 Day Care | Health Clinic
 Bike Share



Petcare & Grooming



Central Park with "Wallcast"



Food Hall & Maker Hall



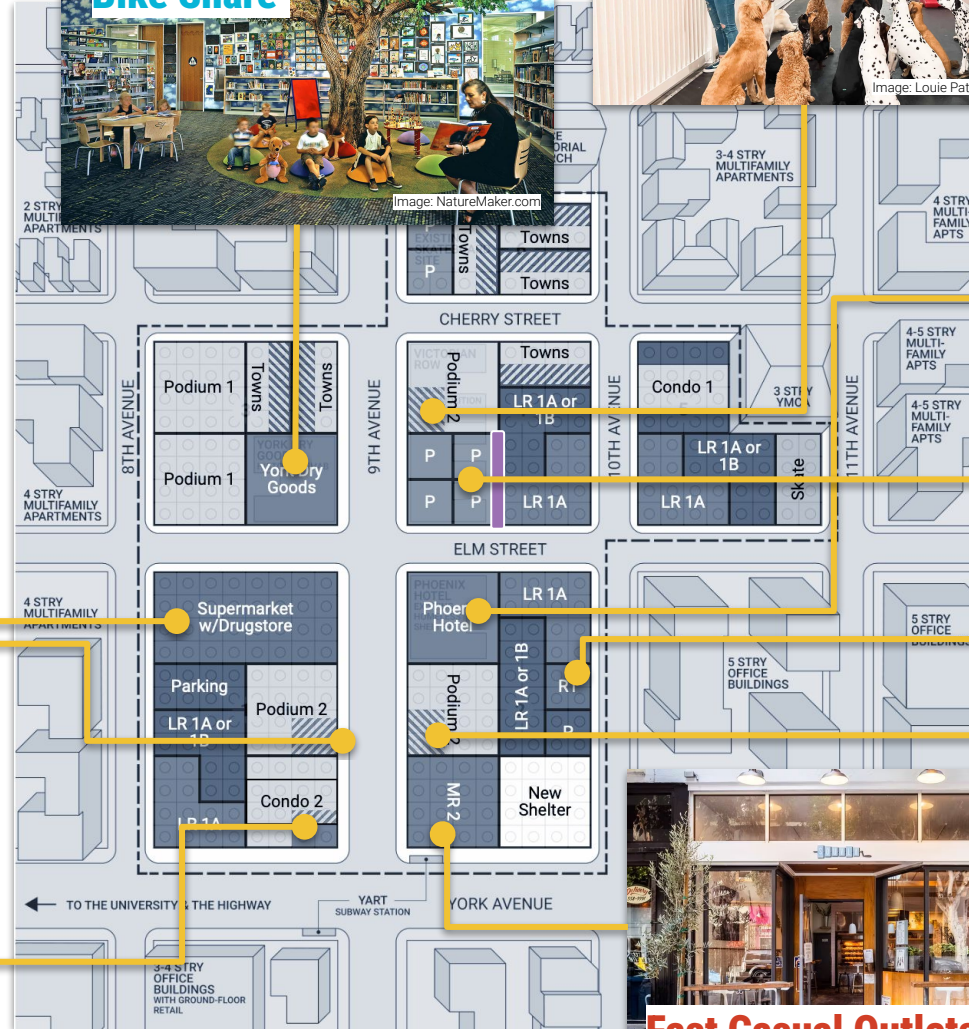
Fitness Studio



Fast Casual Outlets
 Nail Salon | Print/Package

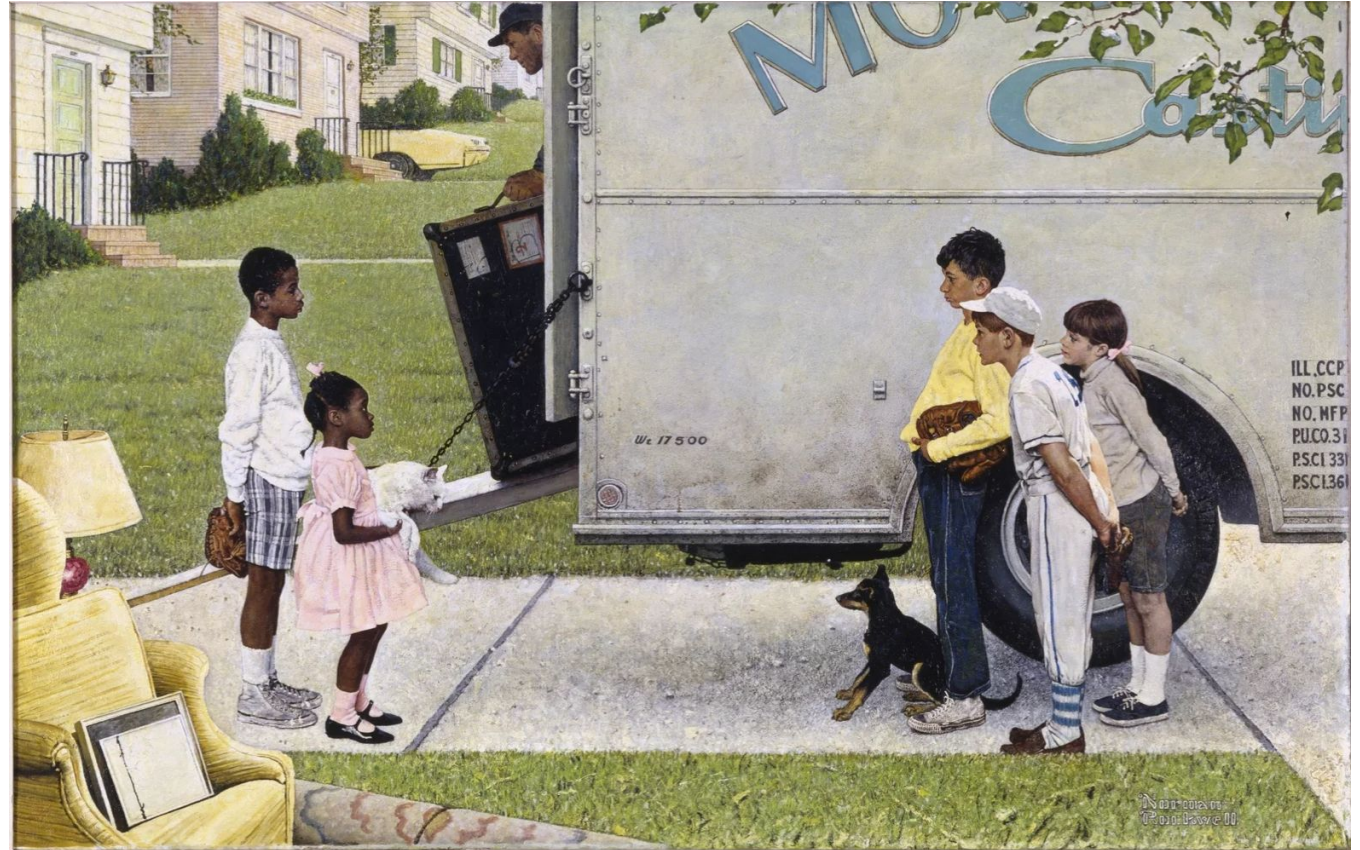


Neighborhood Coffee
 Barber | Fast Casual



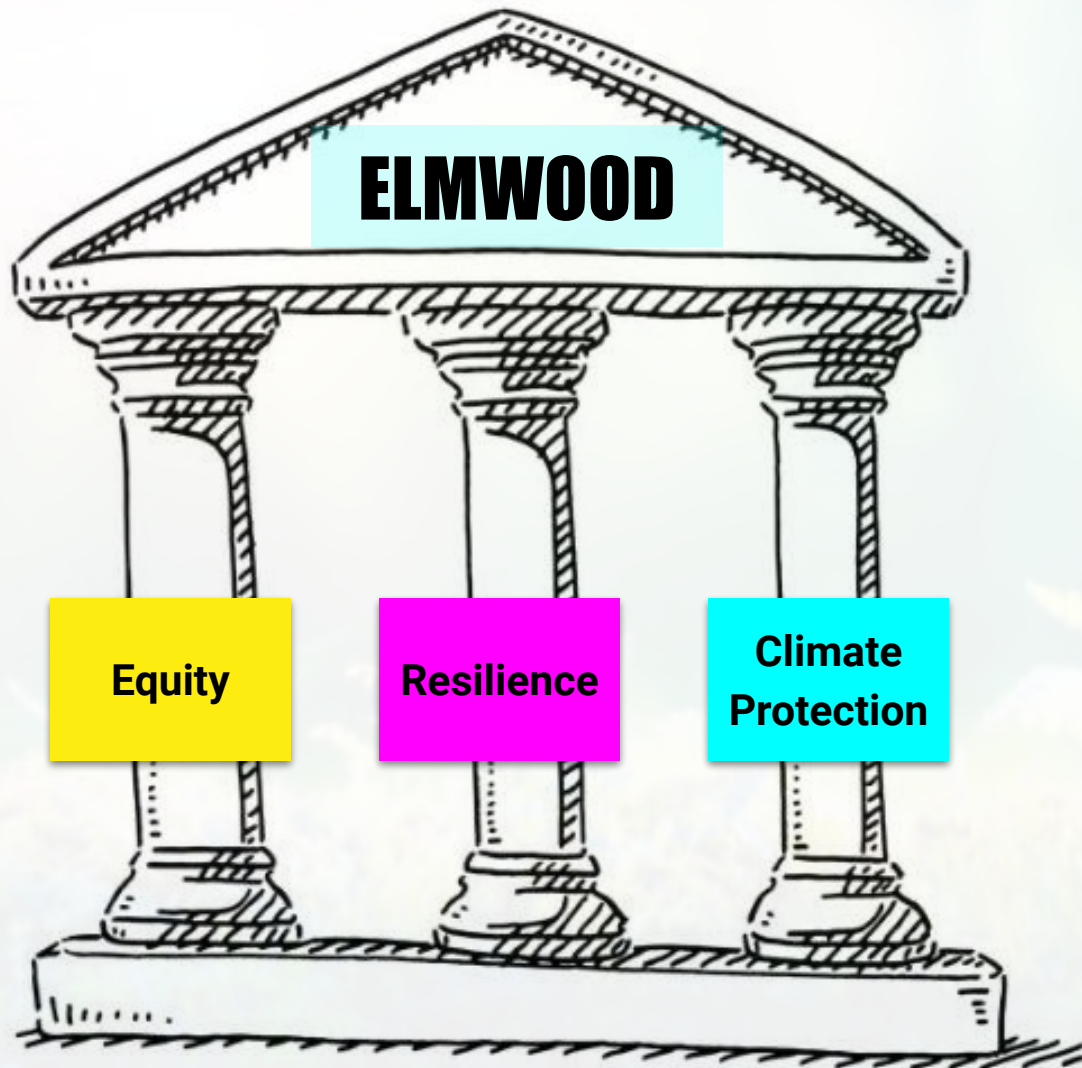
Elmwood's an EcoDistrict With *"the Right Stuff"*

1. Diverse housing, affordable and mixed income
1. Historic preservation is sustainable development
1. Sustainable transit oriented housing, office, and jobs with robust open/civic spaces for all

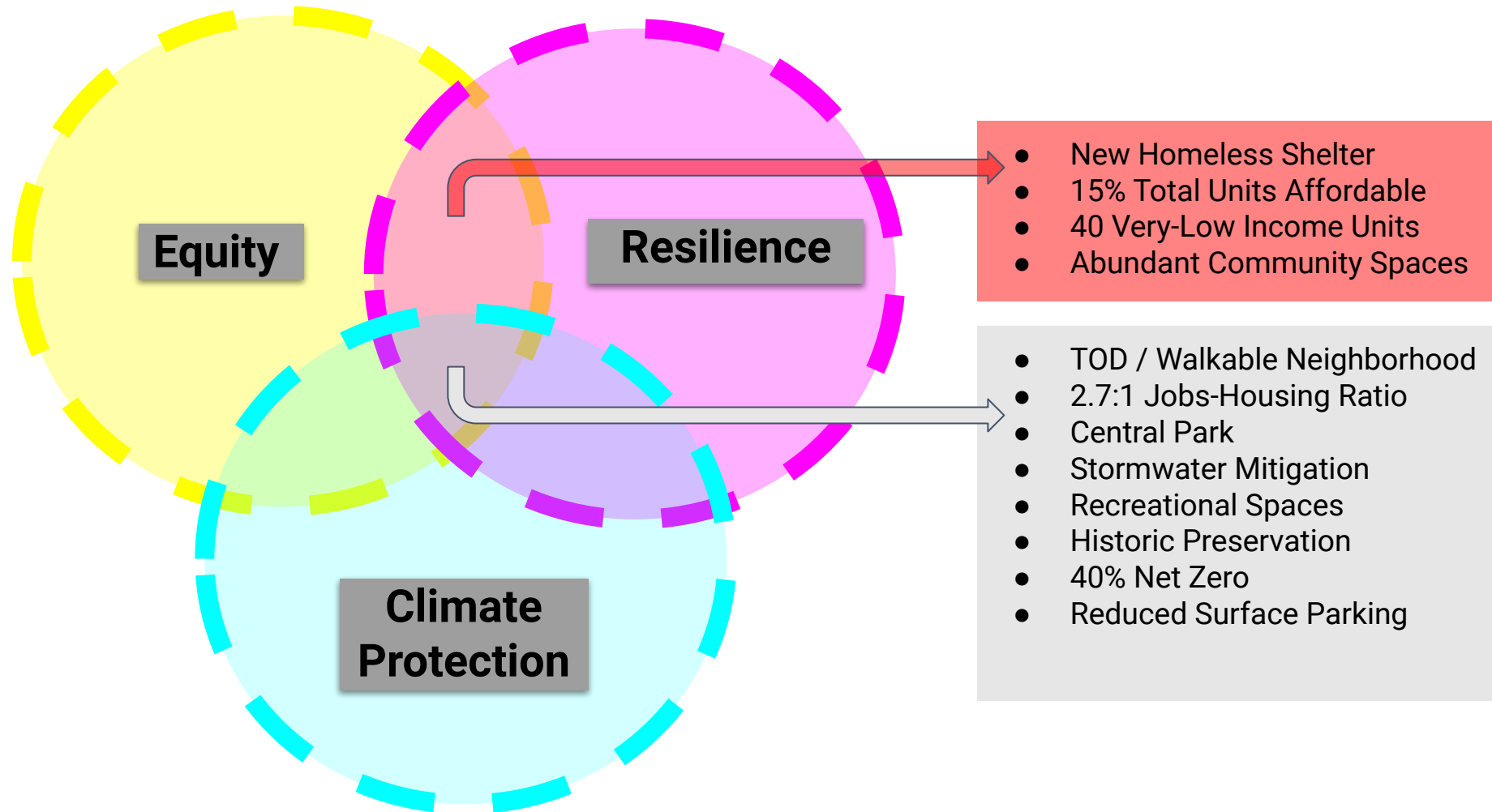


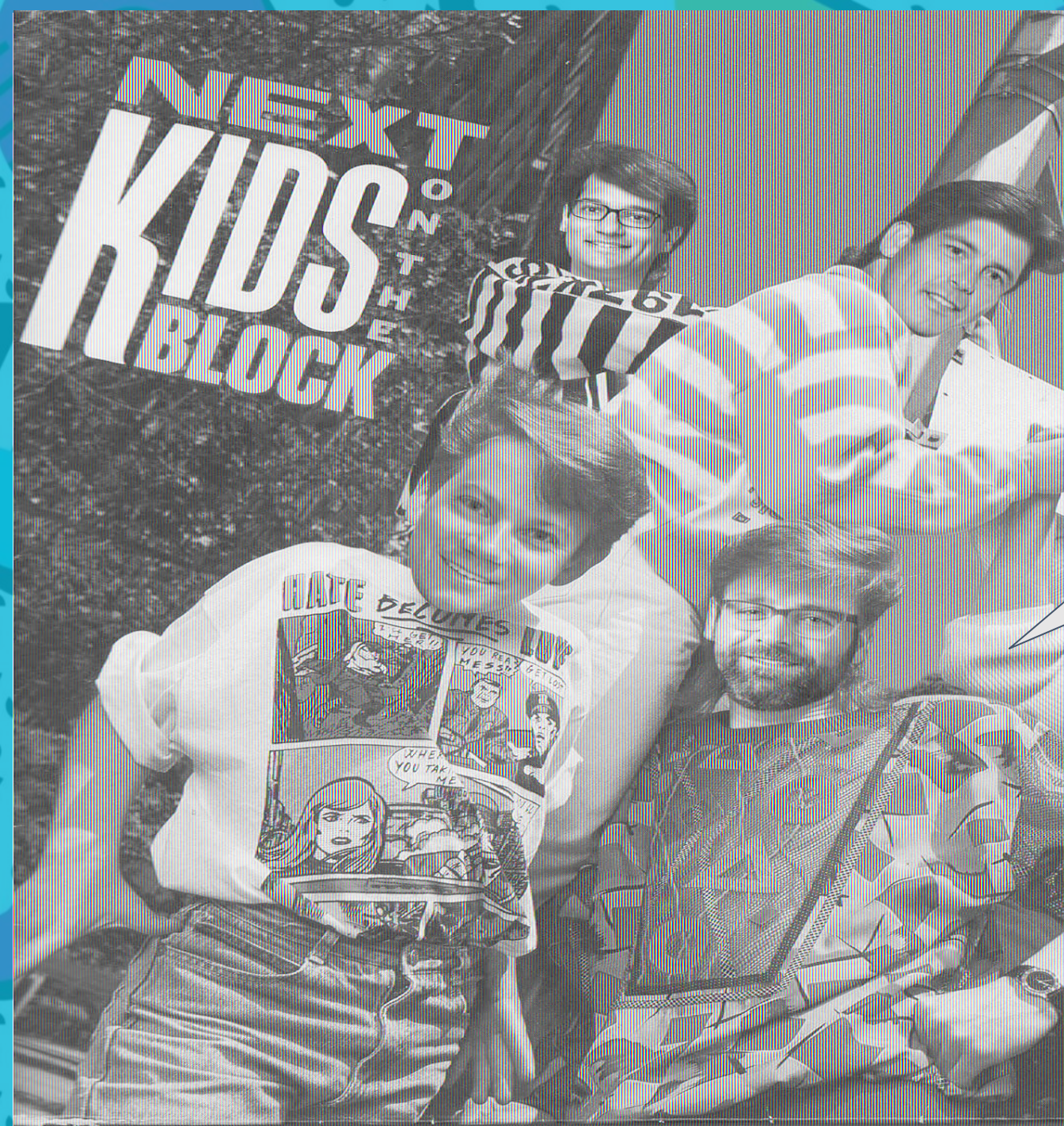
Norman Rockwell, New Kids in the Neighborhood (1967)

***“Step by Step”* Built Upon EcoDistrict Pillars**



Step-by-Step an Elmwood Built for the Future





**Thank
You!**

NEXT Kids on the Block

Link to model:

https://upworkshopsitebuilder.uli.org/plan/bugjev/?edit_key=DmHtCVZt