

YLG PRESENTS

***ELECTRIFY
ENERGIZE
EMPOWER
ELMWOOD!***

ULI URBANPLAN GOT TALENT 2026



Meet The Empower Rangers



Ifeatu
MARKETING
DIRECTOR

Can read your mind and make your
city dreams come true



Isabelle
NEIGHBORHOOD
LIAISON

Your favorite neighborhood
vigilante



Alice
SITE PLANNER

Supervision - can draw with eyes
closed



Eric
FINANCIAL ANALYST &
ENVIRO EQUITY DIR.

Tree whisperer by day, math
wizard by night

VISION STATEMENT



Electrify

Elmwood's streets through
placemaking & creativity

Energize

the economy with jobs and
economic equity

Empower

through community building. We assemble
our strengths: a site plan is our blueprint for
heroic transformation, financial stability is
our mission objective, and our community is
a league of extraordinary neighbors—each
with hidden superpowers waiting to be
activated!

**Heritage Restored!
Legends Reborn!
Giving Elmwood's
icons a new future**

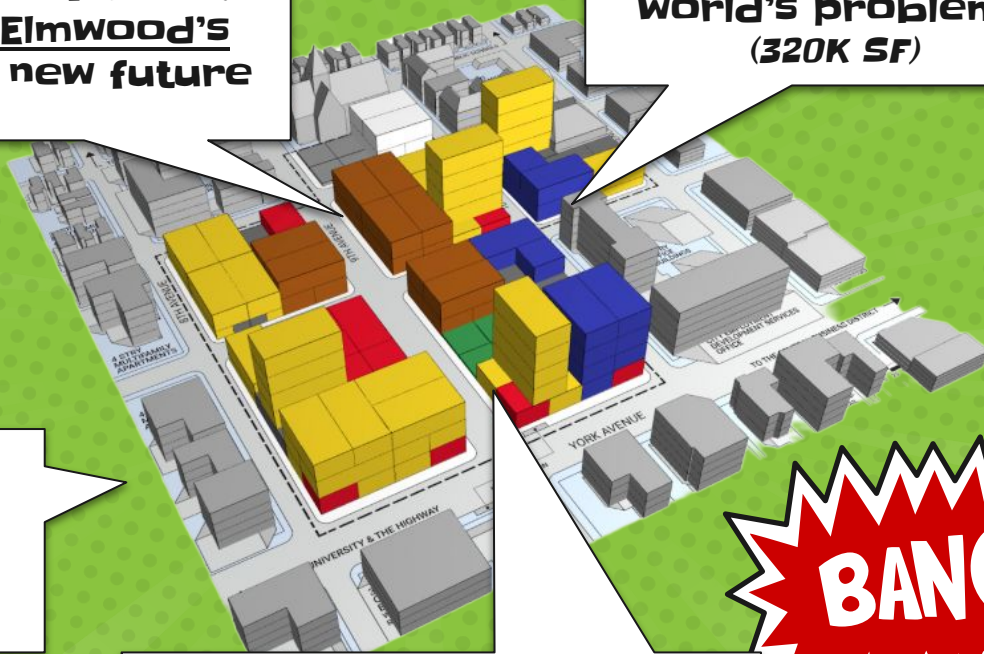
**Office hub for
Elmwood's brightest
minds to solve
world's problems
(320K SF)**

**Housing all
around, no
neighbor left
behind
(428 UNITS)**

**Multipurpose Open space
at the Center for all of
Elmwood's residents
(40,000 SF)**

BANG

+Comic Con



Our Armory - End Users Traits



Day to night



**No formula
retail**



**Cross-
Generational
Interaction**



**Dynamic
Leasing**



Programming Power



York Dry Goods - Historic landmark reimaged as a community hub

- 10,000 SF - Climbing Gym
- 6,000 SF - Senior Center
- 3,500 SF - Day Care

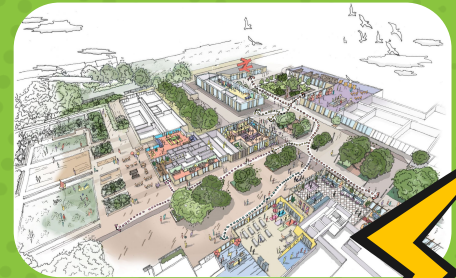


Victorian Row

- 10,000 SF - Incubator Artist/Learning Studios

Phoenix Hotel

- 5,000 SF - Micro-retail



What we heard

proArts – Relocated & Refreshed Housing for Artists & Their Studios

Justice for Elmwood & Grace Memorial Church –
New Homeless Shelter + Entry-Level Jobs

Yorktown Environmental Coalition – 40,000 SF of
New Open Space

The Old Urbanites – Cross Generational Interaction

Elmwood Neighborhood Alliance – Preserve
Historic Buildings



EPIC NUMBER BATTLES



<u>DATA</u>	<u>Target</u>	<u>OUR ELMWOOD!</u>
RATE OF RETURN %	13.5 %	13.6 %
CITY REVENUE \$	\$9.5 M	\$15.8 M
AFFORDABLE HOUSING %	10%	10%
OPEN SPACE SF	40,000 SF	40,000 SF
NET ZERO BLDG %	30%	30%



ECO DISTRICT PILLARS

Climate Protection

- Adaptive Reuse
- Transit Oriented & Walkable
- CO2 Capture with tree planting
- 40,000 SF Open Space

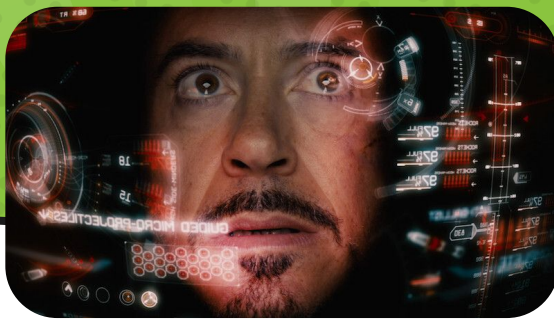
Equity

- New Homeless Shelter
- 744 Entry Level Jobs
- Senior Center

Resilience

- High tax revenue to invest back into city
- Housing for all
- All shapes and sizes of retail for economic conditions





\$15.8
MILLION

Revenue for the City!



THANKS!

**Let's ELECTRIFY
ENERGIZE
EMPOWER
ELMWOOD!**

YLG UrbanPlan Got Talent 2026
SITE BUILDER
CODE: gGUeqy5e

Attribution

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Rate of Return	13.6%
City Net Revenue	\$ 15,816,750
Affordable Housing	10%

Footprint and Use Allocation Check

Is any block overbuilt? Yes/No	No	
Are existing buildings overallocated? Yes/No	No	

Affordable Housing Creation

	Total Units	%
Townhouses (Moderate Income)	10	15%
Podium Apartments (Low Income)	14	12%
Rehab (Very Low Income)	18	90%
Luxury Condos	0	0%
Total Affordable Housing	42	10%

	Total Units/SF	Years to Absorb
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Market-Rate Residential

	Total Units	
Phoenix Hotel	0	In Podium
York Dry Goods	2	In Podium
Victorian Row	0	In Podium
Townhouses	54	2.25
Podium Apartments	106	1.08
Luxury Condos	224	6.40

Office

	Total SF	
Phoenix Hotel	50,000	In Low Rise
York Dry Goods	1,500	In Low Rise
Victorian Row	55,000	In Low Rise
Low-Rise Office	90,000	2.46
Mid-Rise Office	120,000	1.71

Retail

	Total SF	
Phoenix Hotel	10,000	In Neigh. Ret.
York Dry Goods	10,000	In Neigh. Ret.
Victorian Row	10,000	In Neigh. Ret.
Mid-Rise Office 2	5,000	In Neigh. Ret.
Podium Apartments 2	10,000	In Neigh. Ret.
Luxury Condos 2	10,000	In Neigh. Ret.
Neighborhood Retail	15,000	3.18
Supermarket	40,000	2.67
Q-Mart	0	0.00

Net Zero Buildings	30%
Total Jobs	1,446
Open Space	8%

Developer Return Summary

Market Value	\$412,939,000
Costs/Subsidies	
- Construction Costs	\$(329,865,000)
- Land Payment	\$(20,000,000)
- Absorption Penalty	\$(15,397,000)
+ City Construction Cost Subsidy	\$4,605,000
- Net Zero Building Cost	\$(2,968,785)
- Shelter: Relocation Fee	\$0
Total Costs/Subsidies	\$(363,625,785)
Developer Net Profit	\$49,313,215
Rate of Return	13.6%

City Revenue Summary

City Revenue	\$
+ City Tax Revenue (10-Year)	\$28,180,000
- City Operating Costs (10-Year)	\$(2,758,250)
+ Sale of Land to Developer	\$20,000,000
- Cost of Land Acquisition	\$(25,000,000)
- City Construction Cost Subsidy	\$(4,605,000)
City Net Revenue	\$15,816,750

City Fee Summary

Fee to City for relocating shelter	\$ 0
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Open Space

	SF	% of Site Area
Park/Plaza	20,000	4%
Sports Courts	10,000	2%
Skate Park	10,000	2%
Total Open Space	40,000	8%

Net Zero

Fee	30%	\$ 2,968,785
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Jobs Creation Summary

Job Creation	# of Jobs
Part-Time Entry Level	265

Office	Total SF		
Phoenix Hotel	50,000	In Low Rise	
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Q-Mart	0		0.00

Community Facilities	Subsidized SF	Rent-Free SF
York Dry Goods		
Branch Library (7,500 SF)		
Community Art Space (2,500 SF)	2,500	
Community Space w/Resilience Hub (7,000 SF)		
Day Care Center (3,500 SF)		
Drug Treatment Center (1,500 SF)		
Police Sub-Station (1,500 SF)		
Public Health Clinic (5,000 SF)		
Senior Center (6,000 SF)	6,000	
Small Business Incubator (4,000 SF)	4,000	
Teen Center (5,000 SF)		
Yorktown Bike Share (5,500 SF)		
Artist Studios (10,000 SF)		
University Classrooms (15,000 SF)		
Victorian Row		
Studios (10,000 SF)		10,000
University Classroom (15,000 SF)		0
Total Community Facilities	12,500	10,000

City Construction Cost Subsidy	\$(4,000,000)
City Net Revenue	\$15,816,750

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Total Open Space	40,000	8%

Net Zero		
Fee	30%	\$ 2,968,785

Jobs Creation Summary	
Job Creation	# of Jobs
Part-Time Entry Level	265
Full-Time Entry Level	479
Mid-Paying	593
High-Paying	109
Total Jobs	1,446

Total Housing Summary	Units	%
Market-Rate Housing Creation	386	90%
Affordable Housing Creation	42	10%
Total Housing Units	428	100%

Jobs to Housing Ratio	
Total Number of Jobs	1,446
Total Number of Housing Units	428
Ratio (Jobs to Housing)	3 to 1

Parking	
Stalls	
Surface	131
Structured	476
Subterranean	659