



River Ecology & Governance Task Force

June 7, 2022 3:00 PM – 4:30 PM

Agenda

- I. Welcome and Introduction
- II. Task Force Goals
- III. Case Study Presentation: Southbank Riverfront Project
- IV. PAS Framework Plan, USACE Programs and Next Steps
- V. Planning and Project Updates
- VI. Upcoming Meeting Dates + Adjourn

Task Force Objectives

Transforming Chicago's unique waterway system into a **thriving and ecologically integrated natural asset**, capable of accommodating the needs of people, requires **coordinated planning**, investment and management

Aspire to, and realize no later than 2040, inland waterways in Chicago that are **inviting, productive and living**, that **support wildlife in-stream and on their banks**, and that **contribute to our city's resiliency**

Short-Term Goals: 2021 - 2022

1. Create principles for a system-wide and neighborhood focused approach to Chicago's waterways
 - a. Adoption of principles by government partners participating on Steering Committee
2. Review current policies and create recommendations to strengthen them

Short-Term Goals: 2021 - 2022

3. Inform near-term planning opportunities to advance collective priorities
 - a. We Will Chicago
 - b. CDOT Access Study
 - c. USACE PAS Restoration Framework Plan
 - d. Industrial Corridor Modernization Process
4. Develop criteria to prioritize projects for identified funding opportunities
5. Standardize process for reviewing riverfront development projects

Case Study Presentation

“a five-building development with Riverwalk and open park that incorporates sustainability and a wild feeling.”



SOUTHBANK

MODERN RESIDENCES

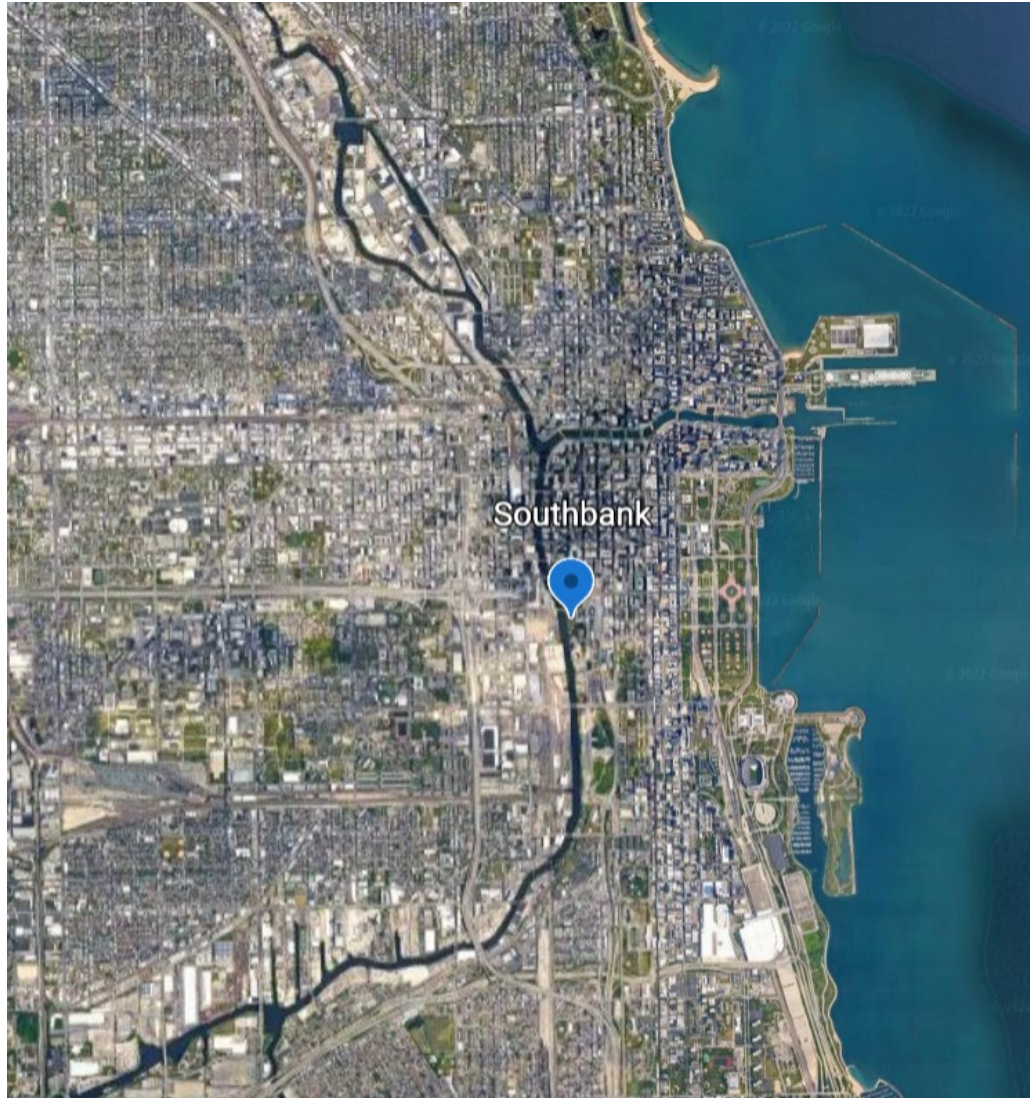
SOUTHBANK PARK

RIVERWALK/AMPHITHEATER

NATIVE WILDLIFE

“a project that synthesizes infrastructure and natural habitat to create an amenity and backyard for neighbors on the river. Very infrastructural, complex project to create a huge space and draw for people on the river.”

Southbank Location



Initial Site Plan

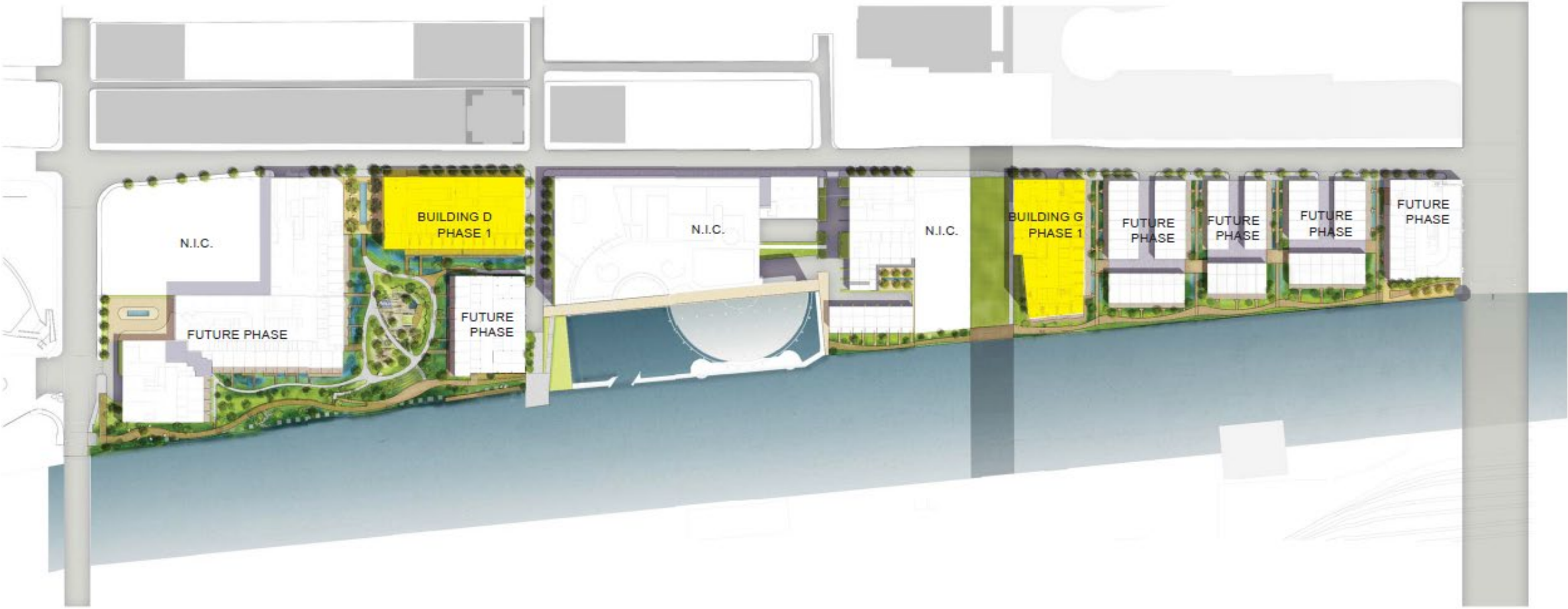
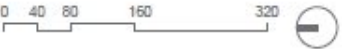


Image courtesy of DPD and Hoerr Schaudt



Initial Site Plan

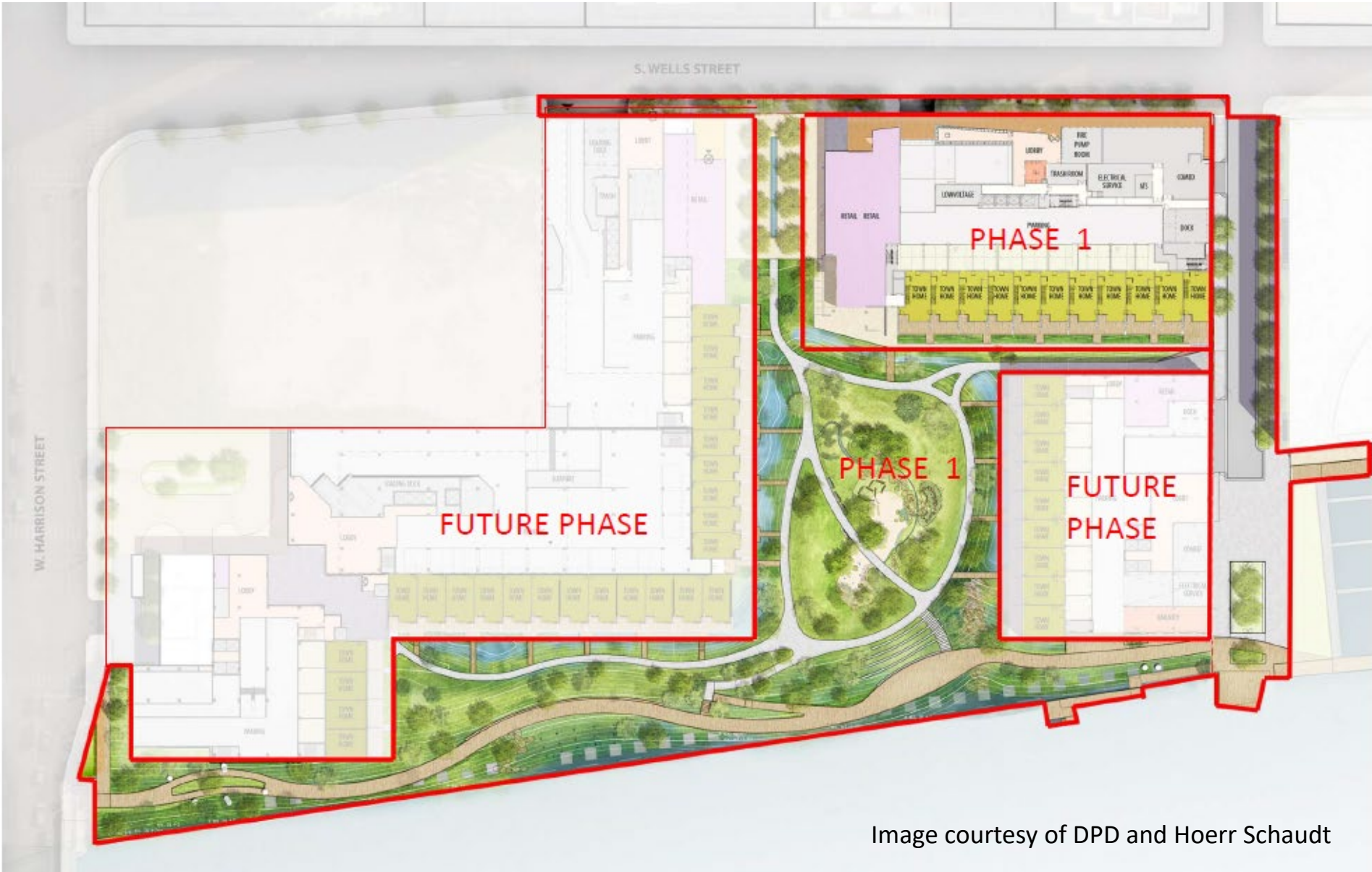


Image courtesy of DPD and Hoerr Schaudt

Site Diagram



Image courtesy of Lendlease

Site Images



Image courtesy of Adam Flickinger

Site Images



Project Collaborators

Core Team

- Lendlease
- CMK
- Perkins & Will
- Confluence
- Hoerr Schaudt
- Dept. of Planning & Development (DPD)

Government Stakeholders

- US Army Corps of Engineers (USACE)
- Ill. Dept. of Natural Resources (IDNR)
- Chicago Dept. of Transportation (CDOT)
- US Environmental Protection Agency
- Metropolitan Water Reclamation District of Greater Chicago (MWRD)
- City Council and Committee
- Chicago Plan Commission

Major Project Milestones

2014: Concept and Parcel Assembly

- Started as the Riverline, master plan that extended all the way to Harrison Street. Stretched Harrison to Marina City then South from Marina City to Roosevelt.
- Began as a joint venture between CMK and Lendlease.
- CMK assembled parcels of what was vacant land. The site formerly operated as a railyard.

2015: Rezoning Process + PD Process

- Required zoning reclassification for the Southbank parcel from DX-7 Downtown Mixed Use District to Waterway Residential Business Planned Development – becoming PD 1298, adopted in December 2015.
- Lendlease was responsible for north half completing the Planned Development and approval process in November 2015.
- Masterplan for entire site created by Perkins and Will with support of Hoerr Schaudt.

2018: Implementation of Southbank

- Riverline officially split into two separate projects. CMK (south) and Lendlease (north).
- Environmental remediation and preparation required for Southbank parcel.
- Confluence engaged for construction of landscape.
- Phase I with Riverwalk opened in 2019.

Project Highlights

- **Project Goals**

- Visionary objective of highlighting the river
- Bring nature back to the site and restore the edge / softening it
- Connect people to history and the river in a meaningful way
- Opening spaces and edges / creating community spaces
- Leading with the landscape rather than the buildings

- **Project Successes**

- Reuse of limestone foundations as part of site design / amphitheater
- Open space construction to occur as part of Phase I for future projects
- Native landscaping and establishment of emergent plant communities
- Integrated elevated walkways

- **Project Challenges**

- Required extensive hydrological survey – condition of river's edge was unknown
- Underground tunnels, sewer / excavation work
- Brownfield site requiring remediation and a balance of cut/fill
- Restoration / challenges of riverwall and water levels

Planning and zoning regulations, processes, permits (local, state, federal)

Entity	Description
Department of Planning and Development	Requirements for rezoning to Waterway Planned Development and then shepherding the Planned Development process
U.S. Army Corps of Engineers	Permitting around restored riverwall
Illinois Department of Natural Resources	Permit process
Chicago Dept. of Transportation	Harbor permit and Riverwalk extension
US EPA	Required tests to prove that contaminated water would not flow through soil, then through the seawall and into the river
MWRD	Onsite easement for excavation work. Open space located over easement.

Community / Stakeholder Engagement

- Required as part of Planned Development process prior to Plan Commission hearing
- Community engagement and outreach focused on Wells Street condo associations as well as River City residents
 - Concerns around increased density and traffic
- Project also reviewed by the Friends of the Chicago River development review committee

PAS Framework Plan, USACE Programs and Next Steps

Planning and Project Updates

- CDOT Access Studies
 - South Branch Parks – underway, concluding existing conditions
 - River Access – in procurement, finalizing soon
- Industrial Corridor Modernization Planning
 - High level vision studies with corridor clusters (Calumet and Southwest) – in procurement
 - Southwest – synthesizing community engagement related to freight
- We Will Chicago
 - Draft framework to be released late June 2022
 - Task Force activity in September
- Sustainable Development Policy
 - Task force members received invitation to participate in focus groups

(Former) DePaul College Prep Site Visioning

- Located at Addison and California
 - 7 acres / 1050 feet of river frontage
 - Open to ideas for repurposing/development
- Community Visioning Session
 - Tuesday, July 12
 - 7 pm – 8:30 pm
 - 3633 N California Ave
- Email John Friedmann: JF33@JOHNFRIEDMANN.COM

Site Images



Looking Southeast



Looking North

2022 Meeting Dates + Adjourn

Task Force Meeting Dates

- June 7: 3 pm to 4:30
- September 13: 3 pm to 4:30
- December 6: 3 pm to 4:30

Upcoming Working Group Meetings

- System Plans
 - June 16: noon to 1 pm
 - July 20: noon to 1 pm
- Development Reviews
 - June 14: 6 pm to 7:30 pm
 - July 12: 6 pm to 7:30 pm