



River Ecology and Governance Task Force

Development Review Working Group

October 3, 2023 | 6:00 – 07:30PM

700 W Chicago (Halsted Landing) Agenda

- I. Context Presentation by DPD (5 minutes)
- II. Developer (Onni) Presentation (30 minutes)
- III. Q&A with Developer Team (30 minutes)
- IV. Working Group Only Discussion (25 minutes)

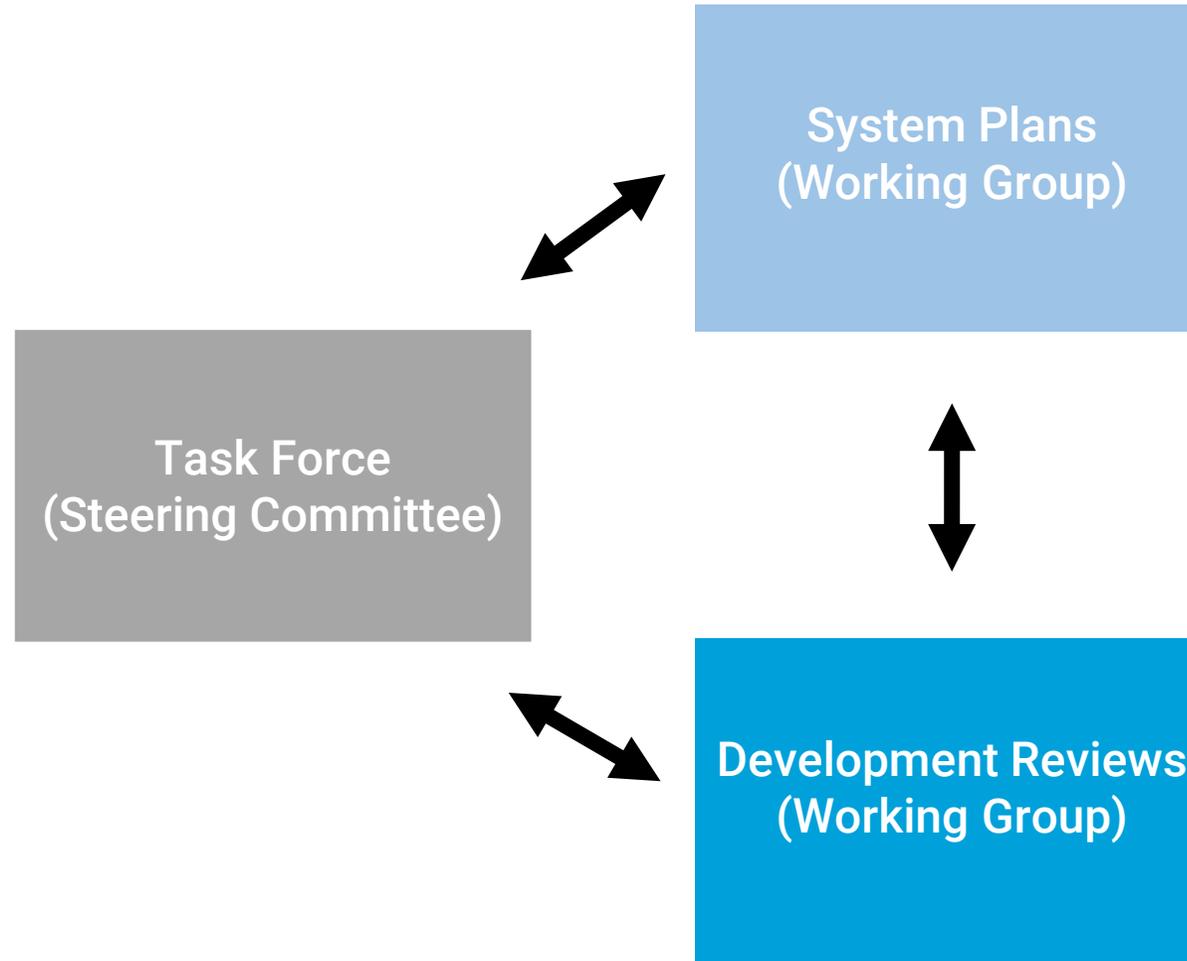
REGTF Objectives

- I. 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

- II. 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**

REGTF Overview

Working Structure for 2021 – 2022



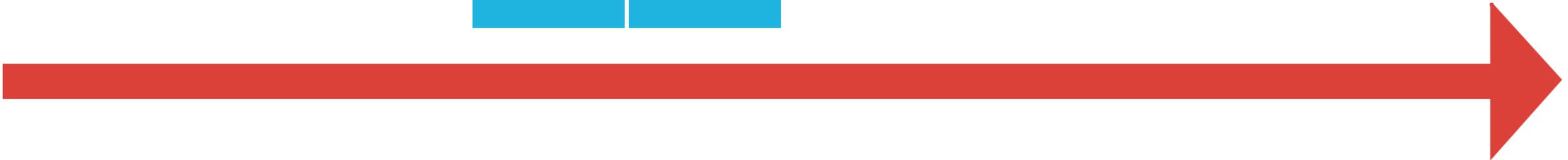
Development Review Working Group

Charge of the Group:

- Incorporate principles developed by the System Plans working group to align with project reviews;
- Create and follow a process and structure to review projects;
- Provide consensus and standardized input and feedback to the City of Chicago and developers on riverfront projects, based on the Department of Planning and Development's (DPD's) Chicago River Design Guidelines.

Planned Development Review Process

**REGTF
Development
Review**



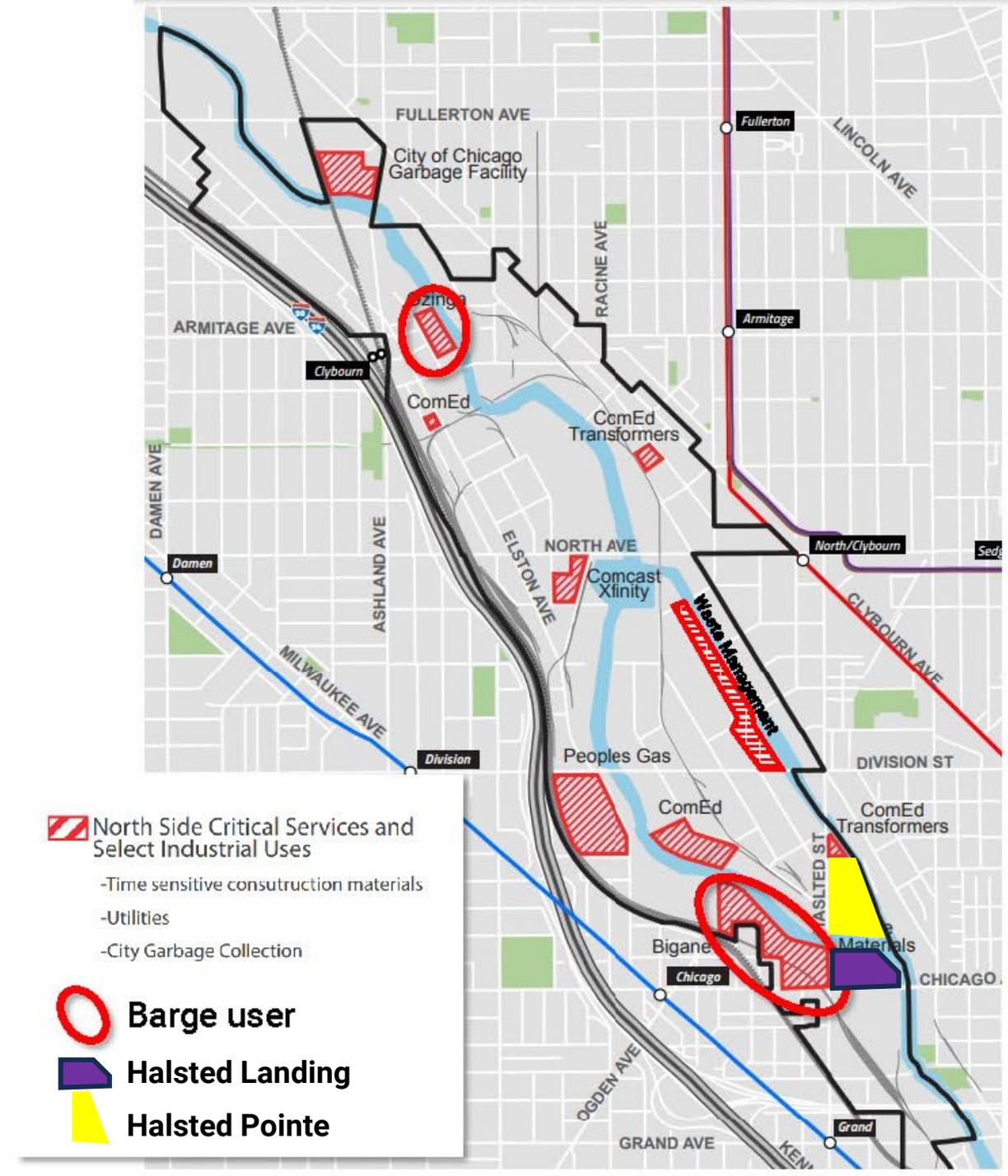
Site Context

Project Location and Context



North Branch Framework

Critical Services



North Branch Framework

Open Space



Long Term 10 to 20 years

Map Key



North Branch River Trail



Wetland and Instream Improvement



Publicly Accessible Open Space within Planned Developments with Potential for Recreational Fields



606 Connection to North Branch with Active Park

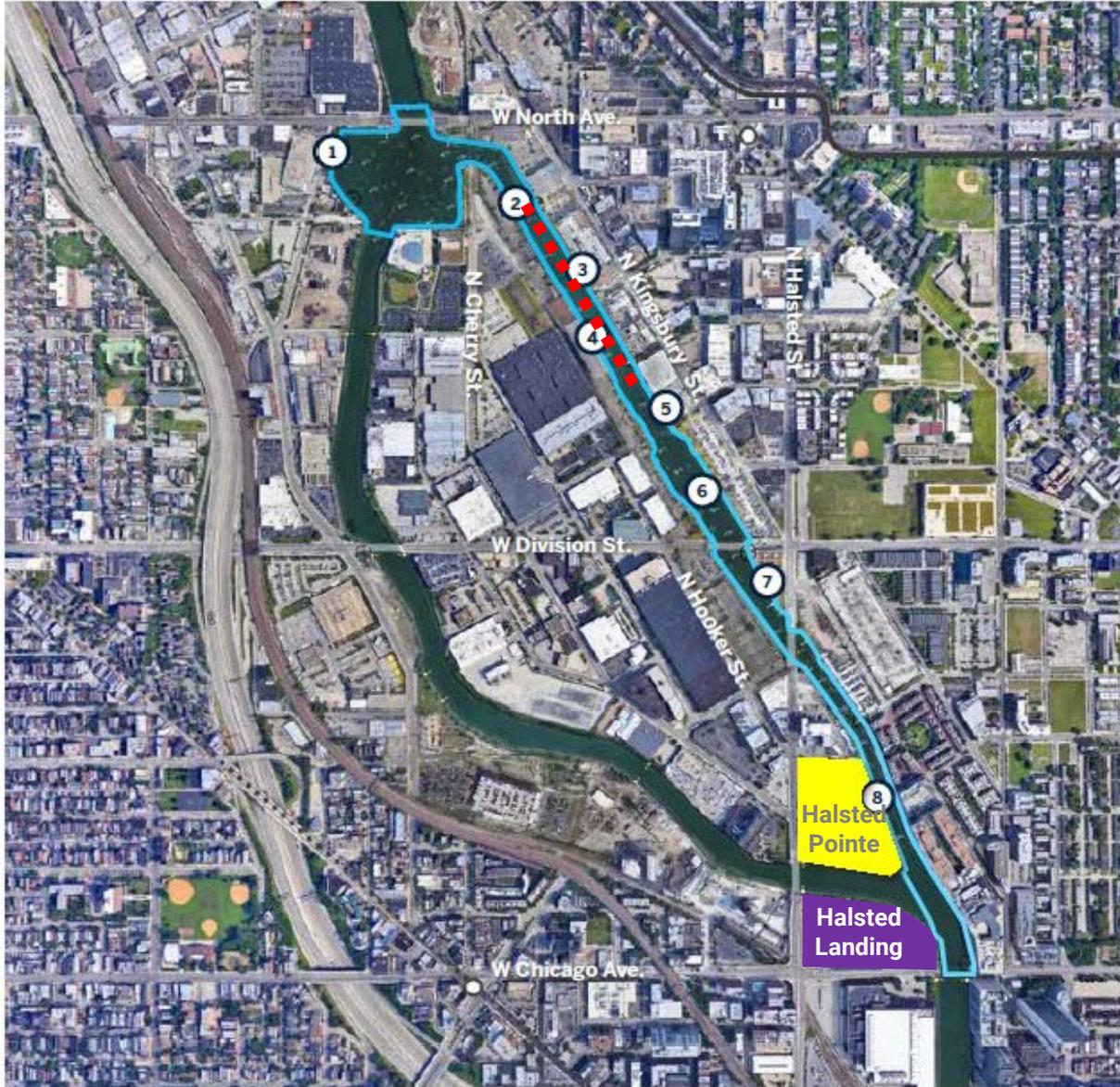


Halsted Landing



Halsted Point

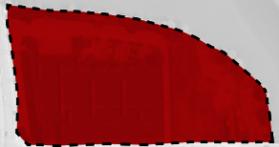
Wild Mile



South Reach



Development Team Presentation



700 W. CHICAGO AVE.

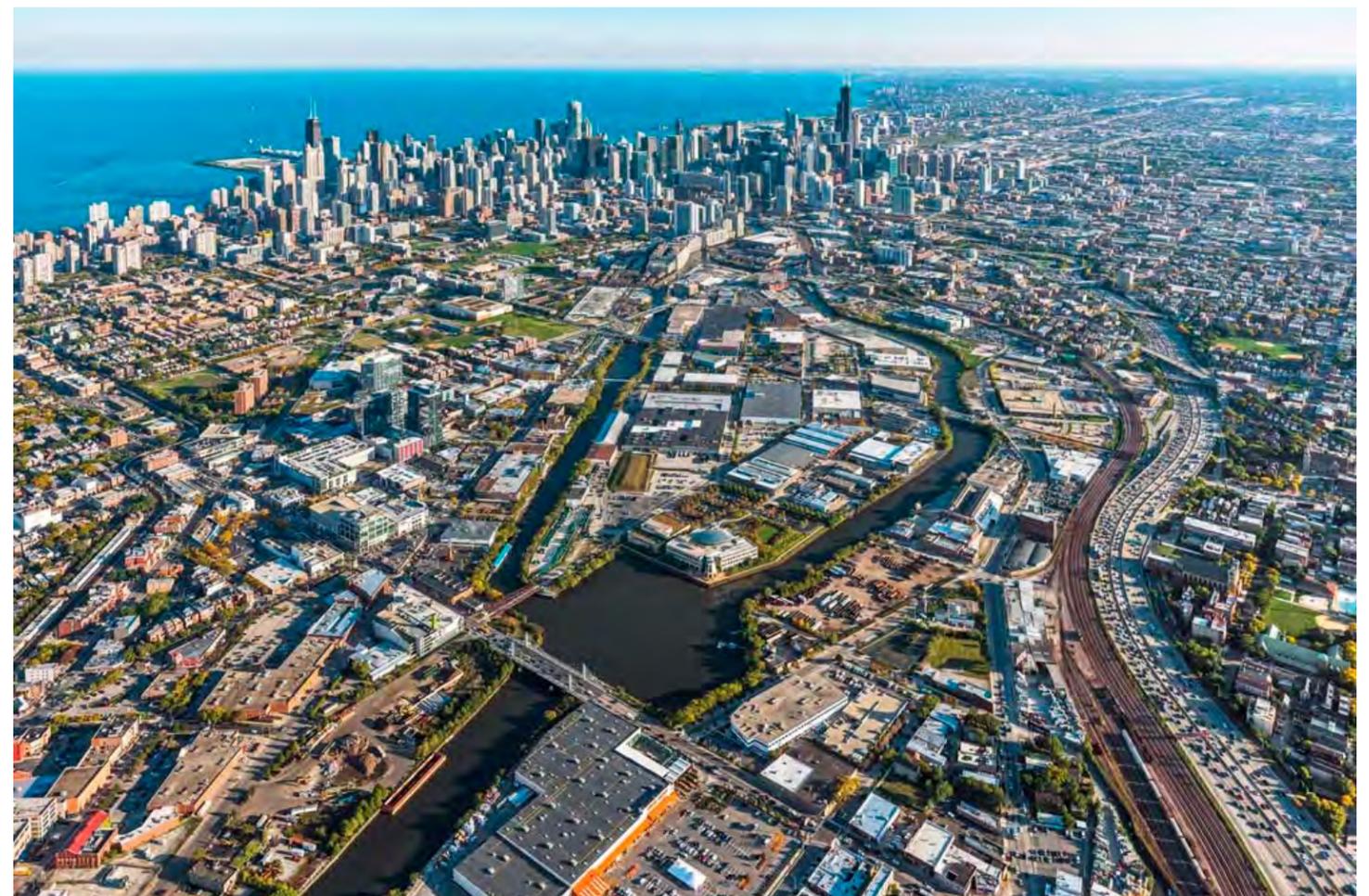
HALSTED LANDING

RIVER ECOLOGY AND GOVERNANCE TASK FORCE

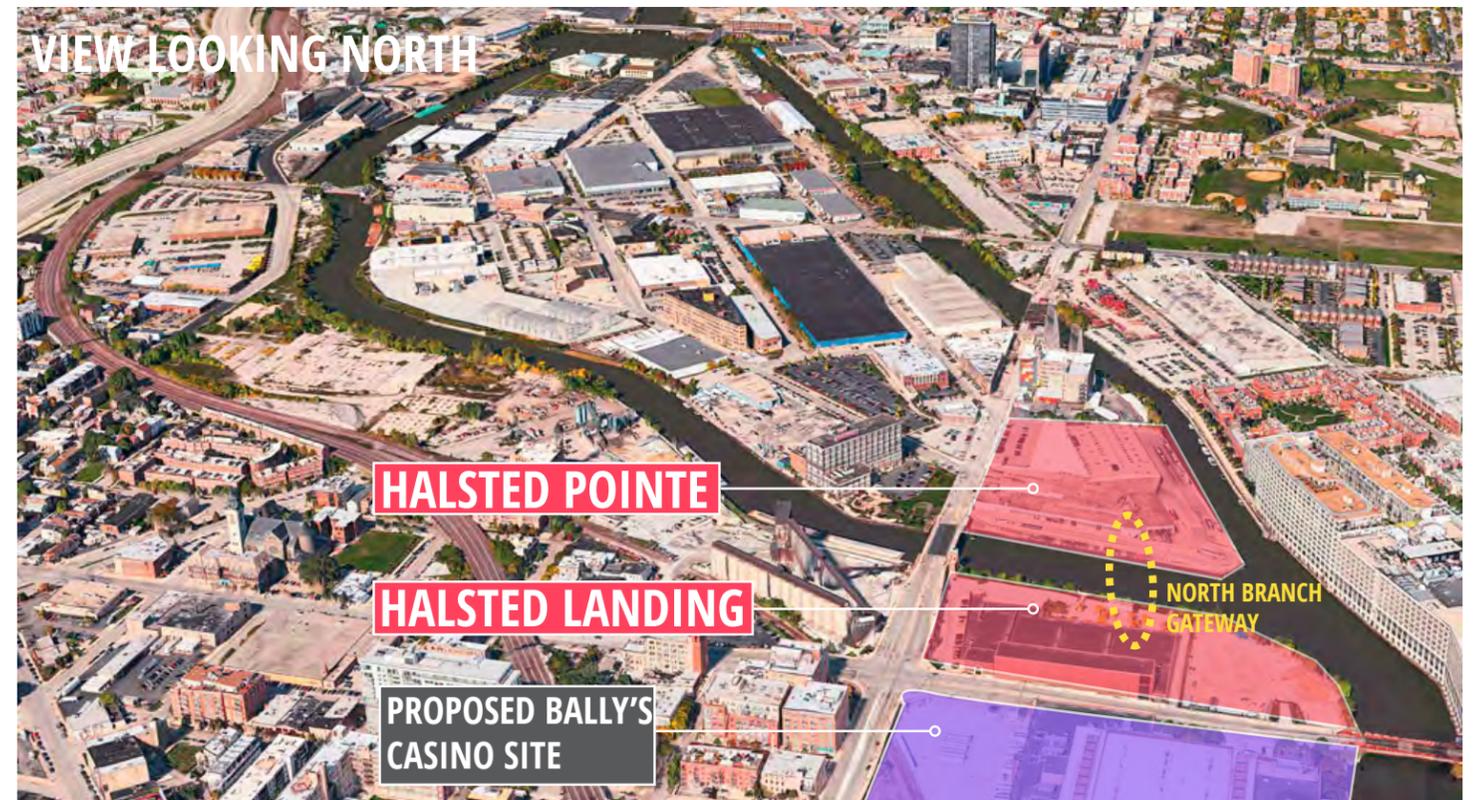
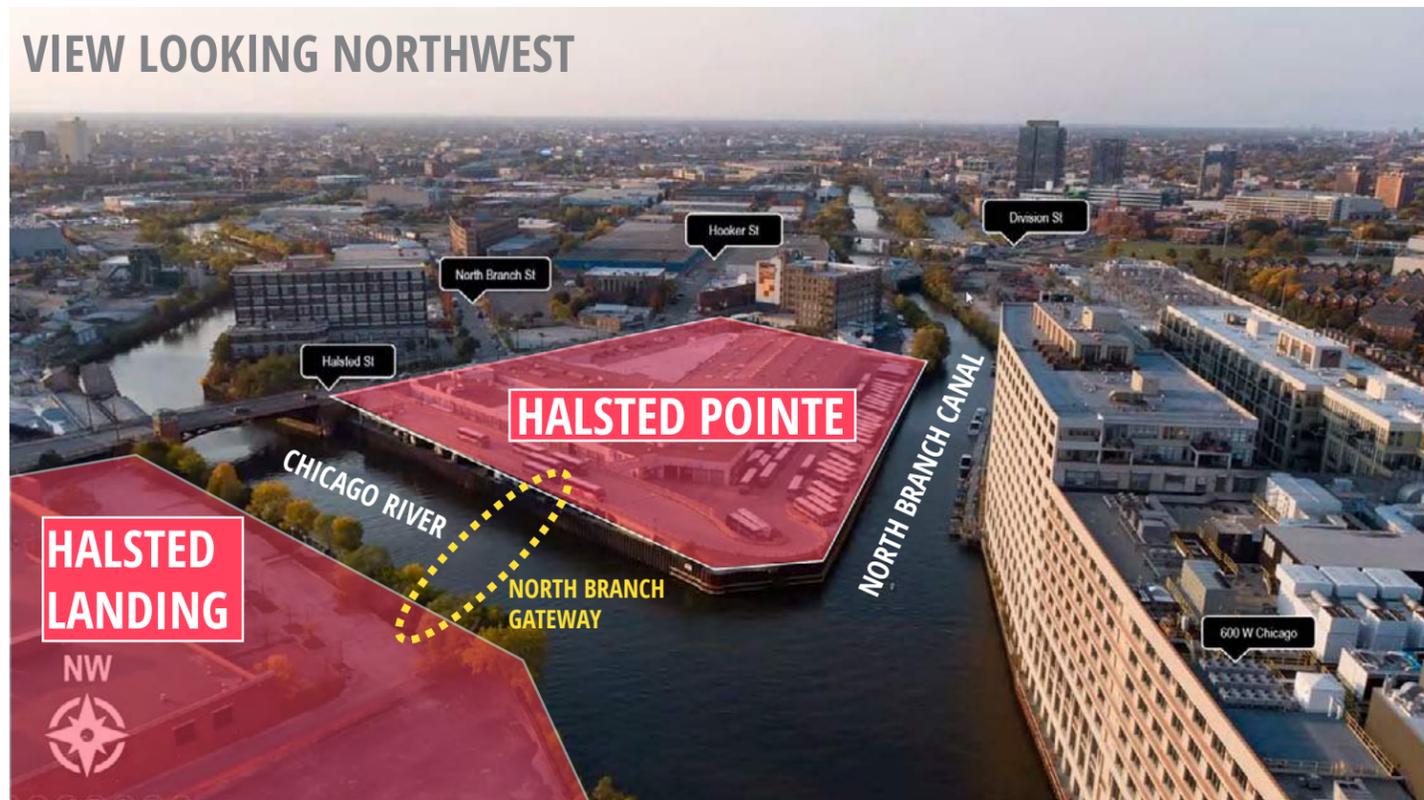
OCTOBER 3, 2023



SITE CONTEXT: A NEW GATEWAY INTO THE LOOP



SITE CONTEXT: A NEW GATEWAY INTO THE LOOP



Halsted Pointe
Still in design - under separate review

700 W Chicago | Halsted Landing
For REGTF Review



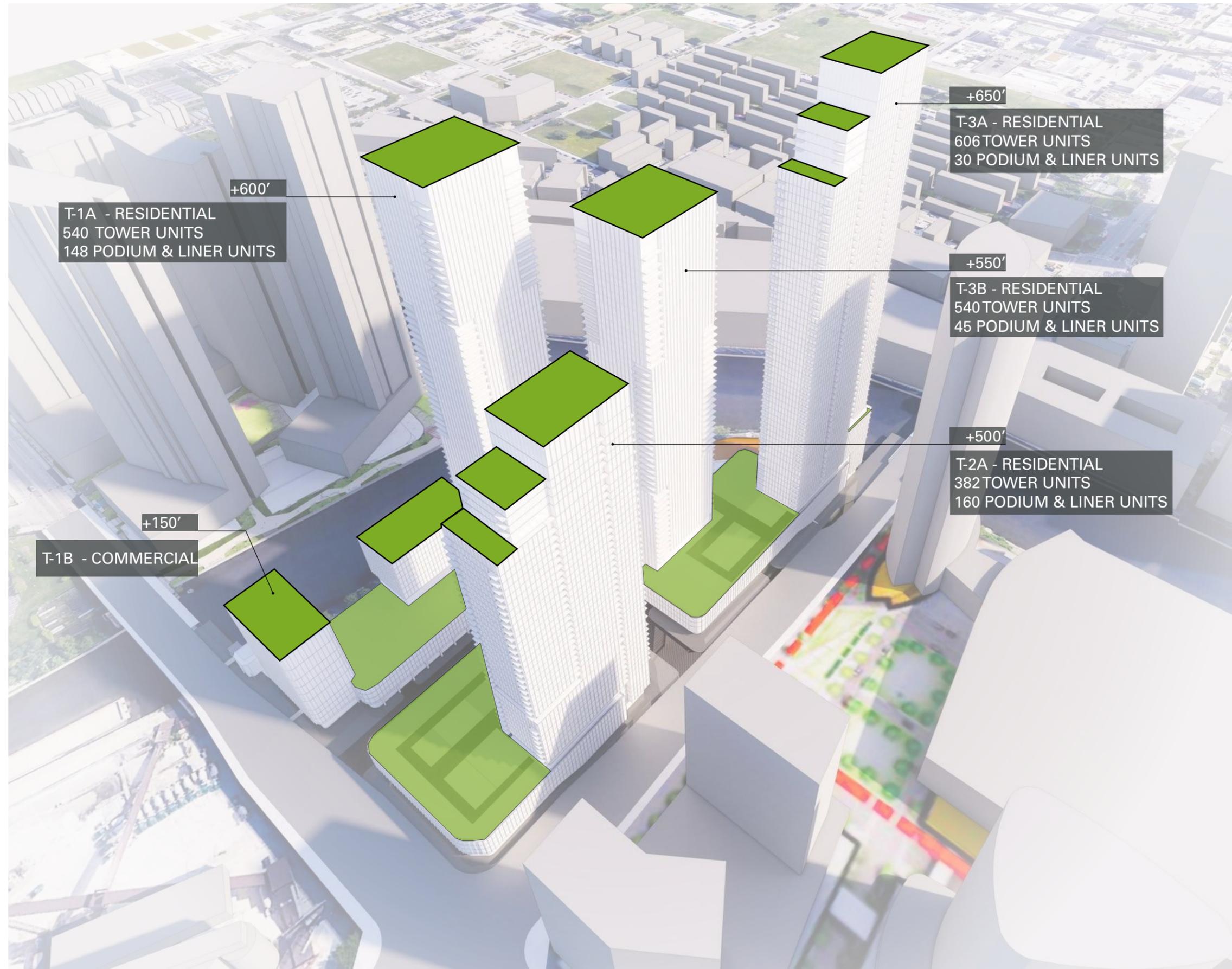
MASTER PLAN



DEVELOPMENT STATISTICS

UPTO 2,451 RESIDENTIAL UNITS
20% ARO UNITS ON SITE

COMMERCIAL:
RETAIL
FOOD & BEVERAGE

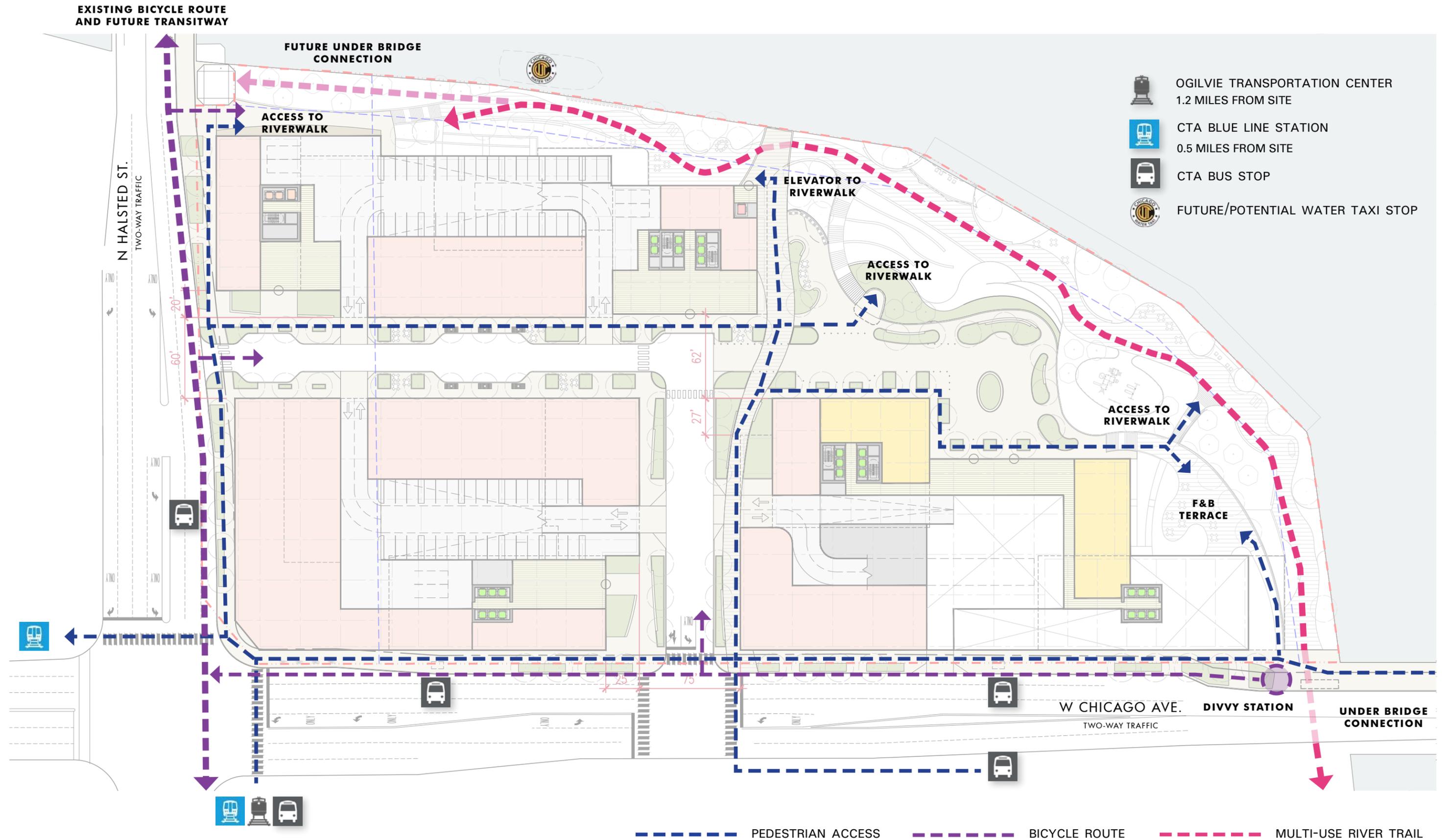


LOWER LEVEL 3 (+5'-0")



UNDER-BRIDGE
RIVERWALK
CONNECTION

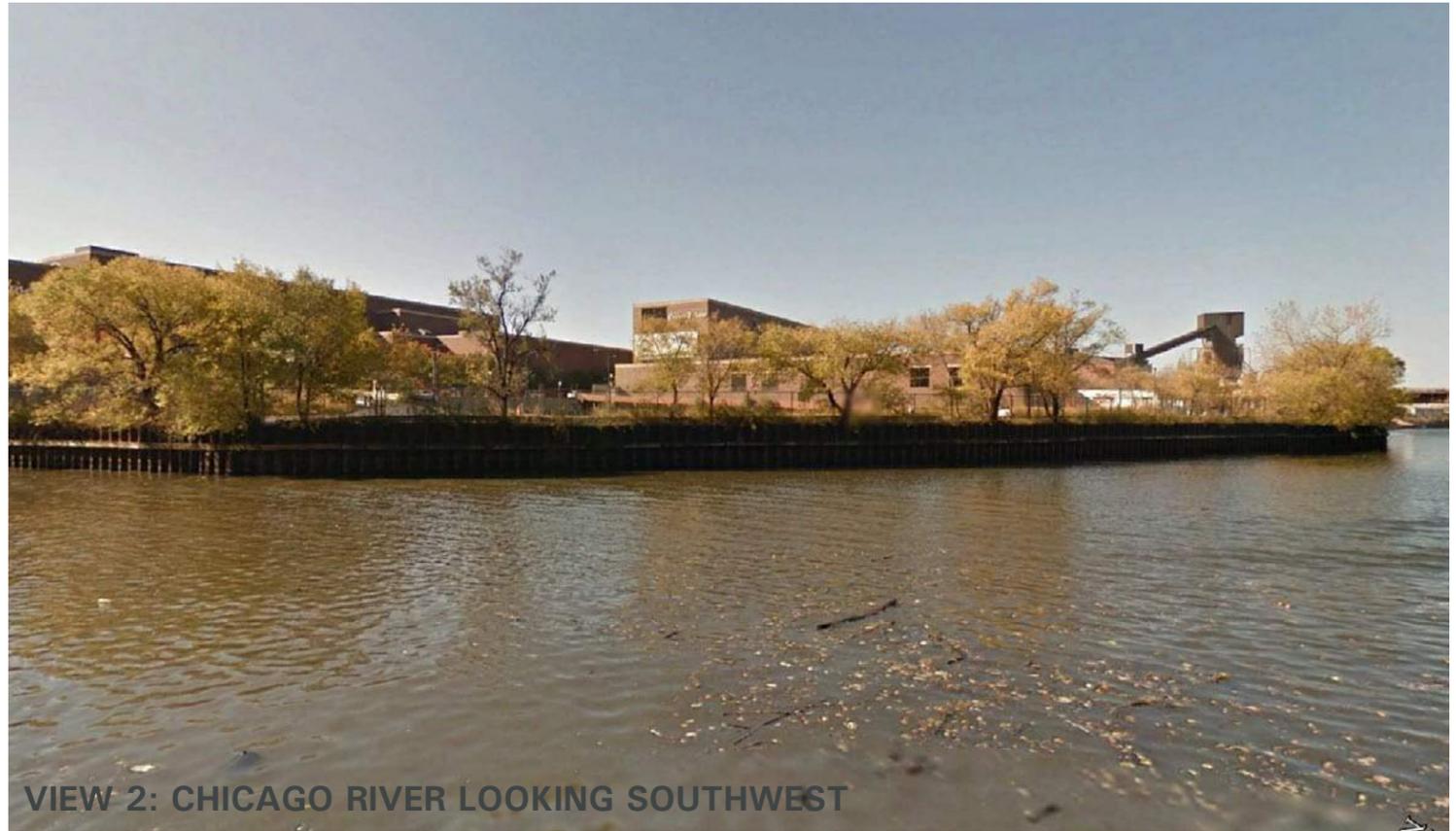
PEDESTRIAN ROUTES & CONNECTIVITY



EXISTING SEAWALL CONDITION



VIEW 1: CHICAGO RIVER LOOKING SOUTHWEST



VIEW 2: CHICAGO RIVER LOOKING SOUTHWEST



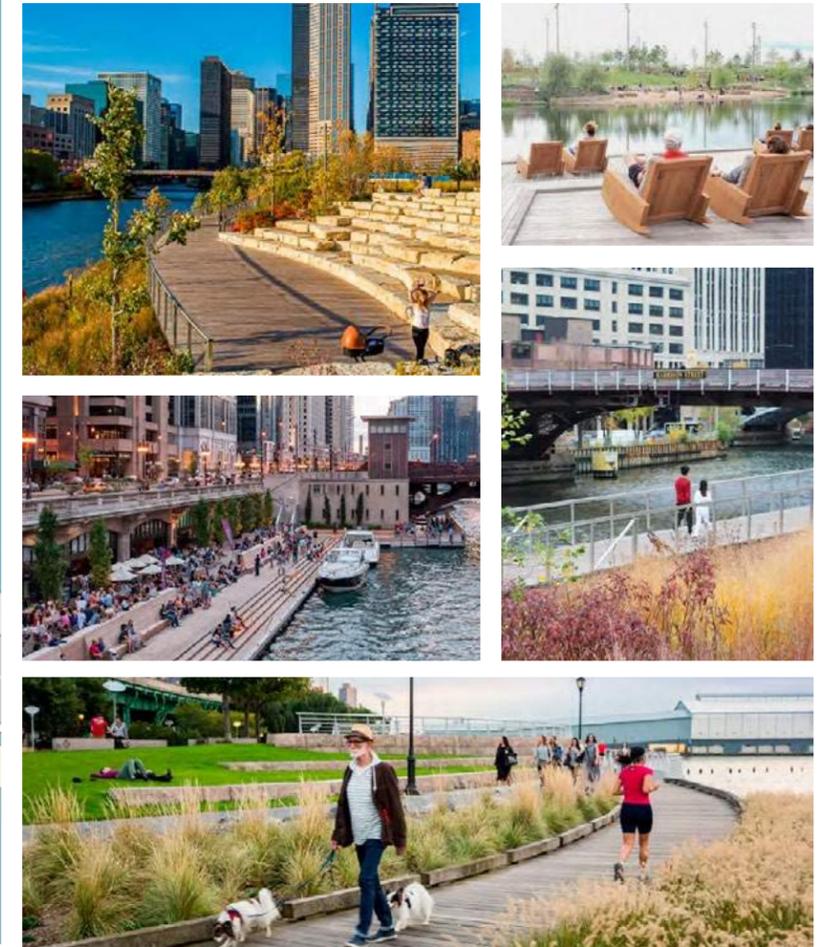
VIEW 3: CHICAGO RIVER LOOKING WEST



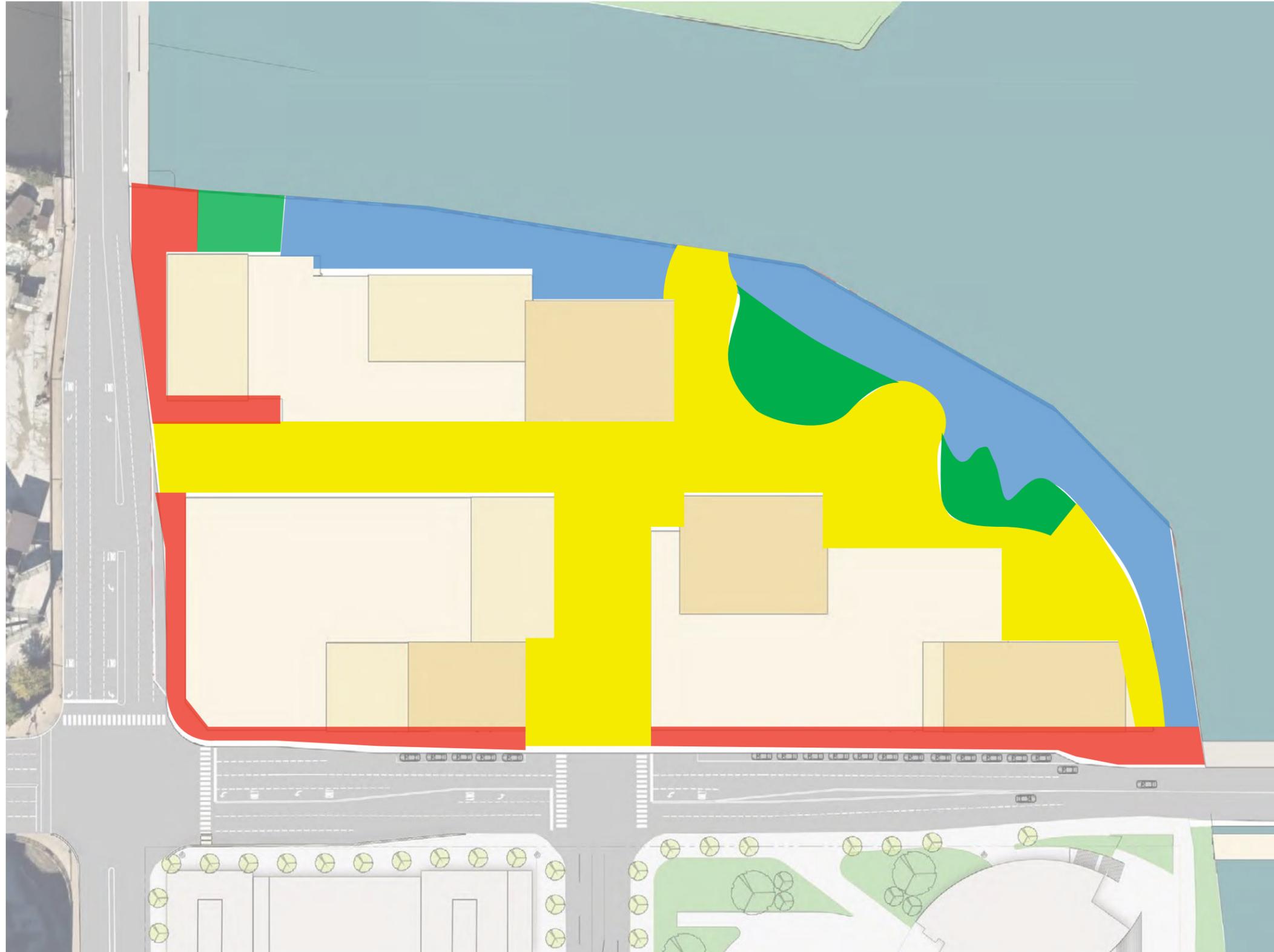
DESIGN APPROACH: A RIVER CONNECTION



The Chicago River was in many ways the genesis and lifeblood of our city; a living witness of this area's evolution from Native American settlement and trading port, to bustling industry, to what will be an entirely new neighborhood where the next generation of Chicagoans live, work, and play. Yet on this site, public access to the Chicago River has been cut off by industry for over a century. The proposed design of the site makes the reestablishment of that connection paramount with multiple tributary-like pathways from street to river, linkages to adjacent riverwalk segments, and programming that celebrates the beauty and energy of the river.



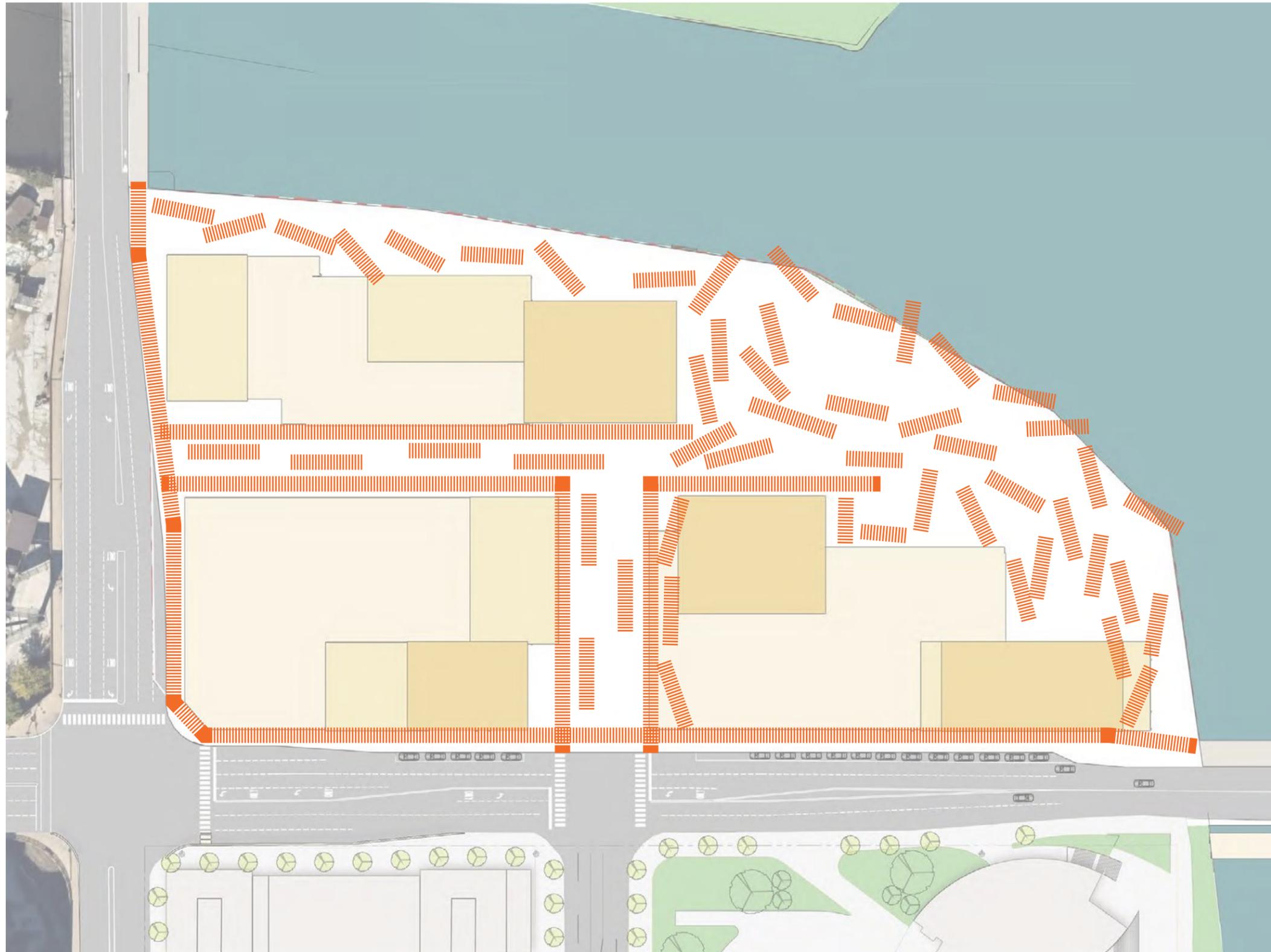
DESIGN APPROACH: A MULTI-LEVEL EXPERIENCE



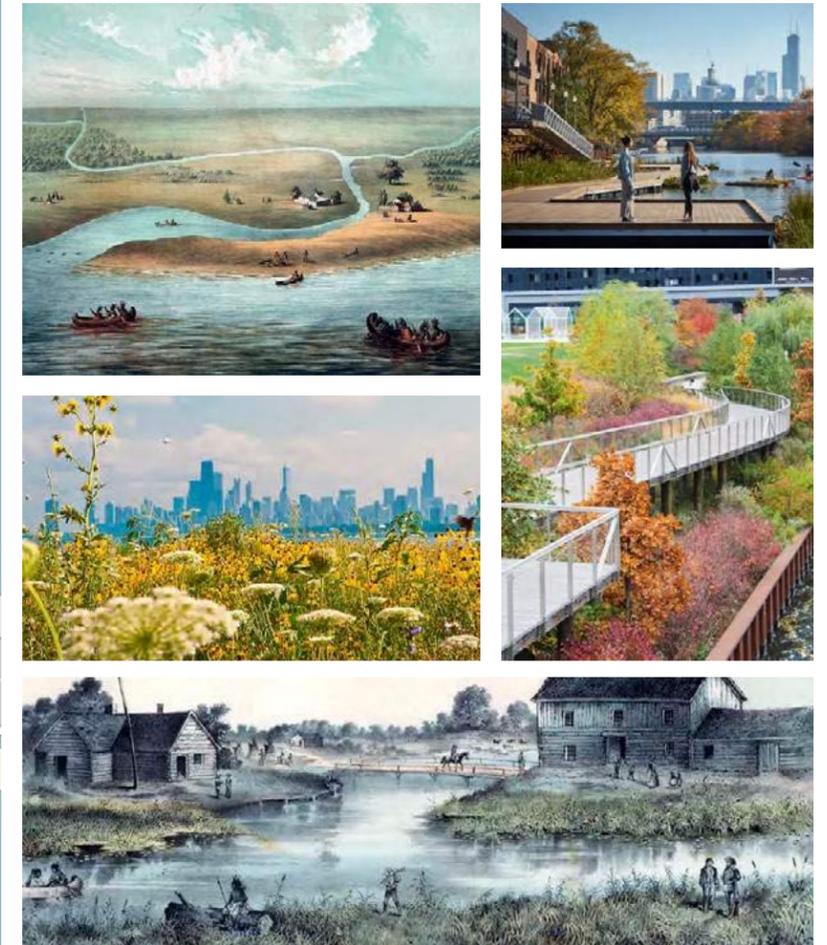
The site has a massive grade change from street to waterfront which poses significant challenges for access. The design fully embraces this reality by creating a series of distinct experiences: vibrant urban streetscape, elevated belvedere terraces, tiered step and planting zones, an inviting waterfront, and a dramatic pedestrian bridge across the river. This descending journey provides visitors and residents a wide variety of spatial and social environments that embrace the urban context, celebrate the riverfront, and connect to their surroundings.



DESIGN APPROACH: URBAN FABRIC UNRAVELING INTO NATURE



The site is designed with regularized streetscapes and typical Chicago block morphology that begins to gently unravel into a verdant and sinuous environment as one transitions toward the riverfront. In deliberate contrast with the soon-to-be highly programmed and entertainment-oriented casino riverfront, our proposed development replaces acres of gray with green to create an other-worldly natural oasis in the city. Undulating topography and riparian native plantings abstract the pre-development history of the sites, re-introducing a sense of wild longed after by many of the design pioneers who first planned Chicago's best known parks.



OPEN SPACE AND RIVERWALK SCALE STUDIES



SOUTHBANK PARK - CHICAGO
2.5 ACRES



LAKE STAGE AT NAVY PIER - CHICAGO
5.5 ACRES



150 N RIVERSIDE - CHICAGO
1.5 ACRES



LITTLE ISLAND - NEW YORK, NY
2.5 ACRES



DOMINO PARK - BROOKLYN, NY
5 ACRES



SUGAR BEACH - TORONTO
2 ACRES



CHICAGO RIVERWALK
+/- 60' WIDE RIVERWALK



THE 606 - CHICAGO
30-60' WIDE SPACE



THE HIGHLINE - NEW YORK, NY
30-50' WIDE SPACE

OVERALL SITE PLAN



HARDSCAPE/SOFTSCAPE DIAGRAM



HALSTED LANDING (700 W CHICAGO) | REGTF MEETING | 10.03.23



CONFLUENCE



AERIAL PERSPECTIVE LOOKING SOUTHEAST



EAST AERIAL PERSPECTIVE LOOKING WEST



PERSPECTIVE AT RIVERWALK AMENITY SPACE LOOKING EAST



PERSPECTIVE AT EAST RIVERWALK LOOKING WEST



PERSPECTIVE AT PLAYGROUND LOOKING EAST



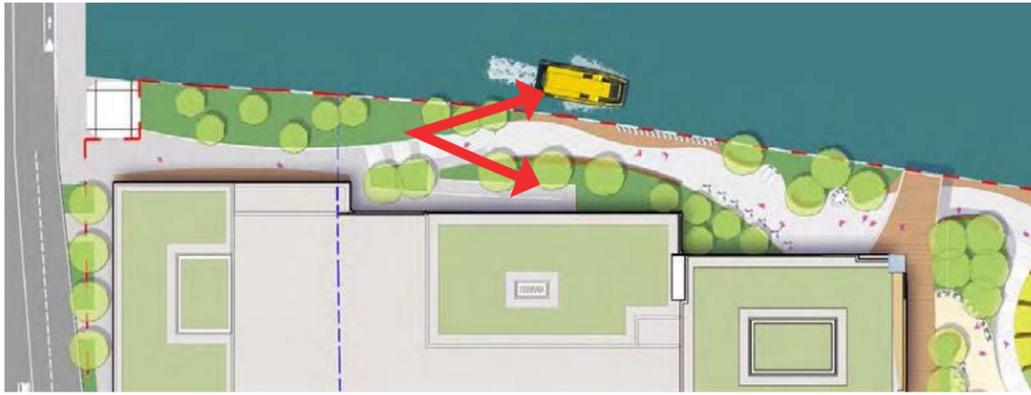
PERSPECTIVE AT NORTH BRANCH GATEWAY LOOKING EAST



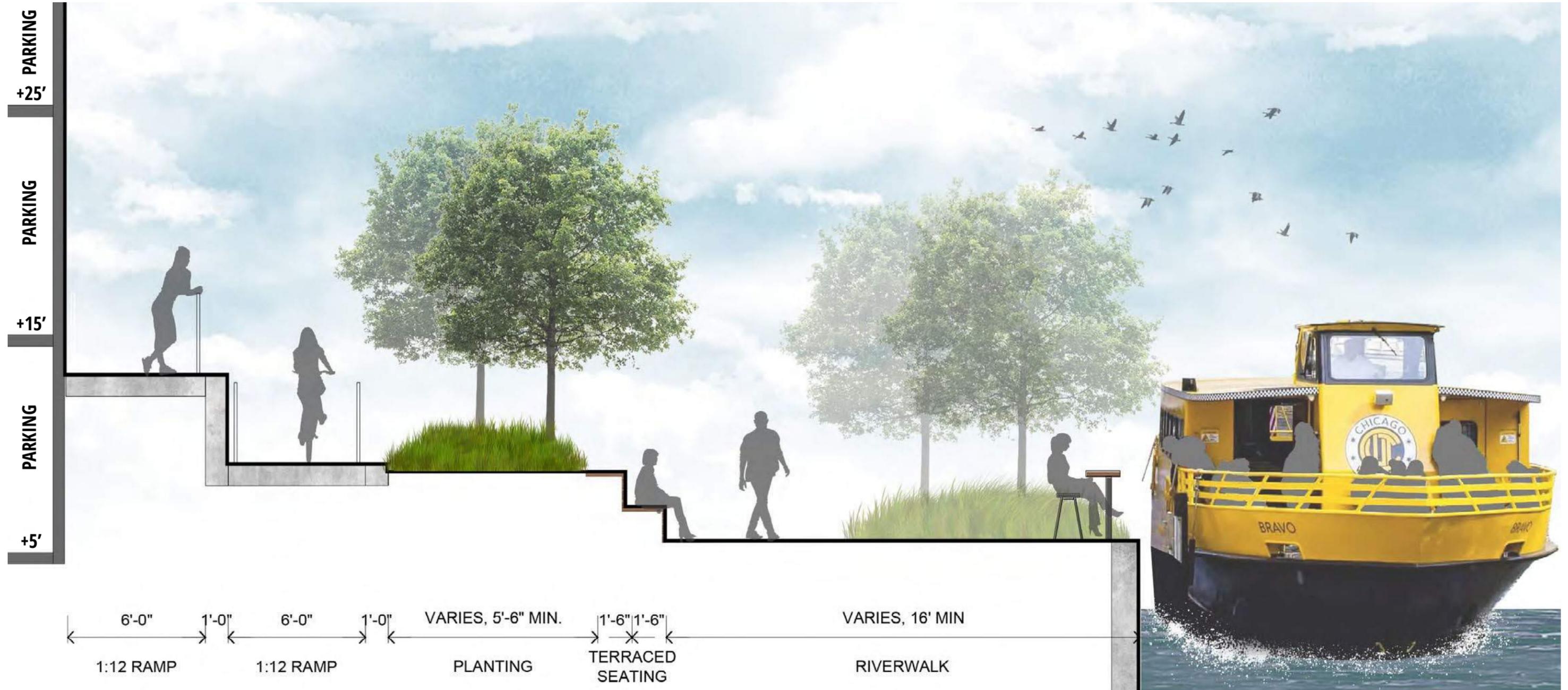
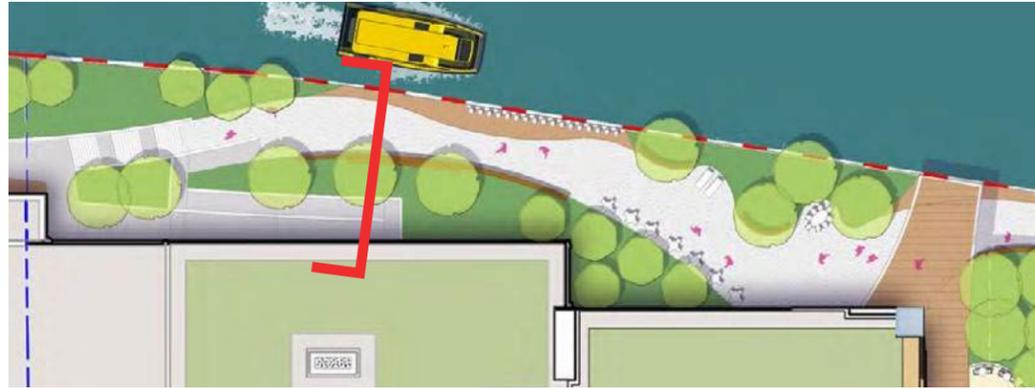
PERSPECTIVE AT WEST RIVERWALK LOOKING WEST



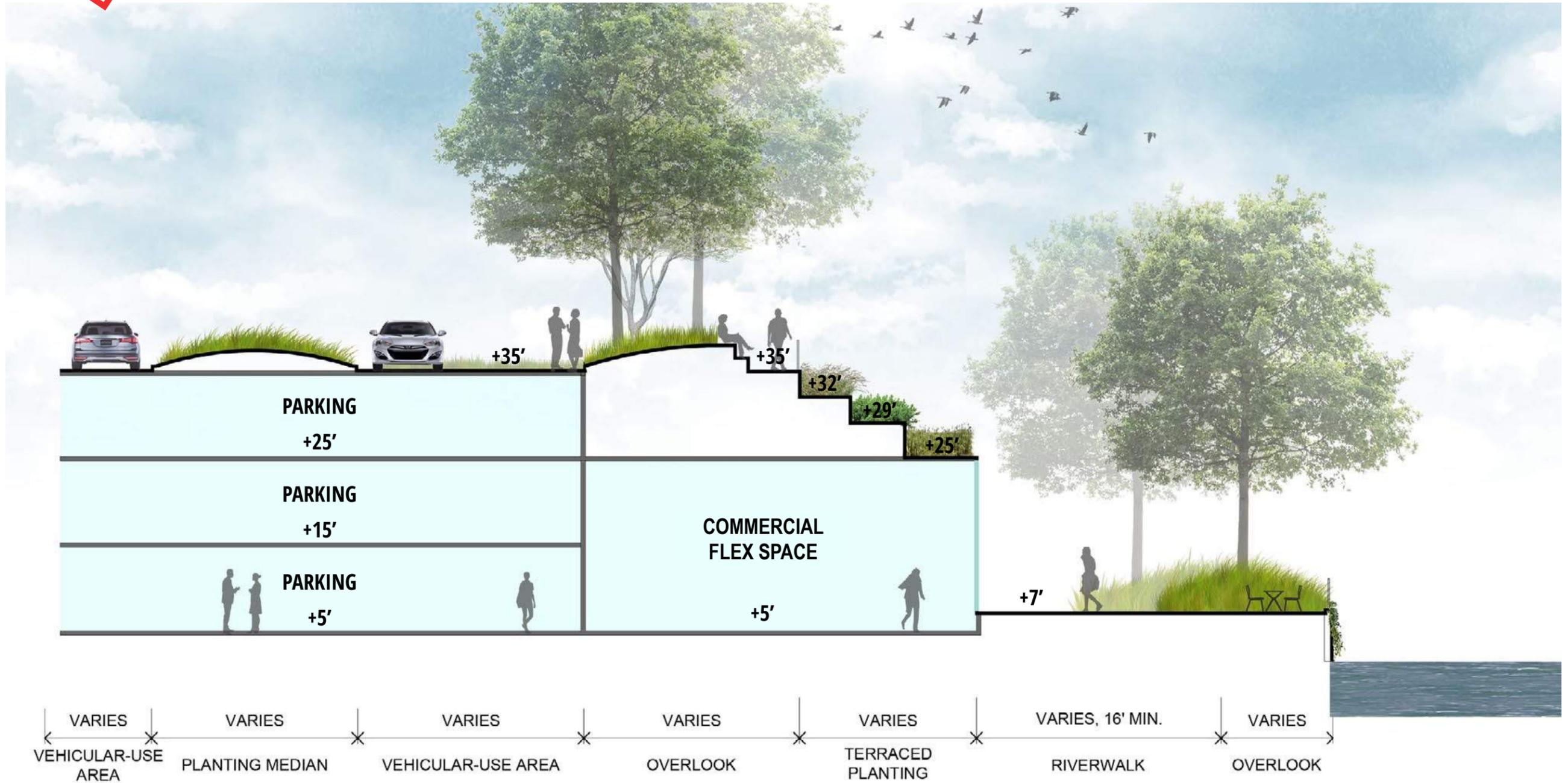
PERSPECTIVE AT WEST RIVERWALK LOOKING EAST



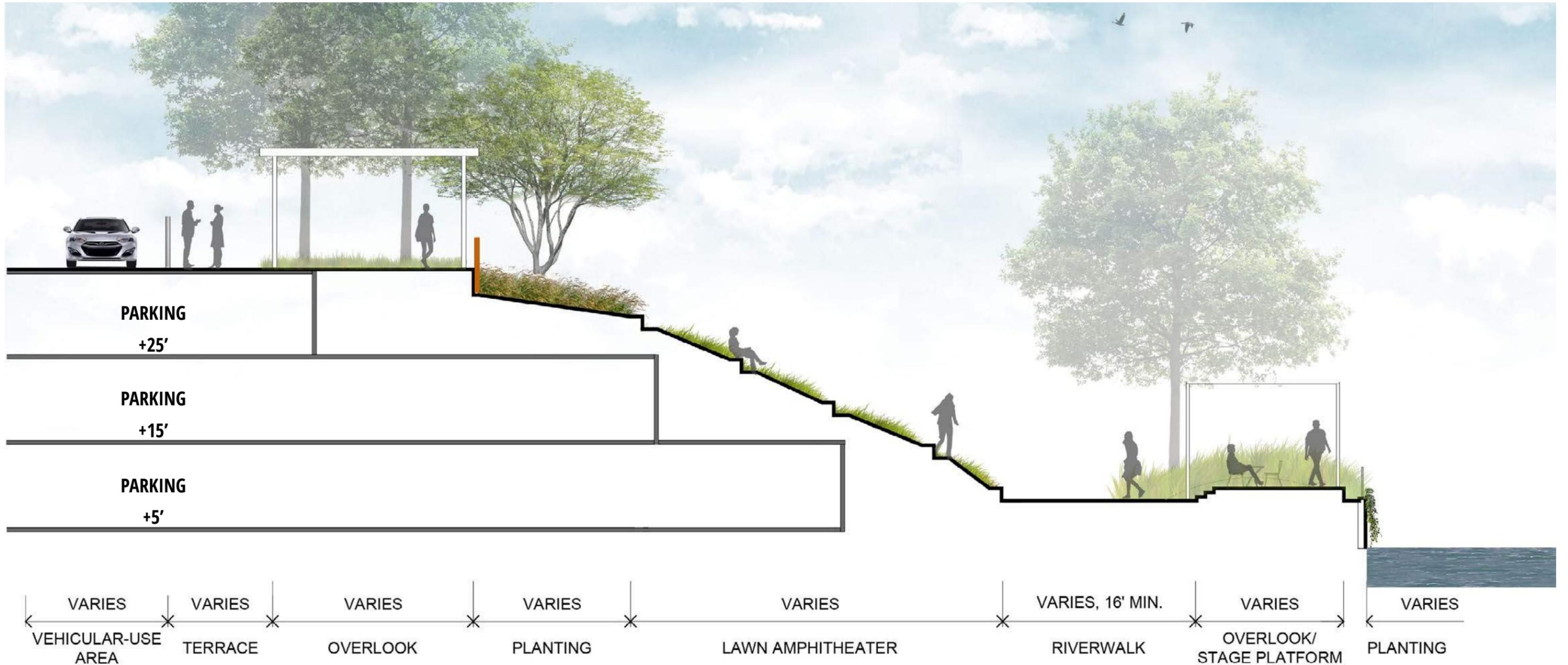
SECTION AT WESTERN RIVERWALK



SECTION AT BELVEDERE TERRACE



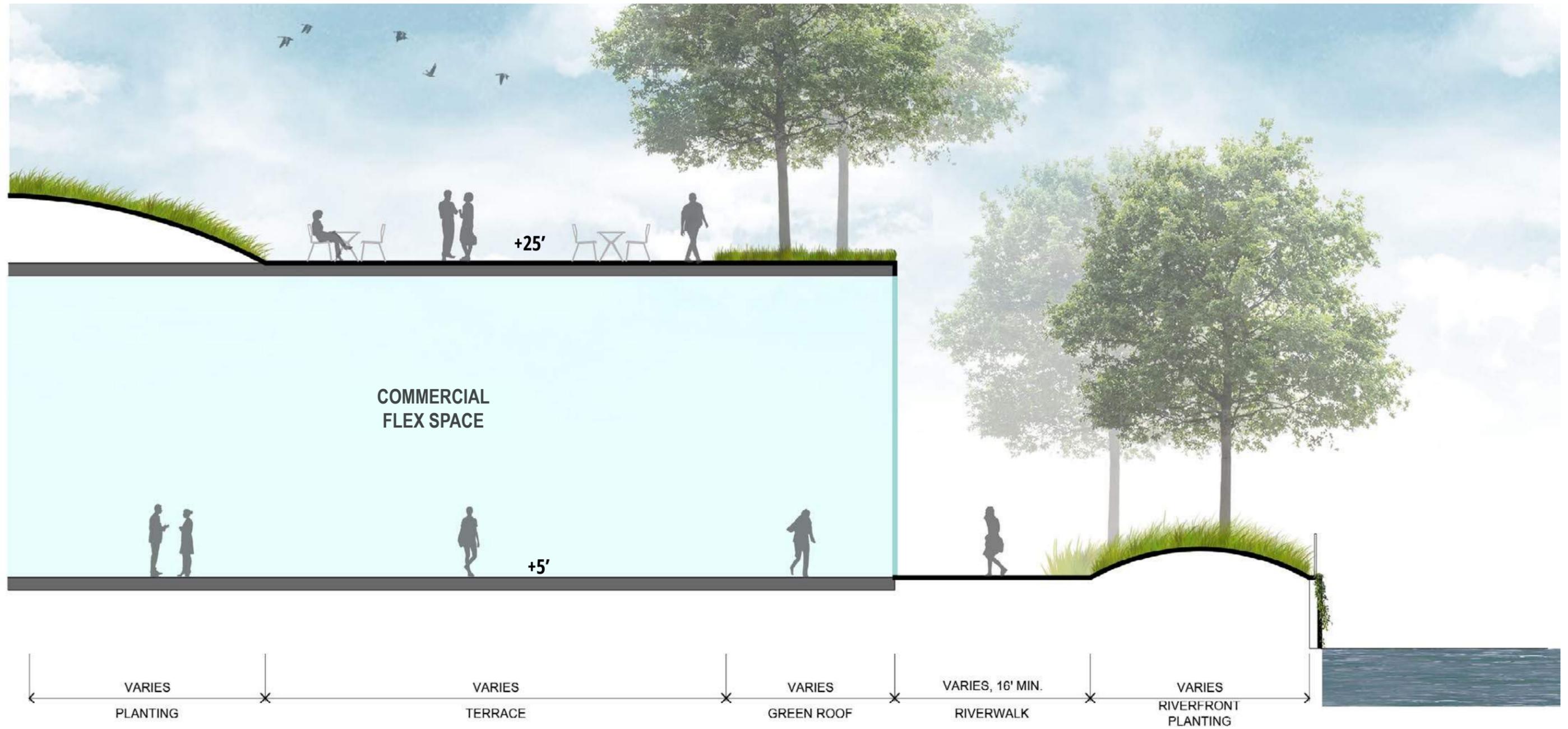
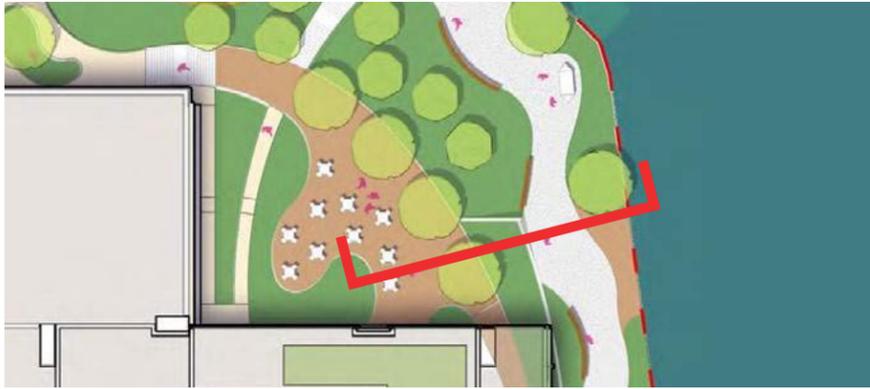
SECTION AT AMPHITHEATER



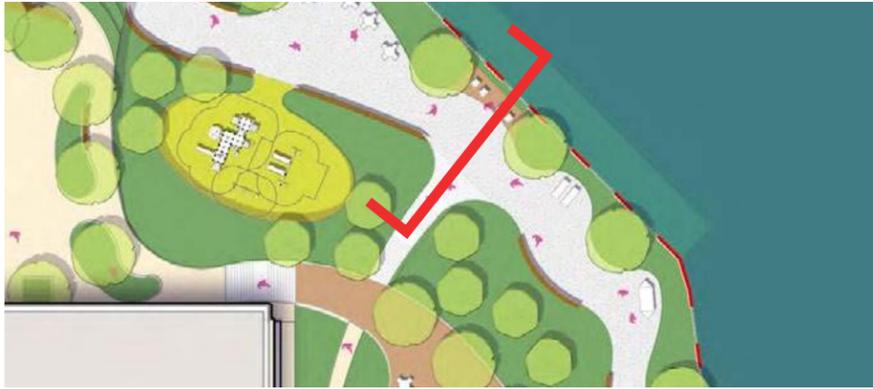
VARIES VARIES VARIES VARIES VARIES VARIES, 16' MIN. VARIES VARIES

VEHICULAR-USE AREA TERRACE OVERLOOK PLANTING LAWN AMPHITHEATER RIVERWALK OVERLOOK/STAGE PLATFORM PLANTING

SECTION AT RESTAURANT TERRACE



SECTION AT MID RIVERWALK



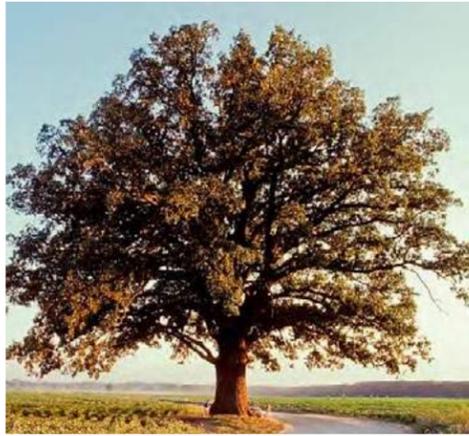
1'-0"
TYP.
STEPS

VARIES, 16' MIN.
RIVERWALK

VARIES
3'-0"
OVERLOOK PLANTING

PLANTING PALETTE - TREES

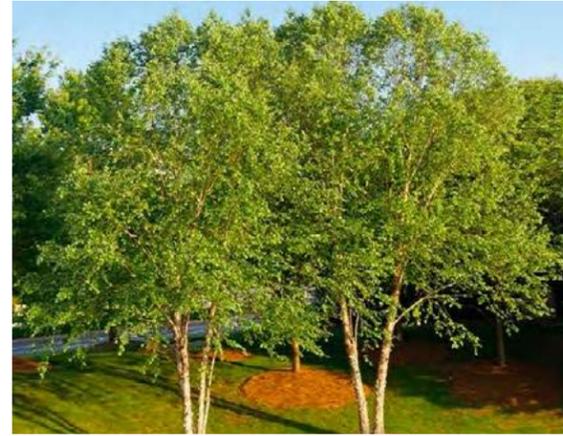
RIVERWALK



BUR OAK
Quercus macrocarpa



BALD CYPRESS
Taxodium distichum



RIVER BIRCH
Betula nigra



RED BUCKEYE
Aesculus pavia



ALLEGHENY SERVICEBERRY
Amelanchier laevis

RIGHT-OF-WAY



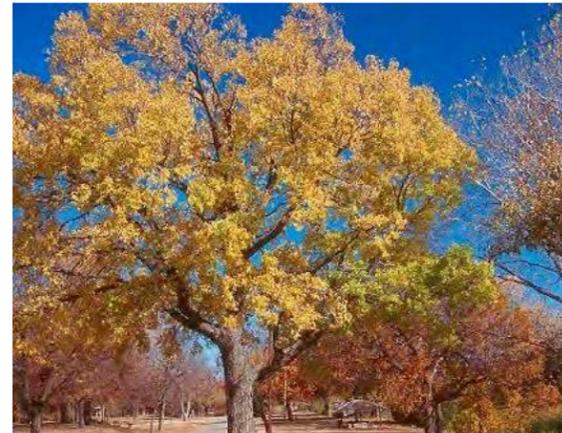
PRINCETON ELM
Ulmus americana 'Princeton'



BLACK LOCUST
Robinia pseudoacacia 'Chicago Blues'



KENTUCKY COFFEETREE
Gymnocladus dioica 'Espresso'



HACKBERRY
Celtis occidentalis



SWAMP WHITE OAK
Quercus bicolor

INTERNAL STREETS / PLAZA



SKYLINE HONEYLOCUST
Gleditsia triacanthos var. inermis



AUTUMN BLAZE MAPLE
Acer x freemanii 'Jeffersred'



TRIUMPH ELM
Ulmus 'Morton Glossy'



WINTER KING HAWTHORN
Crataegus viridis 'Winter King'



CANAERTII EASTERN RED CEDAR
Juniperus virginiana 'Canaertii'

PLANTING PALETTE - UNDERSTORY

SHRUBS



BUTTON BUSH
Cephalanthus occidentalis



RED TWIG DOGWOOD
Cornus sericea 'Cardinal'



CHOKEBERRY
Aronia arbutifolia 'Brilliantissima'



STAGHORN SUMAC
Rhus typhina



HANCOCK CORALBERRY
Symphoricarpos 'Hancock'

GRASSES



SHENANDOAH SWITCHGRASS
Panicum virgatum 'Shenandoah'



BLACKHAWK BIG BLUESTEM
Andropogon gerardii 'Blackhawks'



LITTLE BLUESTEM
Schizachyrium 'Smoke Signal'



TUFTED HAIRGRASS
Deschampsia caespitosa 'Goldtau'



PRAIRIE DROPSEED
Sporobolus heterolepis

PERENNIALS



PURPLE CONEFLOWER
Echinacea purpurea



GAYFEATHER
Liatris spicata



ARKANSAS BLAZING STAR
Amsonia hubrichtii

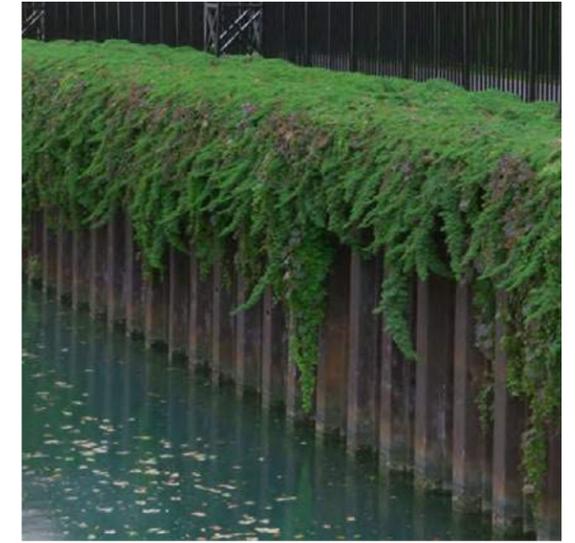


BRADBURY MONARDA
Monarda bradburiana



OCTOBER SKIES ASTER
Symphotrichum oblongifolium 'October Skies'

HARDSCAPE MATERIALS PALETTE



COMMUNITY BENEFIT

DESIGN SOLUTIONS

Minimized Visible Parking

Three stories of underground parking concealed above ground parking, and active uses along street and riverfront.

Functional Programming

Prioritized open space along the waterways.

River engagement with overlooks and potential pedestrian bridge connection.

OPEN SPACE

1,000+ linear feet of riverwalk

1.99 acres of open space

Public Amenities

Open Lawns & terraced Seating

Multi-Use Paths

Amphitheater

Riverwalk overlooks

Fishing overlook

Potential Floating wetlands

Playground with climbing wall

Water taxi stop

Retail and restaurant access



NATURAL AND BUILT ENVIRONMENT

ENHANCED LOCAL WATERWAYS

A diverse landscape is proposed in areas along the river edge and throughout the site, including a mix of native and naturalized plants, pollinators, and canopy trees. The conversion of the property from an industrial use to this mixed use with extensive green space significantly reduces further risk of contamination of the nearby waterways.

STORMWATER MANAGEMENT

The landscape, green roofs, and open space design will consider the use of porous paving materials and bioswale/rain garden systems to address water quality treatment. The entire system will be planned to comprehensively handle building and site runoff utilizing efficient and sustainable best management practices.

BIRD-FRIENDLY DESIGN

Glazing on buildings and architectural character will be carefully considered to address bird-friendly design strategies. The native plantings proposed throughout provide bird nesting habitats, and berries / seeds / insects as a food source.



PHASE 1



PHASE 2

NOTE: PHASE 2 & 3 WILL BE SUBJECT TO FUTURE SITE PLAN APPROVAL



PHASE 3

NOTE: PHASE 2 & 3 WILL BE SUBJECT TO FUTURE SITE PLAN APPROVAL



FINAL

NOTE: PHASE 2 & 3 WILL BE SUBJECT TO FUTURE SITE PLAN APPROVAL



NORTH BRANCH FRAMEWORK PLAN AND DESIGN GUIDELINES COMPLIANCE

GOAL #1: Maintain the north branch industrial corridor as an important economic engine and vital job center within the city of Chicago

PRINCIPLES

- Allow mixed-use development in appropriate locations with provisions for affordable housing and publicly accessible open space.
- Facilitate business expansion and relocation to elsewhere within Chicago's Industrial Corridor system.
- Support a well-designed urban environment through comprehensive design guidelines that attract technology, research, and advanced manufacturing companies to the corridor to co-exist with existing companies.
- Through the public planned development review process, support density and height to encourage mixed-use developments that provide high-quality, publicly accessible open spaces for both passive and recreational use, and non-vehicular transportation improvements
- Encourage uses and design decisions along the Chicago River that encourage waterfront access and public activities by workers, neighbors and visitors
- Promote partnerships to provide job readiness in the information and technology, manufacturing and wholesale trade sectors

DESIGN GUIDELINES

- Street connectivity and walkable scale blocks
- Leverage the corridor's unique urban authenticity by highlighting industrial structures and integrating character buildings with new development where possible.
- Locate majority of buildings along front property lines with primary facades and entrances abutting sidewalks.
- Locate parking areas, loading and vehicular circulation to minimize its visibility.
- Through the public planned-development review process, support density and height to encourage mixed-use developments that provide high-quality, publicly accessible open spaces and non-vehicular transportation improvements.
- Floor Area Ratio Distributed to Allow Open Space
- Support increases in density and height in relation to publicly-accessible open spaces through the Planned Development process.
- Design the Site to Form Open Space
- Buildings should frame public open spaces and add vitality to the public realm.
- Continuous river trail with pedestrian access from public streets
- Stepped building massing with activated terraces and rooftops extend riverfront character into development sites
- Locate lower buildings with active frontage adjacent to river trail to create pedestrian friendly scale and increase sunlight access

COMPLIANCE SUMMARY

700 W Chicago is a mixed-use development consisting of multifamily residential, hotel, commercial, and retail uses with nearly 2 acres of dedicated public open space along the riverfront. This development is projected to create XXX new jobs, house XXX new residents, and create a high-quality public amenity for the surrounding community.

The site is organized to create a typical urban block morphology to the greatest extent possible, with active uses along the majority of the tree-lined sidewalks, and garage parking concealed below grade or behind architectural podium screens to make the streets as pedestrian-friendly as possible. The buildings frame the riverfront open space and include a number of amenity decks and green roof areas visible from the surrounding streets and park to add vitality to the public realm. The riverwalk includes several planned active use areas within the buildings that spill into the public realm. The riverwalk also creates an under-bridge connection at Chicago Avenue to link to the planned casino riverwalk park just south of the site.

NORTH BRANCH FRAMEWORK PLAN AND DESIGN GUIDELINES COMPLIANCE

GOAL #2: Provide better access for all transportation modes

PRINCIPLES

- Improve traffic circulation through strategic reconfiguration projects for existing roadways
- Manage traffic and improve circulation by supporting Chicago Transit Authority (CTA) plans for enhanced bus service in and around the corridor
- Implement technology to more effectively manage vehicular traffic and improve circulation
- Improve access to existing transit by improving connectivity and experience for walking and biking
- Manage vehicular traffic and improve circulation by considering increased multi-modal connections in new developments
- Assess feasibility of a north-south transitway
- Promote private partnerships to coordinate traffic management options

DESIGN GUIDELINES

- Enhanced multi-modal streets are envisioned to provide wider sidewalks and mitigate blank wall development in order to create safe, pedestrian-friendly walk and bike environments that link to transit and/or cross the Chicago River.
- Enhanced Walking Streets are envisioned as pedestrian-oriented commercial streets with buildings that abut and activate sidewalk frontages. Such environments contribute to safe and pleasant walking experiences and serve as neighborhood centers of identity or transition zones between land use and density.
- Manage vehicular traffic and improve circulation by considering increased connections

COMPLIANCE SUMMARY

700 W Chicago is conveniently located nearby public transit - with multiple bus stops on-site at both Chicago and Halsted, and the Blue Line CTA station just 0.5 miles to the south. Additionally, the project proposes a water taxi stop along the riverwalk, creating another mode by which the public can access a myriad of other places along the Chicago River. The internal streets align with Jefferson Street (the proposed casino entrance) along Chicago Avenue and an E/W connection off of Halsted, both of which will help alleviate traffic at this busy intersection. The sidewalks along both Chicago and Halsted are widened considerably from their current condition, are lined primarily with active retail uses, and contain landscape enhancements to create a heightened sense of pedestrian safety. The internal streets are narrowed to provide significant tree-lined streetscapes and pedestrian-scaled lighting for an inviting and walkable setting.

The proposed riverwalk is a 16' multi-use trail shared by pedestrians on foot as well as bicycles, rollerbladers, scooters, etc. This trail includes an under-bridge connection to the proposed casino riverfront trail to drastically enhance the public realm (which is totally inaccessible today). A series of flexible commercial uses are planned along the riverwalk with terraced/sloped planting areas between to negotiate the significant grade change; these active uses will enliven the public realm with outdoor seating areas.

NORTH BRANCH FRAMEWORK PLAN GOAL ACHIEVEMENT

GOAL #3: Build upon the north branch industrial corridor's unique natural and built environment

PRINCIPLES

- Integrate a variety of public open spaces that are available year-round, designed for a range of ages and abilities, and enhance the health of the community and workforce
- Continue the improvement of the riverfront for pedestrians, bicycles and connecting to existing trails
- Connect the North Branch Loop Trail to The 606 with an active park near the intersection
- Enhance local waterways for people, fish, birds, and other wildlife through strategic habitat restoration and creation efforts
- Create not less than 10 total acres of publicly accessible open spaces within Planned Developments for sports and recreational activities
- Encourage community associations, recreational organizations and cultural institutions to engage their constituents with the river

DESIGN GUIDELINES

- Provide a river trail, either a 12' width bike trail with 8' separated pedestrian lane, or a 16' shared multi-modal trail
- River Trail access points should be highly visible and strategically located adjacent to highly-trafficked, multi-modal areas, such as public transit stops, parking lots, building entrances, and adjacent sidewalks and trails. Wherever possible, existing streets, trails, and right-of-ways should extend to connect to the River Setback and should provide safe and comfortable accommodations for people walking and biking.
- Provide underbridge connections
- Lookouts and gathering spaces should be explored in strategic locations and should seamlessly function with the multi-use trail. These areas should promote a diversity of use and encourage users to linger, reflect, and activate the North Branch. Gathering areas may consist of active recreation, such as fishing piers and boat launches, or passive recreation, such as wildlife viewing platforms and quiet overlooks.
- Where the riverbank is a vertical structure such as a bulkhead or seawall, railings, ladders and life rings may be necessary along the seawall for safety precautions. Planting native and adapted plant species at the top of the bulkhead or seawall is encouraged to soften the appearance of these structures where space and function permit. Naturalizing the river edge at the location of an existing bulkhead or seawall is encouraged. Options include softening of the river edge through the use of a bio-edge or floating wetlands or in-stream improvements such as limnetic curtains, fish lunkers, or other habitat structures, where space and function permit.
- Within the Riverbank Zone, native and adapted plants are encouraged to achieve plant species diversity that supports a long-term, stable ecosystem. A variety of trees, shrubs, grasses, perennials, and bulbs is encouraged to achieve a naturalistic planting aesthetic. Exotic and invasive plant species are not permitted.
- Incorporating innovative stormwater management and green infrastructure technologies are among the options in the revised Chicago Sustainable Development Policy and are particularly applicable to sites along the river. Green infrastructure best management practices (BMP) encompass a wide range of technologies aimed at "green" stormwater strategies that contribute to watershed-wide sustainability. Each BMP should be carefully selected based upon the unique conditions of a site and its surroundings. Sufficient BMPs will be required to 1) manage stormwater on-site to the extent possible and 2) reduce velocity and treat stormwater traveling off-site.
- Incorporate bird-friendly design features to mitigate fatalities

COMPLIANCE SUMMARY

700 W Chicago provides a nearly 2 acre public open space and a 16' wide multi-modal trail that celebrates the Chicago River by echoing the flowing movement of the water, providing numerous overlooks and seating alcoves from which wildlife and boat traffic can be observed, and utilizing an entirely native riverine planting palette to attract wildlife and pollinators. The park has been designed with a diversity of experiences to attract a diverse group of users, from a sloped amphitheater space for performances and events, a discovery playground to attract families, outdoor dining terraces to support riverfront retail, and several passive recreation opportunities for fishing, working outdoors, and socializing. Pedestrians can access the river at three points: Chicago Avenue, Halsted, and at the center of the site along Jefferson.

Large swaths of sinuous native plantings are used to mitigate the significant grade change from street-level down to the riverfront with both sloped and terraced elements, employing a diverse array of trees, shrubs, grasses, and forbs for a seasonally interesting and texturally rich appearance. These planting areas, many of which are over-structure, will slow and cleanse stormwater to improve its quality before discharge. Additionally, planting stretches along the vast majority of the existing sheet steel wall, utilizing playful mounding for an immersive pedestrian experience, and cascading plant material to soften the wall appearance, with the notion of floating wetlands currently being evaluated for feasibility. Beyond the bird habitat areas the riverwalk planting will provide, the architecture is designed with bird-friendly glazing to minimize fatalities.

Q & A

Working Group Only Discussion