



Chicago Tribune

Bally's Chicago Casino

# River Ecology & Governance Task Force Meeting

September 6, 2022

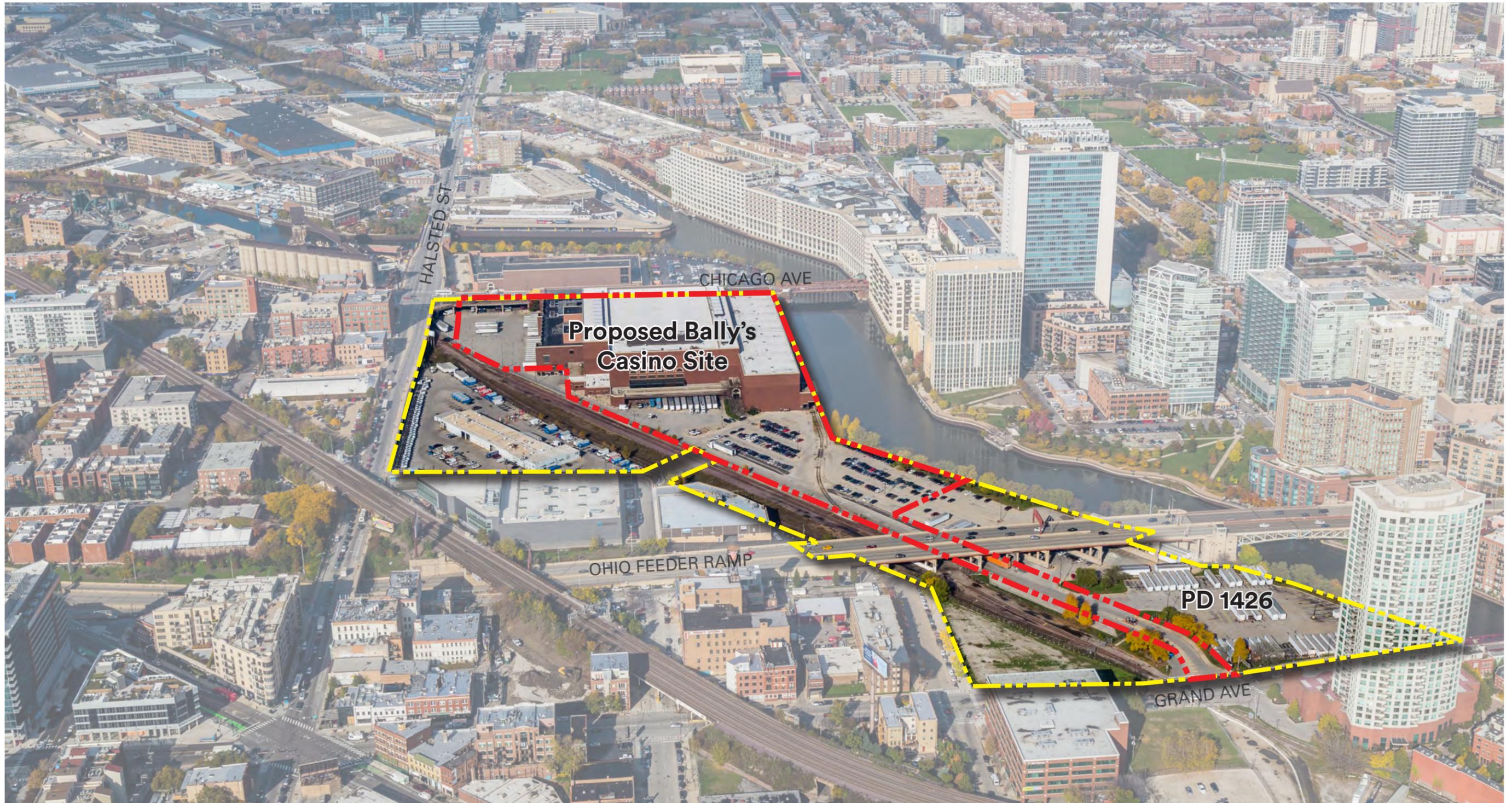


**Create a vibrant new entertainment district anchored by the Bally's Casino development that enlivens the River West neighborhood and creates a spectacular regional destination.**

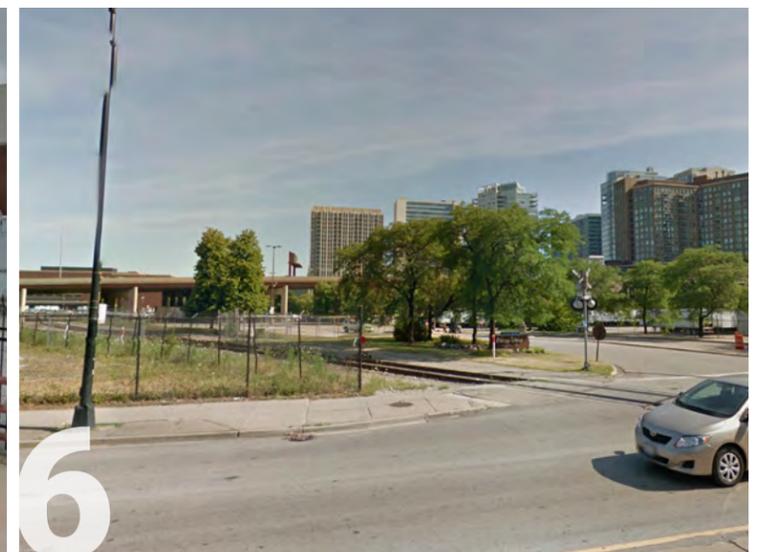
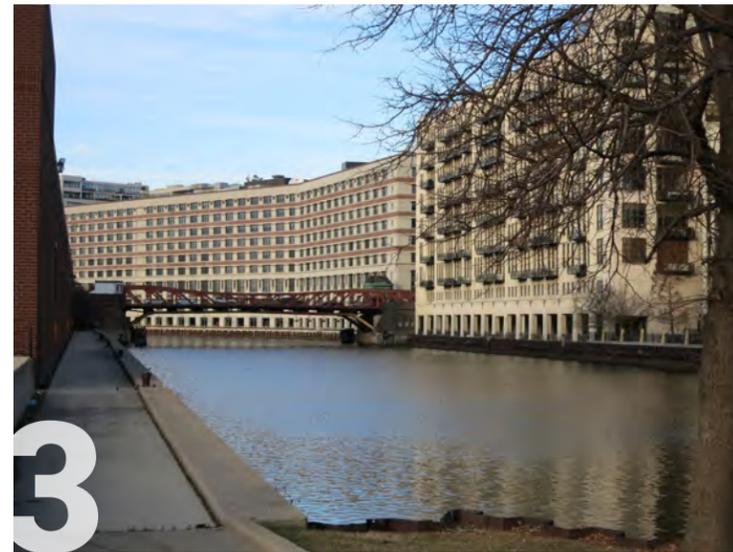
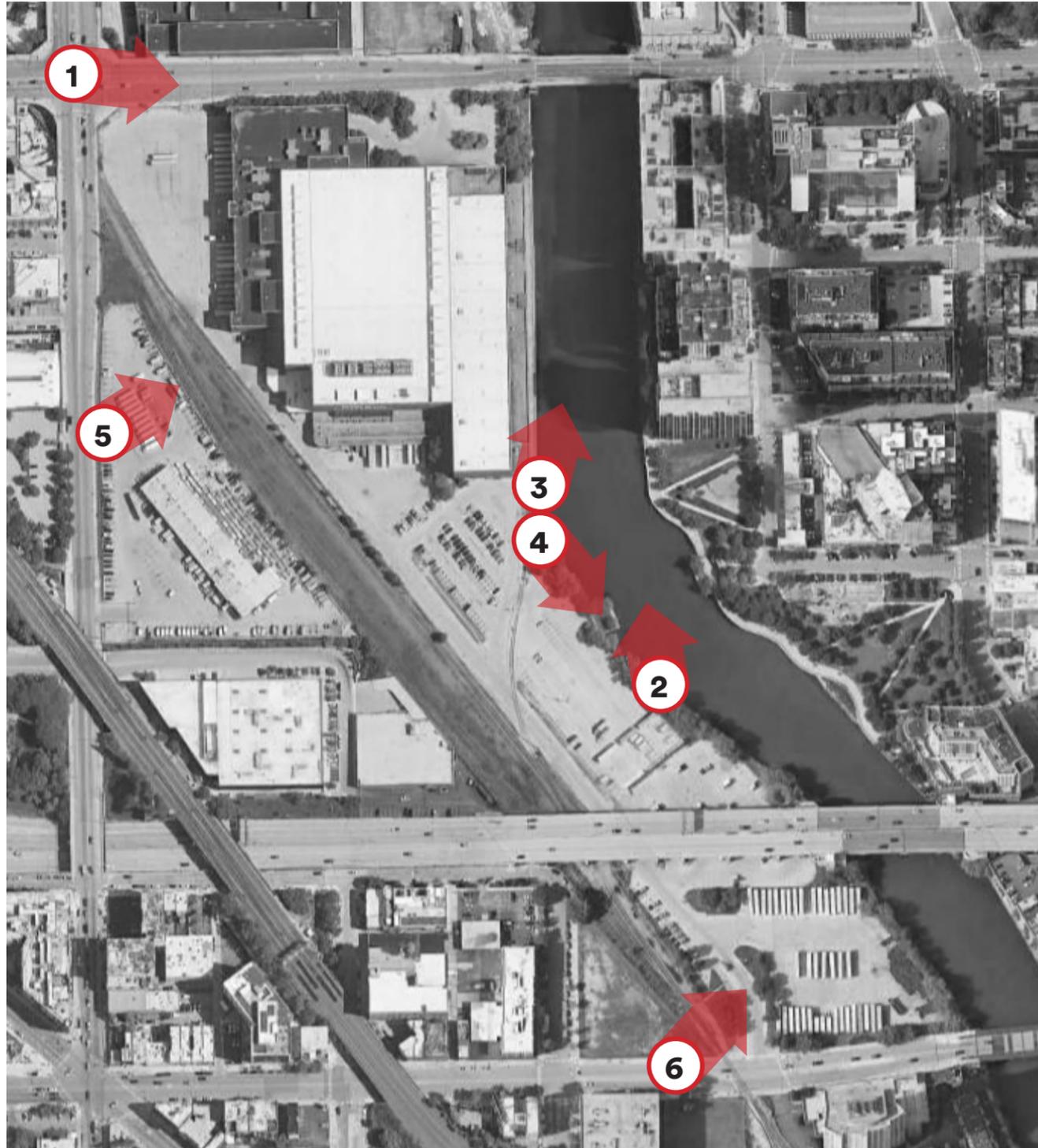


# TODAY: SITE

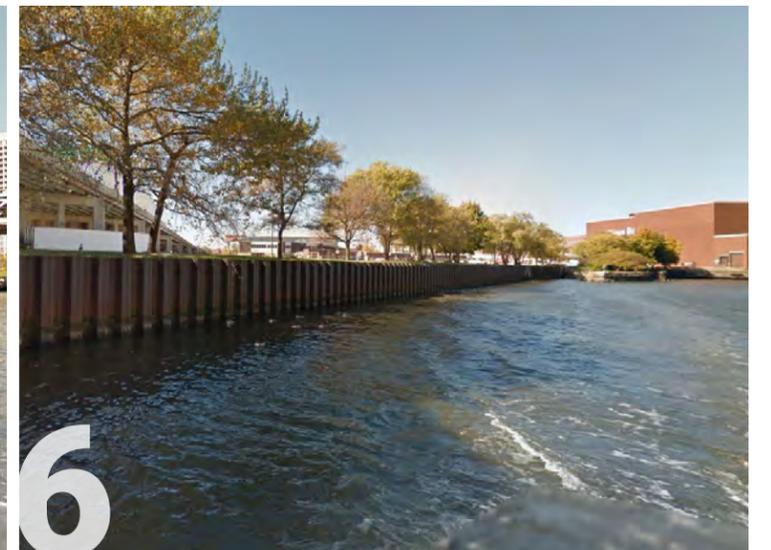
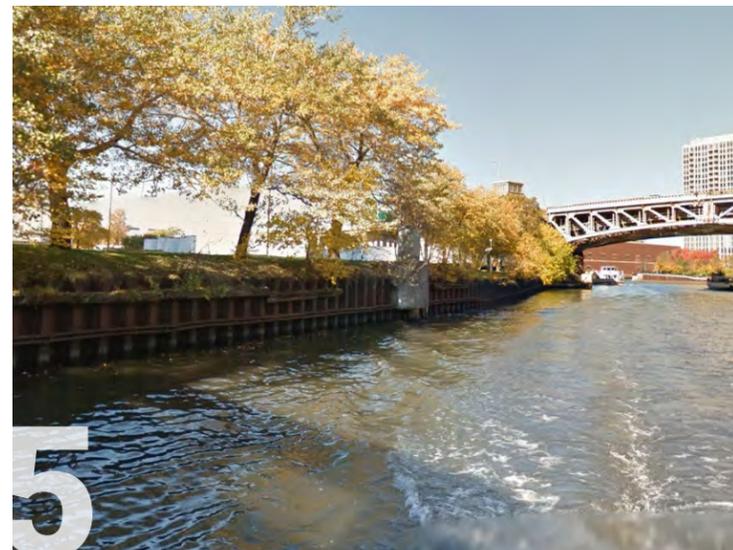
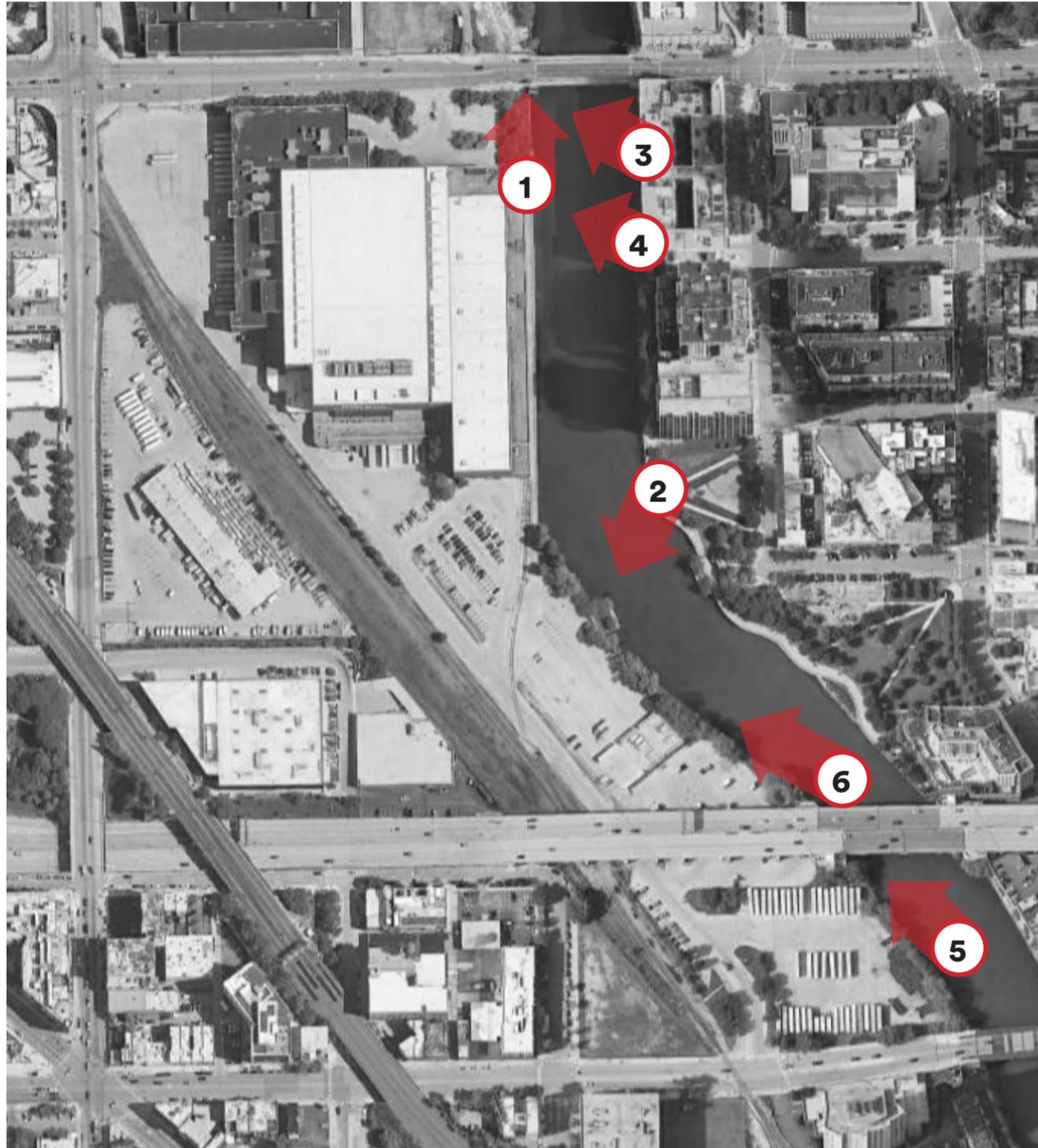
30 CONTIGUOUS ACRES, BOUNDED BY CHICAGO, HALSTED AND GRAND



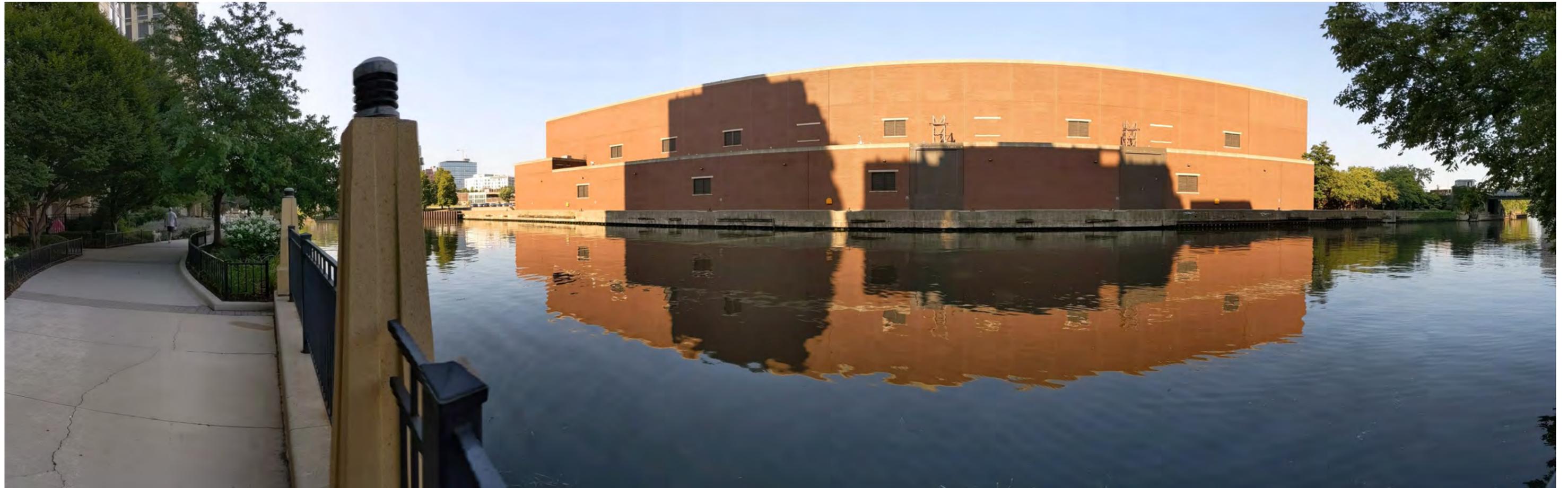
# Site Photos:



# Riverwall Photos:



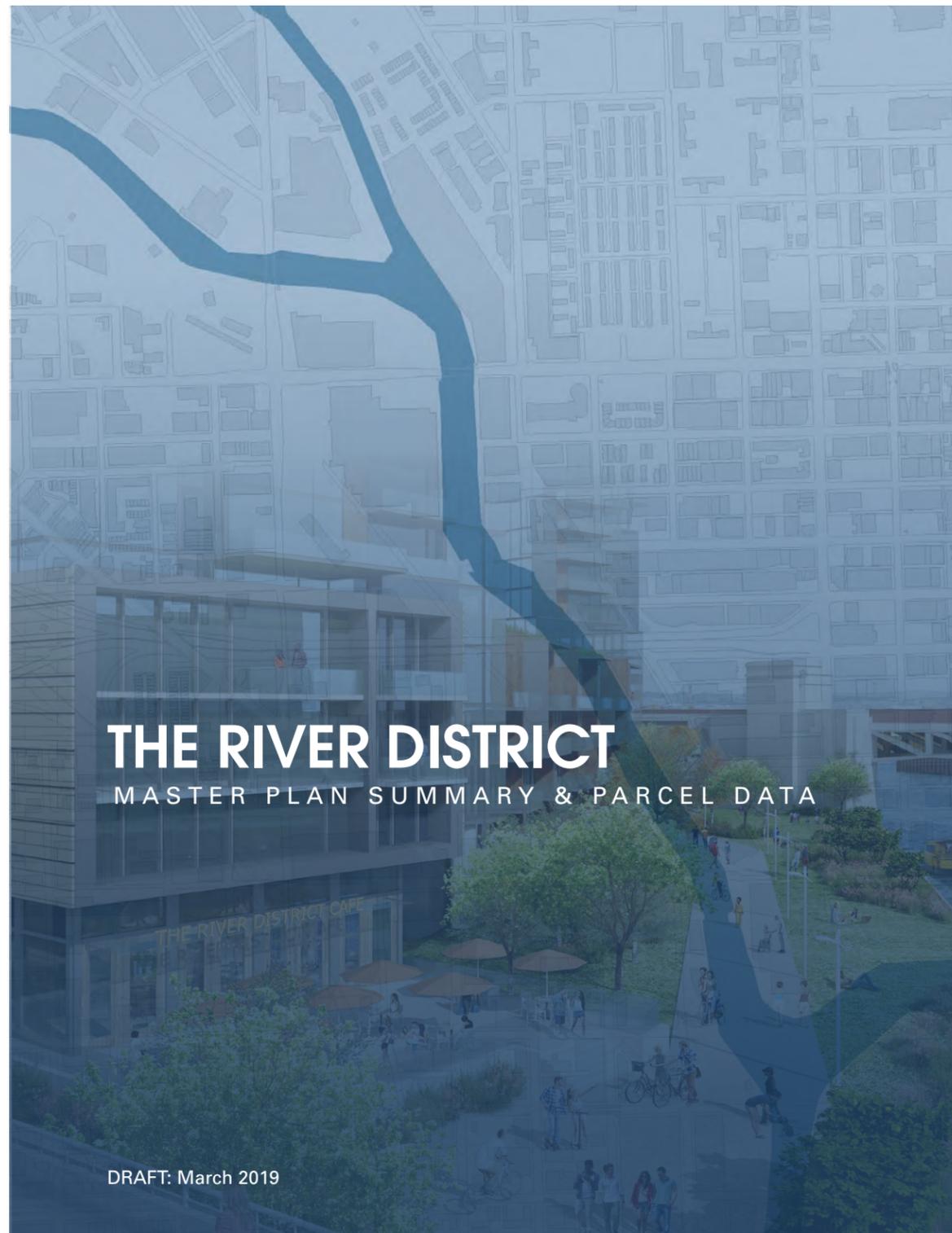








# PD 1426 REQUIREMENTS:



## **PD STATEMENT #10:**

'...acknowledges the importance of the Chicago River as a resource for both commerce and recreation and acknowledges the City's goals of improving the appearance, quality and accessibility of the river...'

'...also acknowledges the River Development Design Guidelines of the North Branch Framework Plan...'

The PD agrees to:

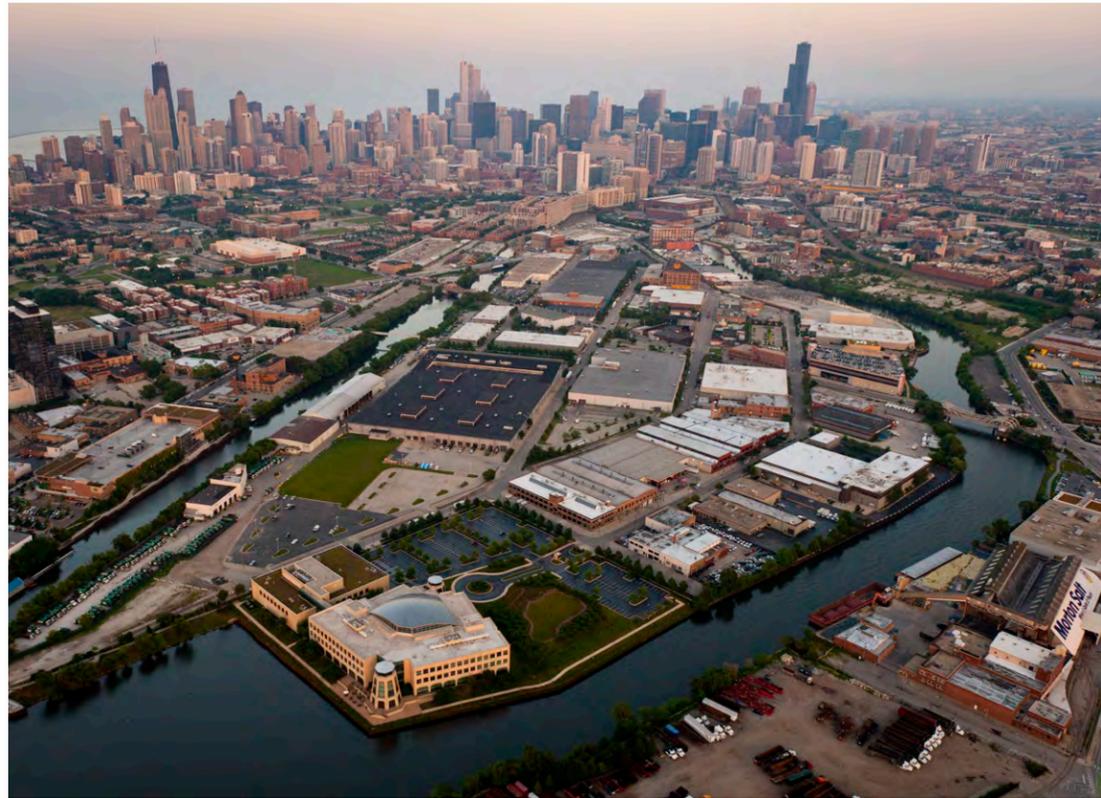
- a) provide an expanded river setback with an with a continuous wide multipurpose riverwalk path
- b) Provide a variety of active uses and river overlooks
- c) Permit the connection of the riverwalk under Chicago and Grand Avenues

'...shall also design and construct the central riverfront park...'

## **PD STATEMENT #18:**

'...agrees to install a stormwater management system that captures, cleans and discharges the majority of on-site stormwater to the Chicago River.'

# NORTH BRANCH FRAMEWORK PLAN



MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION

## NORTH BRANCH FRAMEWORK

★ City of Chicago ★ Department of Planning and Development ★ Department of Transportation ★

### **GOAL #1:**

Maintain the North Branch Industrial Corridor as an important economic engine and vital job center within the City of Chicago.

### **Principle 1.5:**

Encourage use and design decisions along the Chicago River that encourage waterfront access and public activities by workers, neighbors and visitors.

### **GOAL #3:**

Build upon the North Branch Industrial Corridor's unique natural and built environment.

### **Principle 3.2:**

Continue the improvement of the riverfront for pedestrian, bicycles and connection to existing trails.

### **Principle 3.4:**

Enhance local waterways for people, fish, birds and other wildlife through strategic habitat restoration and creation efforts.

# CHICAGO RIVER DESIGN GUIDELINES



## CHICAGO RIVER DESIGN GUIDELINES

City of Chicago ★ Department of Planning & Development ★ January 24, 2019

The role of the Design Guidelines is to outline the City's goals, expectations and requirements for development along the Chicago River.

### **Character Zone (North Branch Zone):**

'...have been defined based on existing context, scale and character of the area, as well as changes anticipated by approved or proposed development projects.'

### **2.2 Required Minimum Setback:**

Setbacks create consistency along the riverfront and provide the space for river access, continuous multiuse path and biodiversity.

### **3.5 Lighting:**

Lighting along the river should be adequate and appropriate for safety, security and attractiveness. Lighting should reduce light pollution and not be harmful to birds, bats, insects and other wildlife.

### **3.7 Landscaping:**

Vegetation is important to the urban landscape, providing contrast between the built environment and natural forms, and can drastically enhance an area's sense of place.

### **3.11 Vertical Bulkhead/Seawall Treatments.**

#### Bird-Friendly Design Principles



**Design.** Avoid design of transparent passageways, corners, atria, and courtyards. Design landscaping to keep birds away from building façades. Minimize rooftop obstacles to flight paths.

**Glazing.** Incorporate differentiations in material, texture, color, and opacity into glazing. Utilize low-reflectivity glass and low-e patterning. Utilize shading devices, screens, and other physical barriers to reduce glass access. Incorporate angled glass between 20 and 40 degrees from vertical to reflect ground instead of sky.

**Light.** Minimize the amount of night light visible through windows and turn lights off when possible. Shield and direct outside lighting to minimize attraction to night-migrating birds.

# CHICAGO RIVER DESIGN GUIDELINES



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City of Chicago ★ Department of Planning & Development ★ January 24, 2019

### 4.3 Nature

-  4.3.3 Stormwater Management Best Practices (priority)
-  4.3.4 Aquatic Wildlife Habitats (priority)
-  4.3.5 Robust Urban Habitats
-  4.3.7 :Large Riverfront Park

### 4.4 Recreation

-  4.4.2 Access to Water and Docking Facilities
-  4.4.3 Expanded Seating Areas
-  4.4.4 Riverfront Overlooks
-  4.4.5 Recreational Areas
-  4.4.6 Support Amenities

### 4.5 Connectivity

-  4.5.2 Underbridge Connections
-  4.5.3 Enhanced Connections to Street & Transportation Network
-  4.5.4 Elevator / Increased Accessibility
-  4.5.5 Cantilevered & Floating Walkways
-  4.5.6 Interpretive Signage
-  4.5.7 Public Art & Specialty Lighting

# SUSTAINABILITY CHECKLISTS

## LEED CHECKLIST:

LEED-NCv4 Checklist  
Bally's Casino & Hotel - Chicago  
9/28/2021  
Target = GOLD

Certified 40-49 points  
Silver 50-59 points  
Gold 60-79 points  
Platinum 80 points and above

Summary	Yes	?	No	Gold
	60	6	60	Gold

Category	Credit	Credit Name	Yes	?	No	Status	Responsibility
<b>Integrative Process</b>	C	Integrative Process	1			Targeted	SCB/MEP
<b>Location and Transportation</b>	C	LEED-ND-Location			16	Not Attempted	-
	C	Sensitive Land Protection	1			Targeted	SCB
	C	High Priority Site			2	Not Attempted	SCB
	C	Surrounding Density & Diverse Uses	5			Targeted	SCB
	C	Access to Quality Transit	5			Targeted	SCB
	C	Bicycle Facilities	1			Targeted	SCB/Owner
	C	Reduced Parking Footprint	1			Targeted	SCB/Owner
	C	Green Vehicles	1			Targeted	SCB/Owner
<b>Sustainable Sites</b>	P	Construction Activity Pollution Prevention	Y			Required	Contractor
	C	Site Assessment	1			Targeted	SCB
	C	Site Development - Protect or Restore Habitat			2	Not Attempted	Landscape
	C	Open Space	1			Targeted	Landscape
	C	Rainwater Management			3	Not Attempted	Civil
	C	Heat Island Reduction	2			Targeted	SCB
	C	Light Pollution Reduction	1			Targeted	Lighting
<b>Water Efficiency</b>	P	Outdoor Water Use Reduction	Y			Required	Landscape
	P	Indoor Water Use Reduction	Y			Required	SCB/Owner
	P	Building-Level Water Metering	Y			Required	MEP
	C	Outdoor Water Use Reduction	2			Targeted	Landscape
	C	Indoor Water Use Reduction	2	1	3	Targeted	SCB
	C	Cooling Tower Water Use			1	Not Attempted	MEP
	C	Water Metering	1			Targeted	MEP
<b>Energy and Atmosphere</b>	P	Fundamental Commissioning and Verification	Y			Required	Cx
	P	Minimum Energy Performance	Y			Required	MEP
	P	Building-Level Energy Metering	Y			Required	MEP
	P	Fundamental Refrigerant Management	Y			Required	MEP
	C	Enhanced Commissioning	5		1	Targeted	Cx
	C	Optimize Energy Performance	6	2	10	Targeted	MEP
	C	Advanced Energy Automation			1	Not Attempted	MEP
	C	Demand Response			2	Not Attempted	Owner
	C	Renewable Energy Production			3	Not Attempted	MEP
	C	Enhanced Refrigerant Management		1	1	Targeted	MEP
	C	Green Power and Carbon Offsets	2			Targeted	Owner
<b>Materials and Resources</b>	P	Storage and Collection of Recyclables	Y			Required	SCB/Owner
	P	CDWM Planning	Y			Required	Contractor
	C	Recycled-Content Construction Materials	1		5	Not Attempted	Contractor
	C	BPDO - Environmental Product Declarations	1		1	Targeted	Contractor
	C	BPDO - Sourcing of Raw Materials	1	1	1	Targeted	Contractor
	C	BPDO - Material Ingredients	2			Targeted	Contractor
	C	C&D Waste Management	2			Targeted	Contractor
<b>Indoor Environmental Quality</b>	P	Minimum IAQ Performance	Y			Required	MEP
	P	Environmental Tobacco Smoke Control	Y			Required	Owner
	C	Enhanced IAQ Strategies	2			Targeted	SCB
	C	Low-Emitting Materials	3			Targeted	Contractor
	C	Construction IAQ Management Plan	1			Targeted	Contractor
	C	Indoor Air Quality Assessment	1		2	Not Attempted	MEP
	C	Thermal Comfort	1		1	Targeted	MEP
	C	Interior Lighting	1		1	Targeted	Lighting
	E	Daylight			3	Not Attempted	SCB
	C	Quality Views			1	Not Attempted	SCB
	C	Acoustic Performance	1		1	Targeted	SCB
<b>Innovation</b>	C	Innovation in Design: Exemplary Performance	1			Targeted	-
	C	Innovation in Design: Exemplary Performance	1			Targeted	-
	C	Innovation in Design: Innovation	1			Targeted	-
	C	Innovation in Design: Innovation / Pilot	1			Targeted	-
	C	Innovation in Design: Pilot Credit	1			Targeted	-
	C	LEED Accredited Professional	1			Targeted	-
<b>Regional Priority</b>	C	Enhanced IAQ Strategies	1			Targeted	-
	E	Site Development - Protect or Restore Habitat			1	Not Attempted	-
	C	High Priority Site			1	Not Attempted	-
	C	Advanced Energy Automation			1	Not Attempted	-

Category	Credit	Credit Name	Yes	?	No	Status	Responsibility
<b>Integrative Process</b>	C	Integrative Process	1			Targeted	SCB/MEP
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	C	Cooling Tower Water Use			1	Targeted	MEP
	C	Water Metering	1			Targeted	MEP

## CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY CHECKLIST:

- 90 pts LEED GOLD
- 10 pts 7.5 EV CHARGING
- 5 pts 7.6 EV READINESS
- 10 pts 8.2 WORKFORCE DEVELOPMENT
- 10 pts 9.1 BASIC BIRD PROTECTION

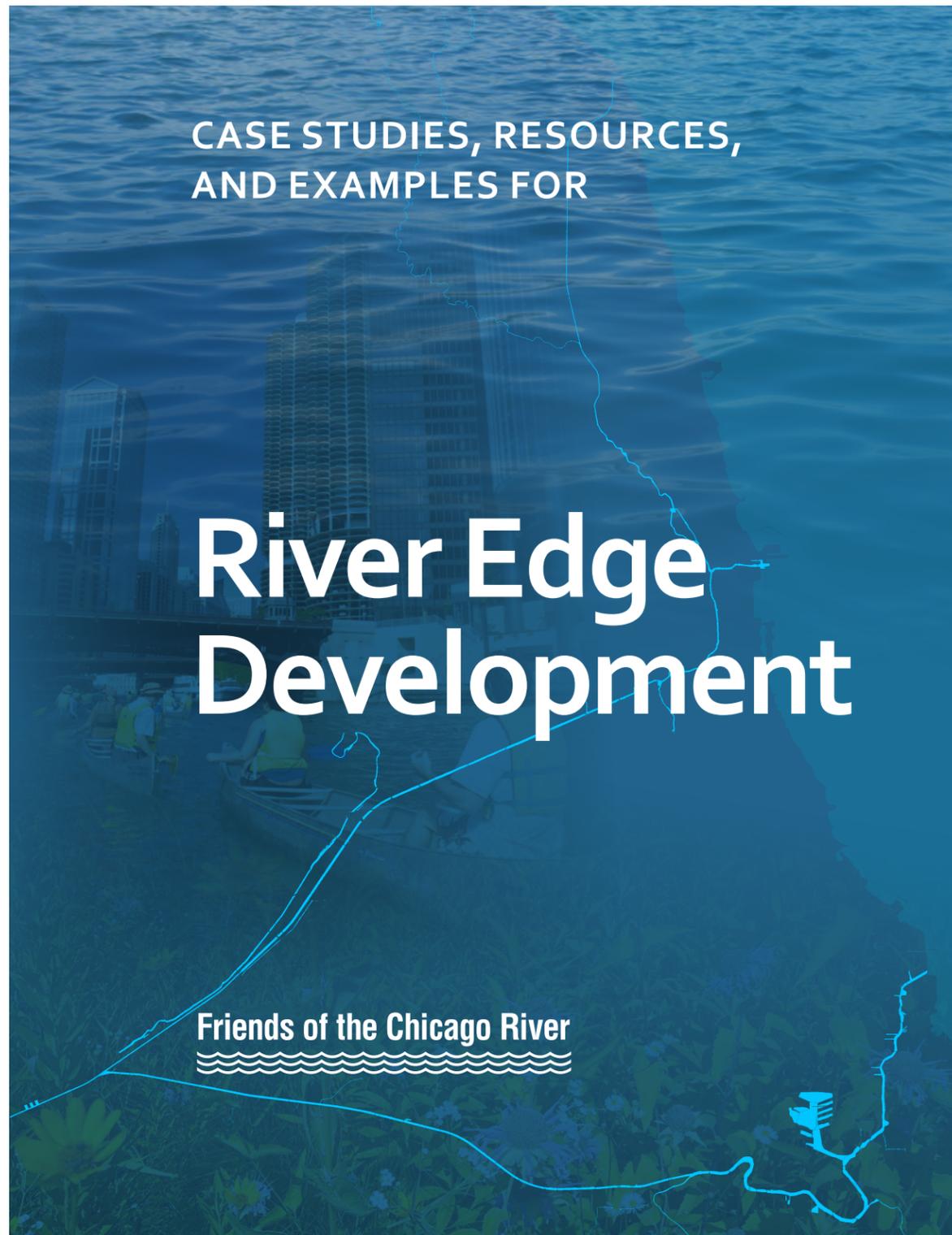
**125 pts TOTAL**



DRAFT / IN PROGRESS



# FRIENDS OF THE CHICAGO RIVER



### **BLUE-GREEN CORRIDOR VISION**

'We are all connected through our urban water systems and can therefore all play a role in improving the river's health and resiliency.'

### **CLUSTERED LANDSCAPE LAYOUT**

Even small 'micro-habitats' provide benefits for birds, mammals, plants and insects.

### **EMBRACE WILDNESS & THE BENEFITS OF NATIVE PLANTS**

'Rewilding' approach to landscaping has many benefits for people and biodiversity.

### **SOFTENED RIVER EDGE**

Set the trail back from the rivers edge to allow for a vegetated buffer.

### **AQUATIC HABITAT & WATER QUALITY ENHANCEMENTS**

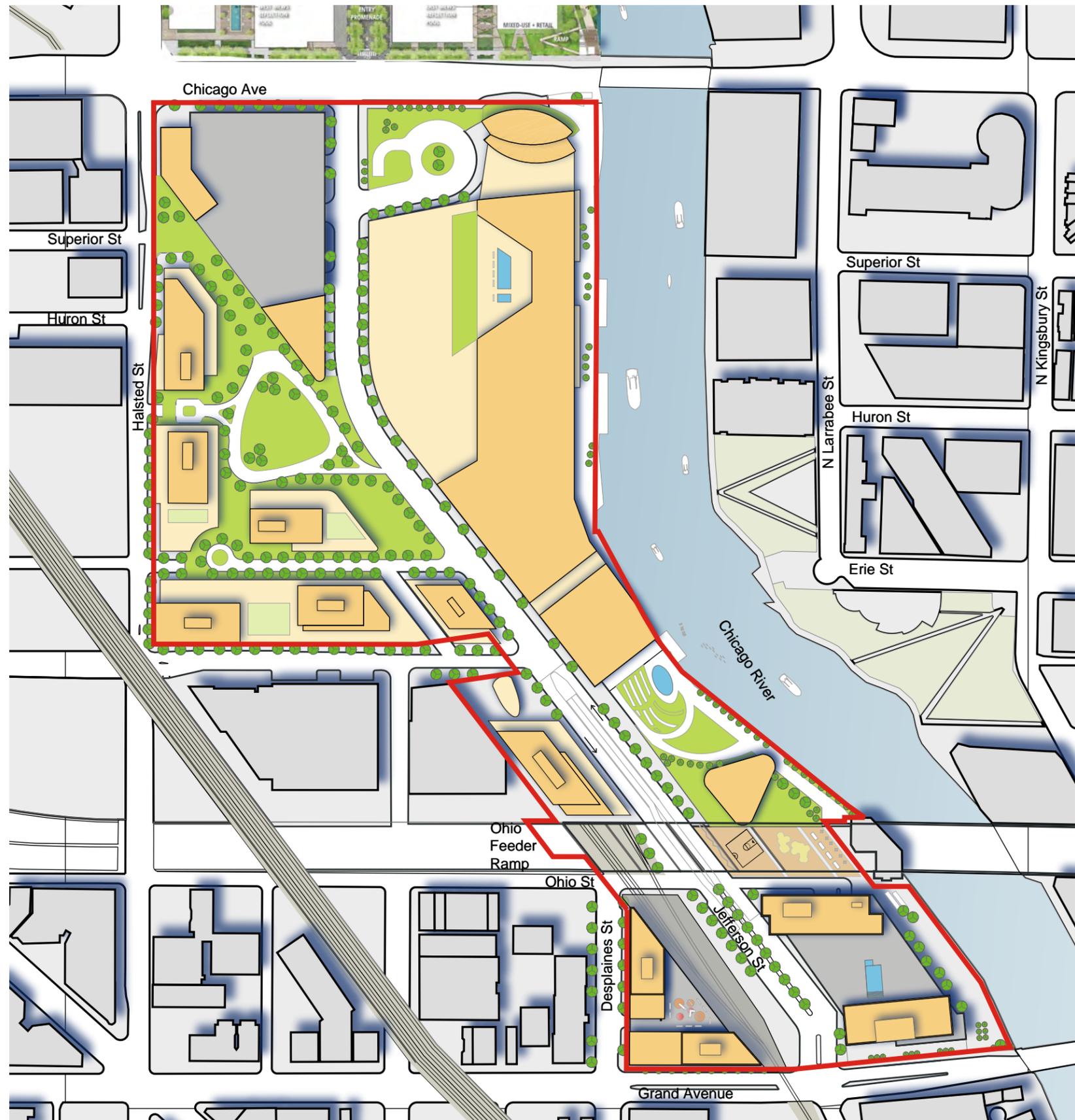
Many techniques to expand aquatic habitat like underwater structures to floating wetlands.

# PROJECT VISION

Create a vibrant new entertainment district anchored by the Bally's Casino development that enlivens the River West neighborhood and creates a spectacular regional destination.

The district framework entails the following planning principles:

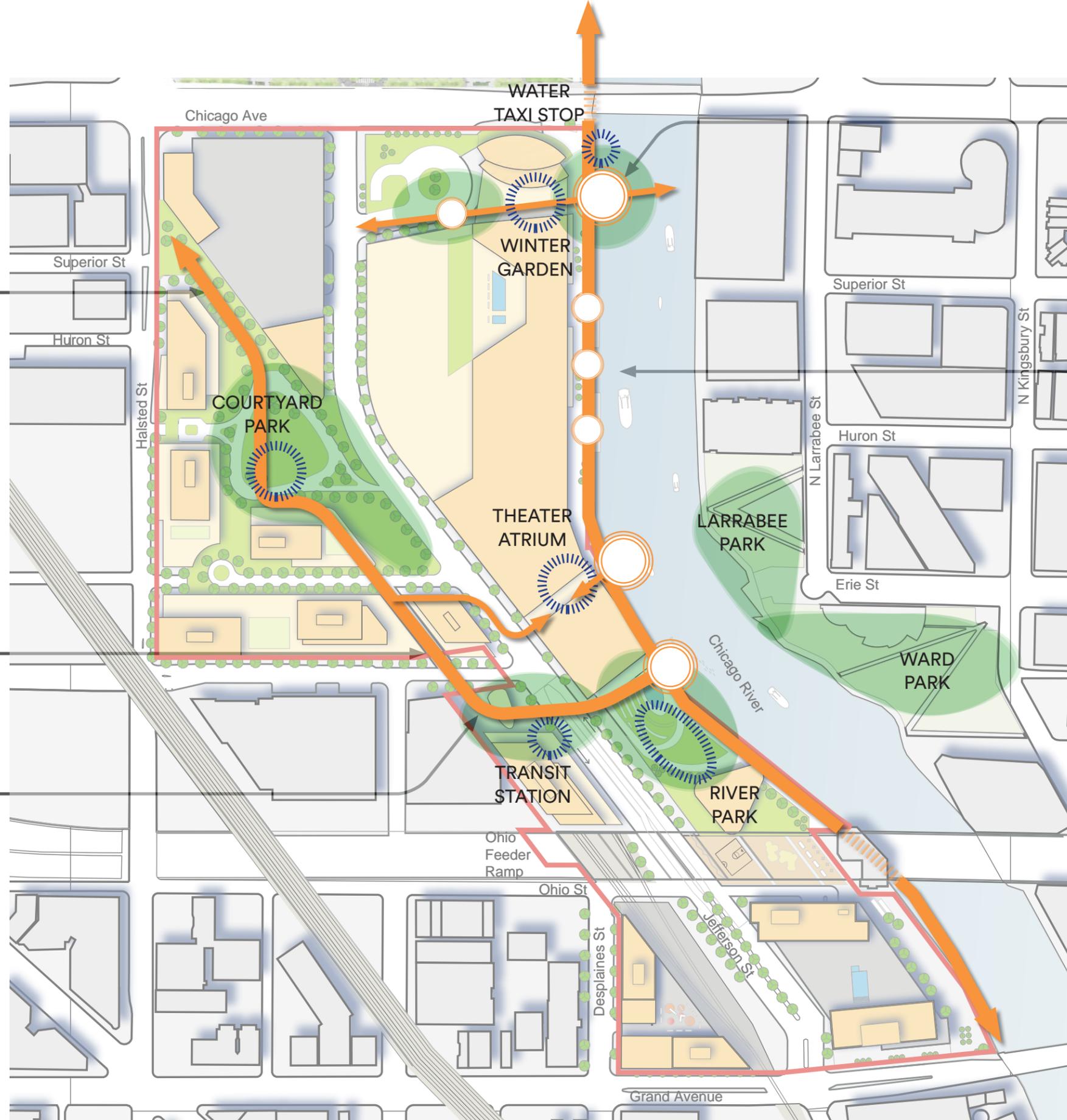
- Integrate a wide variety of arts and culture uses and experiences into the district to enhance placemaking and identity, that celebrate and create new iconic public places within the city.
- Weave together the district framework and new development to align with existing streets, view vistas and a new pedestrian bridge over the Chicago River.
- Establish a connected street network to encourage seamless multi-modal access via walking, transit, water taxi, biking and automobiles.
- Activate the ground plane and public realm with visually attractive and physically connected indoor/outdoor spaces.
- Populate the riverwalk with exciting new entertainment related venues to include bars, restaurants, cafes, theaters, and active uses such as kayaking, boating and people places that engage the public.
- Create parks, inviting streetscapes and passive recreational places for the outdoor enjoyment for all city residents.
- Support the goals of PD 1426 by establishing a framework for new mixed-use residential and high-density development that infills the blocks not being utilized by the Bally's Casino complex.
- Maximize below grade parking opportunities to reduce the impacts of large parking podiums
- Utilize the air rights over the Union Pacific rail alignment to create continuity of the ground plane.
- Create a green district that is a paradigm for sustainable best practices.



DIAGONAL ROUTES  
LEAD TO AND  
FROM MAJOR  
INTERSECTIONS  
AND ANCHORING  
PROGRAM

CLEAR, PLEASANT  
PEDESTRIAN ROUTES  
CONNECT OUTDOOR  
AMENITY SPACES

PEDESTRIAN ROUTES  
SUPPORT NATURAL  
HUMAN WAYFINDING  
BY LEADING TO CIVIC  
AMENITIES



MAJOR  
INTERSECTIONAL  
NODES BRING  
TOGETHER CIVIC  
INFRASTRUCTURE,  
PARK AMENITY, AND  
URBAN CONNECTIONS

LOCALIZED NODES  
PROVIDE AMENITY  
AND INTEREST FOR  
RIVERWALK USERS





# RIVERWALL APPROACH

- ① **RIVERWALL SECTION NOT IN SCOPE.** WILL COORDINATE WITH FUTURE DEVELOPMENTS WHEREVER POSSIBLE.
- ② **CHICAGO AVE. CONNECTION:** INTENT IS TO MAINTAIN RIVERWALK CONNECTIVITY. BASED ON CURRENT UNDERSTANDING, CONNECTING BEHIND OR UNDER BRIDGE IS THE MOST LIKELY ROUTE, AS NEEDED.
- ③ **CASINO RIVERWALK:** INTENT IS TO MAINTAIN/REPAIR THE EXISTING RIVERWALL. PER CURRENT DESIGN, THE TOP OF THE WALL WILL LIKELY BE MODIFIED TO ACCOMMODATE FINISHES, GUARDRAILS, ETC. A WATER TAXI DOCK WILL BE PROVIDED AT THE NORTH END.
- ④ **RIVERFRONT PARK:** WILL MAINTAIN/REPAIR EXISTING RIVERWALL AND PROVIDE NECESSARY STRUCTURE/ATTACHMENTS FOR FLOATING WETLANDS PER CURRENT DESIGN, AS NEEDED.
- ⑤ **FUTURE PD DEVELOPMENTS:** WILL BE PART OF FUTURE PROJECTS AND DESIGN WILL BE BASED ON BEST PRACTICES AT THE TIME OF DEVELOPMENT.
- ⑥ **OHIO FEEDER RAMP CONNECTION:** WILL MAINTAIN RIVERFRONT CONNECTIVITY VIA FUTURE PARK SPACE UNDER THE OHIO FEEDER RAMP.
- ⑦ **GRAND AVE. CONNECTION:** WILL MAINTAIN RIVERWALK CONNECTIVITY AS PART OF THE ADJACENT, FUTURE DEVELOPMENT.

# BALLY'S RIVERFRONT PARK AND RIVEWALK: OVERALL SITE PLAN



# RIVER FRONT PARK AND RIVERWALK DESIGN



# BALLY'S RIVERFRONT CONCEPT DESIGN



DRAFT / IN PROGRESS



# RIVER FRONT PARK DESIGN

## LEGEND

- ① CONNECTION TO JEFFERSON ST
- ② FOREST WALK
- ③ TERRACED SEATING NOOKS
- ④ STAIR
- ⑤ DOG PARK
- ⑥ OPEN LAWN
- ⑦ OVERLOOK
- ⑧ RIVER EDGE SEATING NOOKS
- ⑨ TERRACED SEATING
- ⑩ GARDEN OVERLOOK
- ⑰ FLOATING WETLANDS



# CHICAGO RIVER DESIGN GUIDELINES MENU ITEMS

## NATURE

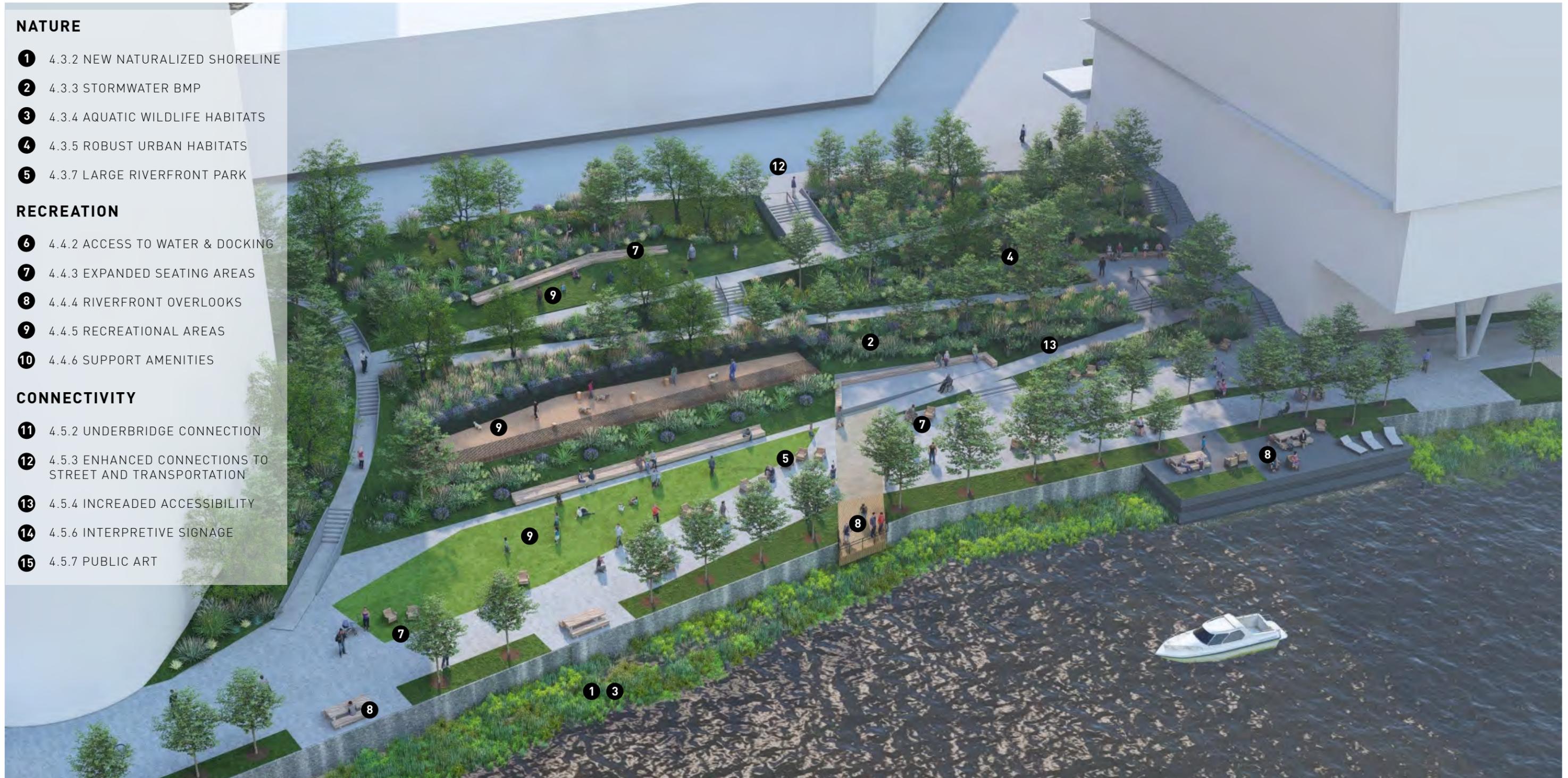
- 1 4.3.2 NEW NATURALIZED SHORELINE
- 2 4.3.3 STORMWATER BMP
- 3 4.3.4 AQUATIC WILDLIFE HABITATS
- 4 4.3.5 ROBUST URBAN HABITATS
- 5 4.3.7 LARGE RIVERFRONT PARK

## RECREATION

- 6 4.4.2 ACCESS TO WATER & DOCKING
- 7 4.4.3 EXPANDED SEATING AREAS
- 8 4.4.4 RIVERFRONT OVERLOOKS
- 9 4.4.5 RECREATIONAL AREAS
- 10 4.4.6 SUPPORT AMENITIES

## CONNECTIVITY

- 11 4.5.2 UNDERBRIDGE CONNECTION
- 12 4.5.3 ENHANCED CONNECTIONS TO STREET AND TRANSPORTATION
- 13 4.5.4 INCREASED ACCESSIBILITY
- 14 4.5.6 INTERPRETIVE SIGNAGE
- 15 4.5.7 PUBLIC ART



# RIVERWALK DESIGN



LEGEND	
1 CONNECTION TO JEFFERSON ST	14 BOSQUE PLAZA
2 FOREST WALK	15 GRAND ENTRY PLAZA
4 STAIR	16 TERRACED OVERLOOK
6 OPEN LAWN	17 FLOATING WETLANDS
9 TERRACED SEATING	18 MARKET PLAZA
10 GARDEN OVERLOOK	19 SEATING NOOKS
11 MUSEUM PLAZA	20 CONNECTION TO ENTRY STAIR
12 RIVERFRONT PLAYScape	21 WATER TAXI STOP
13 COMMUNAL SEATING NOOKS	22 RAISED VISTA
	23 CONNECTION TO CHICAGO AVE

# RIVERWALK DESIGN



**NATURE**

- 1 4.3.2 NEW NATURALIZED SHORELINE
- 2 4.3.3 STORMWATER BMP
- 3 4.3.4 AQUATIC WILDLIFE HABITATS
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**CONNECTIVITY**

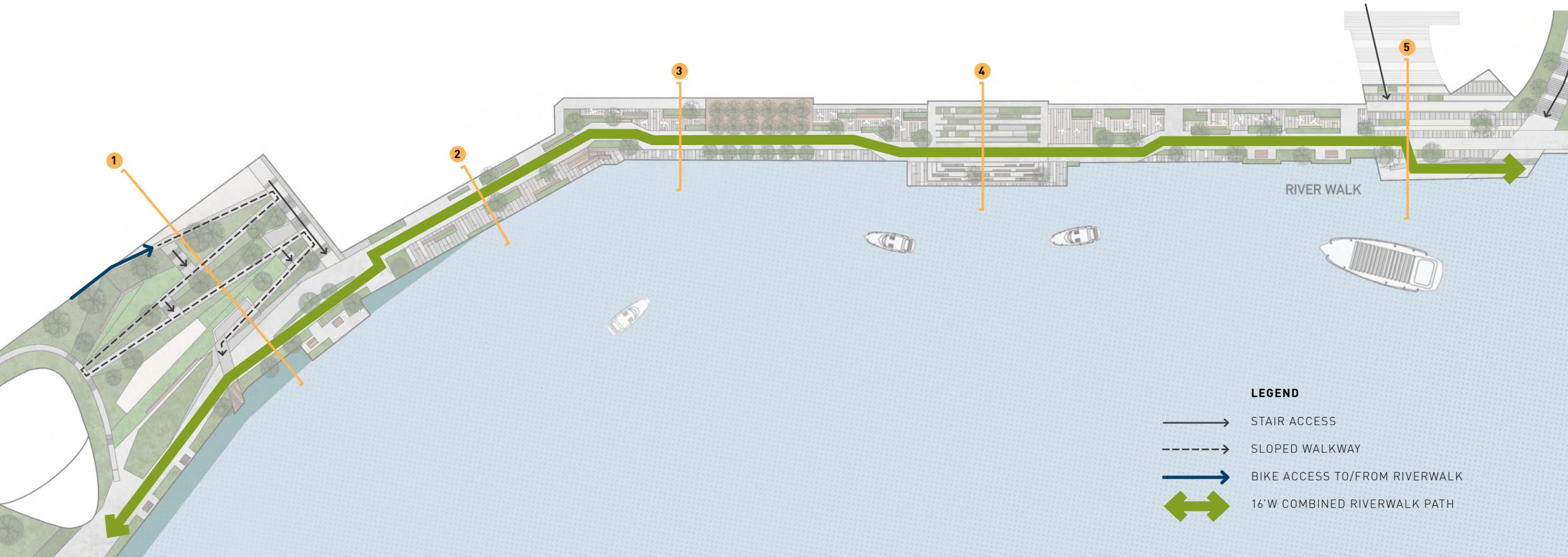
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# EXISTING AND PROPOSED RIVER EDGE



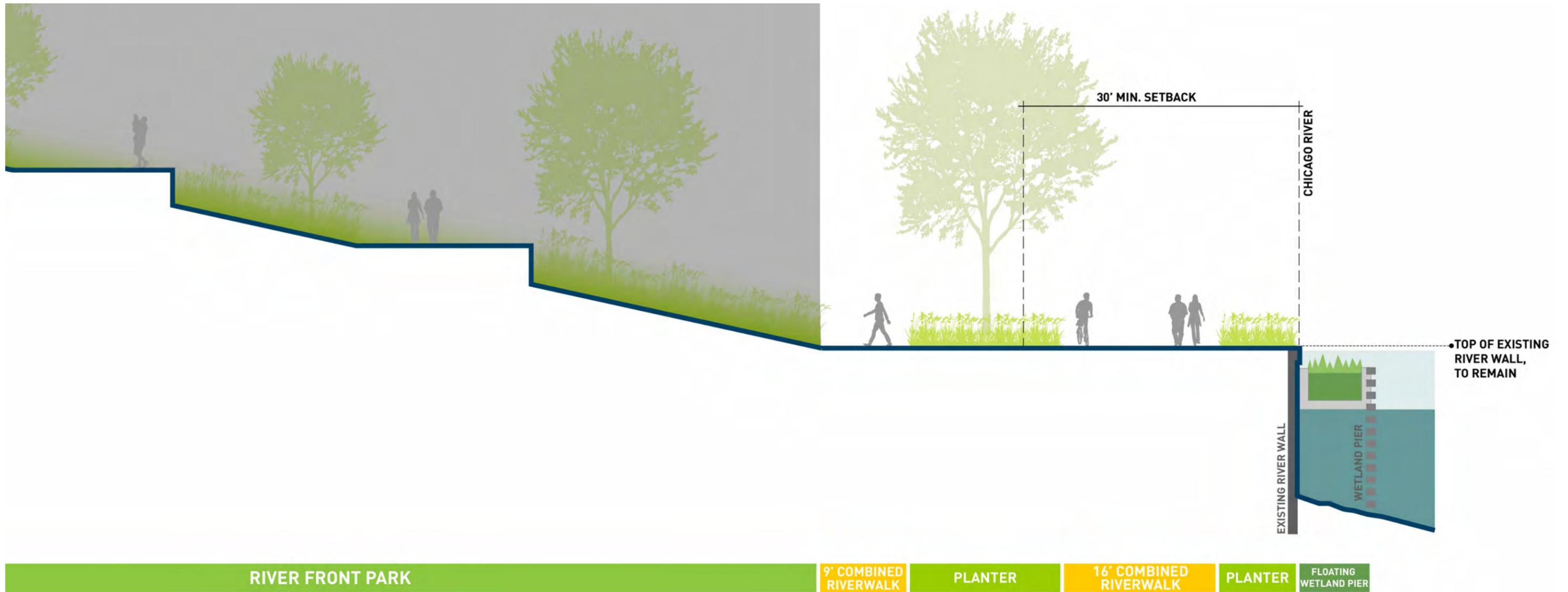
# RIVER FRONT PARK AND RIVERWALK ACCESS



# PROPOSED RIVERWALK SECTIONS



**1 RIVER FRONT PARK**



**RIVER FRONT PARK**

**9' COMBINED RIVERWALK**

**PLANTER**

**16' COMBINED RIVERWALK**

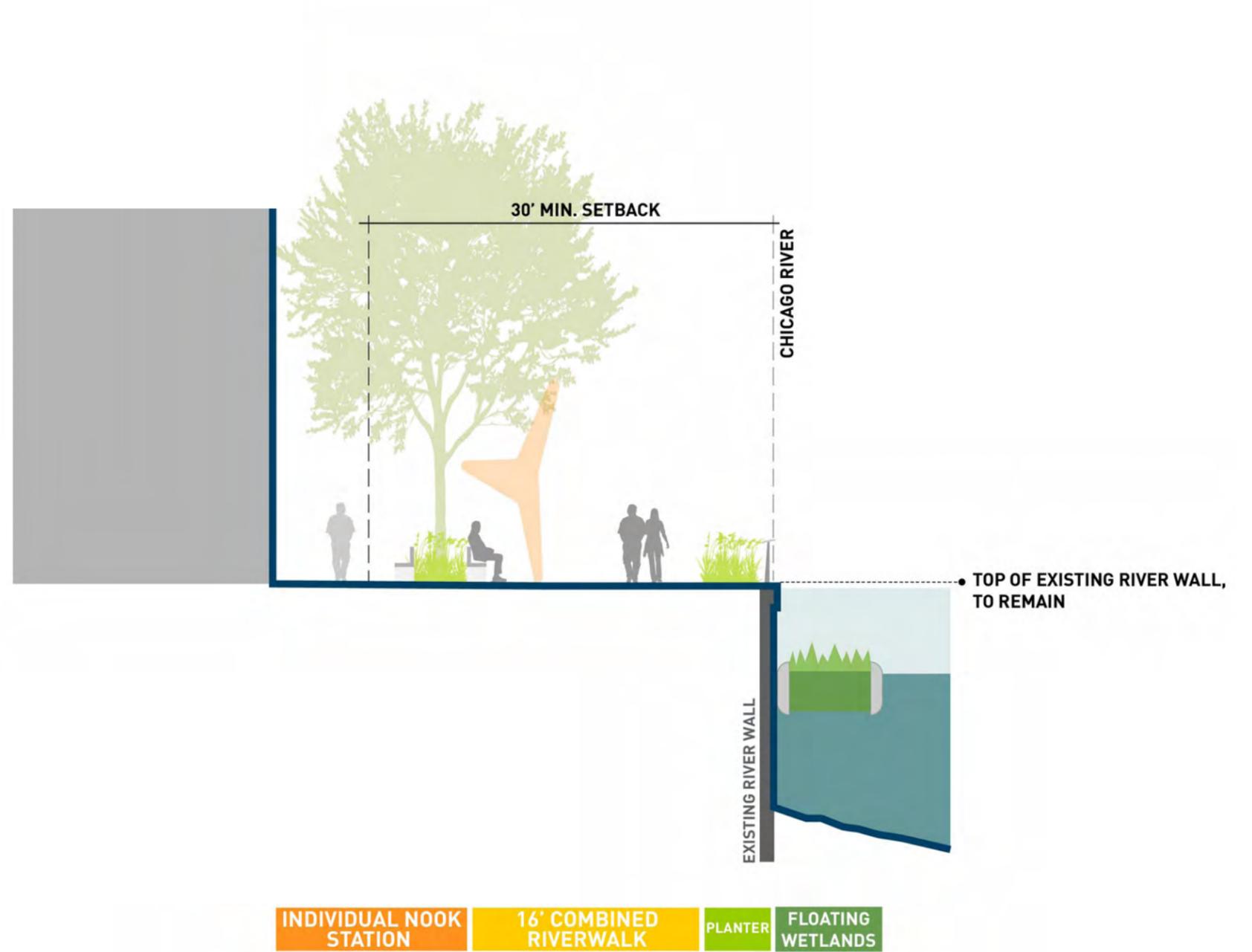
**PLANTER**

**FLOATING WETLAND PIER**

# PROPOSED RIVERWALK SECTIONS



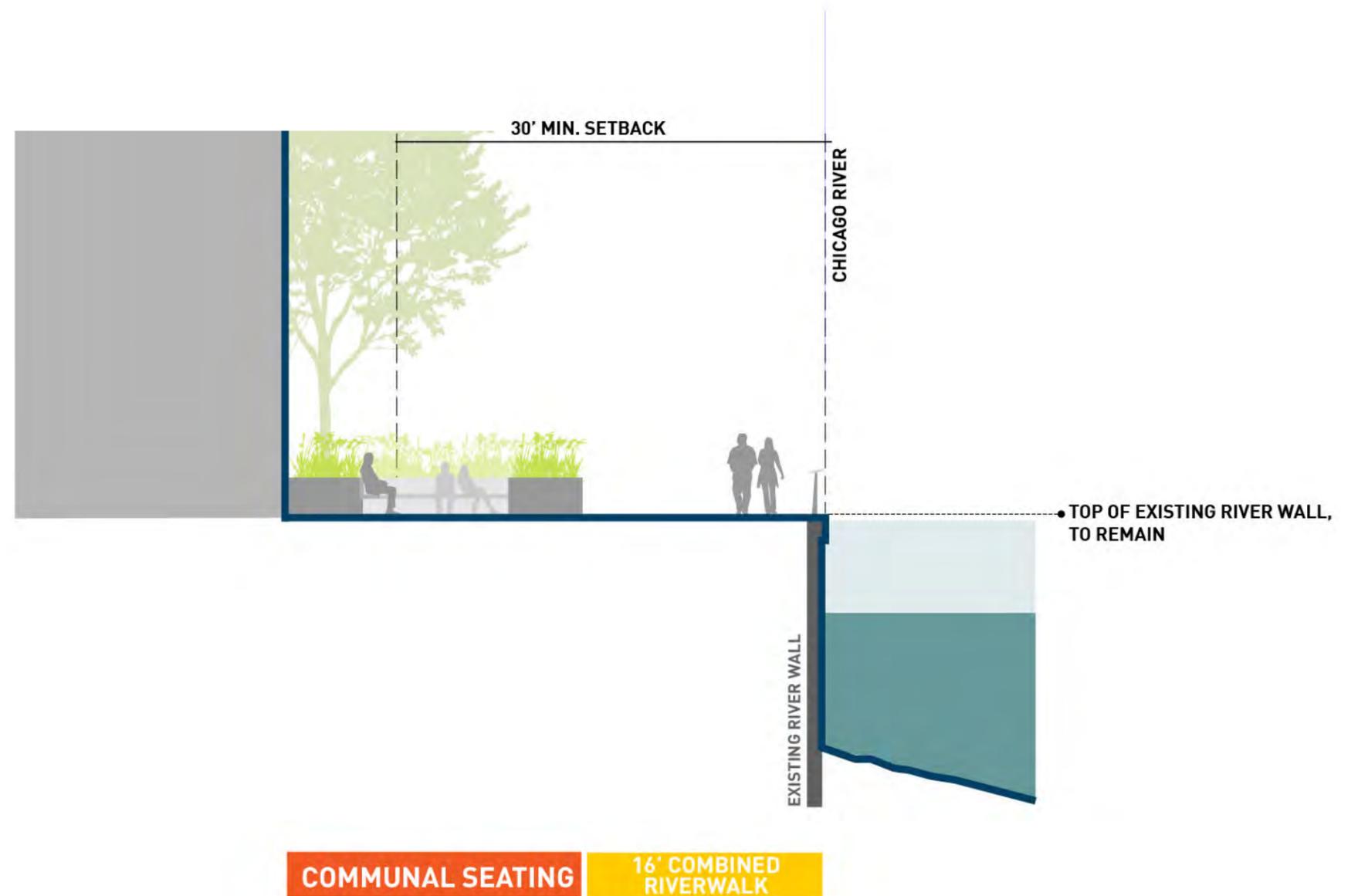
**2 RIVERWALK W/ LINEAR NOOK SEATING**



# PROPOSED RIVERWALK SECTIONS



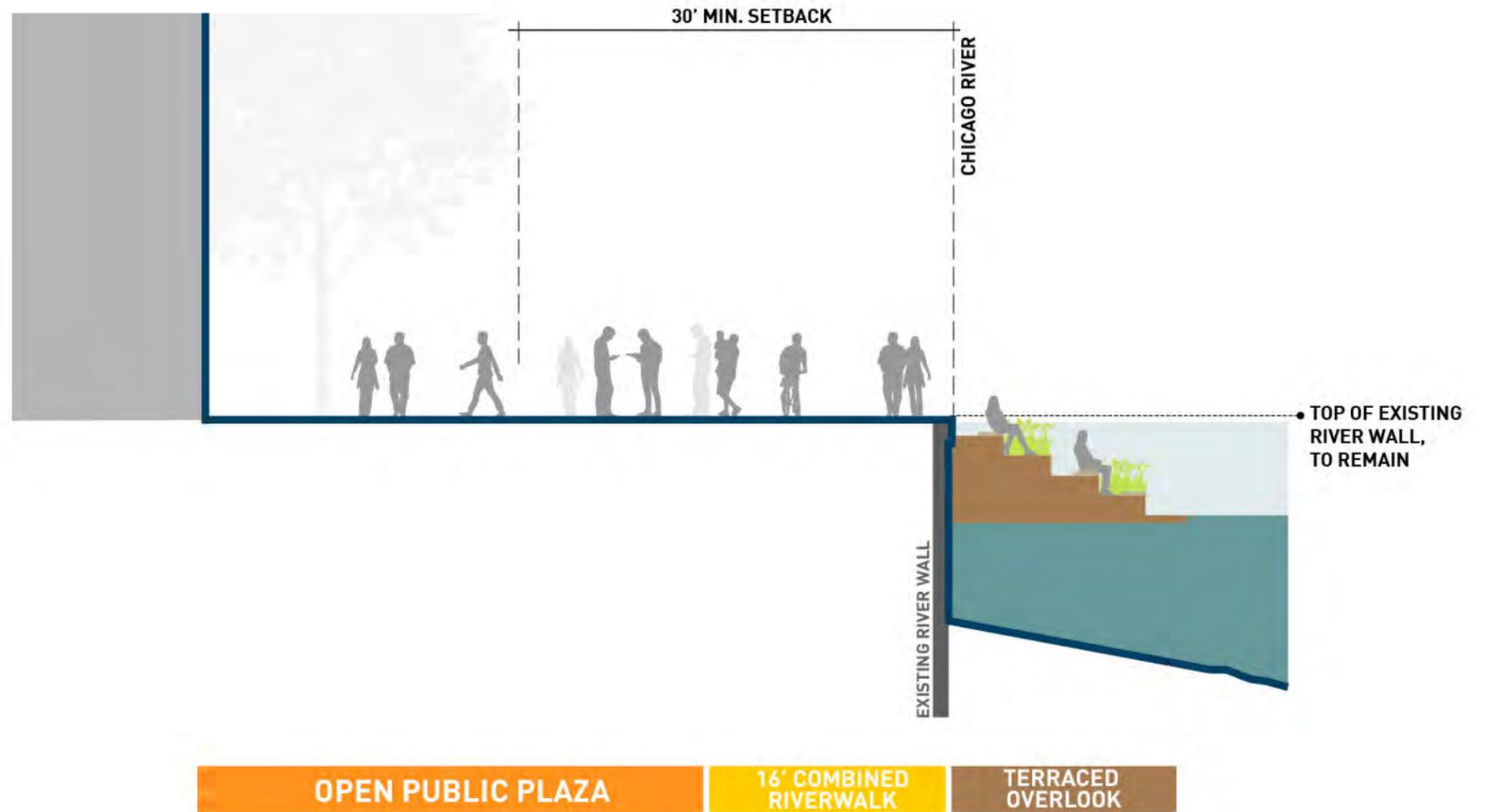
**3** RIVERWALK W/ LINEAR NOOK SEATING



# PROPOSED RIVERWALK SECTIONS



## 4 TERRACED OVERLOOK SECTION



# MATERIAL & LIGHTING PALETTE

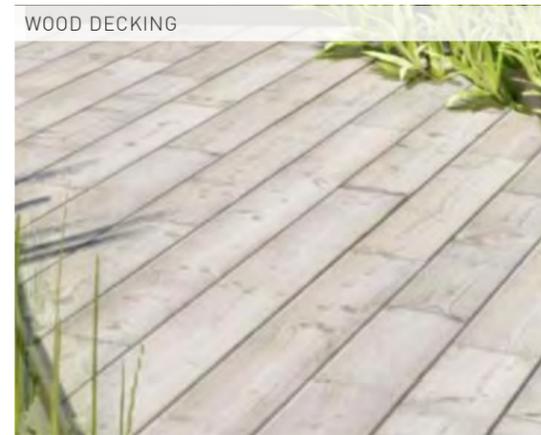


CAST-IN-PLACE CONCRETE



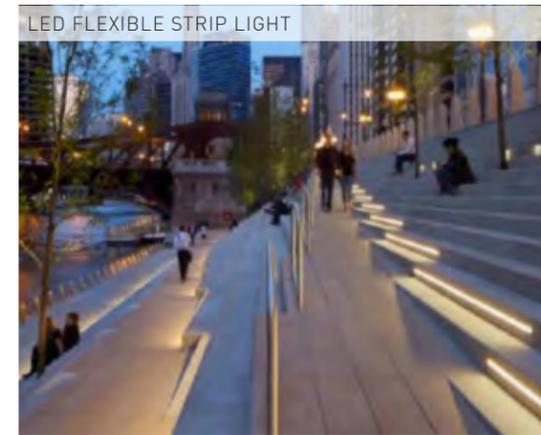
CONCRETE PAVERS

3x12 PROMENADE PLANK SERIES - SERIES FINISH IN ICE GREY (HIGH SRI)

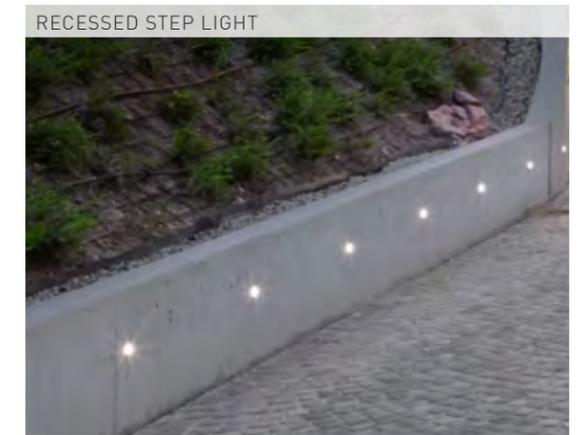


WOOD DECKING

NOMINAL 2x6 ACCOYA DECKING W/ SS FASTENERS



LED FLEXIBLE STRIP LIGHT

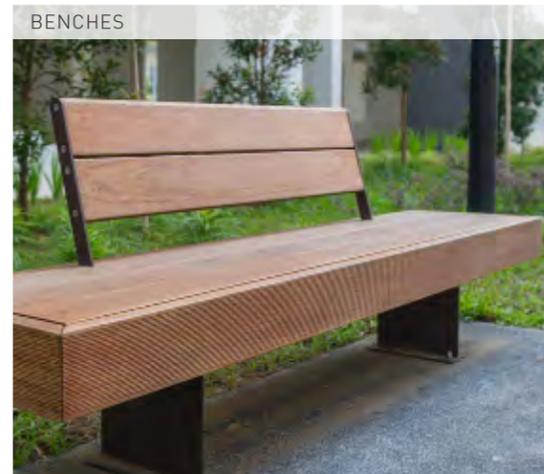


RECESSED STEP LIGHT



TERRACED OVERLOOK STEPS

CAST-IN-PLACE CONCRETE W/ HARDWOOD WOOD SLAT TOPPERS



BENCHES

HARRIS BENCH - HARDWOOD & POWDERCOATED STEEL, METALCO

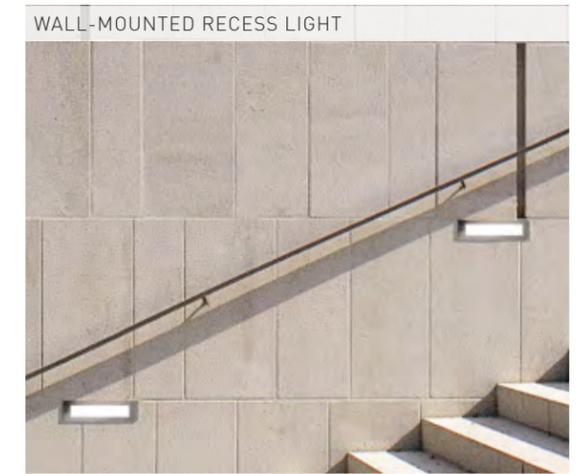


TABLES & CHAIRS

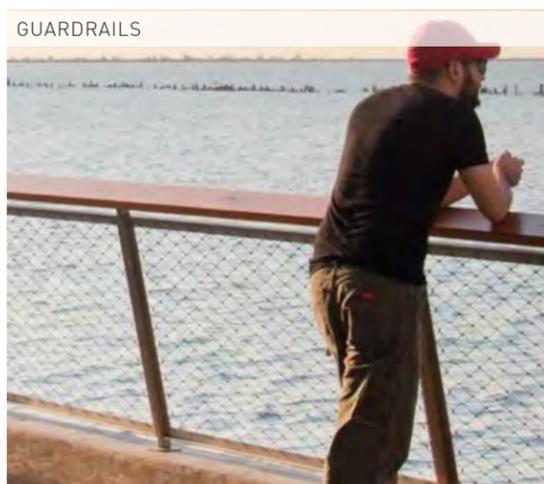
APRIL TABLE & CHAIR - HARDWOOD & POWDERCOATED STEEL, VESTRE



PEDESTRIAN POLE



WALL-MOUNTED RECESS LIGHT



GUARDRAILS

SS POSTS W/ HARDWOOD LEAN RAIL & MESH INFILL PANEL



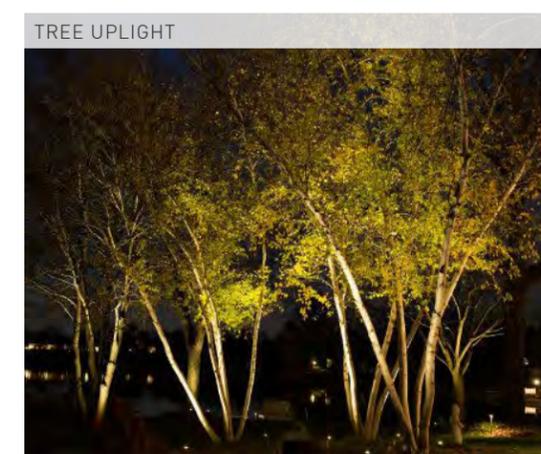
HANDRAILS

SS POSTS, RAIL, & STANCHIONS



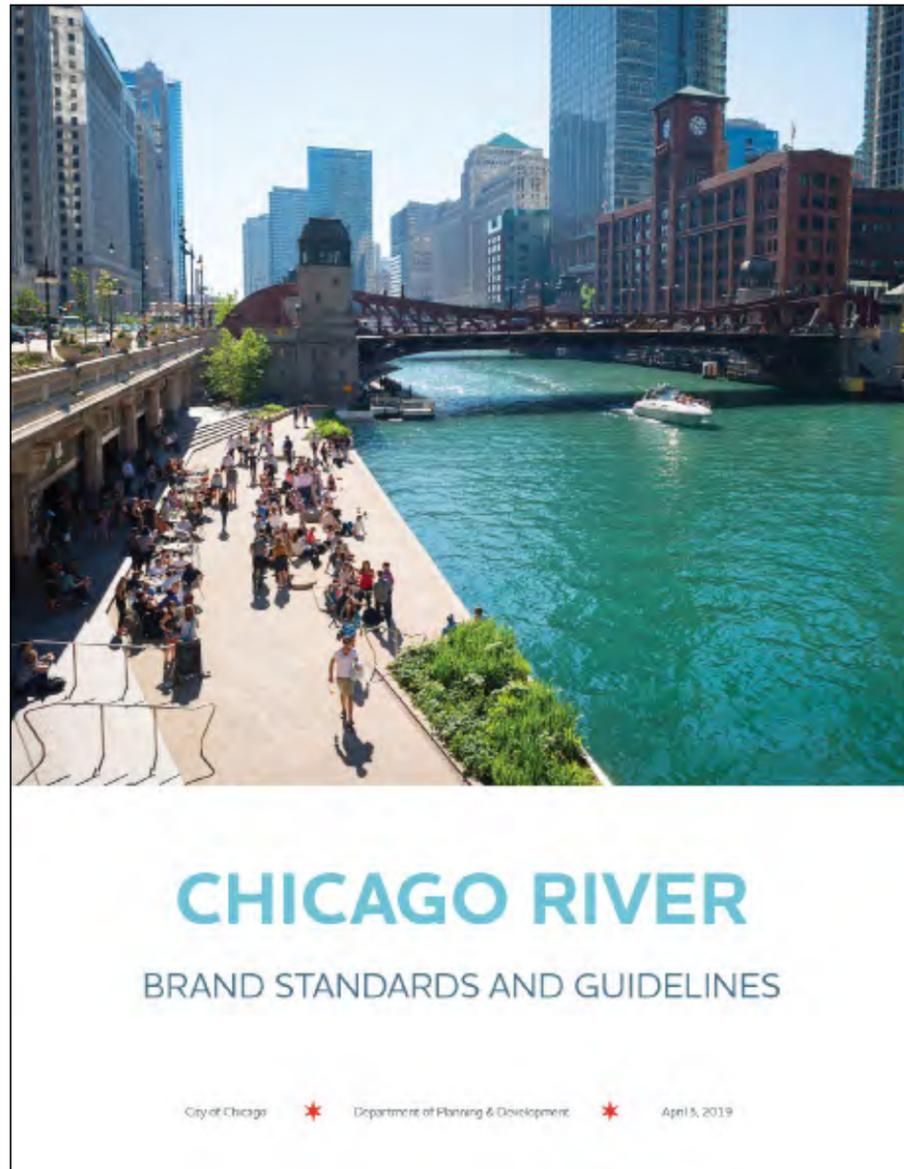
TRASH RECEPTACLES

CUSTOMIZED BEVEL LITTER RECEPTACLE - ULTRA HIGH PERFORMANCE CONCRETE & POWDERCOATED CAST ALUMINUM, FORMS + SURFACES



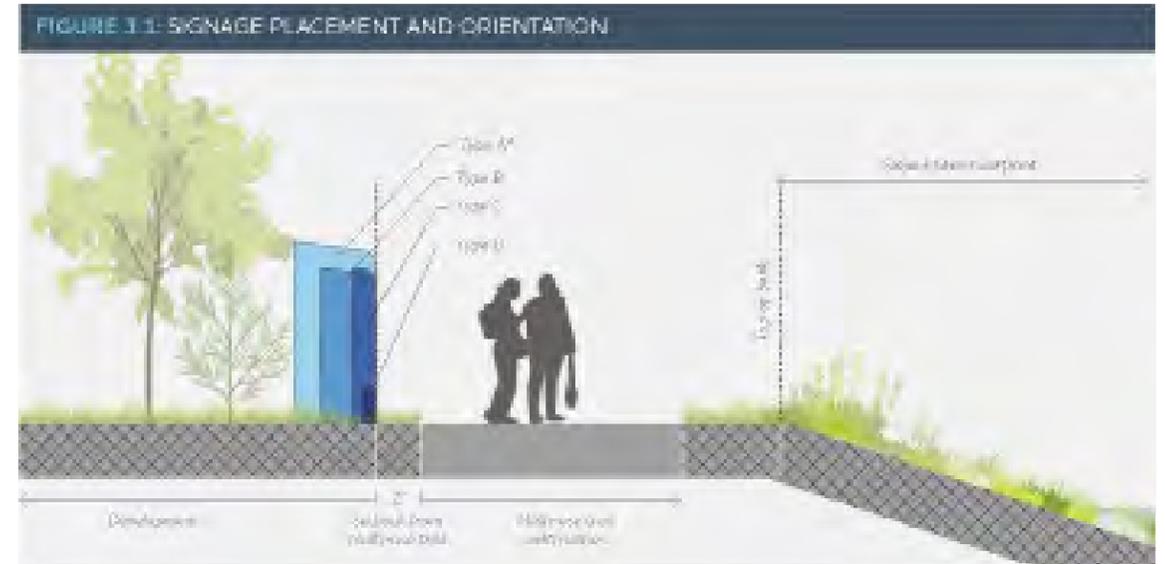
TREE UPLIGHT

# CHICAGO RIVER BRAND STANDARDS AND GUIDELINES



## SUB-BRANDING

IN ORDER TO GENERATE PUBLIC INTEREST, THE CITY OR ITS DEVELOPERS MAY DRAW ATTENTION TO KEY SECTIONS OF THE RIVERWALK THROUGH A UNIQUE NAME OR BRAND



# PLANT MATERIAL STRATEGY



Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Java	X
<i>Najas</i>	White Water Lily	X
<i>Najas</i>	Common Bluebell	X
<i>Najas</i>	Long-leaved Hornwort	X
<i>Najas</i>	Ed. O. L.	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

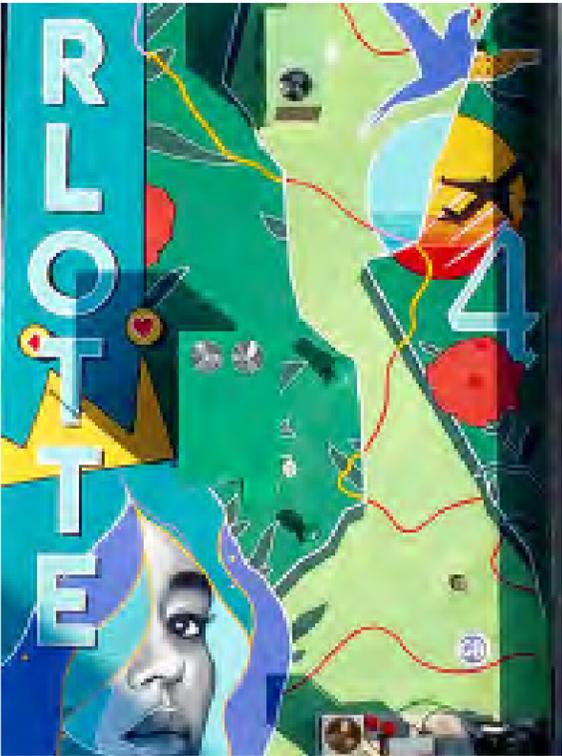
Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

Scientific Name	Common Name	Location
		LD UE RE
<i>Najas</i>	Common Bluebell	X

# ROOF DESIGN CONCEPT IMAGERY



# BIRD FRIENDLY DESIGN STRATEGY



## PODIUM DESIGN:

- 1 Overall highly opaque, limited glazing
- 2 Will study costs and design impacts of treating glazing, such as UV or frit
- 3 Landscaping and interior planters will be coordinated to avoid reflected vegetation and direct line of sight to interior planters. Strategic use of trees or shrubs as a barrier in front of glass surfaces will be explored as landscape design develops.

# BIRD FRIENDLY DESIGN STRATEGY



# BIRD FRIENDLY DESIGN STRATEGY

## **SITE STRUCTURES:**

- Where glass handrails are used, they will be treated to avoid clear or reflective glass.

## **EXTERIOR LIGHTING:**

- Team will need to study further to determine what lighting is considered “essential” and cannot be shut off overnight for safety, given the 24/7 activity on site
- Lighting will be shut off overnight in spaces without 24/7 use
- Fixture selection for all essential 24/7 lighting will meet B-U-G standards for LZ-3
- Team will explore options for limiting night lighting from signage, video installations, etc.

## **MONITORING & EVALUATION:**

- Team will either establish an internal monitoring program or coordinate with Chicago Bird Collision Monitors for ongoing bird strike assessment.

# STORMWATER MANAGEMENT STRATEGY

## **TRANSITION AWAY FROM COMBINED SEWER SYSTEM**

Stormwater flow to the combined sewer system will be eliminated wherever possible.

## **FLOW DIRECTLY TO THE RIVER**

Stormwater runoff from the development will outfall to the river through a private storm sewer network.

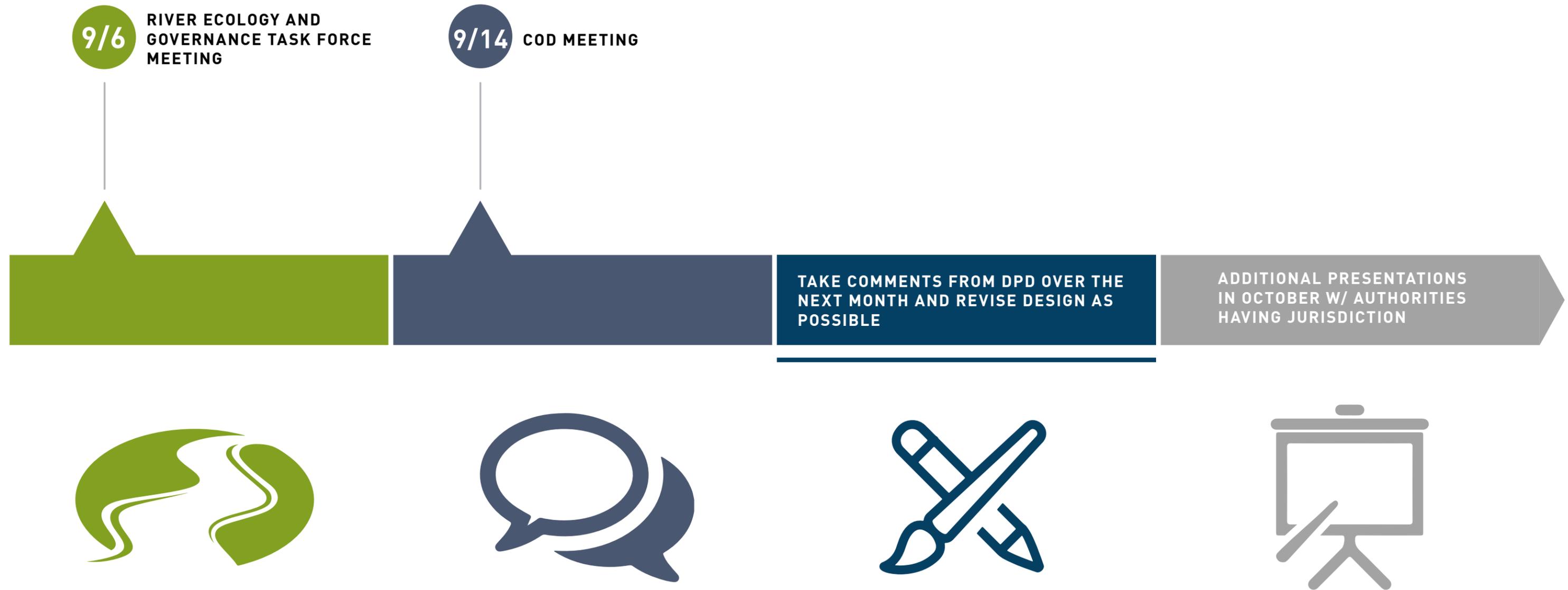
## **DETENTION & TREATMENT AS NEEDED**

Detention will be provided as needed to meet city requirements for rate control, volume control, and water quality.



# NEXT STEPS

# TIMELINE OF FEEDBACK INCORPORATION



**Thank you!!!**

