Chicago Plan Commission
Department of Planning and Development

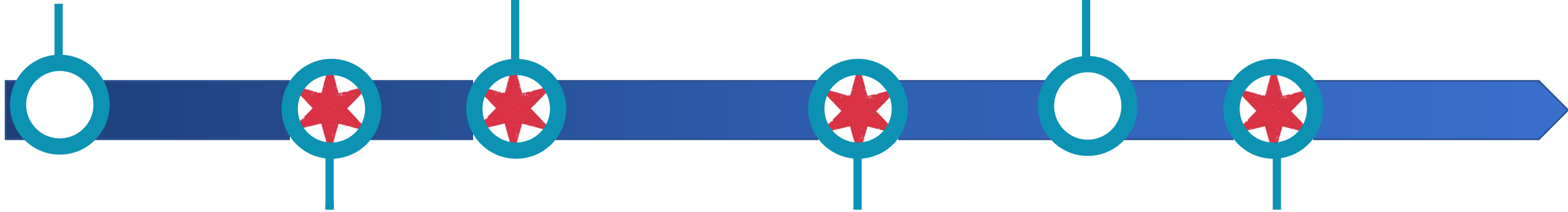
January 24, 2019

Lincoln Yards
Proposed Planned Development

Agenda:

- Timeline
- Lincoln Yards Vision
- Transportation and Infrastructure
- Open Space
- Character Zones
- Phasing and Implementation
- Phase 1 Development

Timeline: North Branch Framework and Community Engagement



2013

Finkl Steel moves out of the Clybourn Corridor PMD

August 2015

- Applicant starts Acquisitions

June 2016

- Three DPD North Branch Framework Kick-off Presentations

August 2016

- DPD Initial Land-Use Assessments

September 2016

- DPD Community Presentation

November 2016

- Applicant acquires Finkl Property

December 2016

- DPD Community Presentation

The 760-acre North Branch Industrial Corridor is the first corridor to be addressed by the Modernization Initiative. The North Branch Framework Plan establishes **a vision to modernize the corridor's land use, transportation and open space assets on behalf of the entire city.**

More than **800 participants** contributed in a 10-month process that included:

- 6 Public meetings
- 6 Neighborhood meetings
- 6 Open houses

Timeline: 2017

February 2017

- DPD Community Presentation

March 2017

- Two Open House Informational Meetings

April 2017

- Three DPD Open House Informational Meetings
- Wrightwood Neighbors Association Lincoln Yards Meeting

May 2017

- Alderman Hopkins Community Advisory Committee (CAC) Meeting
- Plan Commission Presentation

July 2017

- NB Advisory Committee Meeting
- CAC Meeting
- Plan Commission Meeting
- Committee on Zoning/Finance
- City Council Presentation
- City of Chicago adopts rezoning for the Planned Manufacturing District

Timeline: 2018

February 2018

- Applicant acquires Fleet Property

July 2018

- LY Community Meeting *(500+ Attendees)*
- Alderman Hopkins Community Survey #1 *(+450 responses)*

August 2018

- North Branch Advisory Committee Meeting
- 2nd Ward Block Meetings
- Meetings with 7 Stakeholder Groups

September 2018

- 2nd Ward Block Meetings
- Sheffield Neighborhood Community Survey *(+883 responses)*
- Meetings with 8 Stakeholder Groups

October / November 2018

- Meetings with 7 Stakeholder Groups

November 29, 2018

- LY Community Meeting *(800+ attendees)*

December 2018

- Alderman Hopkins Community Survey #2 *(+870 responses)*

January 2019

- Final Master Plan

City of Chicago
North Branch Framework Plan

1 Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center within the City of Chicago

2 Provide Better Access for all Transportation Modes

3 Build upon the North Branch Industrial Corridor's Unique Natural and Built Environment

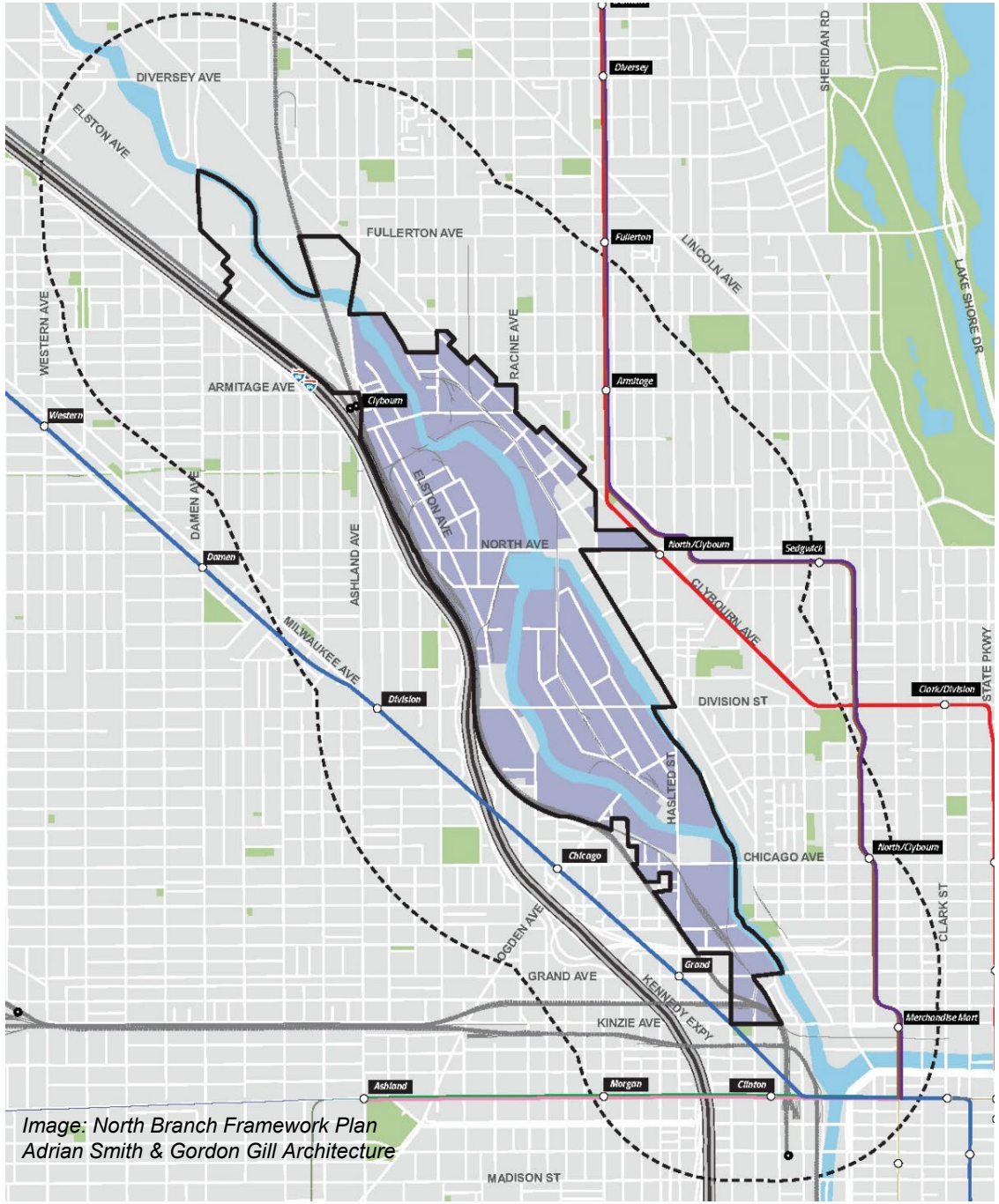


Image: North Branch Framework Plan
Adrian Smith & Gordon Gill Architecture

Study Area

North Branch Framework: Enhanced Connectivity

Recommendations from the North Branch Framework Plan include:

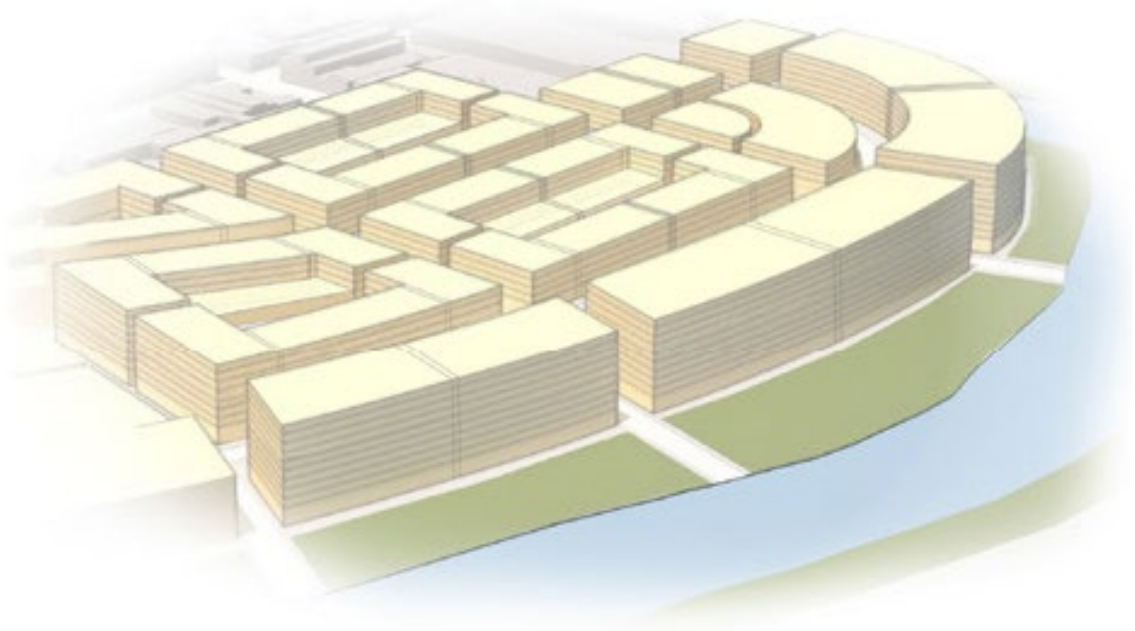
- Establish a finer grain of city-scale blocks
- Provide more choices for walking, biking, and driving to relieve congestion on major collector streets
- Expand access to the river and transit walksheds
- Support increases in density and height to **encourage high-quality publicly-accessible open space and non-vehicular transportation improvements**

Image: North Branch Framework Plan
Adrian Smith & Gordon Gill Architecture

North Branch Framework: Open Space Improvements

North Branch Framework:
Open Space, Density, and Floor Area Distribution

Floor area ratio built out on all blocks



Density and floor area ratio distributed
to create open space
(as recommended by the NB Framework)

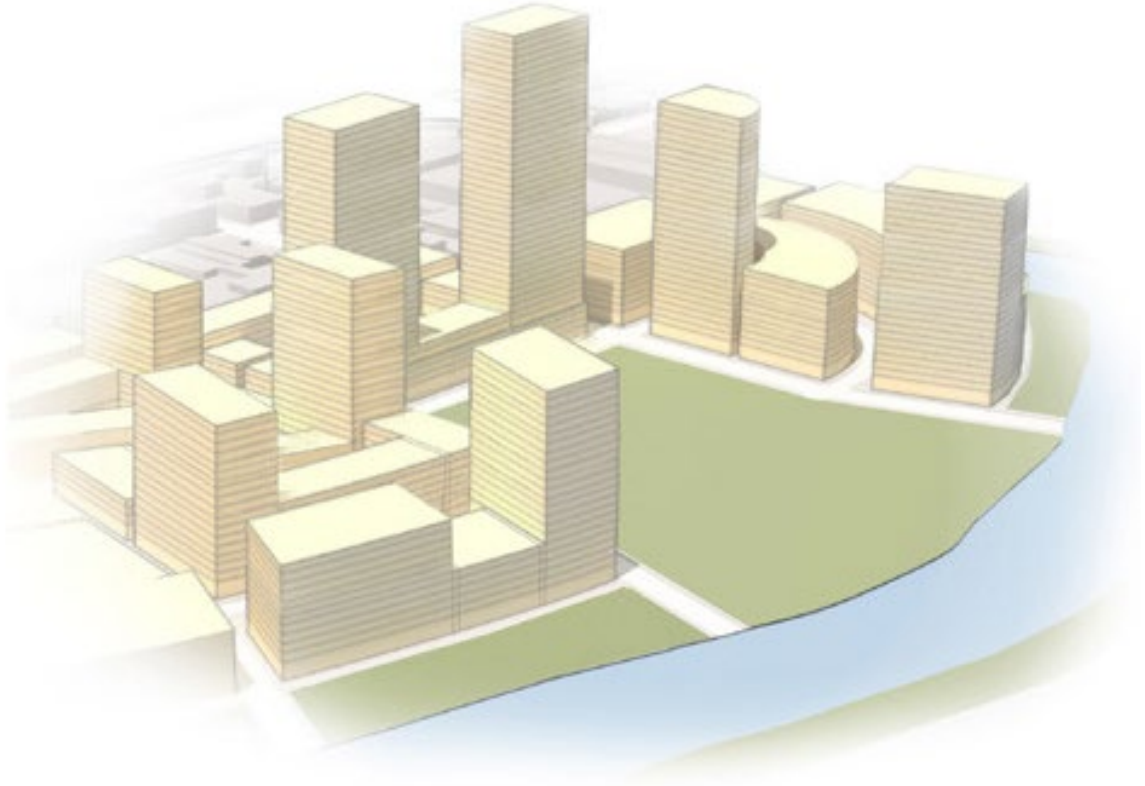


Image: North Branch Framework Plan
Adrian Smith & Gordon Gill Architecture

North Branch Framework:
Site Design / Massing Strategies

Step down height of buildings to transition to scale of adjacent neighborhoods

Locate lower buildings with active frontages adjacent to the river trail to create pedestrian friendly scale and increase sunlight access

Image: North Branch Framework Plan
Adrian Smith & Gordon Gill Architecture

North Branch Framework: Land Use / Zoning

North Sub-area (Dynamic):

Sub-Area PMD rezoned as Manufacturing (M3-3)

- Permits existing uses
- Accommodates transition: allow mixed-use (office, commercial and residential)
- Limits future zoning amendments to Business (B) and Commercial (C)
- Allows up to 6.5 FAR

Central Sub-area (Stable):

- Permits existing uses
- Accommodates light industrial, office and supporting uses
- No residential permitted

South Sub-area (Transitional):

- Permits existing uses
- Accommodates transition: allow downtown-type mixed-use (office, commercial and residential)

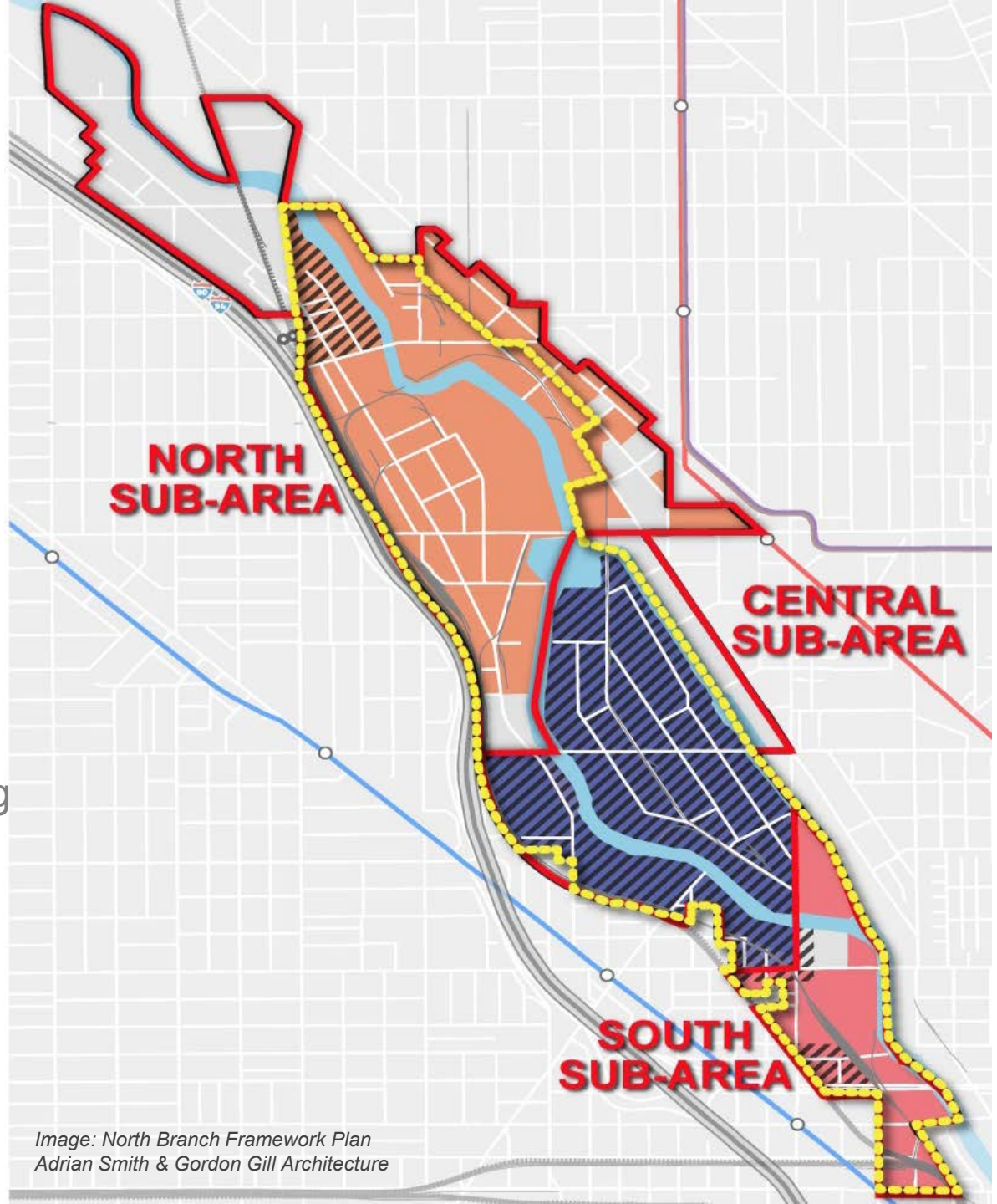
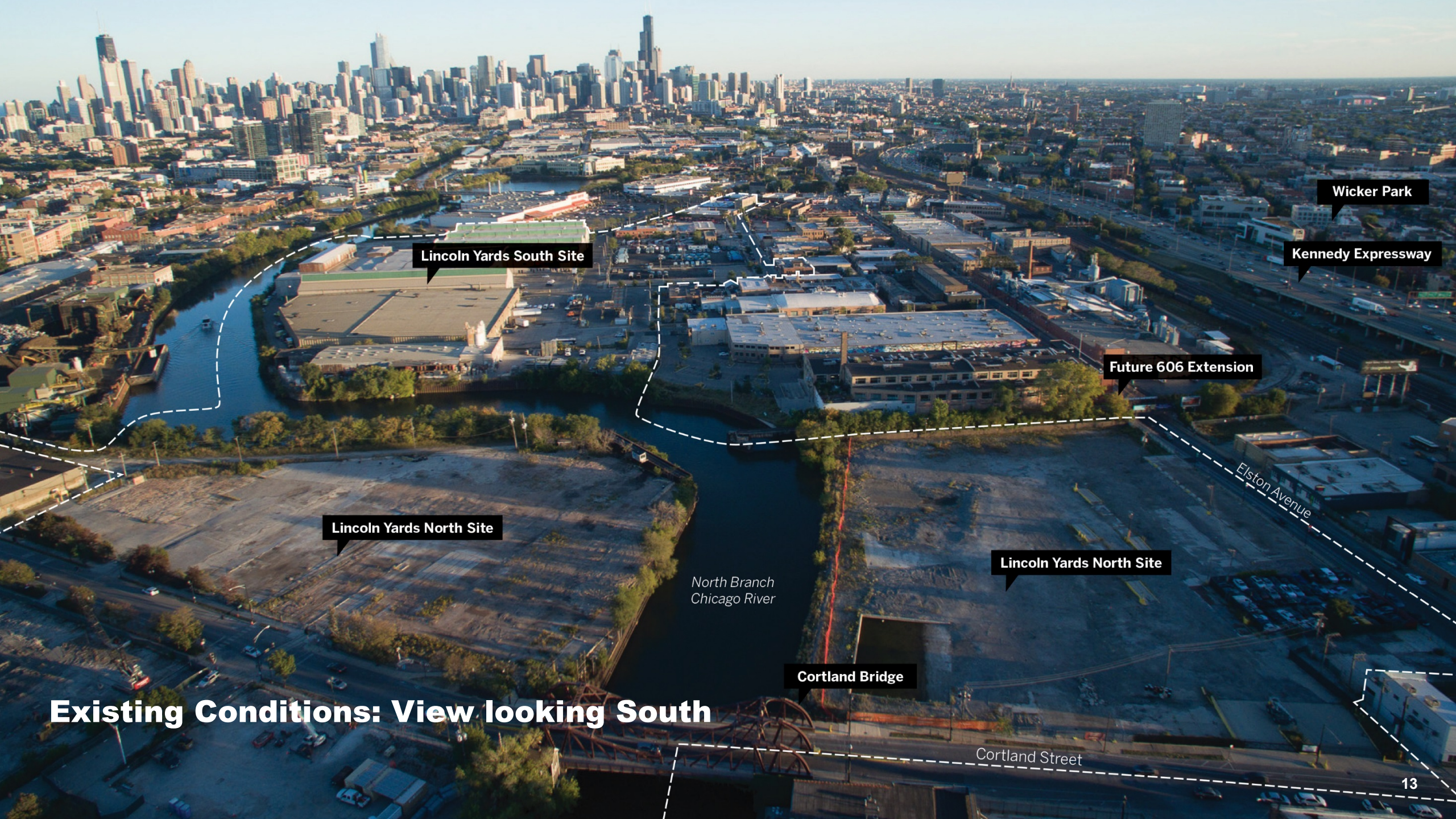


Image: North Branch Framework Plan
Adrian Smith & Gordon Gill Architecture

Lincoln Yards
Planned Developments

- **Lincoln Yards represents <u>53.13</u> acres of the 760 acres in the North Branch Corridor**

- **Located in the North-Sub Area and Zoning Overlay District as identified in the adopted North Branch Framework Plan by City Council in July 2017**



Existing Conditions: View looking South

Existing Conditions: View looking North

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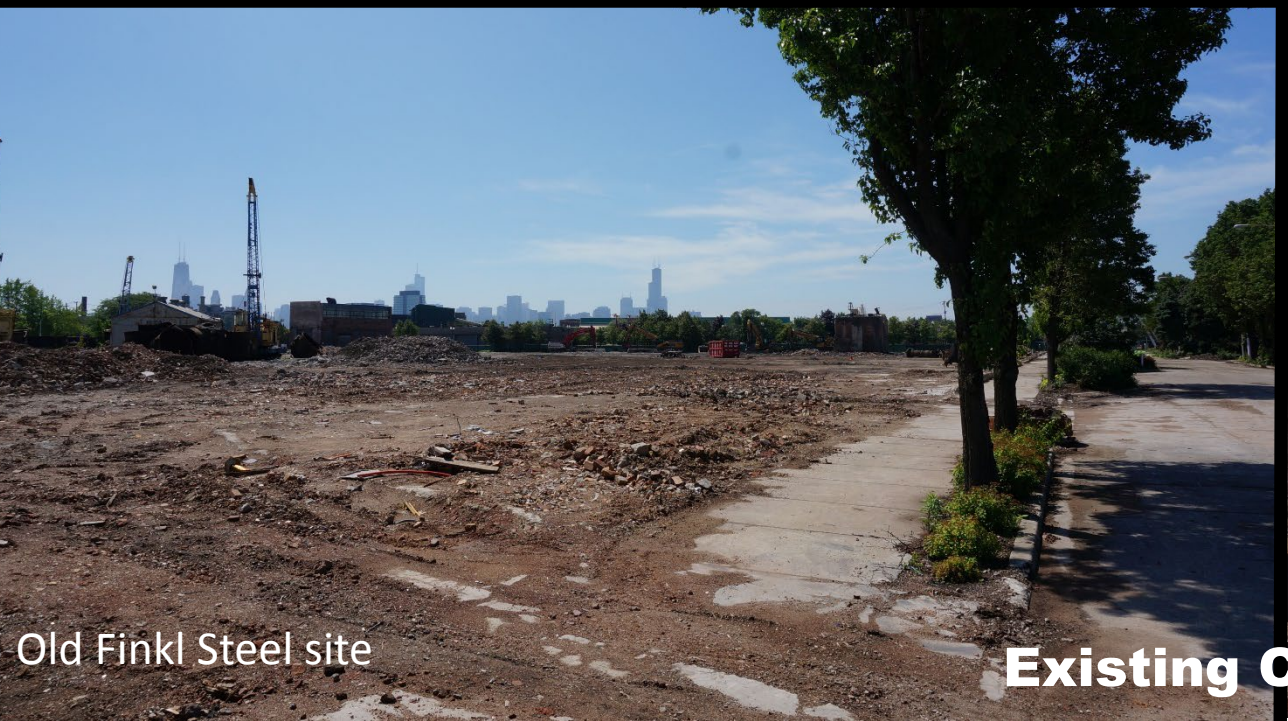
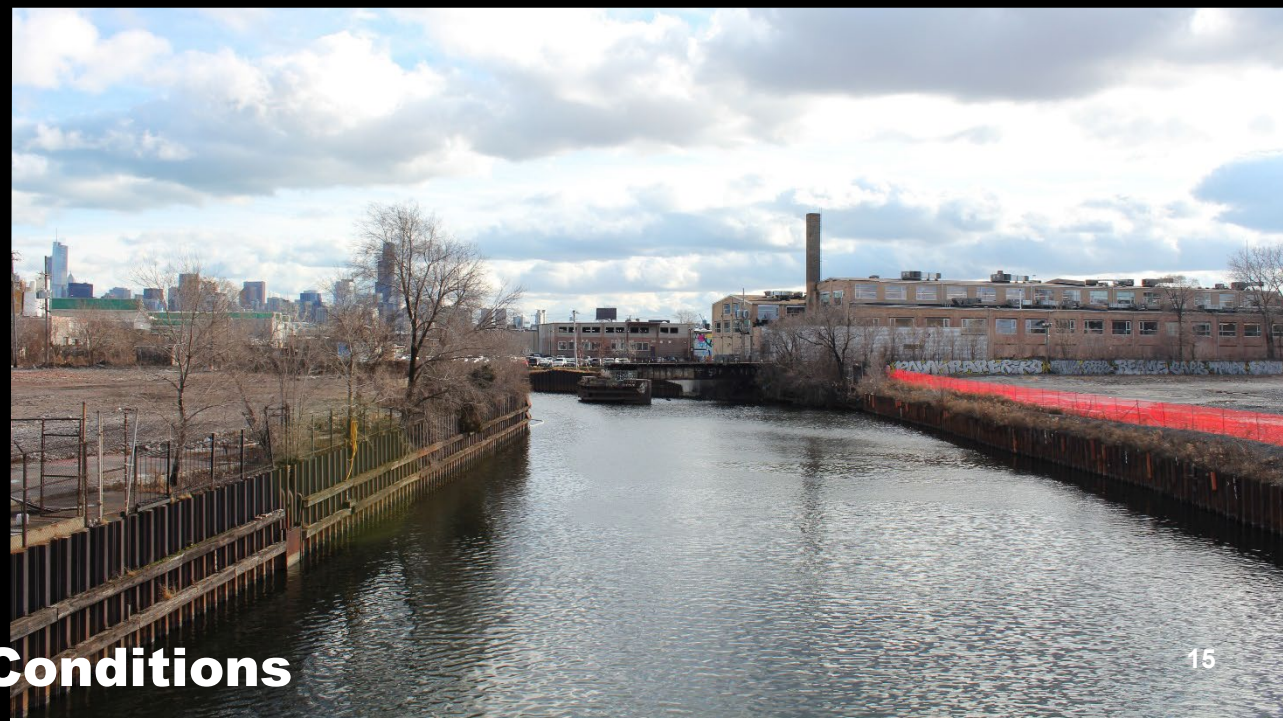
Cortland St. Bridge

Old City Fleet Site


Old Finkl Steel site

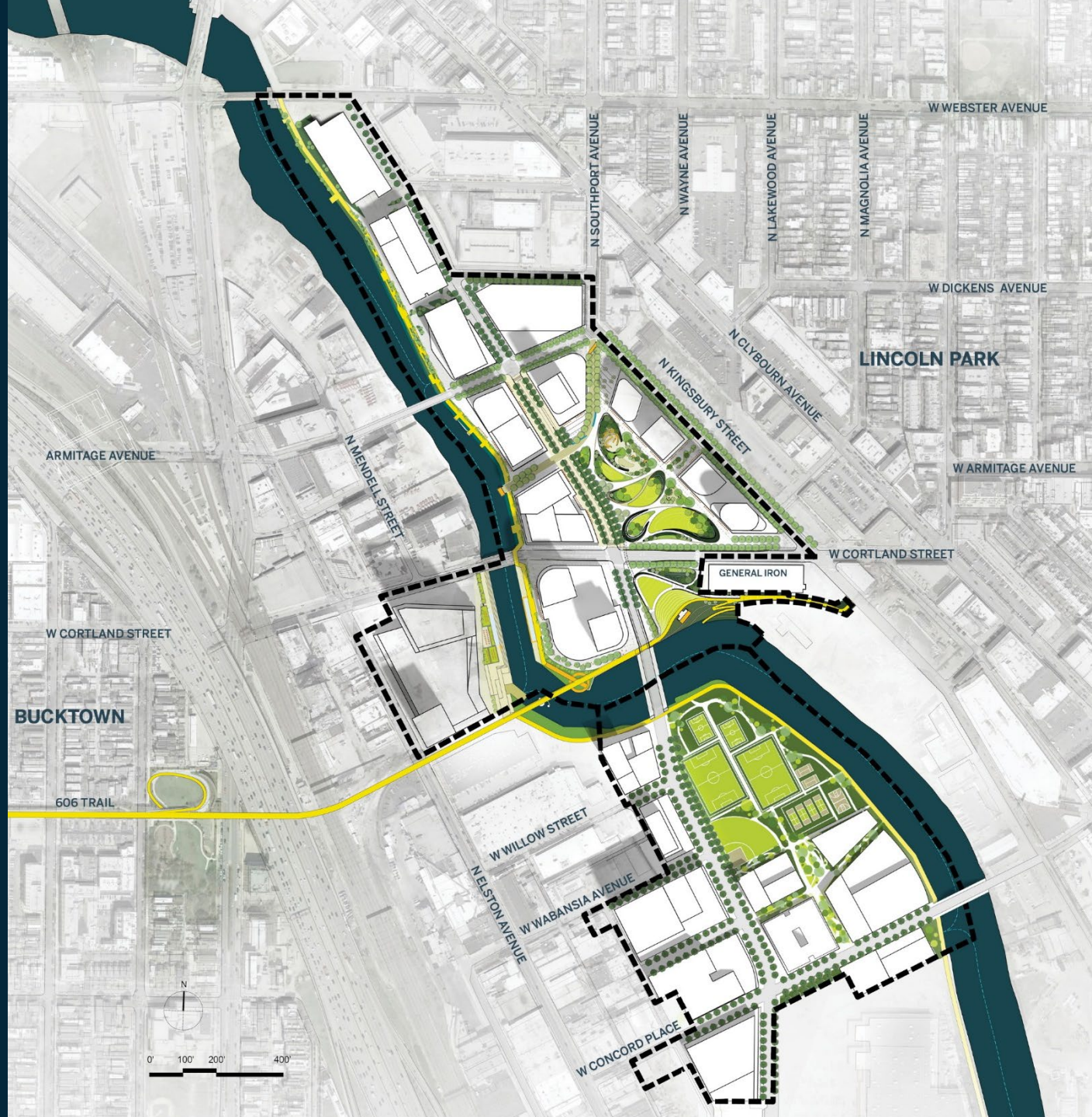


Existing Conditions

Vision

Lincoln Yards will catalyze a mixed-use economic engine for the City through the following:

- **Connected Neighborhood**
- **Public / Central Open Space**
- **Accessible Riverfront**
- **Sculpted Skyline**
- **Collection of Experiences**



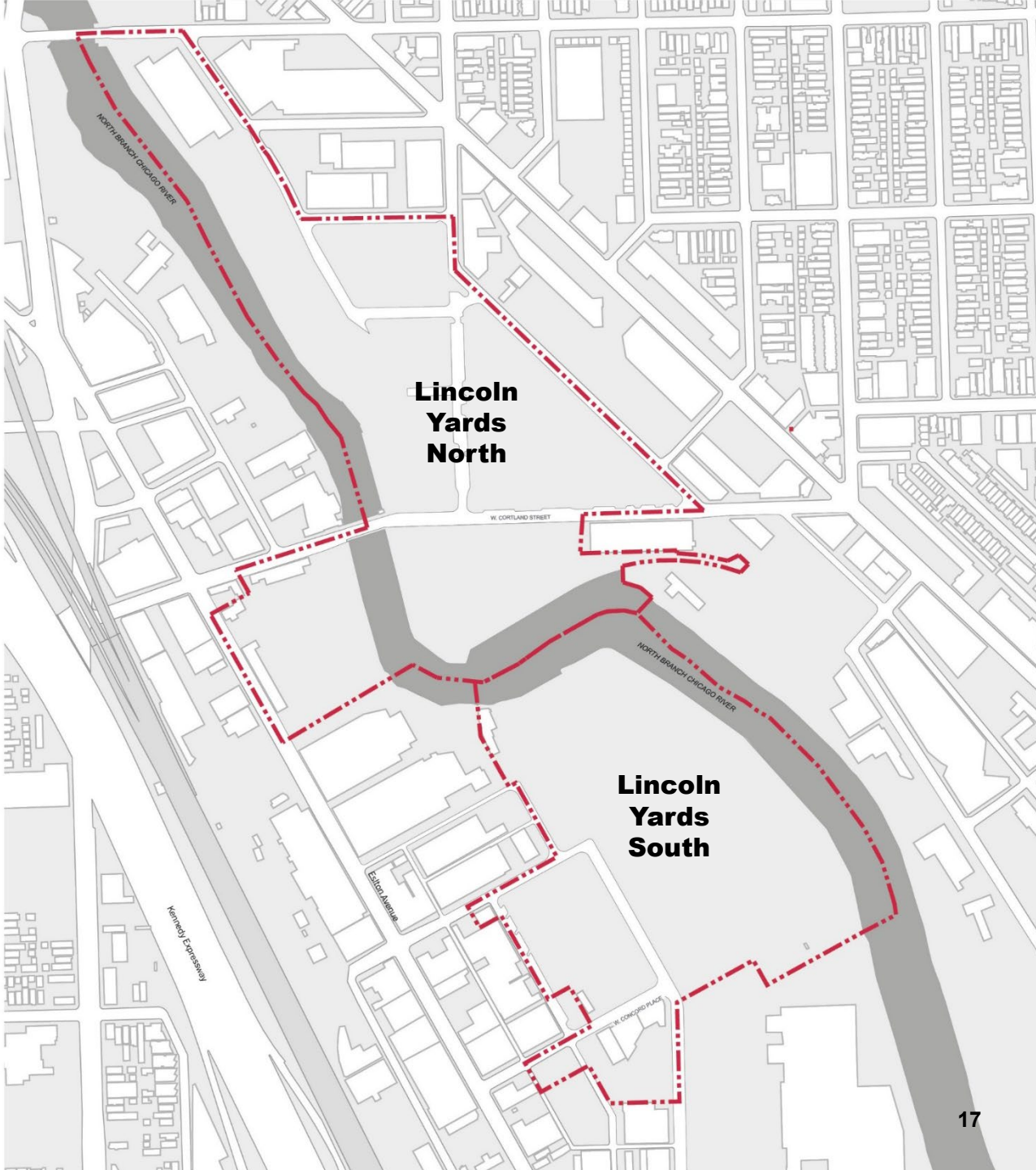
Planned Development Boundaries

Lincoln Yards North

31.51 acres

Lincoln Yards South

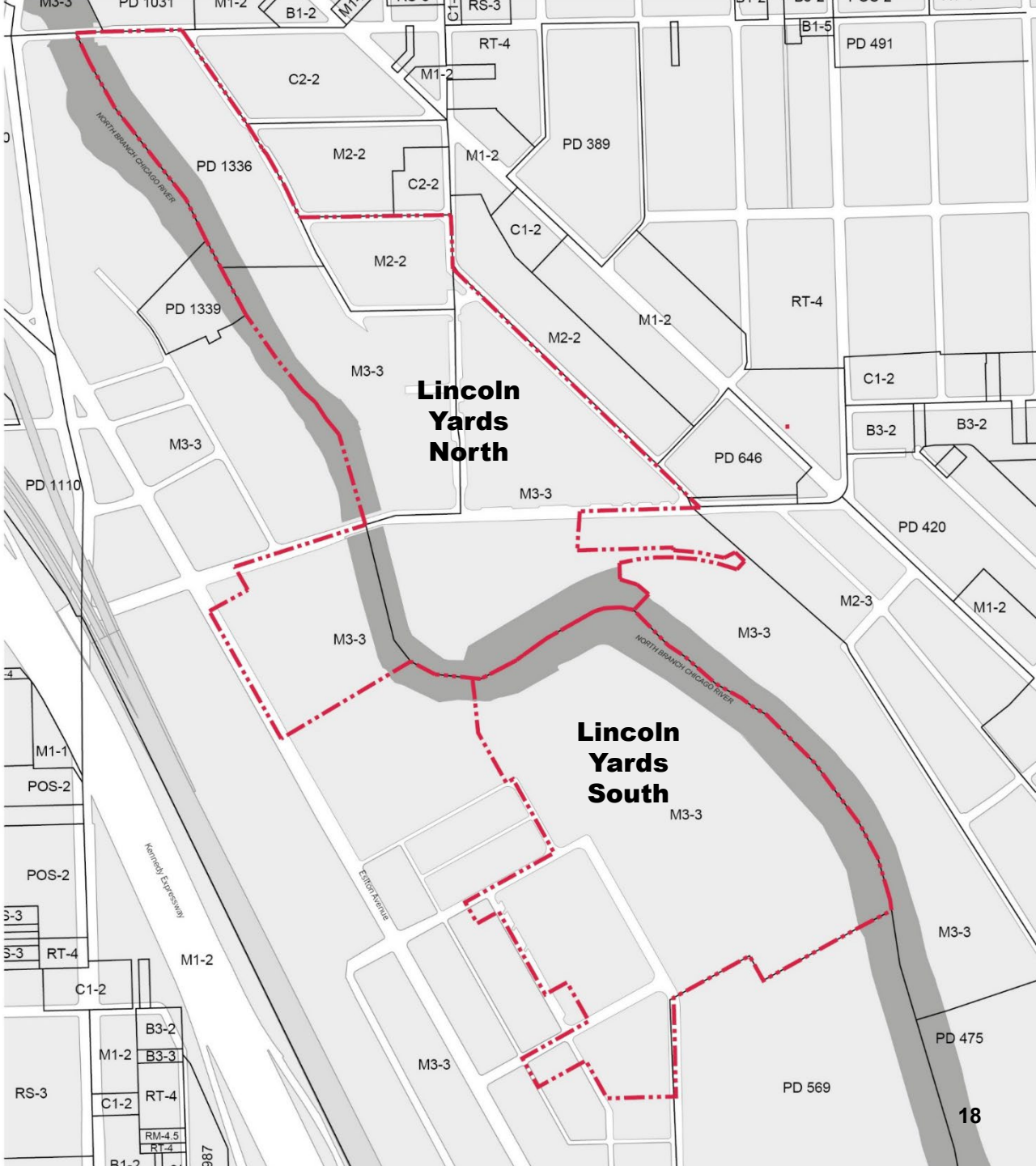
21.62 acres



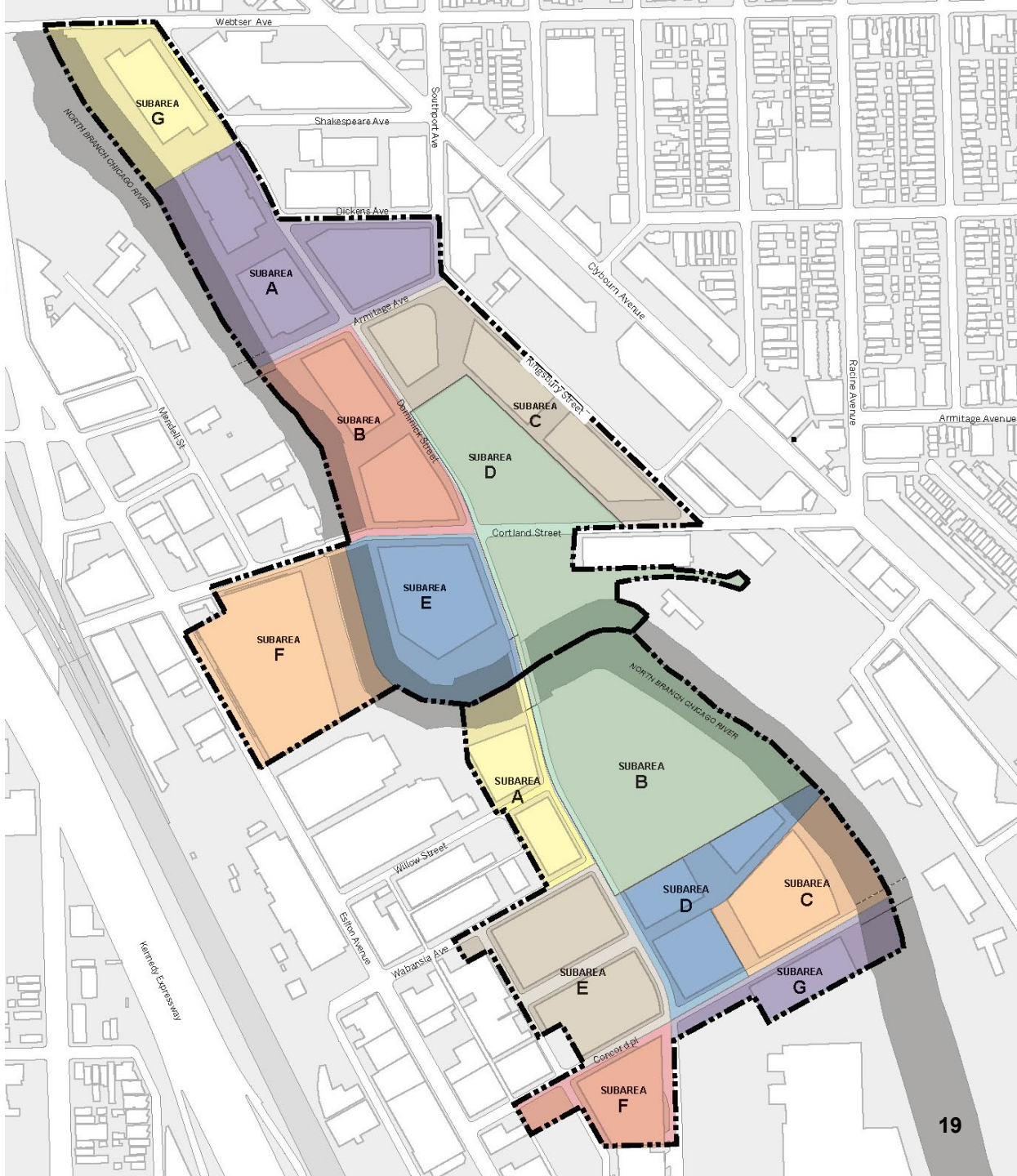
Existing Zoning

Lincoln Yards North: M3-3, M2-2, PD 1336

Lincoln Yards South: M3-3



Planned Development Subarea Map



Lincoln Yards North Planned Development Subarea Map

Bulk Regulations and Data Table

Total Planned Development		
Gross Site Area	1,855,105.66 sf	42.59 acres
Area of Public Rights-of-Way	482,445.57 sf*	11.08 acres*
Net Site Area	1,372,660.09 sf	31.51 acres
Maximum Dwelling Units	3,500 units	
Maximum FAR	6.5	

Subareas	Dwelling Units	FAR	Maximum Building Height	Net Site Area
Subarea A	-	6.23	325'	215,244.63 sf
Subarea B	-	10.04	450'	160,990.15 sf
Subarea C	1,800 units	10.65	650'	194,138.00 sf
Subarea D	-	0.05	20'	265,385.40 sf
Subarea E	1,100 units	8.17	595'	179,163.18 sf
Subarea F	600 units	8.78	595'	250,723.49 sf
Subarea G	-	1.92	80'	107,015.24 sf

* Area of Public R.O.W includes 5,418 sf / 0.12 acres of Riverwalk outside of property boundary

Lincoln Yards South Planned Development Subarea Map

Bulk Regulations and Data Table

Total Planned Development		
Gross Site Area	1,371,766.82 sf	31.49 acres
Area of Public Rights-of-Way	429,902.21 sf*	9.87 acres*
Net Site Area	941,864.61 sf	21.62 acres
Maximum Dwelling Units	2,500 units	
Maximum FAR	6.5	

Subareas	Dwelling Units	FAR	Maximum Building Height	Net Site Area
Subarea A	1,100 units	14.53	500'	72,624.74 sf
Subarea B	-	0.05	20'	299.301.91 sf
Subarea C	200 units	2.91	150'	108,162.06 sf
Subarea D	400 units	3.82	150'	143,158.42 sf
Subarea E	400 units	19.75	575'	181,736.42 sf
Subarea F	200 units	5.55	160'	77,673.16 sf
Subarea G	200 units	3.04	150'	59,207.90 sf

* Area of Public R.O.W includes 5,418 sf / 0.12 acres of Riverwalk outside of property boundary

TRANSPORTATION AND INFRASTRUCTURE

Existing Street Grid

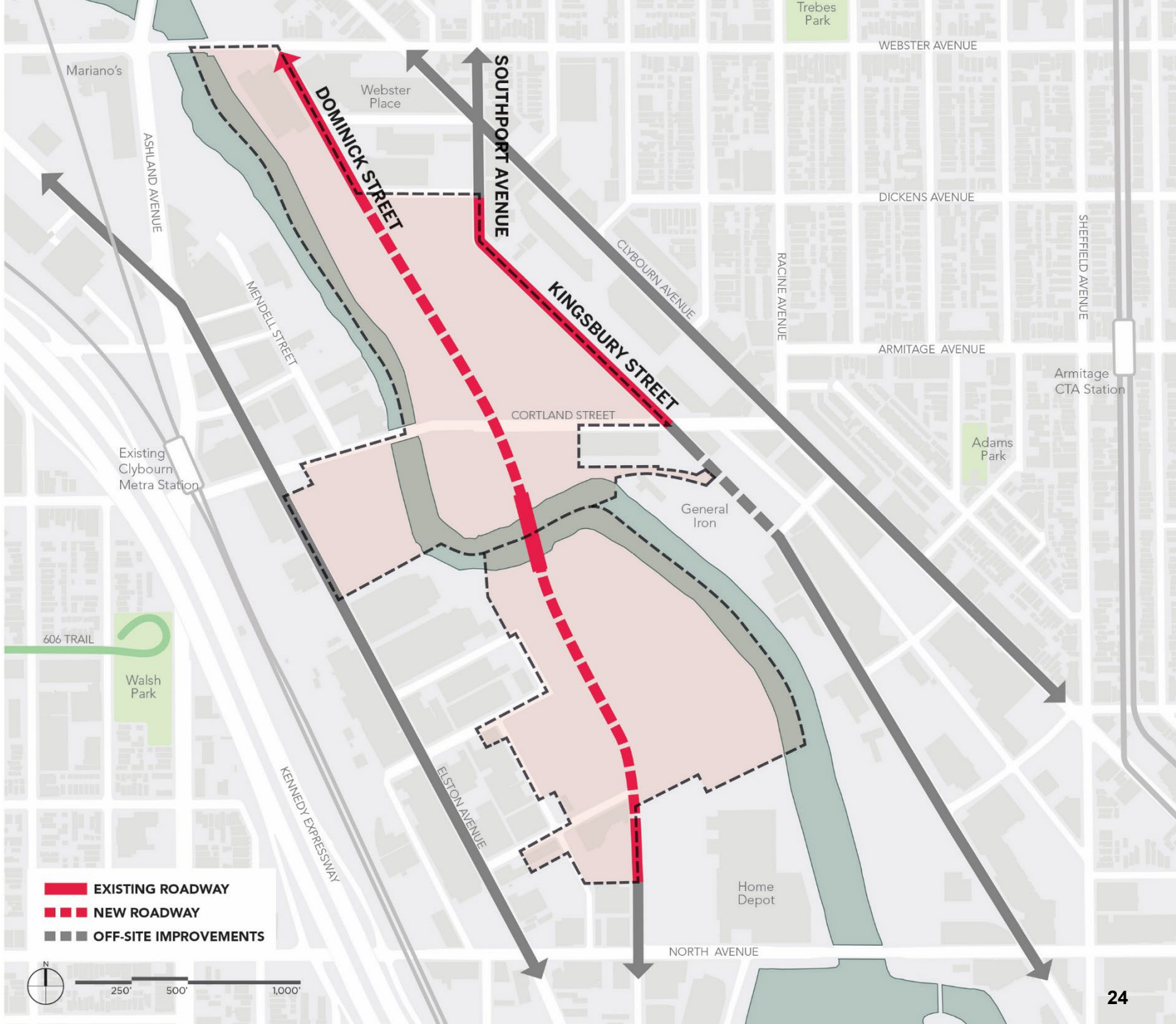
North-South Connections

Within the PD:

- **Provide additional north-south corridors serving the area**
- **Extend Dominick Street (Webster to North)**
- **New Dominick Bridge**
- **Connect Southport to Kingsbury**
- **Improve Kingsbury to Cortland**

Serves the larger area
access to multiple east-west corridors
greater north-south access
and overall circulation

Future connection of Kingsbury as contemplated by the NB Framework

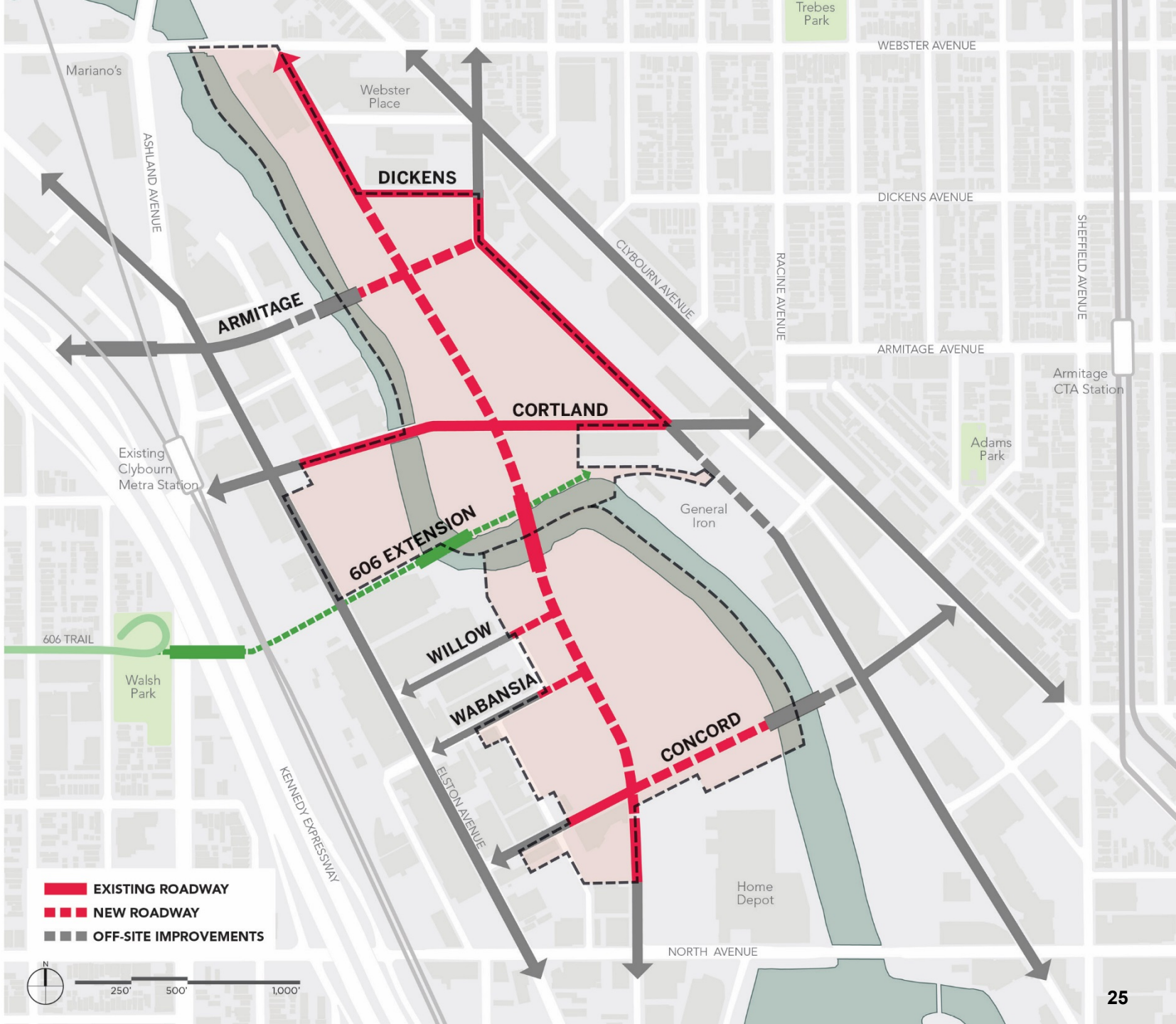


East-West Connections

Within the PD:

- **Enhance east-west connections across the river**
- **Improve Cortland Street (Elston to Kingsbury)**
- **Extend Armitage to the River (Southport to the River)**
- **Extend Concord Place to the River**
- **Extend the 606 across the River**

Allows for future connections for Armitage and Concord across the River



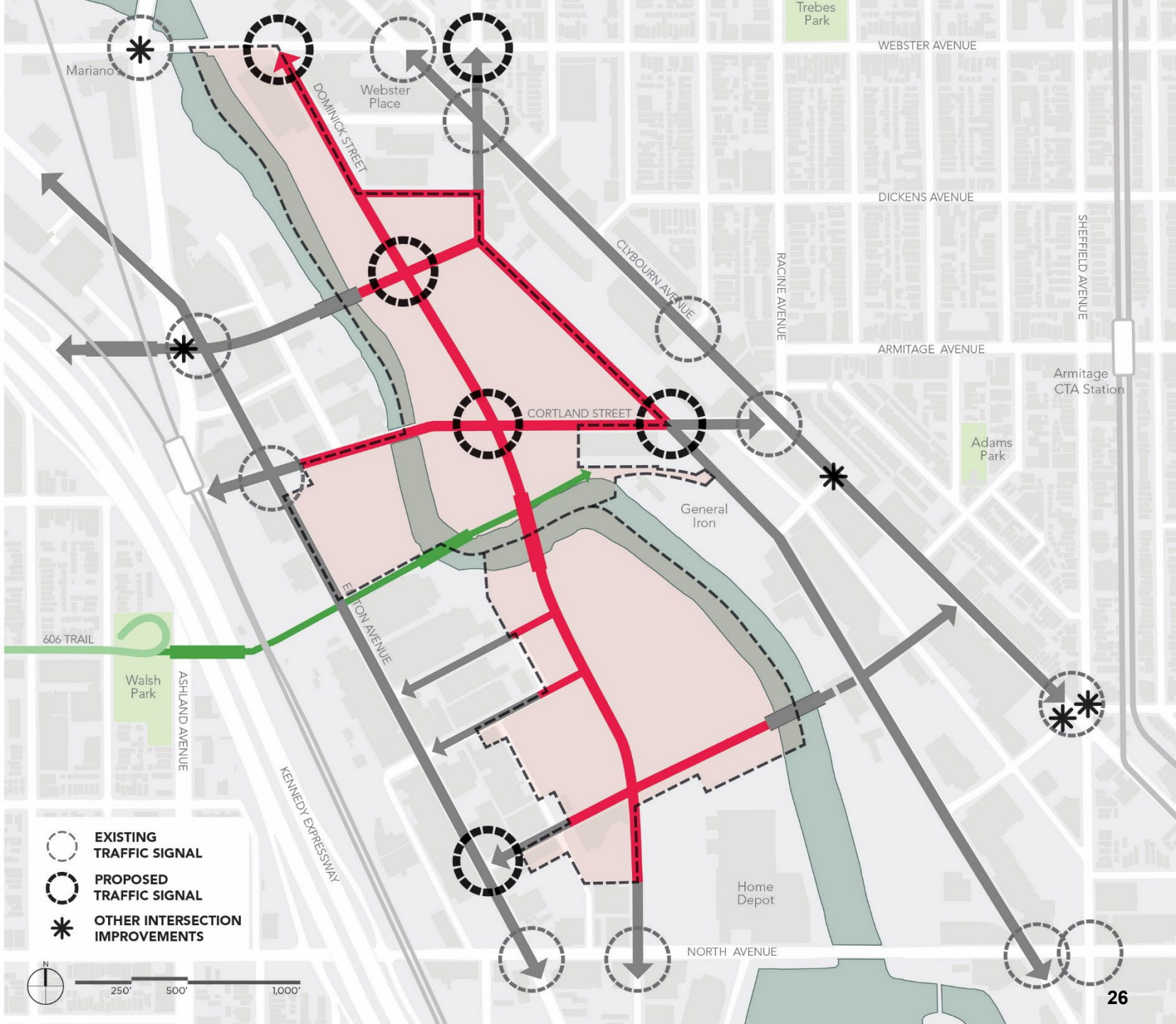
Traffic Signalization Improvements By Applicant

New Traffic Signals*

- Webster and Dominick
- Webster and Southport
- Armitage and Dominick
- Cortland and Dominick
- Cortland and Kingsbury
- Concord and Elston

Includes smart signalization to improve signal timing and other improvements.

*This list may be added to as each phase of development is evaluated



Street Design Guidelines

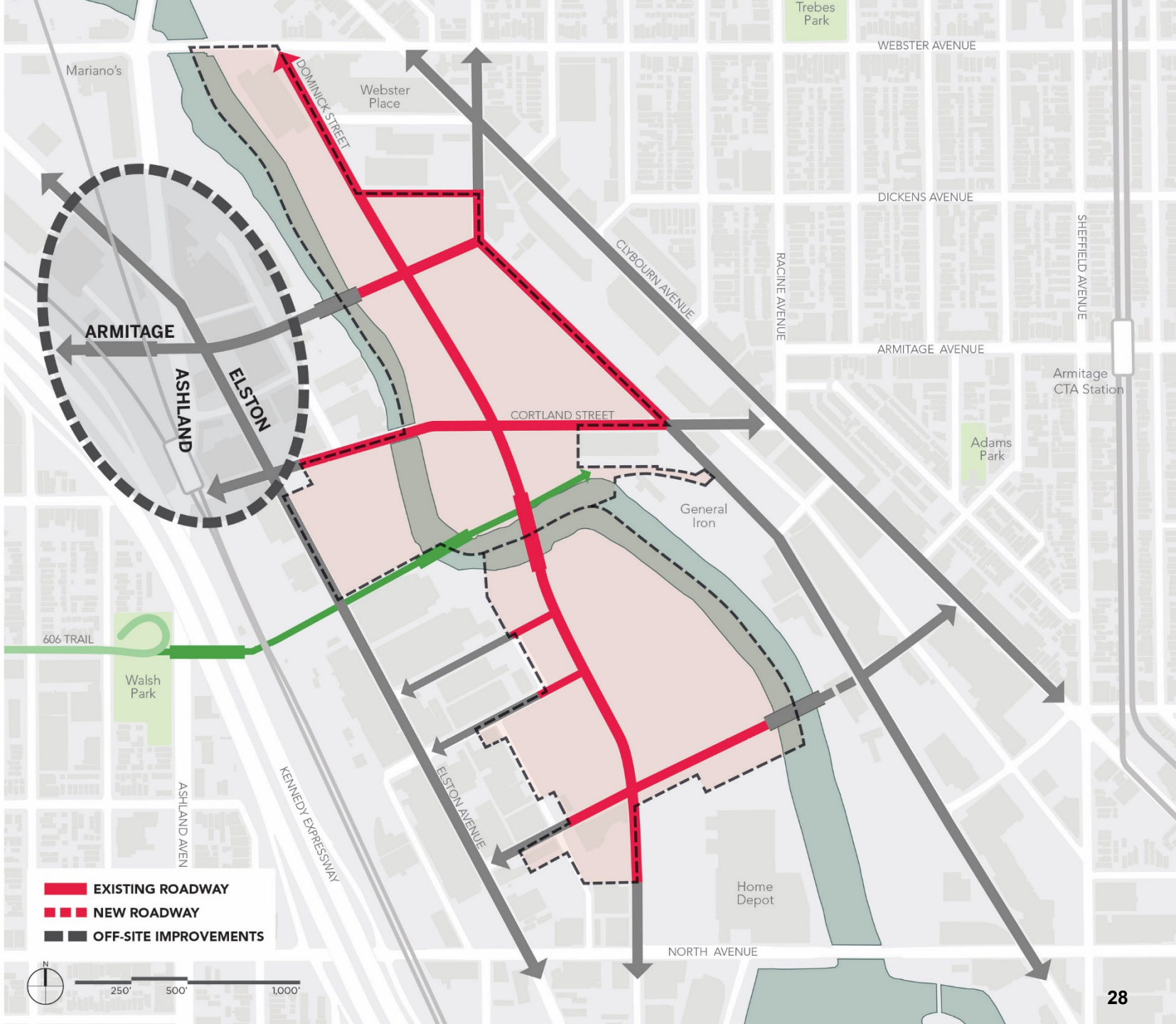
Complete Streets

- Welcoming streetscapes for all users
- High quality materials, lighting, landscaping, and sidewalk furnishings
- Prioritize the pedestrian
- Incorporate sustainable design features
- Integrate dedicated bike lanes connecting to the surrounding bike network

Armitage/Ashland/ Elston Intersection Improvements

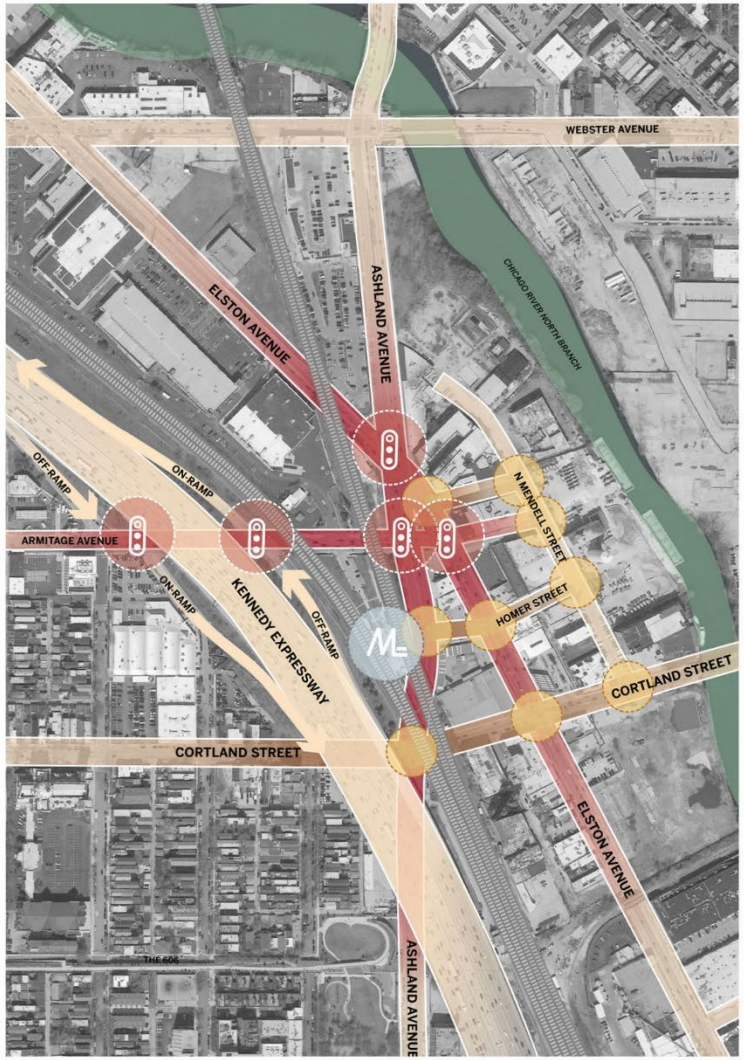
Ongoing coordination with CDOT to achieve the following:

- Provide significant operational and safety benefits compared to existing conditions
- The three closely spaced intersections will be separated
- Increased spacing between intersections allows for longer turn lanes and increased stacking
- Angled intersections will be replaced with more perpendicular intersections
- Enhanced pedestrian safety

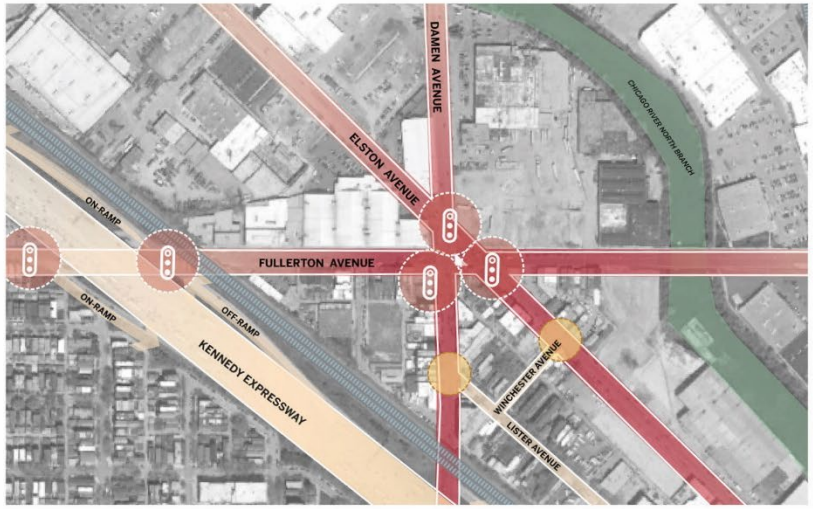


Mitigating Existing Traffic Congestion

CDOT is developing engineering studies to replicate the success of the newly realigned Elston, Damen and Fullerton intersection.



Elston/ Ashland/ Armitage intersection existing conditions



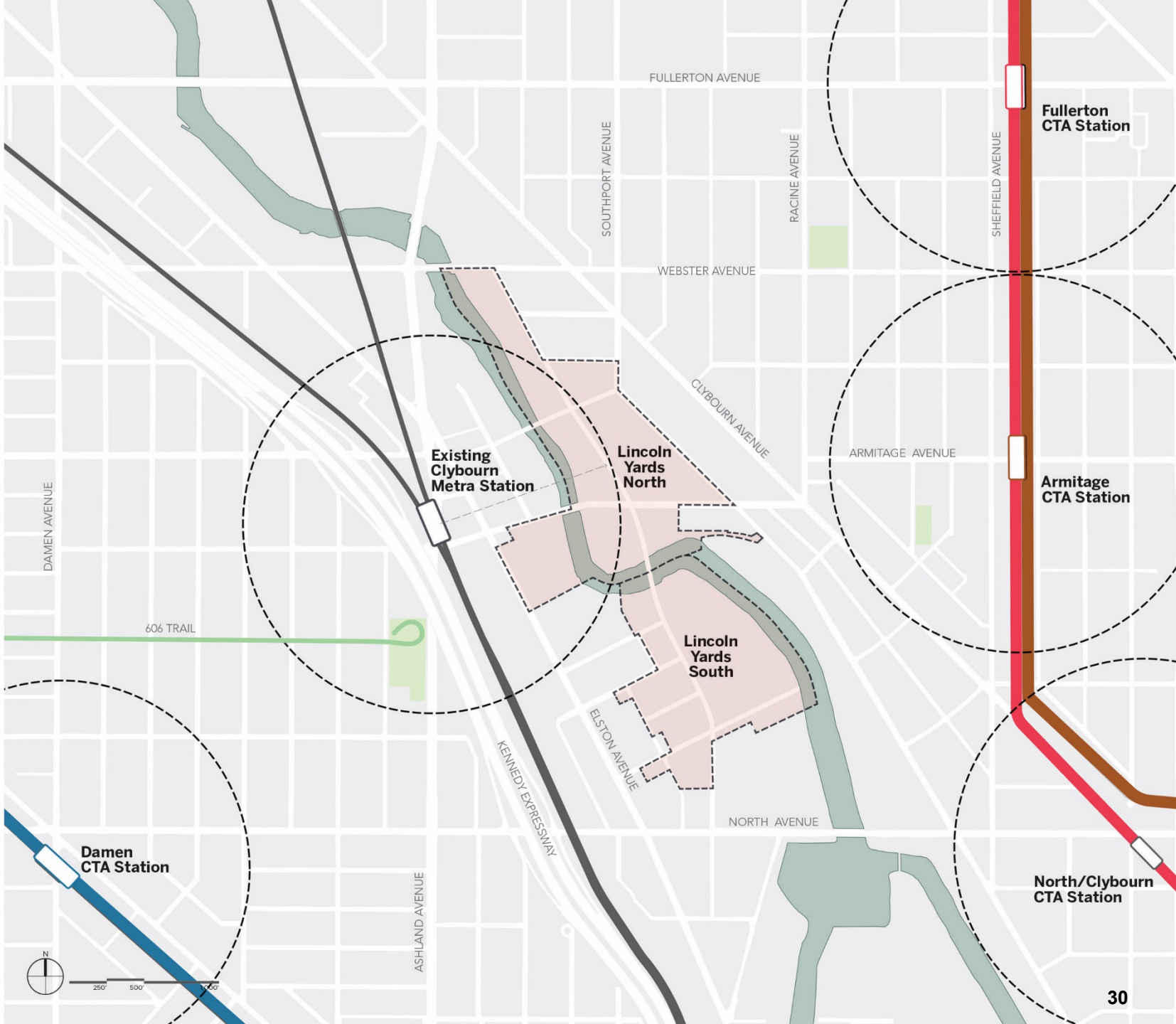
Elston/ Damen/ Fullerton intersection, prior to 2016

Elston/ Damen/ Fullerton intersection, improved conditions

Existing Transit Network

CTA and Metra Trains

- Clybourn Metra Station
- Armitage Brown/ Purple Line CTA Station
- North/Clybourn Red Line CTA Station
- Fullerton Red Line CTA Station
- Damen Blue Line CTA Station

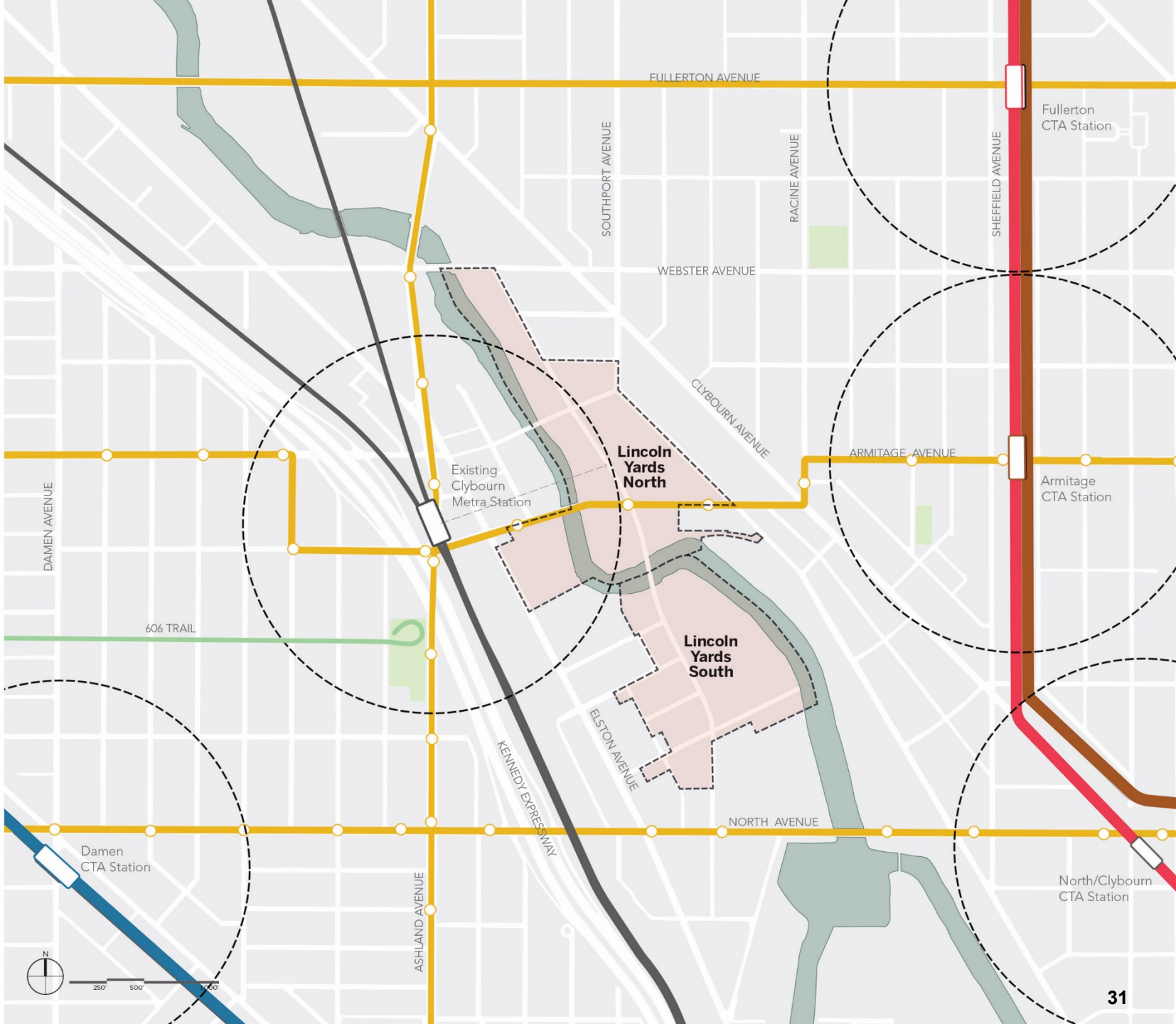


METRA RAIL LINE
CTA BROWN/PURPLE LINE
CTA RED LINE
CTA BLUE LINE
CTA BUS LINE
TRANSIT WAY AND TRAIL
BIKE LANE
606 EXTENSION
RIVERWALK
WATER TAXI STOP
PROPOSED METRA STATION

Existing Transit Network

CTA Bus Routes

- CTA Bus Route – 73 Armitage
- CTA Bus Route – 72 North Avenue
- CTA Bus Route – 9 Ashland



METRA RAIL LINE
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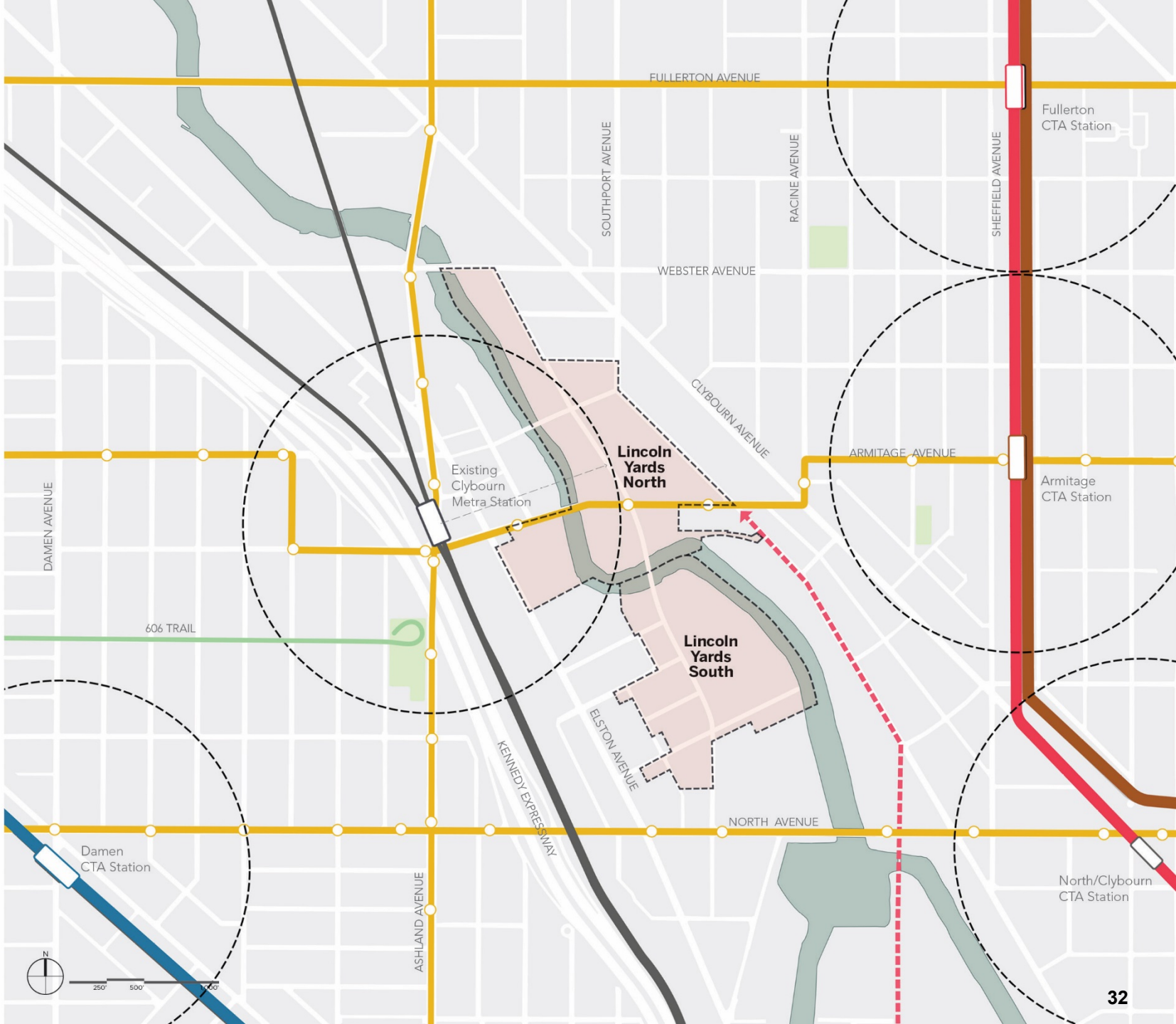
TRANSIT WAY AND TRAIL
BIKE LANE
606 EXTENSION
RIVERWALK
WATER TAXI STOP
PROPOSED METRA STATION

Transit Way and Trail

- Final Route to be finalized by CTA and CDOT



METRA RAIL LINE
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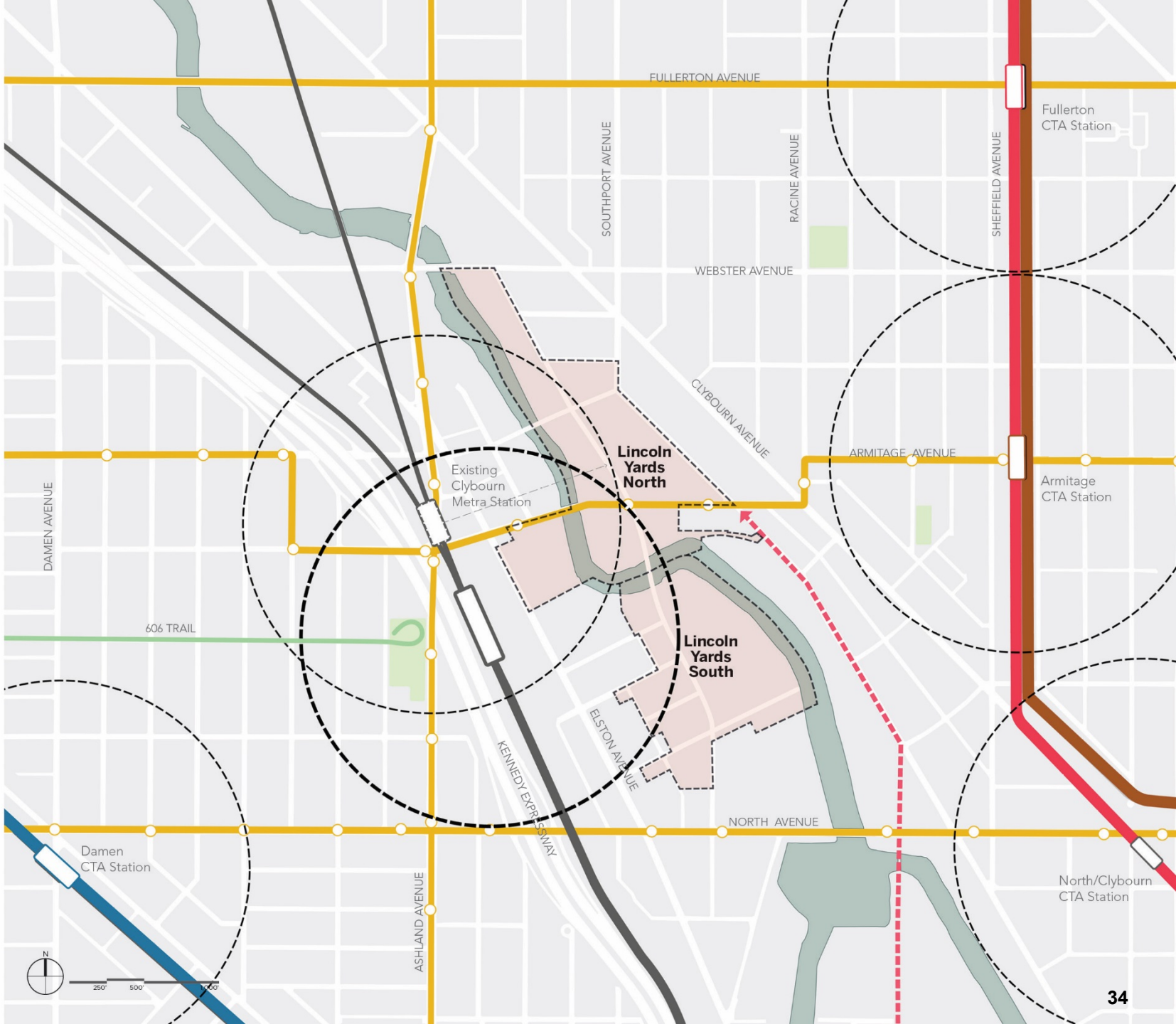
TRANSIT WAY AND TRAIL
BIKE LANE
606 EXTENSION
RIVERWALK
WATER TAXI STOP
PROPOSED METRA STATION

City's Proposed Multi-modal Corridor

Image: North Branch Framework Plan
Adrian Smith & Gordon Gill Architecture

Transit and Mobility Improvements

- Metra Stop Improvements
- New Metra Station



METRA RAIL LINE
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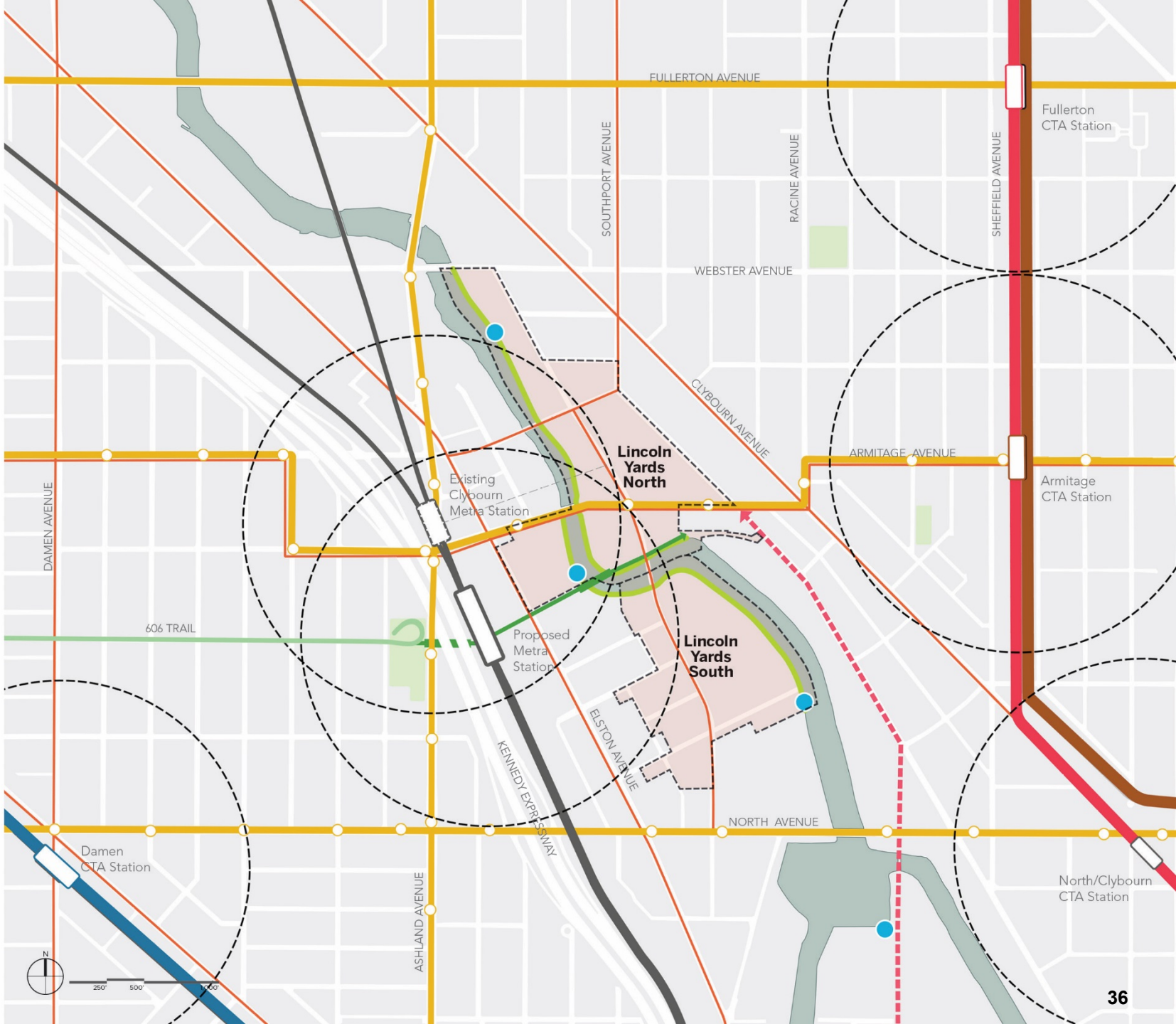
BIKE LANE
606 EXTENSION
RIVERWALK
WATER TAXI STOP
PROPOSED METRA STATION

LINCOLN YARDS
STATION
TO BUCKTOWN WICKER PARK

Transit and Mobility Improvements By Applicant

- Supplemental Shuttles to CTA Stations
- 606 Extension
- Dedicated bike lanes
- Continuous Riverwalk Path
- 3 Water Taxi Stations



METRA RAIL LINE
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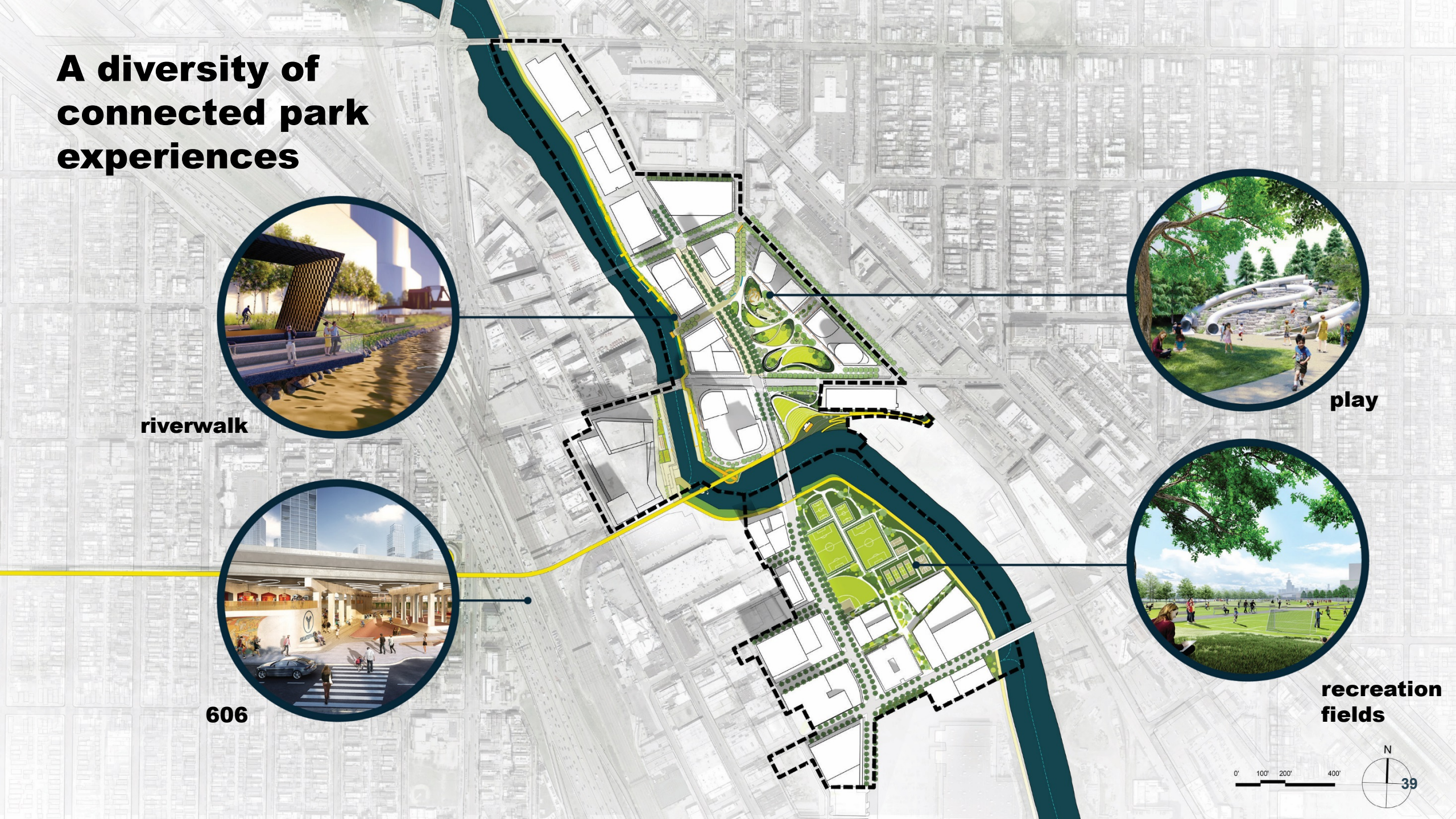
RIVERWALK
WATER TAXI STOP
PROPOSED METRA STATION

OPEN SPACE

Open Space Strategy

- A contiguous public amenity centered around the Chicago River
- Publicly accessible open spaces and riverfront
- Connecting neighborhoods
- Celebrate the Chicago River
- Provide recreational amenities
- Encourage eventfulness
- Improve habitat and ecology

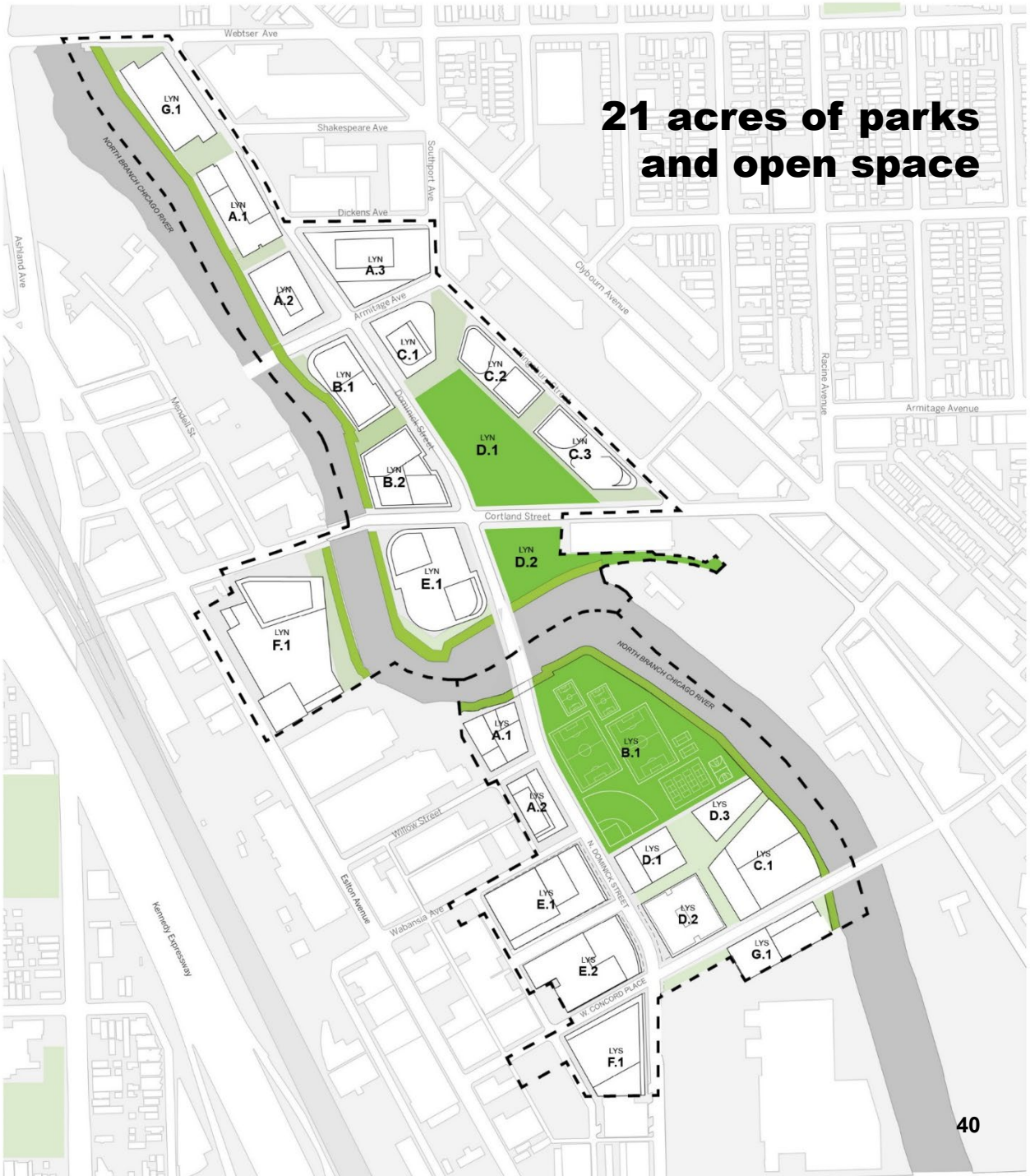
A diversity of connected park experiences



Open Space Plan

Total Park Space	**11.18 acres**
Lincoln Yards North Park	4.96 acres
Park North of Cortland Street	3.15 acres
Park South of Cortland Street	1.81 acres
Lincoln Yards South Park	6.22 acres

Hardscaped Open Space	6.27 acres
Riverwalk	3.55 acres
Total Parks and Open Space	**21.00 acres (40%)**



Lincoln Yards North Park

Design Guidelines

- Large central open space for surrounding community and development
- High-quality components and materials
- Gathering areas
- Children’s play area
- Integration with 606 Trail extension
- Riverwalk connections

Lincoln Yards South Park

Design Guidelines

- Large recreational field programming for the larger community
- High-quality components and materials
- Recreational sport fields
- Children’s play area
- Riverwalk connections

Riverwalk and River Access

Design Guidelines

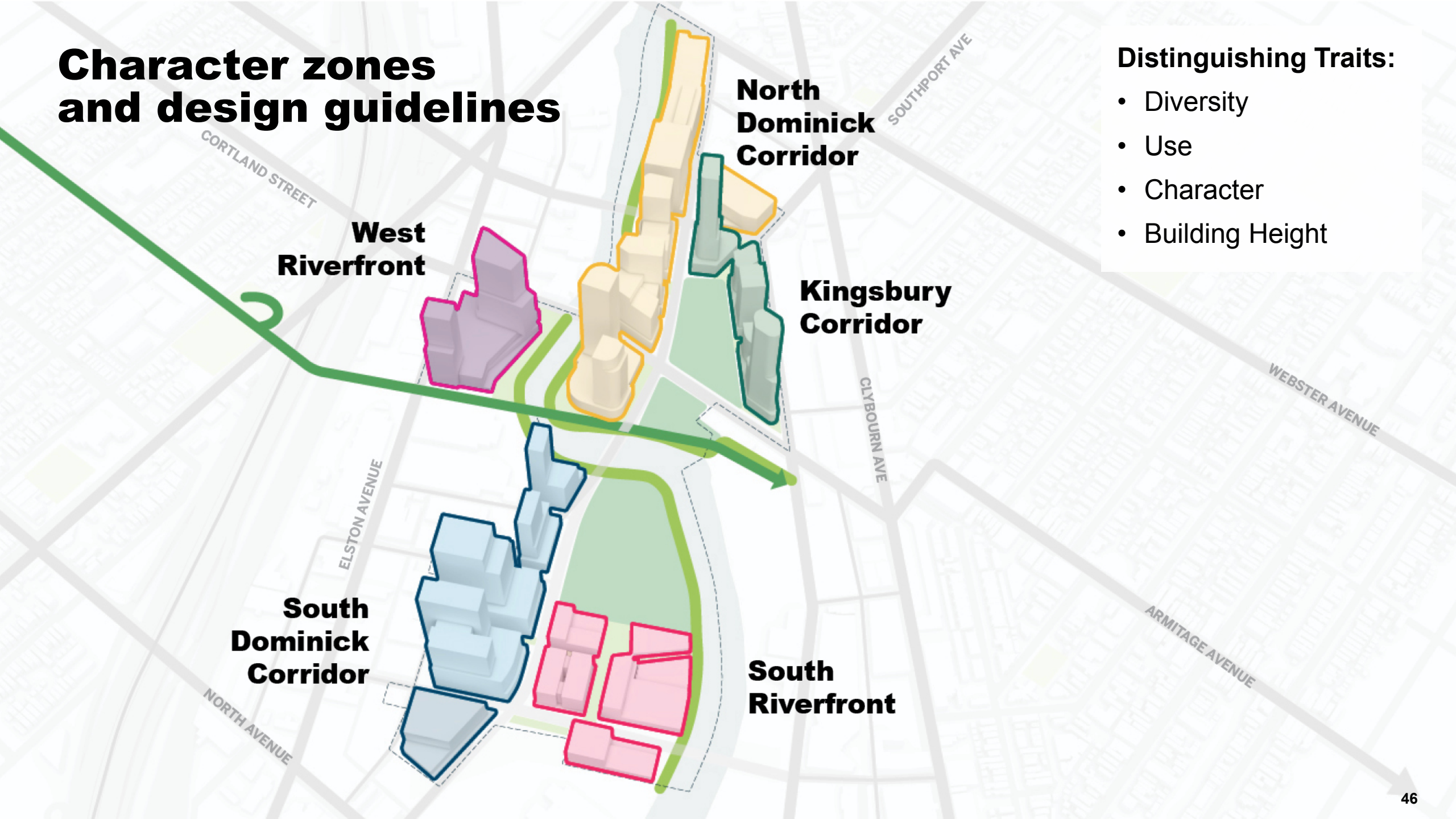
- Public access along an active promenade
- Engage the river
- Clear pedestrian and bicycle paths
- Enhance ecological conditions and aid in the restoration of the river
- Encourage habitat for aquatic and terrestrial species
- Locate active uses and building entrances along the Riverwalk
- Where the site allows, provide in-stream habitat and natural riverbank conditions

Open Space Management

- Public access consistent with Park District Policy
- Applicant responsible for all maintenance
- Applicant to record perpetual Development & Maintenance Agreement (DEMA) & public access easement benefitting the City
- Park advisory council to be formed no later than 6 months following Interim park
- Final Lincoln Yards South (LYS) park to be finished with 50% completion of planned buildings in LYS

CHARACTER ZONES

Character zones and design guidelines

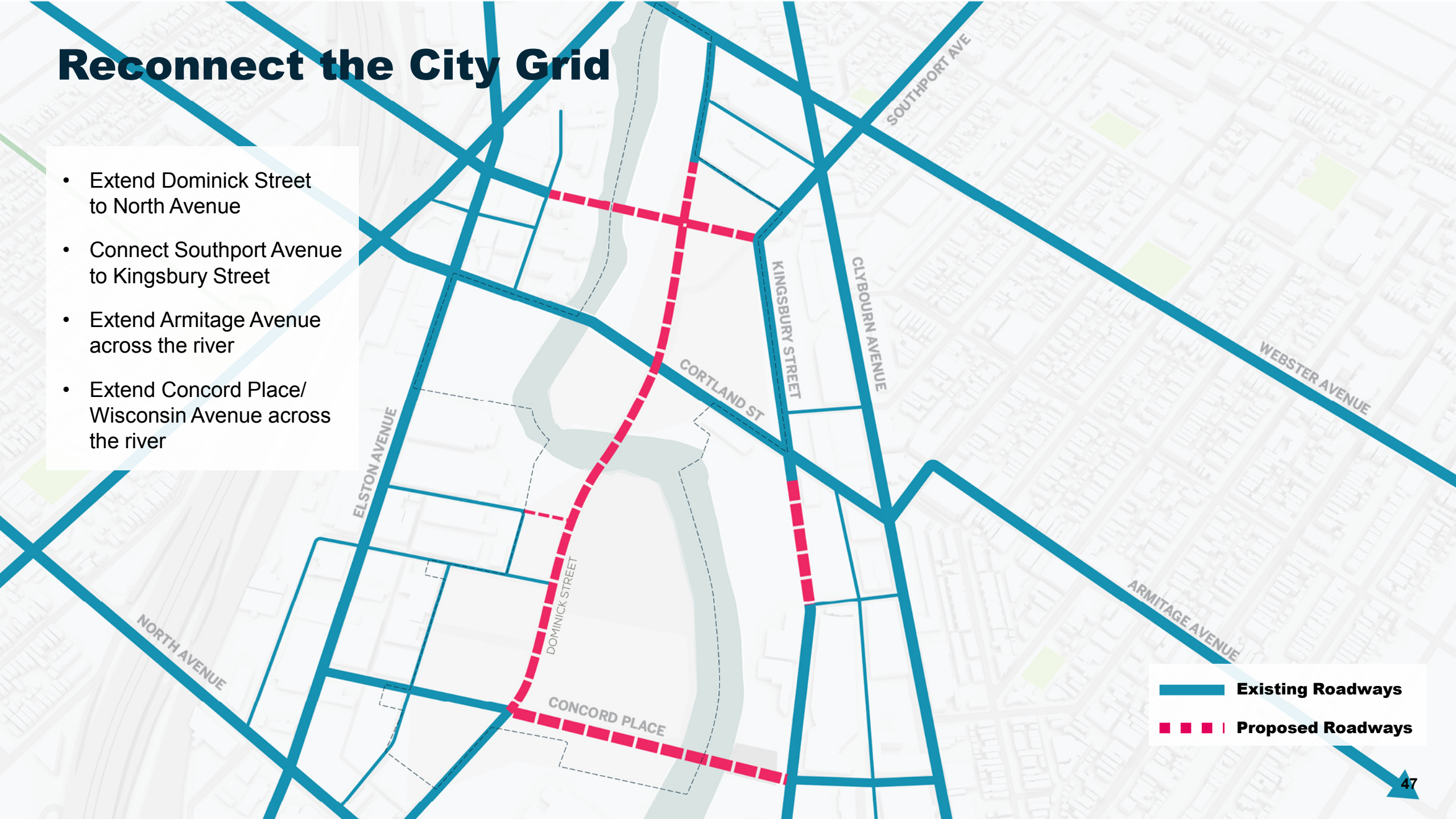


Distinguishing Traits:

- Diversity
- Use
- Character
- Building Height

Reconnect the City Grid

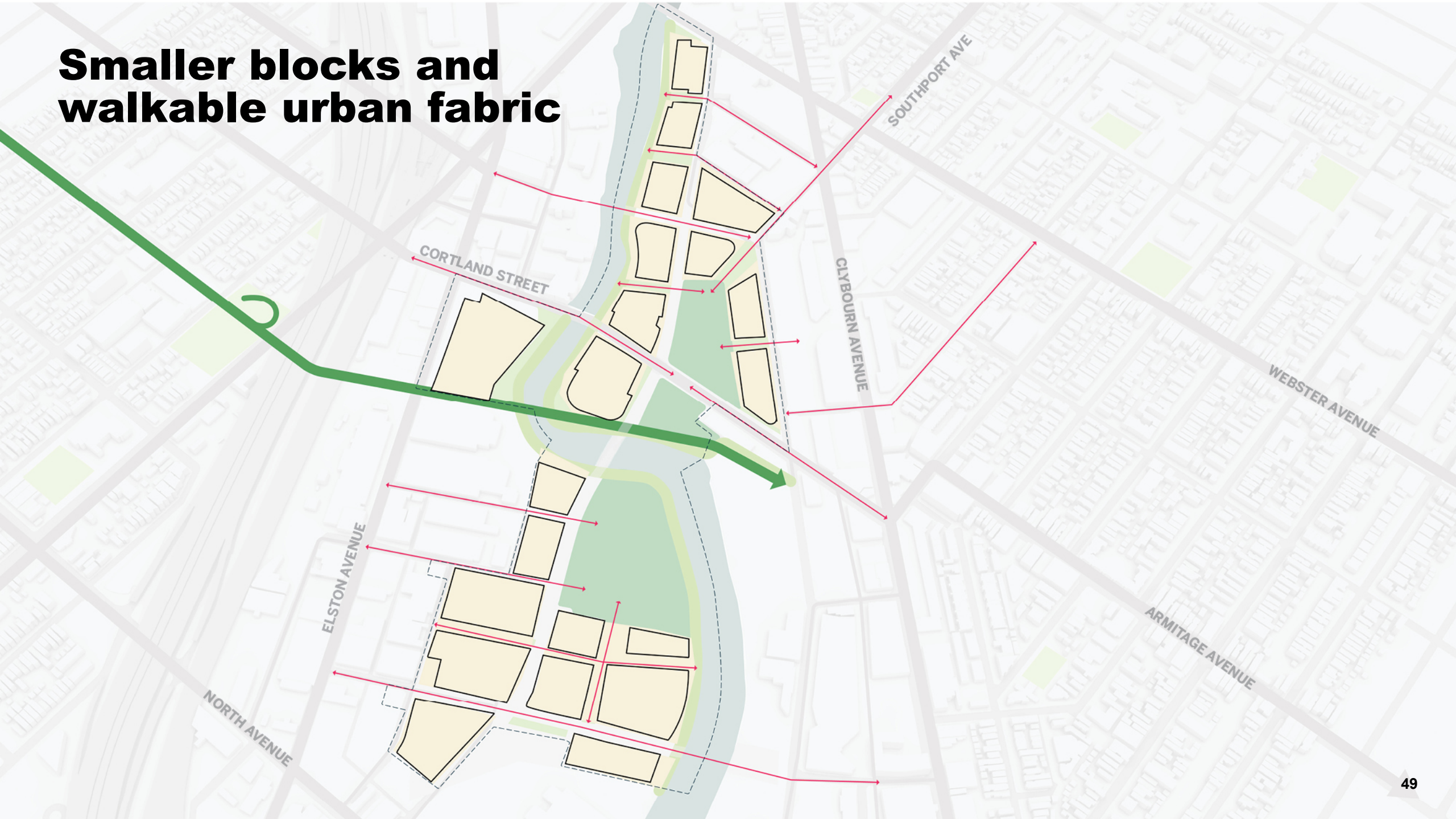
- Extend Dominick Street to North Avenue
- Connect Southport Avenue to Kingsbury Street
- Extend Armitage Avenue across the river
- Extend Concord Place/ Wisconsin Avenue across the river



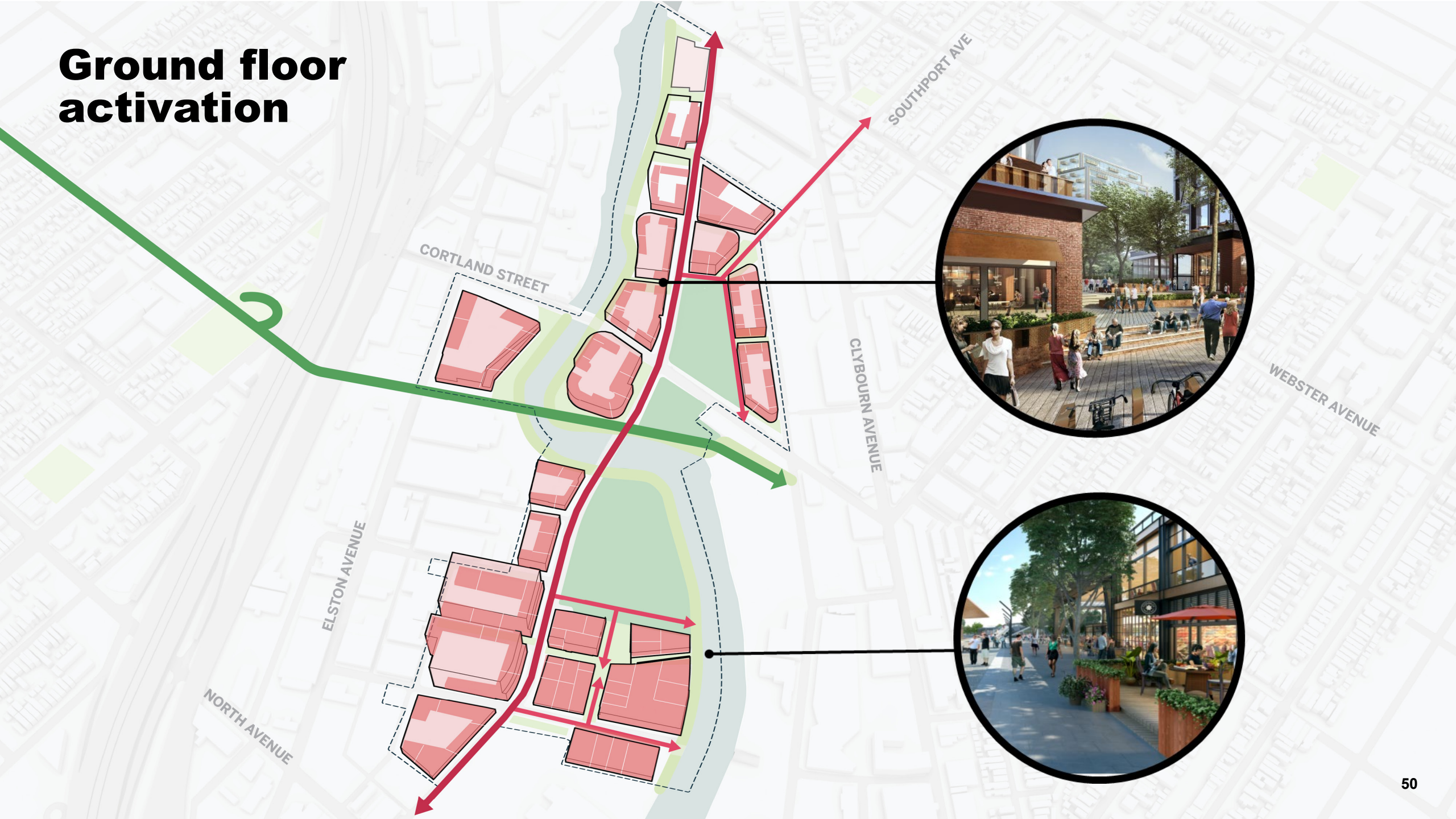
Position central open space along the riverfront

21.0 acres

Smaller blocks and walkable urban fabric



Ground floor activation

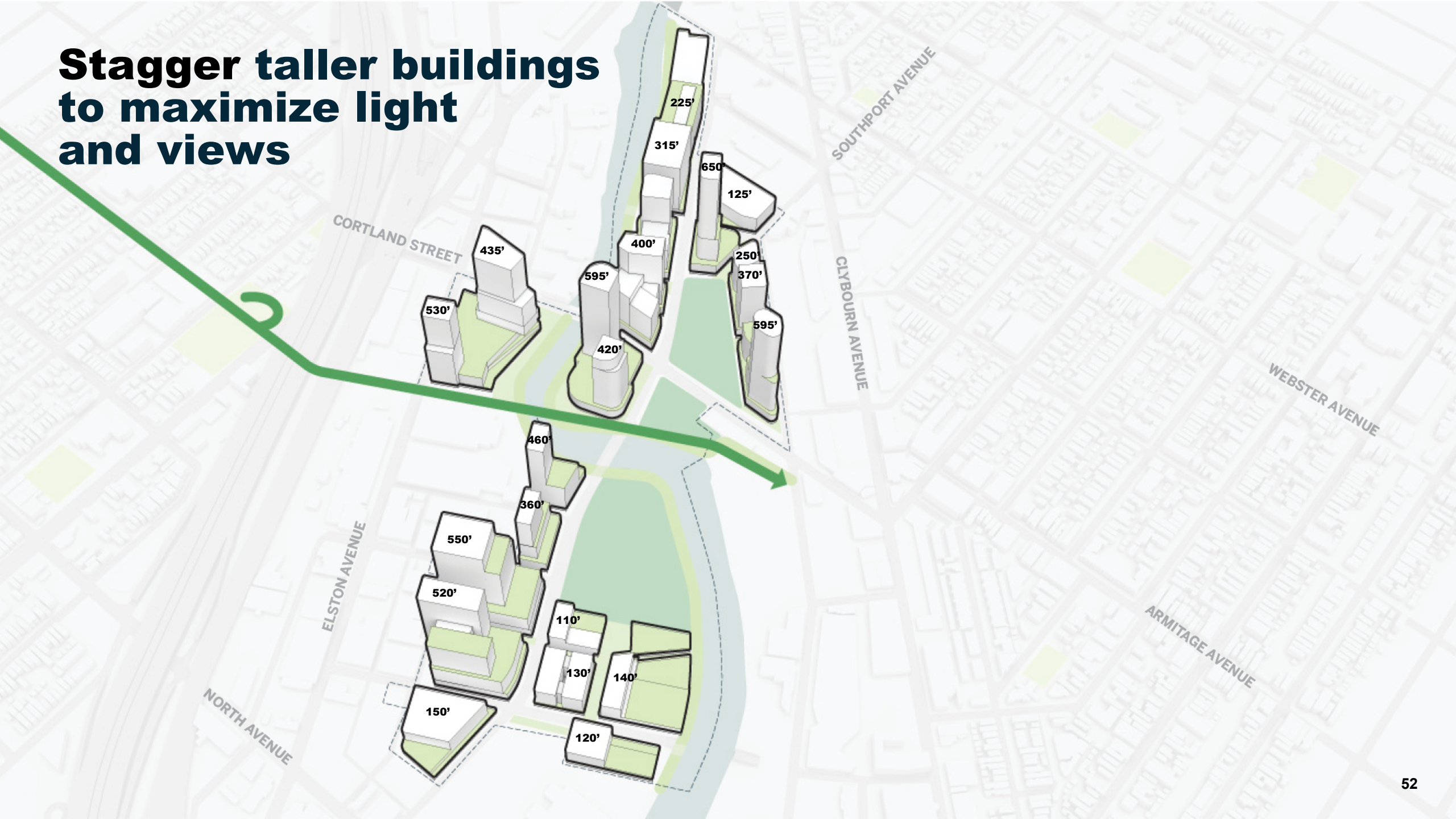


Pedestrian scaled building bases

Building bases include:

- Retail / Mixed use
- Residential amenities
- Flex office space
- Parking
- Typical 4-6 stories

Stagger taller buildings to maximize light and views



Character Zone Guidelines

North Dominick Corridor

- Primarily office and mixed-use
- Activation along Riverwalk with building amenities
- Active frontage and lobbies along Dominick Street
- Emphasize pedestrian access to the Riverwalk
- Opportunity for iconic mixed use at the bend in the river

Character Zone Guidelines

Kingsbury Corridor

- Primarily residential and mixed-use
- Widely spaced, smaller footprint buildings
- Define both a park edge and a Kingsbury edge with active uses
- Residential lobbies with drop-offs along Kingsbury.
- Emphasize connections from the community into the park

Character Zone Guidelines

West Riverfront Corridor

- Primarily mixed-use
- Extend amenities and experiences across the River
- Iconic urban gateway
- Enhanced pedestrian connectivity between the community and Metra Station

Character Zone Guidelines

South Dominick Corridor

- Primarily office and mixed-use
- Locate active uses and lobbies on Dominick Street facing the park
- Buildings should frame the park and riverfront
- Extend existing streets enhancing overall connectivity.

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Character Zone Guidelines

South Riverfront Corridor

- Primarily mixed-use waterfront district
- Lower-scaled buildings surrounded by pedestrian streets
- Waterfront district defined by lower-scaled buildings

PHASING AND IMPLEMENTATION

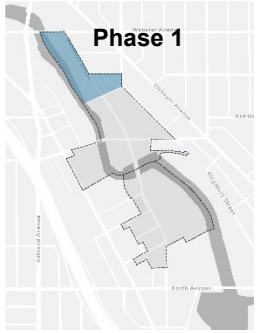
Phase 1 Development and Infrastructure

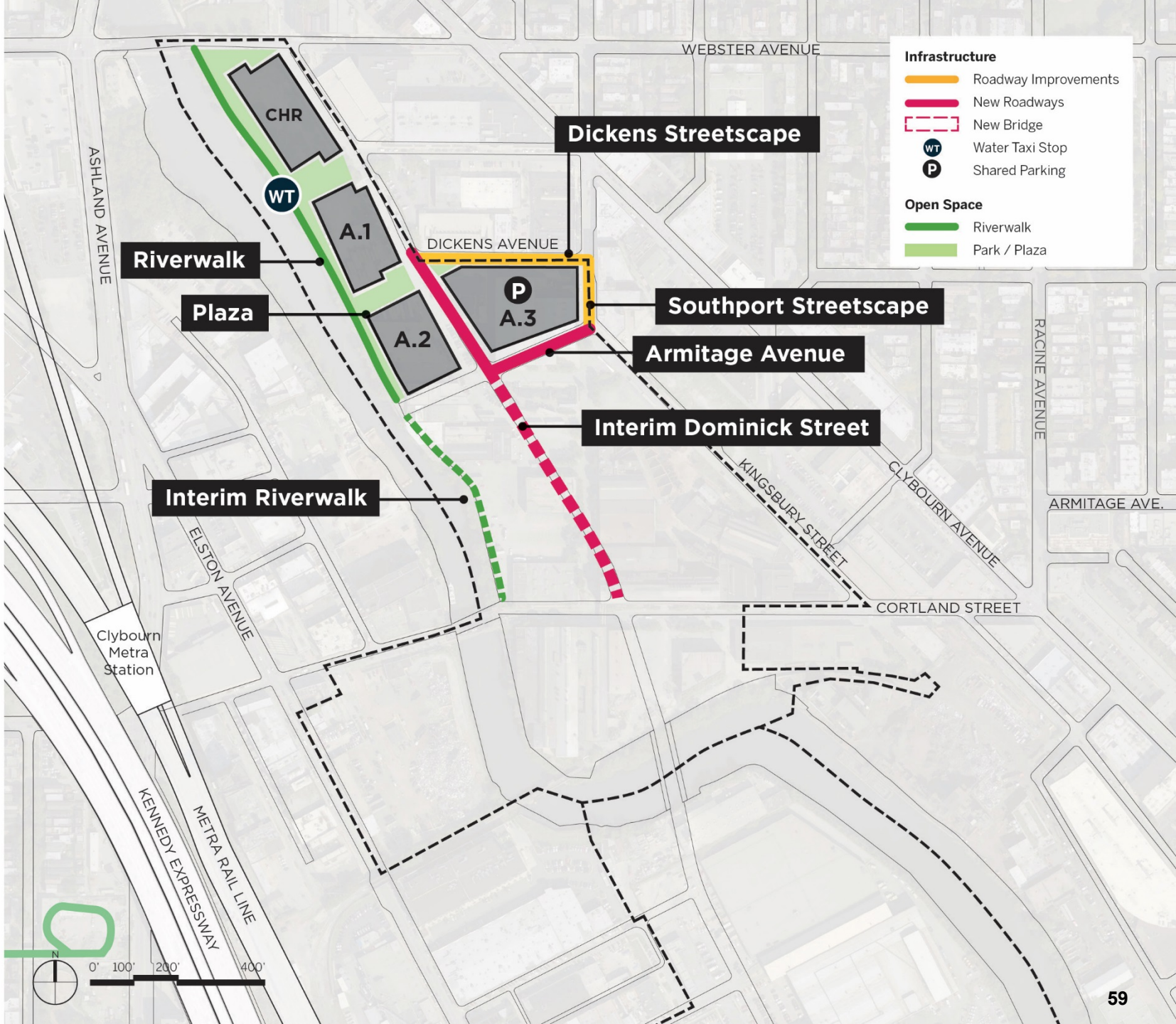
Development Triggers

- LYN Parcels A.1, A.2, A.3

Infrastructure Improvements

- Dominick Street Extension
- Armitage Avenue
- Dickens Avenue Improvements
- Southport Avenue Improvements
- Riverwalk/River Improvements





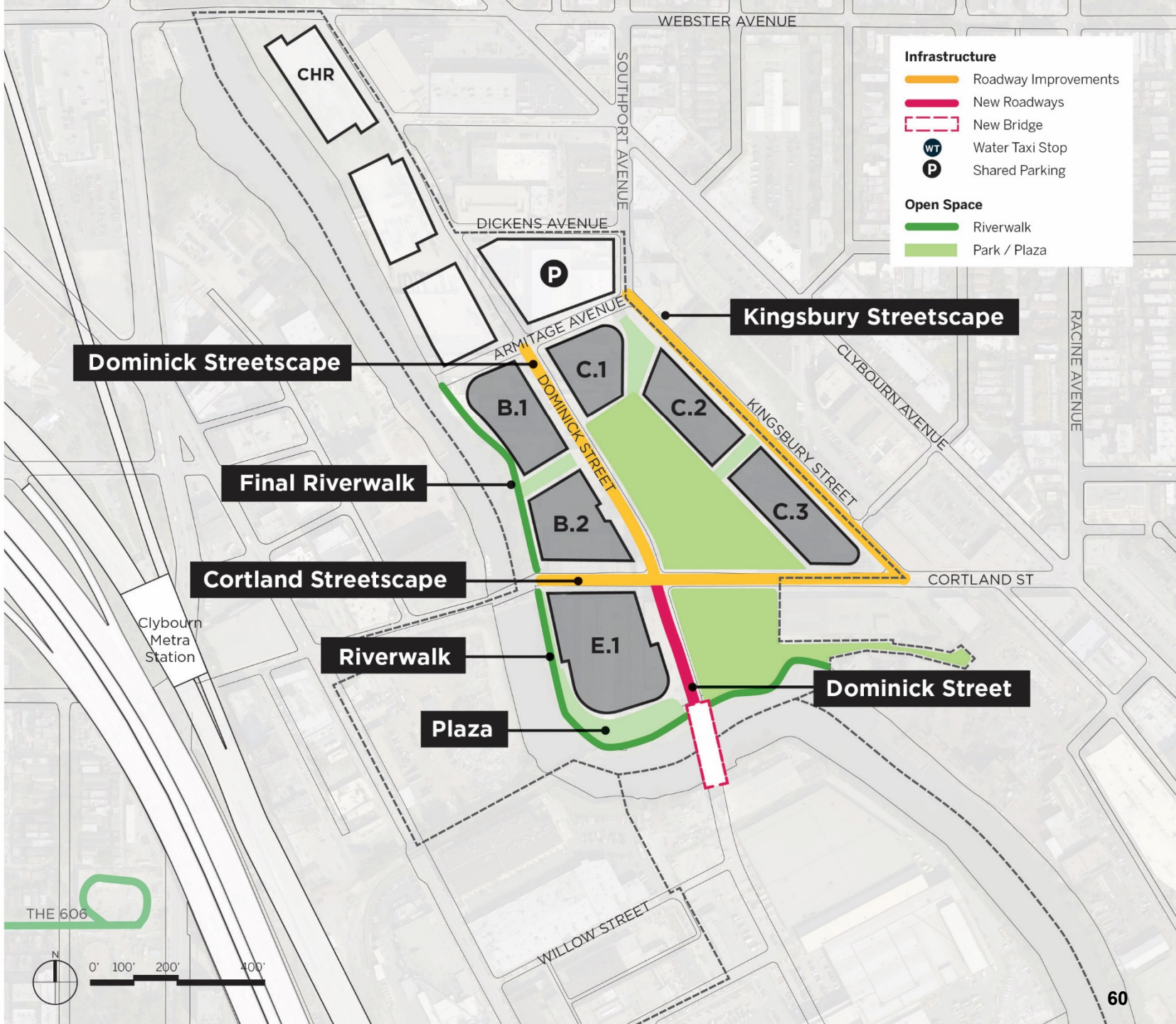
Infrastructure Phase North Zone

Development Triggers

- LYN Parcels B.1, B.2,
- LYN Parcels C.1, C.2, C.3
- LYN Parcel E.1

Infrastructure Improvements

- Cortland Street Improvements
- Kingsbury Street Improvements
- Dominick Street Improvements
- Dominick Street Extension
- Completed Riverwalk/River Improvements
- Lincoln Yards North Park



Infrastructure Phase West Zone

Development Triggers

- LYN Parcel F.1

Infrastructure Improvements

- Cortland Street Improvements
- Elston Avenue Improvements
- Riverwalk/River Improvements

Infrastructure
Roadway Improvements
New Roadways
New Bridge
Water Taxi Stop
Shared Parking
Open Space
Riverwalk
Park / Plaza

DICKENS AVENUE
KINGSBURY STREET
CLYBOURN AVENUE
CORTLAND ST
Cortland Streetscape
Plaza
Riverwalk
F.1
WT
Elston Streetscape
Clybourn Metra Station
THE 606
ASHLAND AVENUE
KENNEDY EXPRESSWAY
METRA RAIL LINE
ELSTON AVENUE
WILLOW STREET
WABANSIA AVENUE
DOMINICK STREET
N
0' 100' 200' 400'

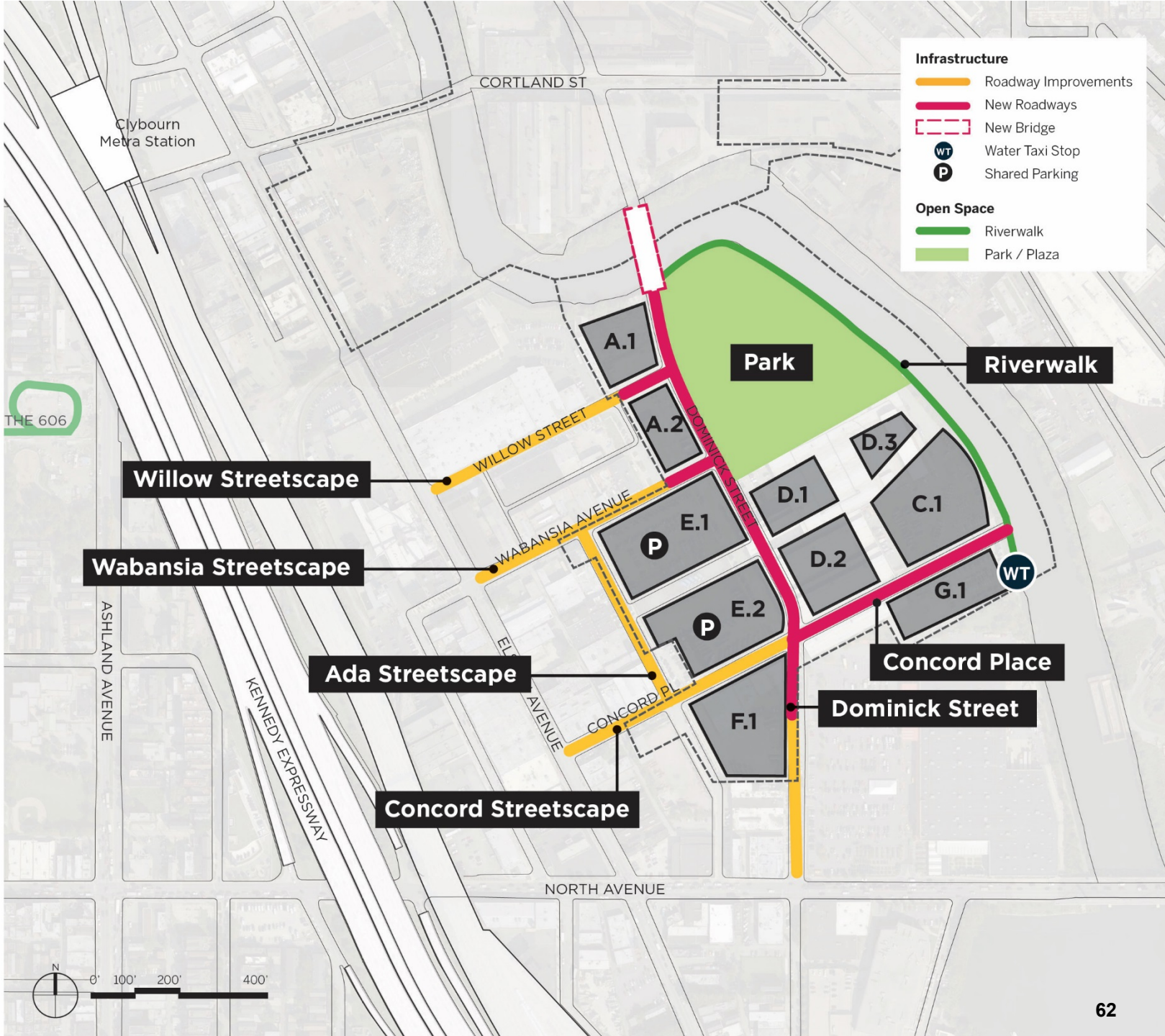
Infrastructure Phase South Zone

Development Triggers

- LYS Parcels A.1, A.2,
- LYS Parcel C.1
- LYS Parcels D.1, D.2, D.3
- LYS Parcel E.1, E.2
- LYS Parcel F.1,
- LYS Parcel G.1

Infrastructure Improvements

- Willow Street Extension and Improvements
- Wabansia Ave. Extension and Improvements
- Ada Street Improvements
- Concord Place Extension and Improvements
- Dominick Street Extension
- Riverwalk/River Improvements
- Lincoln Yards South Park



Development and Infrastructure Alignment

- New north-south and east-west connections
- Traffic signalization
- Mitigating existing traffic congestion
- Transportation and mobility

Affordable Requirements

ARO obligation is 20% of the total number of residential units

6,000 units are proposed, resulting in a 1,200 unit ARO obligation

ARO obligation will be fulfilled through a combination of on-site and off-site units and in-lieu fee payments as follows:

- 25% of the ARO obligation will be met with on-site affordable units distributed throughout the PD, within each phase.
- 25% of the ARO obligation will be met with in-lieu payments that will generate over $39 million for affordable housing throughout the City
- The remaining 50% obligation will be met through a combination of:
    - Additional on-site units or in-lieu payments, and
    - Off-site units located within 3 miles of the development site

Bonus Requirements

North Branch Corridor Bonus Payment

$91.9 Million

Industrial Corridor System Fund Payment

$29.1 Million

Advisory Council for Diversity and Inclusion

Sterling Bay has received strategic direction from numerous advocacy organizations to formulate a robust inclusionary approach to Lincoln Yards.

Sterling Bay has formed an Advisory Council for Diversity & Inclusion to provide a regular forum for stakeholders to advise, monitor progress, and communicate opportunities with agency membership.

BUSINESS LEADERSHIP COUNCIL

ILLINOIS HISPANIC CHAMBER OF COMMERCE

Concilio de Liderazgo LATINO Leadership Council

HISPANIC AMERICAN CONSTRUCTION INDUSTRY ASSOCIATION HACIA

BLACK BCU CONTRACTORS UNITED

FWC Federation of Women Contractors

CHICAGOLAND ASSOCIATED GENERAL CONTRACTORS

WBDC Women's Business Development Council

BCE BLACK CONTRACTORS OWNERS EXECUTIVES

Illinois Road and Transportation Builders Association

CHICAGO AND COOK COUNTY BUILDING & CONSTRUCTION TRADES DEPT. ORGD. FEB. 10, 1908 CHARTERED AUGUST 7, 1909

Commitment to Diversity & Inclusion in Construction Contracting and Professional Services

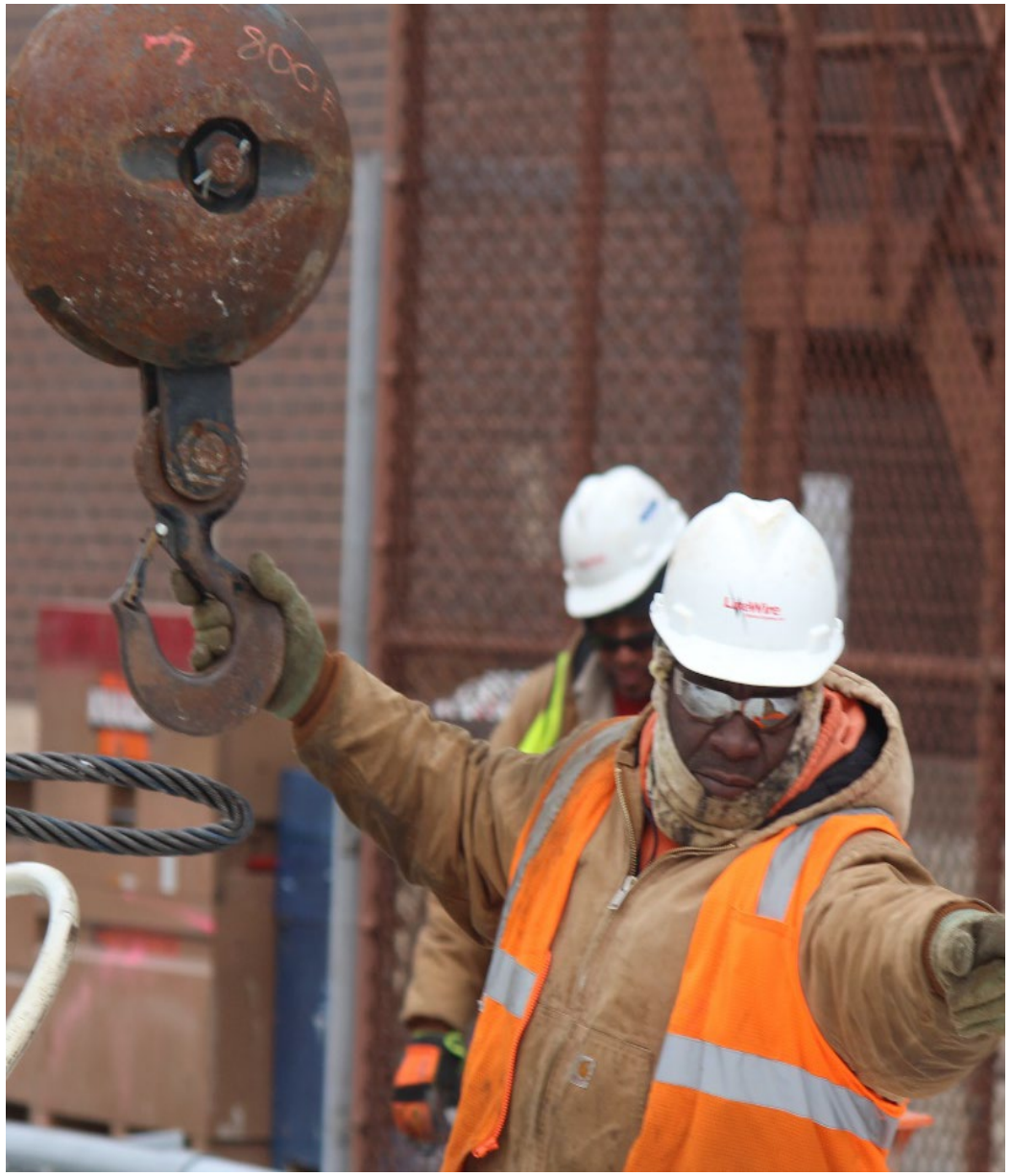
Project Cost: **$6 Billion**

Permanent Jobs: **24,000**

Construction trade and construction related professional service jobs: **10,000 +**

Lincoln Yards will meet or exceed the City's minimum participation goals:

- 26% participation by qualified MBEs
- 6% participation by qualified WBEs
- 50% hiring of residents of the City of Chicago



Commitment to:

Workforce Development

Diversity & Inclusion in Construction Contracting and Professional Services

Supply Chain Diversity and Inclusion in Building Operations and Maintenance

Small, Diverse and Community-Based Business Support

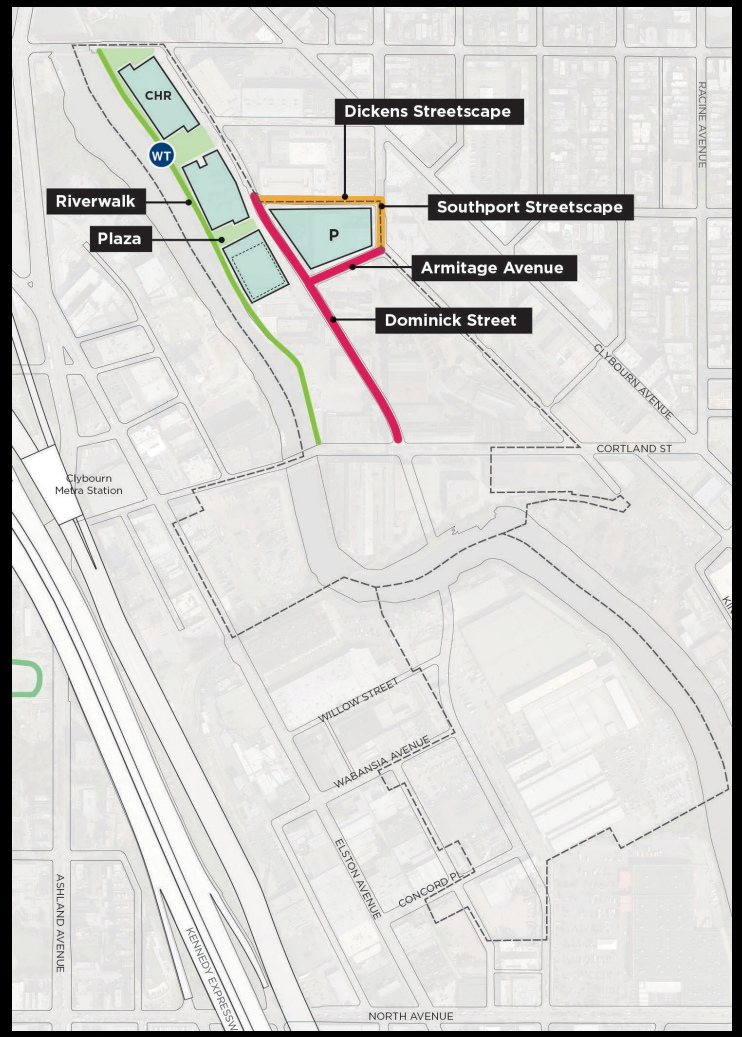
PHASE 1 DEVELOPMENT

ALLOY
WORKS
2100

WEST ELEVATION

SOUTH ELEVATION

Garage design continuing to evolve and to be refined


CHR
WT
Dickens Streetscape
Riverwalk
Southport Streetscape
Plaza
P
Armitage Avenue
Dominick Street
RACINE AVENUE
CLYBOURN AVENUE
CORTLAND ST
Clybourn Metra Station
WILLOW STREET
WABANSIA AVENUE
ELSTON AVENUE
CONCORD PL
ASHLAND AVENUE
KENNEDY EXPRESSW
NORTH AVENUE

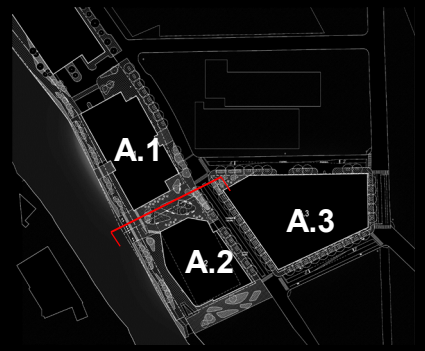
LOADING
PARKING
RETAIL /F&B
BOH
OFFICE LOBBY
OFFICE ENTRY
A.1
Dickens Laneway
W DICKENS AVE
LOADING
PARKING
N SOUTHPORT AVE
OFFICE ENTRY
N DOMINICK ST
RETAIL/F&B
BOH
A.3
Dickens Overlook
PARKING & LOADING
A.2
OFFICE LOBBY
Dominick Retail Corridor
W ARMITAGE
Armitage Plaza

Dickens Laneway & Overlook Section

Dominick Street

Dickens Laneway

Dickens Overlook



Dickens Overlook

multi-modal transportation options that extend the existing riverwalk

Dickens Laneway

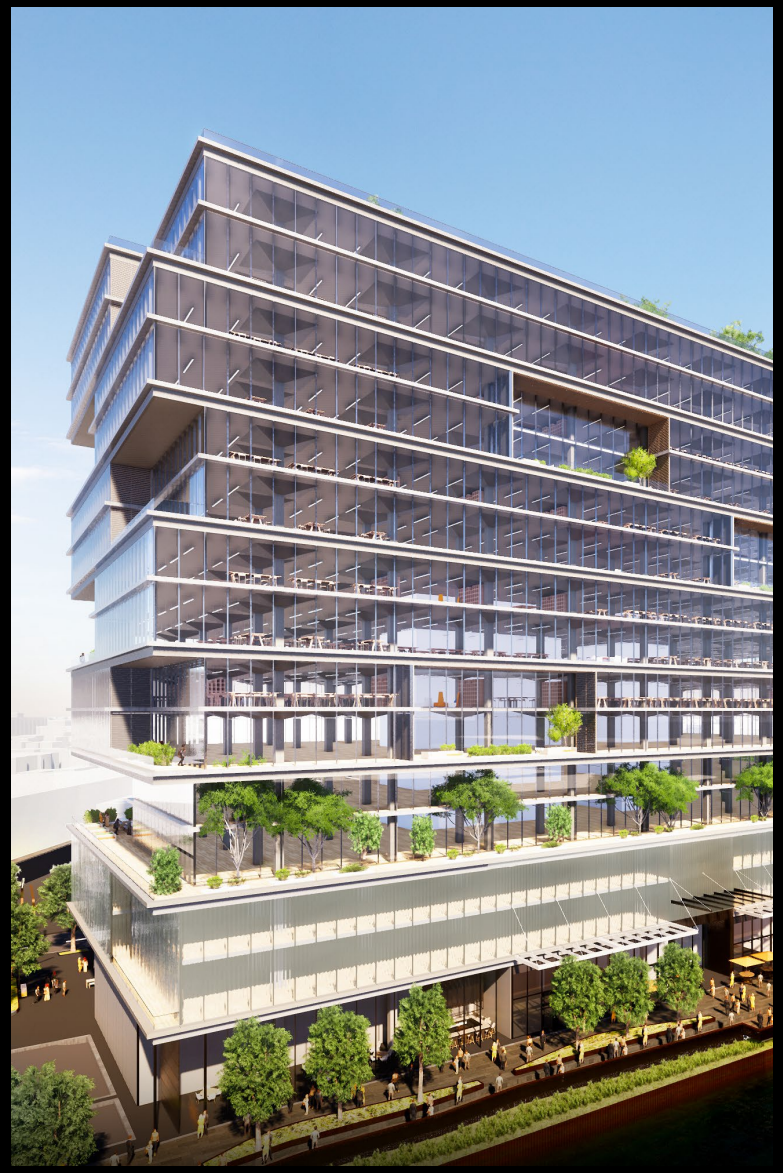
enhanced paving and curbless transitions for seamless connection between plazas and indoor retail, cafes, and restaurants

Armitage Plaza

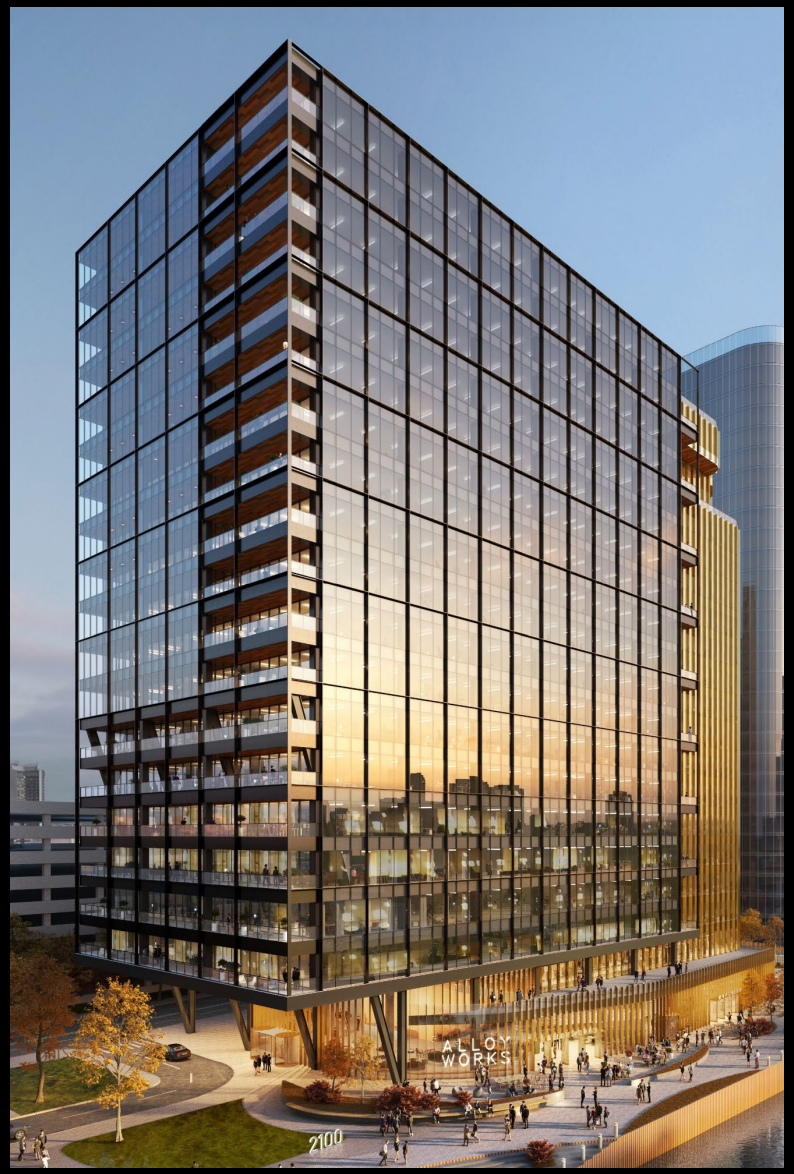
universally accessible for an active street network and connected riverwalk

Dominick Retail Corridor

wide and activated sidewalks define an active experience along Dominick Street

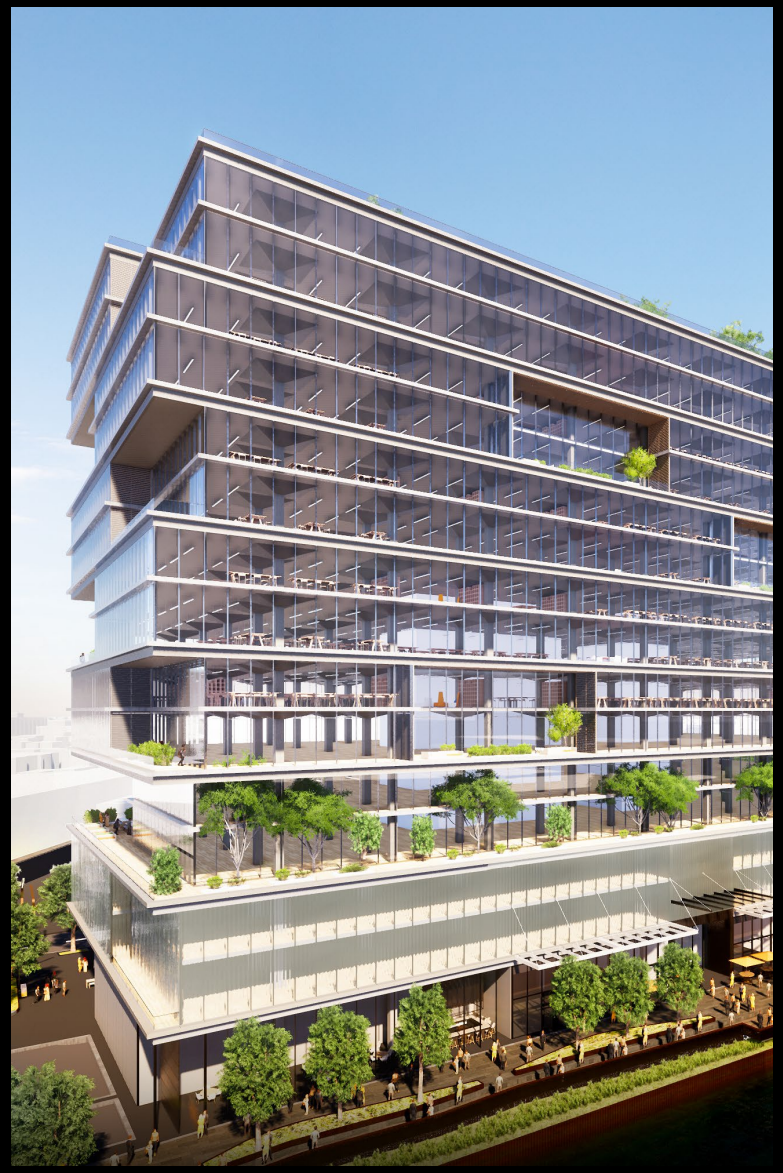


PARCEL A.1



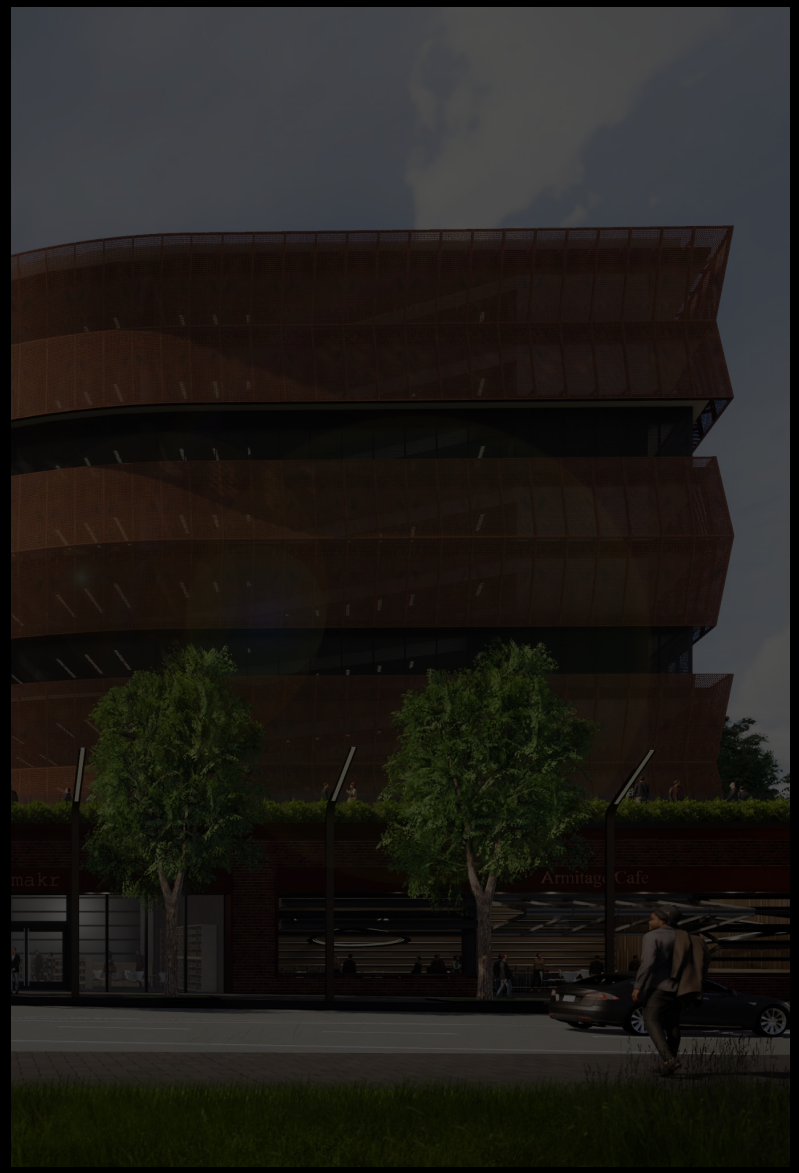
PARCEL A.2

PARCEL A.3



PARCEL A.1

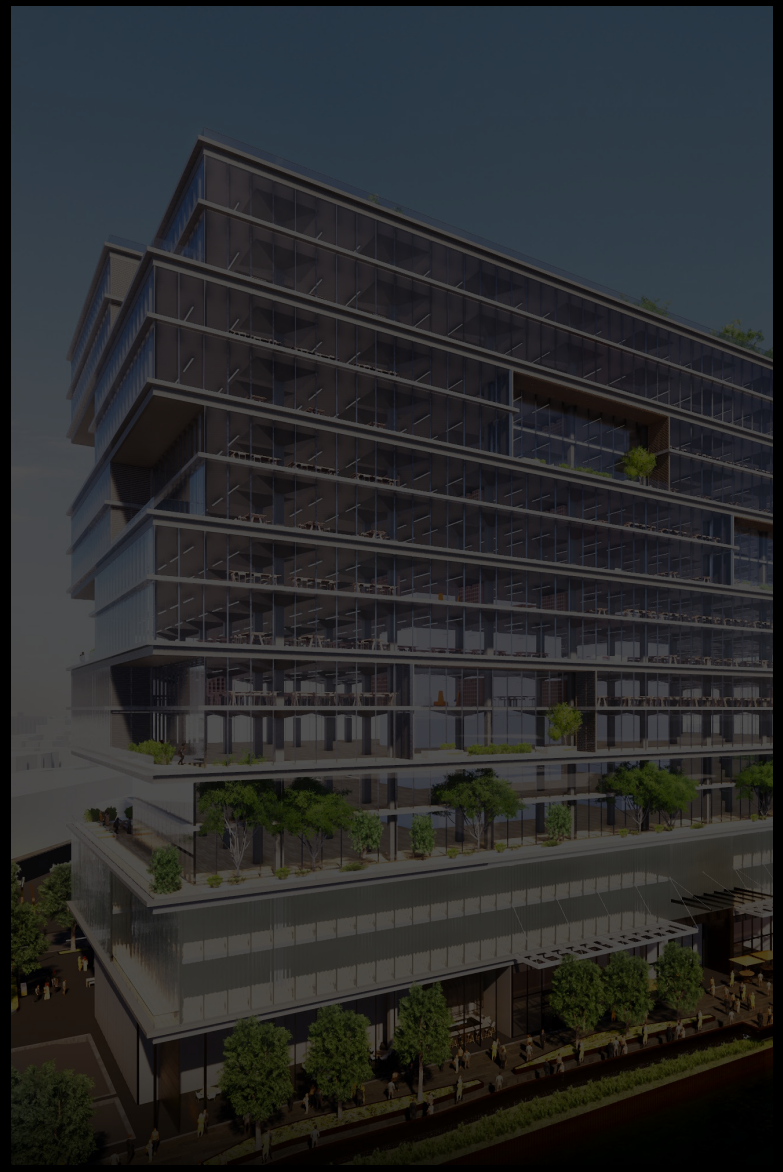
PARCEL A.2



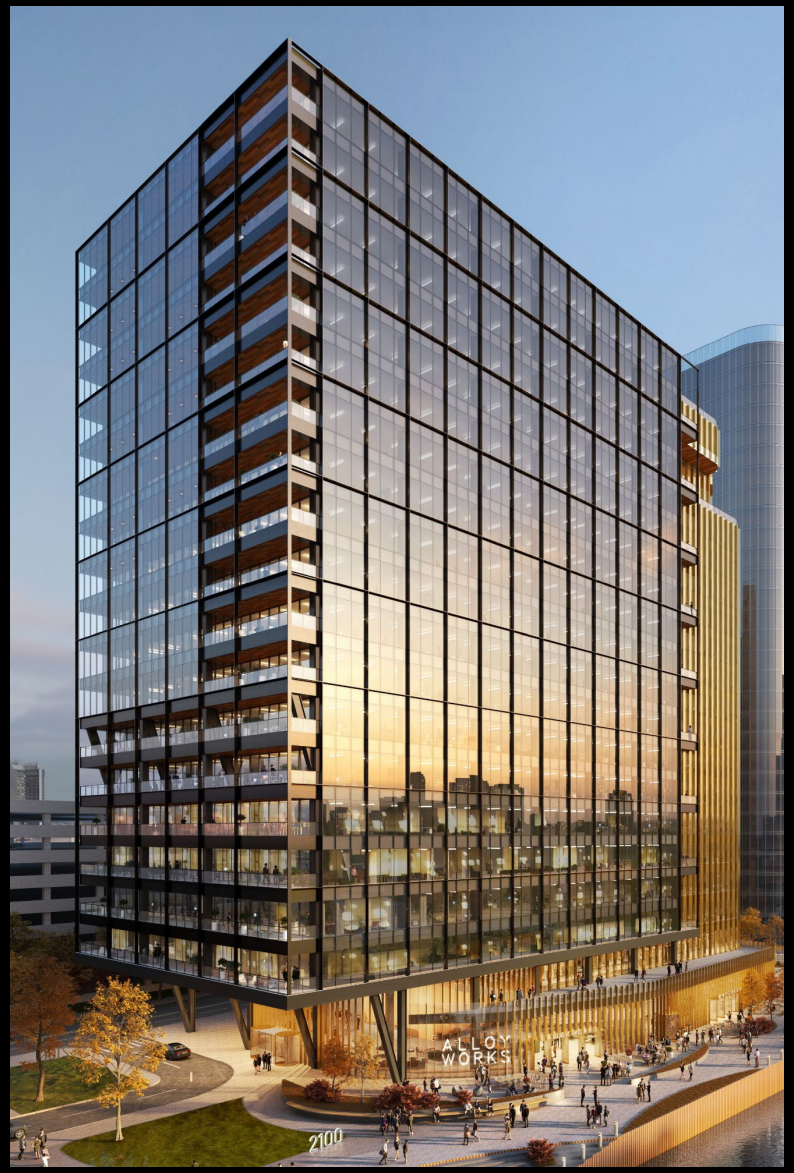
PARCEL A.3

an innovative expressed concrete structure, **a next generation warehouse...**

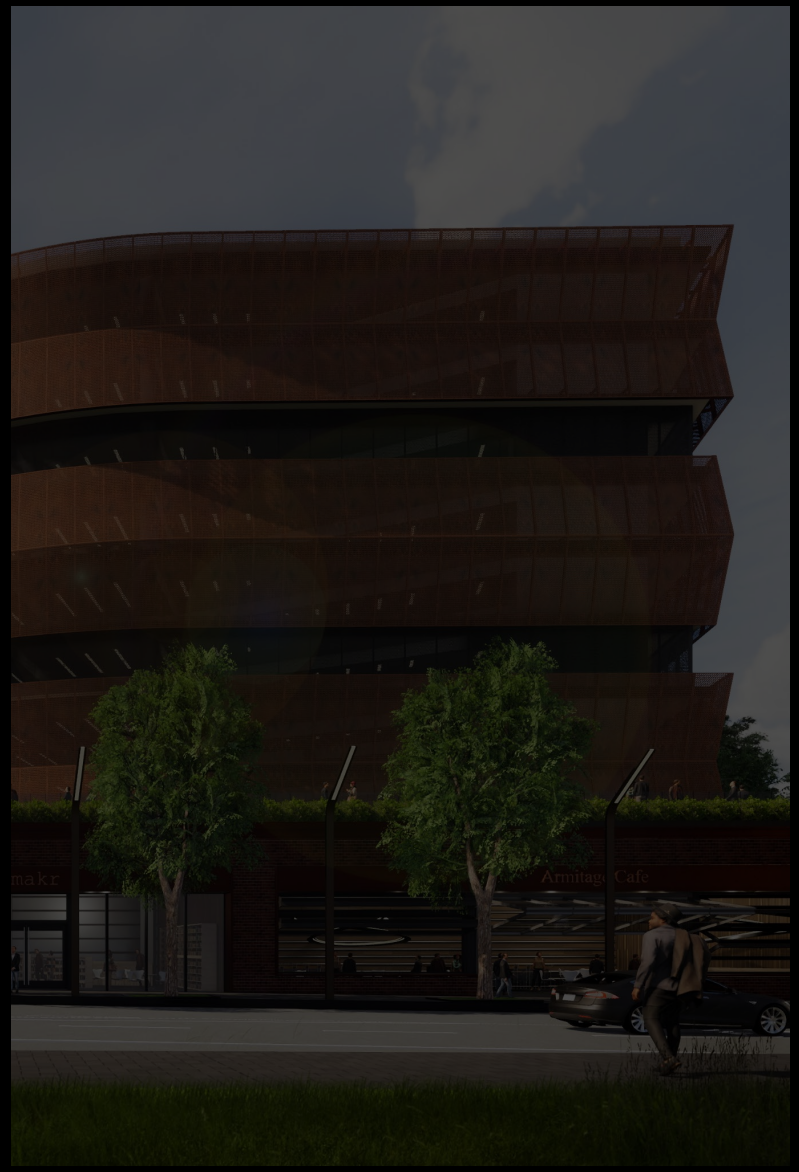
… with building setbacks, strengthened pedestrian corridors, outdoor terraces, and lush vegetation **connecting the city to the river**



PARCEL A.1



PARCEL A.2



PARCEL A.3

A hard-working, framed mass
inspired by the industrial materials of the site…

…lift up to create a **pedestrian thoroughfare at the plaza**

A.2
A.1
A.3
...above a vibrant retail streetscape

CHICAGO WATER TAXI

606 TRAIL
ASHLAND AVENUE
KENNEDY EXPRESSWAY
ELSTON AVENUE
NORTH AVENUE
KINGSBURY STREET
CLYBOURN AVENUE
SOUTHPORT AVENUE
RACINE AVENUE
ARMITAGE AVENUE