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
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.
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
North Branch Framework: Open Space Improvements

Concept for Wetland Park at North Branch Turning Basin

* from the North Branch Framework Plan
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)
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
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)
Lincoln Yards Planned Developments

- Lincoln Yards represents 53.13 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

North Branch Chicago River
Existing Conditions

Old Finkl Steel site

Cortland St. Bridge

Old City Fleet Site
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

<table>
<thead>
<tr>
<th>Total Planned Development</th>
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<tbody>
<tr>
<td>Gross Site Area</td>
<td>1,855,105.66 sf</td>
<td>42.59 acres</td>
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<td>Area of Public Rights-of-Way</td>
<td>482,445.57 sf*</td>
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<td>Net Site Area</td>
<td>1,372,660.09 sf</td>
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<td>Maximum Dwelling Units</td>
<td>3,500 units</td>
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<td>Maximum FAR</td>
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<th>Subareas</th>
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<th>Maximum Building Height</th>
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<tr>
<td>Subarea A</td>
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<td>325'</td>
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<td>10.04</td>
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<td>Subarea C</td>
<td>1,800 units</td>
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<td>Subarea D</td>
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<td>Subarea E</td>
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<td>8.17</td>
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<td>Subarea G</td>
<td>-</td>
<td>1.92</td>
<td>80'</td>
<td>107,015.24 sf</td>
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* Area of Public ROW includes 5.418 sf / 0.12 acres of Riverwalk outside of property boundary
Lincoln Yards South Planned Development Subarea Map

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<td>Gross Site Area</td>
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<td>Area of Public Rights-of-Way</td>
<td>429,902.21 sf*</td>
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<td>Net Site Area</td>
<td>941,864.61 sf</td>
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<th>Maximum Building Height</th>
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<tr>
<td>Subarea A</td>
<td>1,100 units</td>
<td>14.53</td>
<td>500'</td>
<td>72,624.74 sf</td>
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<td>Subarea B</td>
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<td>0.05</td>
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<td>299,301.91 sf</td>
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<td>Subarea C</td>
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<td>Subarea D</td>
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<td>143,158.42 sf</td>
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<td>Subarea E</td>
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<td>19.75</td>
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<td>Subarea G</td>
<td>200 units</td>
<td>3.04</td>
<td>150'</td>
<td>59,207.90 sf</td>
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* Area of Public ROW includes 5.41B 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*
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.
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
Existing Transit Network
CTA Bus Routes

- CTA Bus Route – 73 Armitage
- CTA Bus Route – 72 North Avenue
- CTA Bus Route – 9 Ashland
Transit Way and Trail

• Final Route to be finalized by CTA and CDOT
Transit and Mobility Improvements

- Metra Stop Improvements
- New Metra Station
Transit and Mobility Improvements By Applicant

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

- riverwalk
- play
- recreation fields

606
### Open Space Plan

<table>
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<tr>
<th></th>
<th>Acres</th>
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<tbody>
<tr>
<td><strong>Total Park Space</strong></td>
<td><strong>11.18</strong></td>
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<tr>
<td>Lincoln Yards North Park</td>
<td>4.96</td>
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<tr>
<td>Park North of Cortland Street</td>
<td>3.15</td>
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<tr>
<td>Park South of Cortland Street</td>
<td>1.81</td>
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<tr>
<td>Lincoln Yards South Park</td>
<td>6.22</td>
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<table>
<thead>
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<th>Acres</th>
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<tr>
<td>Hardscaped Open Space</td>
<td>6.27</td>
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<tr>
<td>Riverwalk</td>
<td>3.55</td>
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<table>
<thead>
<tr>
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<th>Acres</th>
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<tbody>
<tr>
<td><strong>Total Parks and Open Space</strong></td>
<td><strong>21.00 (40%)</strong></td>
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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.
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 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
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.
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
Garage design continuing to evolve and to be refined
Site Plan

- Dickens Overlook
- Armitage Plaza
- Dominick Retail Corridor
- Dickens Overlook
- Armitage Plaza
- Dominick Retail Corridor
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
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.
A hard-working, framed mass inspired by the industrial materials of the site...
...lift up to create a pedestrian thoroughfare at the plaza
...above a vibrant retail streetscape