CHICAGO PLAN COMMISSION
Department of Planning and Development
PARCELS B.1, C.1, D.1
1228-1284 W CONCORD AND 1659-1909 N THROOP
INFORMATIONAL PRESENTATION
LINCOLN YARDS SOUTH (2nd Ward)
FLEET PORTFOLIO, LLC
January 20, 2022
COMMUNITY AREA SNAP SHOT

WEST TOWN COMMUNITY AREA INFORMATION:

DEMOGRAPHICS:
- 61% OF RESIDENTS ARE BETWEEN THE AGES OF 20-49
- 17% ARE LESS THAN 19 YEARS OLD
- 22% ARE OVER THE AGE OF 50
- ROUGHLY 68,000 RESIDENTS ACCORDING TO THE 2017 CENSUS ESTIMATES
- MEDIAN HOUSEHOLD INCOME OF $109,000

CULTURAL/HISTORIC CONTEXT:
- FORMER STEEL MANUFACTURING DISTRICT.
- LOCATED ALONG THE CHICAGO RIVER AND KEY EAST WEST CONNECTORS
- THE NEIGHBORHOOD CONTAINS A LARGE NUMBER OF UPSCALE NATIONAL RETAILERS, BOUTIQUES, BOOKSTORES, THEATRES, RESTAURANTS, AND WELL-KNOWN BARS/CLUBS.
- LINCOLN PARK IS HOME TO SECOND CITY, STEPPENWOLF THEATRE, AND OTHER ENTERTAINMENT VENUES.
- LINCOLN PARK IS A VIBRANT AND CONTINUINGLY EVOLVING NEIGHBORHOOD.

SOURCES:
- https://www.lincolnparkchamber.com/
- https://www.cmap.illinois.gov/data/community-snapshots
Planning Context

**NORTH BRANCH FRAMEWORK PLAN**
- Adopted May 18, 2017
- Chicago Plan Commission
- The framework’s three main goals are to:
  - Maintain the corridor as an economic engine and vital job center
  - Provide better access for all transportation modes
  - Enhance the area’s unique natural and built environment

**CHICAGO RIVER DESIGN GUIDELINES**
- Adopted January 24, 2019
- Chicago Plan Commission
- “Properties along the Chicago River should be developed and improved to create a more unified aesthetic, to enhance the natural environment, and to provide public access and recreational opportunities, while balancing the needs of active industrial uses critical to the City’s economy.”
PROJECT TIMELINE

- Planned Development Approval: March 13, 2019
- Redevelopment Agreement Approval: April 19, 2019
- Fleet Fields Opening: July 2019
- Parcel G.1 Plan Commission Meeting: April 15, 2021
- Parcel G.1 Ground-Breaking: October 19, 2021
Community Outreach

- River Ecology and Governance Task Force: October 5, 2021
- Lincoln Yards Experience Center Open House: December 14, 2021

Summary of Changes:

- B1: increased naturalized edge along the Riverwalk/river edge, increased passive landscaping along river edge
- C1: adjustments to the podium level retail & pedestrian experience, added balconies on office floors
- D1: adjustments to residential tower massing and balcony locations, addition of green corridor from promenade to the park
Lincoln Yards & Steelyard Vision

Lincoln Yards is where Chicago meets. Where two great neighbourhoods come together.

Where the river and the 606 meet and where the city is stitched together.

Lincoln Yards is where music meets science and where business meets sport. Where friends meet for drinks and couples meet for dinner. Where neighborhood meets city.

It’s where green meets streets, where east meets west and where ambition meets opportunity.

The Steelyard is a rich mix anchored by entertainment an Urban Heartbeat
Music, energy, eating, drinking, & nightlife
Making a first impression;

an inclusive place for every Chicagoan.
Active Programming – Set the Ambition.
Host established artists, as well as those on the rise.
## SUSTAINABLE DEVELOPMENT POLICY

<table>
<thead>
<tr>
<th>Compliance Policies</th>
<th>Points Required</th>
<th>Sustainable Strategies Menu</th>
</tr>
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<tbody>
<tr>
<td>Policy</td>
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### Compliance Paths

**Sustainable Strategies Menu**

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Points Required</th>
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### Planned Development Projects (PG) - New Construction

- 100 points required

### Refined Development Projects (RF) - New Construction

- 100 points required

### Substantial Renovation Projects

- 50 points required

### Moderate Renovation Projects

- Does not apply to TF assistance of less than $1M (excluding but not limited to TF-HP, TF Purchase Dollars, Streamlined TF and BBF programs)

### Substantial Renovation Projects

- Includes projects including new or major upgrades to building systems and/or major repairs to the exterior envelope

### Moderate Renovation Projects

- Includes projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope

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*Only available to affordable housing projects funded by DPO's Housing Bureau.*
Bird Friendly Design:

- installation and maintenance of butterfly/pollinator gardens, bat boxes and birdhouses/nest boxes;
- implementation of a bird-friendly glass strategy;
- bird-friendly year-round interior & exterior lighting controls and lamps;
- no internal greenery will be visible from outside of glass;
- exterior grates will not have openings greater and ¾”;
- use of non-reflective glass;
STORMWATER INFILTRATION STRATEGY

COMPLIANCE NARRATIVE:

- Stormwater Management Ordinance does apply to this project and will therefore need to meet the volume control requirements.
- Building runoff will discharge to the river unrestricted.
- At grade areas will discharge to the river at a rate of 1.0 cf/acre.
- The project includes green roofs, permeable paving, and below grade detention vaults.
• Project includes new ROW at Concord Place from Throop Street heading East to the Chicago River

• Project includes new ROW at Throop Street from Concord Place heading North to the Chicago River

• New dedicated bike lanes along Throop Street and Concord Place
The Vision: Phasing
as of January 2022

**2022/2023**
1. Concord Place Improvements
2. ALLY at 1229 W Concord

**2024**
3. D1 Residential
4. D1 Retail
5. 1665 Throop Commercial
6. 1685 Throop Retail/Entertainment
7. The Steelyard Main Street
8. Marketplace Retail
9. Roads & Utilities - Steelyard
10. Park Phase I South

**2025**
11. Riverwalk
12. Park Phase 2 South
13. Throop Street Bridge/Roads & Utilities
14. Water Taxi Stop
15. 806 Extension

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**Development Phasing**

- Improved Roadway
- Experience Center
- Residential
- Parking
- Commercial
- Retail
- CTA
- Water taxi
- 806 Extension
- New bridge

North
Parcel B.1
Lincoln Yards North park space will provide an open and connected park for the development and for the surrounding community
- Gathering areas
- Children’s play area
- Hardscaped open spaces
- Integration with 606 Trail extension
- Connection to riverwalk

Lincoln Yards South park space will provide publicly accessible open space with recreational field programming for the larger community
- Recreational sports fields, including soccer, baseball / softball, track, basketball and tennis courts and other programming to be confirmed prior to the Site Plan Approval
- Children’s play area
- Connection to the Riverwalk
In-River improvements are subject to other non-Chicago agency reviews.
* In-River improvements are subject to other non-Chicago agency reviews *
PARCEL B.1 - RIVERFRONT OVERLOOK

* In-River improvements are subject to other non-Chicago agency reviews *
PARCEL B.1 - RIVERWALK AND KAYAK DOCK

* In-River improvements are subject to other non-Chicago agency reviews *
NATURE
• Stormwater Management Best Practices
• Aquatic Wildlife Habitats
• Robust Upland Habitats
• Increased Setback
• Large Riverfront Park

RECREATION
• Access to Water & Docking Facilities
• Expanded Seating Areas
• Riverfront Overlook
• Recreation Areas
• Support Amenities

CONNECTIVITY
• Under bridge Connections
• Enhanced Connections to Street and Transportation Network
• Cantilevered Walkway
• Interpretive Signage
• Public Art & Lighting
LINCOLN YARDS SOUTH B.1 | PLAN + ELEVATION

Metal Framed Glazing as Clerestory

Wood Covered Seating Platform, with Metal Mesh Railing in Front

KAYAK STORAGE

FLOOR PLAN

PARCEL B.1 - SUPPORT STRUCTURES
LINCOLN YARDS SOUTH B.1 | VIGNETTES

EAST VIEW FROM RIVER WALK
PARCEL B.1 - SUPPORT STRUCTURES
LINCOLN YARDS SOUTH B.1 | VIGNETTES

UPPER CONCESSION + SEATING

PARCEL B.1 - SUPPORT STRUCTURES
Parcel D.1
• 70 ARO Unit Obligation (20% of 350 total Units)

• 35 ARO units to be provided on-site; 35 to be paid in-lieu

<table>
<thead>
<tr>
<th>Type</th>
<th># of Units</th>
<th># of ARO</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>102</td>
<td>10</td>
</tr>
<tr>
<td>1 Bed</td>
<td>171</td>
<td>17</td>
</tr>
<tr>
<td>2 Bed</td>
<td>73</td>
<td>8</td>
</tr>
<tr>
<td>3 Bed</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>350</td>
<td>35</td>
</tr>
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</table>
MATERIAL LEGEND
1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
2. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
3. GLASS GUARDRAIL
4. SPANDREL GLASS
5. ACM-WRAPPED COLUMN
6. FROSTED GLASS BALCONY DIVIDER
7. METAL PANEL SLAB EDGE COVER

PARCEL D.1 - MATERIAL AXONS
PARCEL D.1 - VIEW LOOKING NORTH TOWARDS BREEZEWAY
Promenade
LEGEND

1. NON-LINEAR PEDESTRIAN PROMENADE W/ 20’ CLEAR FOR EMERGENCY ACCESS, VARIABLE PLANTING AND TREE SIZES

2. CAFÉ SEATING

3. RETAIL WALK

4. MARKETHALL SEATING/TERRACE

5. PEDESTRIAN BREEZEWAY

6. GREEN CORRIDOR WITH VINE WALLS, TREES ADJACENT TO ROUNDABOUT

7. ALLEY TO PARK, PERIMETER PLANTING + SEATING, ART + LIGHTING OVERLAY ABOVE
NORTH BRANCH GUIDELINES

GOAL 1
• EXTEND ADJACENT STREETS
• BUILDING FRONT PROPERTY LINES
• CREATE PLANNED OPEN SPACES

GOAL 2
• ADJACENT TO BIKE ROUTES
• IMPROVED CONNECTIVITY

GOAL 3
• IMPROVE THE RIVERFRONT
• PROMOTE UNDERBRIDGE CONNECTIONS
• PROVIDE OUTLOOKS & GATHERING

PROMENADE - LOOKING NORTHEAST FROM THROOP STREET
**PD GUIDELINES**

**17-8-0905:**
The project complies with Section 17-8-0905 by providing safe and attractive walkways and pedestrian routes. The project also provides spaces at street level that are designed for active users such as the entry plaza and river walk.

**17-8-0906:**
17-8-0906A - Design demonstrates sensitivity to established street wall height (height of adjacent building podiums)
- Massing places most mass against highway so less imposing on existing street wall
17-8-0906D – Service uses are provided on alley

**17-8-0907:**
The project complies with Section 17-8-0907.
The design of the building creates a design language that creates a visually dynamic façade that responds to the modern architecture of the city of Chicago.
PD GUIDELINES

17-8-0905:
THE PROJECT COMPLIES WITH SECTION 17-8-0905 BY PROVIDING SAFE AND ATTRACTIVE WALKWAYS AND PEDESTRIAN ROUTES. THE PROJECT ALSO PROVIDES SPACES AT STREET LEVEL THAT ARE DESIGNED FOR ACTIVE USERS SUCH AS THE ENTRY PLAZA AND RIVER WALK.

17-8-0906:
17-8-0906A - DESIGN DEMONSTRATES SENSITIVITY TO ESTABLISHED STREET WALL HEIGHT (HEIGHT OF ADJACENT BUILDING PODIUMS) - MASSING PLACES MOST MASS AGAINST HIGHWAY SO LESS IMPOSING ON EXISTING STREET WALL
17-8-0906D – SERVICE USES ARE PROVIDED ON ALLEY

17-8-0907:
THE PROJECT COMPLIES WITH SECTION 17-8-0907.
THE DESIGN OF THE BUILDING CREATES A DESIGN LANGUAGE THAT CREATES A VISUALLY DYNAMIC FAÇADE THAT RESPONDS TO THE MODERN ARCHITECTURE OF THE CITY OF CHICAGO.
PUBLIC REALM
Publicly accessible open spaces and public realm include active, vibrant streets, pedestrian-scaled sidewalks and welcoming green spaces.

A variety of publicly accessible, hardscaped open spaces are integrated throughout the development offering connective areas to the community and riverwalk.

STREET DESIGN
Intersection design will prioritize pedestrian crossing and movement.

The design incorporates sustainable design features into the project.

GROUND FLOOR
Primary building entrances are visible from the street and easily accessible.

Service areas are located as to not negatively impact the street and building entrances.

BUILT FORM
Maintain a consistent street wall that defines urban street environment.

Integrate transparency and avoid blank walls on the ground floor.
Market Hall (Parcel D.1)
PARCEL D.1 | EXTERIOR SYSTEM STUDIES | LEVEL 01 + 02

PARCEL D.1 MARKETHALL - FAÇADE SECTIONS
Parcel C.1
PARCEL C.1 - SITE PLAN

D.1

C.1
PARCEL C.1 | BUILDING ELEVATIONS | SOUTH

PARCEL C.1 - BUILDING ELEVATION
PARCEL C.1 | EXTERIOR SYSTEM STUDIES | LEVEL 5-14 TYP OFFICE FAÇADE TYPE A

PARCEL C.1 - FAÇADE SECTIONS
PARCEL C.1 | EXTERIOR SYSTEM STUDIES | MEP SCREEN

PARCEL C.1 - FAÇADE SECTIONS
PARCEL C.1 | RENDERINGS | SOUTHWEST CORNER

PARCEL C.1 - VIEW FROM SOUTHWEST
PARCEL C.1 - PEDESTRIAN CONTEXT

VENUE NE CORNER
Lincoln Yards MWBE Spending

Over the course of the next decade, the construction of Lincoln Yards will create the following public benefits:

**23,000**
permanent on-site jobs

**10,000**
construction jobs

**30%**
Minority Business Enterprises (MBE) participation

**10%**
Women Business Enterprises (WBE) participation

**VERTICAL DEVELOPMENT:**

**26%**
Minority Business Enterprises (MBE) participation

**6%**
Women Business Enterprises (WBE) participation

**$4.1 billion**
in new, annual economic benefits upon completion

**Outreach & Engagement Strategy:**

To ensure robust engagement with all interested companies from the MWBE construction and professional services communities, Sterling Bay co-hosts regular networking sessions, designed to

- Introduce various projects, outline package breakdowns, and share pre-bid and submittal instructions. Each session follows a comprehensive outreach plan, including:
  - Promotion on the Sterling Bay and General Contractor websites and all social media platforms
  - Notification to the City of Chicago Assist Agencies, Sterling Bay Diversity and Inclusion Advisory Council, Lincoln Yards Community Advisory Council (CAC), all 50 Aldermanic offices and firms that have signed up for the Sterling Bay contractor database.

MWBE Compliance reports are submitted, on a quarterly basis, to the City of Chicago Department of Planning and Development, by way of the B2G Now system.
### Lincoln Yards and Sterling Bay Financial Commitment

**Completed (MBE+WBE Paid)**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Cost (MBE+WBE Paid)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lincoln Yards South Fleet Fields</td>
<td>$310,184</td>
</tr>
<tr>
<td>Lincoln Yards Experience Center</td>
<td>$1,328,396</td>
</tr>
<tr>
<td>Lincoln Yards South Environmental &amp; Site Prep</td>
<td>$2,893,063</td>
</tr>
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</table>

**MBE Investment Completed Lincoln Yards Packages:**

- Lincoln Yards South Fleet Fields
  - Fleet Fields is recreational park space at Lincoln Yards, consisting of three public news, that is open to the public for non-free and league play.
  - Total Spend = $310,184
- Lincoln Yards Experience Center
  - The Experience Center is Sterling Bay's on-site visitor showroom for Lincoln Yards. This is where our team meets with prospective tenants and partners to visualize their future at Lincoln Yards.
  - Total Spend = $1,328,396
- Lincoln Yards South Environmental & Site Prep
  - Environmental cleanup at Lincoln Yards has removed over 13 million pounds of polluted soil sitting between the city’s Lincoln Park and Bucktown neighborhoods.
  - Total Spend = $2,893,063

**MBE Investment Per New Projects Include:**

- **Lincoln Yards South – Ally Building**
  - Total Spend = $26M
- **Lincoln Yards South Package B.1 Riverwall**
  - Total Spend = $1,400,000
- **Lincoln Yards North – Package A.1 Concord**
  - Total Spend = $5M

**Combined (New+Committed)**

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<thead>
<tr>
<th>Project Description</th>
<th>Total Cost (New+Committed)</th>
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<tr>
<td>Lincoln Yards South Fleet Fields</td>
<td>$32,400,000</td>
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<tr>
<td>Lincoln Yards Experience Center</td>
<td>$331,200</td>
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<tr>
<td>Lincoln Yards South Environmental &amp; Site Prep</td>
<td>$332,031</td>
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**Lincoln Yards Subcontractors and Awarded Packages:**

- Community Play Lot Builders
- Horizon Contractors
- J. A. N. Industries
- J. H. Construction Services
- Meccor Industries
- Unity Fencing Company
- Jolen Electric and Communications
- Conserve
- CSI 3000
- Glass Management Services
- J.B. Erectors
- L.B. Hall Enterprises
- MAC Construction Services
- Midway Contracting Group
- Pinto Construction Group
- Wolf Electric Supply Company
- American Igloo Builders
- Pro Novo Contractors
- Scrub King Group
- CPMH Construction
- IMC Connect
- QSG Consultants, Inc.
- Ardmore Roderick
- 2IM Engineering
- HBM Engineering
- RW Collins
- Reyes Group, Ltd.
- Harrington Site Services
- CSI 3000
- Cardinal State, LLC
ECONOMIC AND COMMUNITY BENEFITS

- North Branch Bonus: $4,854,003.07
- Industrial Conversion Fee: $1,639,847.81
- Construction Jobs: Approx. 2,135
- Permanent Jobs: Approx. 2,110
- New 1,700’ Publicly-Accessible Riverwalk Area; Development, Easement and Maintenance Agreement has been recorded
- New 6+ acre publicly accessible park
- New dedicated bike lanes along Throop Street and Concord Place
- Project will comply with the M/WBE and local hiring requirements of the RDAs