



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:

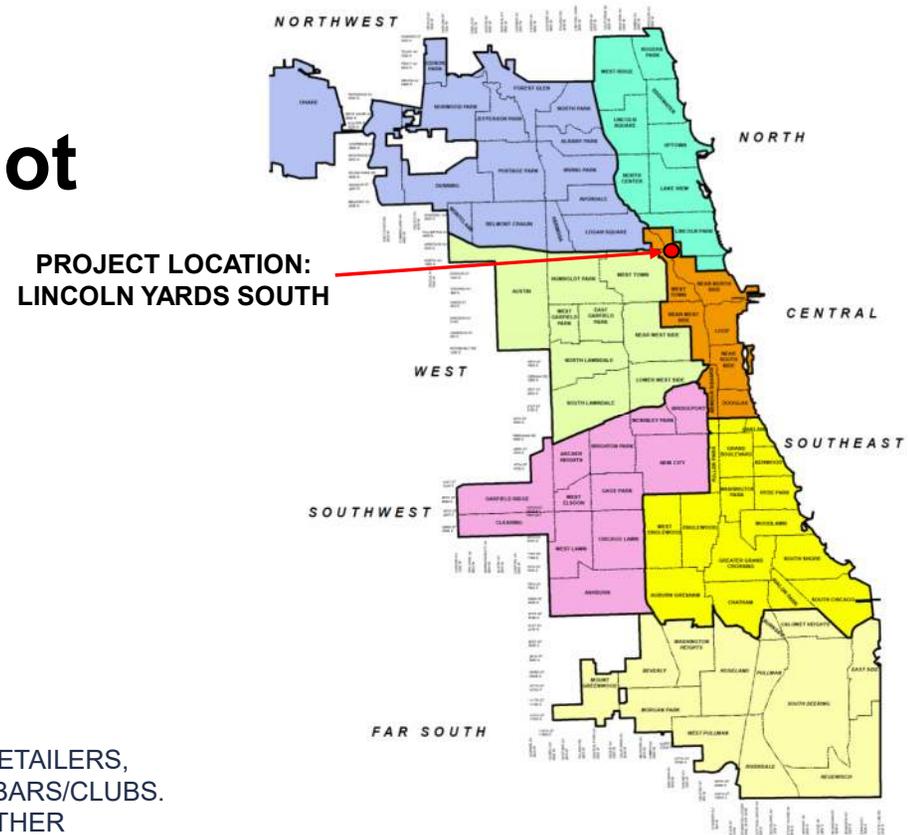
- 61% OF RESIDENTS ARE BETWEEN THE AGES OF 20-49
- 17% ARE LESS THAN 19 YEARS OLD
- 22% ARE OVER THE AGE OF 50
- ROUGHLY 68,000 RESIDENTS ACCORDING TO THE 2017 CENSUS ESTIMATES
- MEDIAN HOUSEHOLD INCOME OF \$109,000

CULTURAL/HISTORIC CONTEXT:

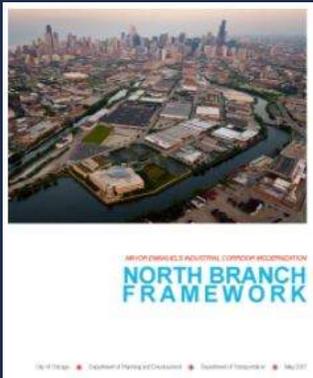
- FORMER STEEL MANUFACTURING DISTRICT.
- LOCATED ALONG THE CHICAGO RIVER AND KEY EAST WEST CONNECTORS
- THE NEIGHBORHOOD CONTAINS A LARGE NUMBER OF UPSCALE NATIONAL RETAILERS, BOUTIQUES, BOOKSTORES, THEATRES, RESTUARANTS, AND WELLKNOWN BARS/CLUBS.
- LINCOLN PARK IS HOME TO SECOND CITY, STEPPENWOLF THEATRE, 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>

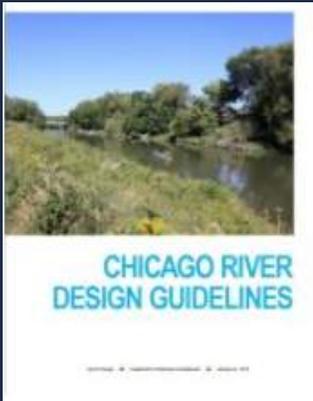


★ Planning Context



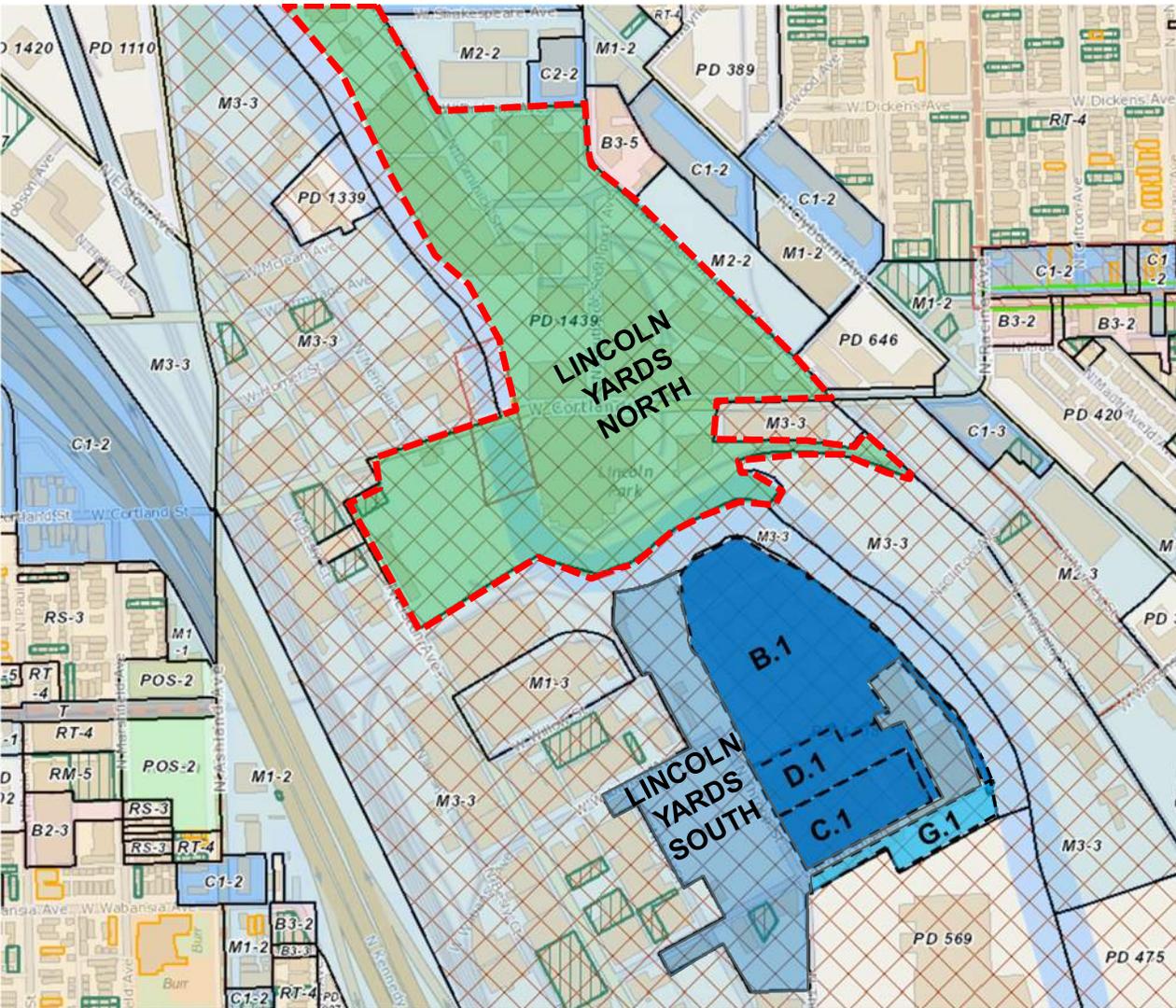
NORTH BRANCH FRAMEWORK PLAN

- Updated June 19, 2019
- 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

- Updated April 11, 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

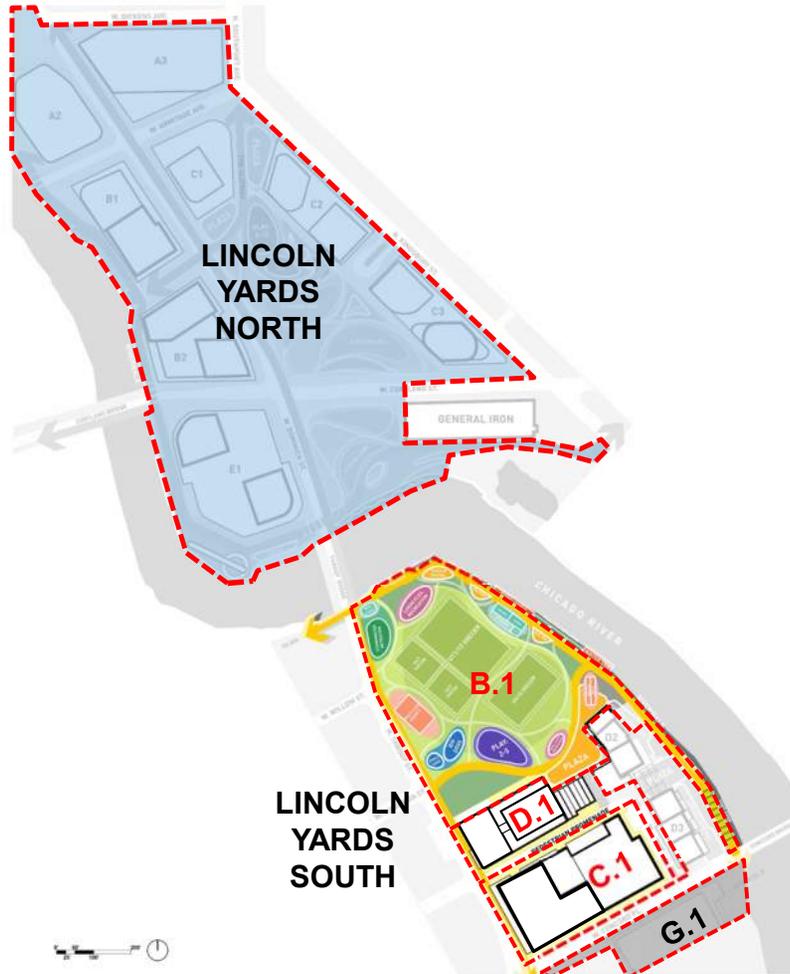
- Planned Development Approval:
March 13, 2019
- Redevelopment Agreement Approval:
April 19, 2019
- Fleet Fields Opening:
July 2019
- Parcel G.1 Plan Commission Meeting:
April 15, 2021
- Parcel G.1 Ground-Breaking
October 19, 2021

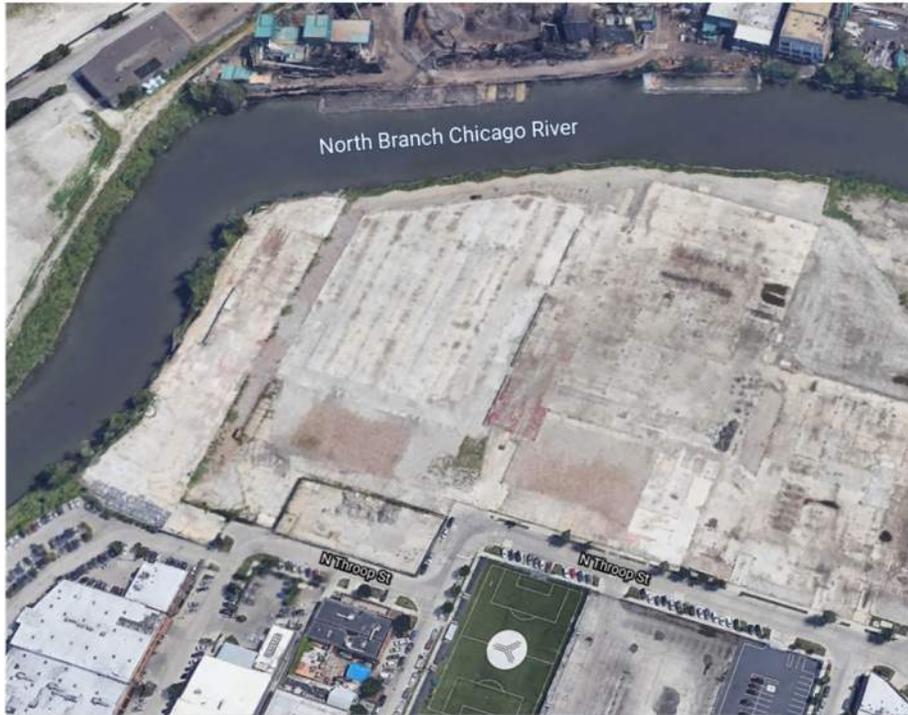
Community Outreach

- Lincoln Yards Community Advisory Council: September 28, 2021 & November 16, 2021
- 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





AERIAL SITE VIEW



VIEW FROM THROOP LOOKING EAST

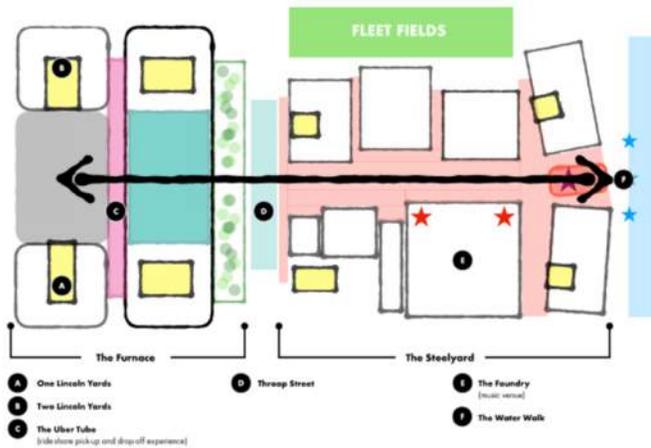
Lincoln Yards & Steelyard Vision

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.



PARCEL CONNECTIONS



PARK CONNECTIONS



ACTIVATE RETAIL

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.**

PLACE VALUE SPIN
THE STEELYARD INSPIRATION: YARDS TYPOLOGY



PLACE VALUE SPIN
THE STEELYARD INSPIRATION: YARDS TYPOLOGY



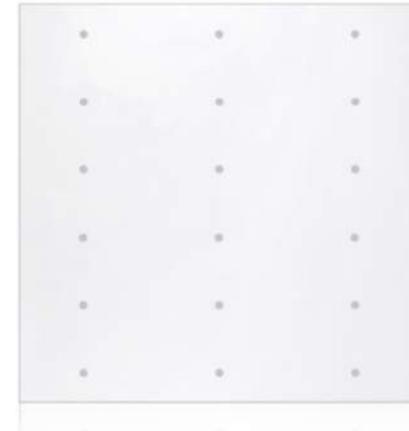
PLACE VALUE SPIN
THE STEELYARD INSPIRATION: FINE GRAIN / INTIMACY





 Robust Upland Habitats

PEDESTRIAN POLE

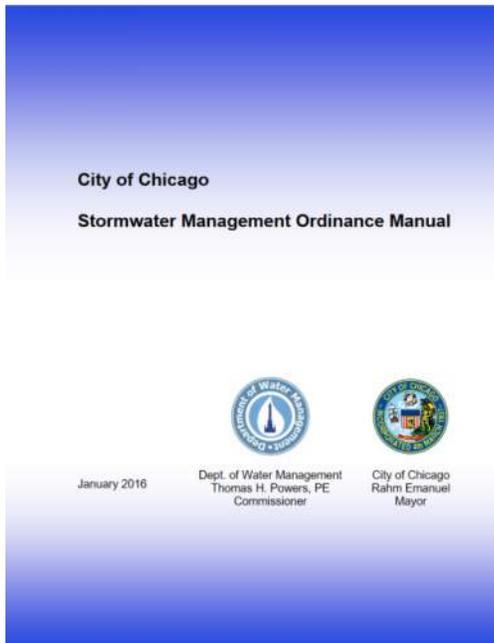


BIRD FRIT GLASS

Bird Friendly Design:

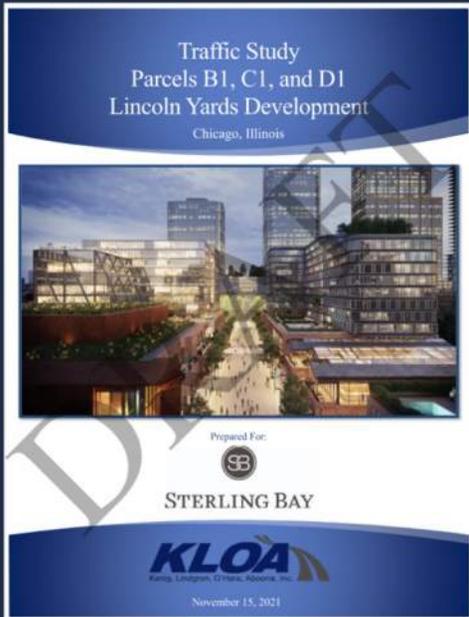
- *installation and maintenance of butterfly/pollinator gardens, bat boxes and birdhouses/nest boxes;*
- *implementation of a bird-friendly glass strategy;*
- *bird-friendly year-round interior & exterior lighting controls and lamps;*
- *no internal greenery will be visible from outside of glass;*
- *exterior grates will not have openings greater and $\frac{3}{4}$ ”;*
- *use of non-reflective glass;*

STORMWATER INFILTRATION STRATEGY

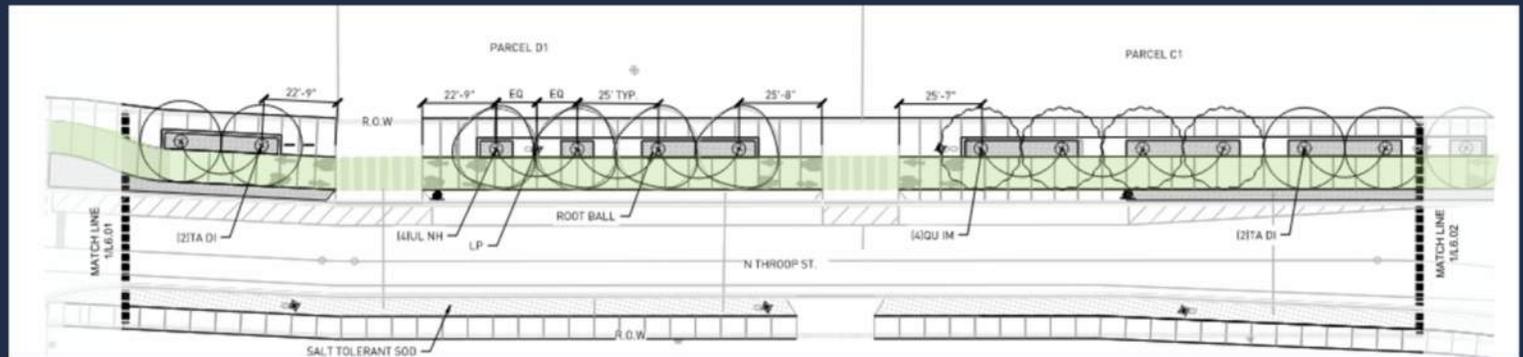


COMPLIANCE NARRATIVE:

- 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



TRAFFIC STUDY



The Vision: Phasing

as of January 2022

ESTIMATED COMPLETION DATE

2022/2023

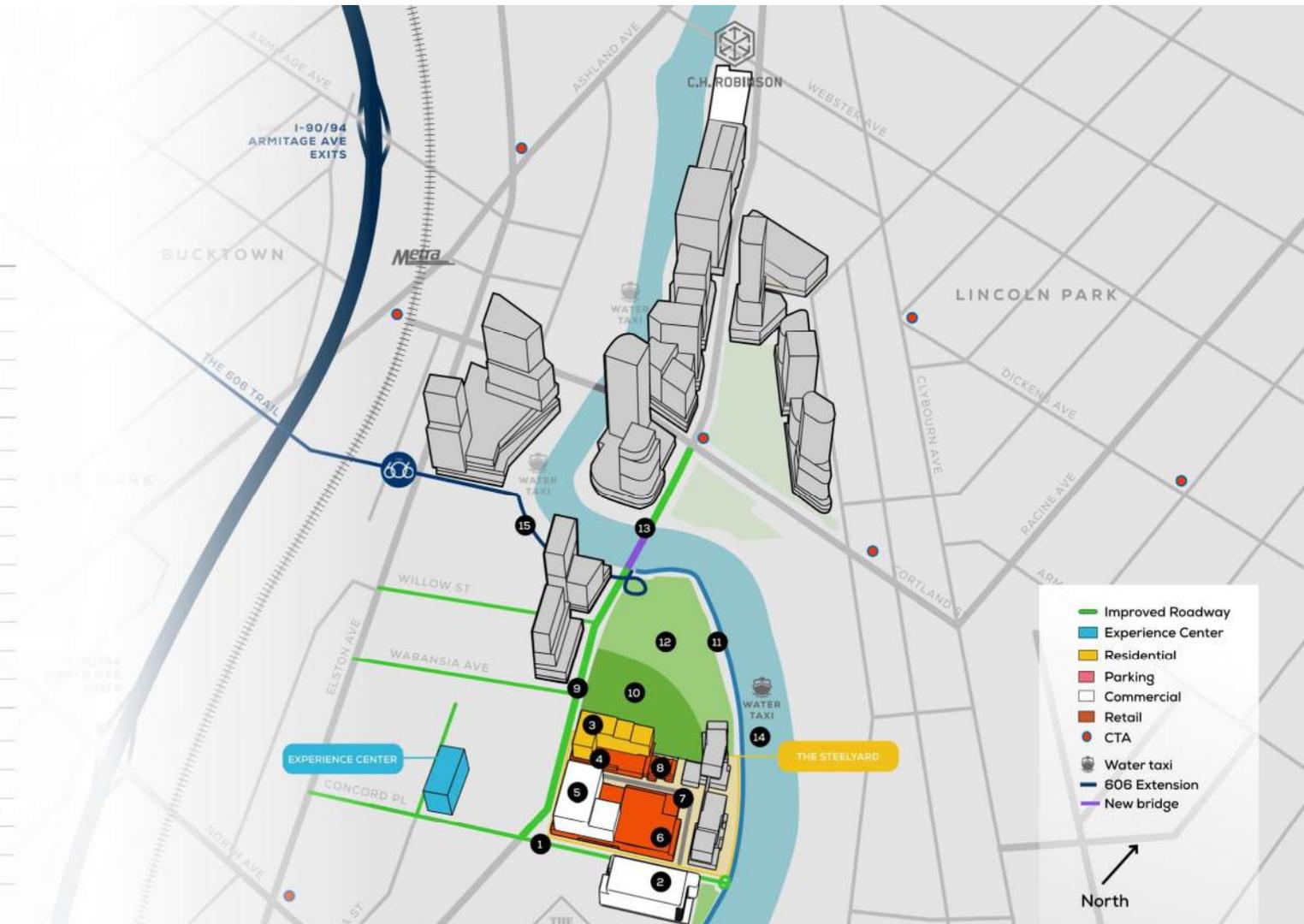
- 1 Concord Place Improvements
- 2 ALLY at 1229 W Concord

2024

- 3 D1 Residential
- 4 D1 Retail
- 5 1685 Throop Commercial
- 6 1685 Throop Retail/Entertainment
- 7 The Steelyard Main Street
- 8 Marketplace Retail
- 9 Roads & Utilities - Steelyard
- 10 Park Phase 1 South

2025

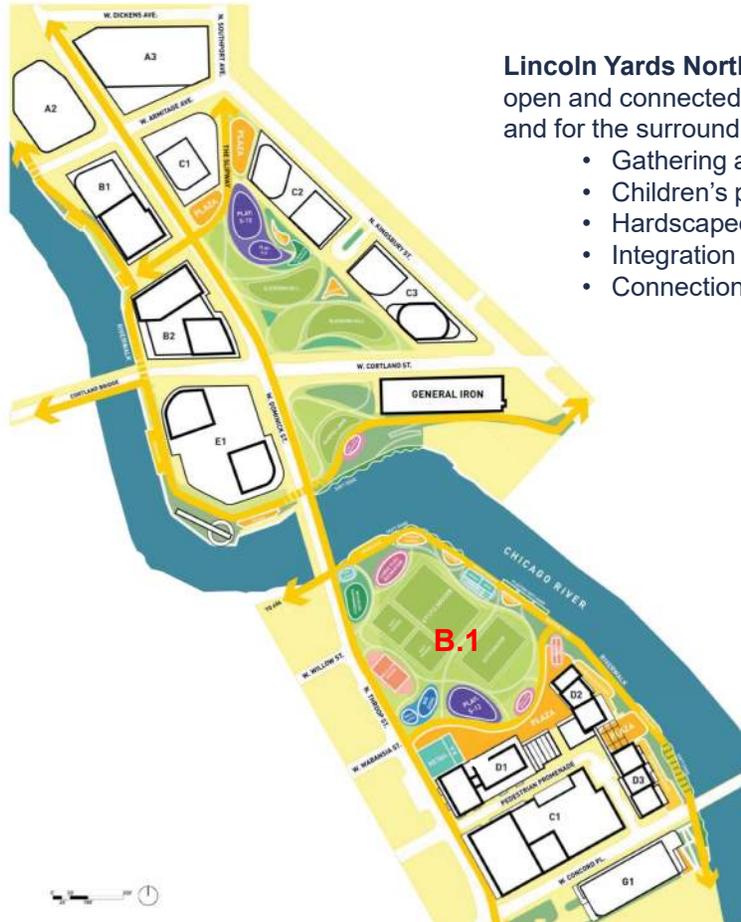
- 11 Riverwalk
- 12 Park Phase 2 South
- 13 Throop Street Bridge/Roads & Utilities
- 14 Water Taxi Stop
- 15 606 Extension



DEVELOPMENT PHASING

Parcel B.1

LINCOLN YARDS | LANDSCAPE PLAN



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



LEGEND

- 1 CONNECTION TO 606
- 2 STORMWATER GARDEN
- 3 RIVER OVERLOOK AT SOFT EDGE
- 4 LARGE FLEX ACTIVITY SPACE
- 5 SEATING STEPS AT RIVERBEND
- 6 WILLOW STREET ENTRY PLAZA
- 7 HARD SPORT COURTS
- 8 U6/7/8 ARTIFICIAL TURF FIELDS
- 9 U11/12 ARTIFICIAL TURF FIELD
- 10 CANOE / KAYAK DOCK *
- 11 CONCESSIONAIRE, CANOE / KAYAK, RESTROOMS & ADMIN AREA
- 12 FLOATING WETLANDS *
- 13 WABANSIA STREET ENTRY PLAZA
- 14 DOG RUN
- 15 PLAY AREA (2-5 Y/O)
- 16 PARKING STAIR / RESTROOMS
- 17 D.1 TERRACES
- 18 U9/10 ARTIFICIAL TURF FIELD
- 19 SMALL FLEX ACTIVITY SPACE
- 20 MARKET PLAZA
- 21 BOCCE DECK
- 22 WATER TAXI STOP *

* In-River improvements are subject to other non-Chicago agency reviews *

PARCEL B.1 - OVERALL SITE PLAN



* In-River improvements are subject to other non-Chicago agency reviews *

PARCEL B.1 - AERIAL PERSPECTIVE – FACING SOUTHWEST

* In-River Improvements are subject to other non-Chicago agency reviews *



PARCEL B.1 - RIVERFRONT OVERLOOK

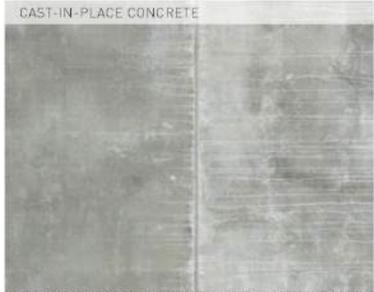
* In-River improvements are subject to other non-Chicago agency reviews *



PARCEL B.1 - RIVERWALK AND KAYAK DOCK



PARCEL B.1 - ATHLETIC FIELDS



CAST-IN-PLACE CONCRETE

*COLOR & FINISH TO MATCH LINCOLN YARDS NORTH DEVELOPMENT



CONCRETE PAVERS

3X12 PROMENADE PLANK SERIES - EXPOSED GRANITE FINISH - UNIFORM DARK GREY COLOR, UNILOCK



WOOD DECKING

NOMINAL 2x6 TPE DECKING W/ SS FASTENERS



LED FLEXIBLE STRIP LIGHT



RECESSED STEP LIGHT



STADIUM SEATING STEPS

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



BENCHES

HARRIS BENCH - HARDWOOD & POWDERCOATED STEEL, METALLOG



TABLES & CHAIRS

APRIL TABLE & CHAIR - HARDWOOD & POWDERCOATED STEEL, VESTRE



PEDESTRIAN POLE



WALL MOUNTED RECESS LIGHT



GUARDRAILS

SS POSTS W/ HARDWOOD TYPAN RAIL & MESH INFILL PANEL



HANDRAILS

SS POSTS, RAIL & STANCHIONS



TRASH RECEPTACLES

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

PARCEL B.1 - MATERIALS



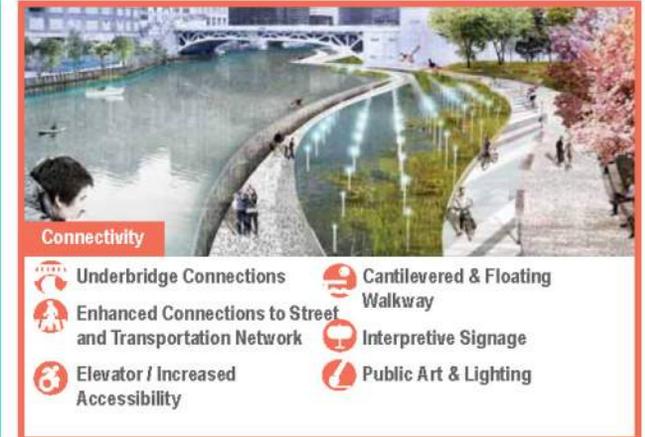
NATURE

- 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

** Priority Items*

LINCOLN YARDS SOUTH B.1 | PLAN + ELEVATION



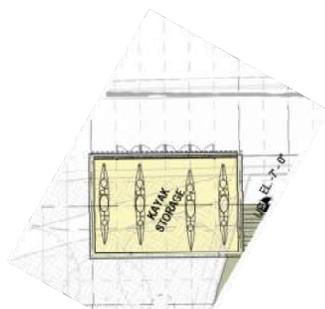
Metal Flashing

Metal framed glazing as clerestory

Wood covered seating platform, with metal mesh railing in front



KAYAK STORAGE

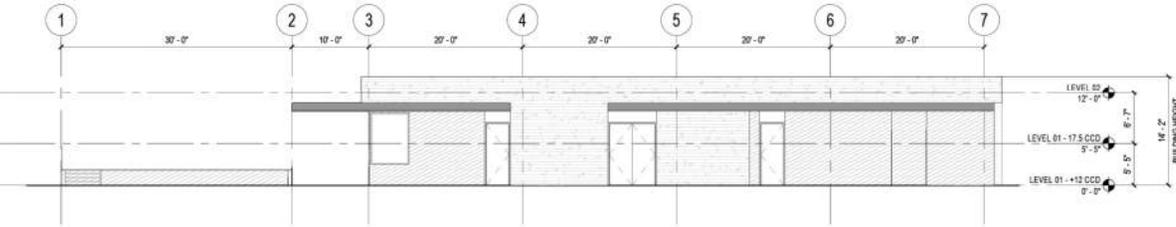


FLOOR PLAN

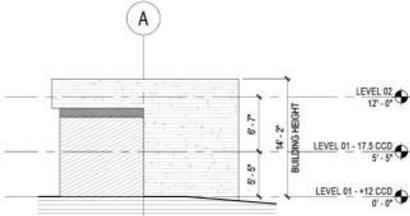


PARCEL B.1 - SUPPORT STRUCTURES

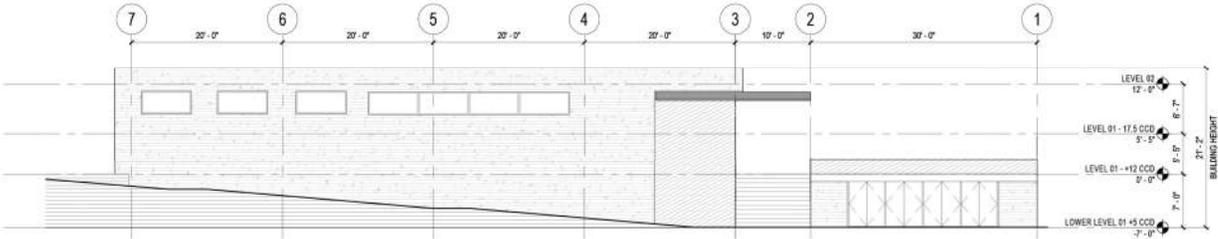
PARCEL B.1 | SECTION AND ELEVATIONS



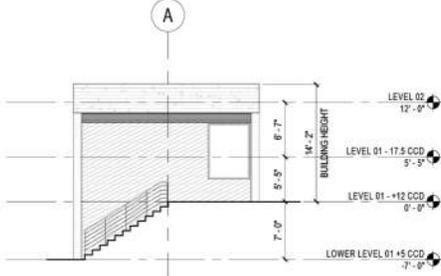
WEST ELEVATION



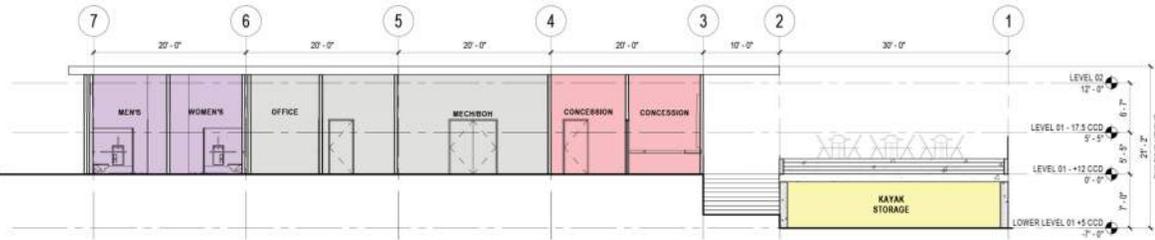
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



BUILDING SECTION

PARCEL B.1 - SUPPORT STRUCTURES

LINCOLN YARDS SOUTH B.1 | VIGNETTES



EAST VIEW FROM RIVER WALK

PARCEL B.1 - SUPPORT STRUCTURES

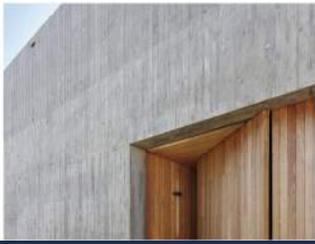
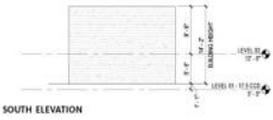
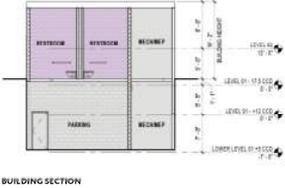
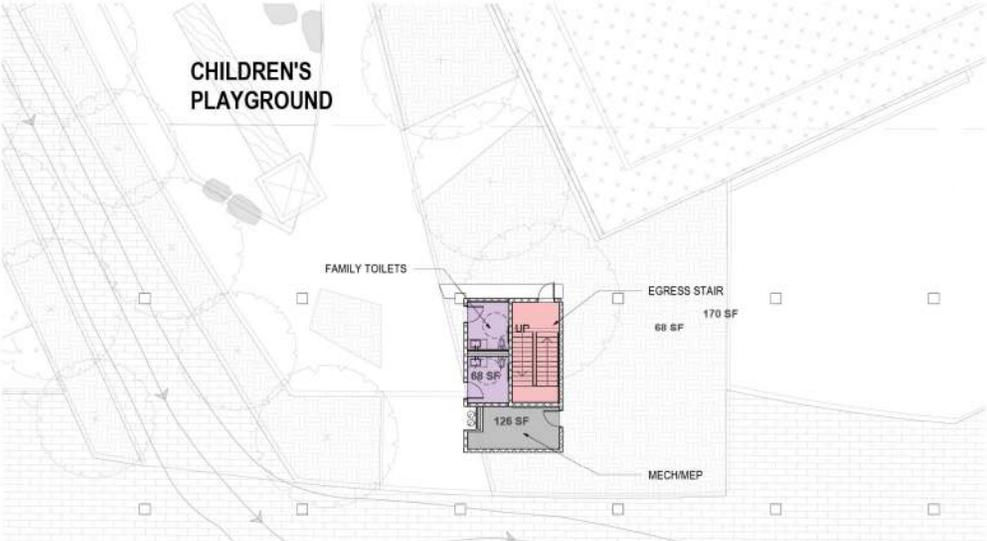
LINCOLN YARDS SOUTH B.1 | VIGNETTES



UPPER CONCESSION + SEATING

PARCEL B.1 - SUPPORT STRUCTURES

LINCOLN YARDS SOUTH B.1 | PLAN + ELEVATION



PARCEL B.1 - SUPPORT STRUCTURES

LINCOLN YARDS SOUTH B.1 | VIGNETTES

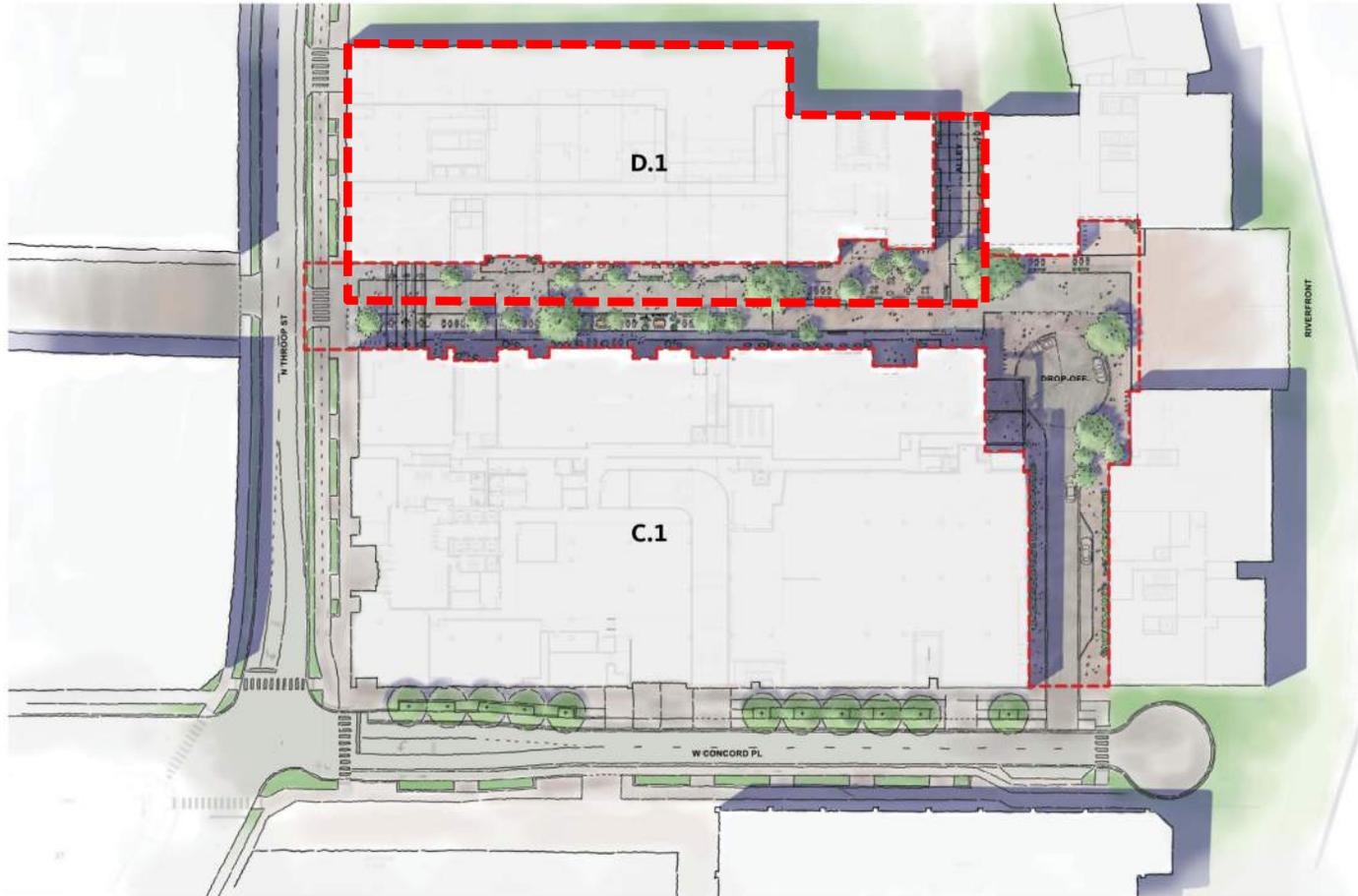


AT CHILDRENS' PARK - RESTROOM VIEW

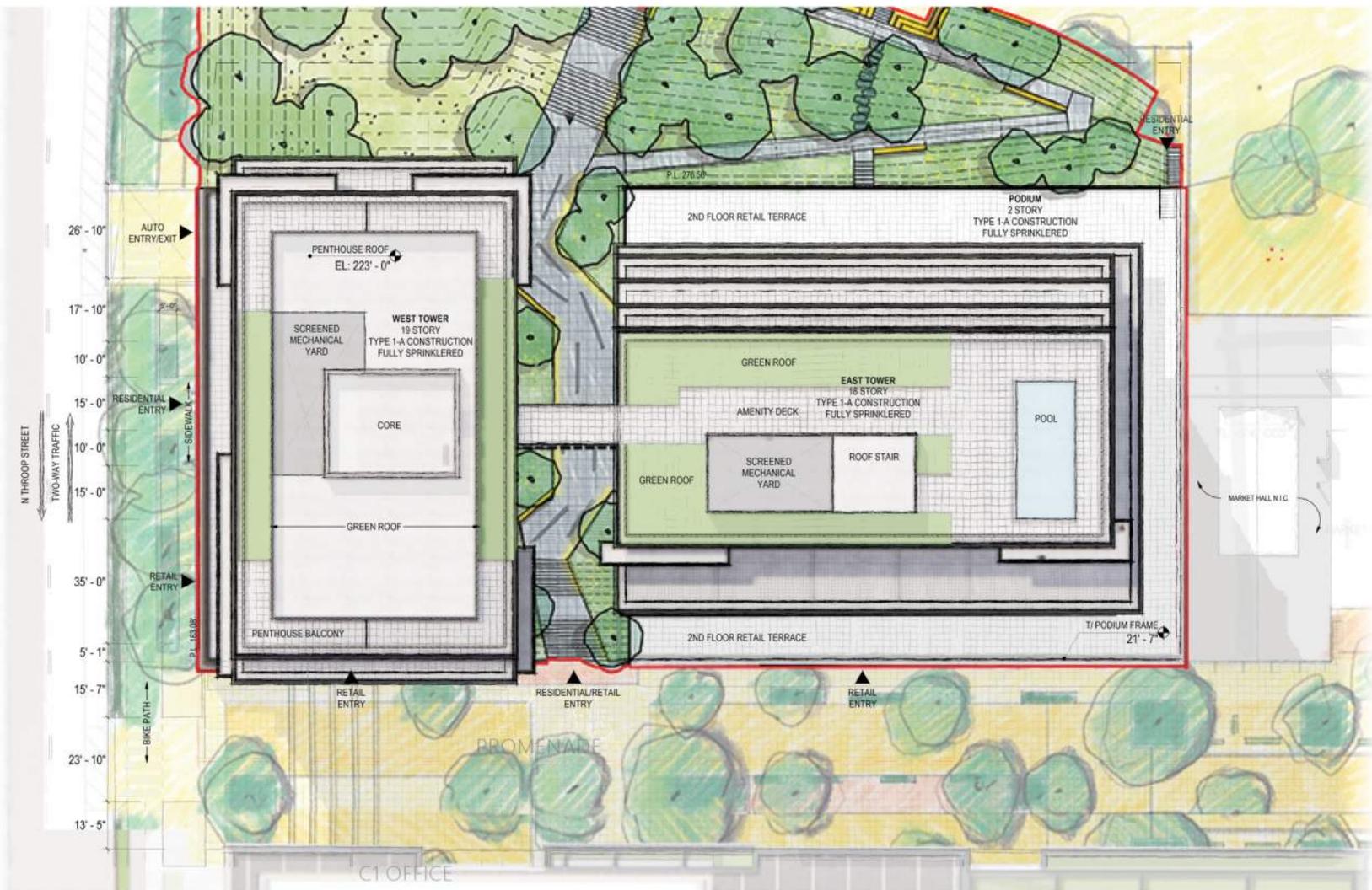
PARCEL B.1 - SUPPORT STRUCTURES

The image features a dark, textured background, possibly a metal surface, with several hexagonal bolts visible on the right side. The text "Parcel D.1" is centered in a white, cursive font.

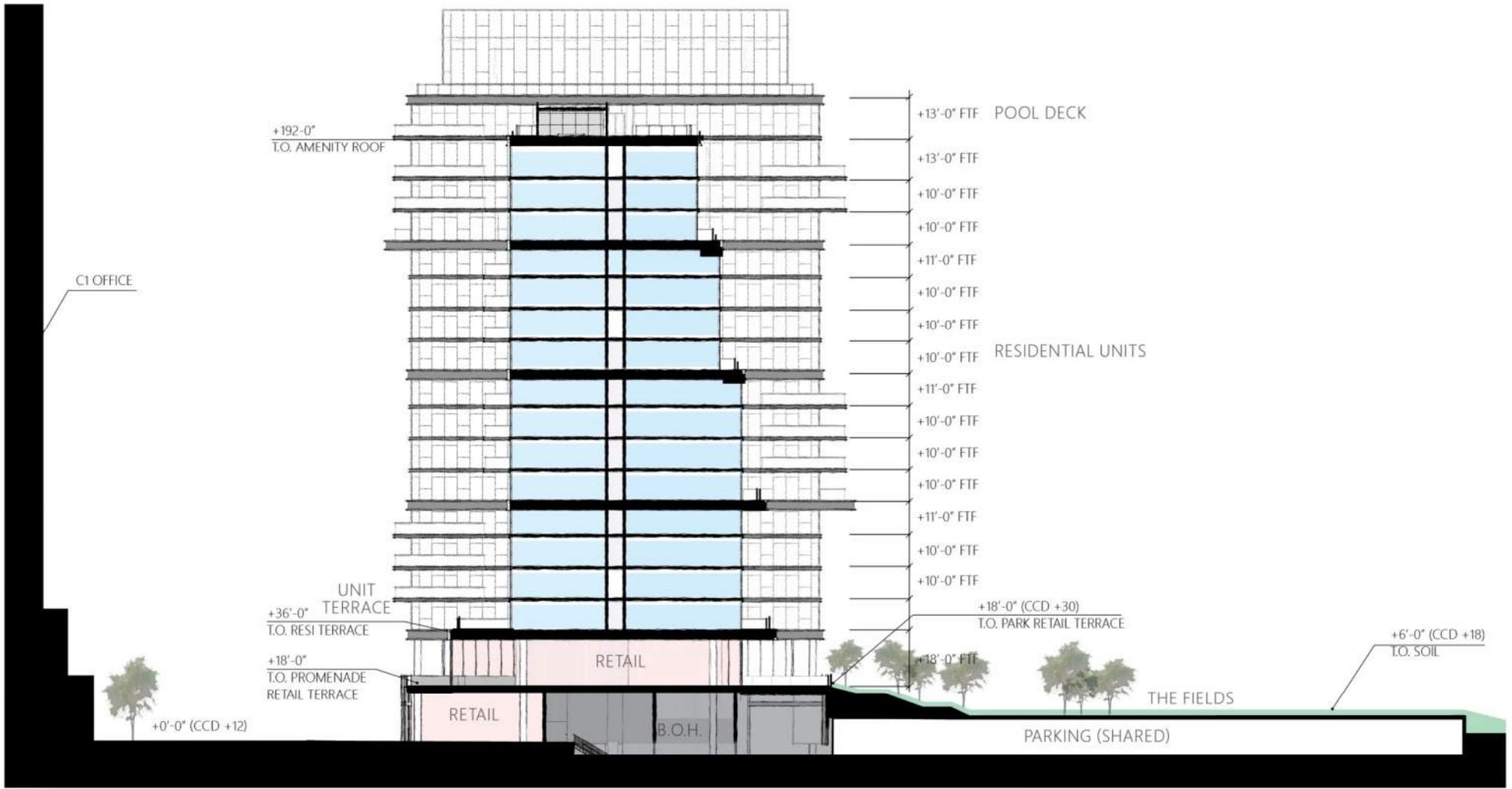
Parcel D.1



PARCEL D.1 - SITE PLAN



PARCEL D.1 – LANDSCAPE PLAN



PARCEL D.1 - BUILDING SECTION



PARCEL D.1 - LOWER LEVEL + LEVEL 01 PLAN

REFERENCE IMAGERY



PARCEL D.1 – LANDSCAPE PLAN & LEVEL 02 PLAN



LEVEL 11



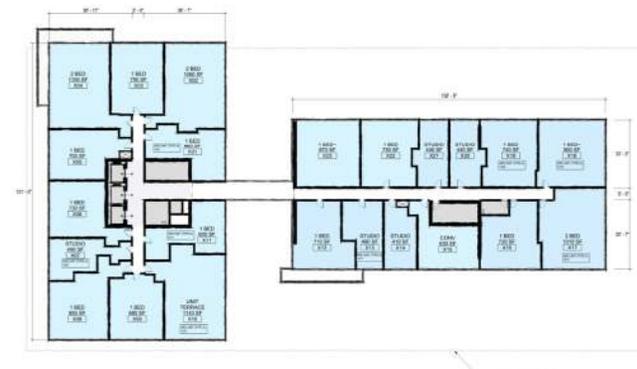
LEVELS 15 - 17



LEVEL 18



LEVELS 3 - 10



LEVELS 12 - 14

Type	# of Units	# of ARO
Studio	102	10
1 Bed	171	17
2 Bed	73	8
3 Bed	4	0
Total	350	35

PARCEL D.1 – TOWER LEVELS & ARO



NORTH ELEVATION
PARK

PERFORATED METAL MECHANICAL
YARD ENCLOSURE

+223'-0"
T/O TOWER FRAME

GLASS BALCONY RAILING

IGU WINDOW SYSTEM W/
METAL SLAB EDGE COVERS

DARK METAL PANEL
SLAB EDGE COVER

+46'-6"
T/O PODIUM FRAME

SPANDREL GLAZING

RETAIL STOREFRONT



WEST ELEVATION
N THROOP ST



SOUTH ELEVATION
PEDESTRIAN PROMENADE

+223'-0"
T/O PENTHOUSE ROOF

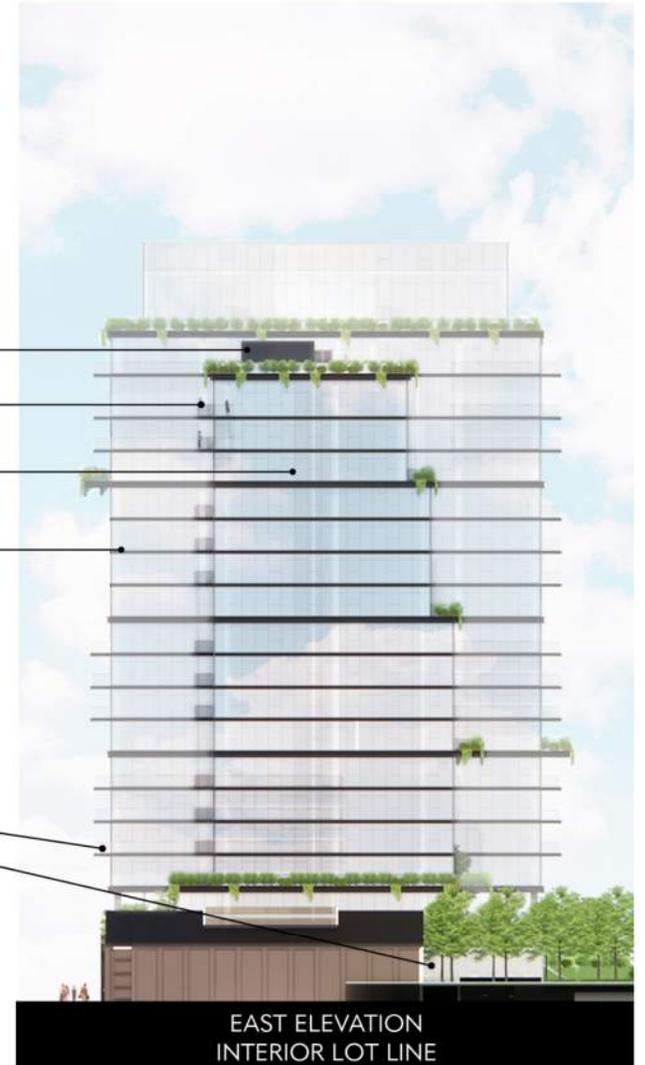
PERFORATED METAL MECHANICAL
PENTHOUSE ENCLOSURE
GLASS BALCONY RAILING

IGU WINDOW SYSTEM W/
METAL SLAB EDGE COVERS

DARK METAL PANEL
SLAB EDGE COVER

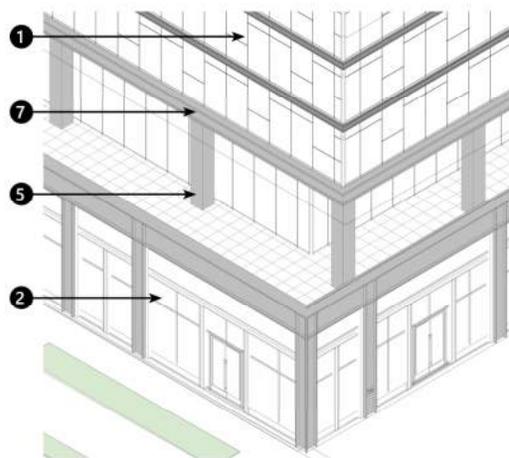
GLASS BALCONY RAILING
HIGH QUALITY BLOCK FILLER
AND FINISH PAINT

+21'-6"
T/O PODIUM FRAME

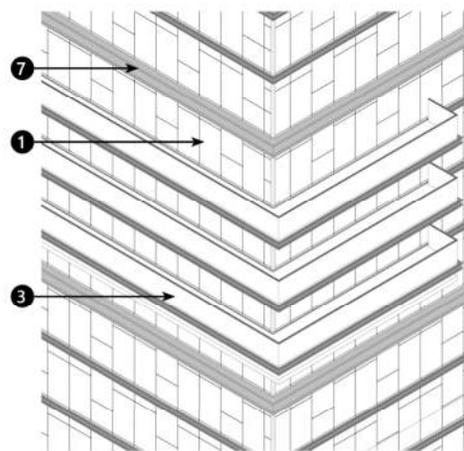


EAST ELEVATION
INTERIOR LOT LINE

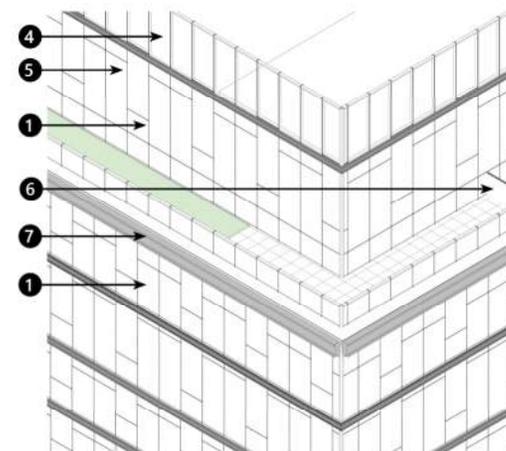
PARCEL D.1 - ELEVATIONS



BASE



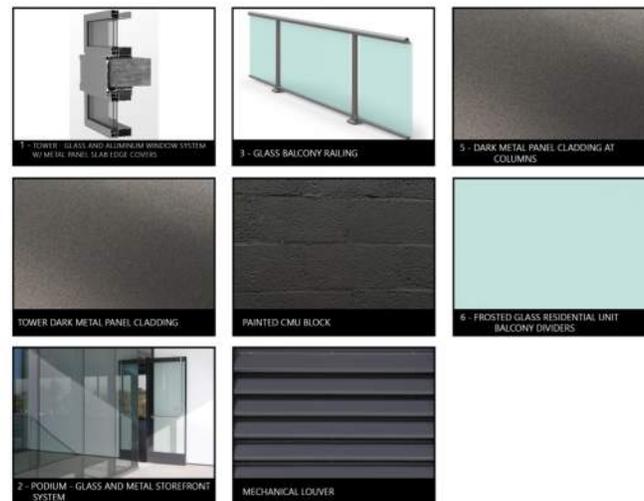
MIDDLE



TOP

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



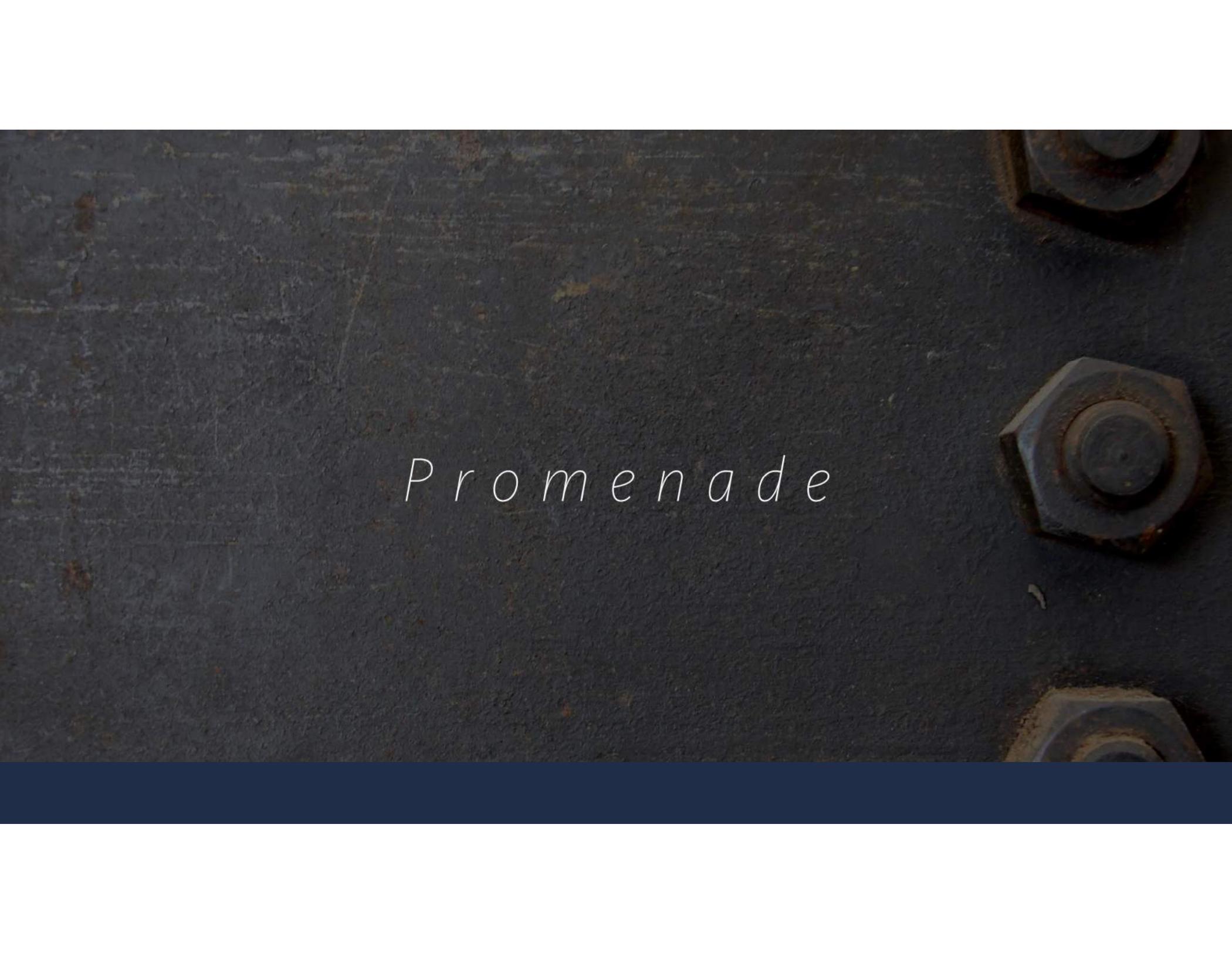
PARCEL D.1 - MATERIAL AXONS



PARCEL D.1 - PERSPECTIVE VIEW FROM NORTHWEST



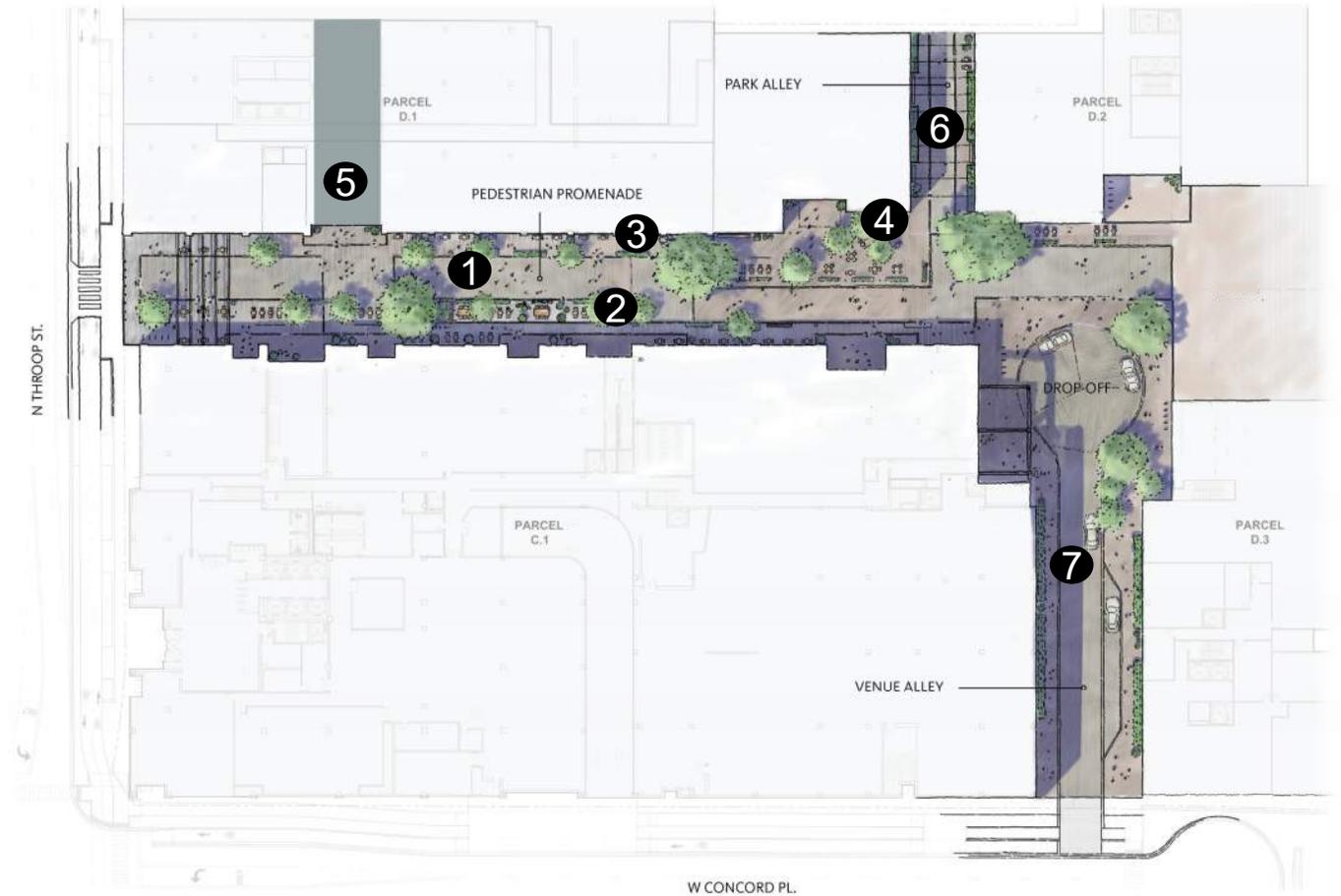
PARCEL D.1 - VIEW LOOKING NORTH TOWARDS BREEZEWAY

The image features a dark, textured background, possibly a metal surface, with several hexagonal nuts and bolts visible on the right side. The word "Promenade" is written in a white, cursive font in the center of the image.

P r o m e n a d e

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

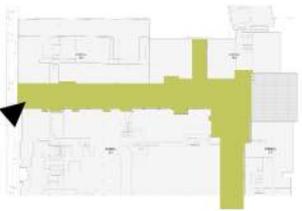
- EXTEND ADJACENT STREETS
- BUILDING FRONT PROPERTY LINES
- CREATE PLANNED OPEN SPACES

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:

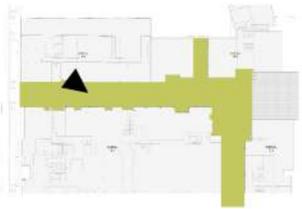
THE PROJECT COMPLIES WITH SECTION 17-8-0905 BY PROVIDING SAFE AND ATTRACTIVE WALKWAYS AND PEDESTRIAN ROUTES. THE PROJECT ALSO PROVIDES SPACES AT STREET LEVEL THAT ARE DESIGNED FOR ACTIVE USERS SUCH AS THE ENTRY PLAZA AND RIVER WALK.

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.



PROMENADE - VIEW LOOKING SOUTHEAST, MID-BLOCK

PD GUIDELINES

17-8-0905:

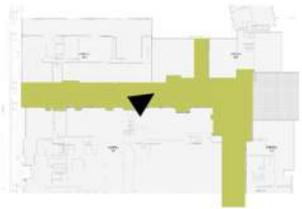
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17-8-0906:

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- 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.



PROMENADE - VIEW LOOKING NORTHEAST, MID-BLOCK



PROMENADE - SECTION LOOKING EAST

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 AN URBAN STREET ENVIRONMENT

INTEGRATE TRANSPARENCY AND AVOID BLANK WALLS ON THE GROUND FLOOR



PROMENADE - VIEW LOOKING NORTH TOWARD MARKET HALL / PARK

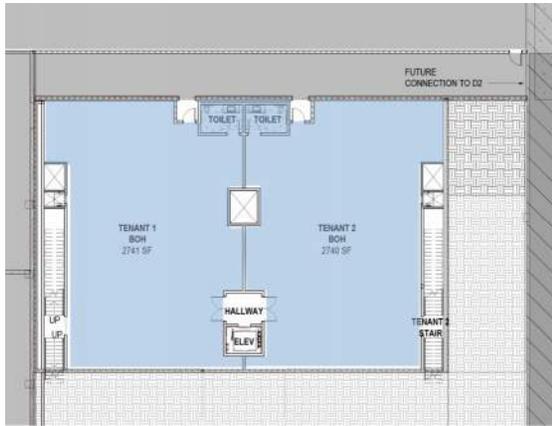
The background is a dark, textured surface, possibly metal, with several hexagonal bolts visible on the right side. The text is centered in a white, cursive font.

*Market Hall
(Parcel D.1)*

PARCEL D.1 | PLAN | CONTEXT PLAN



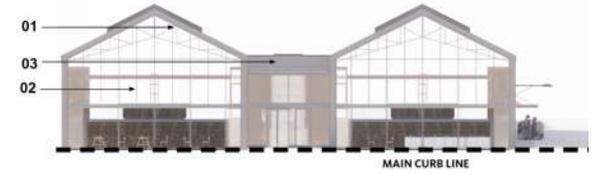
PARCEL D.1 MARKET HALL – SITE PLAN



LOWER LEVEL PLAN



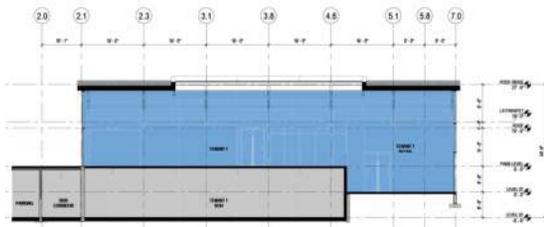
GROUND FLOOR PLAN



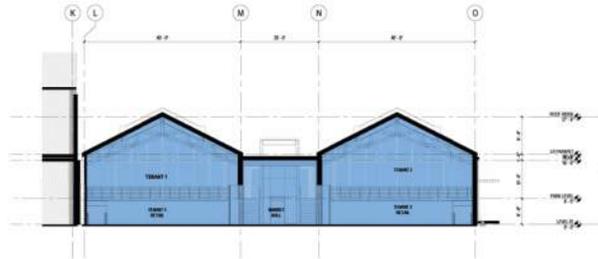
PROMENADE ELEVATION



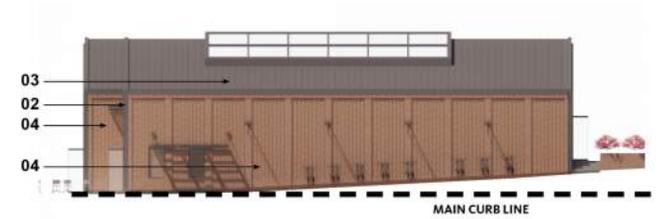
PARK ELEVATION



BUILDING SECTION N-S



BUILDING SECTION E-W



- 01 - ALUMINUM PROFILE
- 02 - ALUMINUM FRAME GLASS FACADE - VISION GLASS
- 03 - ALUMINUM METAL PANEL
- 04 - BRICK

PARCEL D.1 | EXTERIOR SYSTEM STUDIES | LEVEL 01 + 02

MT-02 - DARK METAL PANEL



WD-01 - WOOD PLANK CEILING



MT-01 - DARK MULLION FRAME



BR-01 - BRICK



VISION GLASS - VITRO SOLARBAN 60



PARCEL D.1 | RENDERING | MARKET HALL AT PROMENADE



PARCEL D.1 MARKET HALL - VIEW FROM PROMENADE

PARCEL D.1 | RENDERING | MARKET HALL AT PARK



PARCEL D.1 MARKET HALL - VIEW FROM PARK

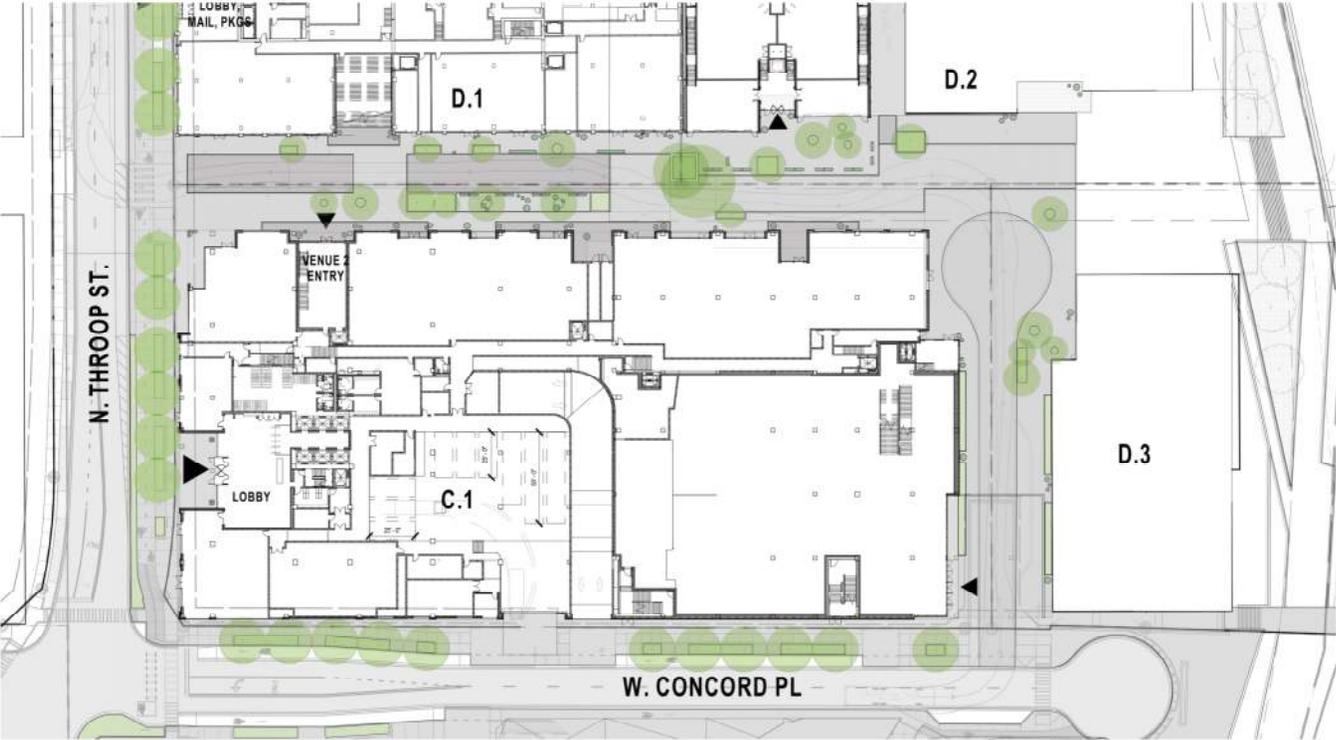
Parcel C.1

PARCEL C.1 | PLAN | SITE PLAN



PARCEL C.1 - SITE PLAN

PARCEL C.1 | PLAN | GROUND PLAN

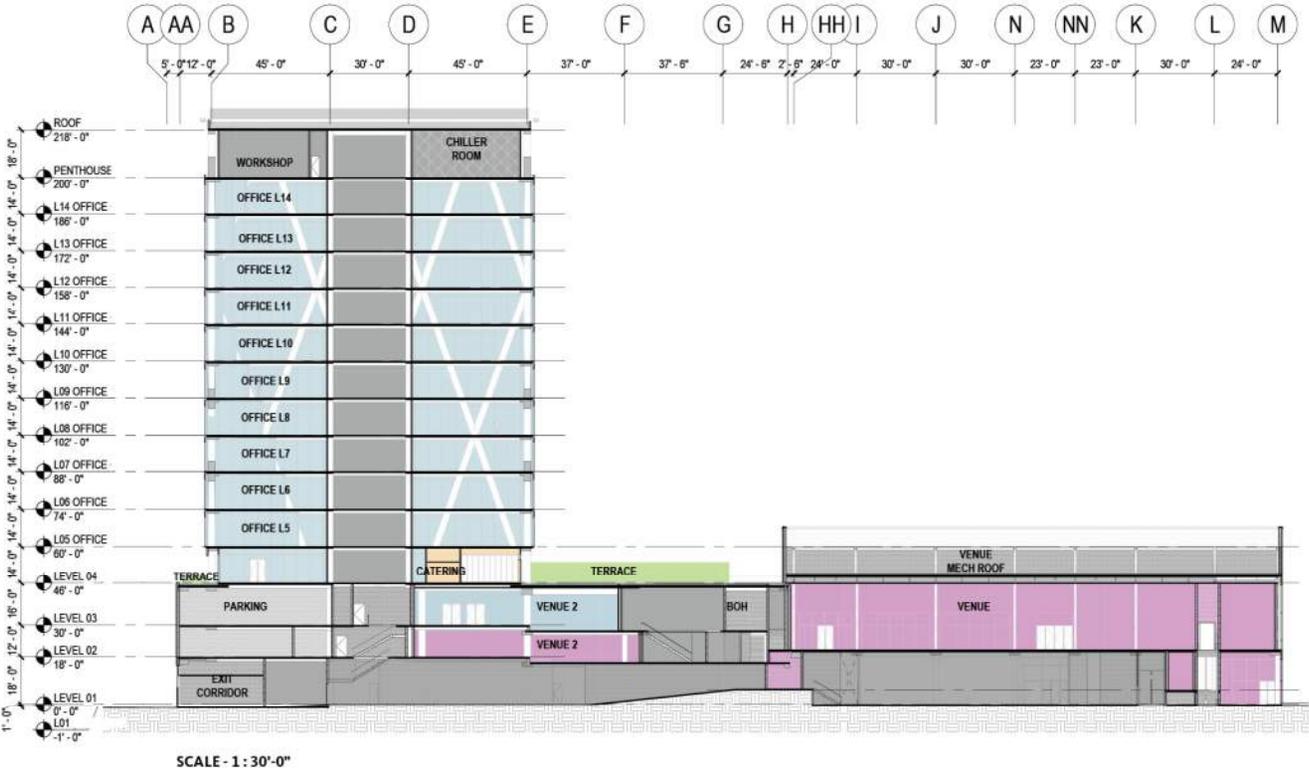


PARCEL C.1 – LANDSCAPE PLAN

PARCEL C.1 | BUILDING SECTIONS | E-W AT VENUE

LEGEND

- ASSEMBLY
- RETAIL
- OFFICE
- AMENITY
- TERRACE/OUTDOOR
- BOH/MECHANICAL
- PARKING



SCALE - 1 : 30'-0"

PARCEL C.1 - BUILDING SECTION (EAST-WEST)

PARCEL C.1 | PLAN



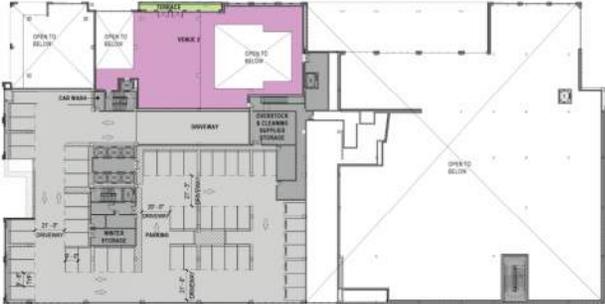
SCALE: 1"=30'-0"

GROUND FLOOR



SCALE: 1"=30'-0"

SECOND FLOOR



SCALE: 1"=30'-0"

THIRD FLOOR



SCALE: 1"=30'-0"

FLOOR FLOOR



SCALE: 1"=30'-0"

TYPICAL FLOOR



SCALE: 1"=30'-0"

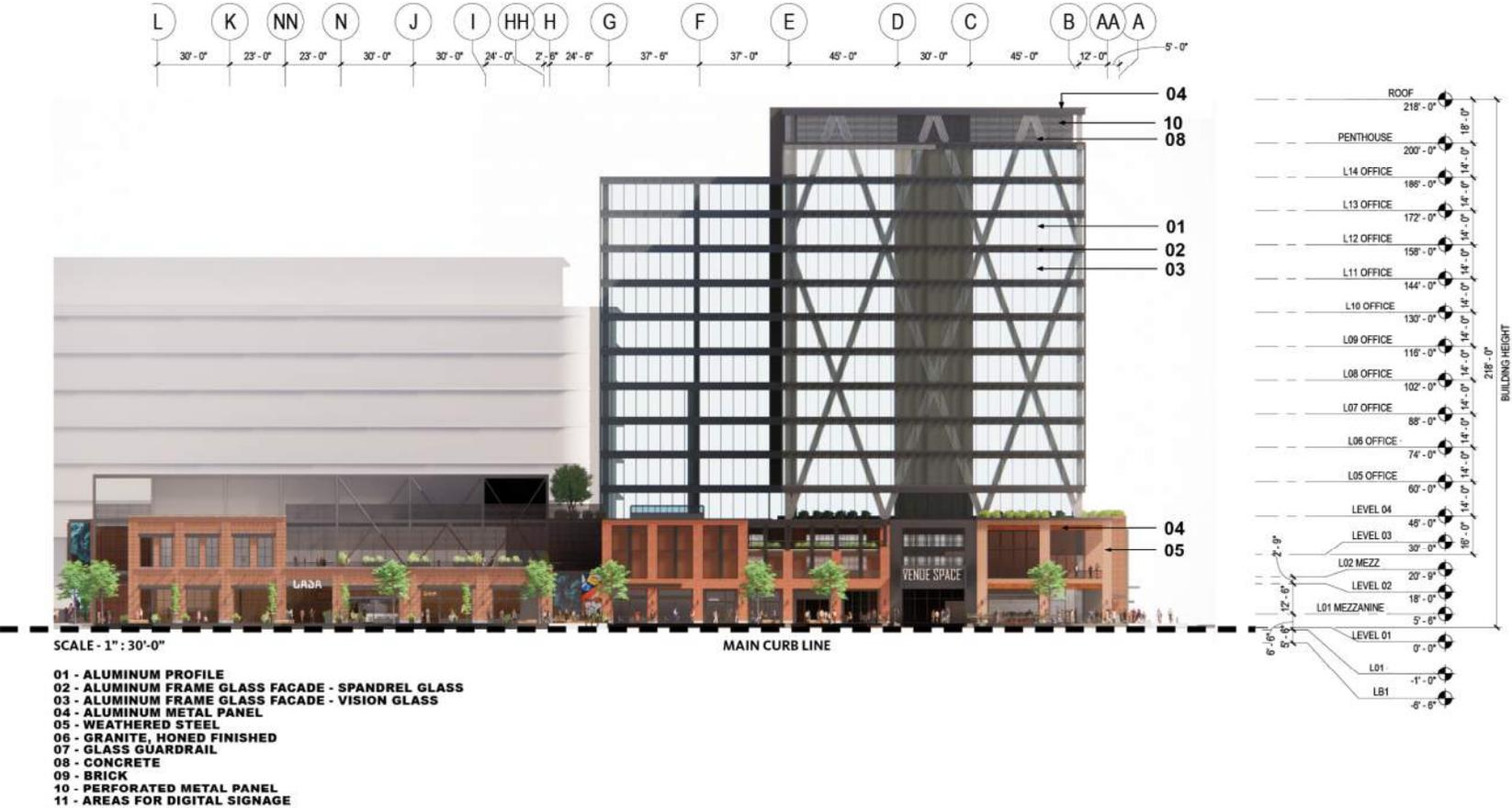
14TH FLOOR

LEGEND

- ASSEMBLY
- RETAIL
- OFFICE
- AMENITY
- TERRACE/OUTDOOR
- BOH/MECHANICAL
- PARKING

PARCEL C.1 – FLOOR PLANS

PARCEL C.1 | BUILDING ELEVATIONS | NORTH ELEVATION



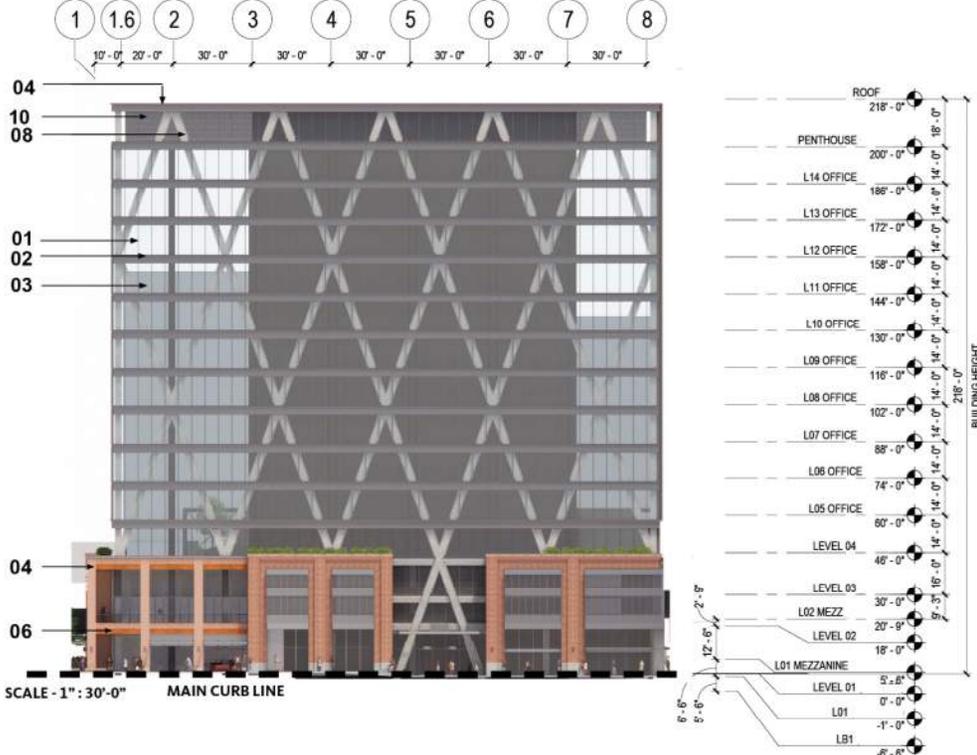
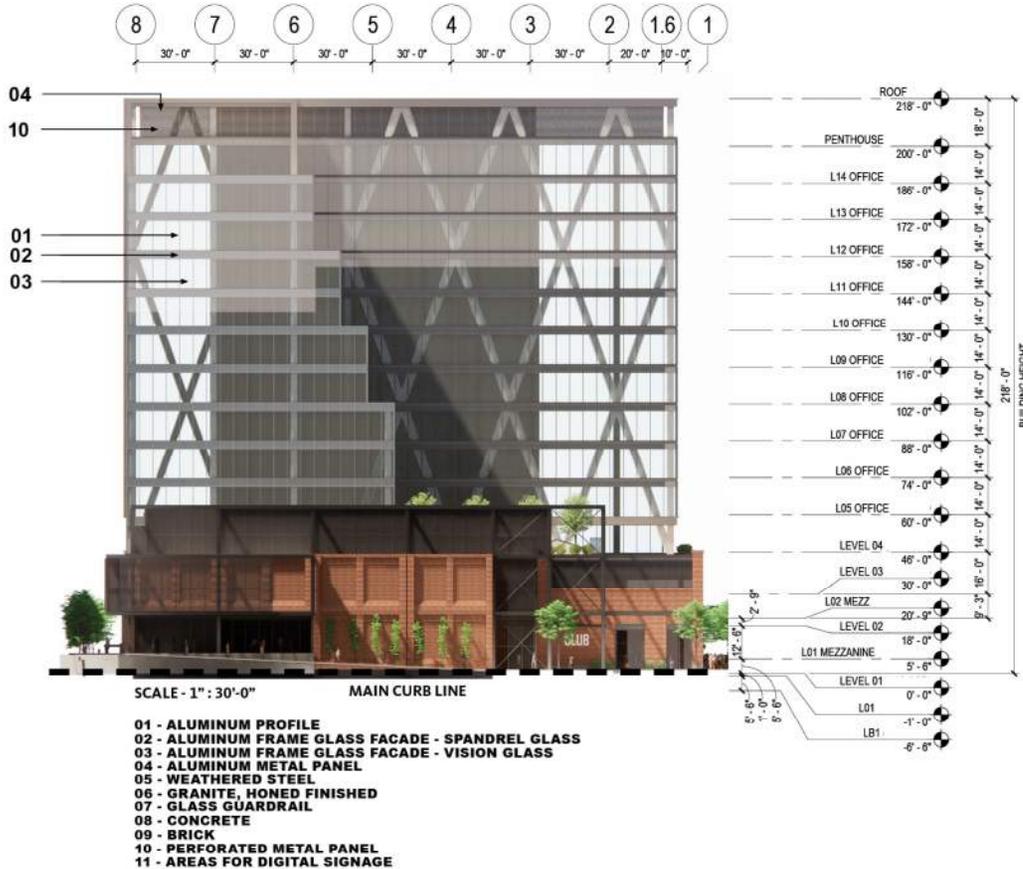
PARCEL C.1 - BUILDING ELEVATION

PARCEL C.1 | BUILDING ELEVATIONS | SOUTH



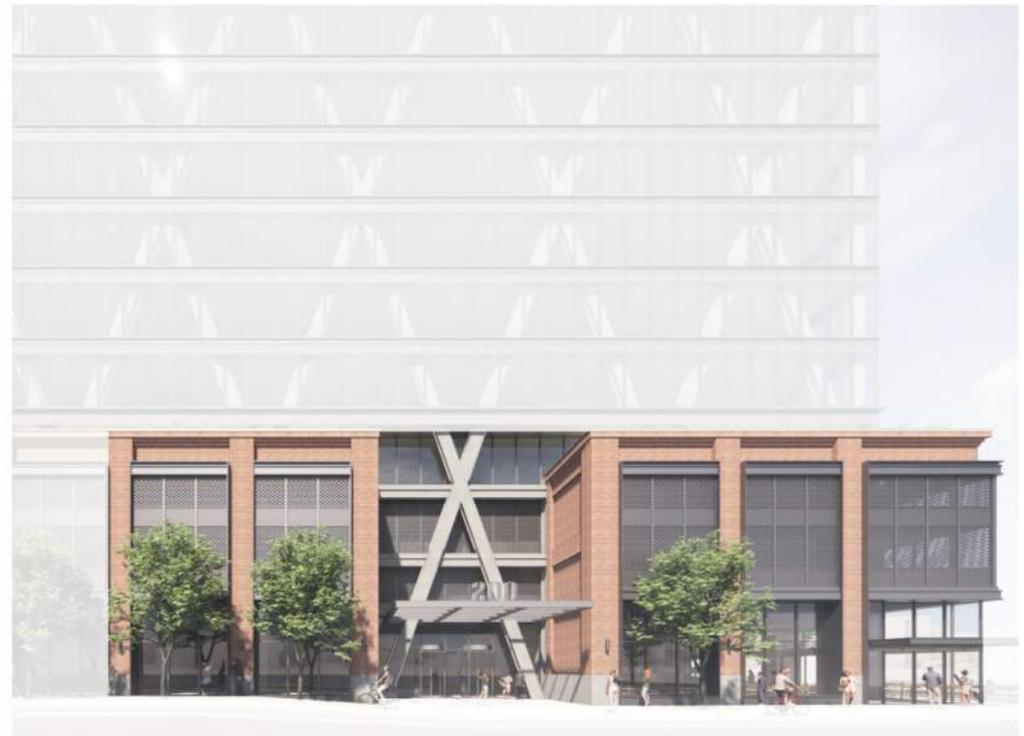
PARCEL C.1 - BUILDING ELEVATION

PARCEL C.1 | BUILDING ELEVATIONS | EAST AND WEST

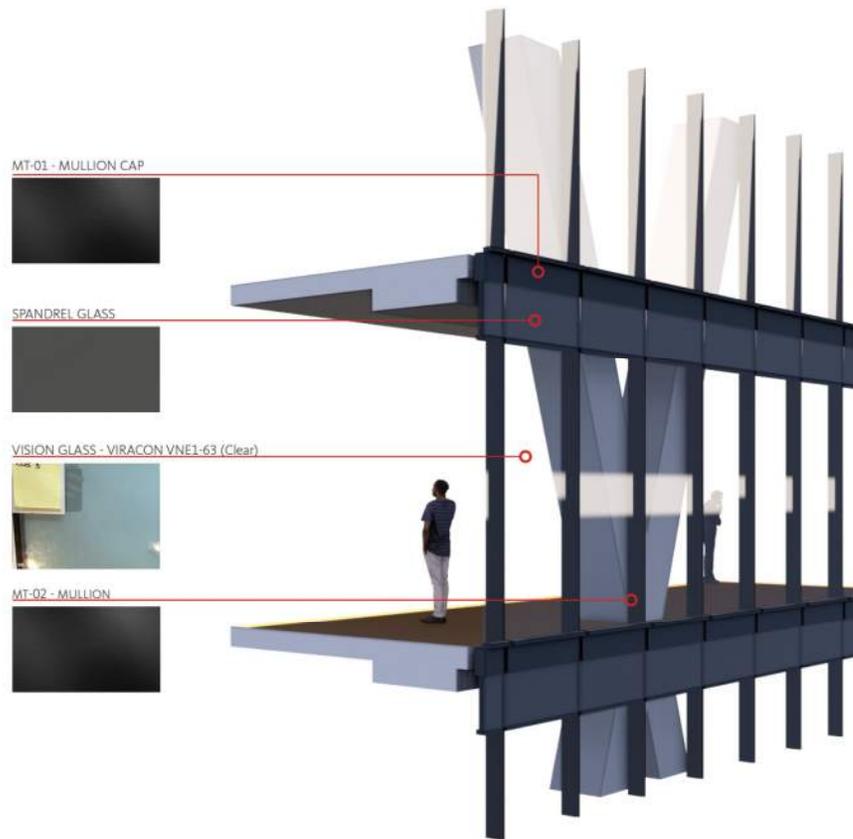


PARCEL C.1 - BUILDING ELEVATION

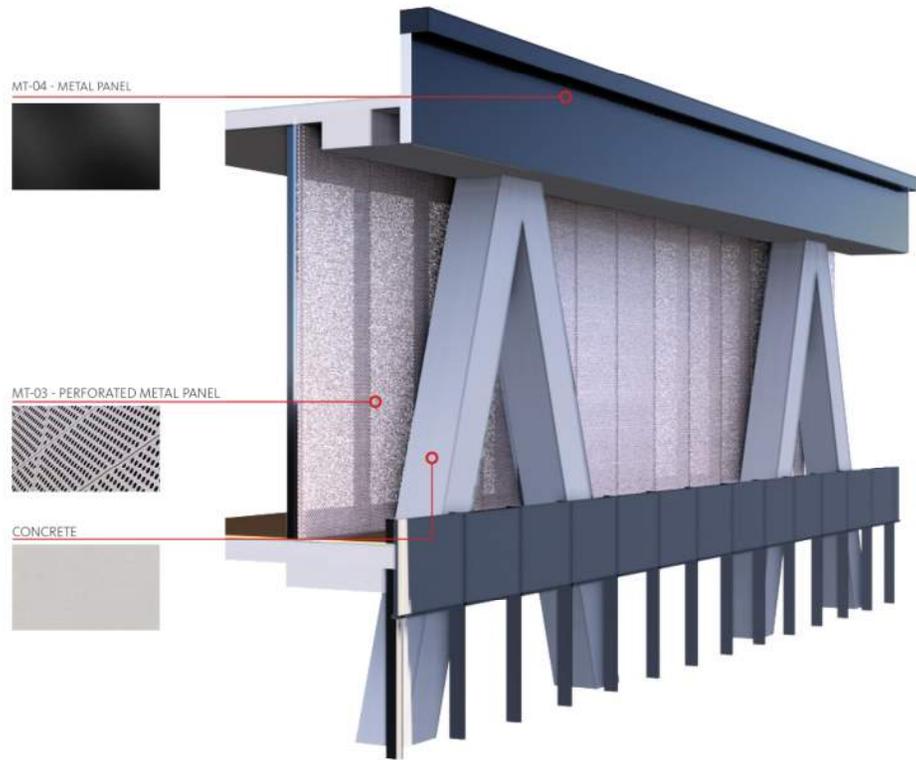
PARCEL C.1 | EXTERIOR SYSTEM STUDIES | LEVEL 01 + LEVEL 02 SYSTEM



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



PARCEL C.1 | EXTERIOR SYSTEM STUDIES | MEP SCREEN



PARCEL C.1 | RENDERINGS | SOUTHWEST CORNER

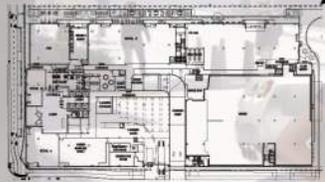


PARCEL C.1 - VIEW FROM SOUTHWEST

PARCEL C.1 | RENDERINGS | ARRIVING NORTH



PARCEL C.1- PEDESTRIAN CONTEXT



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

INFRASTRUCTURE:

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 Contactor 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)

TOTAL **\$5,503,174**

MWBE Investment Completed Lincoln Yards Packages:

Lincoln Yards South Fleet Fields

Fleet Fields is recreational park space at Lincoln Yards, consisting of three public fields, that is open to the public for both free and league play.

Total Spend = \$319,184

Lincoln Yards South 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 = \$1,326,396

Lincoln Yards South Environmental & Site Prep

Environmental cleanup at Lincoln Yards has removed over 54 million pounds of polluted soil sitting between the city's Lincoln Park and Bucktown neighborhoods.

Total Spend = \$2,693,663

Meanwhile at Lincoln Yards

Meanwhile at Lincoln Yards is a new community activation space featuring sports, arts and entertainment programming to preview the sights, sounds and experiences being considered for Lincoln Yards in the future.

Total Spend = \$331,900

Lincoln Yards Throop Bridge Design

A steel truss arch signature bridge, the Throop Bridge links Lincoln Yards across the river and accommodates various users, including vehicles, pedestrians, and bikes.

Total Spend = \$832,031

(MBE+WBE NEW PROJECTS)

TOTAL **\$32,400,000**

MWBE 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)

TOTAL **\$37,903,174**

Lincoln Yards Subcontractors and Awarded Packages:

- Community Play Lot Builders
- Horizon Contractors
- J.S.R. Enterprises
- Jll Construction Services
- Meccor Industries
- Unity Fencing Company
- Jolen Electric and Communications
- Onscape
- 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 Nova Contracting
- Scrub King Group
- CPMH Construction
- IMC Connect
- GSG 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