



CHICAGO PLAN COMMISSION

Department of Planning and Development

PARCEL G.1 INFORMATIONAL PRESENTATION
LINCOLN YARDS SOUTH (2nd Ward)
STERLING BAY

APRIL 15, 2021

★ 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

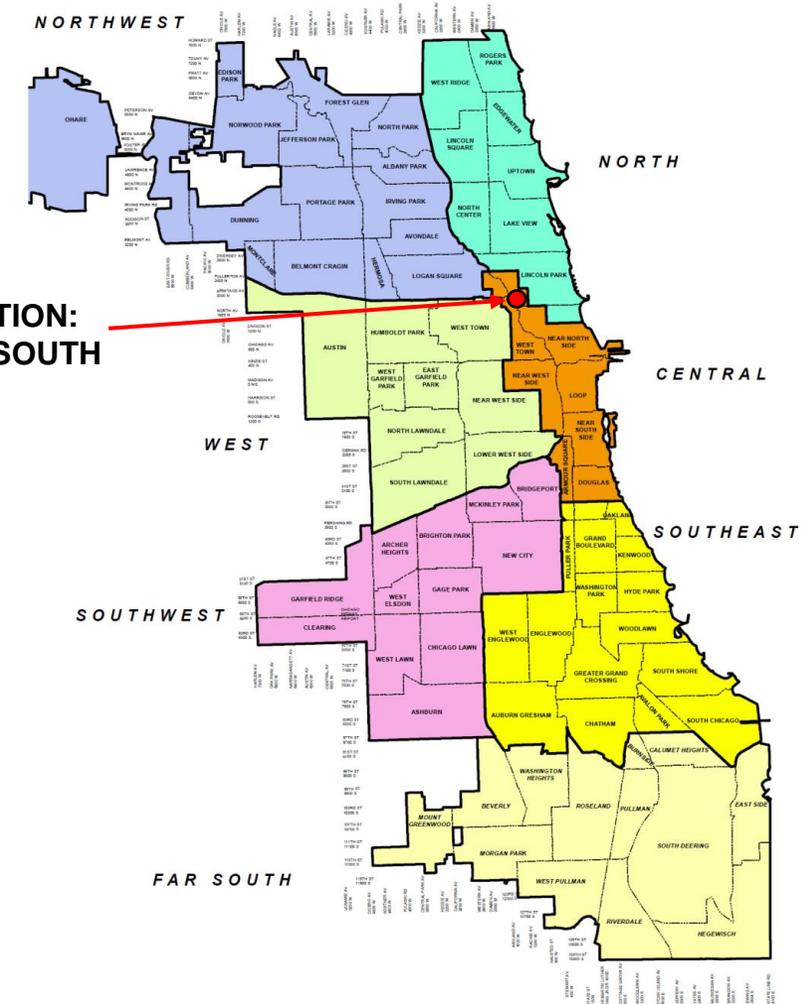
CULTURAL/HISTORIC CONTEXT:

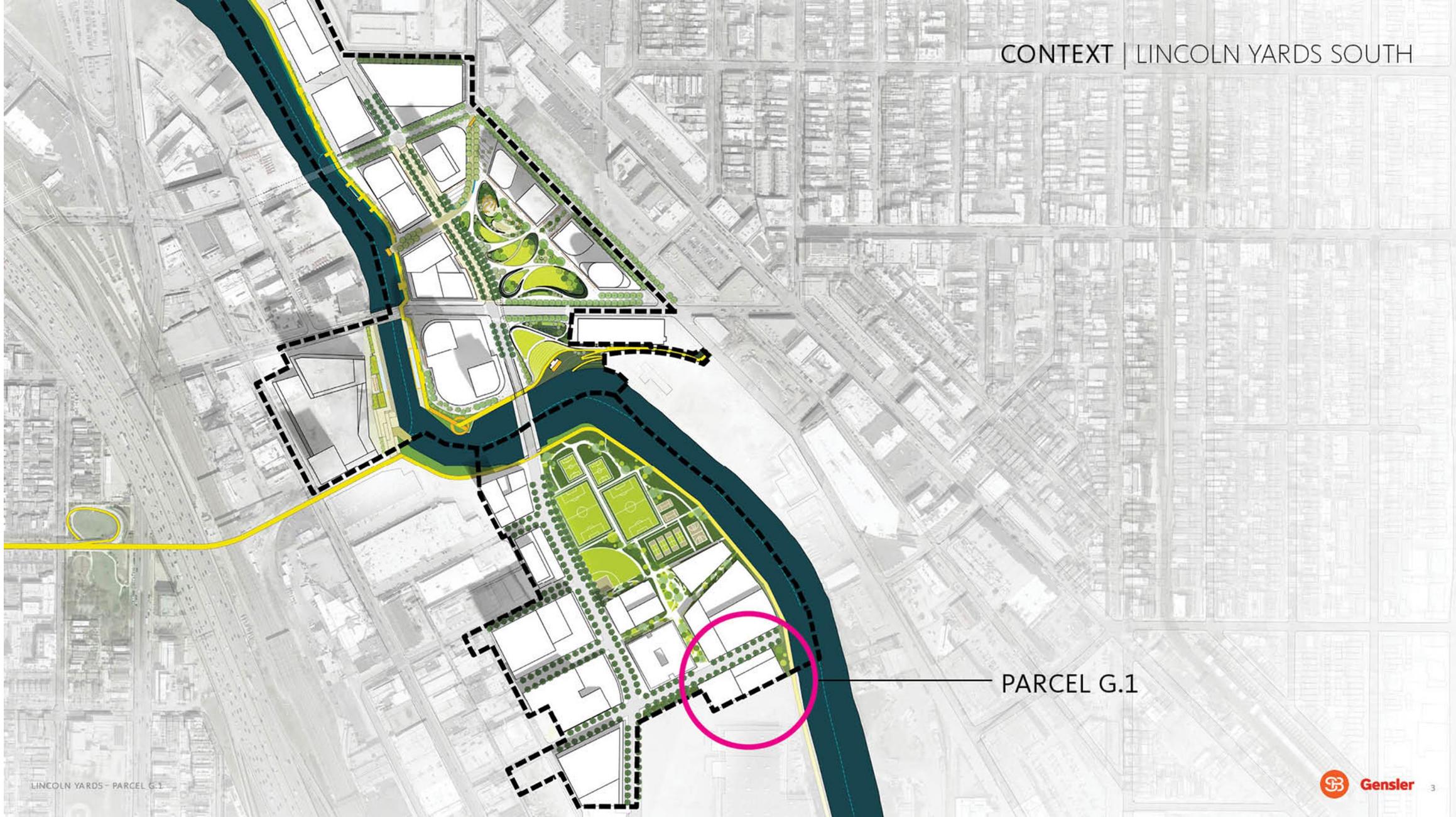
- FORMER STEEL MANUFACTURING DISTRICT.
- LOCATED ALONG THE CHICAGO RIVER AND KEY EAST WEST CONNECTORS
- THE NEIGHBORHOOD CONTAINS A LARGE NUMBER OF UPSCALE NATIONAL RETAILERS, BOUTIQUES, BOOKSTORES, THEATRES, RESTUARANTS, AND WELLKNOWN BARS/CLUBS.
- LINCOLN PARK IS HOME TO SECOND CITY, STEPPENWOLF THEATRE,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

PROJECT LOCATION:
LINCOLN YARDS SOUTH





LINCOLN YARDS - PARCEL G.1

PARCEL G.1

EAST | RIVERWALK



AERIAL VIEW FROM NORTHEAST DIRECTION



AERIAL SITE VIEW



VIEW FROM THROOP LOOKING EAST

NORTH | CONCORD



PEDESTRIAN CONTEXT

WEST | CONCORD



PEDESTRIAN CONTEXT

★ Planning Context



CHICAGO INDUSTRIAL CORRIDOR RECONFIGURATION NORTH BRANCH FRAMEWORK

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



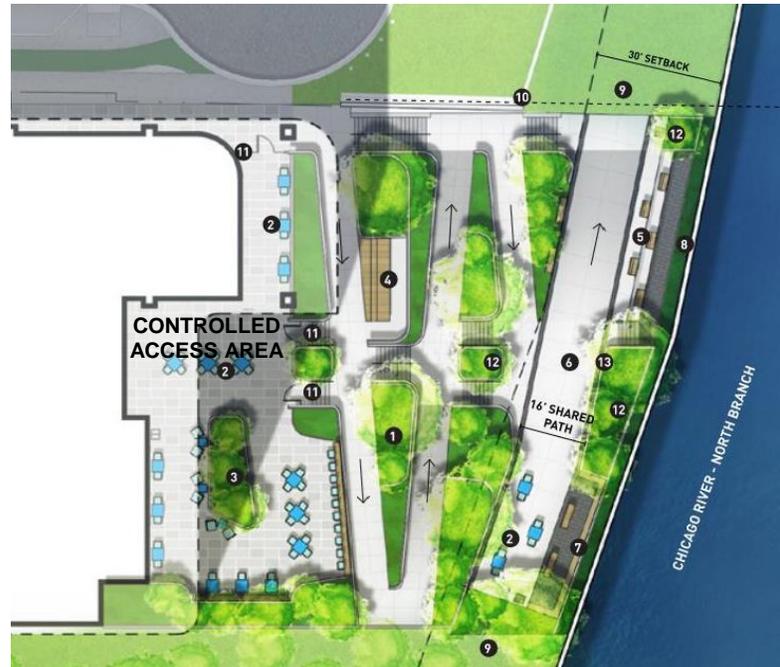
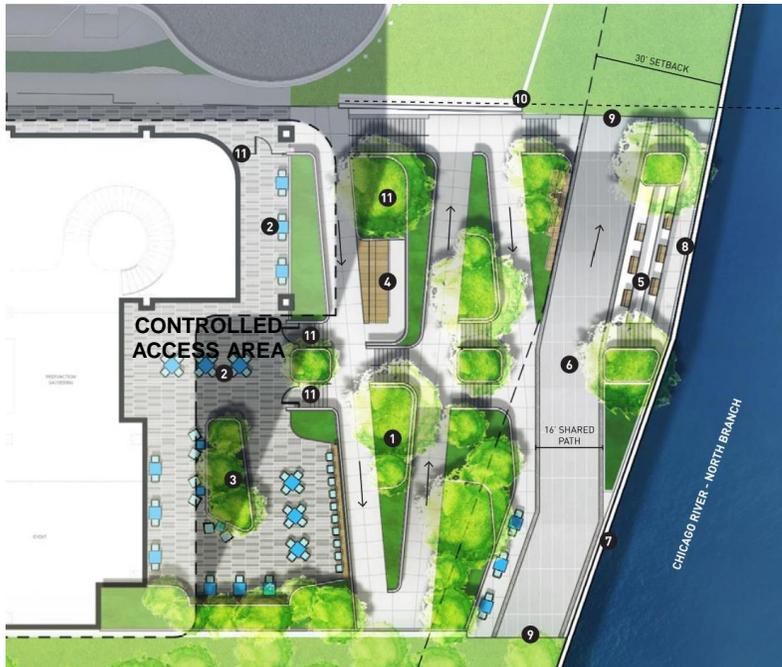
CHICAGO RIVER DESIGN GUIDELINES

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 + Community Outreach

- Lincoln Yards Community Advisory Council – December 10, 2020
- Town Hall – January 7, 2021
- Lincoln Yards Community Advisory Council – March 16, 2021
- Friends of the River – March 24, 2021
- River Ecology and Governance Task Force – March 30, 2021
- Feedback
 - Naturalize river edge
 - Provide terminus for Riverwalk at South end while accommodating future connections
 - Added guardrail along Riverwalk
 - Widen entrance at top of stair to alleviate potential pedestrian conflicts
 - Revised plantings to be more native and adapted species



ORIGINAL DESIGN: DECEMBER 2020

INTERIM DESIGN: FEBRUARY 2021

FINAL DESIGN: MARCH 2021

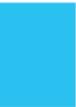


DEMA – General Terms

DEMA stands for “Development and Maintenance Agreement” and is a document that is executed between the developer and the City and addresses unique site conditions. The Lincoln Yards South and North DEMAs have not yet been executed. These slides are intended to provide a general outline of expected DEMA terms.

DEMA to be executed prior to issuance of first building permit, and City to be granted an easement commencing on the date of completion of the Open Space Improvements and continuing thereafter in perpetuity in and over the Open Space Parcel for public open space, Riverwalk, and public park purposes.

- No discrimination based upon race, color, religion, sex, national origin or ancestry, military status, sexual orientation, source of income, age, or handicap, in the use of the Open Space Parcel by the public;
- Public access to the Open Space Parcel from 6:00 a.m. to 11:00 p.m;
- Developer shall provide property and liability insurance.



DEMA – Maintenance Terms

Developer shall provide for an annual maintenance fund. When reasonably necessary, Developer has right to use, and restrict public access on a temporary basis, the Open Space Parcel for the repair and maintenance of the improvements to the Open Space parcel or for adjacent parcels.

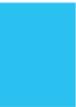
Following completion of the Open Space Improvements, Developer, at its sole cost and expense, shall:

- a) Maintain, repair, replace as needed: trees, plants, flowers, sidewalks, paving, fixtures, benches, fencing, furnishings, sprinklers, and all other Open Space improvements above or below ground;
- b) Provide light bulb replacement for all light fixtures within Open Space Parcel and pay for all utility costs;
- c) Provide trash pick up and disposal services for use of Open Space Parcel;
- d) Remove snow from hardscaped areas and arrange for removal of leaves, litter, debris and other waste materials;
- e) Repair, replace and modify capital improvements



DEMA – Programming Terms

- Developer is permitted to use or authorized to use Open Space Parcel for programming activities and Permitted Special Events on a Limited Occasional Basis, consistent with the practices of the Chicago Park District;
- Limited Occasional Basis: specific number of days/year for non-revenue generating/non-profit fundraising type events; and specific number of days/year for events that generate revenue.
- All necessary permits shall be secured from the City for such Permitted Special Events;
- Developer has right to establish reasonable rules and regulations and charge registration, enrollment, license or other fees for use of the fields and special event spaces within the Open Space Parcel, consistent with the practices of the Chicago Park District;
- Such programmed activity shall be at no cost to the Developer and shall not unreasonably interfere with the use, enjoyment or the operation of the properties and parcels adjacent to the Open Spaces.



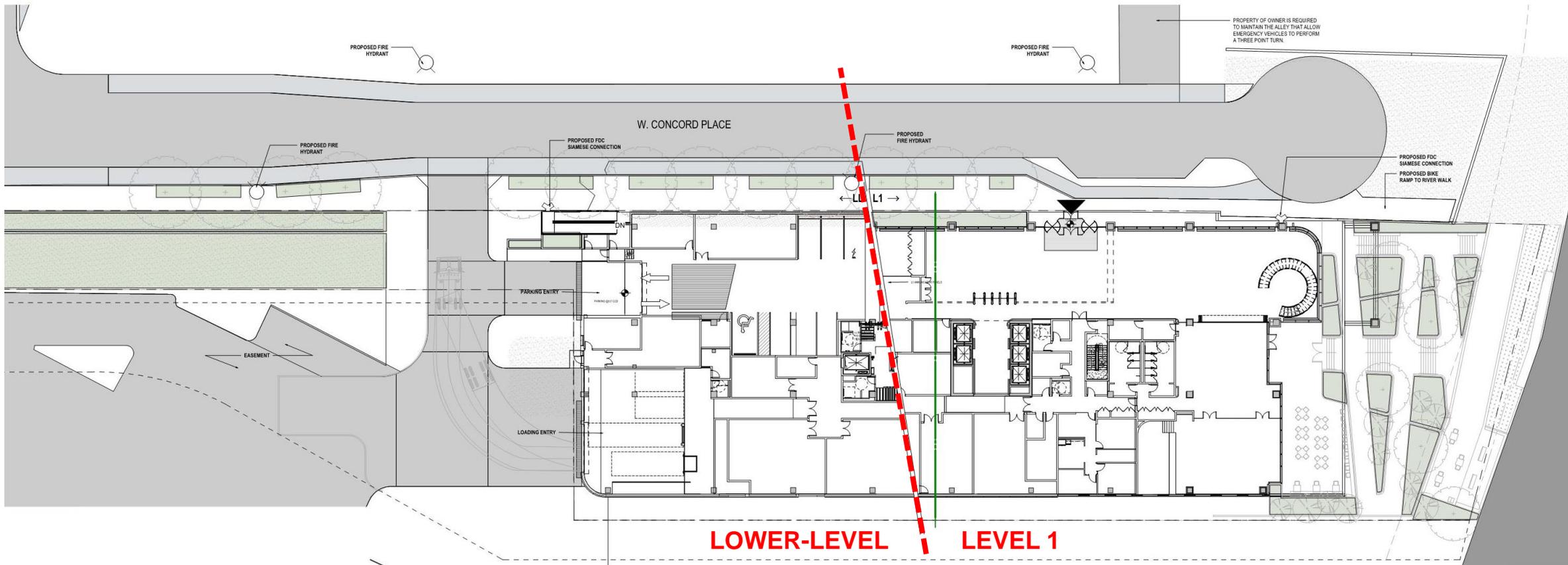
DEMA – Enforcement Terms

City shall have the right to:

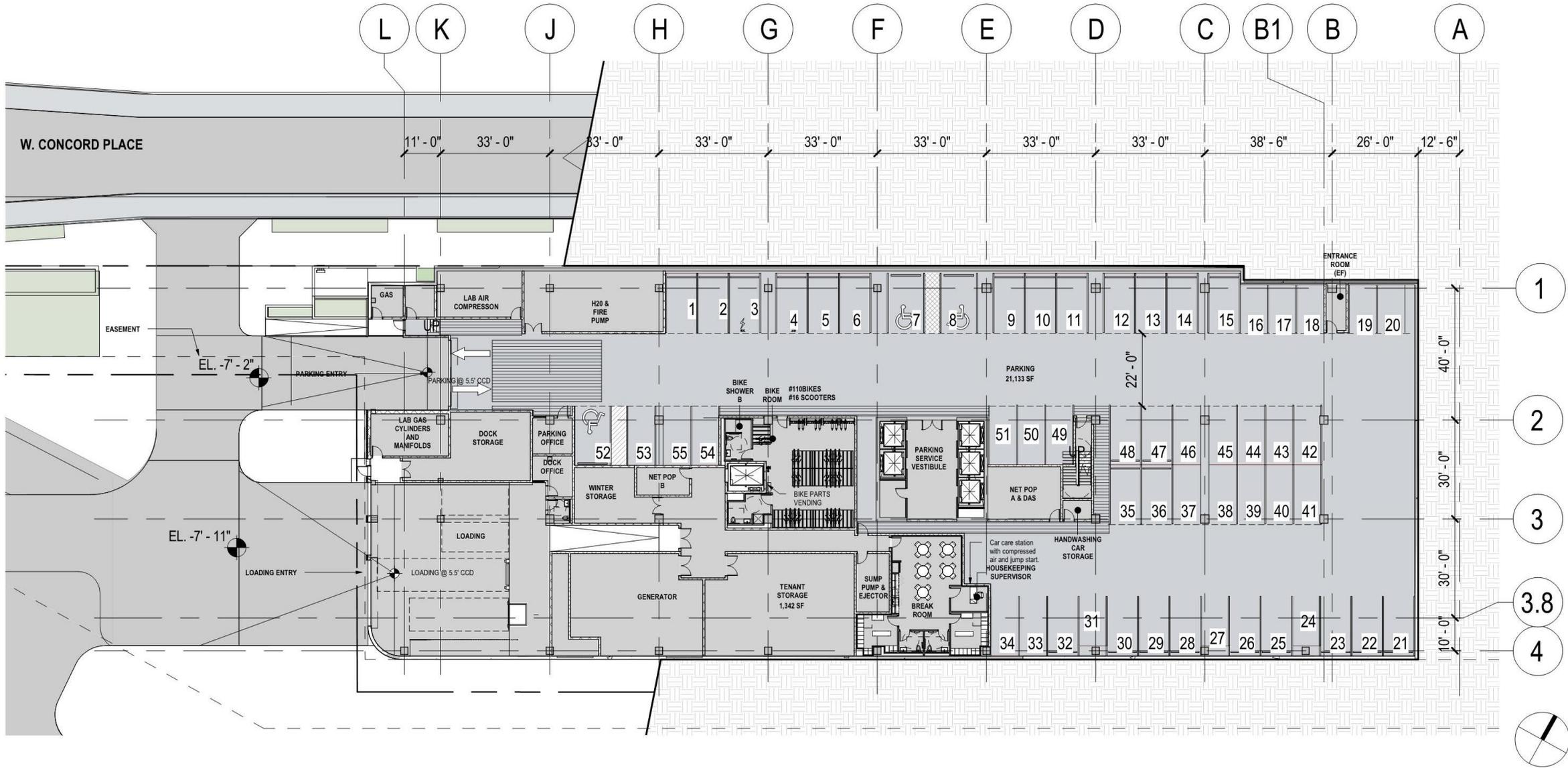
- a) enter upon the Open Space Parcel at reasonable times to monitor compliance with and otherwise enforce the terms of the Easement;
- b) enter upon the Open Space Parcel at reasonable times and in the event of failure by the Developer to maintain, repair and replace the Open Space Improvements in accordance with the terms hereof; and
- c) enforce the terms of this Easement by appropriate legal proceedings so as to prevent any activity on or use of the Open Space Parcel that is inconsistent with the purpose of the Easement, and to require the restoration of such areas or features of the Open Space Parcel that may be damaged by any inconsistent activity or use.

Upon written notice of default from City to Developer, Developer has 60 days to cure or remedy the default (can extend under reasonable circumstances if Developer has begun work to remedy).

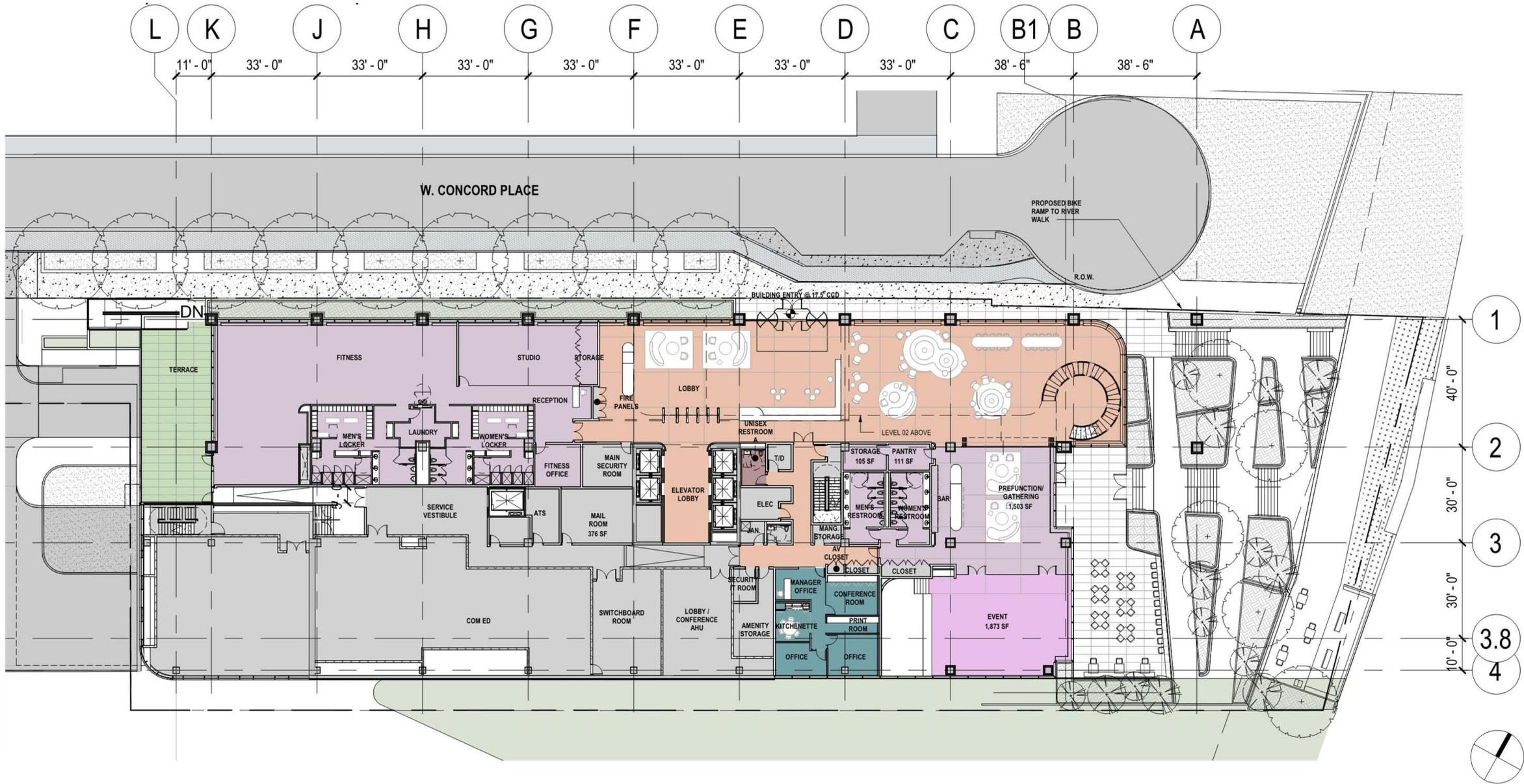
The City may institute such proceedings at law to cure and remedy the default, including but not limited to, proceedings to compel specific performance.



SITE PLAN



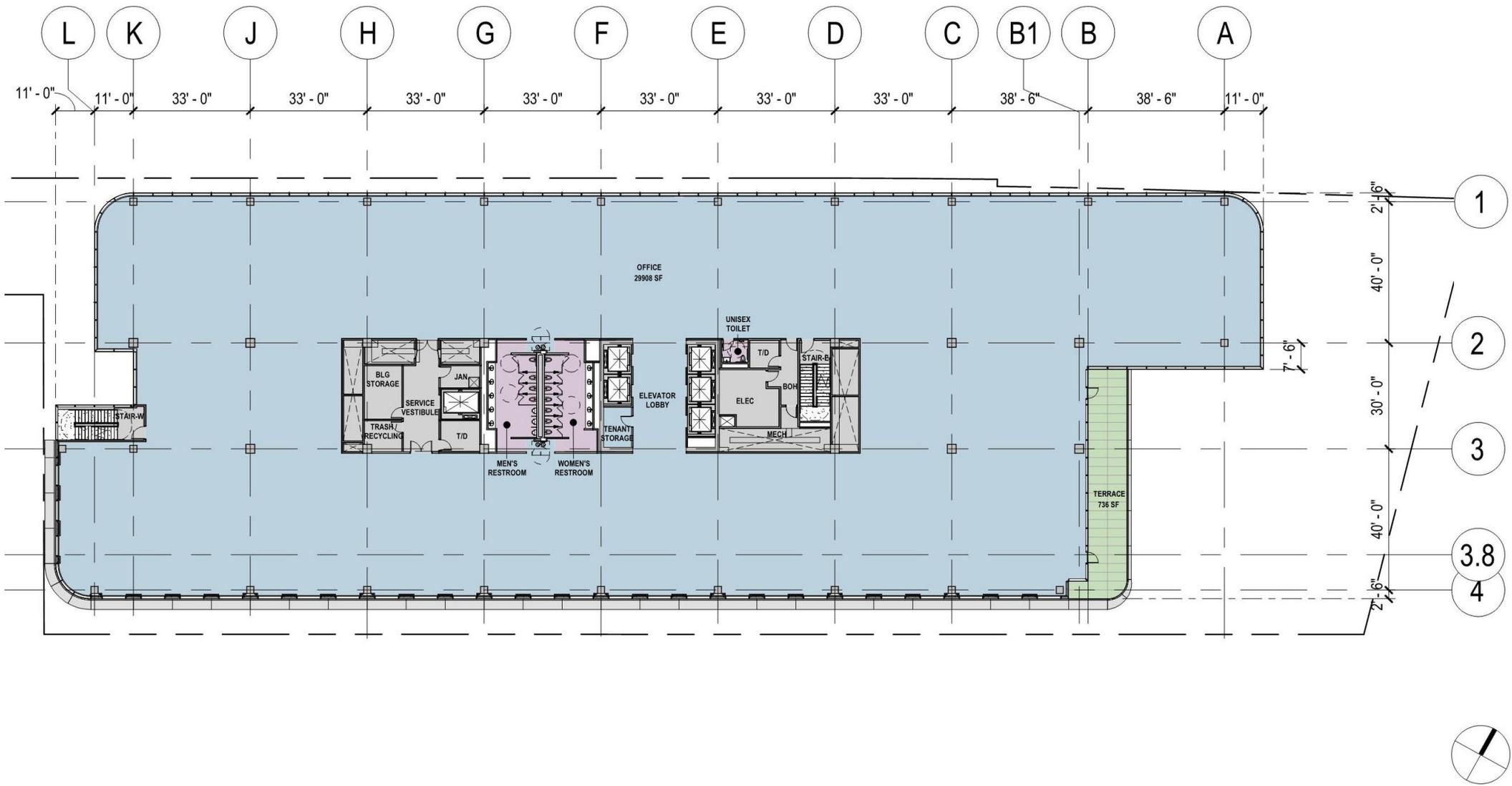
LOWER-LEVEL PLAN



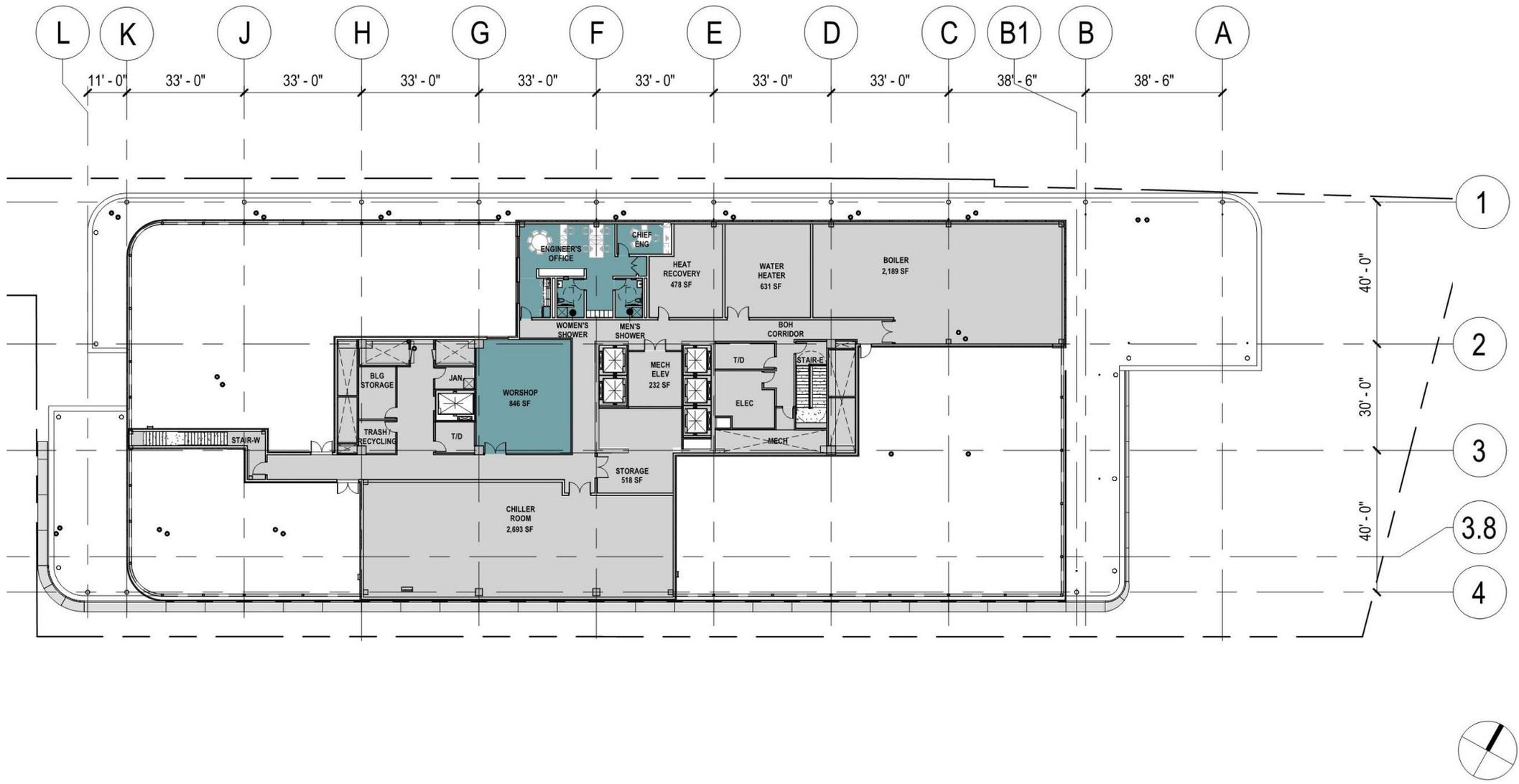
LEVEL 1 PLAN



LEVEL 2 PLAN

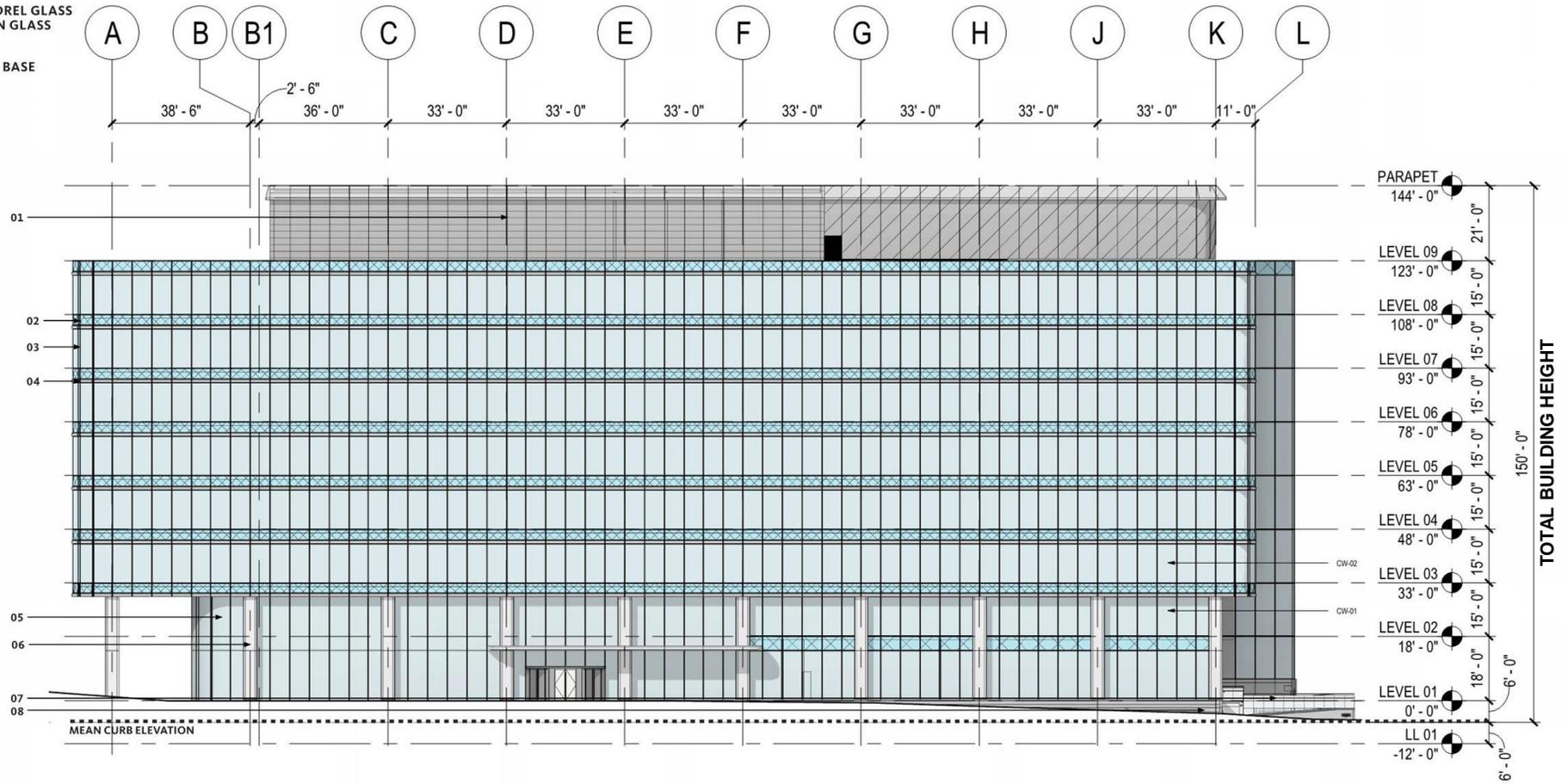


TYPICAL PLAN



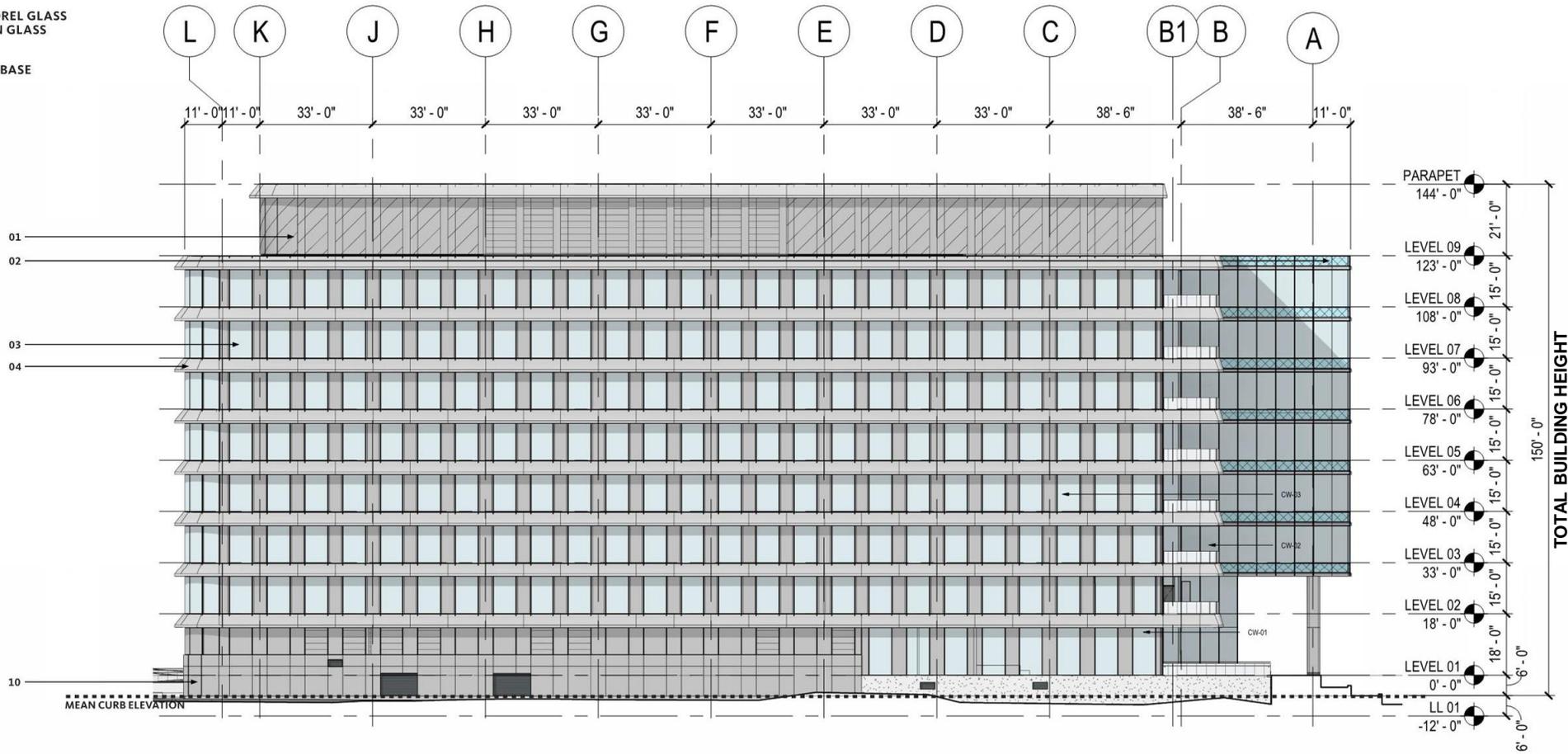
ROOF PLAN

- 01 - LIGHT GRAY METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE - SPANDREL GLASS
- 03 - ALUMINUM FRAME GLASS FACADE - VISION GLASS
- 04 - CUSTOM FINISH METAL PANEL
- 05 - LOW-IRON STRUCTURAL GLASS
- 06 - CUSTOM FINISH METAL PANEL AND STONE BASE
- 07 - GLASS GUARDRAIL
- 08 - CONCRETE
- 09 - MID GRAY METAL PANEL
- 10 - CUSTOM FINISH METAL PANEL



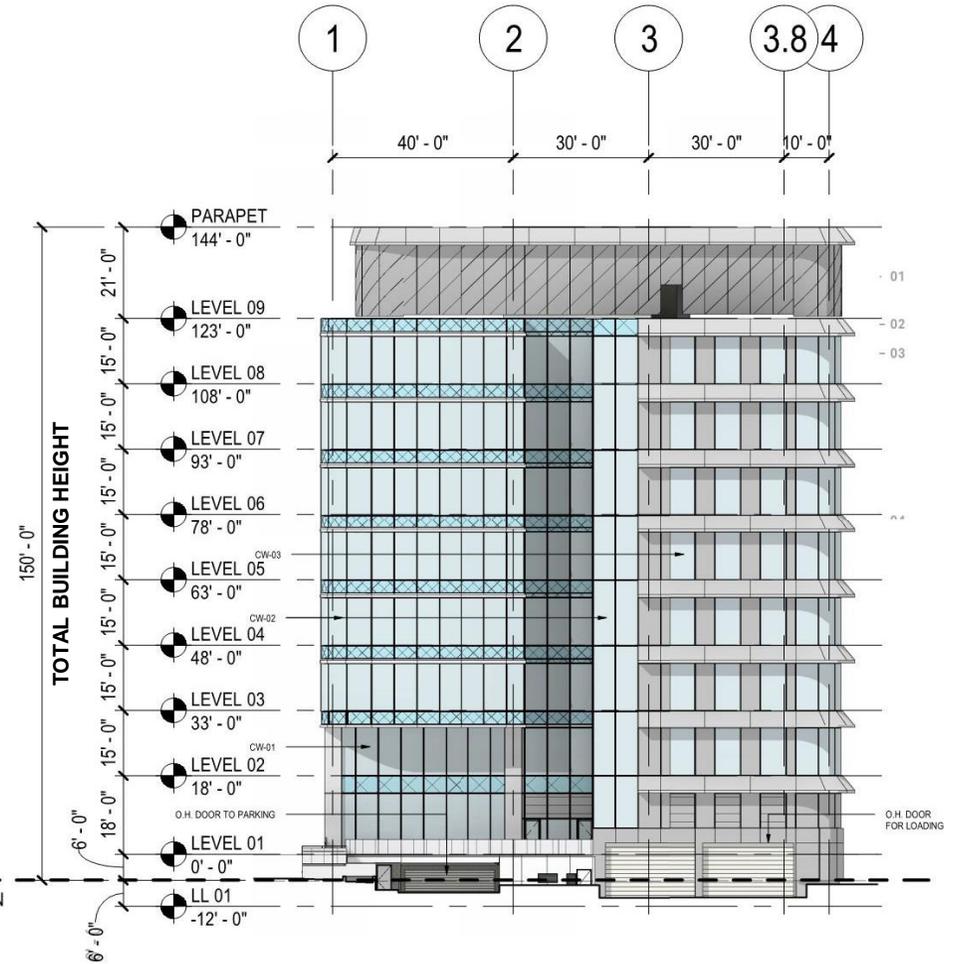
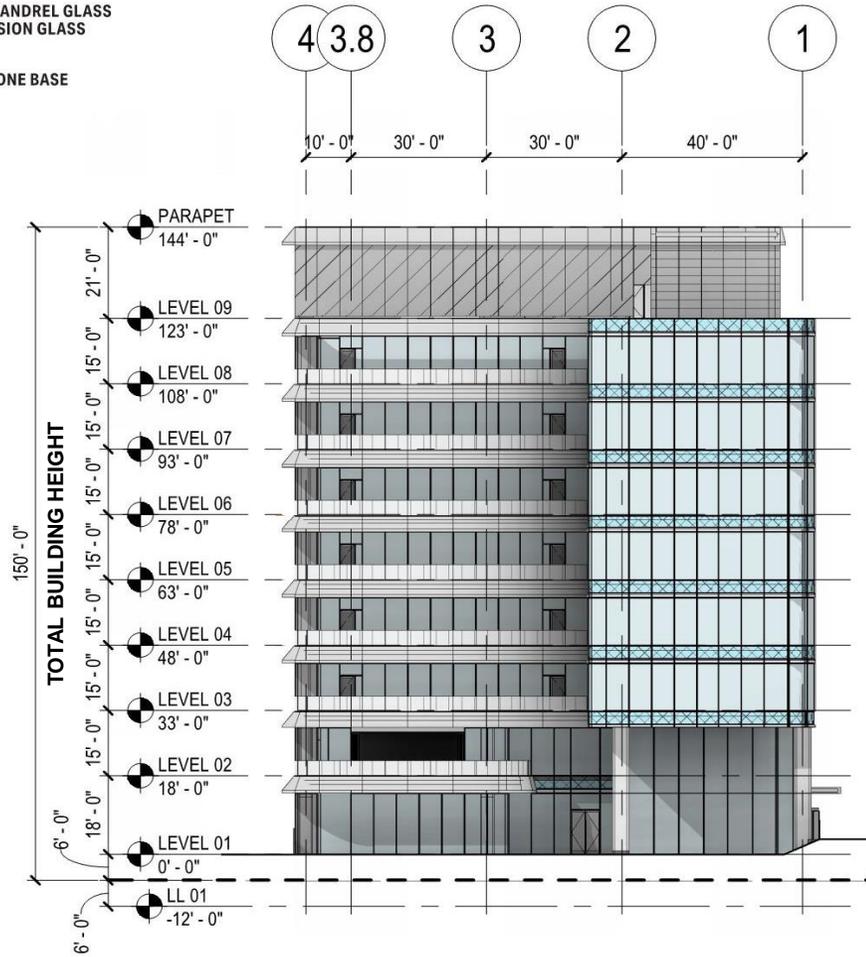
BUILDING ELEVATION (NORTH)

- 01 - LIGHT GRAY METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE - SPANDREL GLASS
- 03 - ALUMINUM FRAME GLASS FACADE - VISION GLASS
- 04 - CUSTOM FINISH METAL PANEL
- 05 - LOW-IRON STRUCTURAL GLASS
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- 09 - MID GRAY METAL PANEL
- 10 - CUSTOM FINISH METAL PANEL



BUILDING ELEVATION (SOUTH)

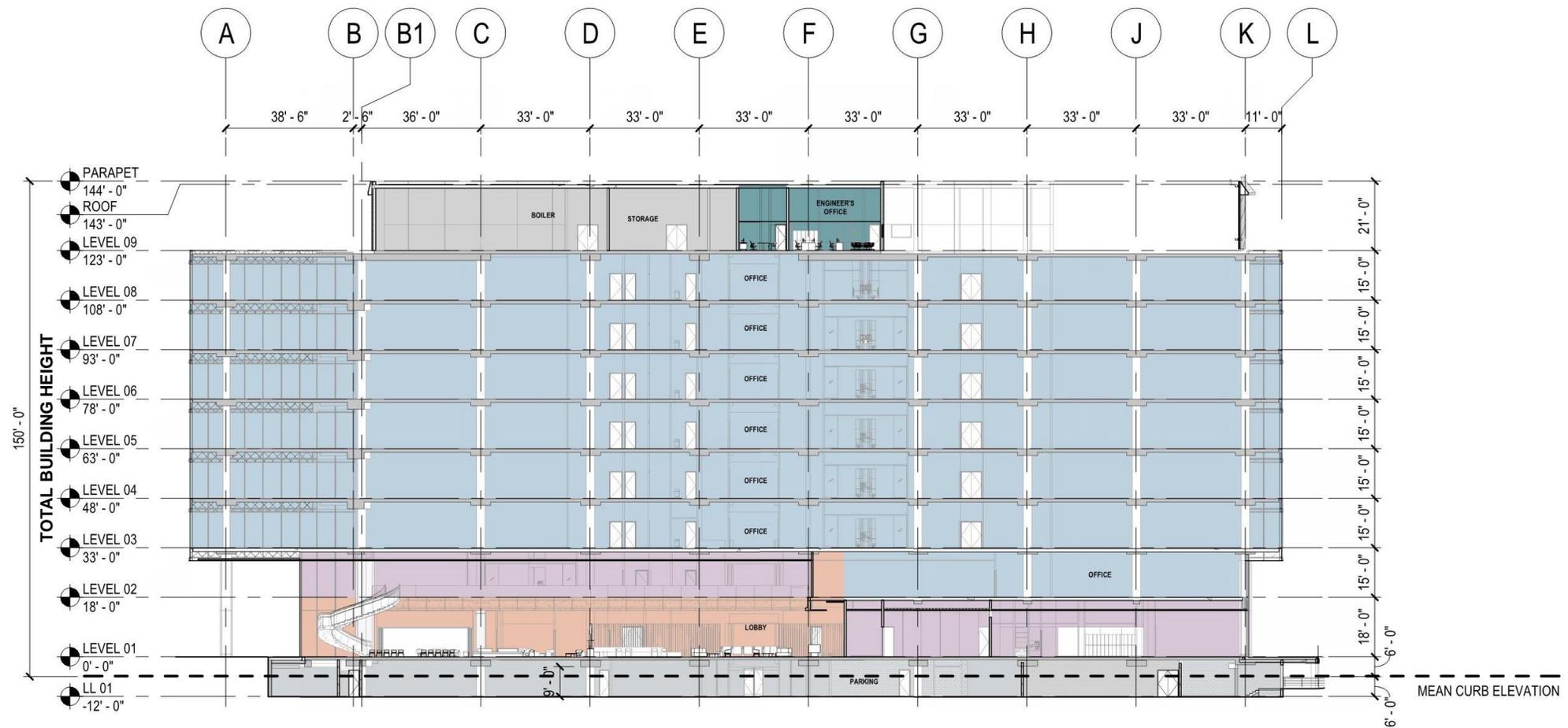
- 01 - LIGHT GRAY METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE - SPANDREL GLASS
- 03 - ALUMINUM FRAME GLASS FACADE - VISION GLASS
- 04 - CUSTOM FINISH METAL PANEL
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MEAN CURB ELEVATION

O.H. DOOR FOR LOADING

BUILDING ELEVATION (EAST & WEST)



BUILDING SECTION (EAST-WEST)

Building Materials

MATERIAL GUIDELINES

THE AESTHETIC QUALITY AND DURABILITY OF MATERIALS SUPPORTS AND PROMOTES THE QUALITY OF THE PUBLIC REALM.

THE BUILDING FACADES ARE DESIGNED WITH AN OVERALL ARCHITECTURAL EXPRESSION OF THE BUILDING AS A WHOLE.

THE COLORS AND FINISHES OF THE MATERIALS REINFORCE THE CHARACTER ZONE IDENTITY.

THE DESIGN EMPLOYS ARCHITECTURAL MATERIALS CONSISTENT WITH CONTEMPORARY BUILDING PRACTICES, SUCH AS HIGH-QUALITY WALL SYSTEMS IN GLASS AND METAL.

THE FINISH AND DETAILING OF THE BUILDING MATERIALS ARE CONSISTENT WITH THE INTENT FOR ARCHITECTURAL QUALITY THROUGHOUT LINCOLN YARDS.

TOWER - GL-02 - VITRO SOLARBAN 90 ACUITY
VLT - 53%
SHGC - 0.23
EXTERIOR REFLECTANCE - 12%
INTERIOR REFLECTANCE - 19%

LOBBY - GL-01 - VITRO SOLARBAN 60 STARFIRE
VLT - 74%
SHGC - 0.41
EXTERIOR REFLECTANCE - 11%
INTERIOR REFLECTANCE - 12%



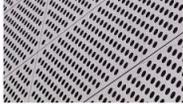
Building Materials

Level 1 & 2

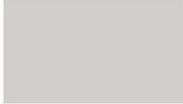
CUSTOM FINISH METAL PANEL



MT-03 - PERFORATED METAL PANEL



MT-01 - MID GRAY MTL.



CUSTOM FINISH METAL PANEL

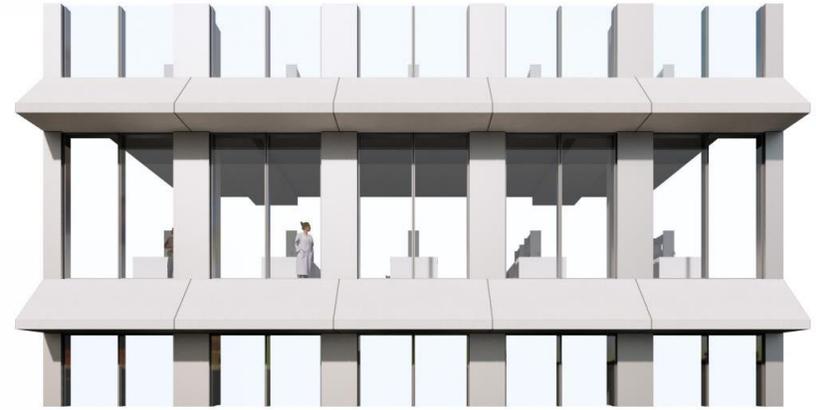
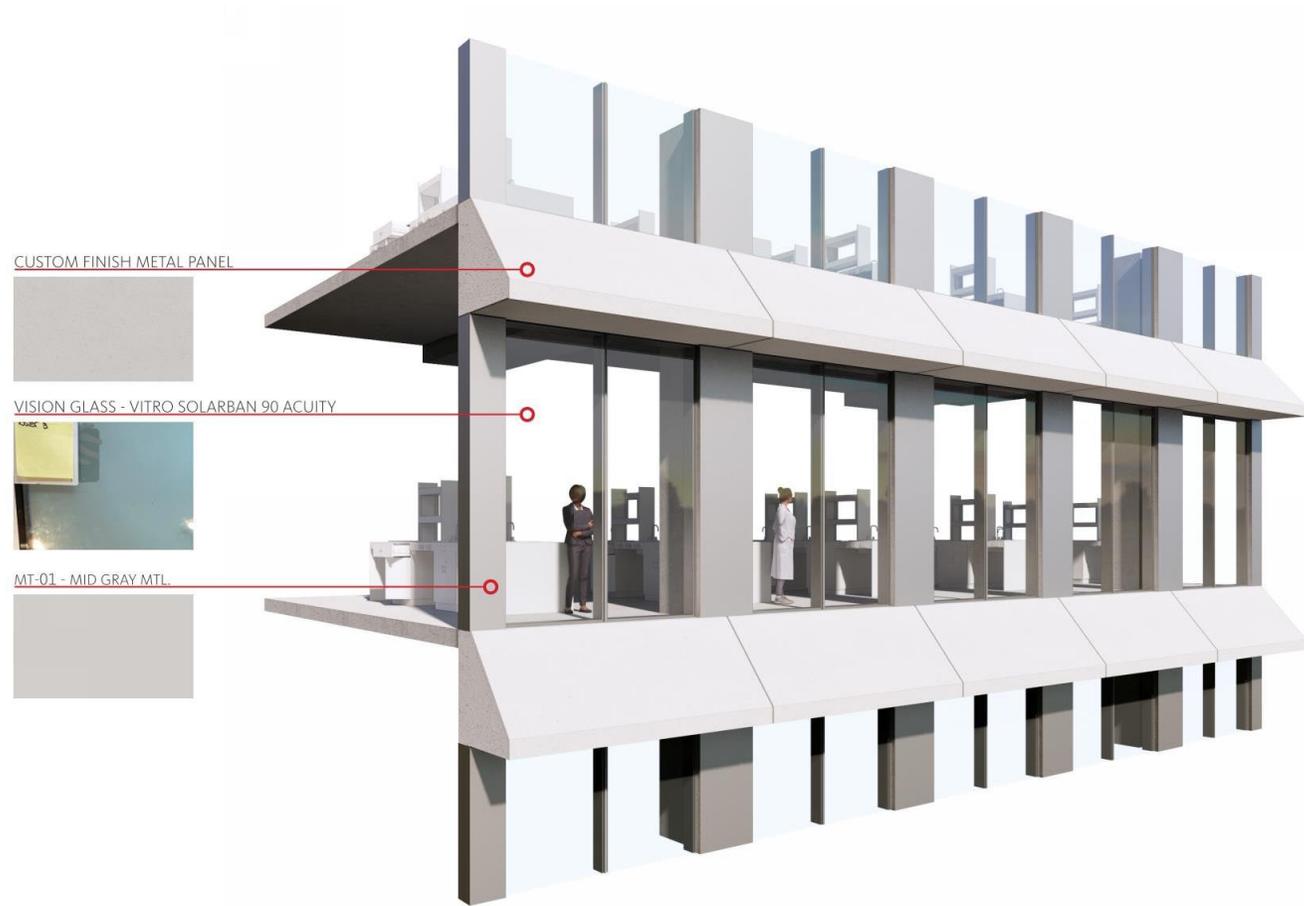


VISION GLASS - VITRO SOLARBAN 60 SATRPHIRE



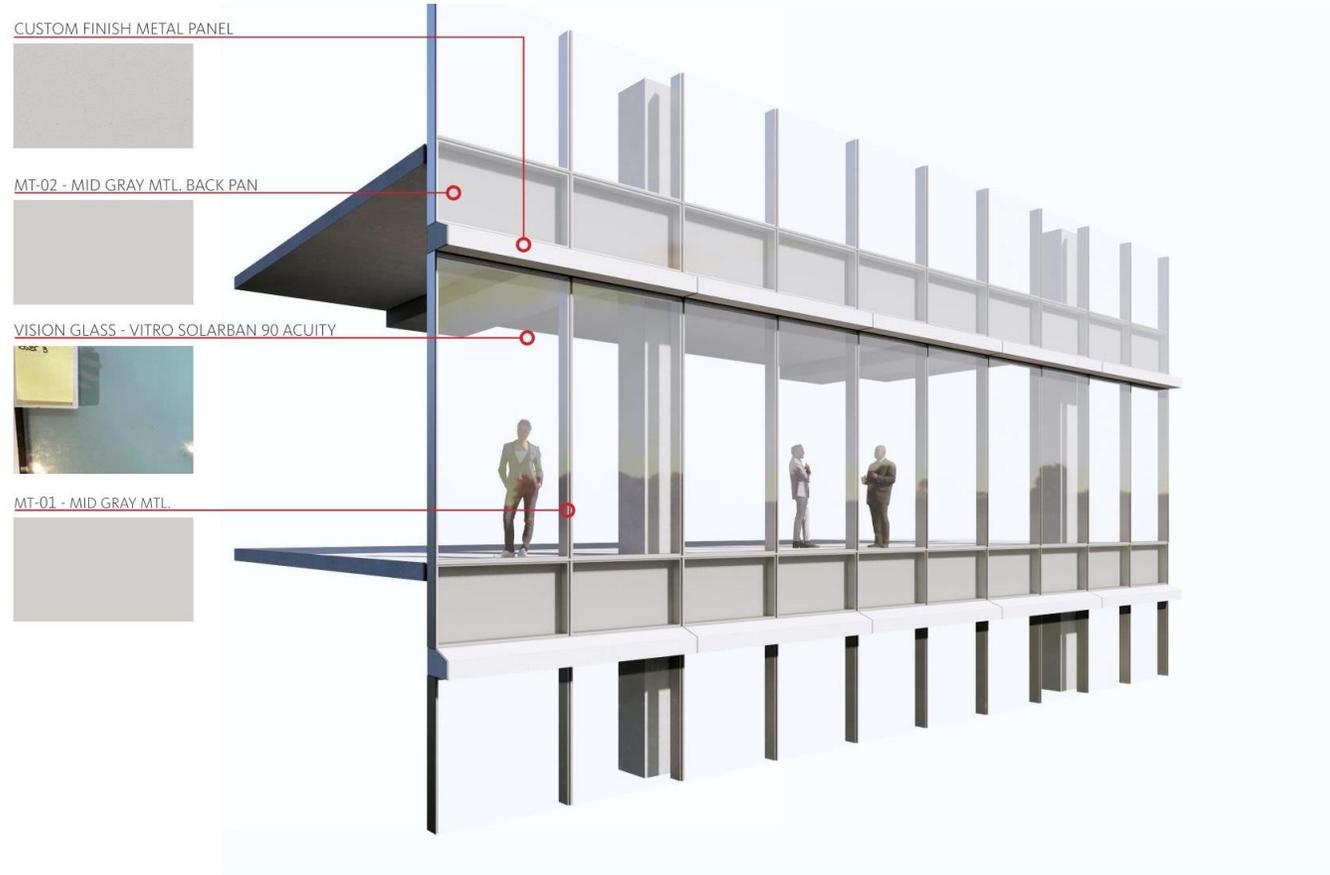
Building Materials

Level 3 - 8 South Facade



Building Materials

Level 3 - 8 North Facade



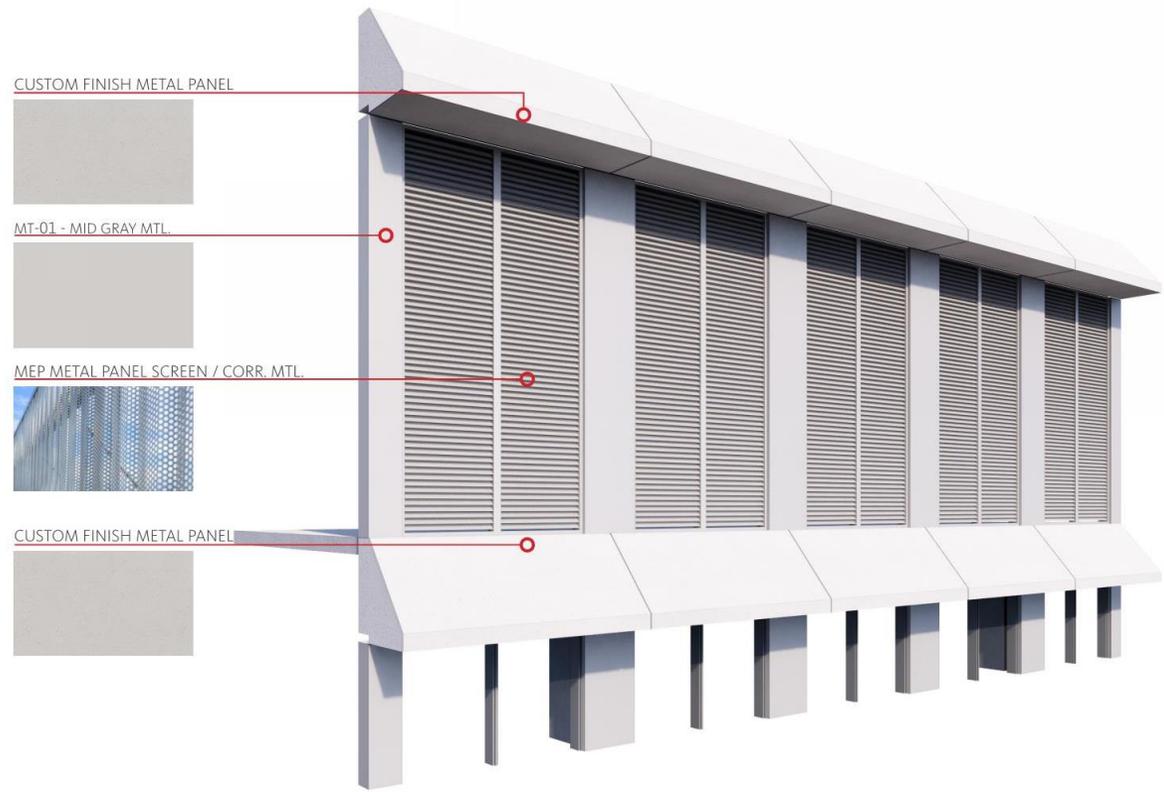
Building Materials

Balcony



Building Materials

Mechanical Screen



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.

17-8-0907:

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.

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



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.

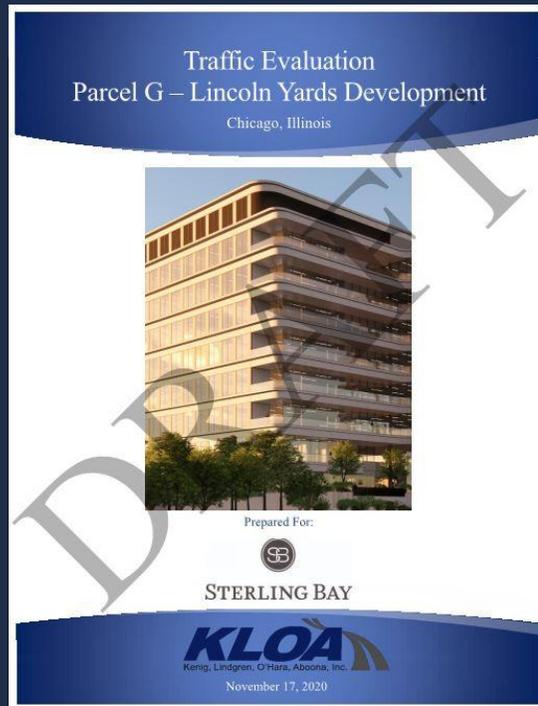
SERVICE AREAS ARE LOCATED AS TO NOT NEGATIVELY IMPACT THE STREET AND BUILDING ENTRANCES

BUILT FORM

MAINTAIN A CONSISTENT STREET WALL THAT DEFINES AN URBAN STREET ENVIRONMENT

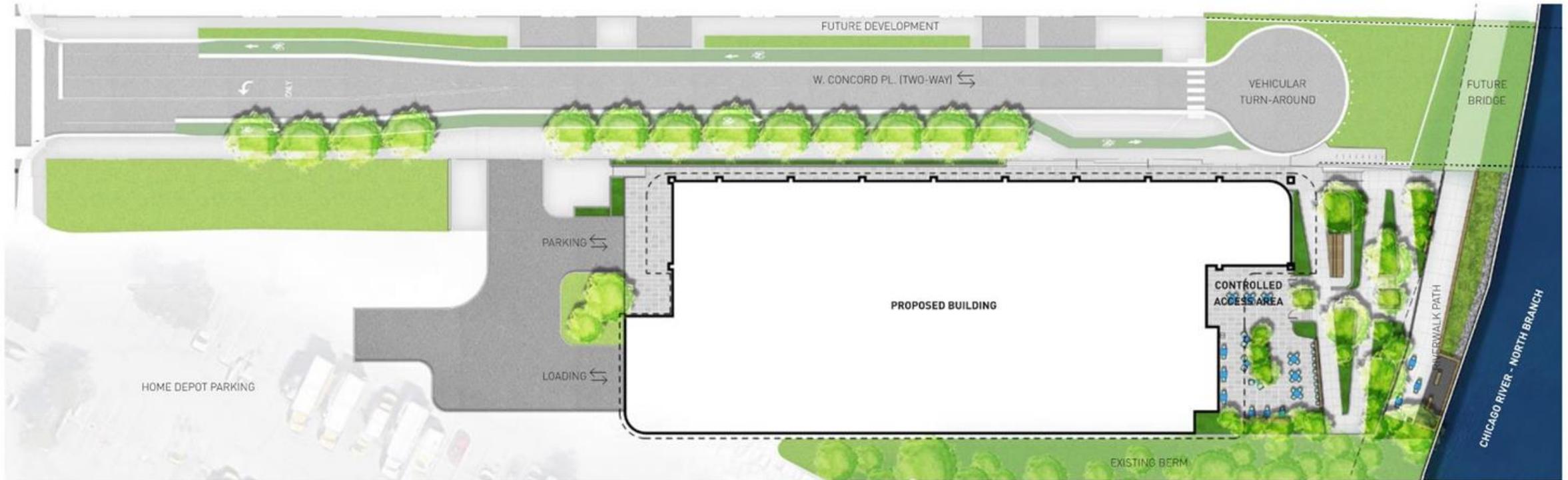
INTEGRATE TRANSPARENCY AND AVOID BLANK WALLS ON THE GROUND FLOOR





- **Project includes extension of Concord from Throop to the Chicago River**
- **Access drives are sufficient and will have limited impact on Concord operation.**

SITE PLAN



17-8-0904-A-:

THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE DRIVES.

ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE.

17-8-0904-B-:

ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

17-8-0904-C-:

ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION



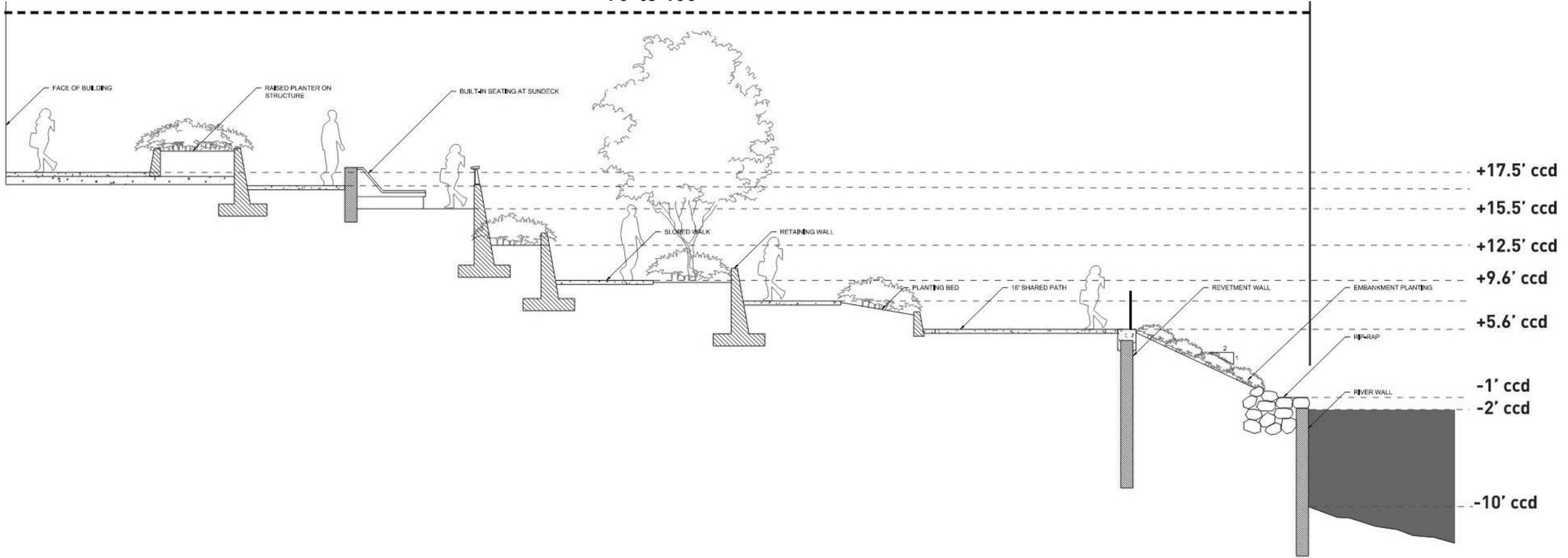
LEGEND

- 1. RAISED PLANTER, TYP.
- 2. OUTDOOR TERRACE
- 3. THE SUN DECK
- 4. RIVERWALK PATH
- 5. THE RIVER BALCONY
- 6. FUTURE RIVERWALK CONNECTIONS
- 7. FUTURE BRIDGE & ABUTMENT
- 8. CONTROLLED ACCESS GATE
- 9. DIRECTIONAL SIGNAGE (PER CHICAGO RIVER BRAND & SIGNAGE GUIDELINES, 2019)
- 10. NATURALIZED RIVERBANK TREATMENT



RIVER EDGE SECTION

70' to 100'



 Increased Setback

 Expanded Seating Area(s)

 Enhanced Connections to Street and Transportation Network

 New Naturalized Shoreline*



 Robust Upland Habitats

PEDESTRIAN POLE



Bird Friendly Design:

- *installation and maintenance of butterfly/pollinator gardens, bat boxes and birdhouses/nest boxes;*
- *series riverfront overhangs that mitigate collision;*
- *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;*
- *no green roofs or green terraces which are known to increase collisions.*

MENU OF IMPROVEMENTS

4.3 NATURE

1. 4.3.2 NATURALIZED SHORELINE
2. 4.3.3 STORMWATER MANAGEMENT BEST PRACTICES
3. 4.3.5 ROBUST URBAN HABITATS
4. 4.3.6 INCREASED SETBACK

4.4 RECREATION

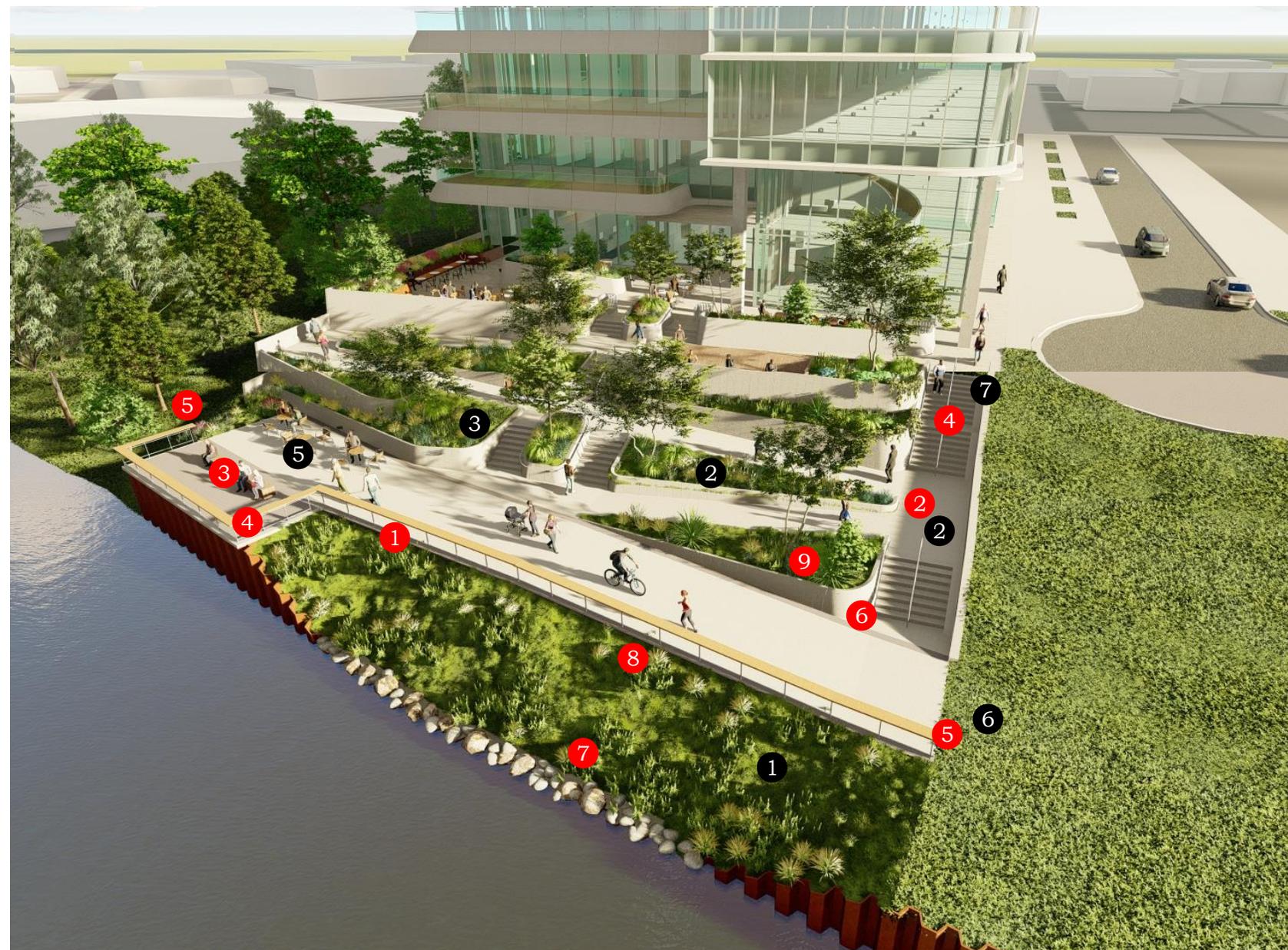
5. 4.4.3 EXPANDED SEATING AREA

4.5 CONNECTIVITY

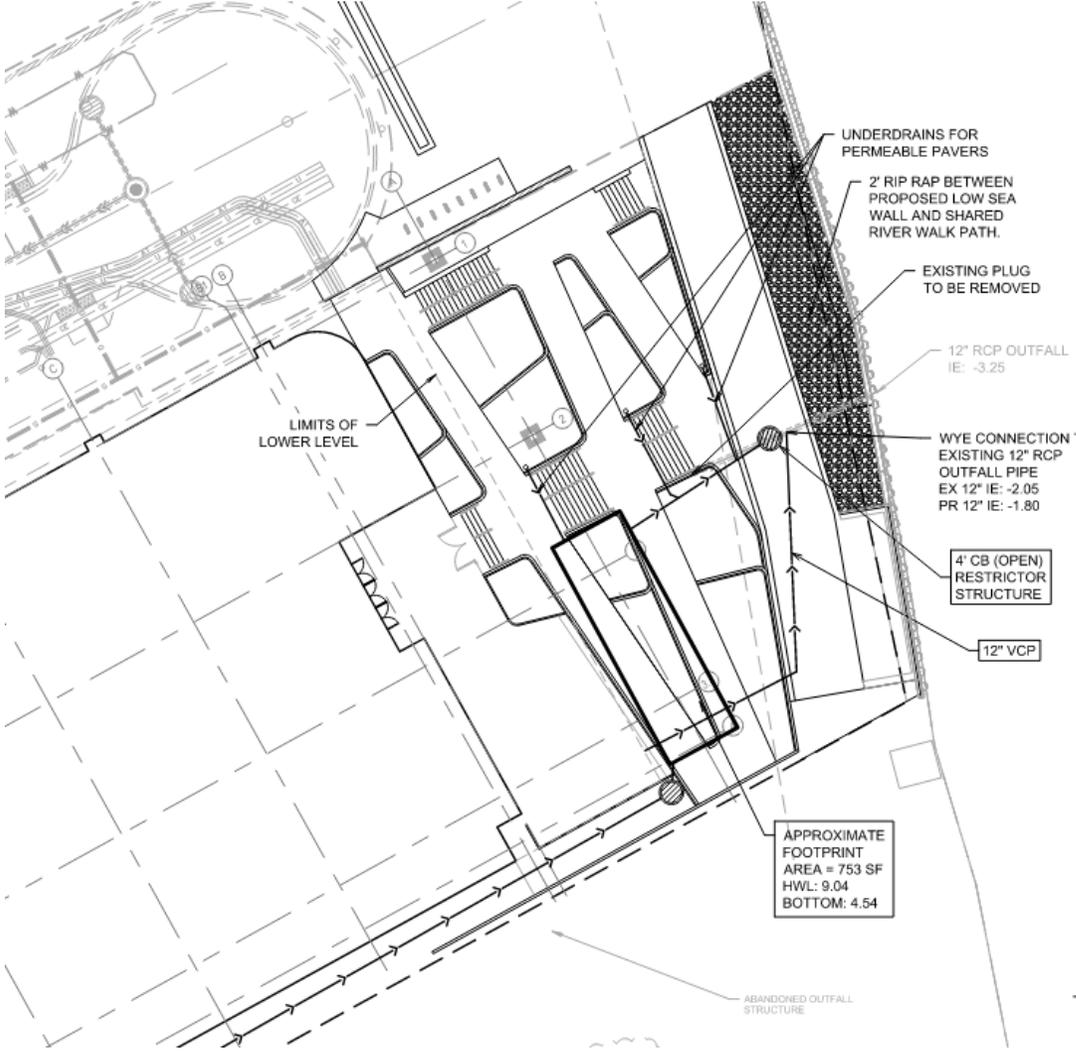
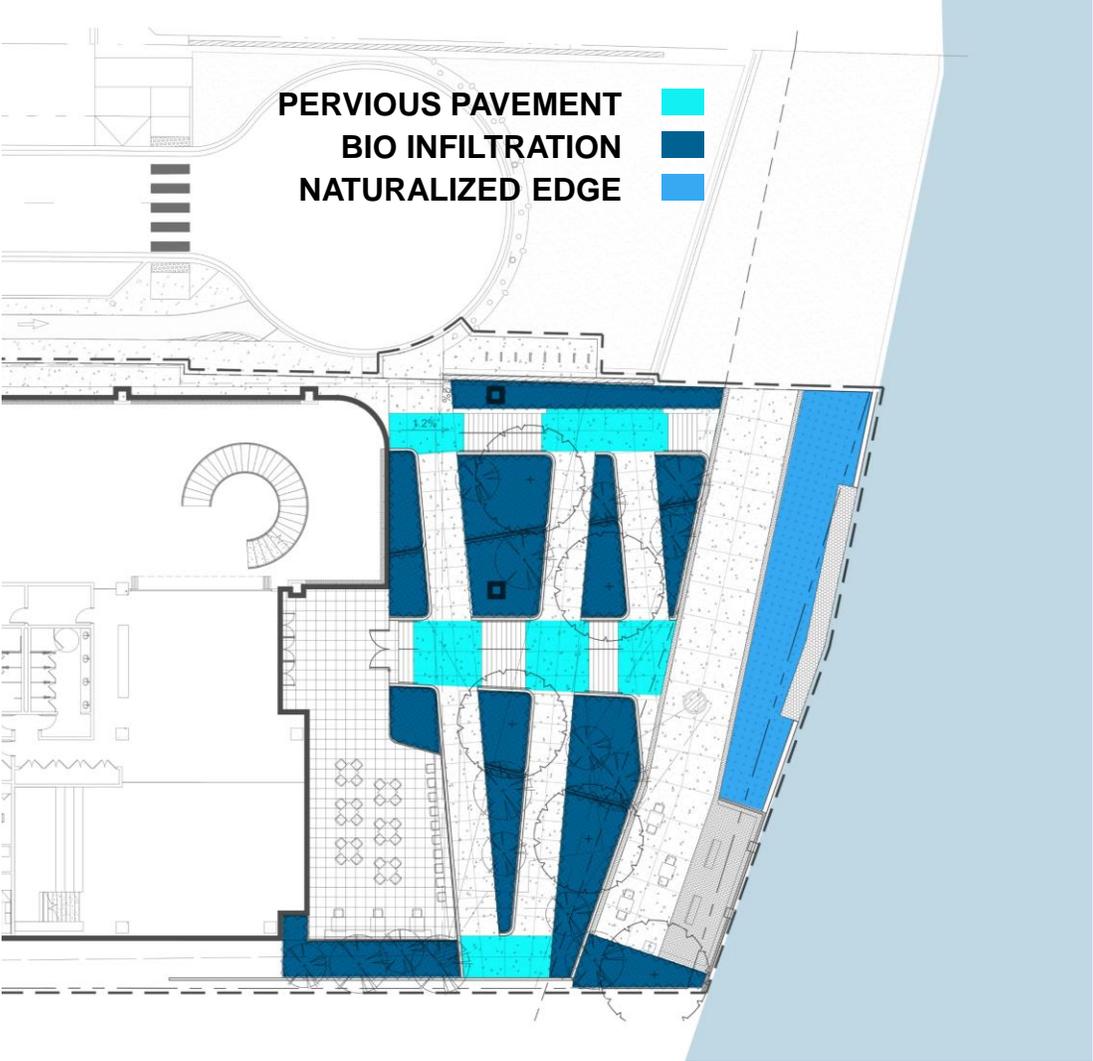
6. 4.5.2 UNDERBRIDGE CONNECTIONS
7. 4.5.3 ENHANCED CONNECTIONS TO STREET & TRANSPORTATION NETWORK

GENERAL LEGEND

1. Directional Signage
2. Concrete Pavers (Pervious)
3. The River Balcony
4. Stainless Steel Guardrail & Handrails
5. Future Riverwalk Connections
6. Litter Receptacles
7. Emergent Planting
8. Riparian / Riverbank Planting
9. Upland Planting



STORMWATER INFILTRATION STRATEGY



STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

SUSTAINABLE DEVELOPMENT POLICY

LEED SILVER	80 points
80% WASTE DIVERSION	10 points
EV CHARGING STATIONS	10 points

50 4 18 38 Total Points Certified: 40-49 pts (46 Recommended) Silver: 50-59 pts (56 Recommended) Gold: 60-79 (66 Recommended) Platinum: 80+ (86 Recommended)

Y	TY	YN	N	1	Integrative Process	1 point	Team
Y				1	Credit 1 Integrative Process	1	C MEP

Y	TY	YN	N	18	1	Location + Transportation	20 points	Team
				1	1	Credit 1 LEED for Neighborhood Development Location	20	C LD
				2		Credit 2 Sensitive Land Protection	2	C A
				2		Credit 3 High Priority Site	3	CV A
				6		Credit 4 Surrounding Density + Diverse Uses	6	LD
				6		Credit 5 Access to Quality Transit	6	LD
				1		Credit 6 Bicycle Facilities	1	
				1	1	Credit 7 Reduced Parking Footprint	1	
				1		Credit 8 Green Vehicles	1	

Y	TY	YN	N	5	6	Sustainable Sites	11 points	Team
Y						Req 1 Construction Activity Pollution Prevention	Req	CV GC
				1		Credit 1 Site Assessment	1	CV
				1	2	Credit 2 Site Development - Protected or Restore Habitat	2	CV
				1		Credit 3 Open Space	1	CV LA
				2	3	Credit 4 Rainwater Management	3	CV LA
				2		Credit 5 Heat Island Reduction	2	A LA
				1	1	Credit 6 Light Pollution Reduction	1	LC MEP
				1		Credit 7 Tenant Design and Construction Guidelines	1	C

Y	TY	YN	N	5	2	1	3	Water Efficiency	11 points	Team
Y								Req 1 Outdoor Water Use Reduction	Required	LA
Y								Req 2 Indoor Water Use Reduction	Required	MEP
Y								Req 3 Building-level Water Metering	Required	MEP
				2				Credit 1 Outdoor Water Use Reduction	2	LA
				3	1	2		Credit 2 Indoor Water Use Reduction	6	MEP
				1		1		Credit 3 Cooling Tower Water Use	2	MEP
				1				Credit 4 Water Metering	1	MEP

Y	TY	YN	N	7	2	3	21	Energy + Atmosphere	33 points	Team
Y								Req 1 Fundamental Commissioning + Verification	Required	CX MEP
								Req 2 Minimum Energy Performance	Required	MEP
								Req 3 Building-level Energy Metering	Required	MEP
								Req 4 Fundamental Refrigerant Management	Required	MEP
				5		1		Credit 1 Enhanced Commissioning	6	CX MEP
				2		1	15	Credit 2 Optimize Energy Performance	18	MEP
				1		1		Credit 3 Advanced Energy Metering	1	MEP

Y	TY	YN	N	5	8	Materials + Resources	14 points	Team
Y						Req 1 Storage + Collection of Recyclables	Required	A LD
Y						Req 2 Construction and Demolition Waste Management Planning	Required	A GC
				1		Credit 1 Building Life-Cycle Impact Reduction	6	C A LD
				1	1	Credit 2 Building Product Disclosure + Optimization - Environmental Product Declarations	2	GC FP
				1		Credit 3 Building Product Disclosure + Optimization - Sourcing of Raw Materials	2	GC FP
				1	1	Credit 4 Building Product Disclosure + Optimization - Material Ingredients	2	GC FP
				2		Credit 5 Construction + Demolition Waste Management	2	GC

Y	TY	YN	N	5	2	3	Indoor Environmental Quality	10 Points	Team
Y							Req 1 Minimum IAQ Performance	Required	MEP
Y							Req 2 Environmental Tobacco Smoke Control	Required	C LD
				1	1		Credit 1 Enhanced Indoor Air Quality Strategies	2	MEP
				2	1		Credit 2 Low Emitting Materials	3	GC A LD
				1			Credit 3 Construction Indoor Air Quality Management Plan	1	GC
				1	3		Credit 4 Daylight	3	LD A
				1			Credit 5 Quality Views	1	A LD

Y	TY	YN	N	3	2	1	Innovation	6 Points	Team
				1		1	Credit 1.1 Innovation: Parking Reduction	1	MEP TC
				1			Credit 1.2 Innovation: Double HPD- healthy product declarations	1	C
				1			Credit 1.3 Innovation: Low mercury lamps	1	TC LD
					1		Credit 1.4 Innovation: TBD	1	TBD
					1		Credit 1.5 Innovation: Must be a pilot credit	1	TBD
				1			Credit 2 LEED Accredited Professional	1	LD

Y	TY	YN	N	1	3	1	Regional Priority	4 Points	Team
						1	Credit 1 Regional Priority: EAc3 Advanced energy metering	1	LD
					1		Credit 2 Regional Priority: IAQc1 Enhanced indoor air quality strategies	1	LD
				1			Credit 3 Regional Priority: LTc3 High priority site	1	LD
					1		Credit 4 Regional Priority: MRC1 Building life-cycle impact reduction	1	LD
					1		Credit 5 Regional Priority: SSc2 Site development - protect or restore habitat	1	LD
					1		Credit 6 Regional Priority: SSc4 Rainwater management	1	LD

(A) Architect (Gensler) (GC) General Contractor
 (LD) LEED Consultant (CX) Commissioning Agent
 (C) Client (LC) Lighting Consultant
 (MEP) MEP Engineer (TC) Technology Consultant
 (LA) Landscape Architect (FP) Furniture Provider
 (CV) Civil Engineer



ECONOMIC AND COMMUNITY BENEFITS

- North Branch Bonus: \$ 1,543,375
- Industrial Conversion Fee: \$ 521,405
- Construction Jobs: 600 - 650
- Permanent Jobs: 750 - 1,000
- New Publicly-Accessible Riverwalk Area, Development and Maintenance Agreement (DEMA) to be executed and recorded prior to permit issuance
- Project will comply with the M/WBE and local hiring requirements of the RDAs