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

APRIL 15, 2021
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
EAST | RIVERWALK

AERIAL VIEW FROM NORTHEAST DIRECTION
PEDESTRIAN CONTEXT

AERIAL SITE VIEW

VIEW FROM THROOP LOOKING EAST
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 + 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.
TYPICAL PLAN
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-01 - PERFORATED METAL PANEL
MC-01 - INORGAMET
CUSTOM FINISH METAL PANEL
VISUAL GLASS - VITRO SOLARIA 60 SAPPHIRE

FAÇADE SECTIONS
Building Materials
Level 3 - 8 South Facade
Building Materials
Level 3 - 8 North Facade
Building Materials

Balcony

CUSTOM FINISH METAL PANEL
MT-01 PERFORATED METAL
VINYL GLASS / VITRO SOLARRIAN 90 AGLT
W-01 WOOD DECOR
Building Materials

Mechanical Screen

CUSTOM FINISH METAL PANEL
MCP - GRAY GRAY MTL
MCP METAL PANEL SCREEN / CORR MTL
CUSTOM FINISH METAL PANEL

FAÇADE SECTIONS
31

URBAN DESIGN

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.
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.

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

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

OPEN SPACE + LANDSCAPING
RIVER EDGE SECTION

70' to 100'

OPEN SPACE + LANDSCAPING

+ Increased Setback
+ Expanded Seating Area(s)
+ Enhanced Connections to Street and Transportation Network
+ New Naturalized Shoreline*
**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 ¾”;
- 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

PERVIOUS PAVEMENT
BIO INFILTRATION
NATURALIZED EDGE
# SUSTAINABLE DEVELOPMENT POLICY

**LEED SILVER**

80% WASTE DIVERSION

## EV CHARGING STATIONS

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## LEED 80% WASTE DIVERSION

80 points

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## SUSTAINABLE DEVELOPMENT POLICY
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