



# CHICAGO PLAN COMMISION Department of Planning and Development

1300 West Carroll Ave. (27th Ward - Alderman Walter Burnett Jr.) 1300 W. Carroll Owner, LLC



#### Community Data Snapshot | Near West Side



#### **Population and Households**

The population and household tables include general demographic, social, and economic characteristics summarized for Near West Side.

#### General Population Characteristics, 2020

	Near West Side	City of Chicago	CMAP Region
Total Population	67,881	2,746,388	8,577,735
Total Households	33,918	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	23.7	1.9	1.7
Percent Population Change, 2000-20	46.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

#### Race and Ethnicity, 2016-2020

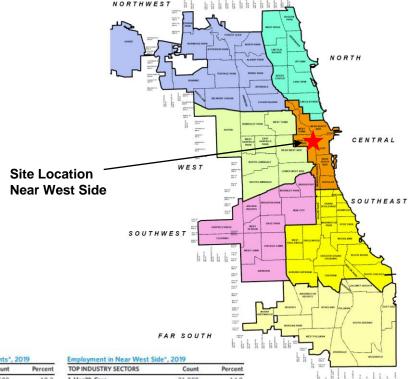
	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,402	43.6	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	6,275	10.0	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	15,213	24.2	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	11,625	18.5	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	2,301	3.7	67,780	2.5	209,283	2.5
Source: 2016-2020 American Community Survey five	e-year estimates.				Universe: Tota	l population

#### Age Cohorts, 2016-2020

	Near	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent	
Under 5	3,744	6.0	165,844	6.1	508,895	6.0	
5 to 19	7,911	12.6	451,994	16.7	1,624,354	19.2	
20 to 34	25,868	41.2	741,583	27.5	1,781,246	21.1	
35 to 49	13,171	21.0	541,728	20.1	1,688,609	20.0	
50 to 64	7,358	11.7	456,024	16.9	1,625,883	19.2	
65 to 74	3,033	4.8	198,316	7.3	713,897	8.4	
75 to 84	1,107	1.8	99,423	3.7	348,205	4.1	
85 and Over	624	1.0	44,435	1.6	160,449	1.9	
Median Age	31.7		34.8		37.7		

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population



Employment of Near West Side Residents\*, 2019

TOP INDUSTRY SECTORS	Count	Percent	
1. Professional	5,600	18.2	
2. Health Care	3,840	12.5	
3. Finance	3,225	10.5	
4. Education	2,867	9.3	
5. Administration	2,363		
TOP EMPLOYMENT LOCATIONS			
1. The Loop	8,899	28.9	
2. Outside of Chicago	8,758	28.4	
3. Near West Side	4,838	15.7	
4. Near North Side	3,184 1		
5. West Town	540	40 1.8	

1. Health Care 21,808 14.9 2. Professional 19,937 13.7 3. Administration 16.497 11.3 4. Finance 16,038 11.0 5. Education 15,411 10.6 TOP RESIDENCE LOCATIONS 1. Outside of Chicago 70.851 48.6 2. Lake View 5,023 3.4 3. West Town 4.942 3.4 4. Near West Side 4,838 3.3

4.525

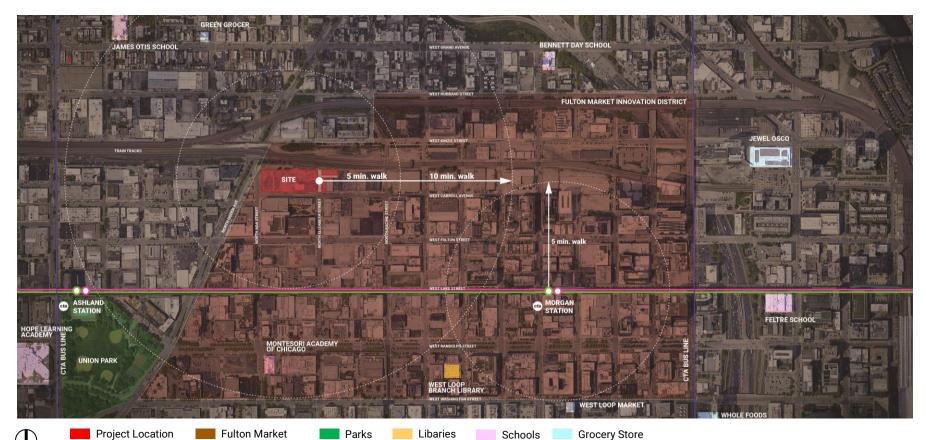
3.1

5. Near North Side

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

Innovation District







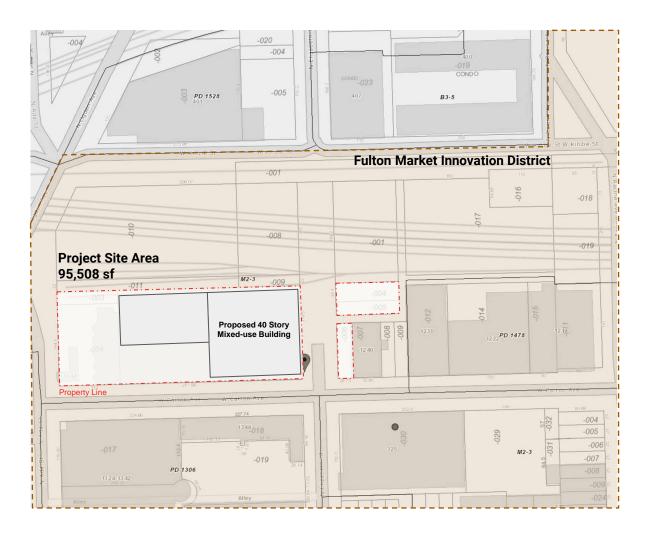
Fulton Market
Innovation District

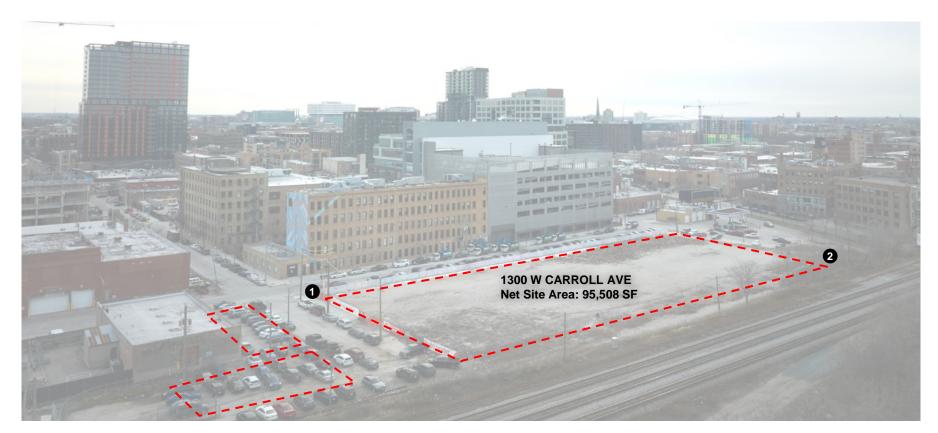
Proposed Building

#### **Existing Zoning**

Source: Chicago Zoning and Land Use Map (Department of Planning and Development)





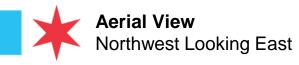


## Existing Site Context





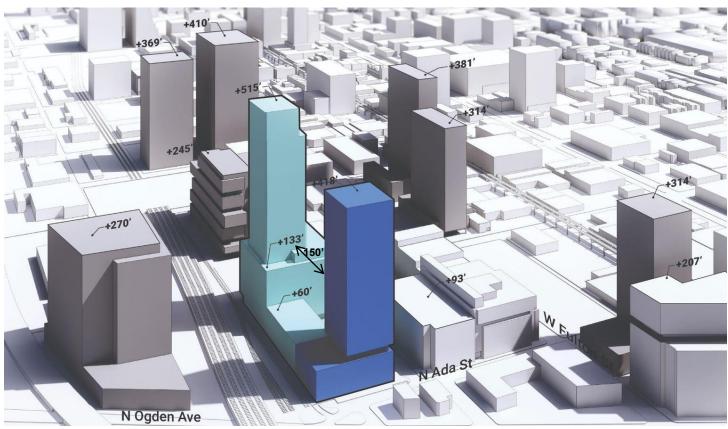
1 Southeast Corner Ogden Ave. and Ada St. 2 Northwest Corner Carroll Ave. and Elizabeth St.

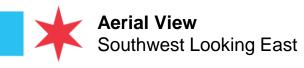


Phase I

Phase II

Local PDs

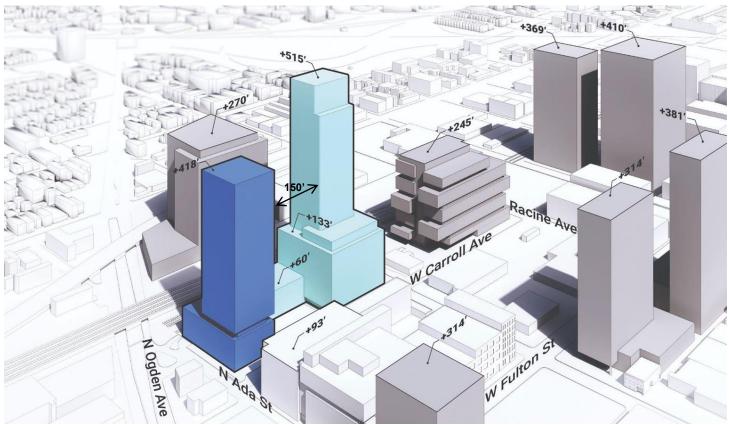




Phase I

Phase II

Local PDs





### WEST LOOP DESIGN GUIDELINES

City of Chicago. \* Department of Planning & Development. \* September 2017

#### West Loop Design Guidelines

City of Chicago
Department of Planning and Development
September, 2017

Assist in development and define standards to preserve character, high quality design, and dynamic nature of the WestLoop neighborhood.



#### **Fulton Market Innovation District Plan**

City of Chicago

Department of Planning and Development February, 2021 (Updated)

Accommodate new development while protecting fundamental characteristics of the area, including the historic and cultural assets.



### **Project Timeline and Community Outreach**

#### As presented to DPD and Community

Fall 2021

Winter 2022



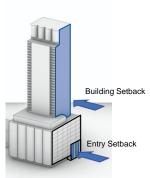


#### **Current Design**

Spring 2023







**Application Introduced** 

**Community Group Meetings** 

West Central Association (WCA)
West Loop Community Organization (WLCO)
Neighbors of West Loop (NOWL)

**Community Meeting** 

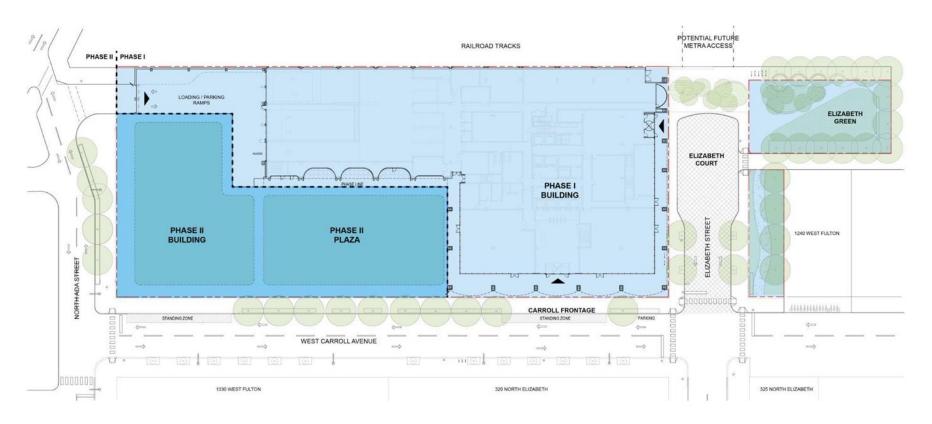
November 17, 2021

November 17, 2021 December 7, 2021 December 13, 2021

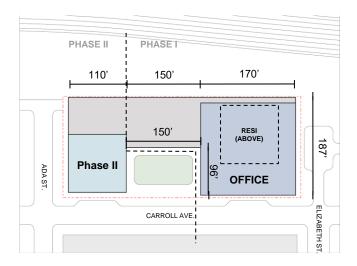
February 22, 2023

- FAR reduced from 11.5 to 10.0
- Replaced "bar" typology with a "point" building for a less visually-dense skyline.
- Increased open space by 14,680 SF, a 63% increase.
- Reduced podium size.
- Reduced total residential unit count from 971 to 741.
- Located portion of parking below grade and reduced height of parking deck.
- Relate facade of residential entry at the ground floor to building above.
- Inset residential entry to create more recognizable residential address.

## Phasing Strategy







#### Total FAR

Net Site Area 95,508 sf Total FAR Area 955,080 sf Area of Public Right-of-Ways 39,337 sf Total Units 741

10.0

Total Units 741 Total Parking Spaces 405

#### phase I (residential & office)

 FAR
 9.4

 Net Site Area
 65,297 sf

 Parking Spaces
 249

 Residential Above Ground
 199

 Office Below Ground
 50

Residential Building
Units 361
Height 515 ft

#### phase II (residential option) (subject to future site plan approval)

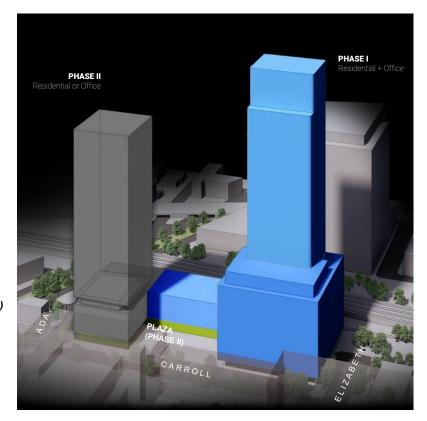
 FAR
 11.3

 Net Site Area
 30,211 sf

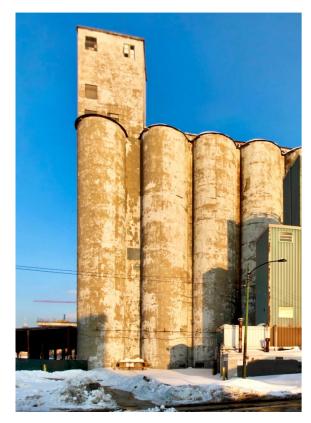
 Parking Spaces
 156

 Units
 380

 Height
 418 ft















Aluminum Cladding Painted, Textured, or Perforated



Insulated Vision Glass



Cementitious Cladding



Biodiverse Planting





### **New and Existing Streetscape**

View of residential drop off and open space along Elizabeth St.



**Existing View** 





### **New and Existing Streetscape**

Pedestrian view of retail arcade along Carroll Ave.



**Existing View** 





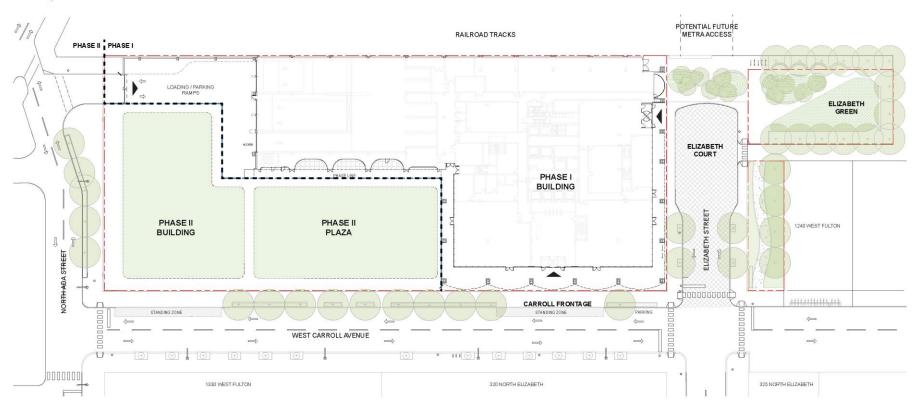
### **New and Existing Streetscape**

Pedestrian view of residential entry along Elizabeth St.



**Existing View** 











**Plans** 

Level 3: Office and Typical Parking



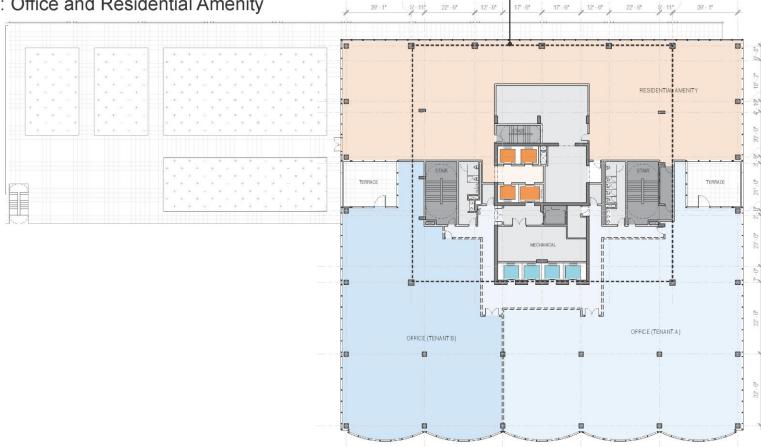
**Building Above** 



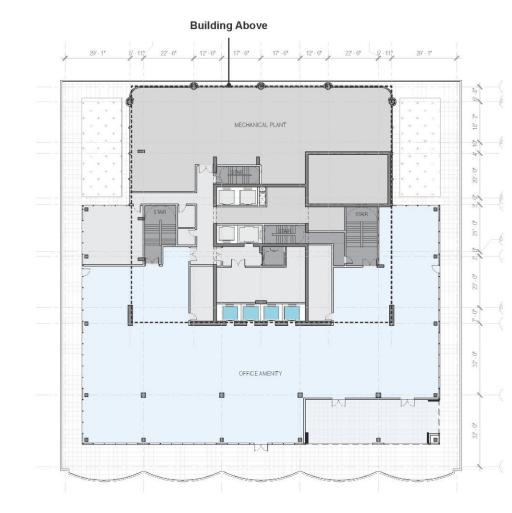
**Plans** 

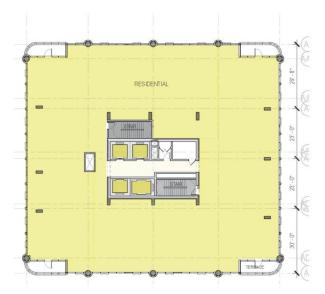
Level 5: Office and Residential Amenity



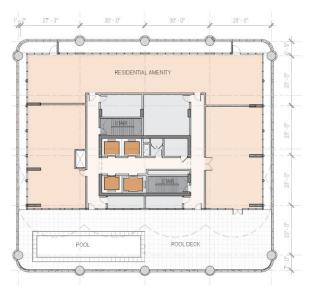






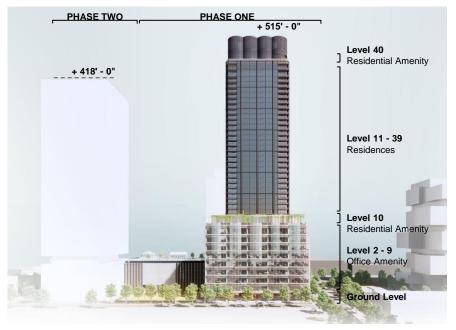


**Level 12**Typical Residential Plan



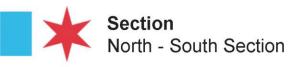
Level 39 Rooftop Amenity Level

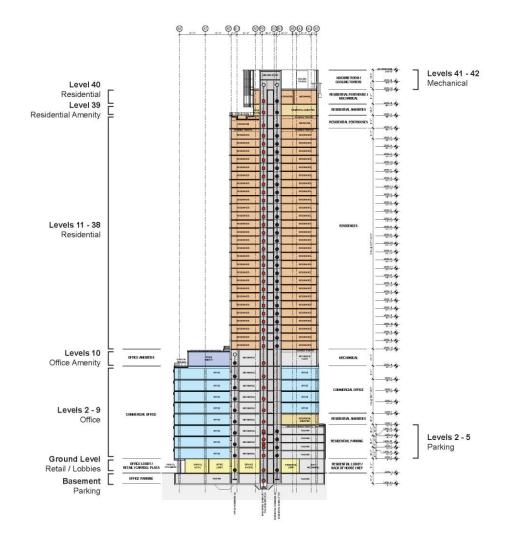


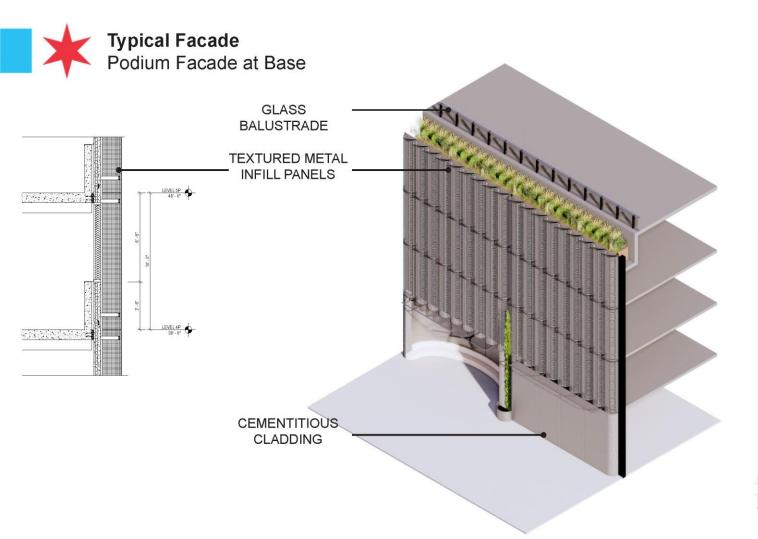


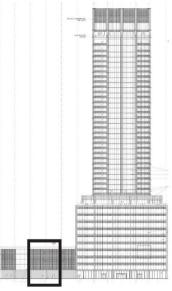


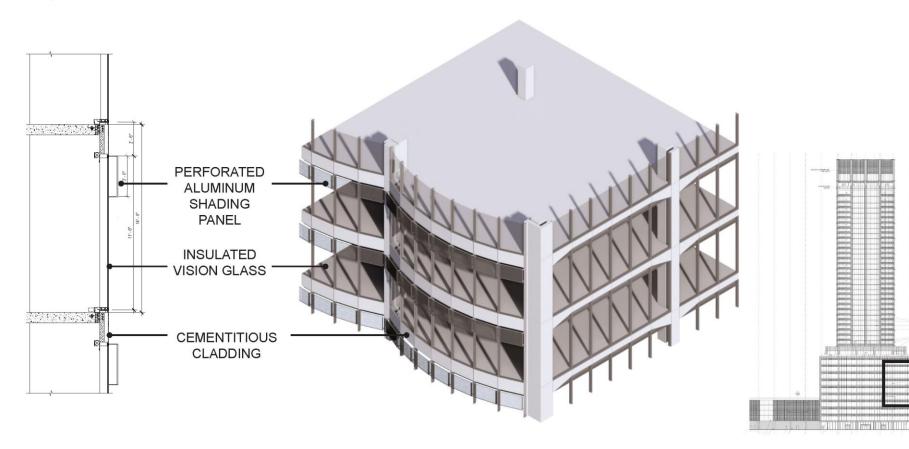
South North

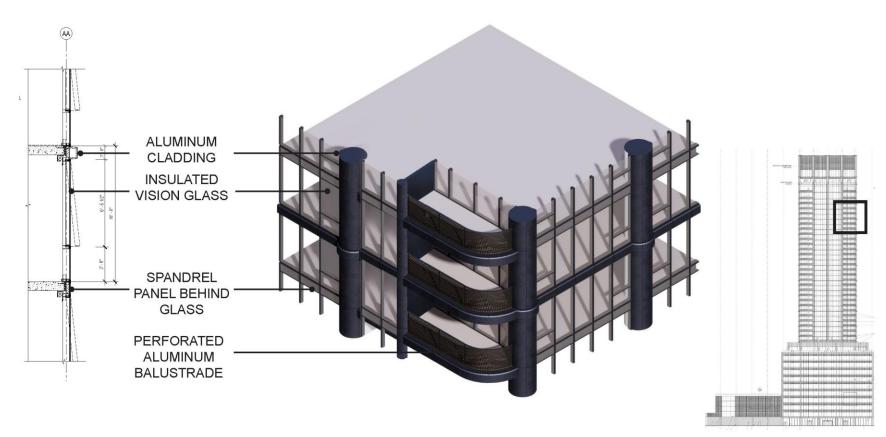


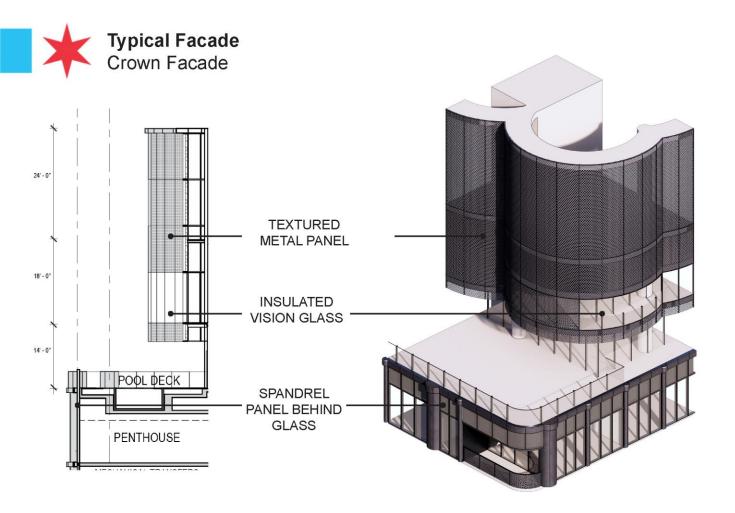


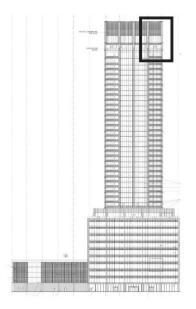






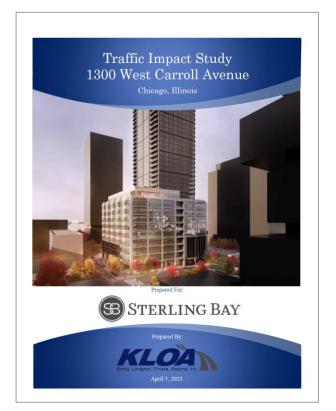






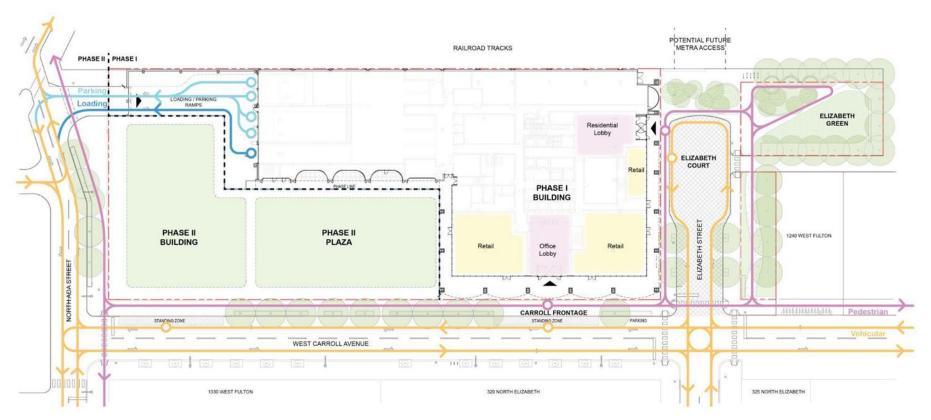


- Overall, the existing street system has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- Access to the 1300 W. Carroll Avenue development will be provided via an access drive on Ada Street. This access drive will be able to adequately accommodate traffic to the proposed development.
- A traffic signal at the intersection of Ogden Avenue with Carroll Avenue is not warranted during either peak hour.
- As part of other planned developments, it was recommended that the intersections of Carroll Avenue with Elizabeth Street and Ada Street be improved to provide high visibility crosswalks, sidewalks and associated pedestrian facilities.





### **Streetscape and Landscape Plan**



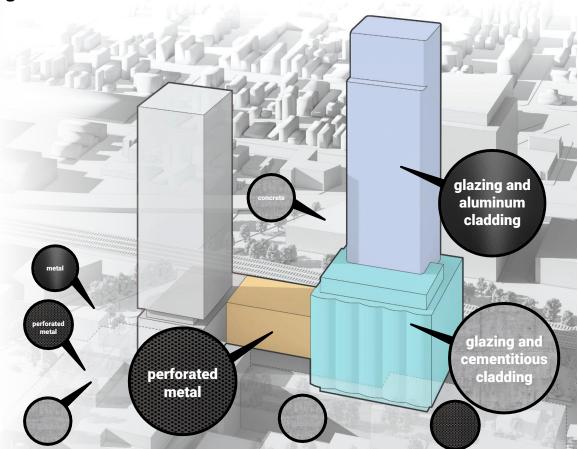


#### 1.1 Design Excellence (1.1.6)

"Encourage new development to respect the urban authenticity of existing historic buildings rather than encourage mimicry or replication of historic building designs and details in new buildings.

#### 1.6 Material Guidelines (1.6.3)

"Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture. New buildings and additions may employ alternative materials...that compliment and maintain a design vocabulary and scale that is appropriate to the street block face and district."





#### 1.1 Design Excellence (1.1.8)

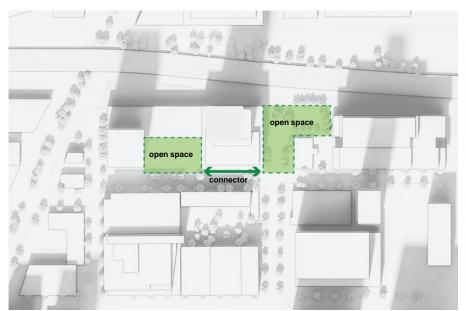
"Ensure access to high quality open space by creating a safe, comfortable, accessible, vibrant, and attractive public realm and pedestrian environment."

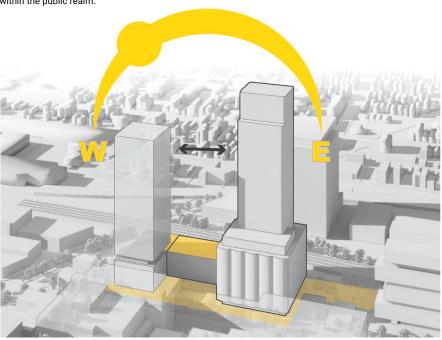
#### 2.3 Tower Design Impacts to the Public Realm (2.3.2)

"For larger sites, design building program into thinner structure to allow for publicly accessible open spaces on site. This space could be used for outdoor cafes, or for leisure space for building occupants and the general public."

#### 2.3 Tower Design Impacts to the Public Realm (2.3.1)

"Where appropriate, design residential uses into a thinner and taller tower form that is set back to allow for more solar access within the public realm."







#### 2.4 Height Transitions (2.4.3)

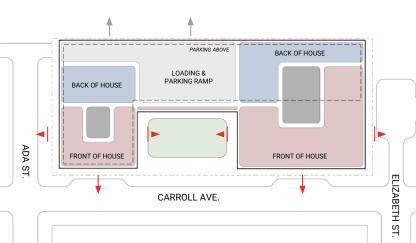
"When multiple towers are located on a single site or block, a diversity of heights related to the context should be used."



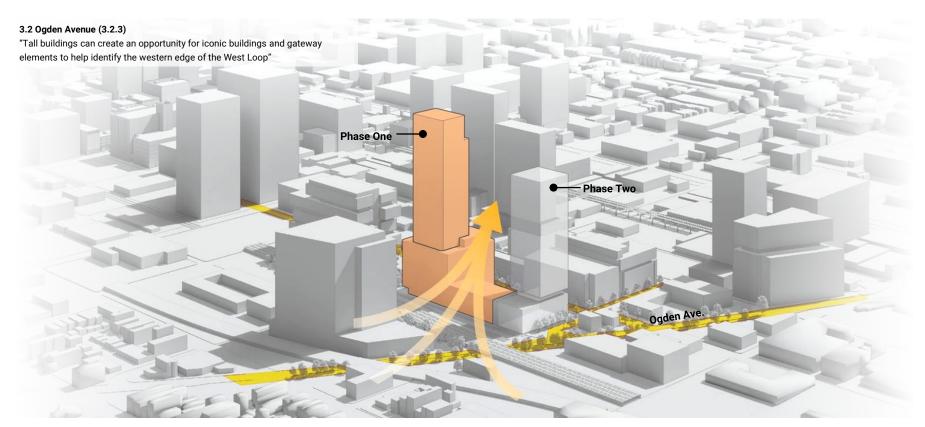
#### 1.4 Location & Buffering of Parking Podiums (1.4.2)

"Locate active building program elements along the street frontages to screen the parking podium."

METRA









### **Sustainable Development Policy**











### **Office Building**

100 Points Total

#### **LEED Silver (80 points)**

Projects will comply with requirements to meet USGBC LEED Silver v4

### Green roof will cover more than 50% of the project (10 points)

Project will have both extensive and intensive green roof to absorb stormwater and reduce urban heat island effect.

#### **Bikeshare Sponsorship (5 points)**

Project will provide a 15 dock Divvy station.

#### **EV Charger Readiness (5 points)**

### **Residential Building**

100 Points Total

#### **Green Globes 2-Globes (70 points)**

### Green roof will cover more than 50% of the project (10 points)

Project will have both extensive and intensive green roof to absorb stormwater and reduce urban heat island effect.

#### **Bikeshare Sponsorship (5 points)**

Project will provide a 15 dock Divvy station.

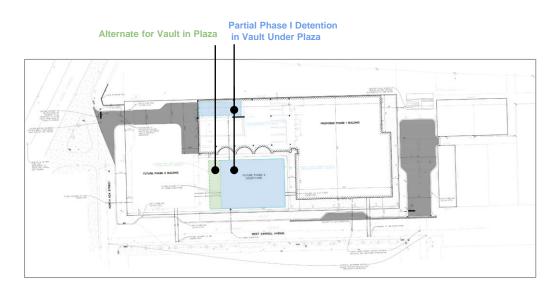
#### **EV Charger Readiness (5 points)**

80% Waste Diversion (10 points)



#### **Stormwater Management Ordinance Compliance**

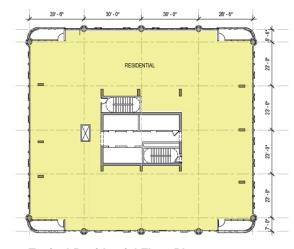
- Stormwater Management is designed to comply with Chapter 11-18 Stormwater Management of the Municipal Code of Chicago and The Department of Water Management 2016 Regulations for Sewer Construction and Stormwater Management.
- The site will meet or exceed the Rate Control, Volume Control, Erosion and Sediment Control, and Operation and Maintenance requirements set forth in the referenced documents through the use of underground detention and stormwater Best Management Practices (BMP's).
- The site will release stormwater at a rate consistent with the capacity of the City's sewer system, retain runoff as possible to reduce hydrologic modification effects of new development, and control construction erosion and sedimentation impacts generated from construction activities.





### **Affordability Requirements**

Unit Type	Overall Number	Number Affordable
Studio	81	16
Conv.	54	11
1 Bedroom	167	33
2 Bedroom	59	12



361 72

Typical Residential Floor Plan

#### 20% Affordability Requirement

#### Phase 1

361 units overall

72.2 affordable units required and provided on site

Applicant has agreed to provide 72 affordable units on site and pay an in-lieu fee for the fractional 0.2 unit.

#### Project Falls within FMID

- Applicant has submitted a DOH intake to initiate the process and committed to work with DOH to exceed the 20% requirement of the 2021 ARO
- Applicant will continue to provide updates to DOH, including prior to building permit



### **Economic and Community Benefits**

#### **Community Considerations & Economic Impact**

Neighborhood Opportunity Fund Payment \$4,274,198

Affordable Housing Units 72

MBE / WBE Participation Goal 26% / 6%

Estimated Construction Jobs 1,000

New Trees Along Carroll Avenue

New Green Space Adjacent to Elizabeth Street

Total Open Space in Phase I 17,160 SF





### **DPD RECOMMENDATIONS**

- 1. The proposed development is in conformance with the West Loop Design Guidelines approved and adopted by the Chicago Plan Commission. The proposed residential and office high-rise buildings promote pedestrian scale and accessibility with active uses at the base and high-quality materials and design. In addition, the project will enhance the pedestrian experience with a ground floor open space accessible to the public.;
- 2. The proposed planned development allows flexibility in application of selected use, bulk, and development standards in order to promote excellence and creativity in building design and high-quality urban design (per 17-8-0105);
- 3. The proposed planned development complies with building orientation and massing (per 17-8-0905-B), as evidenced by locating active uses, doors, and windows adjacent to the sidewalk. Furthermore, the building façade, at pedestrian level, is appropriately scaled within the context of the existing streetscape;
- 4. The proposed planned development demonstrates Urban Design (per 17-8-0906-A), as evidenced by reinforcing desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics along West Carroll Ave., and North Elizabeth Street Street;
- 5. The proposed development complies with the standards and guidelines of Section 17-8-0900 (17-13-0609-A); and b. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0609-B);
- 6. Planned developments should be designed to promote pedestrian interest, safety, and comfort (17-8-0905-A). Buildings should be located abutting the sidewalk with doors, windows, and active uses adjacent to it. (17-8-0905-B-1). Primary pedestrian entrances should be located at sidewalk level and should be obvious to pedestrians by forming a significant focal element of the building (17-8-0905-B-2).