



CHICAGO PLAN COMMISSION

Department of Planning and Development

HALSTED POINTE

901 N HALSTED (27th Ward)

ONNI HALSTED STREET CHICAGO LLC

08/19/2020

Community Area Snapshot

COMMUNITY AREA INFORMATION*

Near North Side

Demographic Data

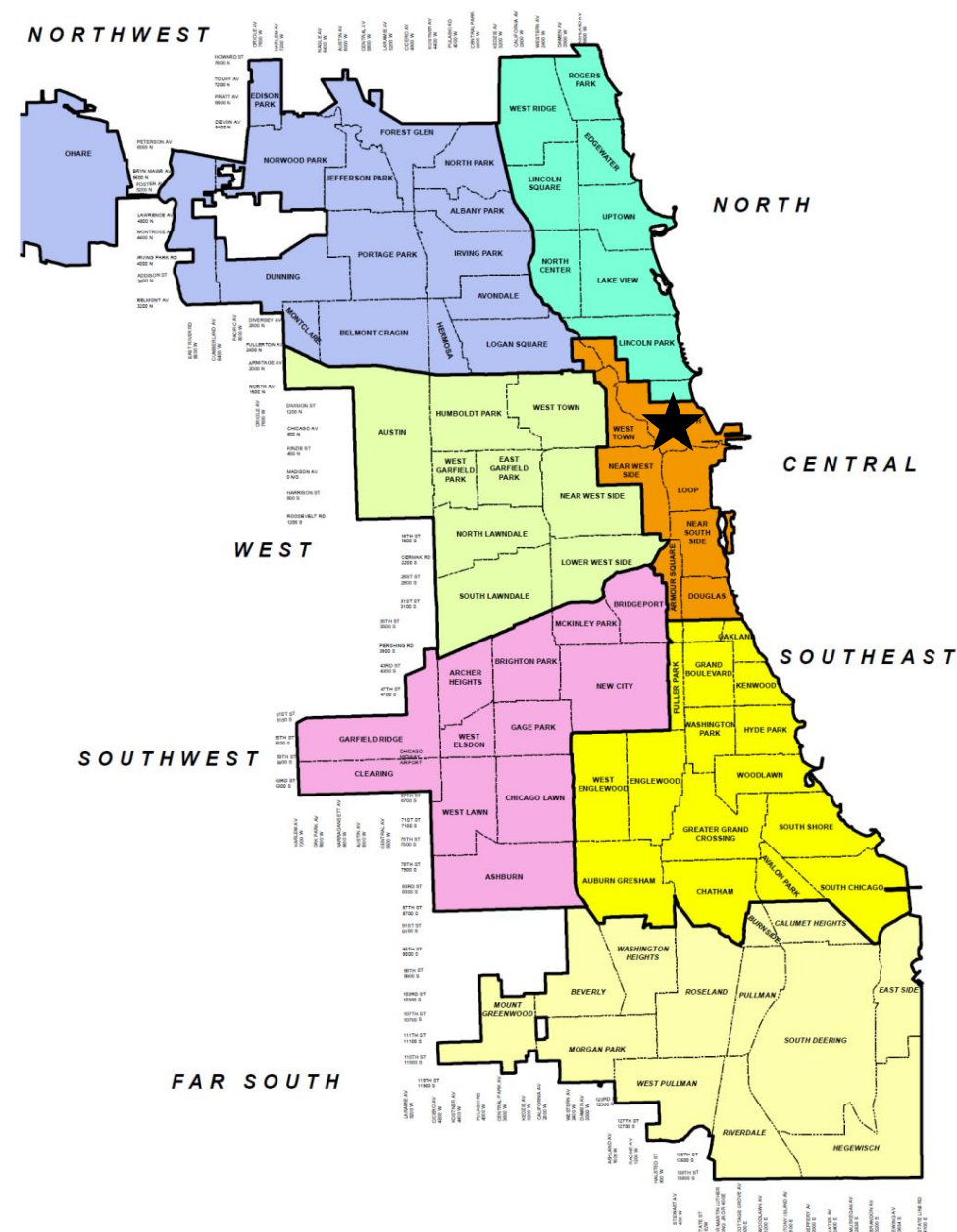
93,318 total population
41% of residents are between age 20-34
81.6% have a Bachelor's Degree or higher
\$106,026 median household income
75% in labor force

Race & Ethnicity Data

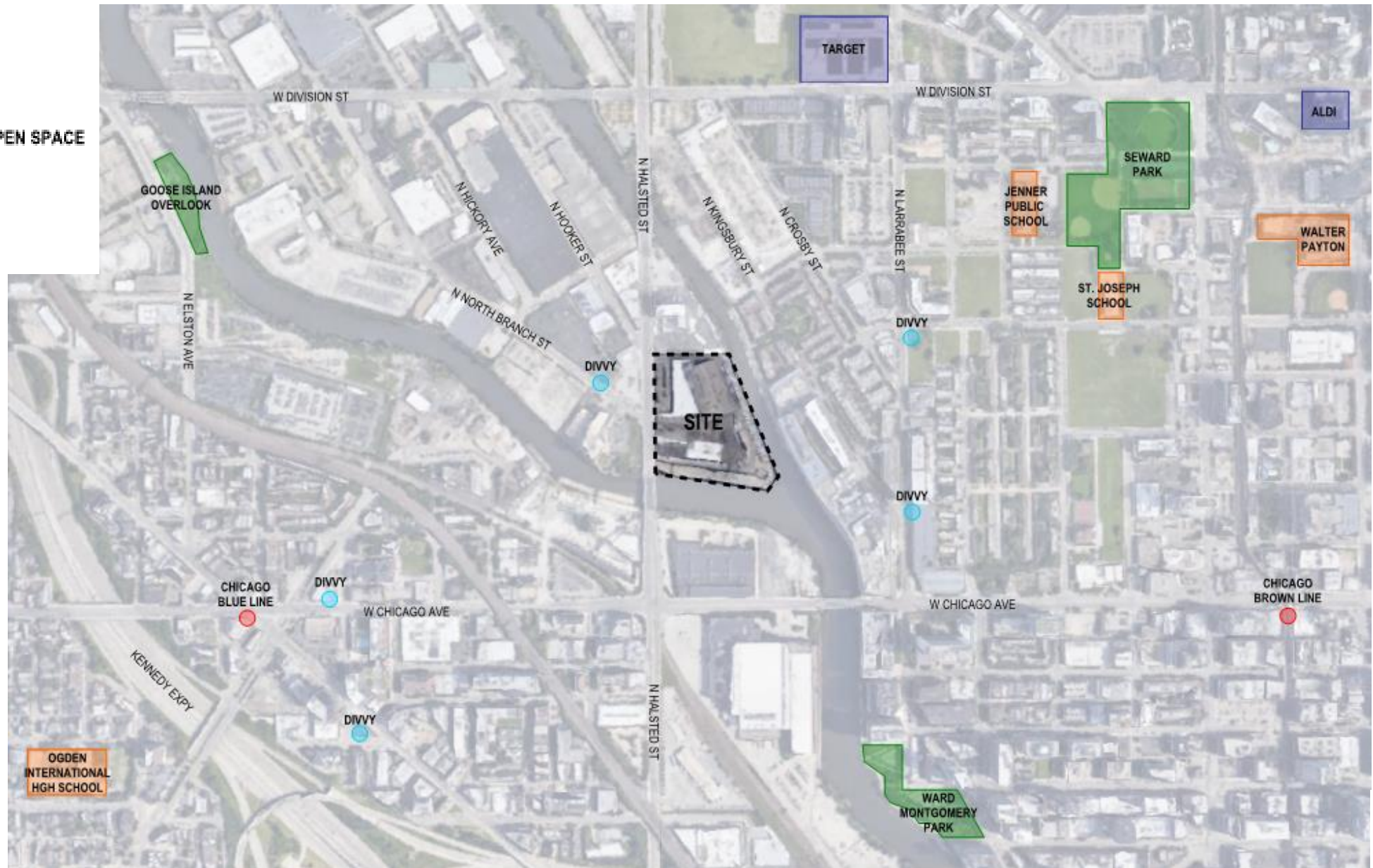
70.1% White (Non-Hispanic)
5.6% Hispanic or Latino (of Any Race)
8.2% Black (Non-Hispanic)
13.4% Asian (Non-Hispanic)
2.7% Other/Multiple Races (Non-Hispanic)

Land Use Data

17.4% Multi-Family Residential
16.7% Commercial
43.3% Transportation and Other



- GROcery
- EDUCATION
- PARKS & OPEN SPACE
- CTA
- DIVVY



SITE CONTEXT PLAN



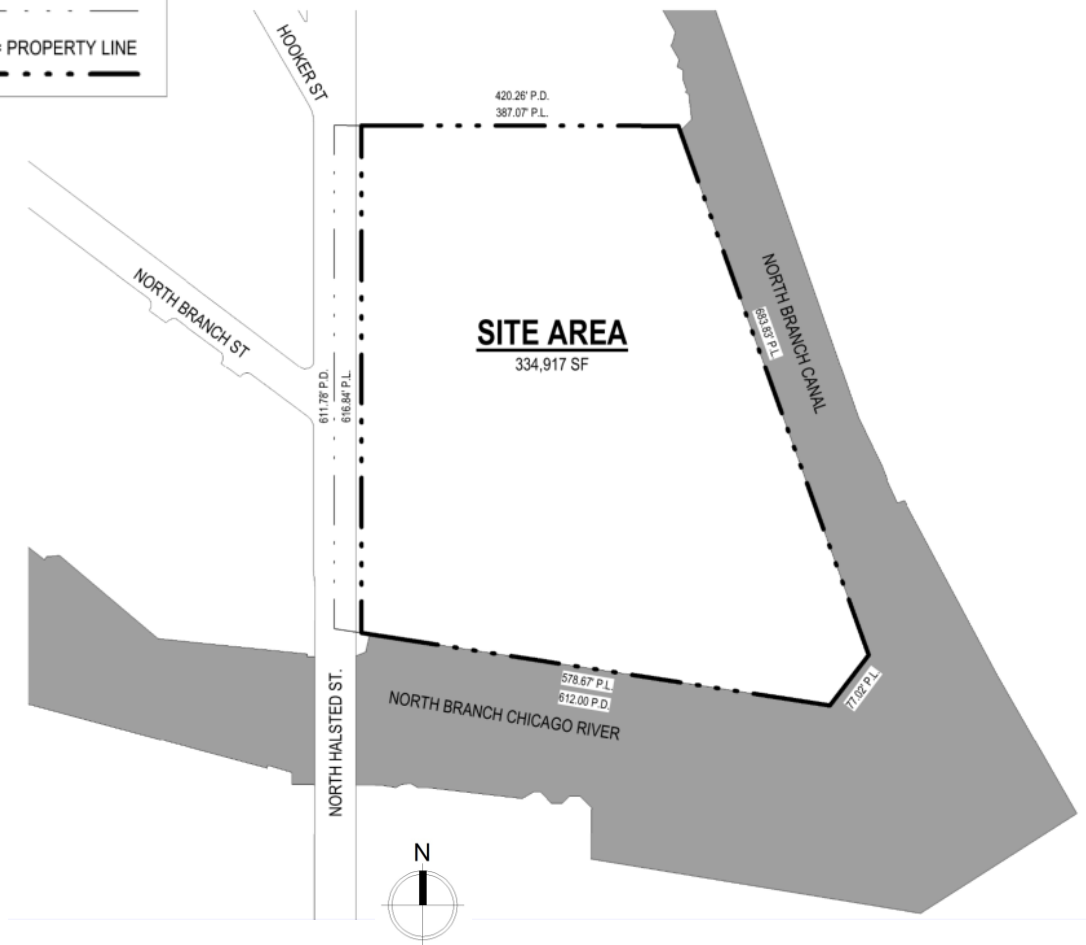
ZONING MAP – EXISTING ZONING



SITE CONTEXT PLAN – VIEW FROM SOUTHEAST

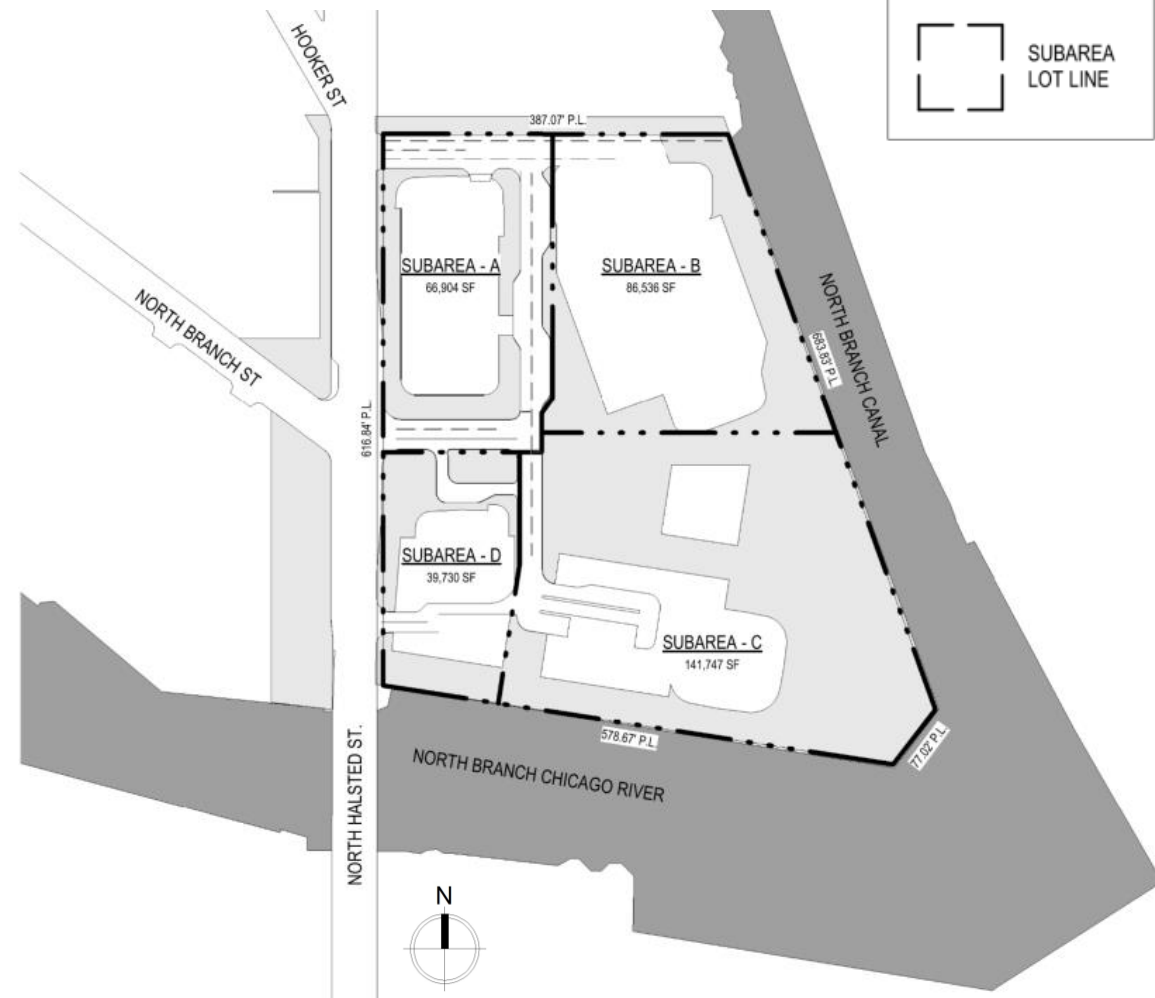
LEGEND

P.D. = P.D. BOUNDARY
 - - - - -
 P.L. = PROPERTY LINE
 — — — — —



LEGEND

SUBAREA LOT LINE
 []



- CTA BUS ROUTE
- CTA BROWN LINE
- CTA RED LINE
- CTA BLUE LINE
- METRA LINE
- WATER TAXI ROUTE
- PEDESTRIAN PATH
- BIKE ROUTE
- DIVVY STATION
- PROPOSED PEDESTRIAN BRIDGE
- POTENTIAL NORTH BRANCH PED/BIKE TRANSITWAY



BULK DATA TABLE

SITE AREA: 334,917 SF
PLANNED DEVELOPMENT AREA (ALLOWABLE): 2,712,827 SF

MAX DWELLING UNITS: 2,650
MAX HOTEL KEYS: 300
MAX FAR: 8.1

SUBAREA B*

MAX FAR: 10.93
MAX DU: 1,150
MIN PARKING: 500
RESIDENTIAL: 898,573 SF
RETAIL: 8,462 SF
COMMERCIAL: 0 SF

* FOR REFERENCE ONLY

SUBAREA A

MAX FAR: 8.35
MAX DU: 485
MIN PARKING: 200
RESIDENTIAL: 493,233 SF
RETAIL: 20,935 SF
COMMERCIAL: 0 SF

SUBAREA C*

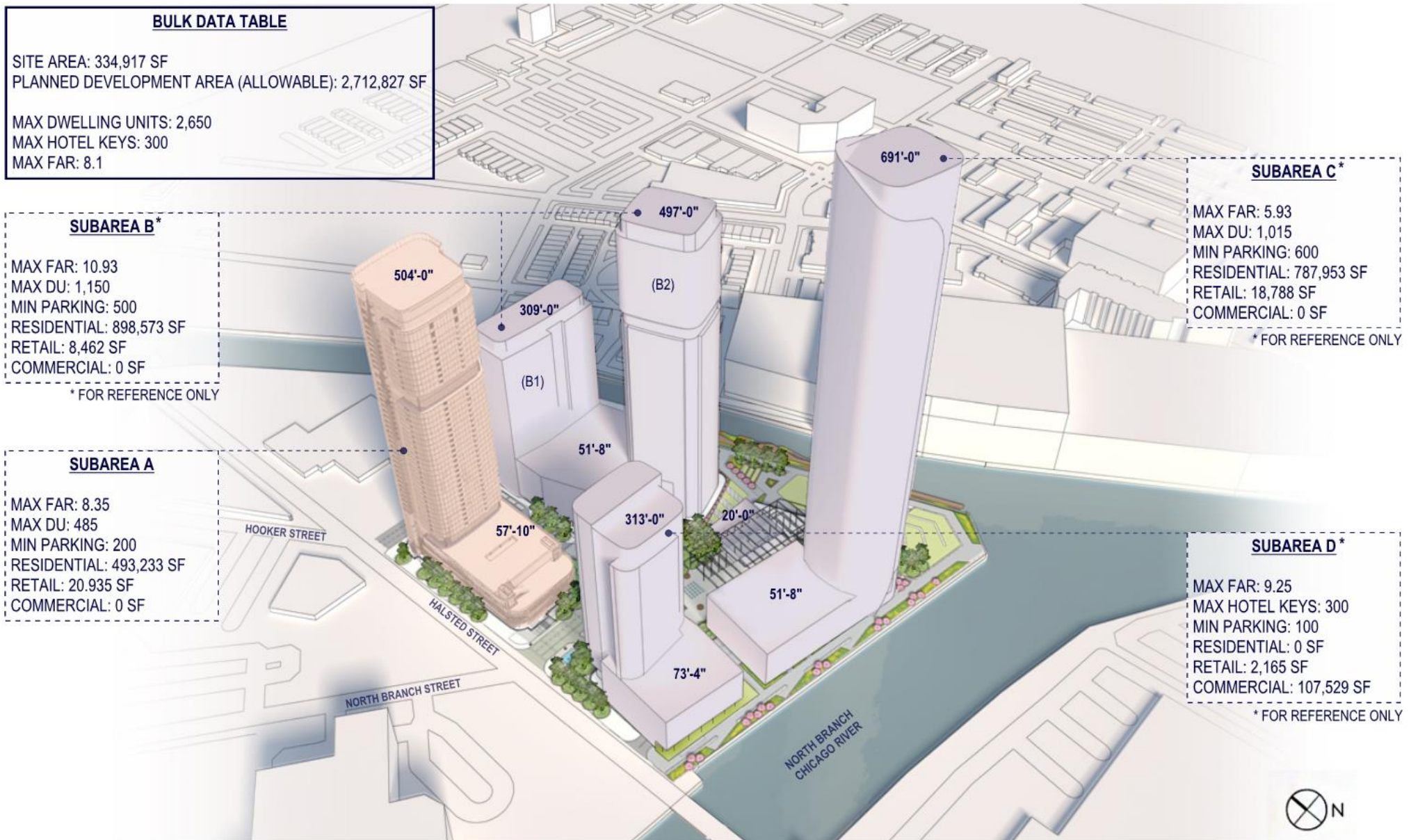
MAX FAR: 5.93
MAX DU: 1,015
MIN PARKING: 600
RESIDENTIAL: 787,953 SF
RETAIL: 18,788 SF
COMMERCIAL: 0 SF

* FOR REFERENCE ONLY

SUBAREA D*

MAX FAR: 9.25
MAX HOTEL KEYS: 300
MIN PARKING: 100
RESIDENTIAL: 0 SF
RETAIL: 2,165 SF
COMMERCIAL: 107,529 SF

* FOR REFERENCE ONLY





EXISTING AERIAL VIEW FROM SOUTHEAST DIRECTION

**RENDERING IN
PROGRESS**



EXISTING AERIAL VIEW FROM NORTHWEST DIRECTION

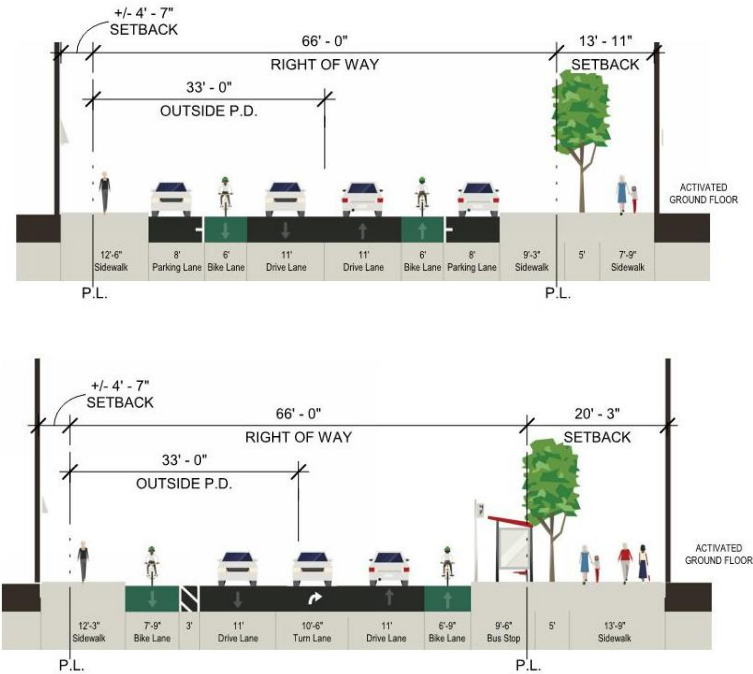
**RENDERING IN
PROGRESS**

PROPOSED AERIAL VIEW FROM NORTHWEST DIRECTION

Pedestrian Context

ADD PHOTO (NB)
PHOTO OF EXISTING STREET CONTEXT

**RENDERING IN
PROGRESS**

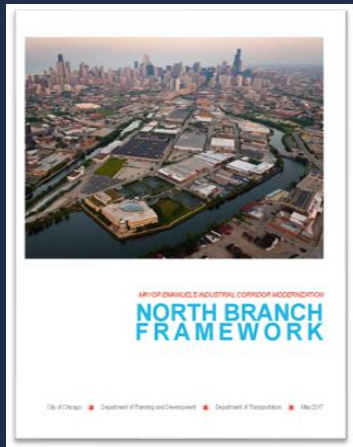




PEDESTRIAN CONTEXT – LOOKING SOUTHWEST

**RENDERING IN
PROGRESS**

★ Planning Context

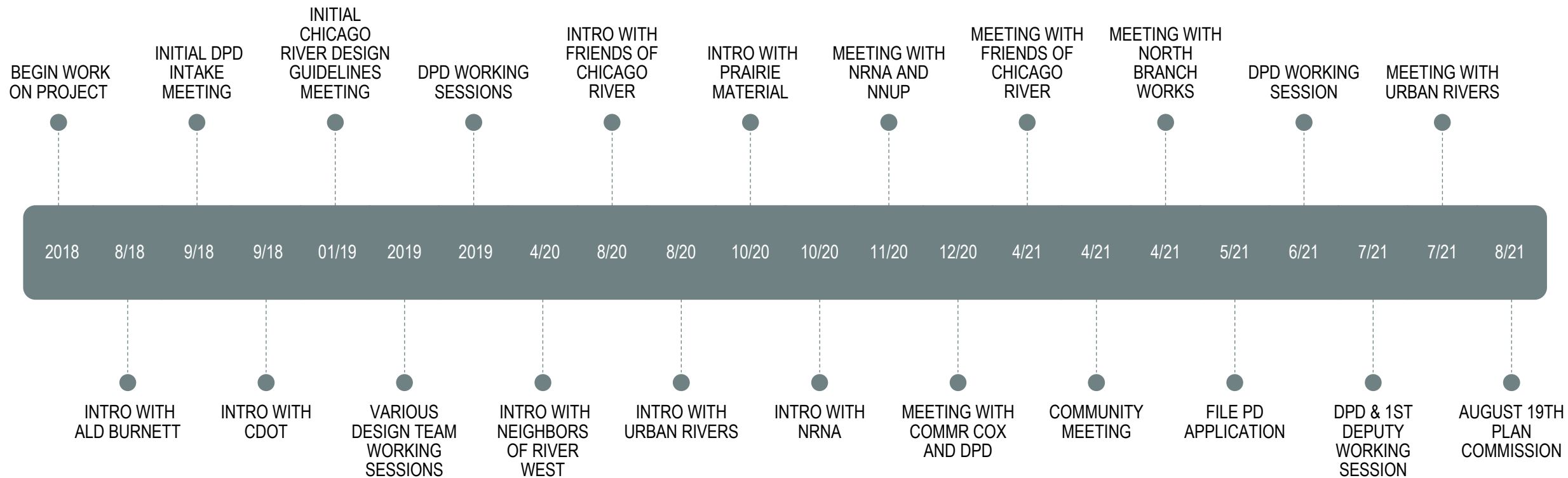


NORTH BRANCH FRAMEWORK PLAN

- May 2017
- Department of Planning and Development
- Plan Goals:
 - 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



Project Timeline + Community Outreach





Development Modifications

CHANGES MADE BASED ON DPD AND COMMUNITY FEEDBACK

COMMUNITY GROUPS

- Incorporated additional bike lane along North access drive in order to connect pedestrian users with contiguous site Riverwalk path
- Incorporated exterior dog run and additional seating elements within open space landscape
- Remove residential use from Phase 4 and design commercial building

CITY DEPARTMENTS

- Refined architectural design:
 - Phase One massing and design
 - Future phases 2 - 4 massing
 - Phase One podium
 - Incorporated active uses, setbacks, and further refined façade in order to enhance pedestrian experience
- Add 8' wide multi-use path along North access
- Allow for future bike connection on South access



SITE – BEFORE & AFTER



PHASE ONE – BEFORE & AFTER



SITE MASTER PLAN



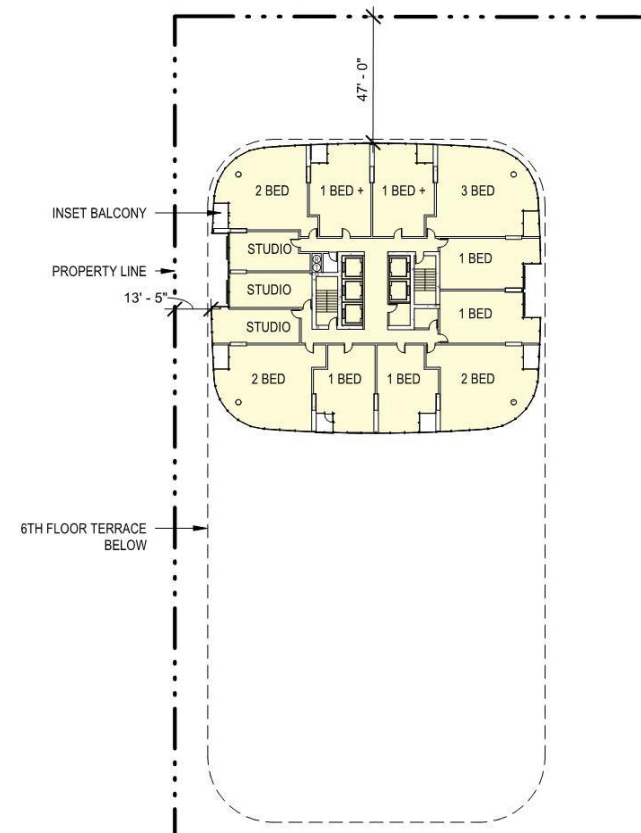
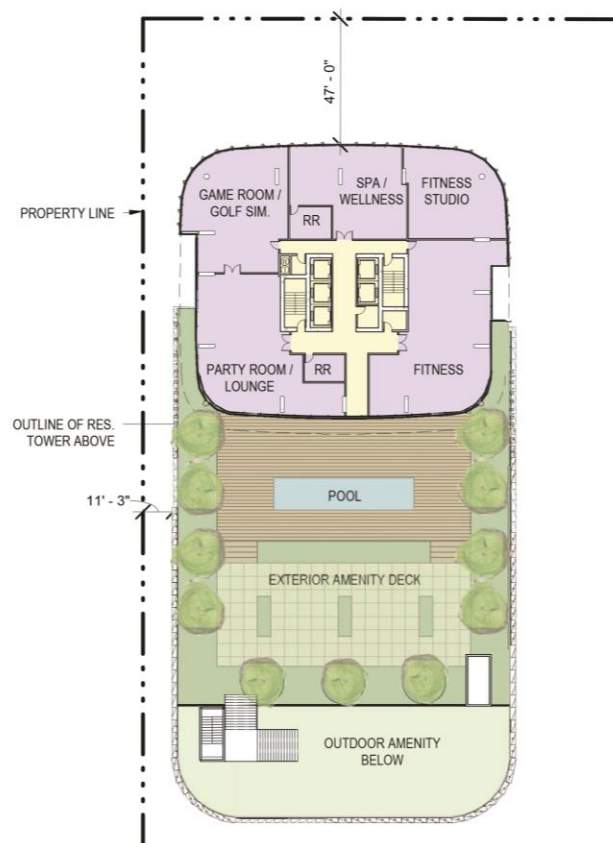
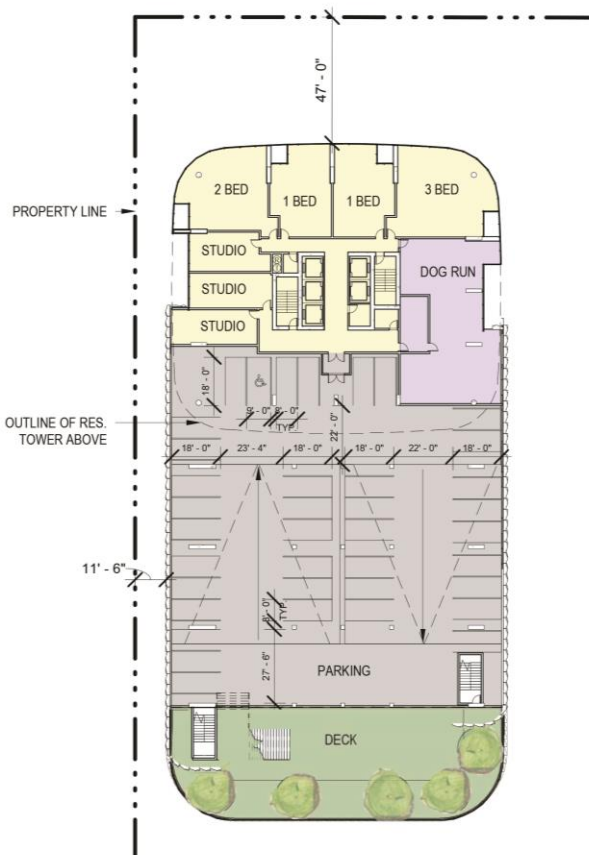
MARKET PLAZA – FOR REFERENCE ONLY – FUTURE PHASE



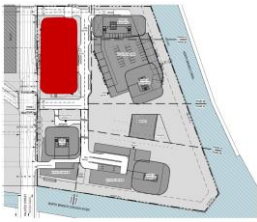
SOCIAL LAWN & RIVERWALK – FOR REFERENCE ONLY – FUTURE PHASE



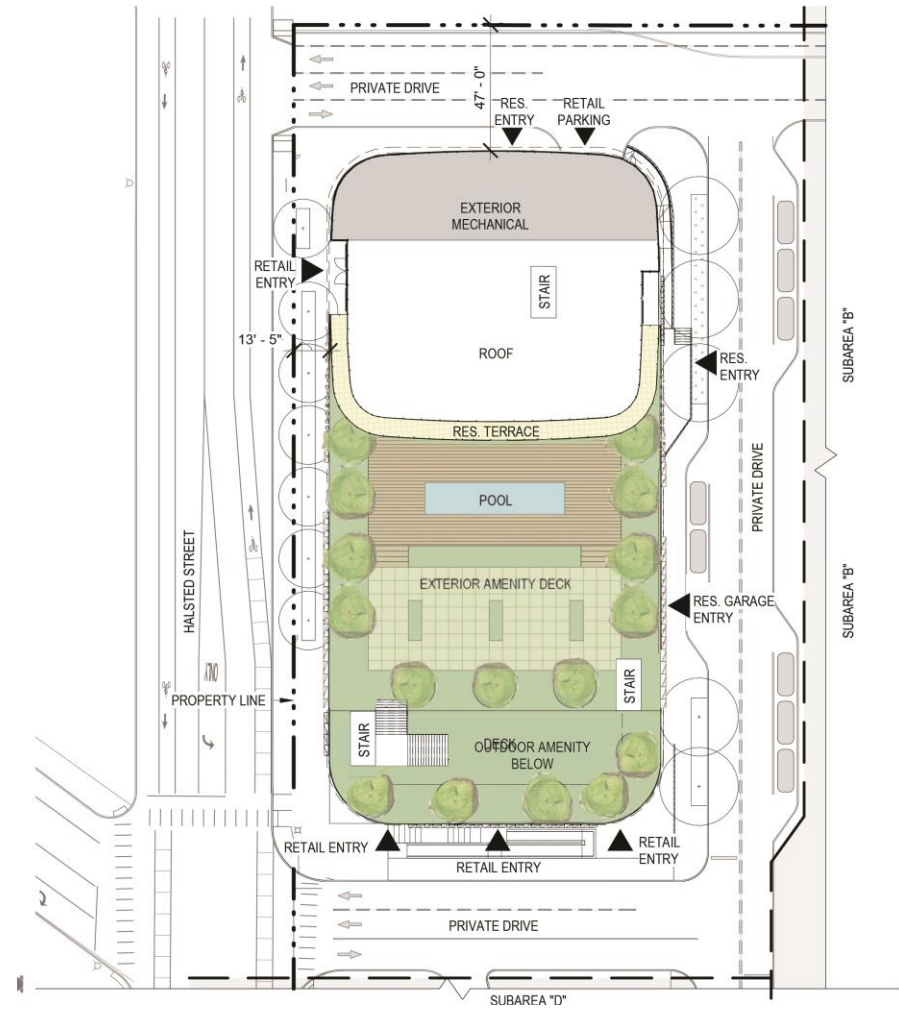
WILD MILE INTEGRATION & MARKET TERRACES – FOR REFERENCE ONLY – FUTURE PHASE



TYPICAL FLOOR PLANS

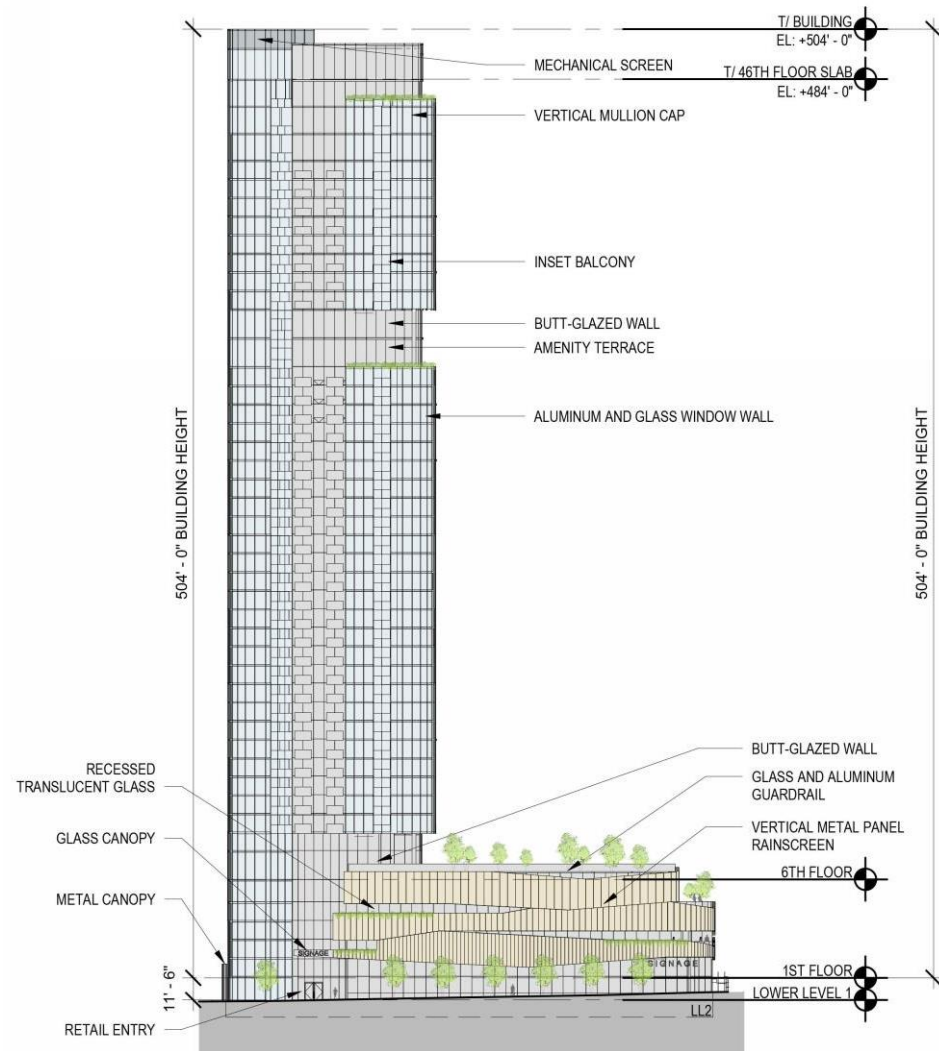


KEY PLAN

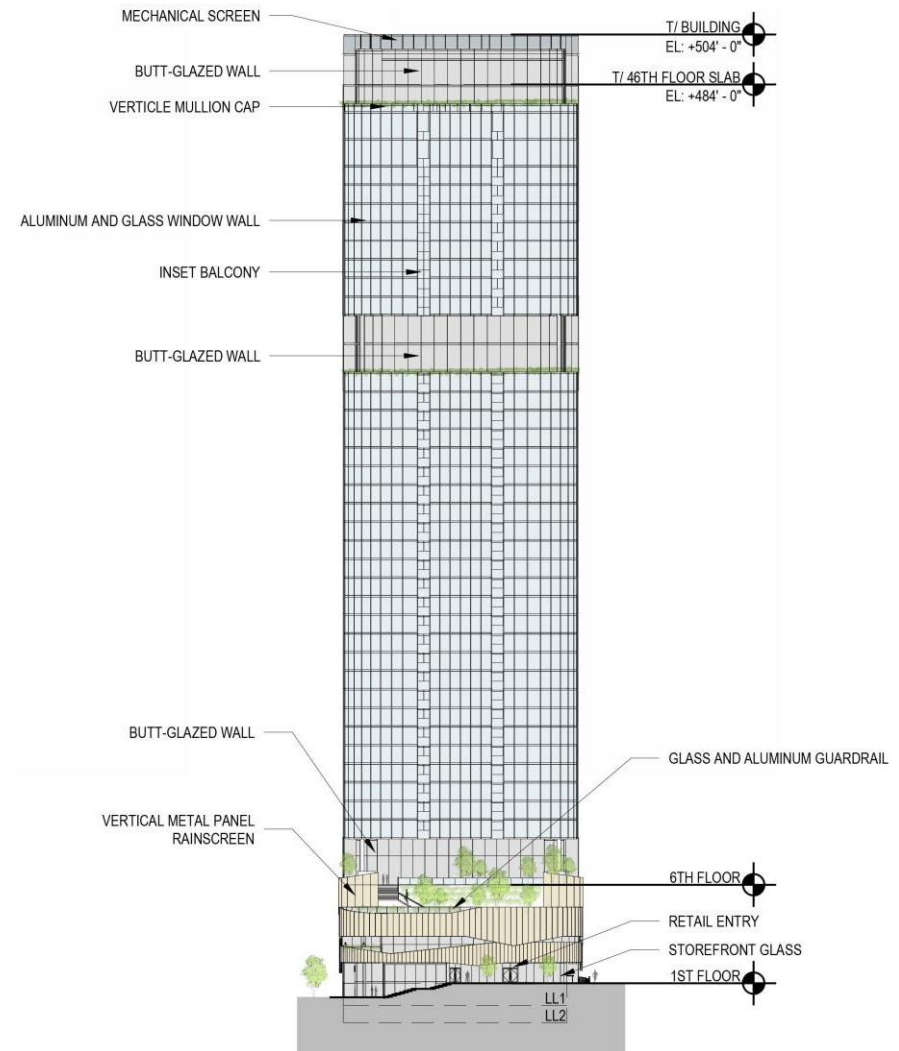


ROOF PLAN

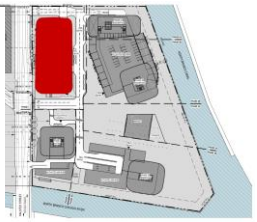




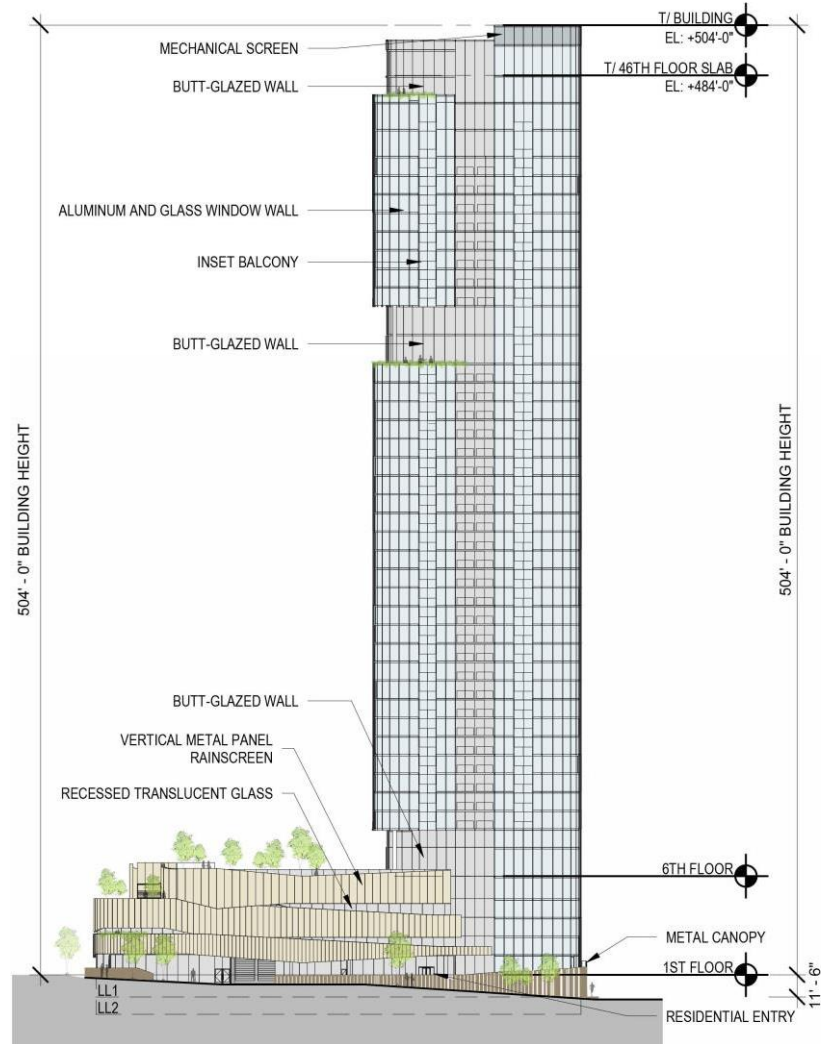
WEST ELEVATION



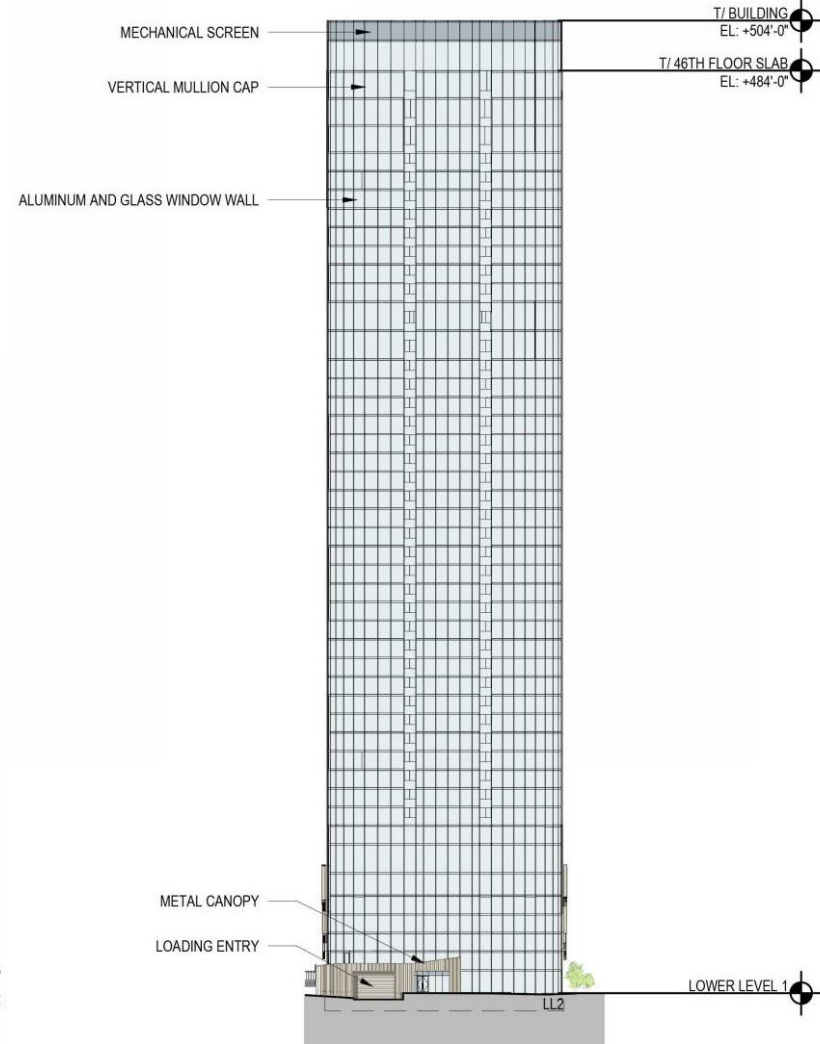
SOUTH ELEVATION



KEY PLAN



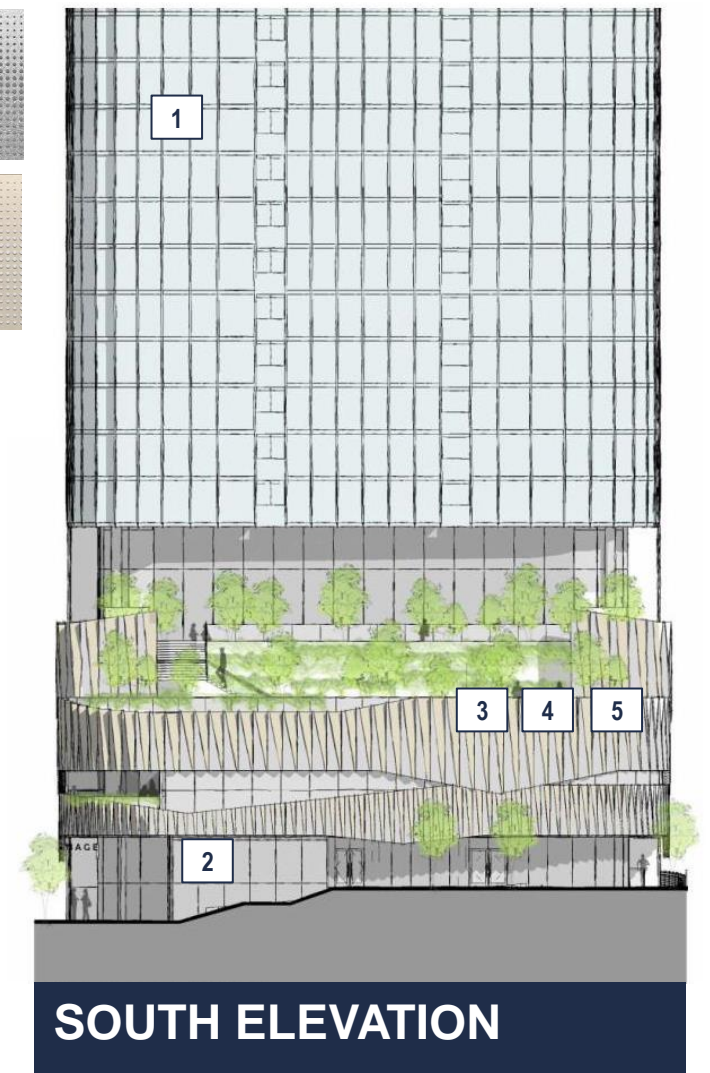
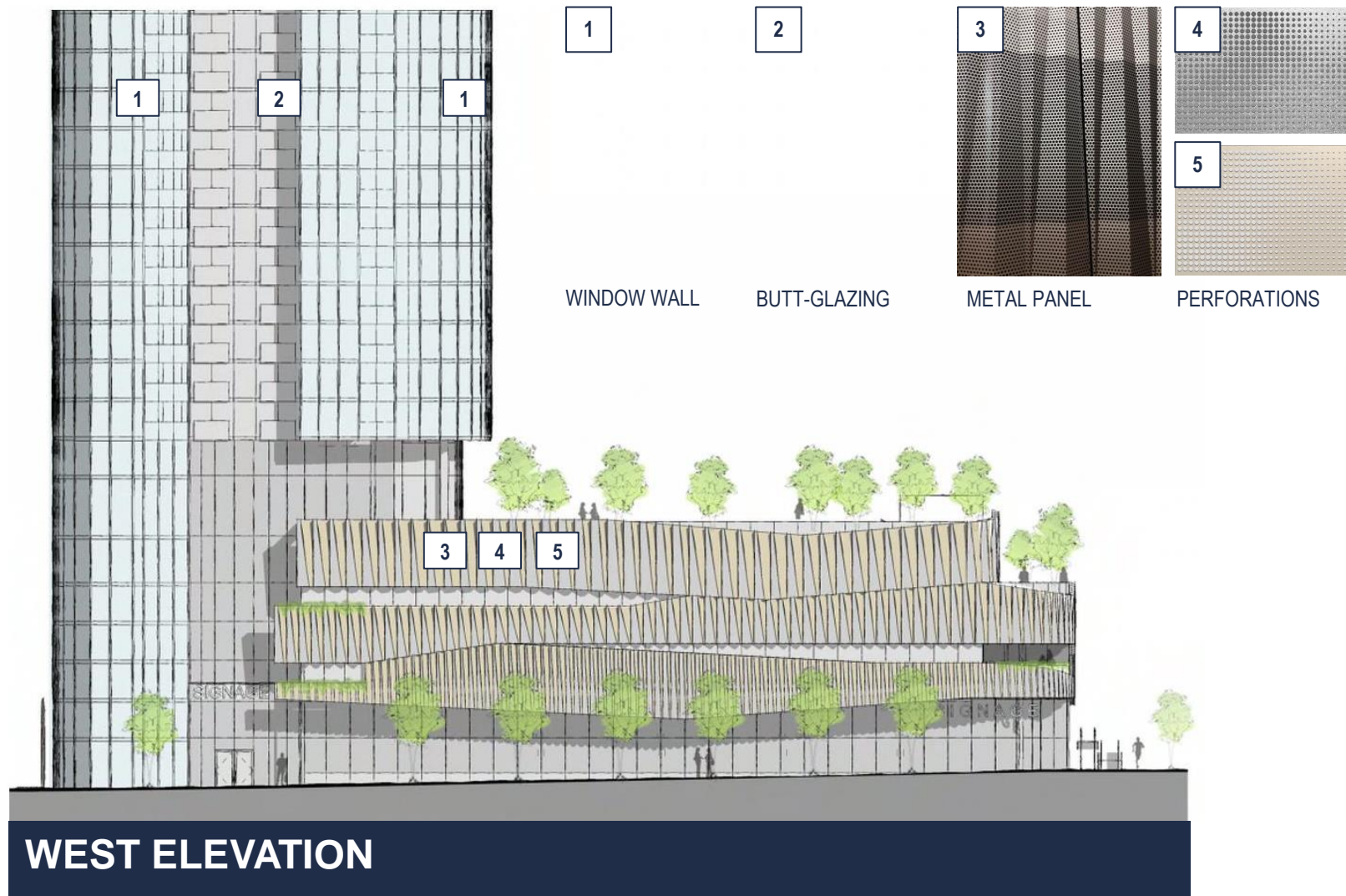
EAST ELEVATION

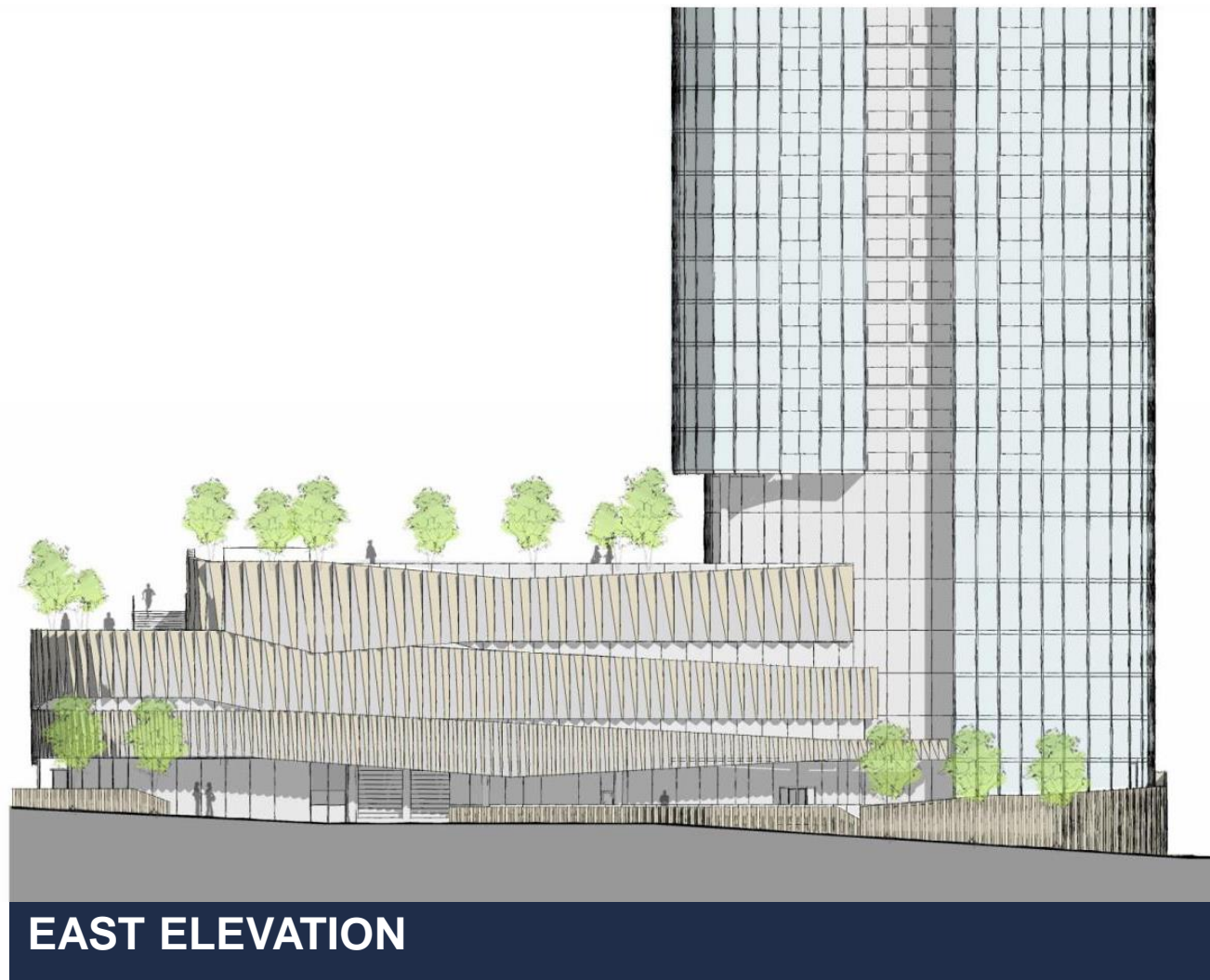


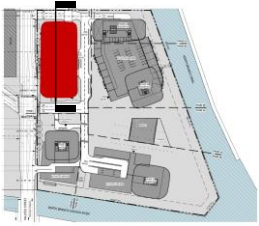
NORTH ELEVATION



KEY PLAN

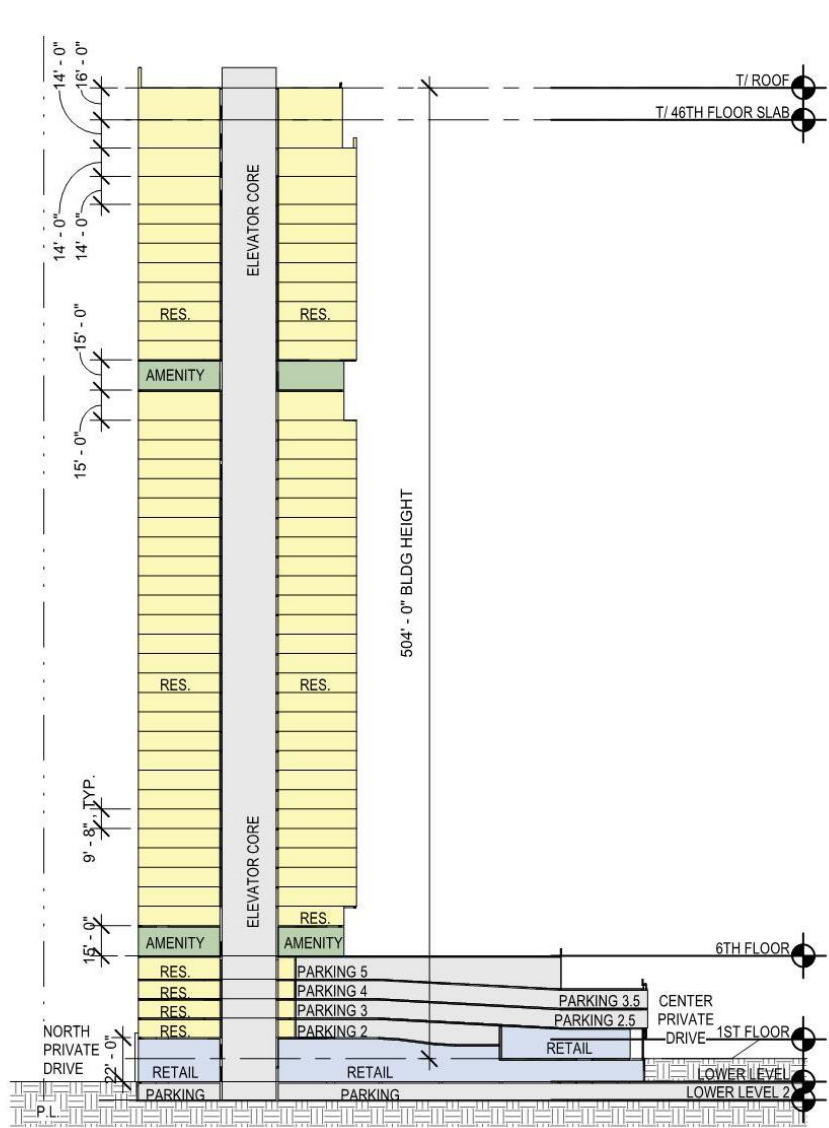




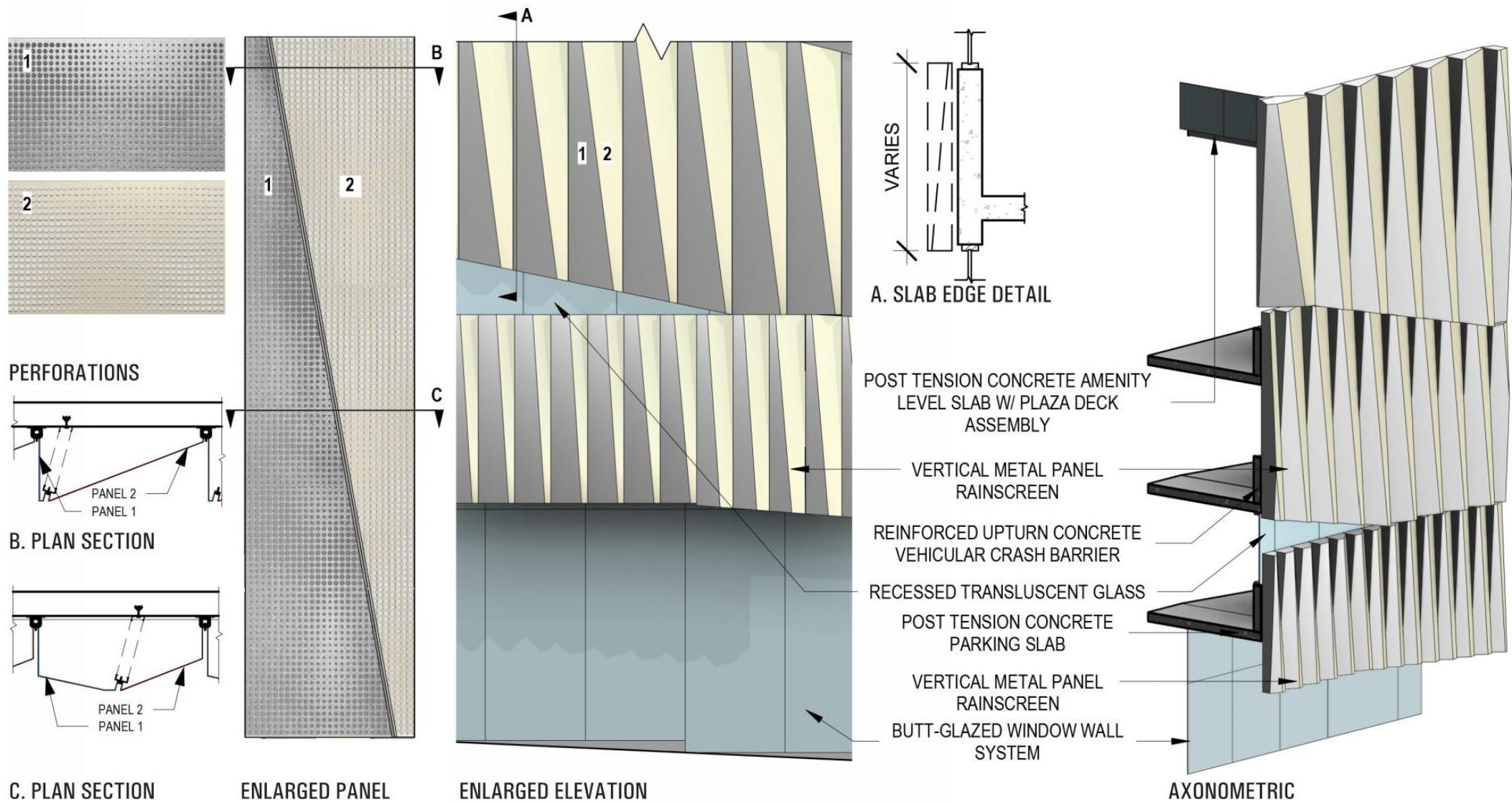


KEY PLAN

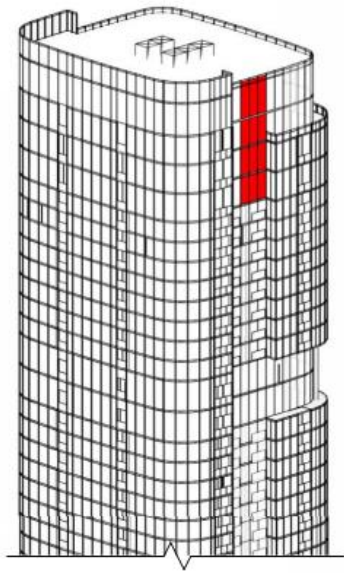
PROGRAM KEY	
	LOBBY
	RETAIL
	PARKING
	RESIDENTIAL
	AMENITY



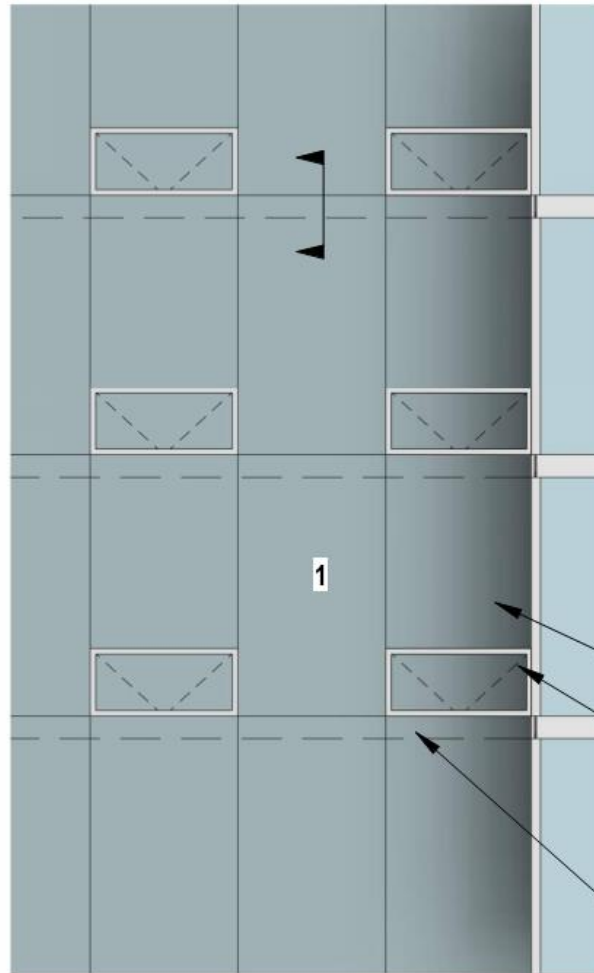
NORTH-SOUTH SECTION



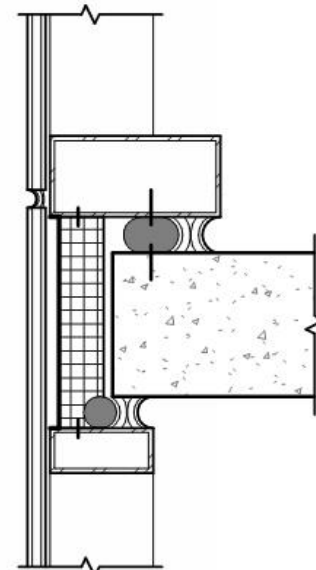
PHASE ONE PODIUM FAÇADE DETAILS



BUTT-GLAZING



ENLARGED ELEVATION



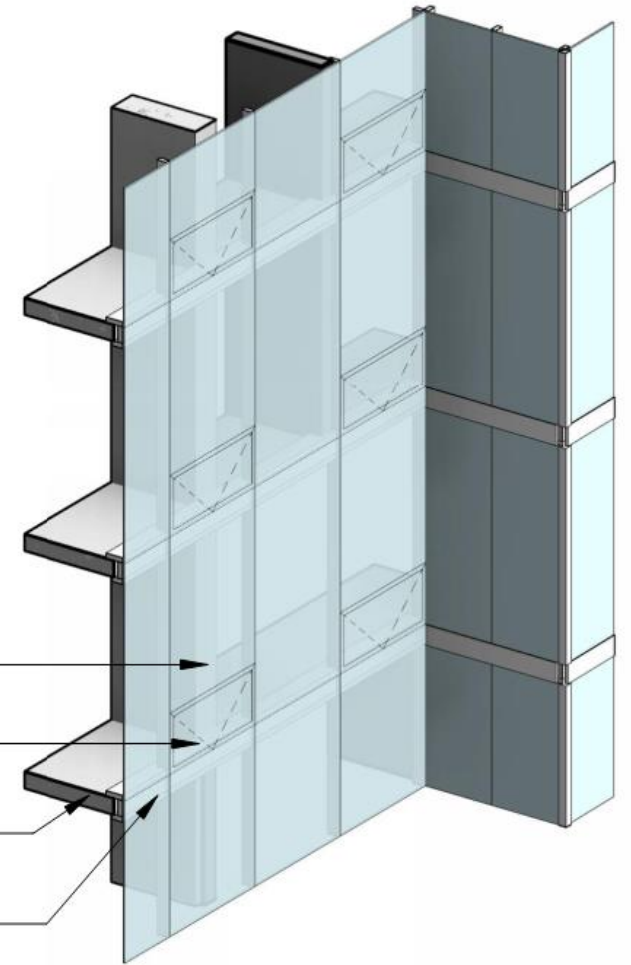
SLAB EDGE DETAIL

BUTT GLAZED VISION GLASS

OPERABLE HOPPER WINDOW

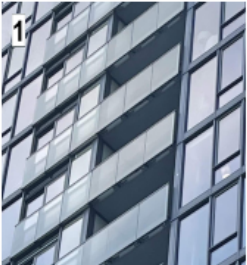
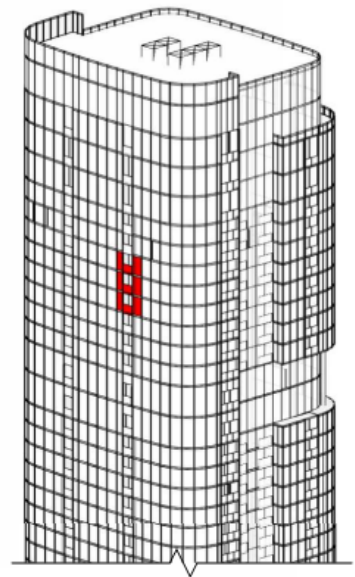
POST TENSION CONCRETE SLAB

SLAB EDGE BEYOND



AXONOMETRIC

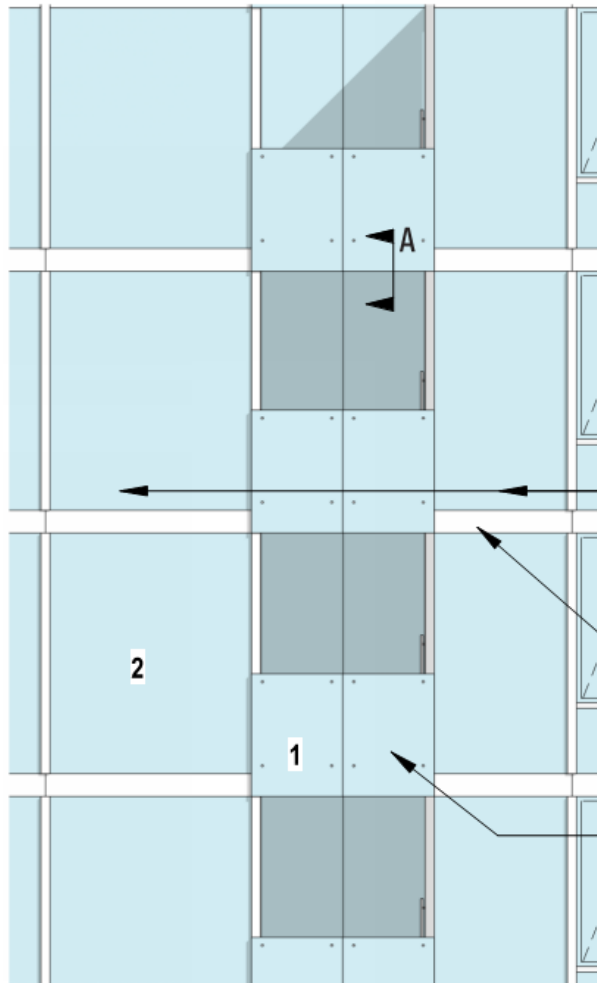
PHASE ONE - BUTT-GLAZED WALL DETAILS



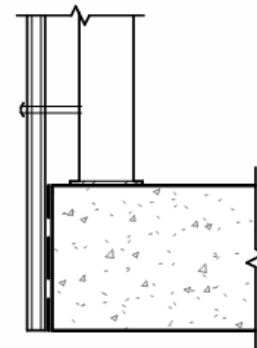
TEMPERED GLASS BALCONY



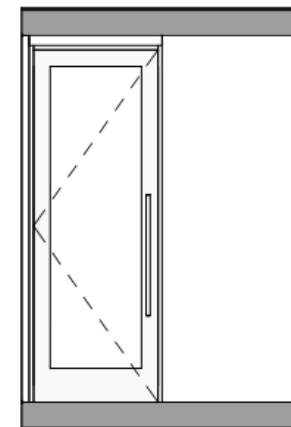
WINDOW WALL



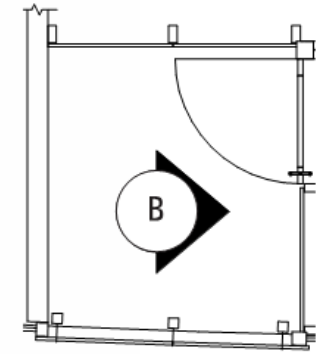
ENLARGED ELEVATION



A. SLAB EDGE DETAIL



B. BALCONY DOOR ELEVATION



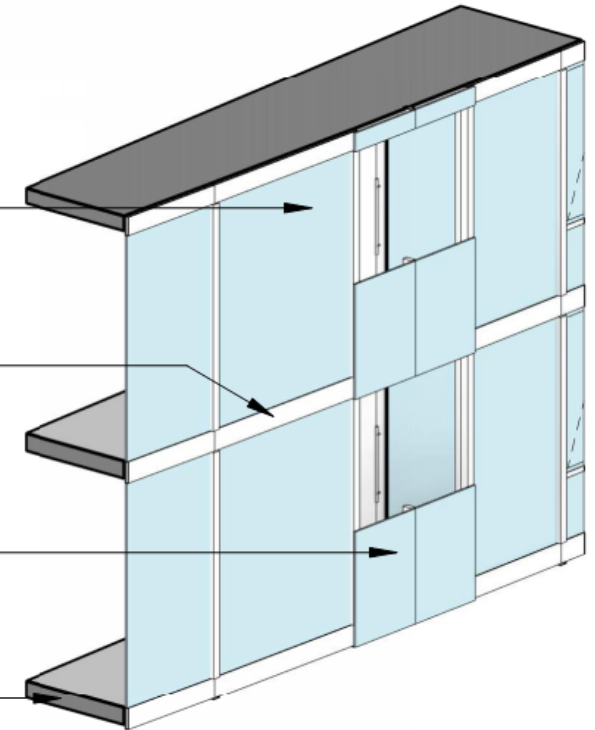
BALCONY PLAN

WINDOW WALL VISION GLASS

METAL SLAB EDGE COVER

TEMPERED GLASS BALCONY
RAILING WITH
TRANSLUSCENT FRIT

POST TENSION CONCRETE
SLOPED BALCONY SLAB

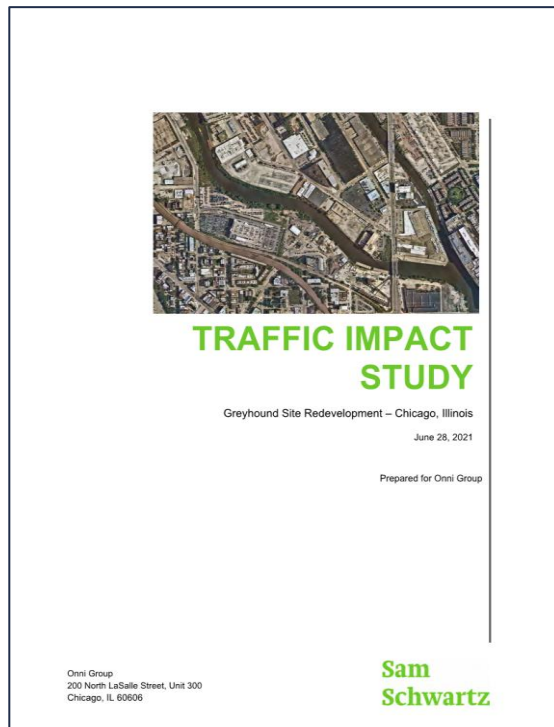


AXONOMETRIC

**DIAGRAM
FORTHCOMING
(SAM SCHWARTZ)**

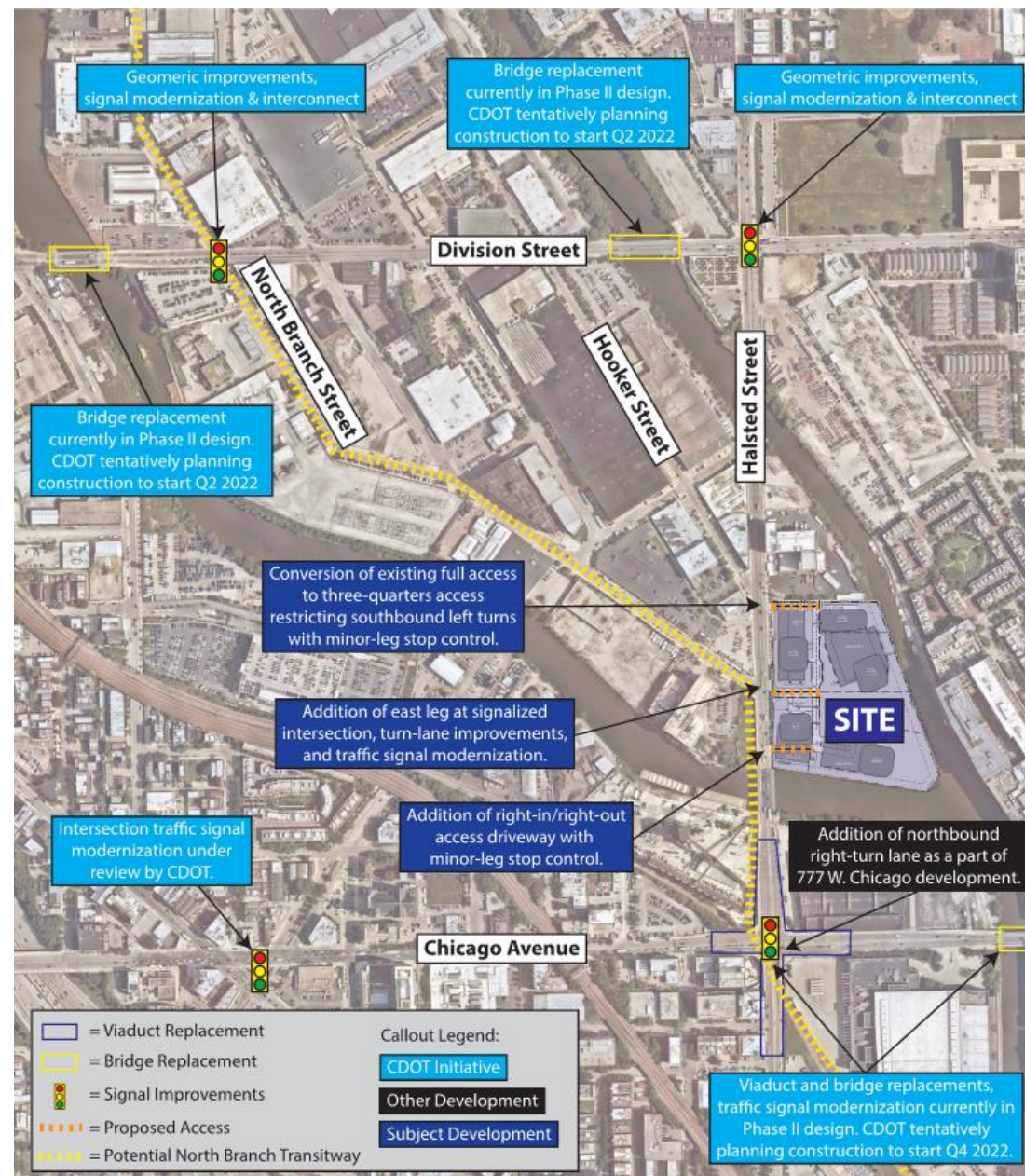
**SITE PLAN DIAGRAM AND BULLET NOTES
Identify and Show Compliance with
Transportation, Traffic, and Parking Guidelines
From Zoning Code Section 17-8-0904**

Traffic Study



TRAFFIC MODIFICATIONS & MITIGATION STRATEGIES:

- **HALSTED STREET & NORTH SITE ACCESS**
 - Conversion of existing full access to three-quarters access restricting southbound left turns with minor-leg stop control.
- **HALSTED STREET & NORTH BRANCH STREET (MAIN SITE ACCESS)**
 - Addition of east leg at signalized intersection, turn-lane improvements, and traffic signal modernization.
- **HALSTED STREET & SOUTH SITE ACCESS**
 - Additional of right-in/right-out access driveway with minor-leg stop control.



Not to Scale

SITE TRAFFIC IMPROVEMENTS DIAGRAM

DIAGRAM FORTHCOMING

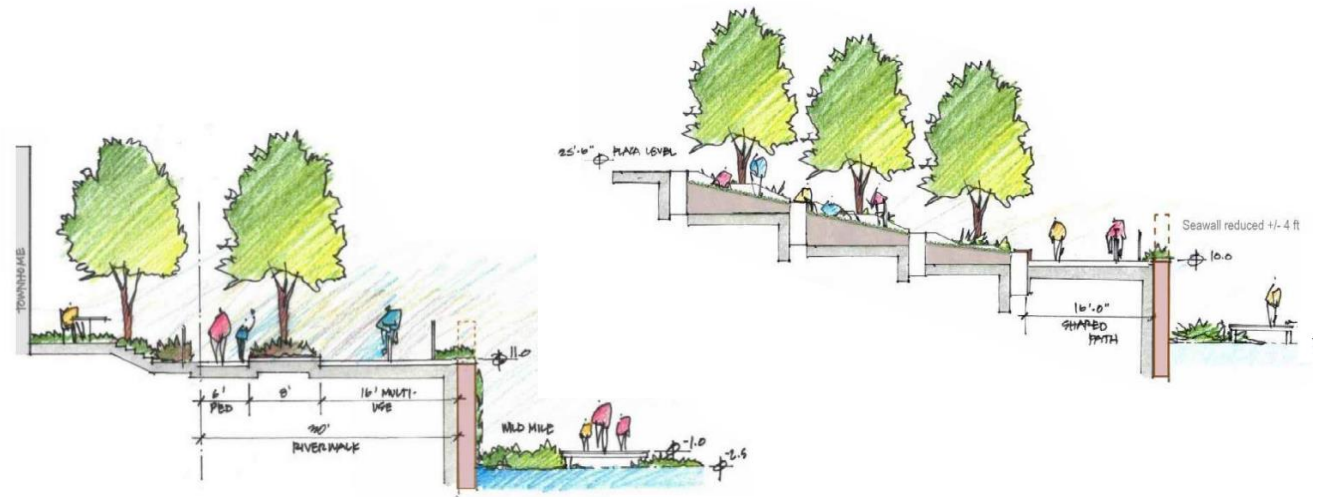
MASSING/DESIGN DIAGRAMS + BULLET NOTES
Identify and Show Compliance with
Pedestrian-Oriented and Urban Design Guidelines
Refer to Zoning Code Sections 17-8-0905 and -0906

PARKS, OPEN SPACE, AND LANDSCAPING (17-8-0909)

A – GENERAL INTENT // Halsted Pointe provides adequate, inviting, and accessible community open space. Providing 3.8 acres of usable and thoughtfully designed open areas for workers, visitors, and residents – with substantial landscaped areas and tree plantings throughout.

B – DESIGN // The multi-building massing is positioned to maximize exposure to natural light, views of the surroundings, and open space priority along the river / canal.

C – RESIDENTIAL DEVELOPMENT // The building designs include landscaped amenity decks, terraces, and at grade plazas to create a welcoming pedestrian experience. Building amenities include an exterior/interior dog run and health and wellness fitness facilities.



FORTHCOMING

MATERIAL SAMPLE IMAGES
Identify and Show Compliance with
Building Design Guidelines in
Relation to Context and Materials
Refer to Zoning Code 17-8-0907

POINT STRATEGY

30 PTS – DESIGN TO ENERGY STAR
 20 PTS – EXCEED ENERGY CODE (5%)
 5 PTS – WORKING LANDSCAPES
 5 PTS – NATURAL LANDSCAPES
 5 PTS – TREE PLANTINGS
 5 PTS – BIKESHARE SPONSORSHIP
 10 PTS – EV CHARGING STATIONS
 5 PTS – CTA DIGITAL DISPLAY
 10 PTS – 80% WASTE DIVERSION
 5 PTS – BIRD PROTECTION
100 PTS TOTAL



City of Chicago Sustainable Development Policy Project Checklist

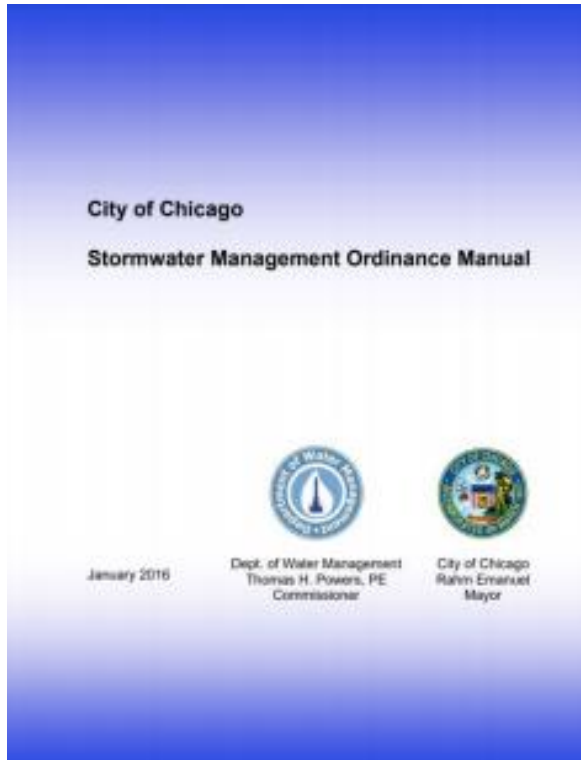
Haisted
 Point
 5/10/2021

Y	T	H		
0	0	40	Health	Possible Points: 40
		40	1.1 Achieve WELL Building Standard	40
50	0	50	Energy	Possible Points: 100
30			2.1 Designed to Energy Star	30
20		30	Optimize Energy Performance	20 to 50
			2.2 <input checked="" type="checkbox"/> Exceed Energy Code (5%)	20
			2.3 <input type="checkbox"/> Exceed Energy Code (10%)	30
			2.4 <input type="checkbox"/> Exceed Energy Code (25%)	40
			2.5 <input type="checkbox"/> Exceed Energy Code (40%)	50
		20	On-Site Renewable Energy	10 to 20
			2.6 <input type="checkbox"/> 3% Renewable Energy	10
			2.7 <input type="checkbox"/> 5% Renewable Energy	20
0	0	55	Stormwater	Possible Points: 55
		40	Exceed Stormwater Ordinance	10 to 40
			3.1 <input type="checkbox"/> Exceed Stormwater Ordinance by 25%	10
			3.2 <input type="checkbox"/> Exceed Stormwater Ordinance by 50%	20
			3.3 <input type="checkbox"/> 100% Stormwater Infiltration	40
		5	3.4 Sump Pump Capture & Reuse	5
		5	3.5 100-year Detention for lot-to-lot buildings	5
		5	3.6 100-year Detention for Bypass	5
15	0	20	Landscapes	Possible Points: 35
5			4.1 Working Landscapes	5
5			4.2 Natural Landscapes	5
5			4.3 Tree Planting	5
		20	4.4 Achieve Sustainable Sites Certification	20

0	0	30	Green Roofs	Possible Points: 30
		30	Green Roofs	10 to 30
			5.1 <input type="checkbox"/> 50-100%	10
			5.2 <input type="checkbox"/> 100%	20
			Bonus <input type="checkbox"/> 6" Soil Depth or 30 different genera	10
0	0	20	Water	Possible Points: 20
		20	Indoor Water Use Reduction	10 to 20
			6.1 <input type="checkbox"/> 25%	10
			6.2 <input type="checkbox"/> 40%	20
20	0	20	Transportation	Possible Points: 40
		5	7.1 Proximity to Transit Service	5
5			7.2 Bikeshare Sponsorship	5
		5	7.3 Bike Parking Residential	5
		5	7.4 Bike Parking Commercial & Industrial	5
10		5	EV Charging	5 to 10
			7.5 <input checked="" type="checkbox"/> EV Charging Stations	10
			7.6 <input type="checkbox"/> EV Charger Readiness	5
5			7.1 CTA Digital Display	5
10	0	10	Construction	Possible Points: 20
10			8.1 80% Waste Diversion	10
		10	8.2 Workforce Development	10
5	0	5	Wildlife	Possible Points: 15
5		5	Bird Protection	5 to 10
			9.1 <input checked="" type="checkbox"/> Basic	5
			9.2 <input type="checkbox"/> Enhanced	10
100	0	250	Total	Possible Points: 355

PD / TIF / DPD Housing New Construction 100 required points

Stormwater



PROJECT COMPLIANCE

- Roof/building water will discharge directly to the river/canal unrestricted per stormwater regulations.
 - Volume control will be provided through a Best Management Practice (BMP) and restricted prior to discharge to the river/canal.
- As a multi-phase development, each phase will be subject to separate site plan approval and will provide the detention and volume control individually per phase.
- Green infrastructure and on-site stormwater management will be incorporated throughout the site and the riverfront.
 - Opportunities include the use of rain gardens, bioswales, permeable paving, vegetated roofs, among other stormwater management applications.

**Identify how Project Complies with
Minimum Affordable Housing Ordinance Requirements**

<https://www.chicago.gov/city/en/depts/doh/provdrs/developers/svcs/aro.html>

**INFORMATION TO BE
POPULATED AND IN
PROGRESS**



Community Benefits

M/WBE & LOCAL CITY EQUITABLE PARTICIPATION GOALS

26% Participation of Certified MBE'S

6% Participation of Certified WBE'S

50% Participation of Chicago Residents *with commitment to residents from Ward 27*

OPEN SPACE BENEFITS

3.8 acres of publicly accessible open space

1,300+ linear feet of designed and publicly accessible Riverwalk

Redevelopment of a non-publicly accessible industrial parcel

All building service and loading underground to preserve pedestrian experience and open space



Economic Benefits

ECONOMIC IMPACT

Total Direct (Year 1 – Year 20): **\$1.3 Billion**

Total Direct & Indirect (Year 1 – Year 20): **\$2.8 Billion**

Total Net Direct Municipal Taxes (Year 1 – Year 20): **\$760 Million**

FINANCIAL CONTRIBUTIONS

Neighborhood Opportunity Fund: **\$19,269,790**

Industrial Corridor Conversion Fee: **\$4,102,733**

Local Impact Fund: **\$2,408,723**

Citywide Adopt-A-Landmark: **\$2,408,723**

Total Contribution: \$28,189,969

JOBS

Total Estimated Construction & Related Jobs (Direct & Indirect): **9,782**

Total Estimated Direct On-Site Construction Jobs: **3,775**

Total Estimated Full-Time Equivalent Jobs: **1,456**

ADDITIONAL BENEFITS

100% Privately Funded – **No TIF Funds**



DPD Recommendations

DPD recommends that the proposed Waterway Residential-Business Planned Development is appropriate for the following reasons:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the of occupancy (17-13-609-C);
3. The proposal is **compatible with surrounding zoning** (17-13-308-D). The existing planned development and new use proposed is compatible with other zoning districts including the planned developments and the proposed uses are permitted in the proposed underlying zoning classification of DX-5;
4. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)