



CHICAGO PLAN COMMISSION

Department of Planning and Development

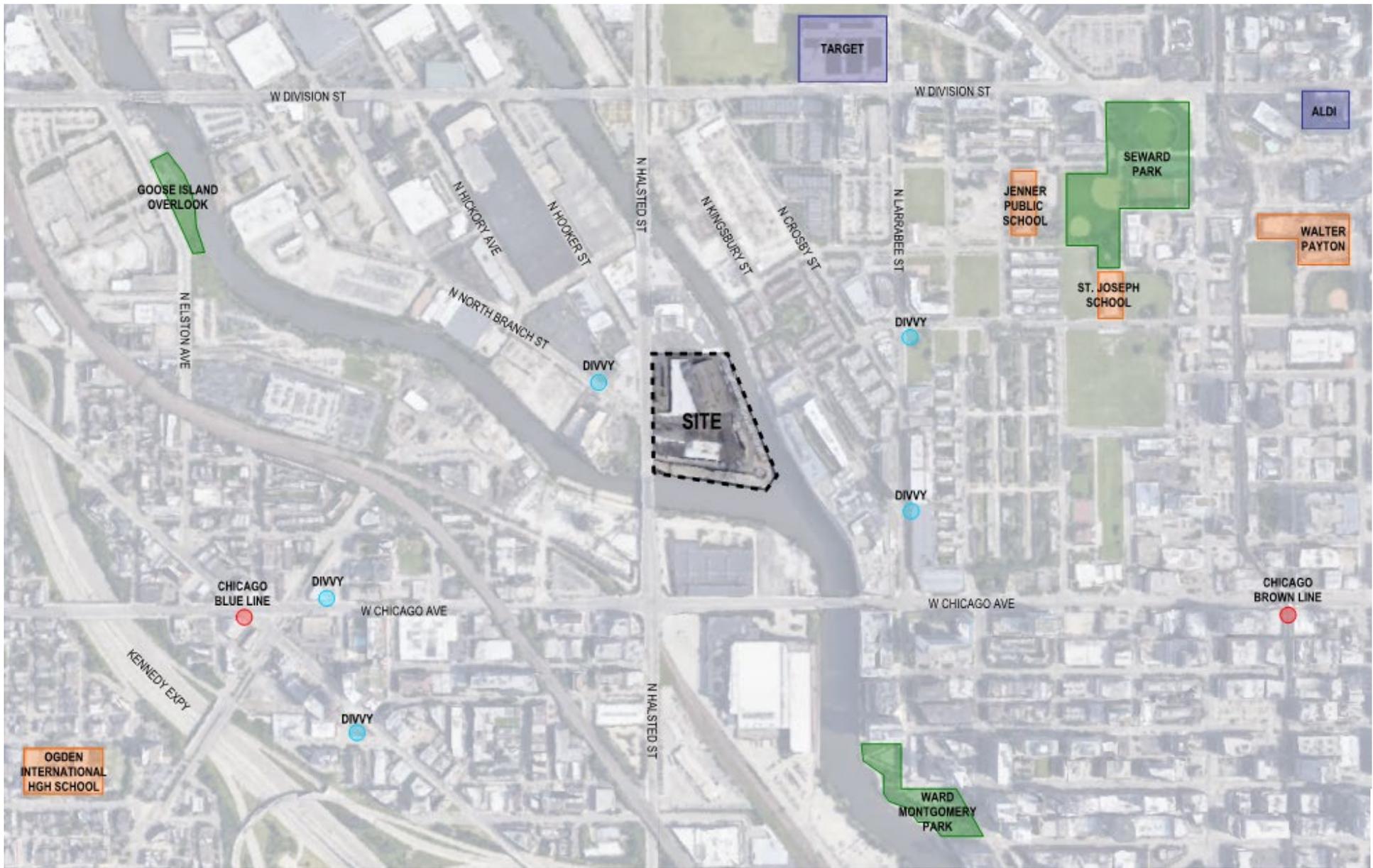
HALSTED POINTE

901 N HALSTED (27th Ward)

ONNI HALSTED STREET CHICAGO LLC

August 26, 2021

- GROCERY
- EDUCATION
- OPEN SPACE
- CTA
- DIVVY



SITE CONTEXT PLAN

Community Area Snapshot

COMMUNITY AREA INFORMATION* Near North Side

Demographic Data

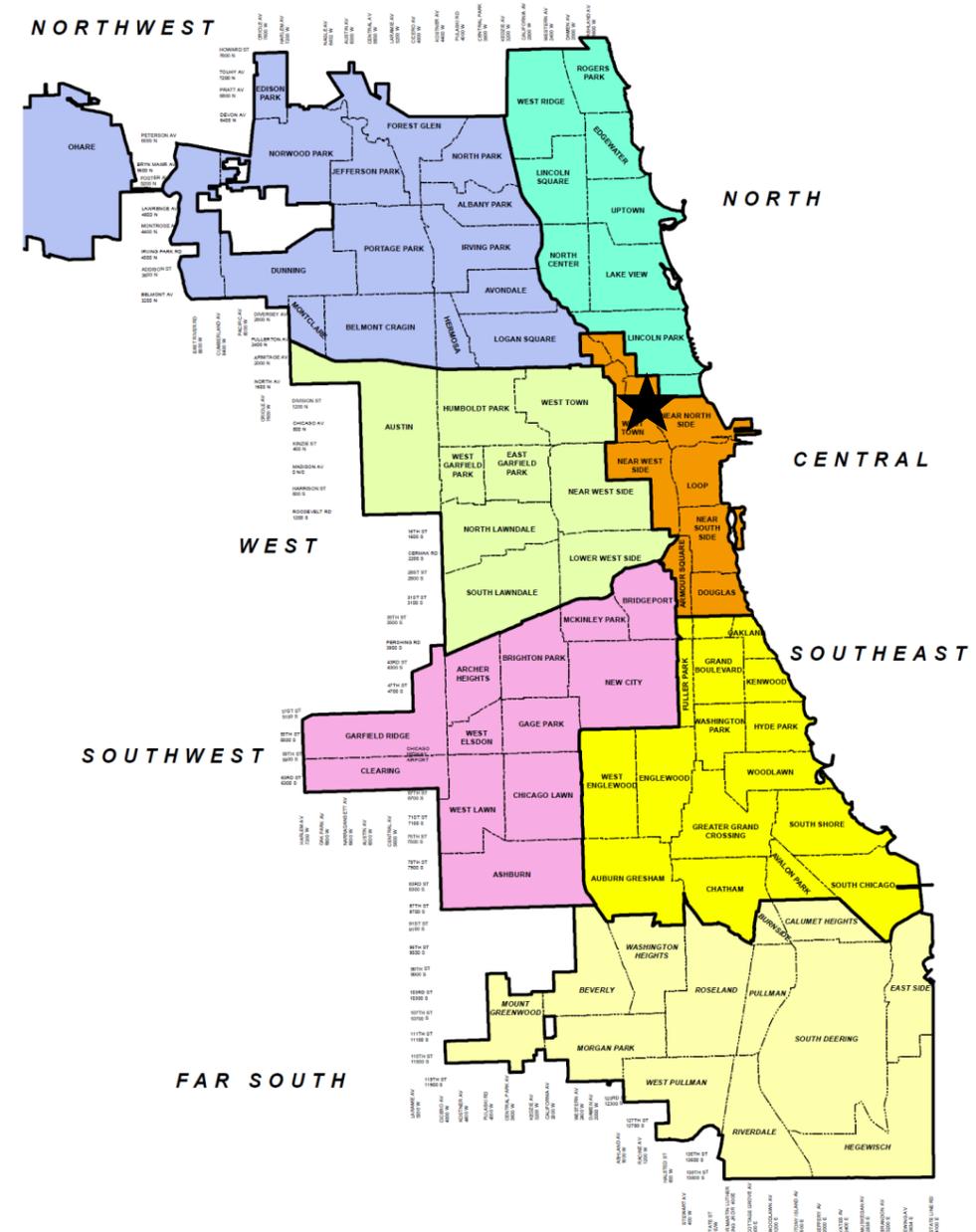
- 93,318 total population
- 41% of residents are between age 20-34
- 81.6% have a Bachelor's Degree or higher
- \$106,026 median household income
- 75% in labor force

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



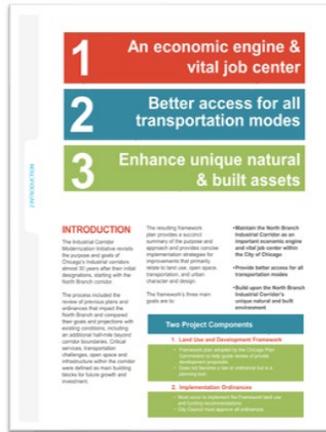
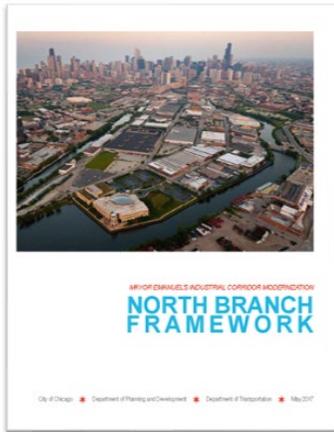
*CMAP Community Data Snapshot: Near North Side, Chicago Community Area, August 2021 Release

- 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



LAND USE CONTEXT PLAN - TRANSPORTATION

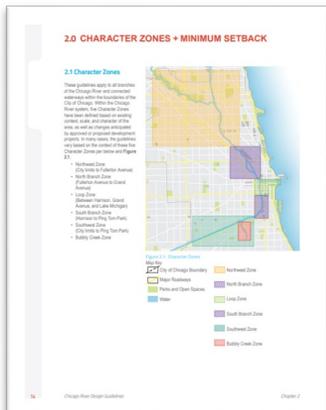
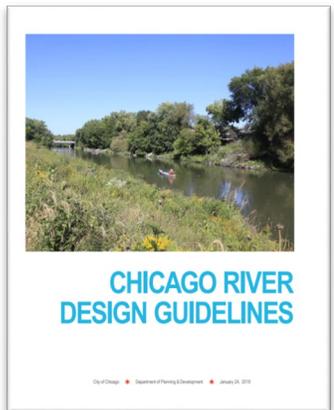
★ Planning Context



NORTH BRANCH FRAMEWORK PLAN (2017)

Identified 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



CHICAGO RIVER DESIGN GUIDELINES (2019)

Identified Goals and Applicability:

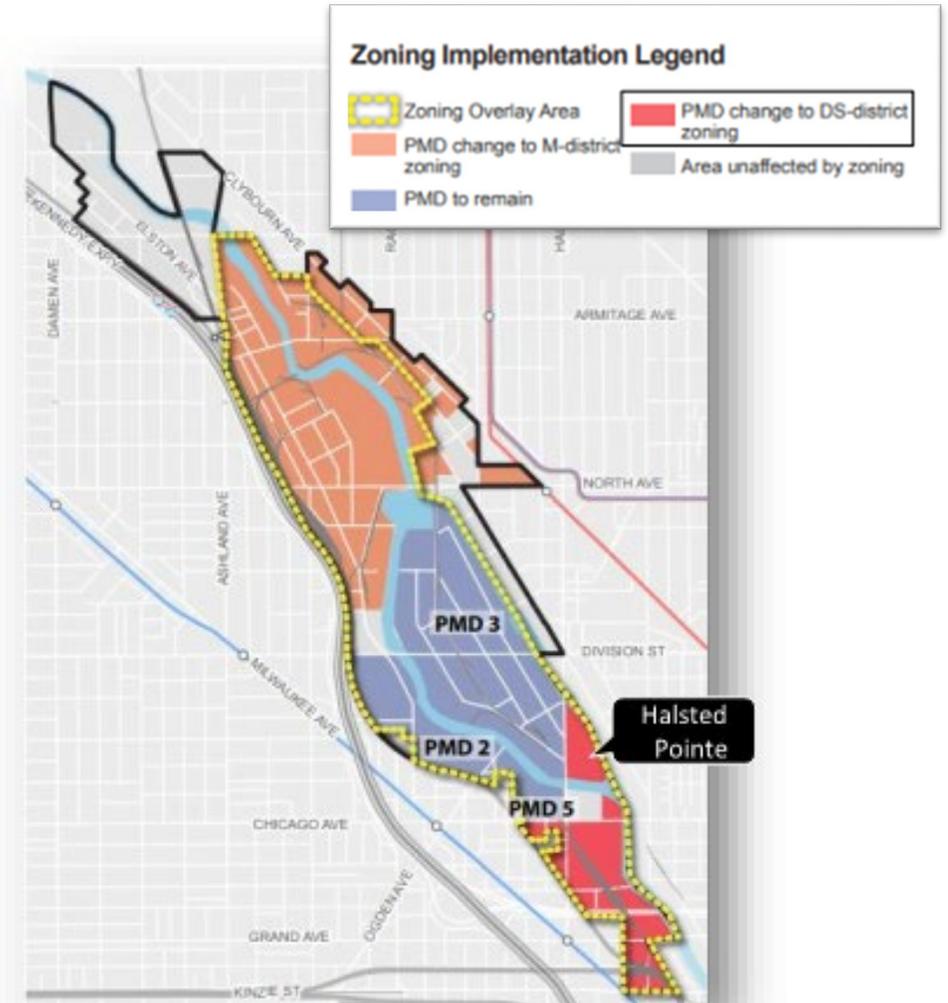
- Provide additional public open space and recreational opportunities
- Increase environmental awareness
- Planned Development process required within 100' of waterways
- Provide 30' setback from the river

North Branch Framework – Zoning Implementation

PMD changed to DS-district zoning for South Sub Area

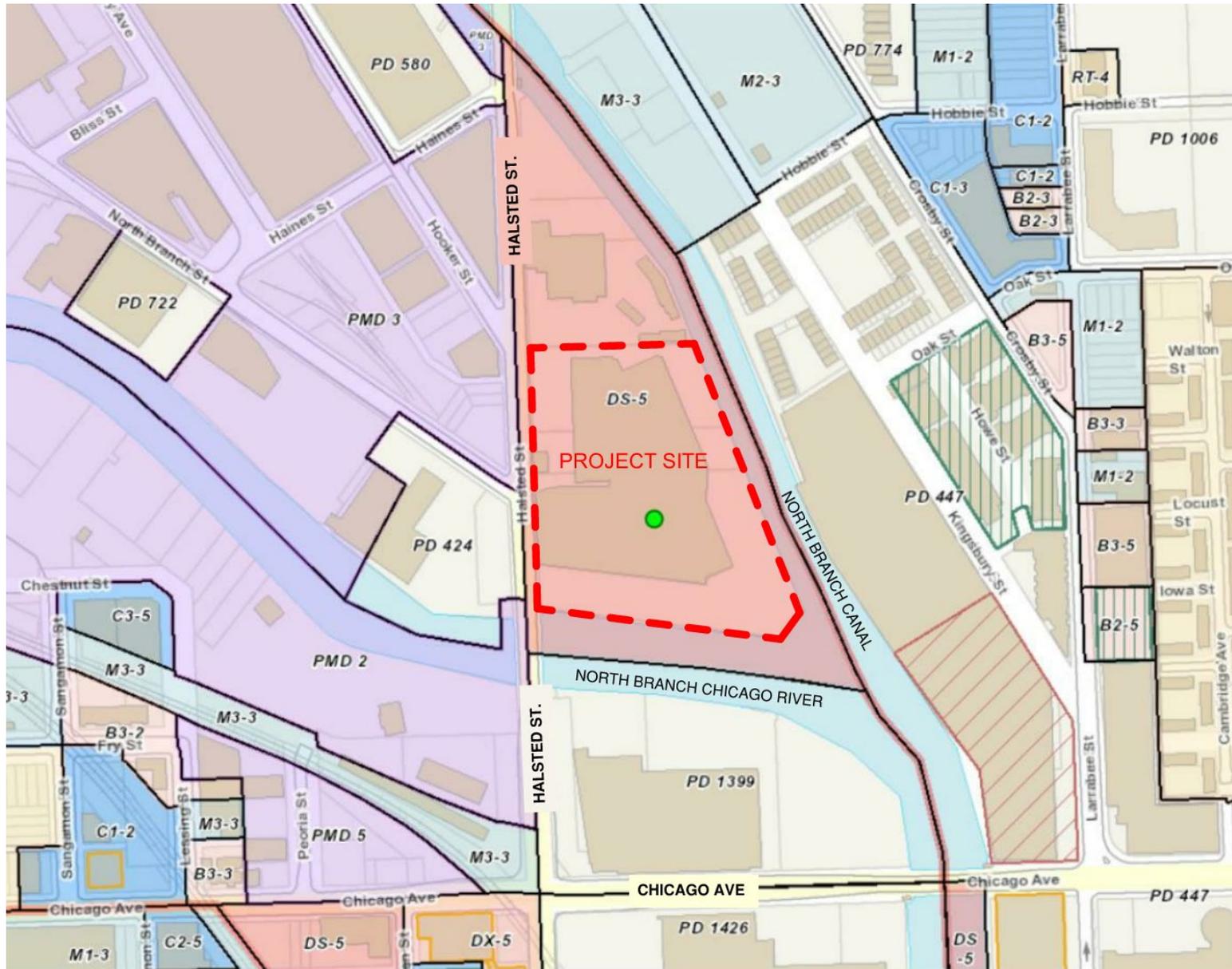
Permits existing uses – allowed under Downtown Service zoning

Maximum base Floor Area Ratio (FAR) of 5.0 with a bonus available in DX up to 8.1 total





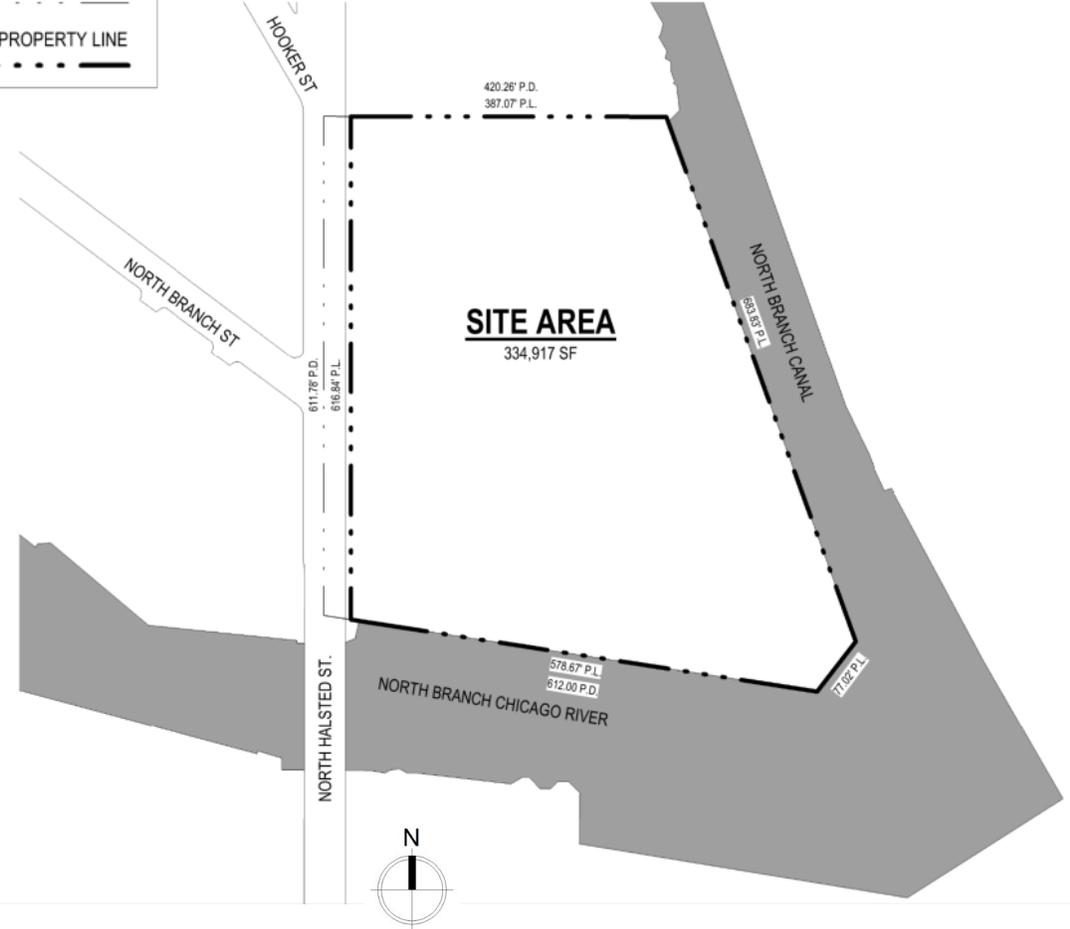
SITE CONTEXT PLAN – VIEW FROM SOUTHEAST



ZONING MAP – EXISTING ZONING

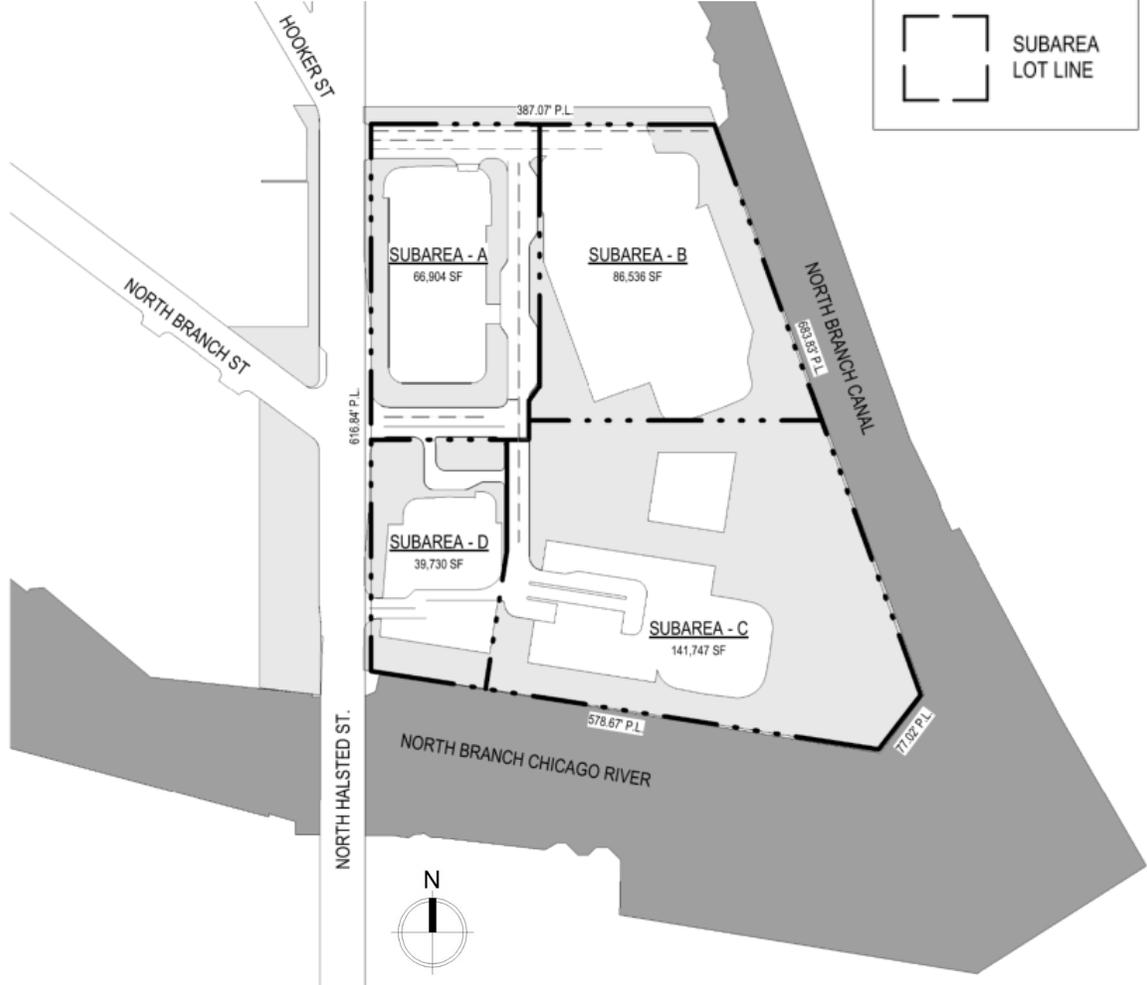
LEGEND

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



LEGEND

SUBAREA LOT LINE



LAND USE CONTEXT PLAN – SUB AREAS

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*

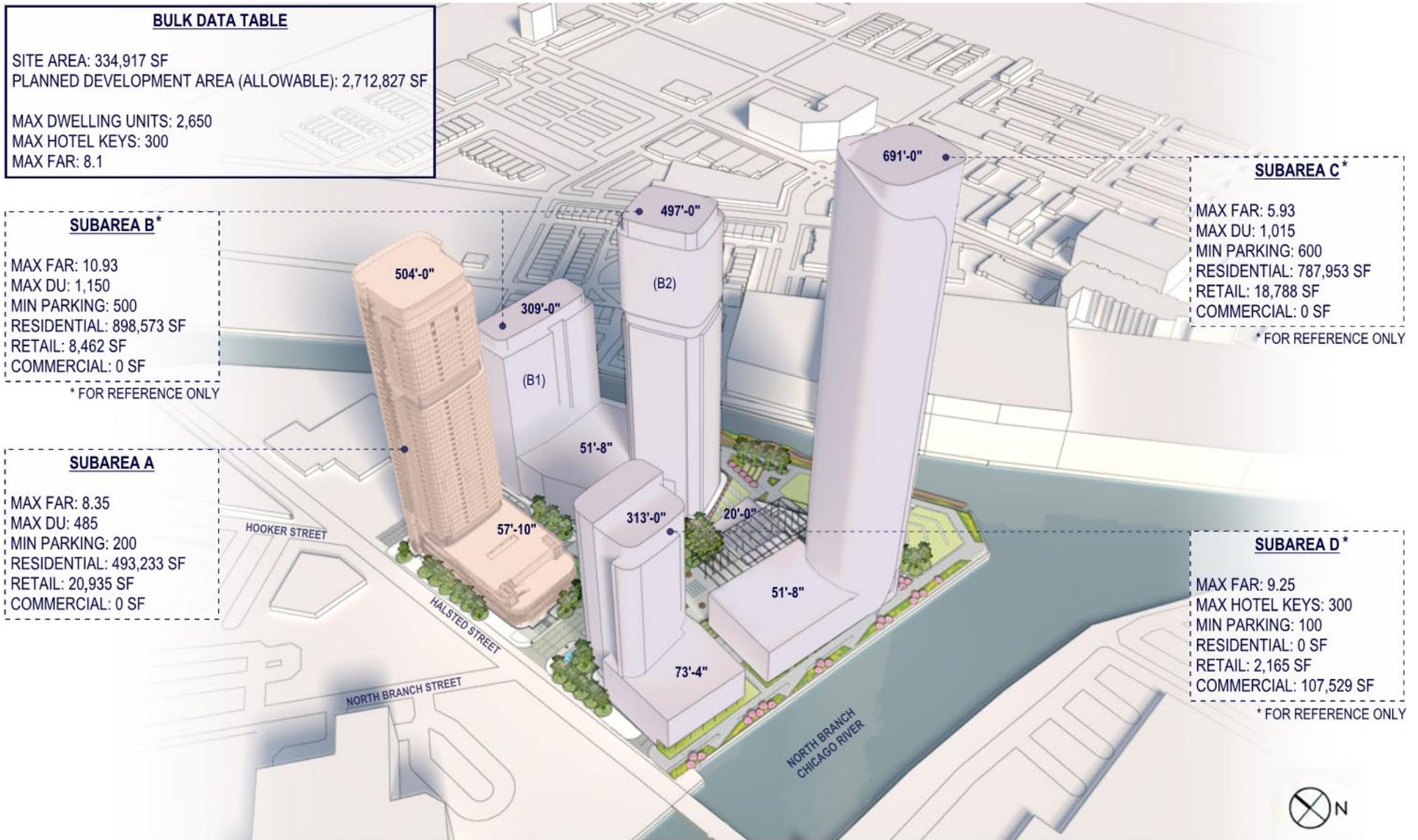
MAX FAR: 5.93
MAX DU: 1,015
MIN PARKING: 600
RESIDENTIAL: 787,953 SF
RETAIL: 18,788 SF
COMMERCIAL: 0 SF

* FOR REFERENCE ONLY

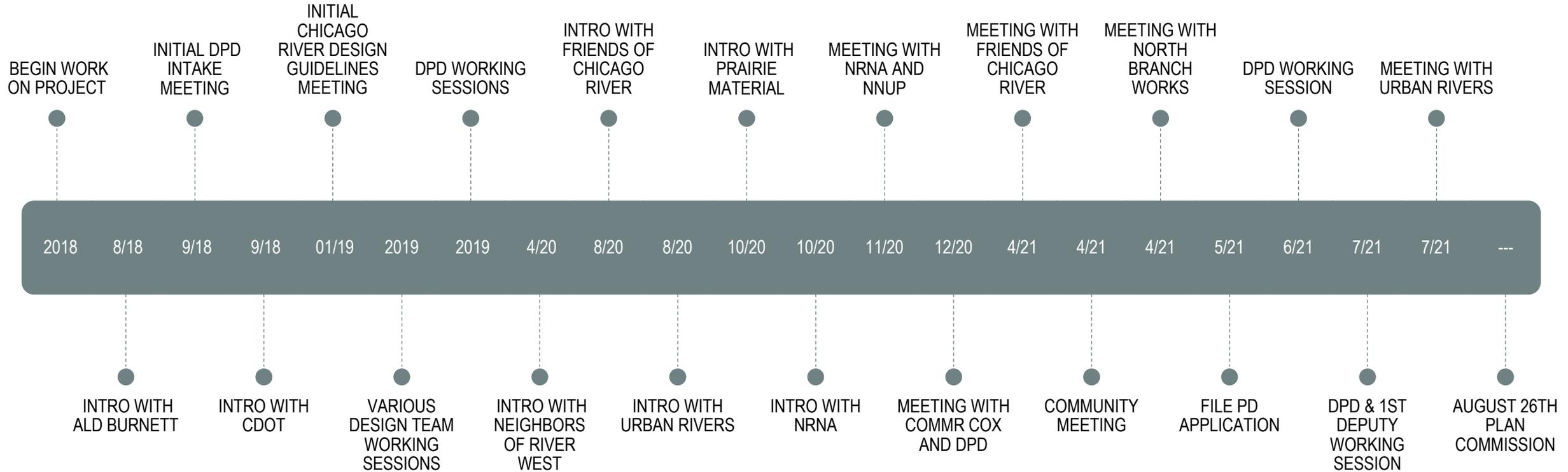
SUBAREA D*

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



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
- Mitigate all traffic issues related to proposed development including access to the site and increased vehicular trips

CITY DEPARTMENTS

- Revision of phasing plan and proposed land use for Phase 4
- 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
- Fund the design and installation of traffic improvements



EXISTING AERIAL VIEW FROM SOUTHEAST DIRECTION



PROPOSED AERIAL VIEW FROM SOUTHEAST DIRECTION



EXISTING AERIAL VIEW FROM NORTHWEST DIRECTION

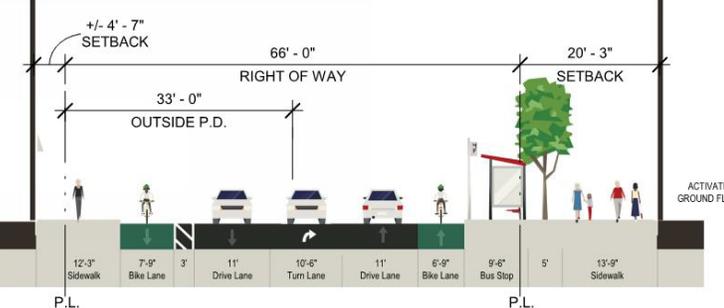
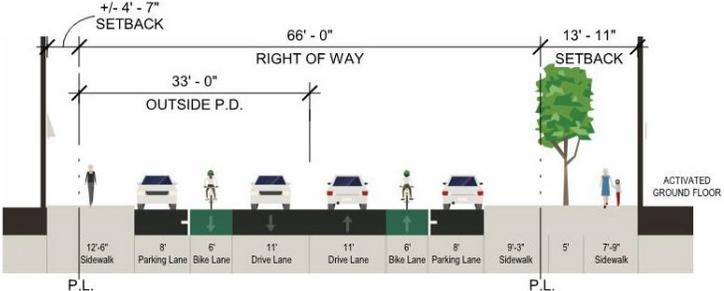


PROPOSED AERIAL VIEW FROM NORTHWEST DIRECTION



PHASE ONE PODIUM – BEFORE & AFTER

Pedestrian Context





SITE MASTER PLAN



PROGRAM ALLOCATION

SUBAREA 'A'

- RETAIL: 20,935 SF
- OFFICE/COMMERCIAL: 0 SF
- RESIDENTIAL: 493,233 SF

SUBAREA 'B' FOR REFERENCE ONLY

- RETAIL: 8,462 SF
- OFFICE/COMMERCIAL: 0 SF
- RESIDENTIAL: 898,573 SF

SUBAREA 'C' FOR REFERENCE ONLY

- RETAIL: 18,788 SF
- OFFICE/COMMERCIAL: 0 SF
- RESIDENTIAL: 787,953 SF

SUBAREA 'D' FOR REFERENCE ONLY

- RETAIL: 2,165 SF
- OFFICE/COMMERCIAL: 107,529
- RESIDENTIAL: 0 SF



MASTER GROUND FLOOR PLAN



MARKET PLAZA – FOR REFERENCE ONLY – FUTURE PHASE



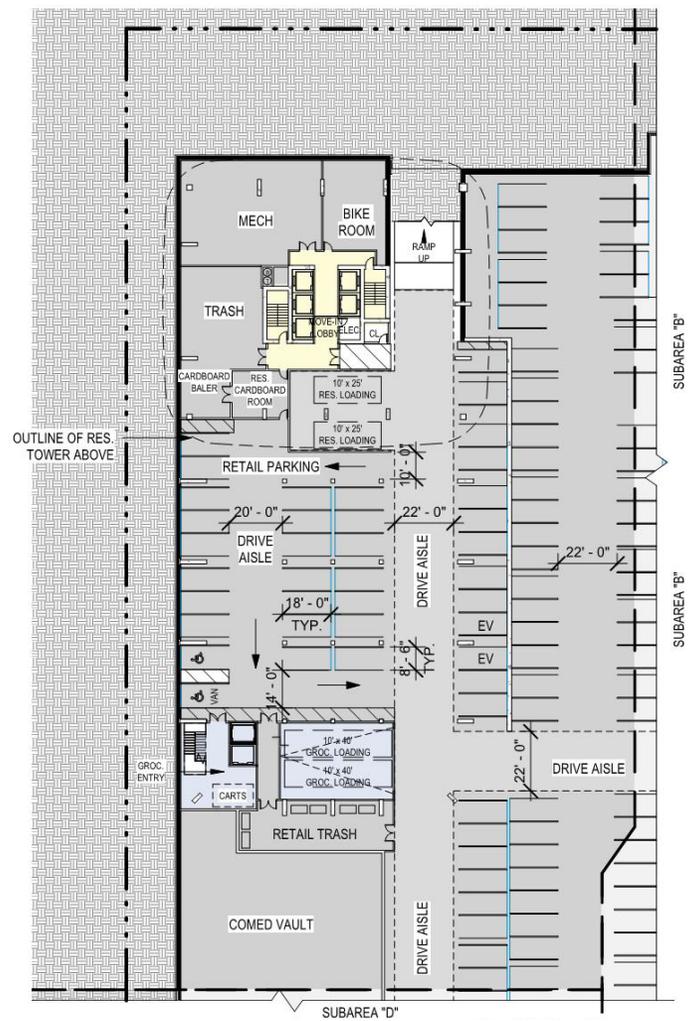
SOCIAL LAWN & RIVERWALK – FOR REFERENCE ONLY – FUTURE PHASE



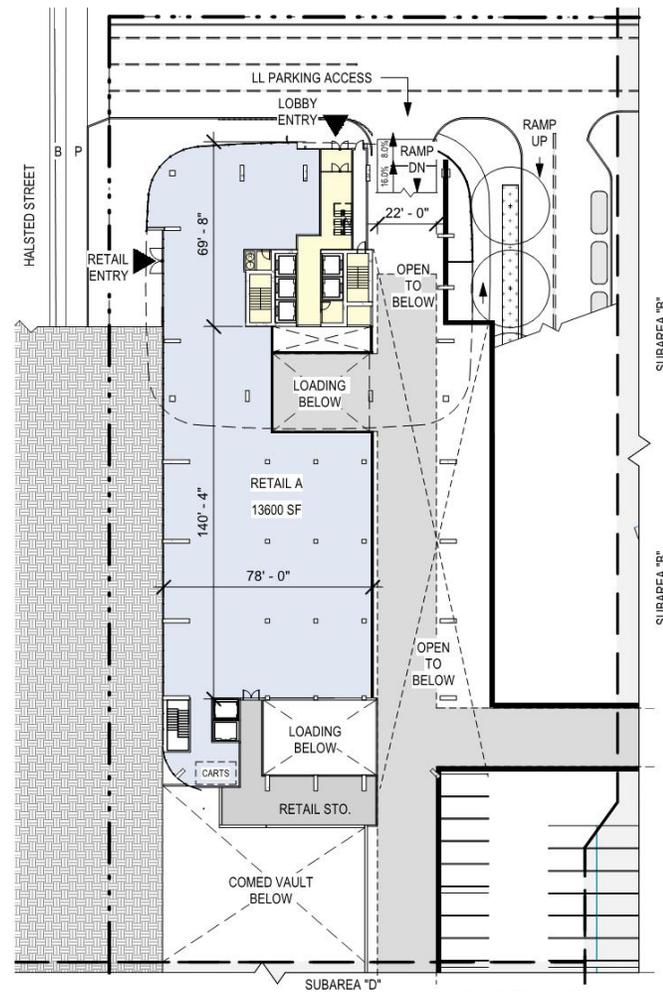
WILD MILE INTEGRATION & MARKET TERRACES – FOR REFERENCE ONLY – FUTURE PHASE



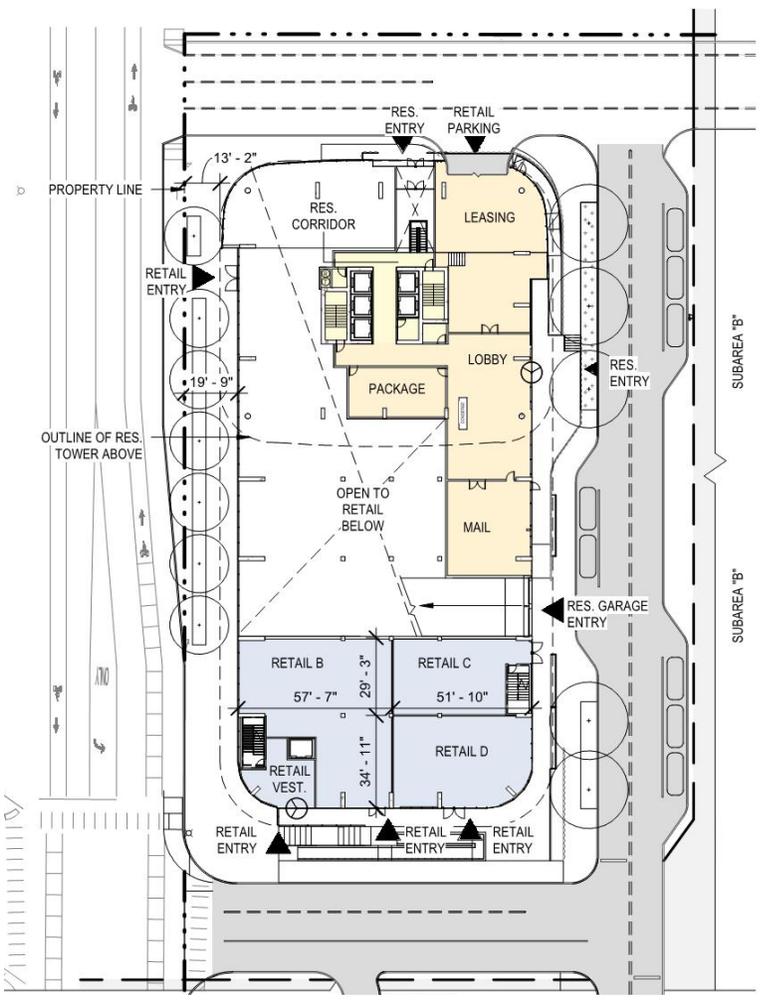
KEY PLAN



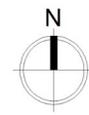
LOWER LEVEL 2 PLAN



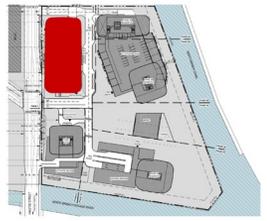
LOWER LEVEL 1 PLAN



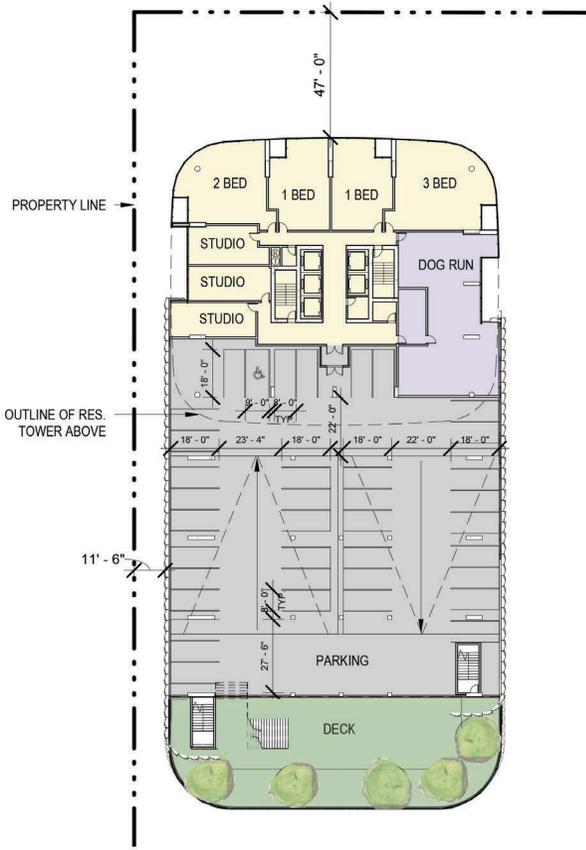
1ST FLOOR PLAN



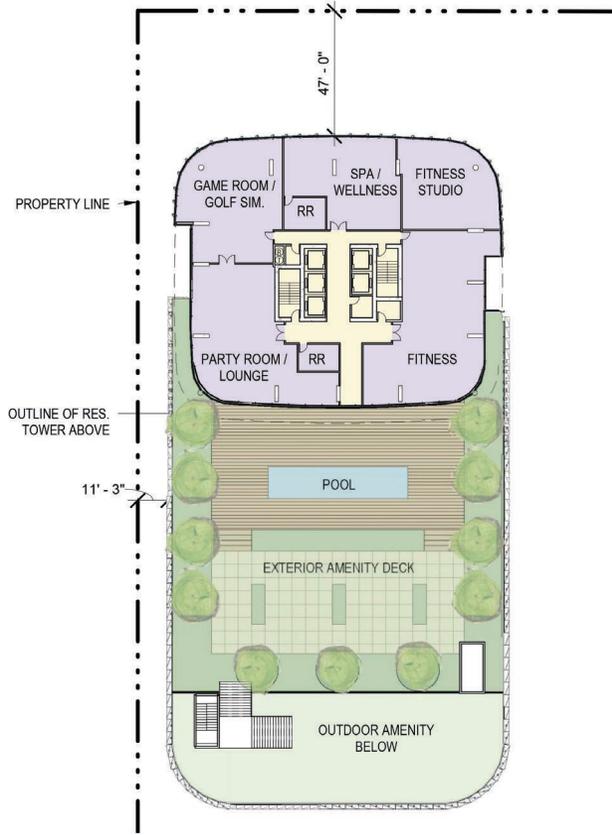
PHASE ONE - TYPICAL FLOOR PLANS



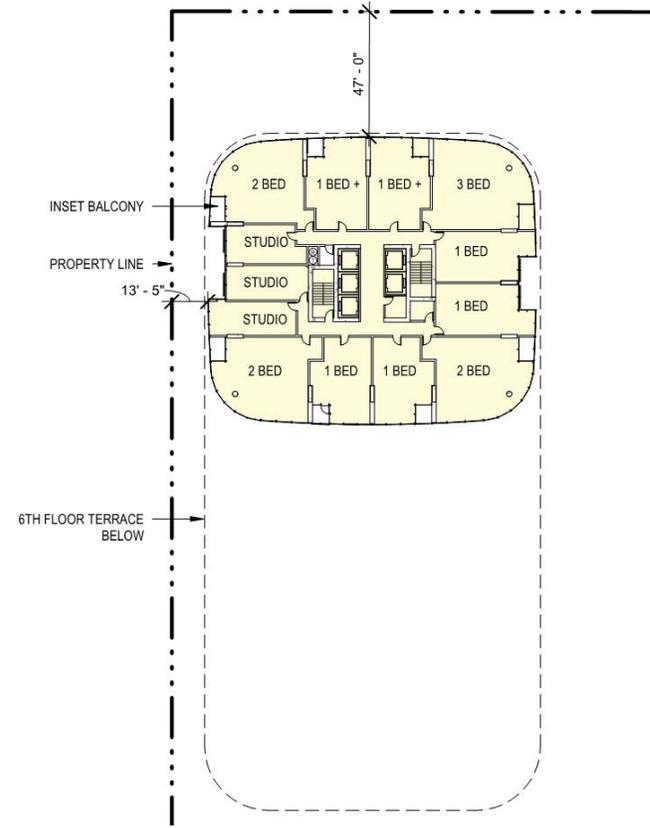
KEY PLAN



5TH FLOOR PARKING PLAN



6TH FLOOR AMENITY PLAN



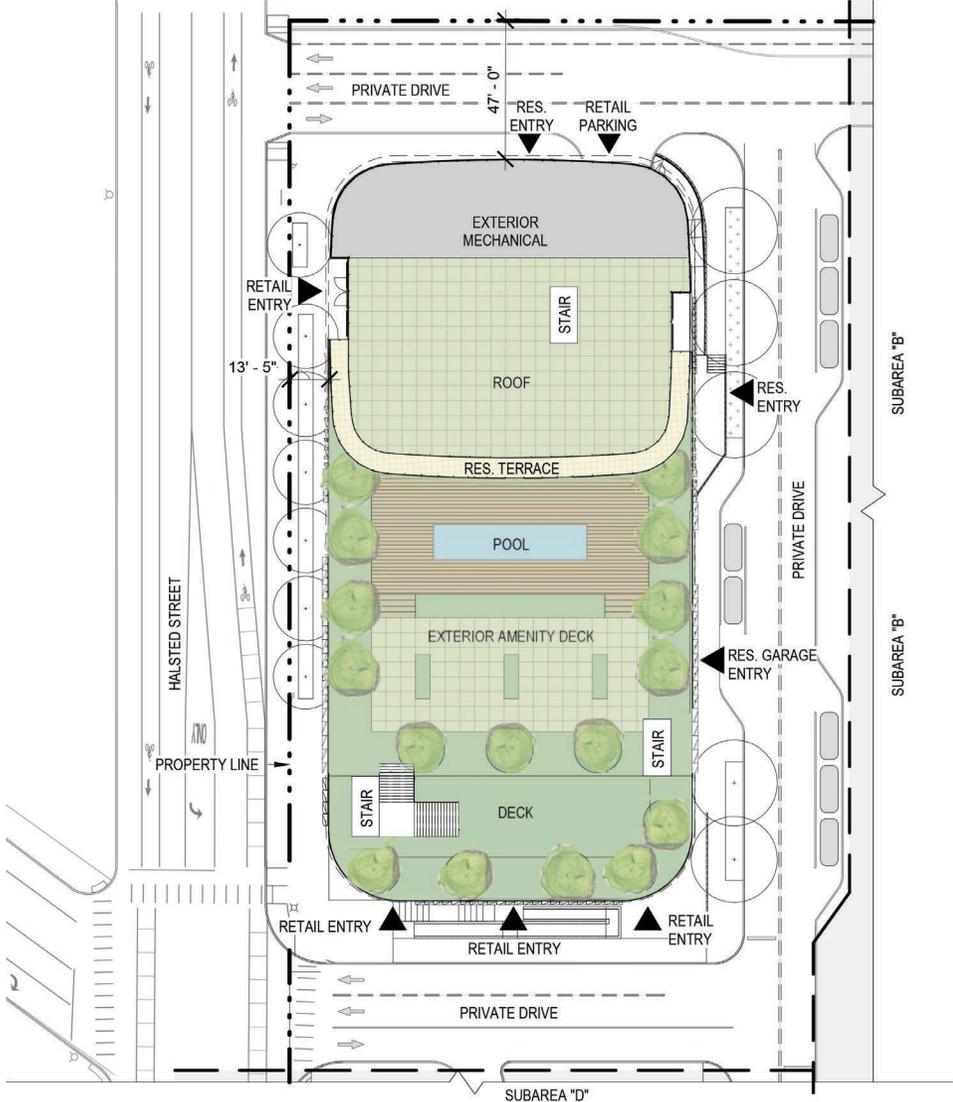
TYPICAL RESIDENTIAL PLAN



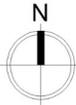
PHASE ONE - TYPICAL FLOOR PLANS



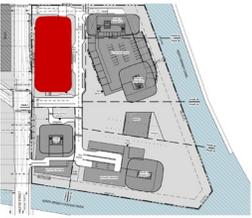
KEY PLAN



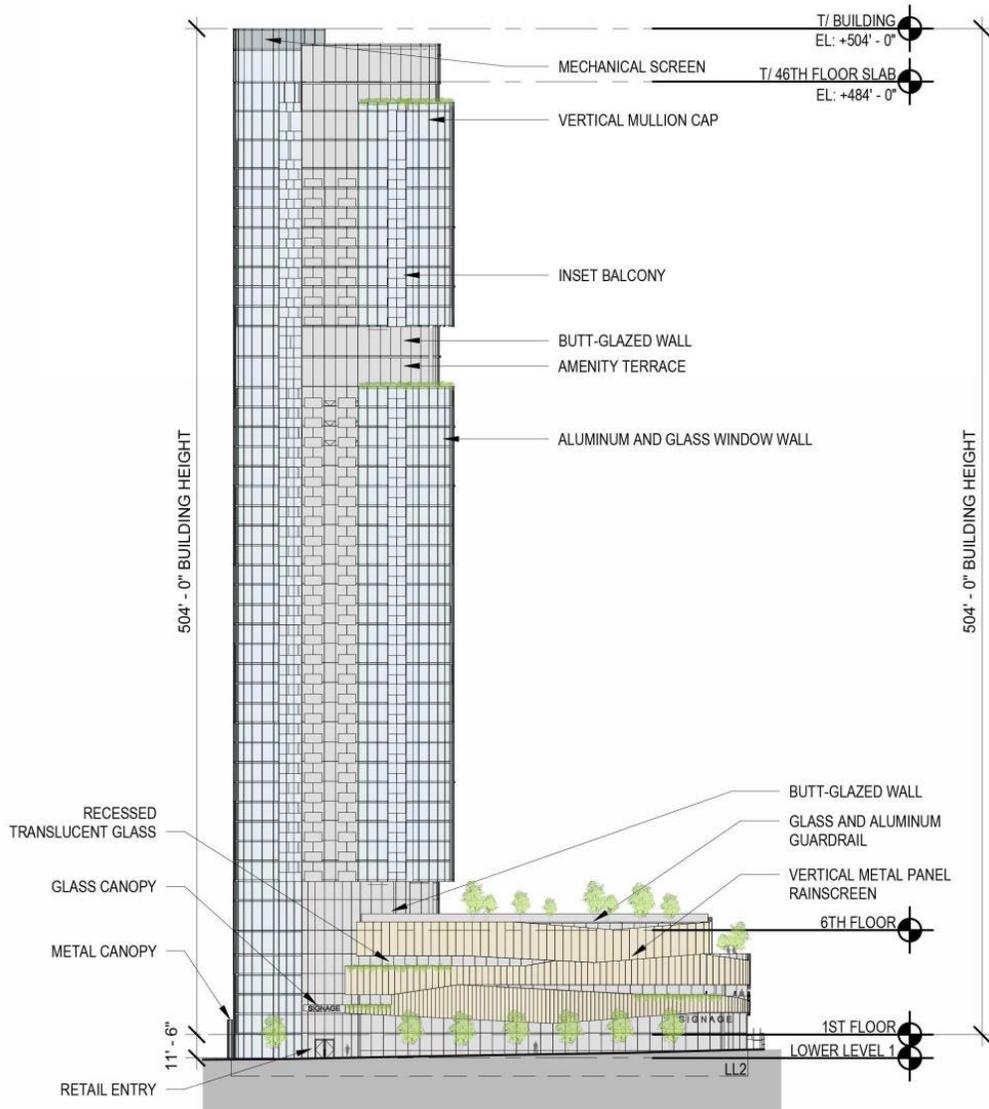
ROOF PLAN



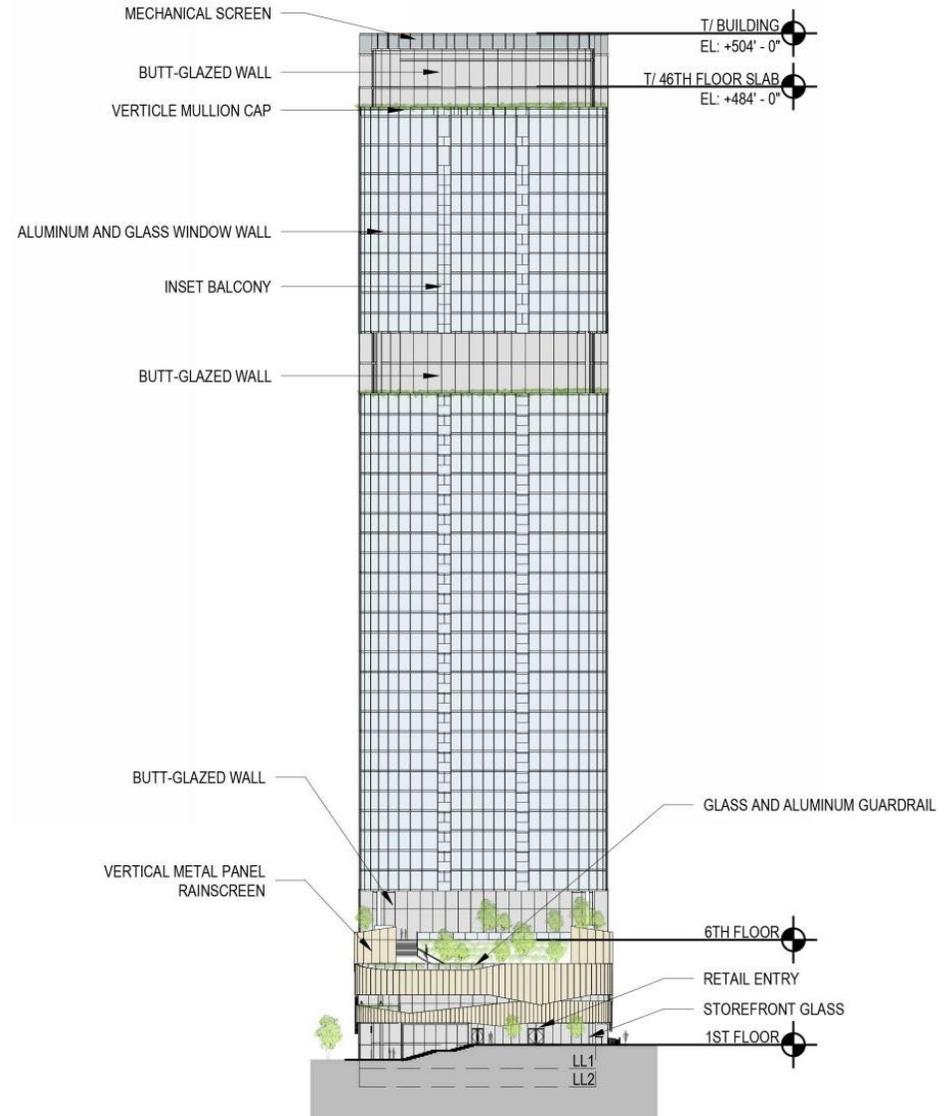
PHASE ONE - ROOF PLAN



KEY PLAN

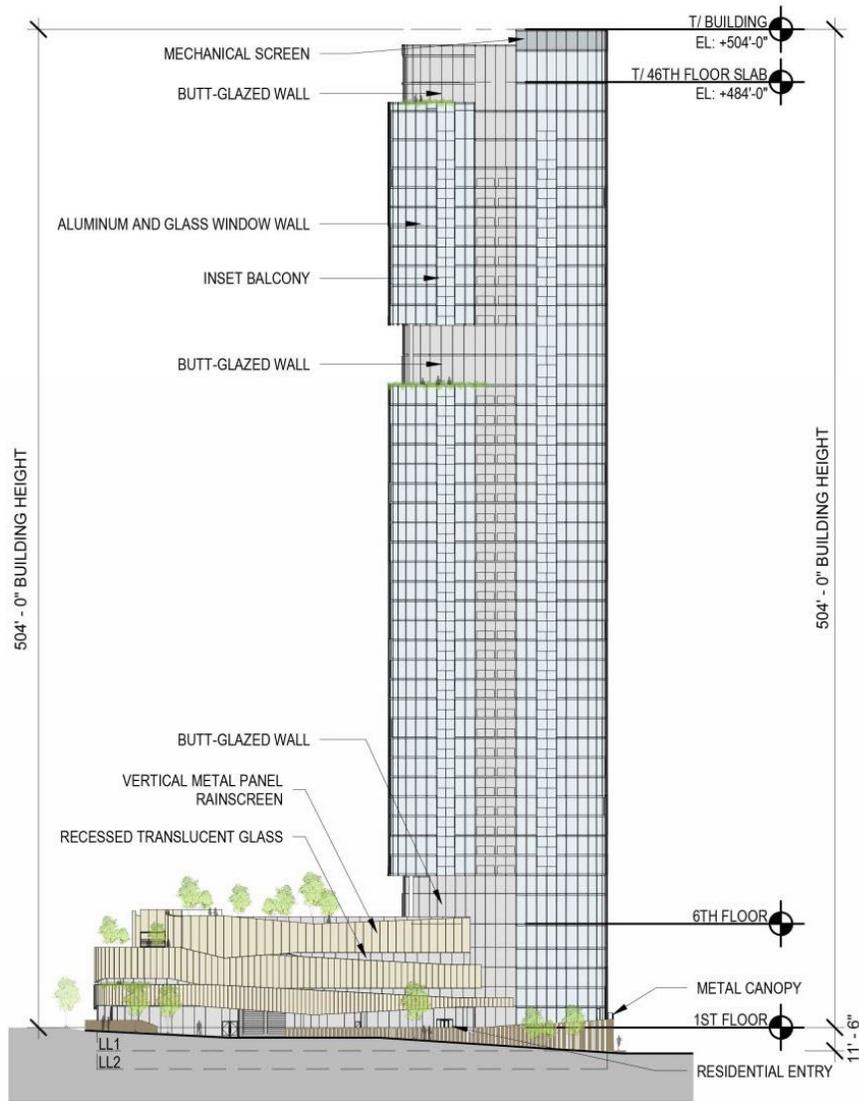


WEST ELEVATION

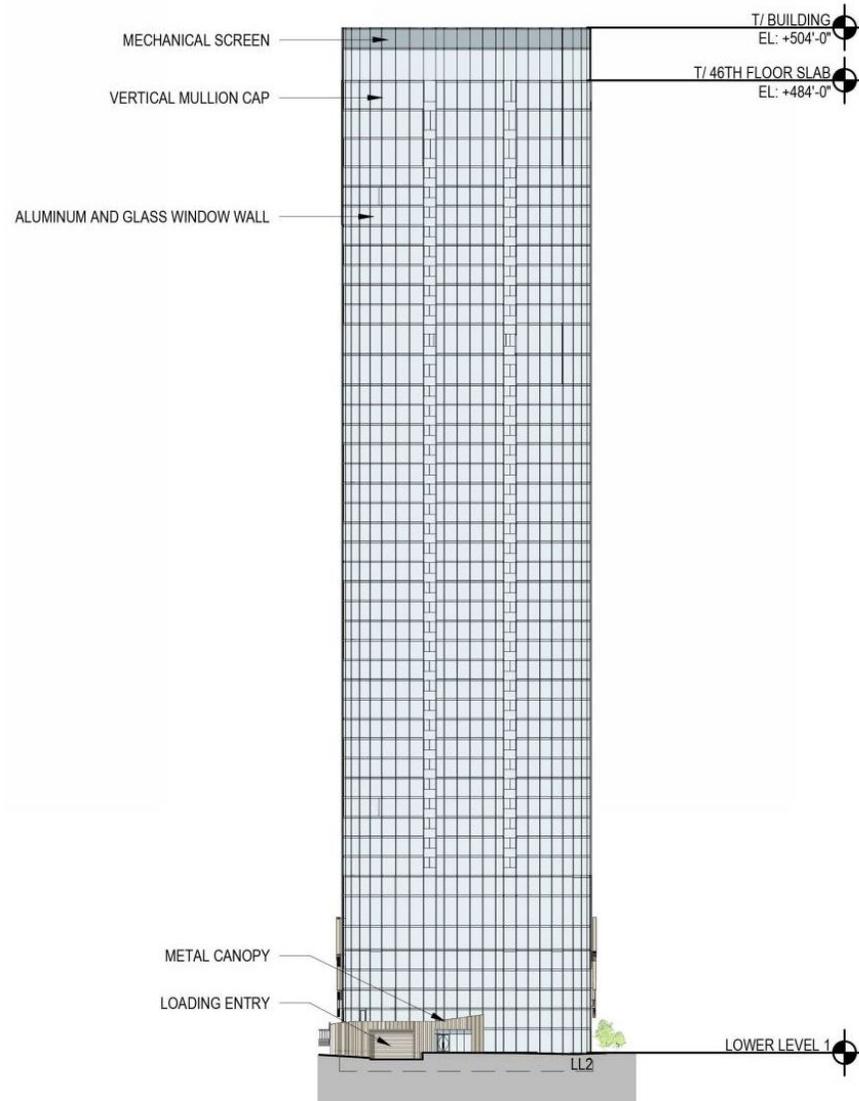


SOUTH ELEVATION

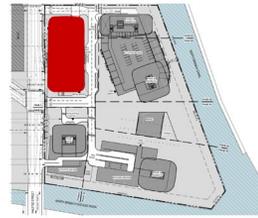
PHASE ONE - BUILDING ELEVATIONS



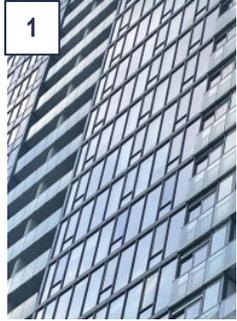
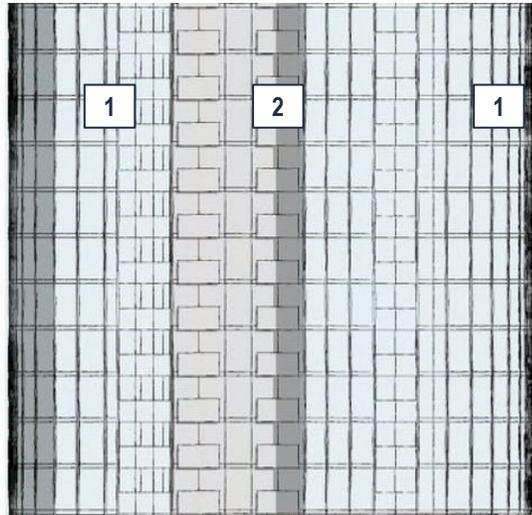
EAST ELEVATION



NORTH ELEVATION



KEY PLAN



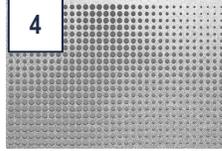
WINDOW WALL



BUTT-GLAZING



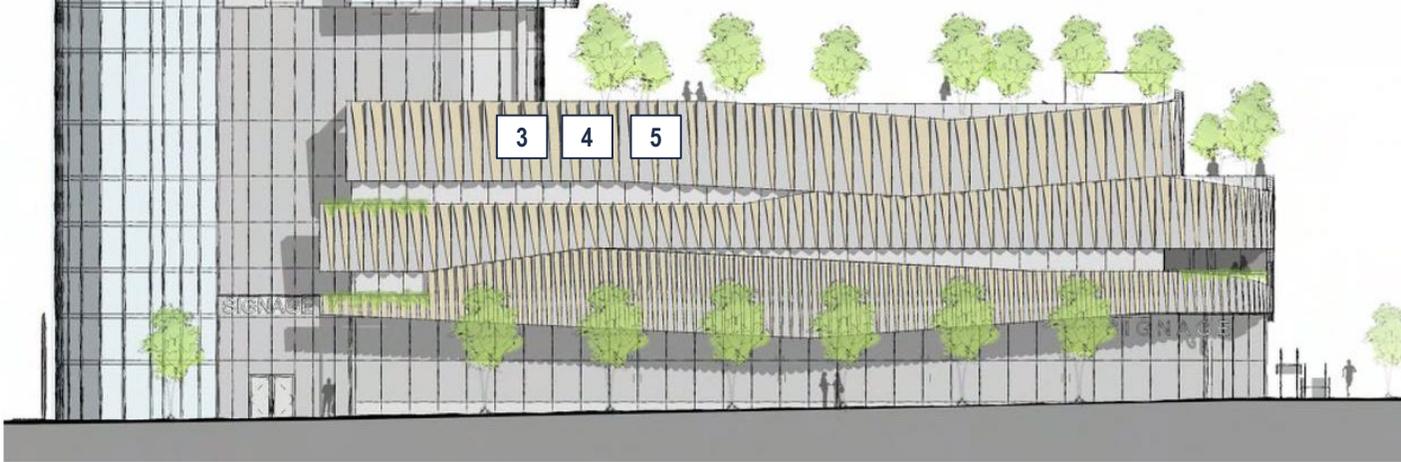
METAL PANEL



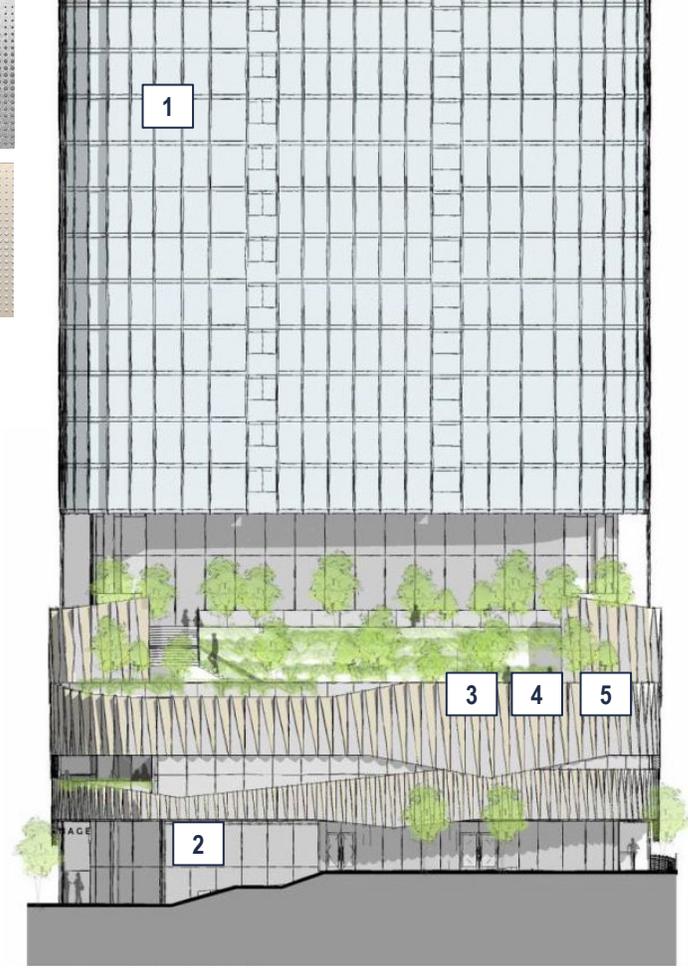
PERFORATIONS



PERFORATIONS



WEST ELEVATION



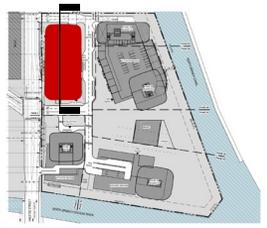
SOUTH ELEVATION



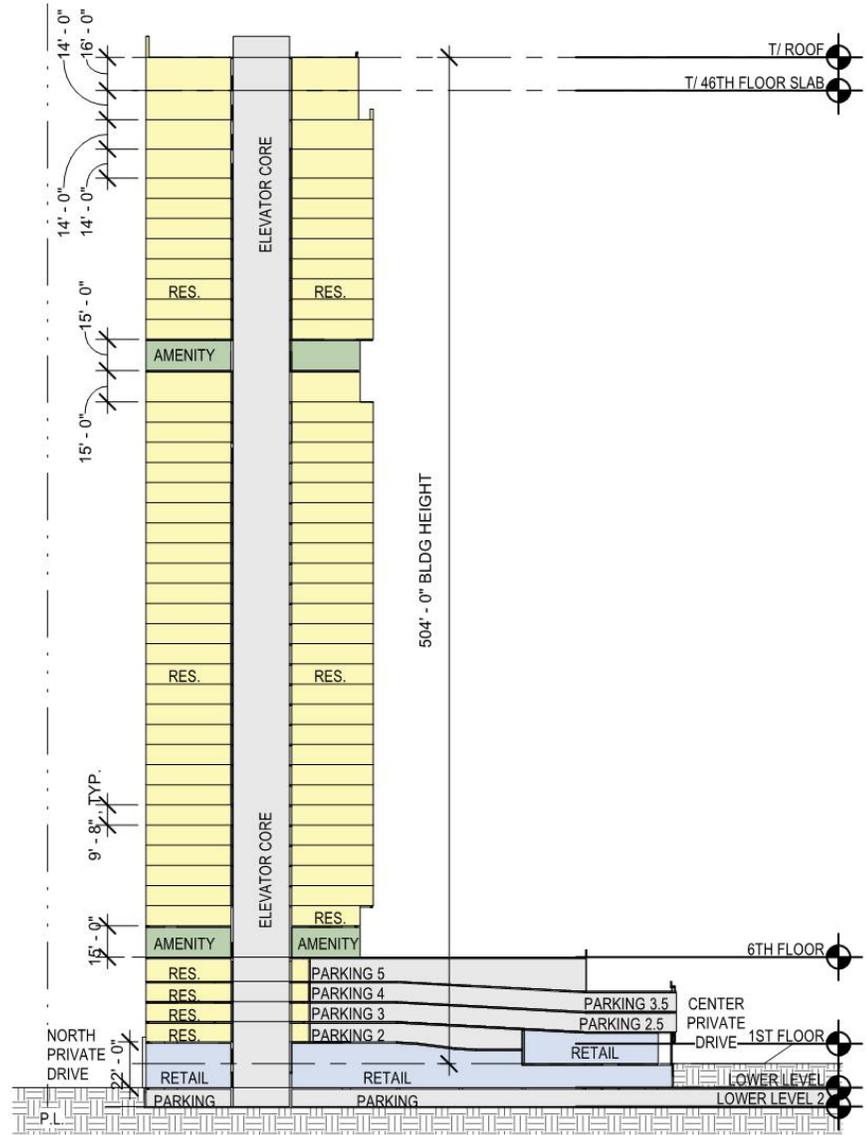
EAST ELEVATION



NORTH ELEVATION



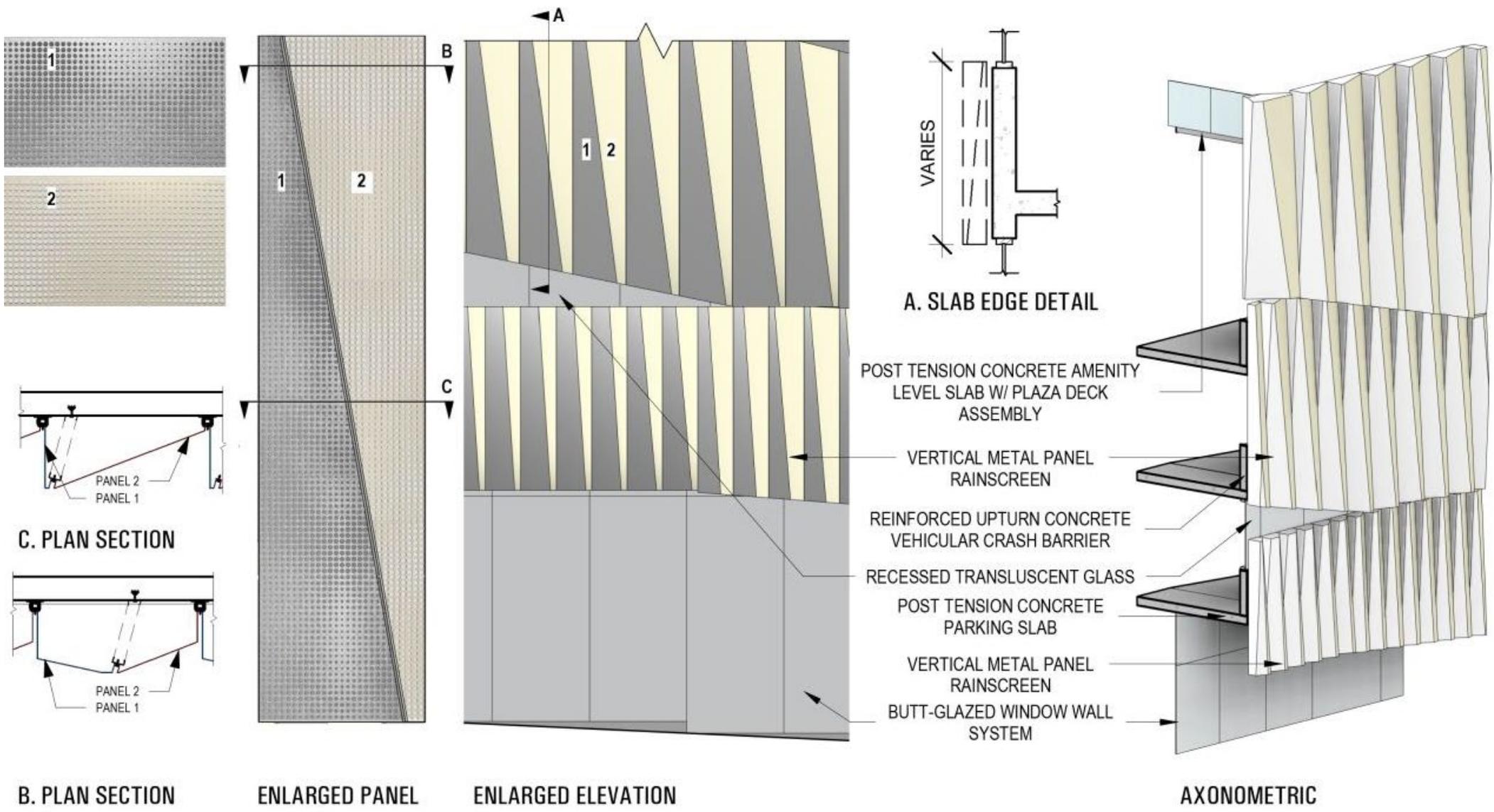
KEY PLAN



| PROGRAM KEY | |
|---|-------------|
| | LOBBY |
| | RETAIL |
| | PARKING |
| | RESIDENTIAL |
| | AMENITY |

NORTH-SOUTH SECTION

PHASE ONE - BUILDING SECTION



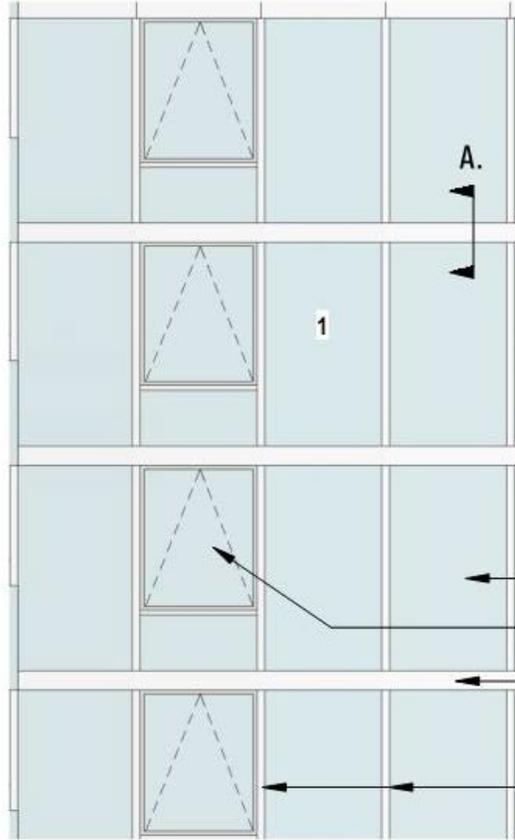
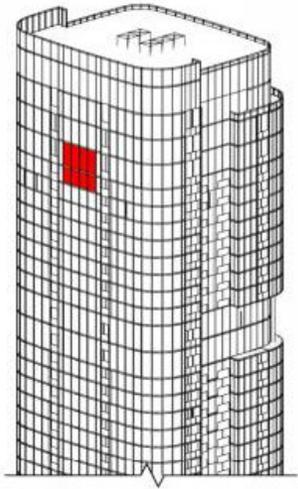
B. PLAN SECTION

ENLARGED PANEL

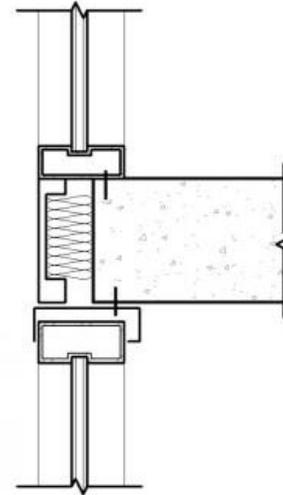
ENLARGED ELEVATION

AXONOMETRIC

PHASE ONE - PODIUM FAÇADE DETAILS

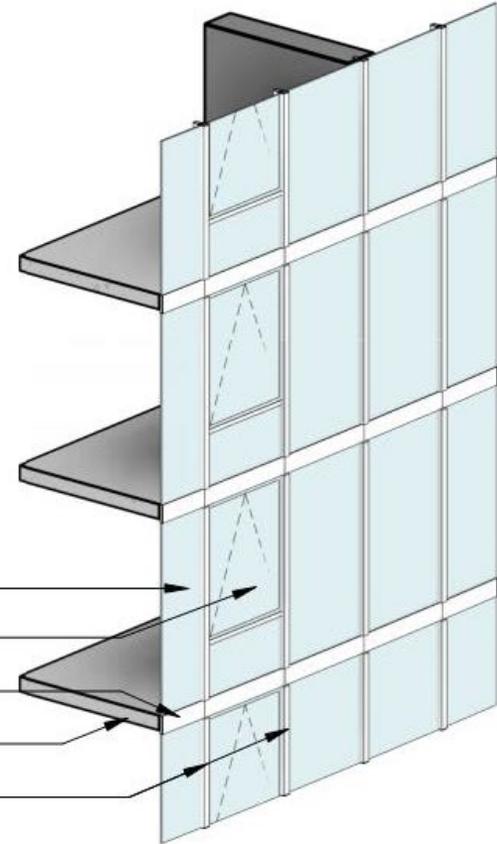


ENLARGED ELEVATION

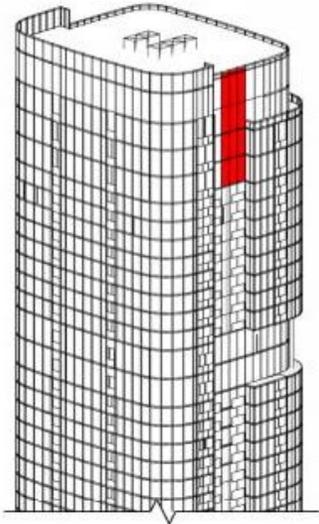


A. SLAB EDGE DETAIL

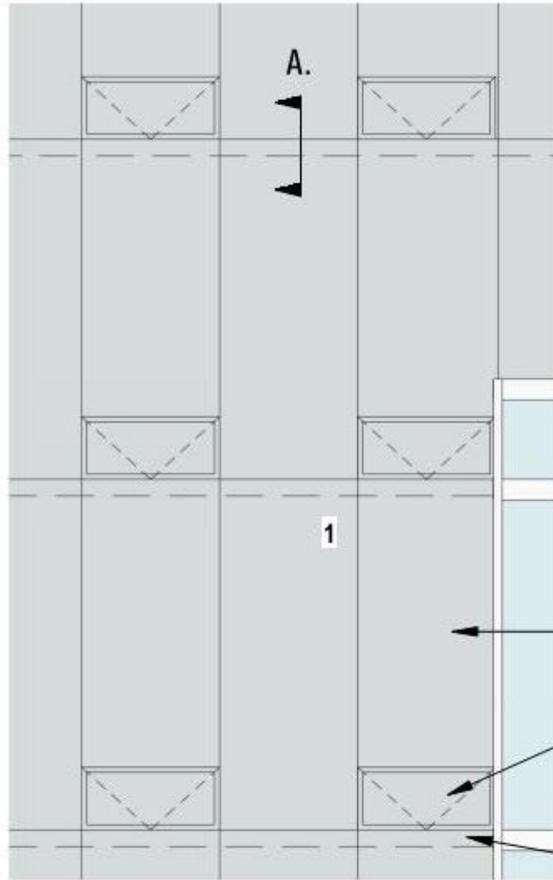
- WINDOW WALL VISION GLASS
- OPERABLE AWNING WINDOW
- METAL SLAB EDGE COVER
- POST TENSION CONCRETE SLAB
- CAPTURED GLASS, PRE-FINISHED ALUMINUM WINDOW MULLION



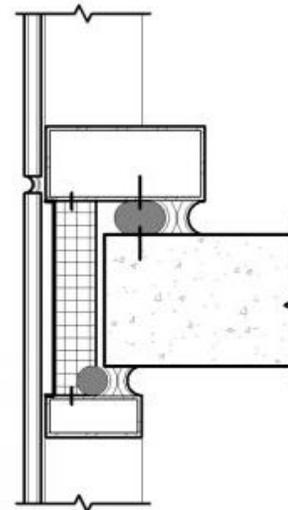
AXONOMETRIC



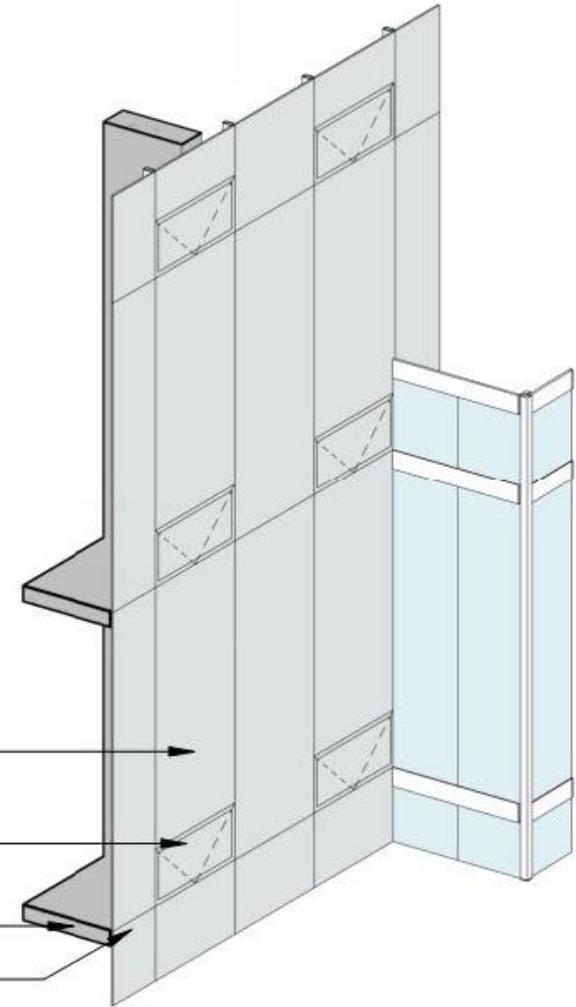
BUTT-GLAZING



ENLARGED ELEVATION

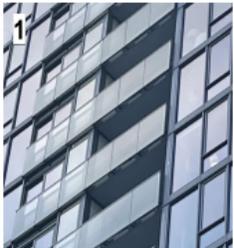
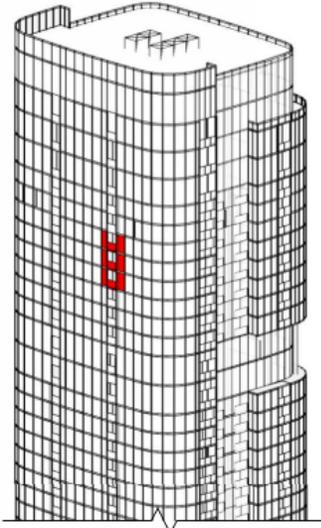


A. SLAB EDGE DETAIL



AXONOMETRIC

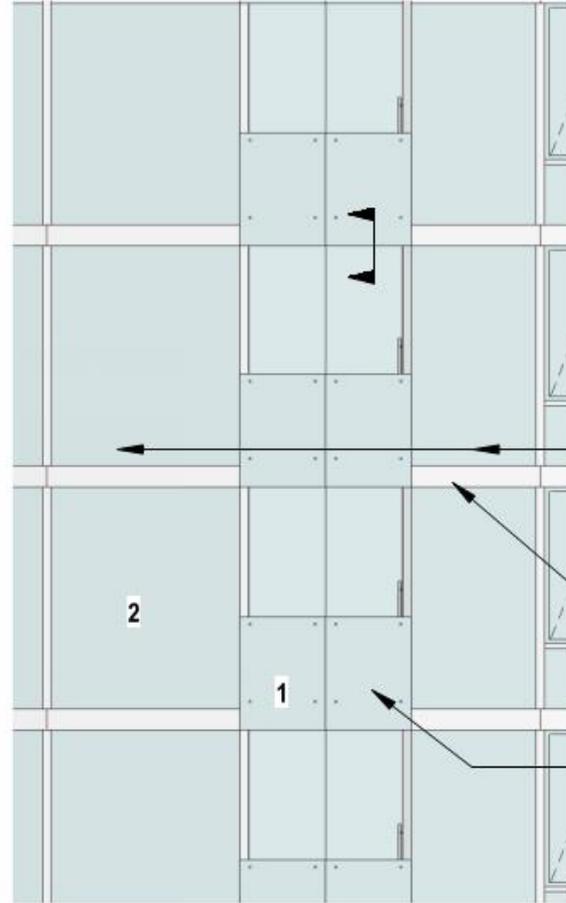
PHASE ONE - BUTT-GLAZED WALL DETAILS



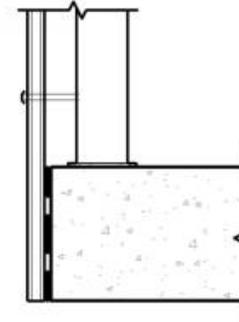
TEMPERED GLASS BALCONY



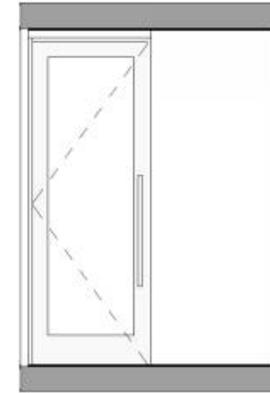
WINDOW WALL



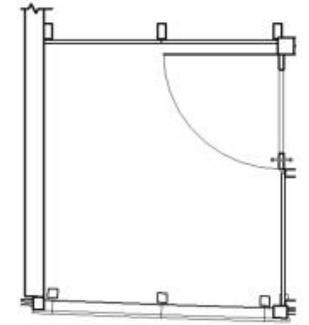
ENLARGED ELEVATION



A. SLAB EDGE DETAIL



BALCONY ELEVATION



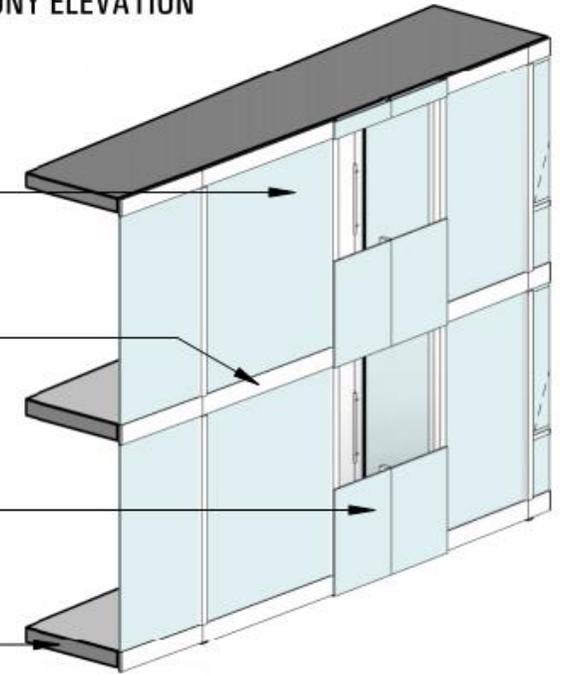
BALCONY PLAN

WINDOW WALL VISION GLASS

METAL SLAB EDGE COVER

TEMPERED GLASS BALCONY RAILING WITH TRANSLUCENT FRIT

POST TENSION CONCRETE SLOPED BALCONY SLAB



AXONOMETRIC

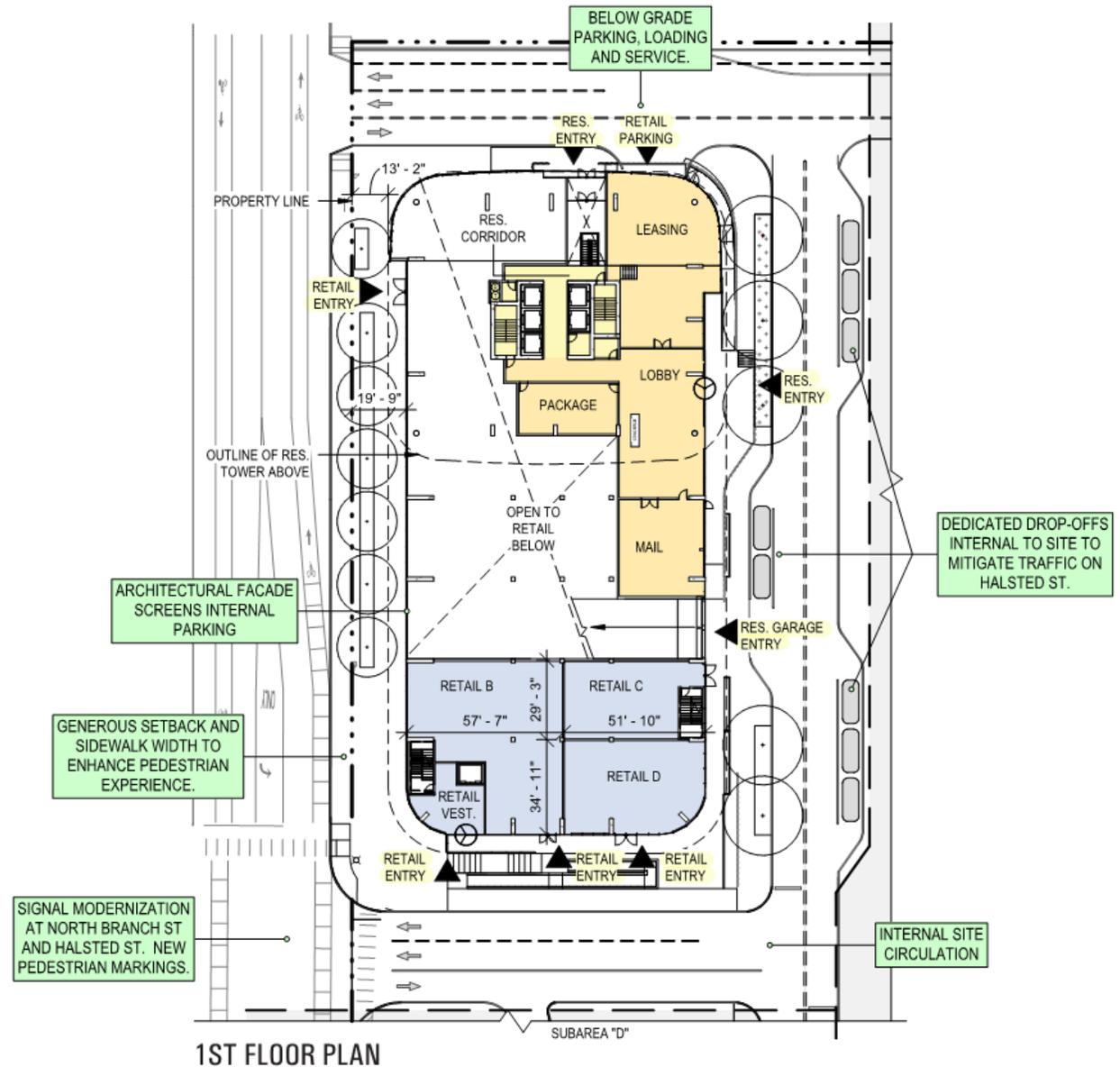
PHASE ONE - INSET BALCONY DETAILS

TRANSPORTATION, TRAFFIC CIRCULATION AND PARKING (17-8-0904)

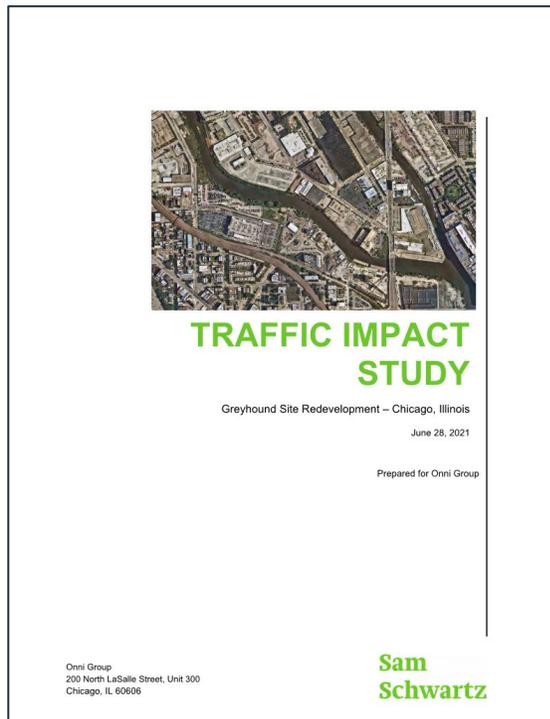
A – Halsted Pointe promotes transit and bicycle use with generous on-site bike parking and storage. The project mitigates traffic on Halsted St. With central main access drive and building entries and drop-off internal to the site.

B – All public way facing streets are designed to city standards.

C – Parking is located internal to the building and below grade. Generous internal bike parking is provided for residents. Site circulation and building traffic patterns are internal to the site, relieving congestion on Halsted St.



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**
 - Addition of right-in/right-out access driveway with minor-leg stop control.

PEDESTRIAN-ORIENTATION (17-8-0905)

A – Active uses along ground floor, entrances articulated with canopies, no blank walls, & hardscape spaces offering seasonal programming such as farmers markets & water fountains

B – Building setback provides a wide pedestrian sidewalk with trees, facade emphasizes transparency & bird-friendly design.

URBAN DESIGN (17-8-0906)

A – Consistent street wall at the base defines an urban street environment except at setbacks that create inviting open space.

B – Upper-most level of podium activated with amenity program and recreational space.

C – Façade incorporates high-quality building materials and pedestrian-scaled details at ground level.

D – Service areas for loading and trash is located away from the public street.

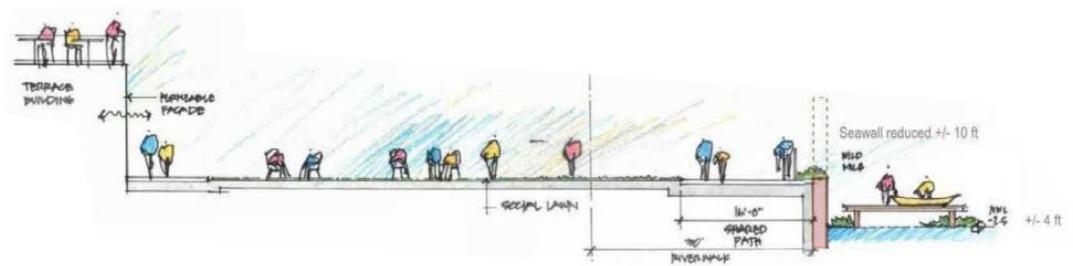
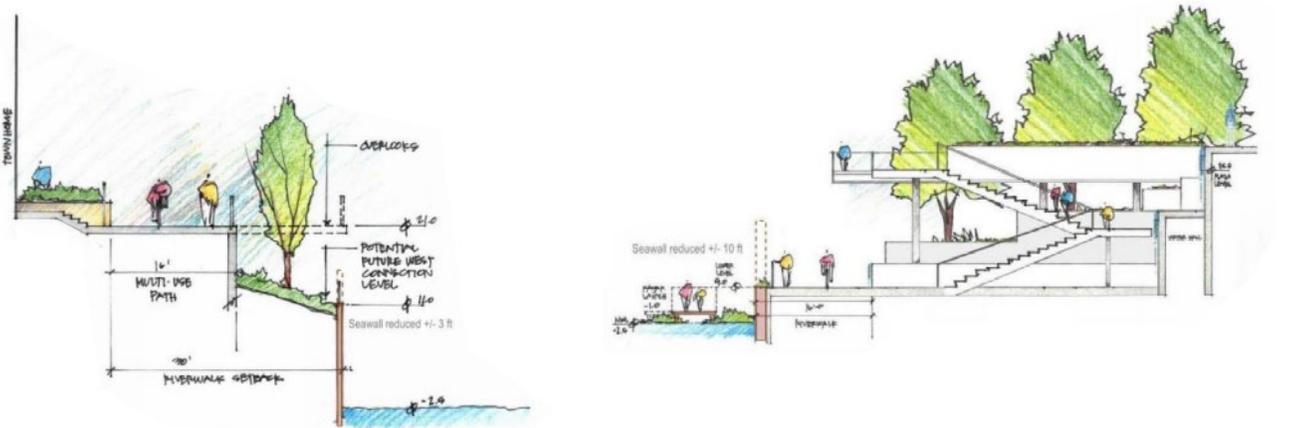
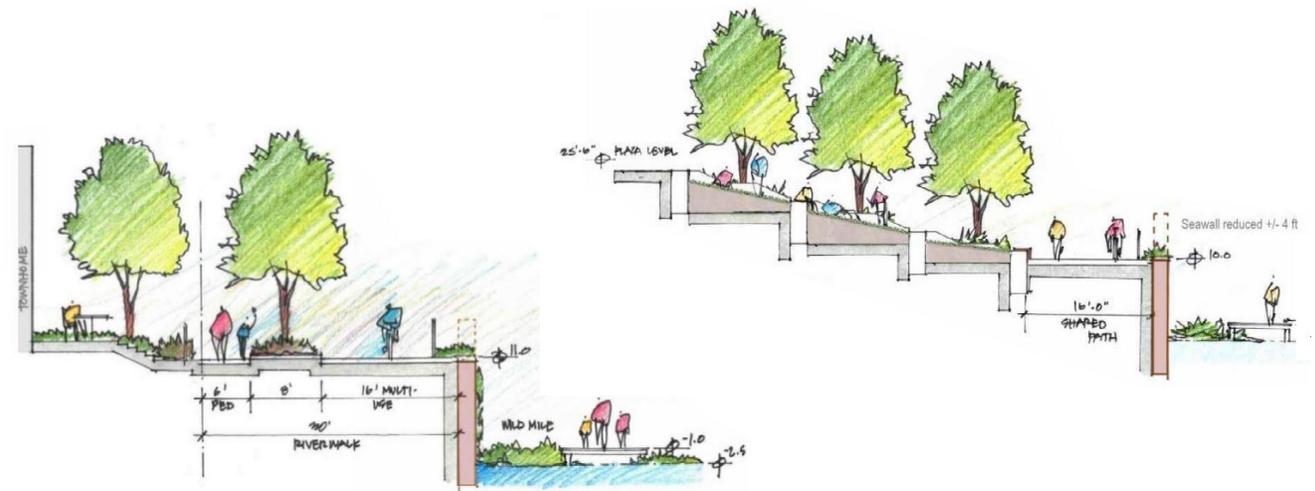


PARKS, OPEN SPACE, AND LANDSCAPING (17-8-0909)

A – Halsted Pointe provides adequate, inviting, and accessible community open space. Providing 3.9 acres of usable and thoughtfully designed open areas for workers, visitors, and residents – with substantial landscaped areas and tree plantings throughout.

B – 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 – 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.

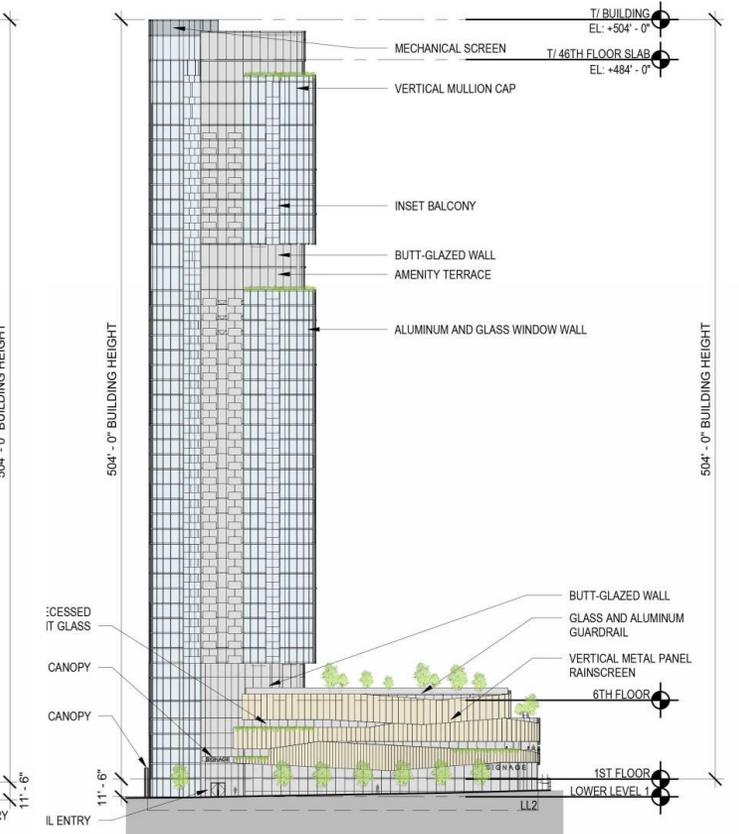
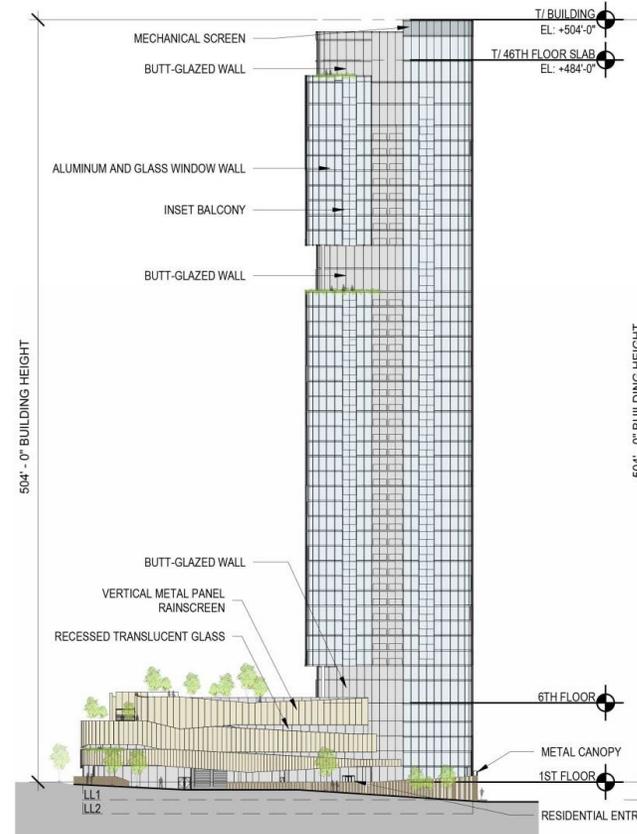


BUILDING DESIGN (17-8-0907)

A – Halsted Pointe's building design uniquely responds to the program and location. A modern design that captures the surrounding historic character while incorporating sustainable features and building materials.

B – The multi-building project promotes consistency with generous setbacks from Halsted St – allowing pedestrian visibility and site circulation to take priority. The new main entry access opens to the market plaza with ample publicly accessible open space with various access points towards the Riverwalk.

C – Building massing and materials clearly define the base, mid, and top. Vertical planes and established heights work in tandem to create welcoming street frontage and pedestrian experience.





City of Chicago Sustainable Development Policy
Project Checklist

Haisted
Point
5/10/2021

| Y | T | H | | Possible Points: | |
|----|---|----|---|------------------|--|
| 0 | 0 | 40 | Health | 40 | |
| | | 40 | 1.1 Achieve WELL Building Standard | 40 | |
| 50 | 0 | 50 | Energy | 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 | 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 | 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 | |

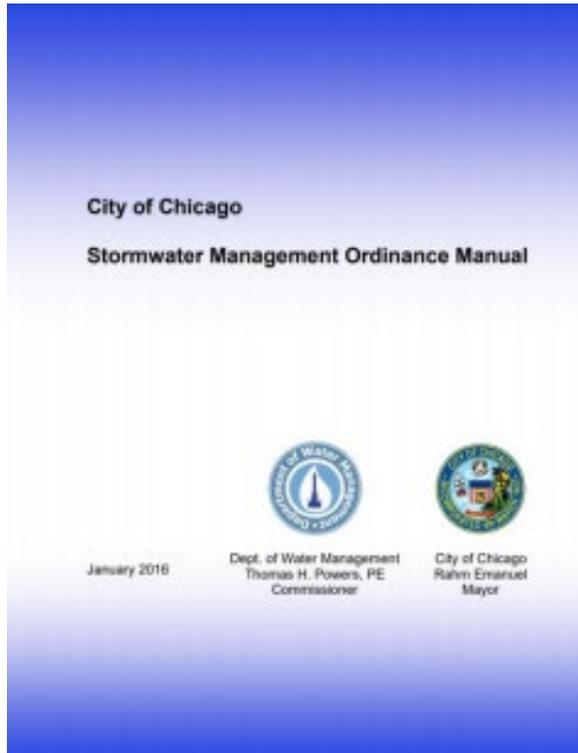
POINT STRATEGY

- 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**

| | | | | |
|-----|---|-----|---|-----------------------------|
| 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 |
| | | 5 | 9.1 <input 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.



Affordable Requirements Ordinance

Overall Planned Development has a total 2,650 units

- Located in the Near North Zone of the Near North/Near West Pilot Area
- ARO obligation is 530 affordable units (20% of 2,650)
 - 265 units = 1st Units (10%) at 60% AMI
 - 265 units = 2nd Units (10%) at 100% AMI
- All affordable units will be constructed in the Planned Development

Phase One includes 485 units

- ARO obligation is 97 units (20% of 485)
 - 49 units = 1st Units (10%) at 60% AMI
 - 48 units = 2nd Units (10%) at 100% AMI
- 16 studios, 50 one-bedrooms, 25 two-bedrooms, 6 three-bedrooms



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

- 3.9 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 public 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

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
- The proposal promotes pedestrian interest, safety, and comfort (17-8-0905-A);
- The proposal provides adequate, inviting, usable and accessible parks, open spaces, and recreation areas (17-8-0909-A); and,
- The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B).