



Chicago Plan Commission Department of Planning and Development

**Park 596 and Chicago Park District Headquarters
4830 South Western Avenue (Ward 14)
Chicago Park District**

DRAFT

17 September, 2020

Brighton Park Community Area Snap Shot

Overview

- The project site is located in the Brighton Park Community Area, and is located immediately adjacent to Back of the Yards neighborhood.
- The data below reflects demographic information specific to the Brighton Park Community Area from CMAP (ACS 2014-2018 data)

Demographics:

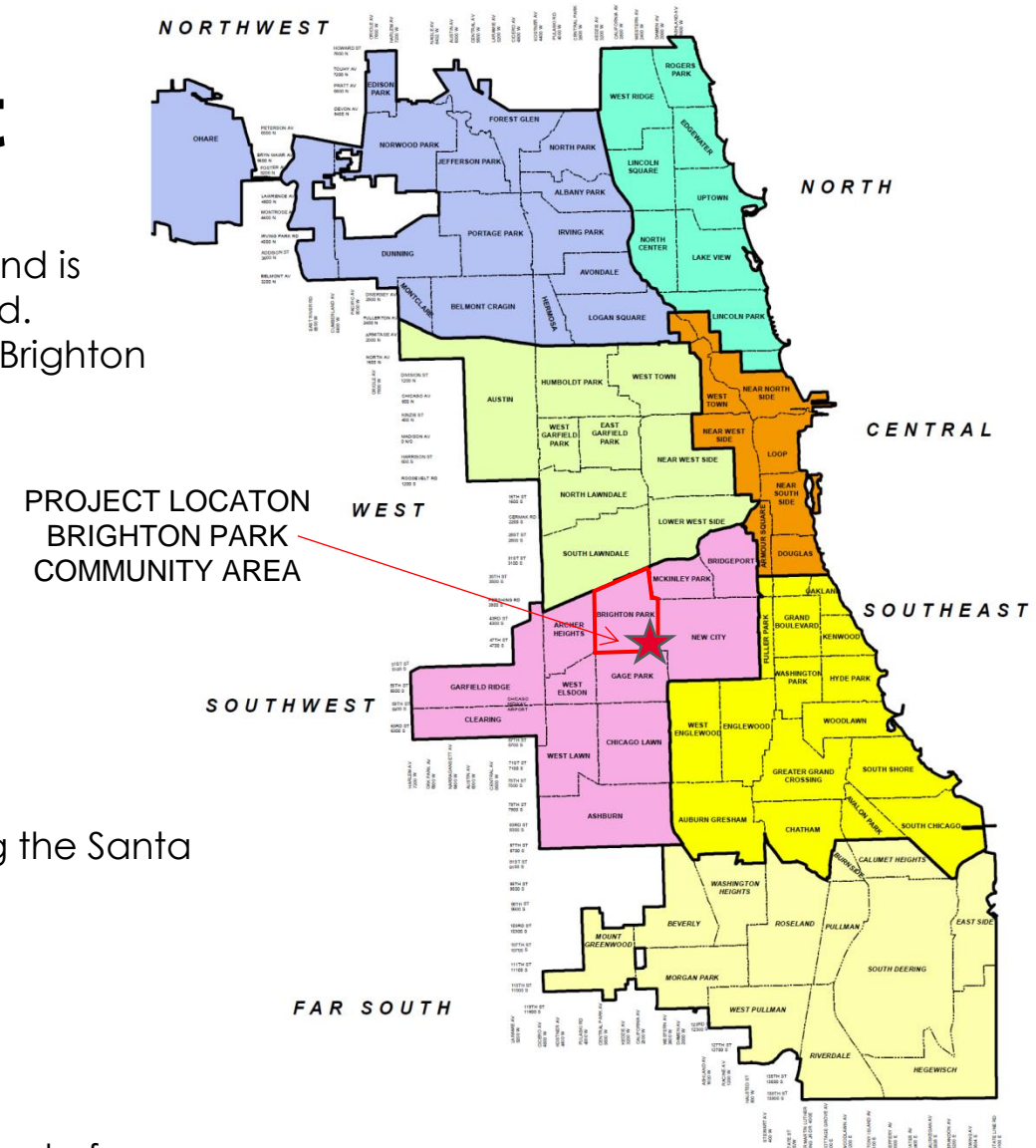
- Total population is roughly 45,000
- 83.1% of the population is Hispanic or Latino
- 44.7% of households are 4 or more people
- 32.1% of residents are 19 years of age or younger
- Median household income is \$41,176

Cultural/Historic Context:

- Historically home to a variety of transportation industries, including the Santa Fe Railroad's Corwith Yards
- This project is part of Chicago's INVEST South/West initiative

Land Use Data:

- The site is currently vacant and zoned M2-2 and C1-2
- Adjacent zoning includes M2-2, M2-3, C1-2, RS-3, B3-1 and RM-4,5
- Brighton Park is one of the top 5 community areas in the City in need of open space



Site Selection

- Ownership of the building at 541 N. Fairbanks has transitioned, compelling CPD to search for a new home for its administrative offices.
- 20 locations were considered for a new CPD headquarters, including sites in the loop and in neighborhoods across Chicago.
- CPD selected the former industrial site at 48th and Western as the site of the new headquarters for a number of reasons:
 - The development of this site will provide significant, transformative value to the Brighton Park community, one of the top 5 community areas in the city in need of open space.
 - The large, 17-acre site makes it possible for CPD to provide significant indoor and outdoor recreation opportunities and assets for people of all ages and abilities.
 - The site location provides direct access to the Western Avenue Orange Line Station and direct access to major bus lines including the Western Avenue (49) bus route, which is a Transit Served Location route.



S. California Ave.

S. Rockwell St

S. Maplewood

S. Campbell Ave

W 47th

W 48th

South Western Ave

South Western Blvd

James Shields Middle School

Orange Line Western CTA Stop

W 50th

W 51st

SITE CONTEXT



S. California Ave.

S. Rockwell St.

S. Maplewood

S. Campbell Ave

South Western Ave

South Western Blvd

W 47th

W 48th

James Shields Middle School

**WESTERN AVE.
ORANGE LINE
STATION AND
CTA BUS
TRANSFER
STATION**

Orange Line Western CTA Stop



view 1- james shields middle school



view 2- senior suites of new city



view 9- intersection rockwell st & west 48th st



existing conditions



view 3- intersection western ave & west 48th st



view 8- rockwell st cul-de-sac



view 4- cta orange line western station



view 7- spoil piles

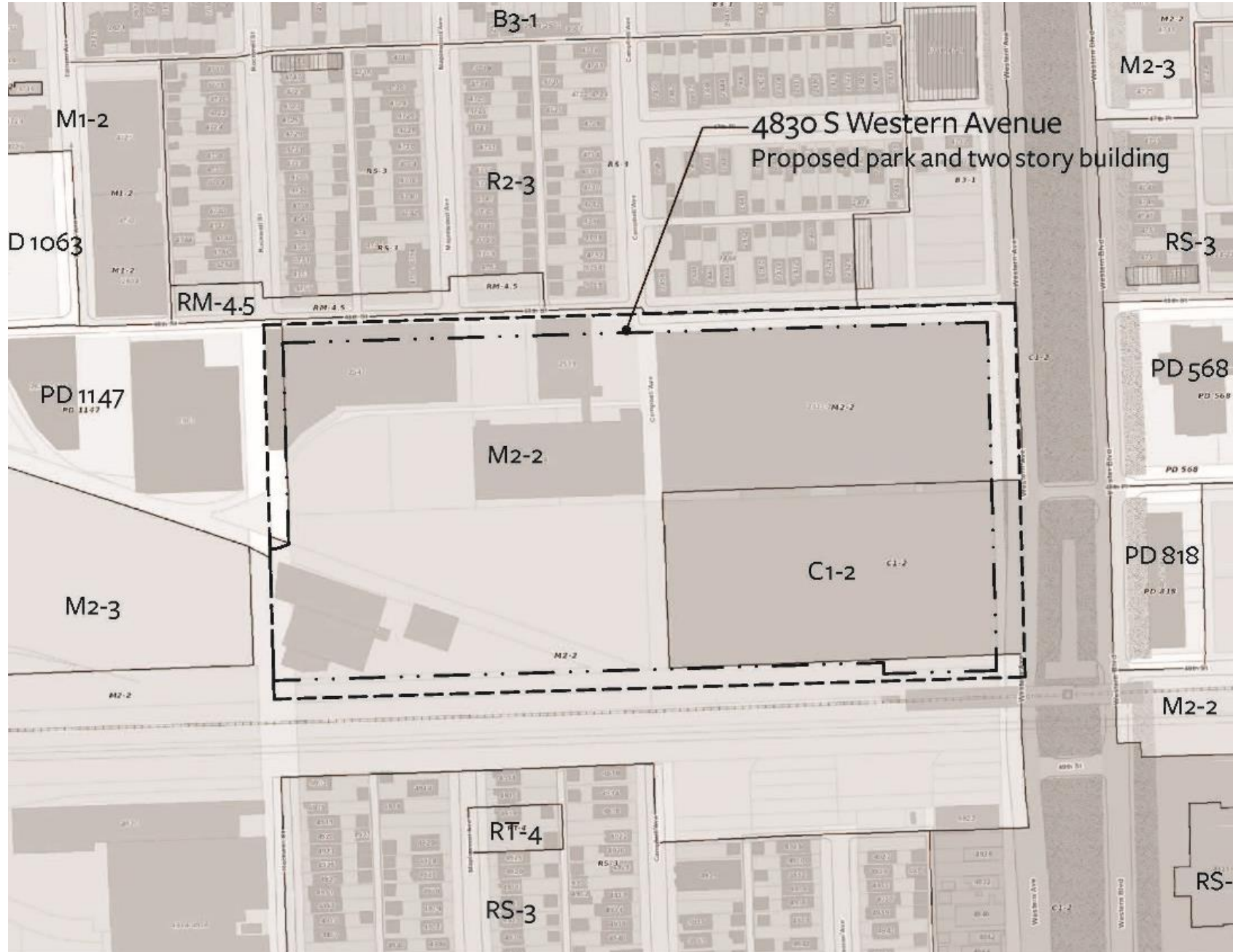


view 6- fence at southern property line



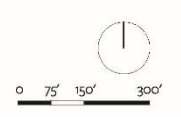
view 5- cta orange line western station

SITE CONTEXT

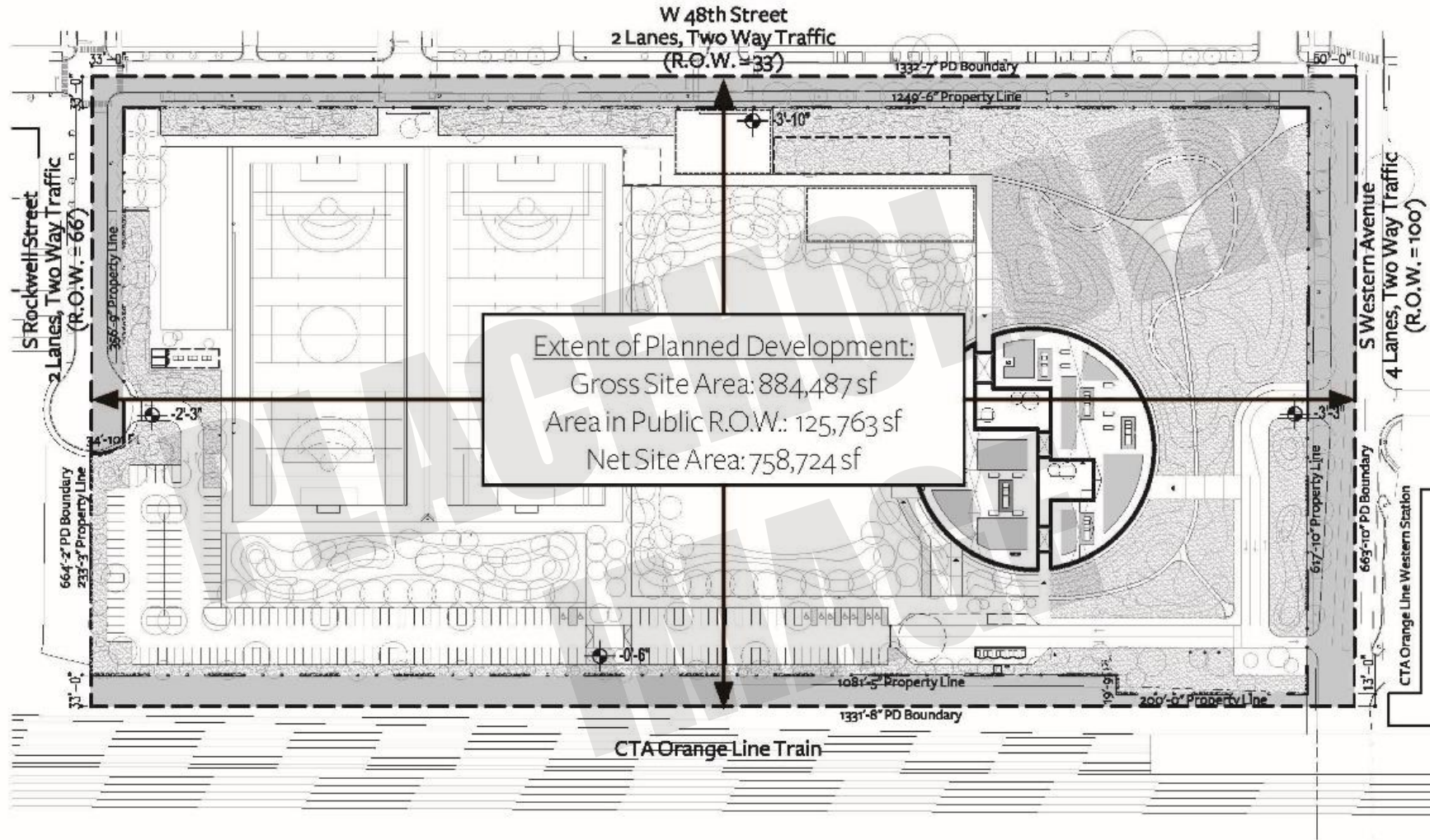


Drawing Legend:

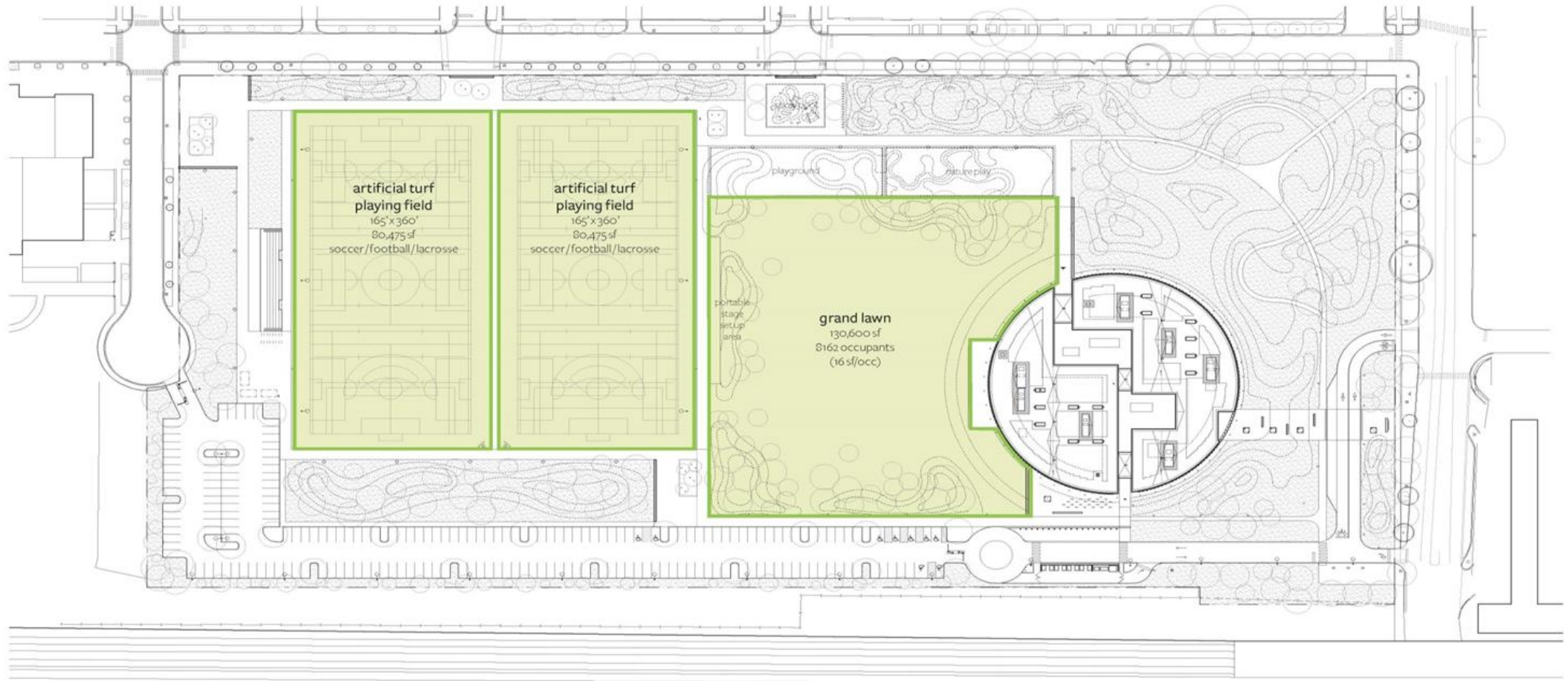
- · · · — Property Line (Net Site Area)
- - - - - Planned Development Boundary Line (Gross Site Area)



EXISTING ZONING



PD BOUNDARY MAP

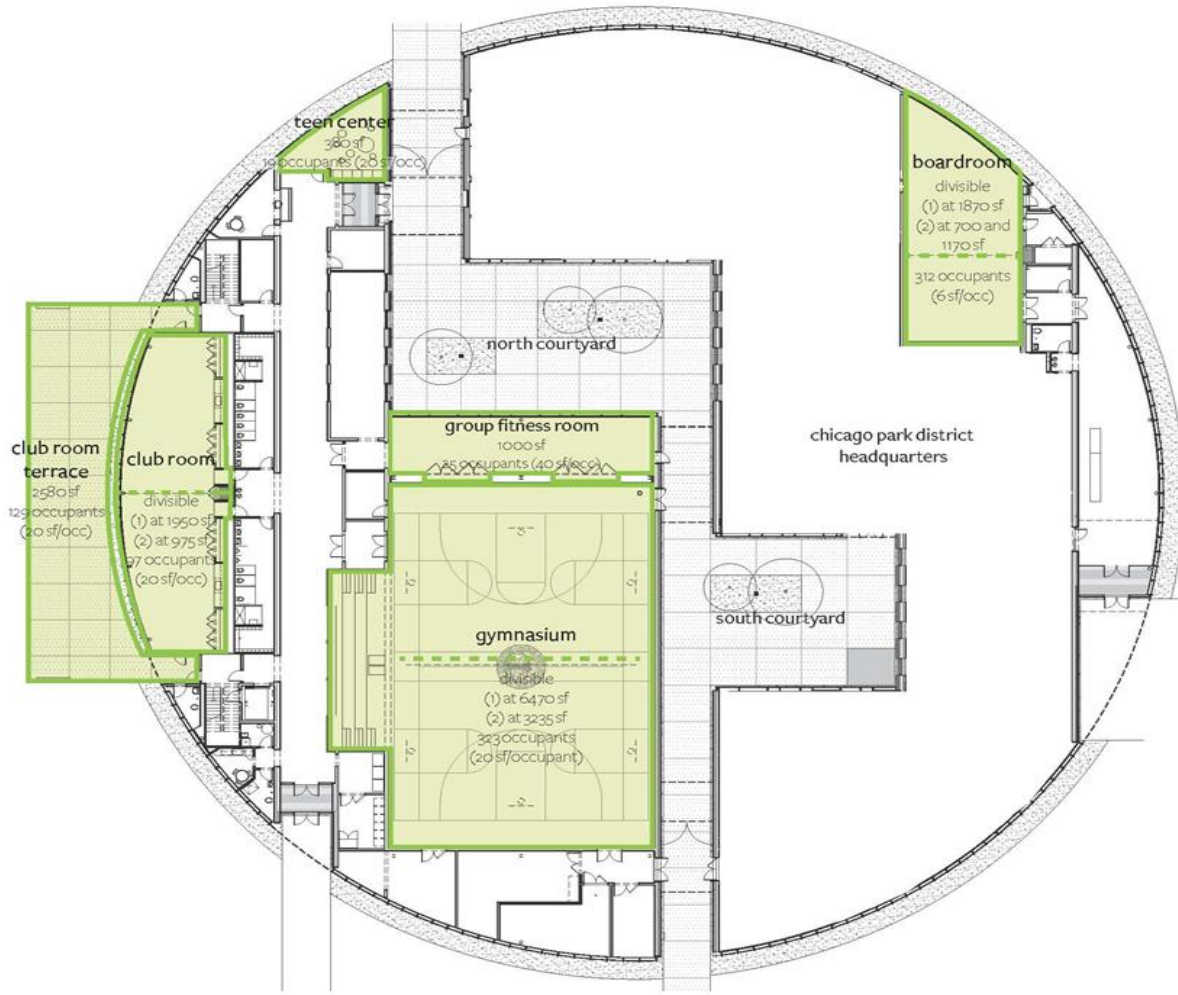


site	area (sf)	occupants
grand lawn	130,600	8162
artificial turf playing field	80,475	-
artificial turf playing field	80,475	-
total	305,050	-



site plan
plano de sitio

PLAYING FIELDS AND GRAND LAWN



community space

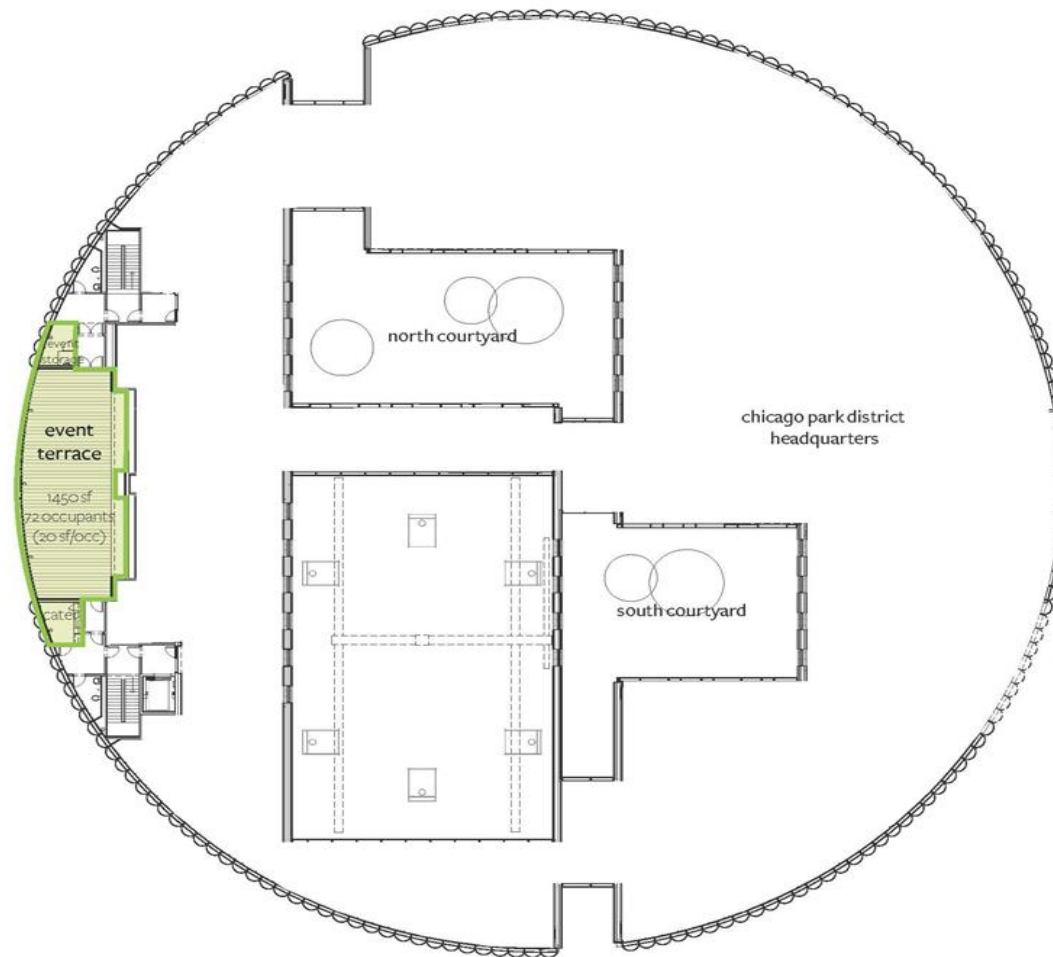
Highlights of some outdoor spaces which can be reserved by the community
 Esta imagen sobresalta el espacio exterior que puede ser reservado por la comunidad: espacio multiuso y las canchas de juego.

site	area (sf)	occupants
grand lawn	130,600	8162
artificial turf playing field	80,475	-
artificial turf playing field	80,475	-
total	305,050	-
building	area (sf)	occupants
upper		
event terrace	1,450	72
ground		
boardroom	1,870	312
gymnasium	6,470	323
group fitness room	1,000	25
teen center	380	19
club room	1,950	97
club room terrace	2,580	129
total	15,700	977



 ground level plan
 plano de piso del primer nivel

COMMUNITY SPACE WITHIN BUILDING



 community spaces

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 upper level plan
 plano de piso del segundo nivel

COVERED EVENT TERRACE

Pedestrian Context



existing

Pedestrian Context



existing

Pedestrian Context



existing

Pedestrian Context



existing



view looking south towards fieldhouse entry
vista de la entrada a la casa de parquet hacia al sur



reclaimed chicago common brick
ladrillo común de Chicago reciclado



view from north courtyard facing south
vista desde el norte del patio interior hacia el sur

INTERIOR COURTYARD PATH ENTRANCE USING CHICAGO COMMON BRICK



view from fieldhouse **fitness room** looking north towards courtyard
*vista hacia el Norte desde el cuarto de **máquinas del gimnasio** hacia el patio interior*

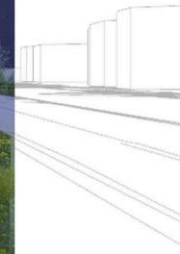


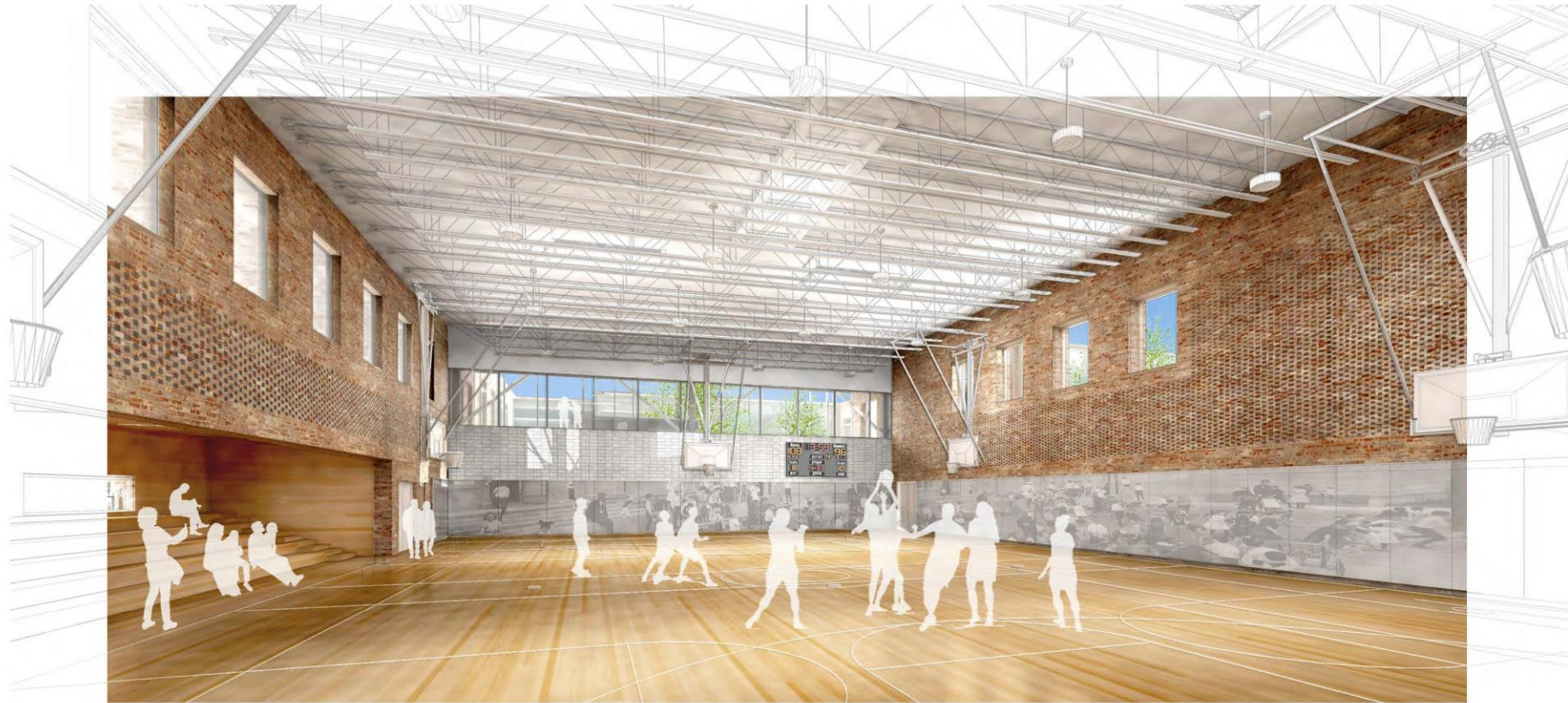
view from fieldhouse group **fitness room** looking towards courtyard
*vista hacia el patio interior desde el espacio de **grupos del gimnasio***

Pedestrian Context



existing





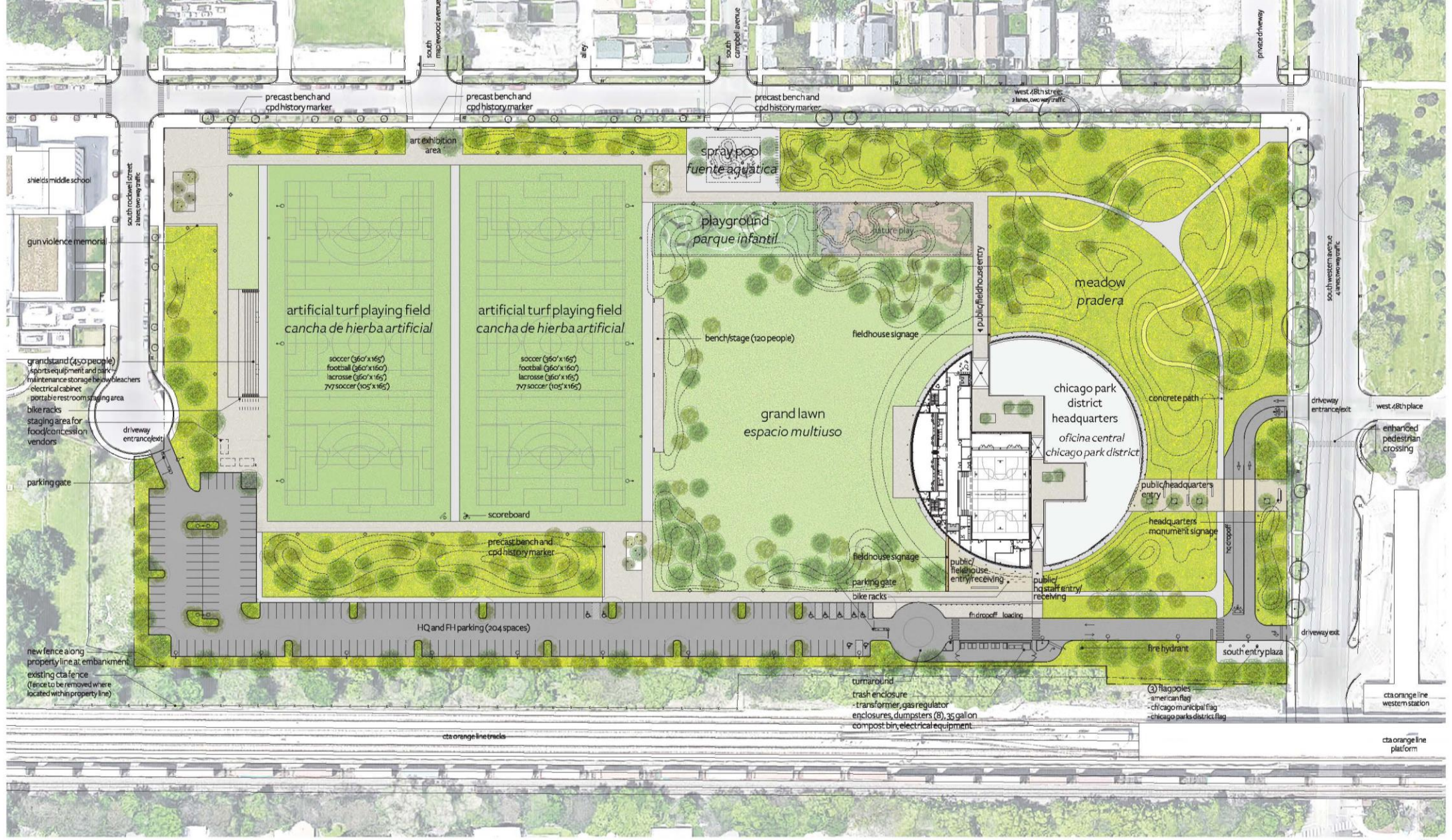
view from **gymnasium** looking north towards the courtyard
*vista hacia el norte del patio desde el **gimnasio***



view from fieldhouse **event terrace** looking west towards park
*vista hacia el espacio multiuso al oeste desde la **terrazza***



AERIAL VIEW FROM SOUTHWEST



site plan
plano de sitio



SITE PLAN



playground plan
plano de parque infantil

PLAY AREA AND WATER FEATURE



key map
mapa clave de sitio

overall playground and entry plaza
área de juegos y entrada a la plaza



key map
mapa clave de sitio

entry plaza fountain
fuente en la plaza

29



key map
mapa clave de sitio

traditional playground
parque infantil

30

PLAY AREA AND WATER FEATURE



key map
mapa clave de sitio

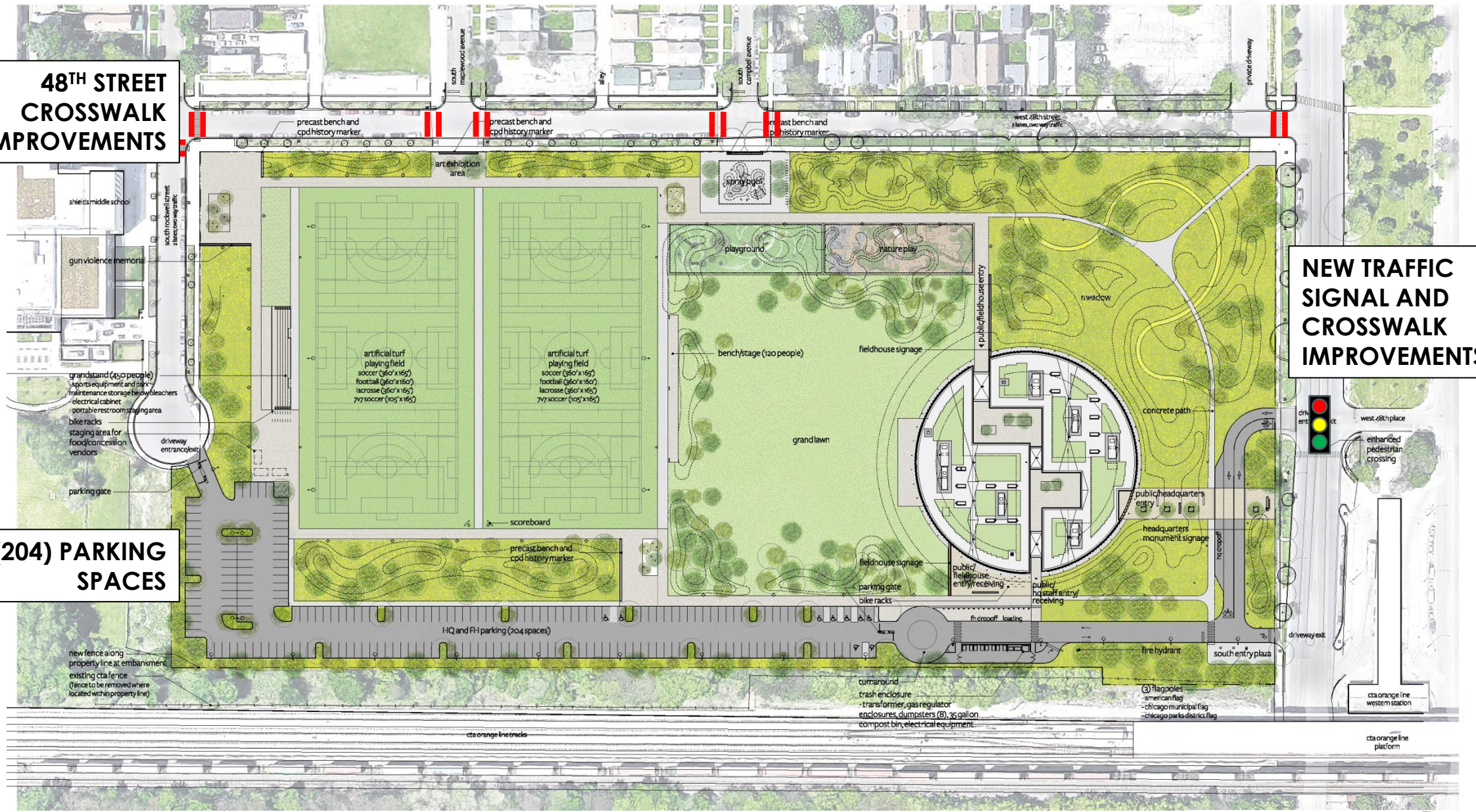


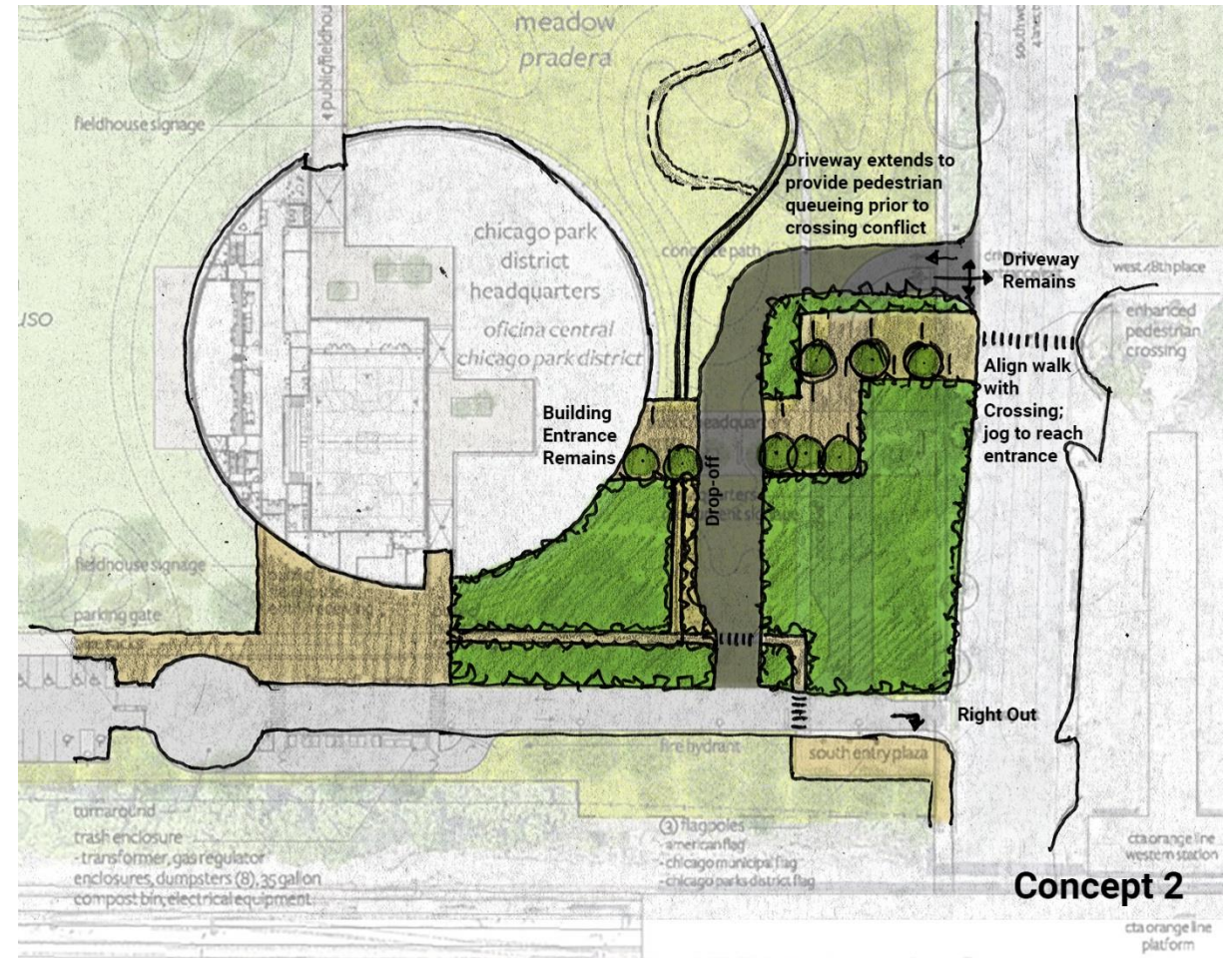
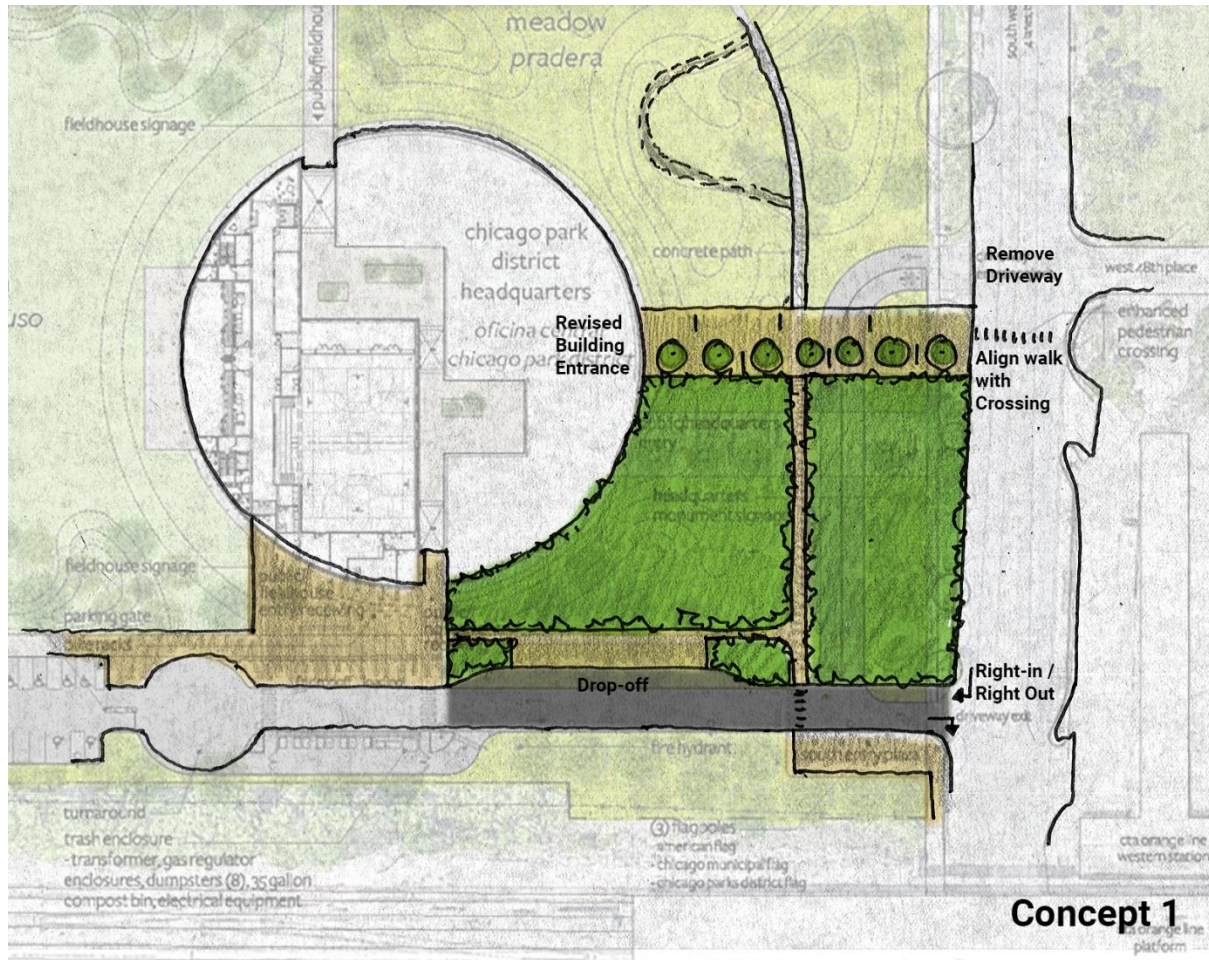
natural play
área de juegos de área verde

48TH STREET CROSSWALK IMPROVEMENTS

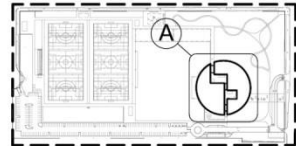
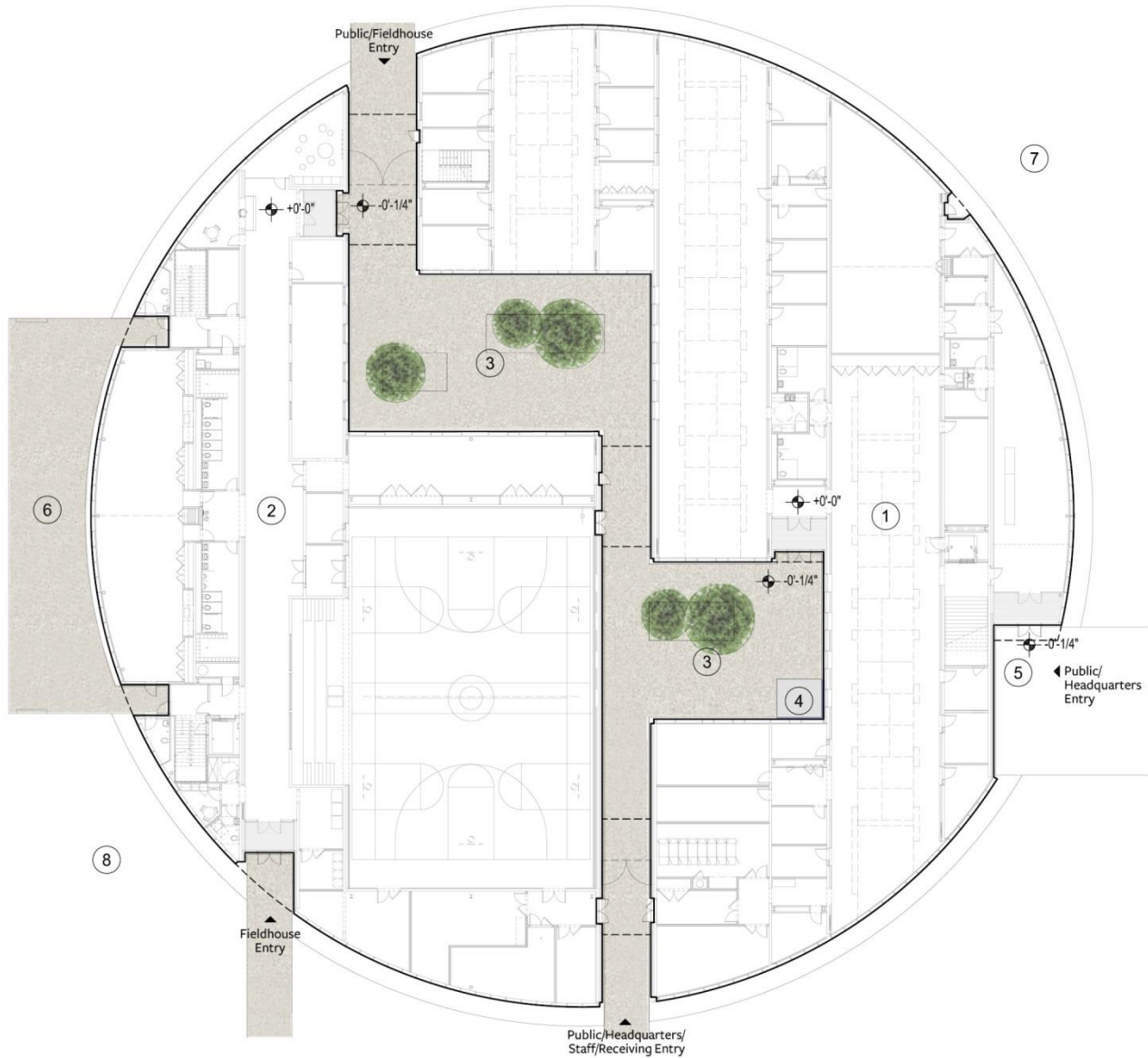
NEW TRAFFIC SIGNAL AND CROSSWALK IMPROVEMENTS

(204) PARKING SPACES





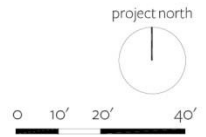
DESIGN REVIEW COMMENTS RE: VEH/PED CONFLICTS



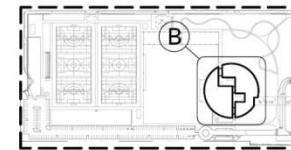
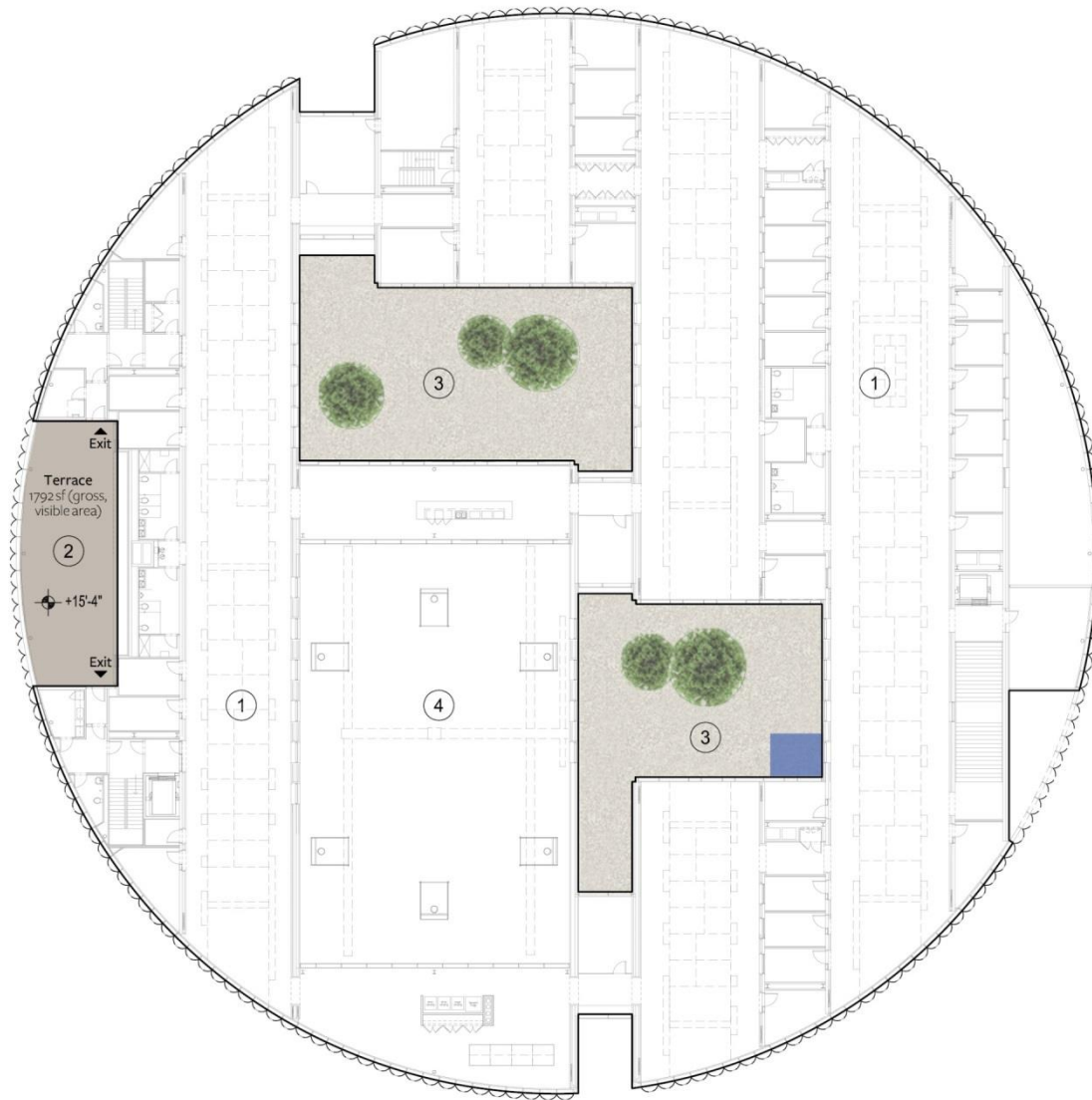
Key Plan

A. GROUND LEVEL PLAN

- Keynote Legend:**
- 1. Headquarters
 - 2. Fieldhouse
 - 3. Courtyard
 - 4. Water Feature
 - 5. Headquarters Entry Plaza
 - 6. Club Room Terrace
 - 7. Meadow
 - 8. Grand Lawn



GROUND FLOOR PLAN

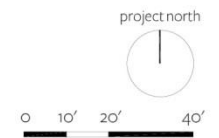


Key Plan

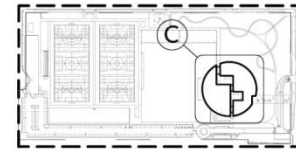
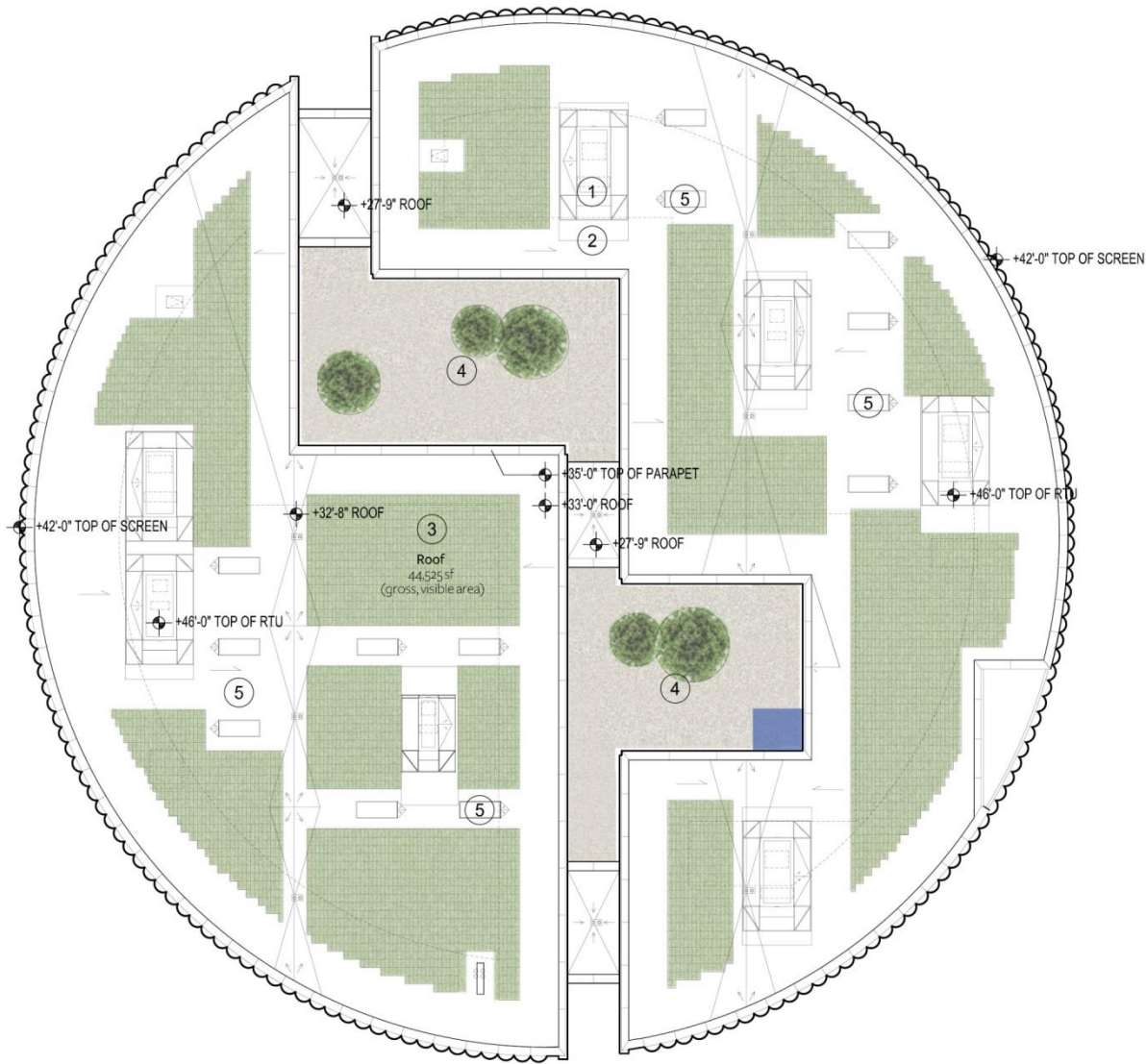
B. UPPER LEVEL PLAN

Keynote Legend:

- 1. Headquarters
- 2. Terrace
- 3. Open to Courtyard Below
- 4. Open to Gym Below



SECOND FLOOR PLAN



Key Plan

C. ROOF LEVEL PLAN

Keynote Legend:

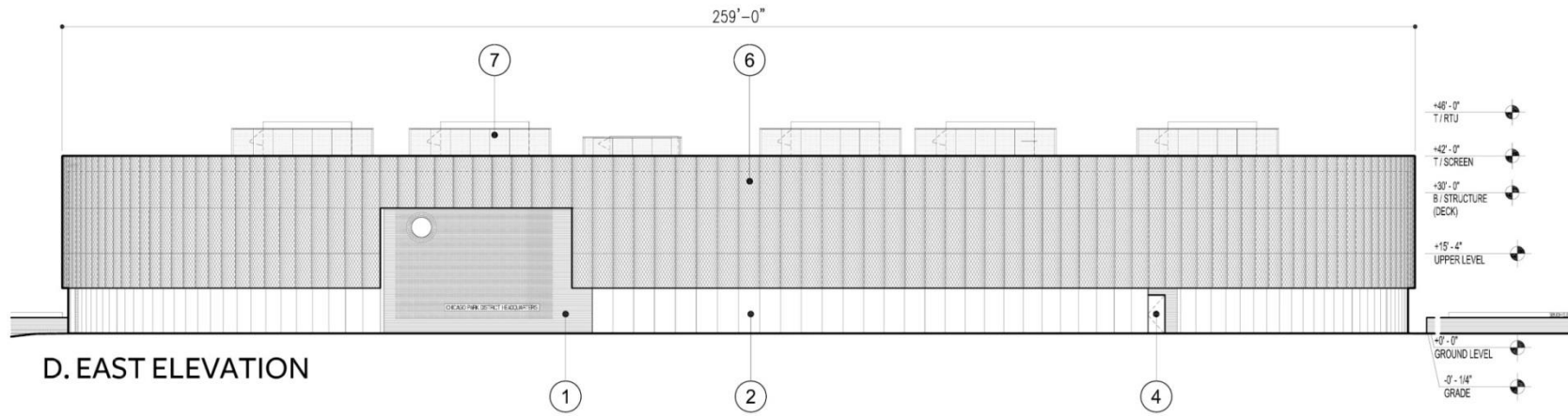
1. Roof Top Unit
2. Roof Membrane Walkway Pad
3. Green Roof Trays
4. Open to Courtyard Below
5. Skylights

Green Roof Calculations:

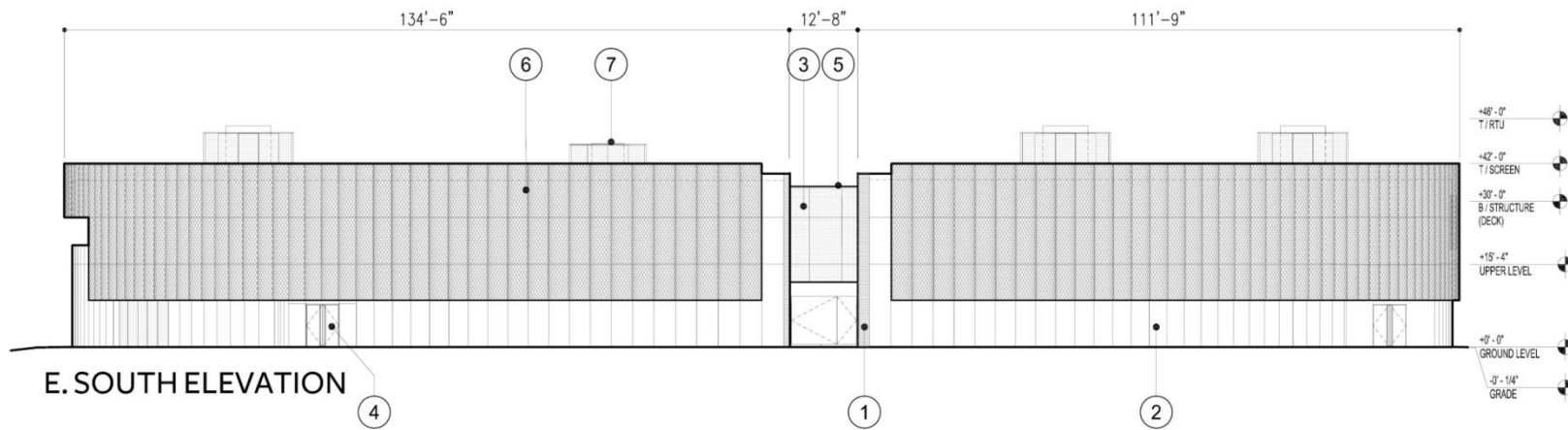
Net Roof Area:	44,525 sf
Roof Area Required for Roof Top Units, Skylights, Roof Hatches, Roof Drains, Maintenance Paths/Working Areas	29,392 sf
Green Roof Area:	15,133 sf
Green Roof Percentage	100%

project north

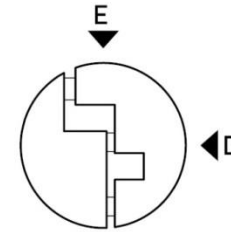




D. EAST ELEVATION



E. SOUTH ELEVATION



Key Plan

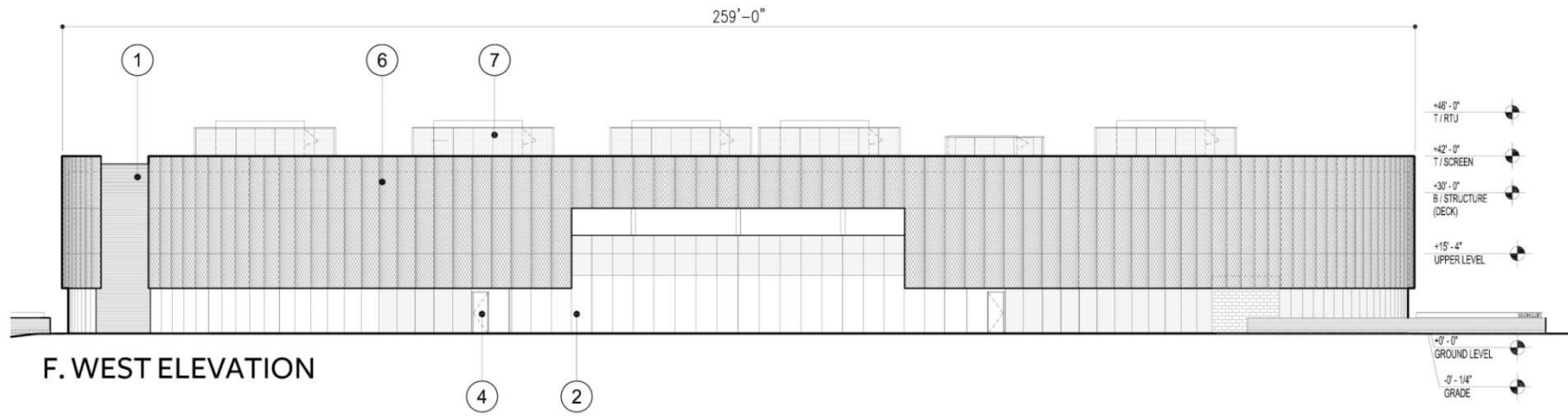
EAST AND SOUTH ELEVATIONS

Keynote Legend:

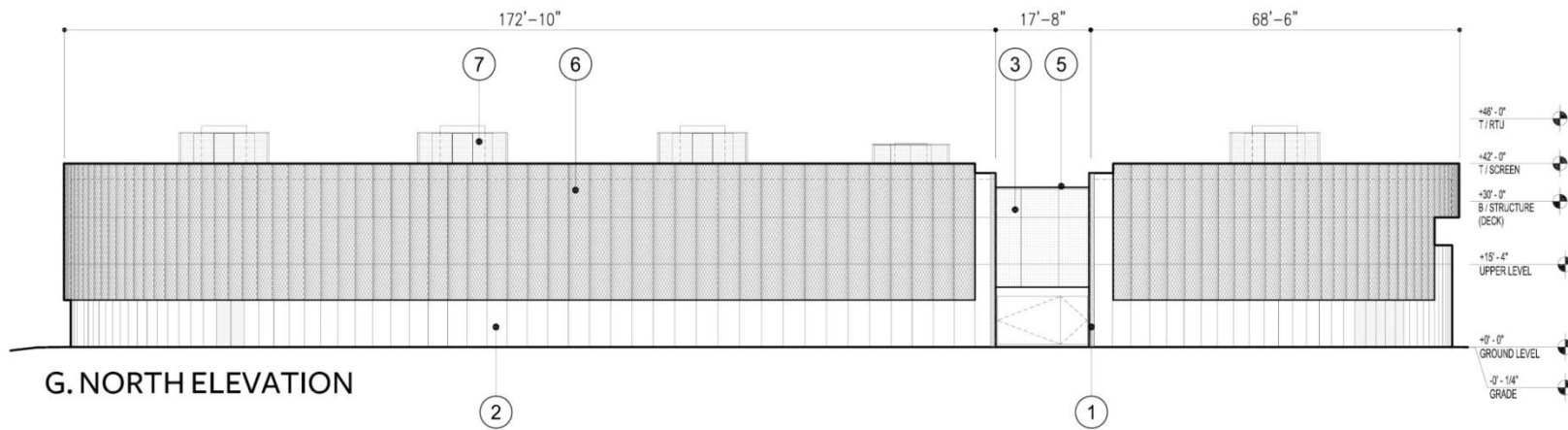
1. Reclaimed Chicago Common Brick
2. Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
3. Anodized Aluminum Framed Curtain Wall with Reflective Bronze Insulated Low-E Glass
4. Doors
5. Anodized Aluminum Coping
6. Anodized Aluminum Expanded Metal Screen
7. Roof Top Unit with Aluminum Screen



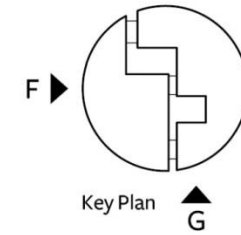
BUILDING ELEVATION (EAST AND SOUTH)



F. WEST ELEVATION



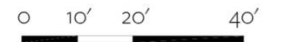
G. NORTH ELEVATION



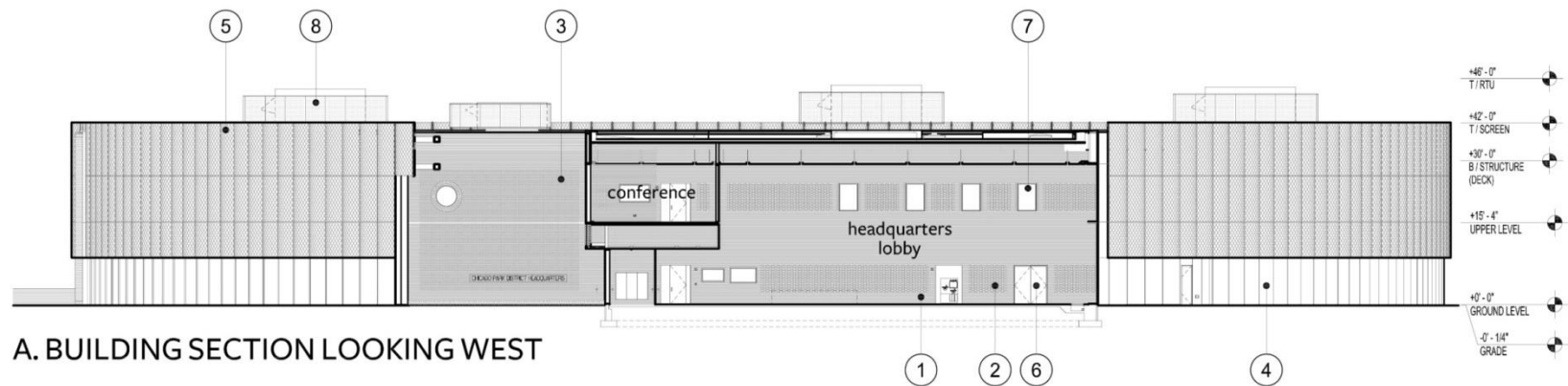
WEST AND NORTH ELEVATIONS

Keynote Legend:

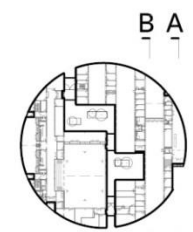
- 1. Reclaimed Chicago Common Brick
- 2. Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
- 3. Anodized Aluminum Framed Curtain Wall with Reflective Bronze Insulated Low-E Glass
- 4. Doors
- 5. Anodized Aluminum Coping
- 6. Anodized Aluminum Expanded Metal Screen
- 7. Roof Top Unit with Aluminum Screen



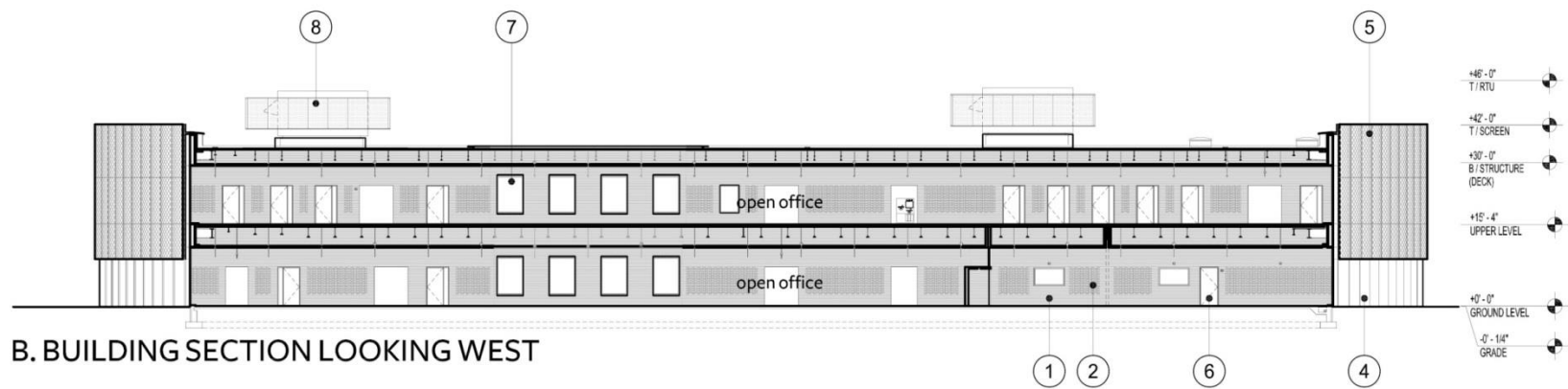
BUILDING ELEVATION (WEST AND NORTH)



A. BUILDING SECTION LOOKING WEST



Key Plan



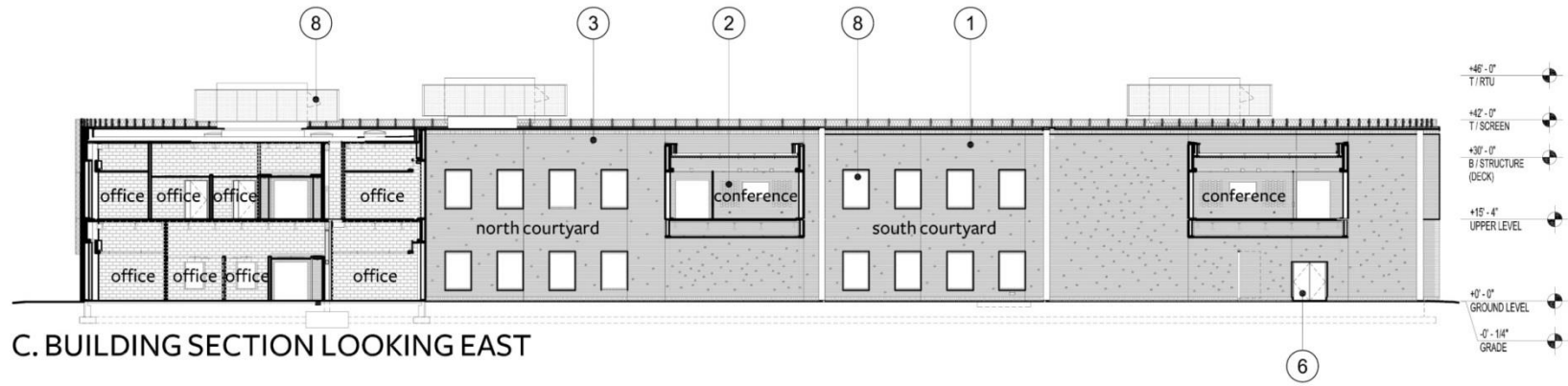
B. BUILDING SECTION LOOKING WEST

BUILDING SECTIONS

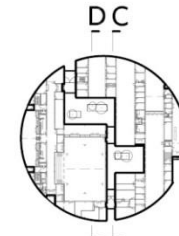
Keynote Legend:

1. Reclaimed Chicago Common Brick
2. Reclaimed Chicago Common Brick Screen with Acoustic Backing
3. Reclaimed Chicago Common Brick Texture
4. Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
5. Anodized Aluminum Expanded Metal Screen
6. Doors
7. Windows
8. Roof Top Unit with Aluminum Screen

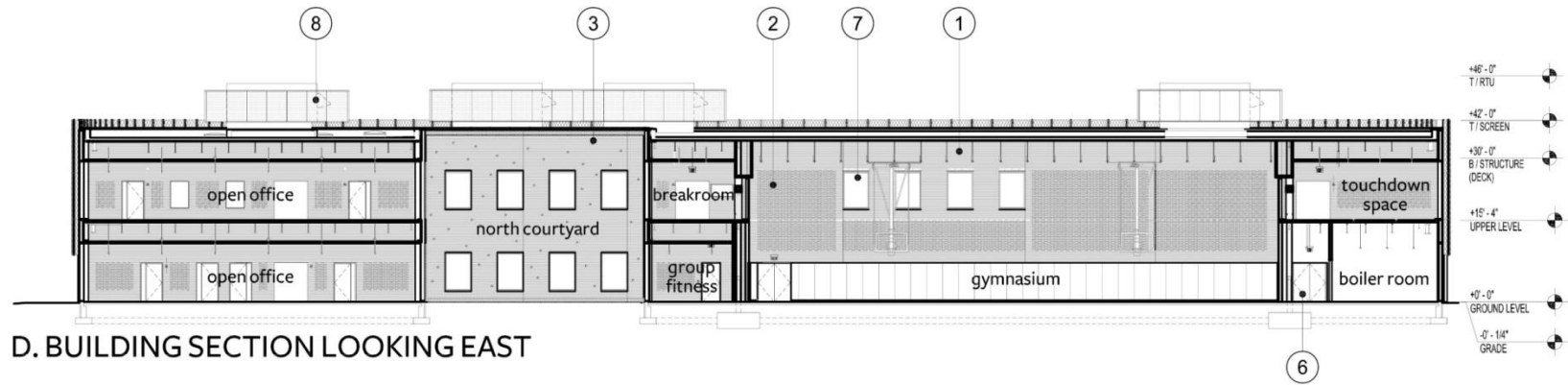




C. BUILDING SECTION LOOKING EAST



Key Plan



D. BUILDING SECTION LOOKING EAST

BUILDING SECTIONS

Keynote Legend:

1. Reclaimed Chicago Common Brick
2. Reclaimed Chicago Common Brick Screen with Acoustic Backing
3. Reclaimed Chicago Common Brick Texture
4. Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
5. Anodized Aluminum Expanded Metal Screen
6. Doors
7. Windows
8. Roof Top Unit with Aluminum Screen





perimeter curtainwall and
sun screen wall section



courtyard curtainwall wall section



courtyard curtainwall wall section

FAÇADE SECTIONS

- **A key reason CPD selected this site for the Headquarters and park development is its proximity to the Western Avenue Orange Line Station and its direct access to major bus lines including the Western Avenue (49) bus route, which is a Transit Served Location route.**
- **The installation of a new traffic signal at 48th Place and South Western Avenue will promote safe and efficient circulation of pedestrians, cyclists, and motor vehicles into and out of the site.**
- **The park development provides adequate bike parking to promote transit, pedestrian, and bicycle use.**
- **Parking necessary to support building and site programs is strategically sited to minimize visual impact.**

- **Park 596 is located along the Chicago Park and Boulevard System, a network of major parks connected by green boulevards. The design concept for the new park references the Chicago Park and Boulevard system, with a continuous park pathway that widens out periodically into courtyards and plazas.**
- **Historic Chicago Fieldhouses were located centrally in the park and organized the surrounding park landscape into programmatic zones. Like many historic CPD fieldhouses, the new building is set into the park.**
- **The installation of a new traffic signal at 48th Place, creates a safe pedestrian condition across Western Avenue.**
- **Improving sidewalks, crosswalks, and streetscape conditions along 48th Street and Western Avenue.**

- **Park 596 showcases a variety of landscape types including a meadow with nature garden and a grand lawn.**
- **The plant palette includes a variety of shade trees, ornamental trees, shrubs, perennials, and grasses.**
- **The building's green roof includes over 30 variety of plants.**

Chicago Sustainable Development Policy 2017^{01.12}



Compliance Options	Points Required		Sustainable Strategies Menu																																			
			Health			Energy				Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife							
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)			
Compliance Paths			Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																		
Options Without Certification																																						
All Options Available			0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	10	5	10		
Options With Certification																																						
LEED Platinum			95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	5	10	
LEED Gold			90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	5	10	
LEED Silver			80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes			90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes			80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes			70	30 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge			100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal			90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*			80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse			70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

CURRENT OPTIONS WITHOUT CERTIFICATION

- 20 points 2.2 - exceed energy code (5%)
- 5 points 3.4 - sump pump capture & reuse
- 5 points 3.6 - 100 year detention for bypass
- 5 points 4.1 - working landscapes
- 5 points 4.3 - tree planting
- 20 points 5.2 - green roof 100% + 30 plant species
- 10 points 5.2 - green roof contains plants from at least 30 genera
- 10 points 6.1 - indoor water use reduction (25%)
- 5 points 7.1 - proximity to transit service
- 5 points 7.2 - bikeshare sponsorship
- 5 points 7.4 - bike parking commercial & industrial
- 10 points 7.5 - EV charging stations
- 5 points 7.6 - EV charger readiness
- 5 points 7.7 - cta digital displays

115 points