



# **CHICAGO PLAN COMMISSION**

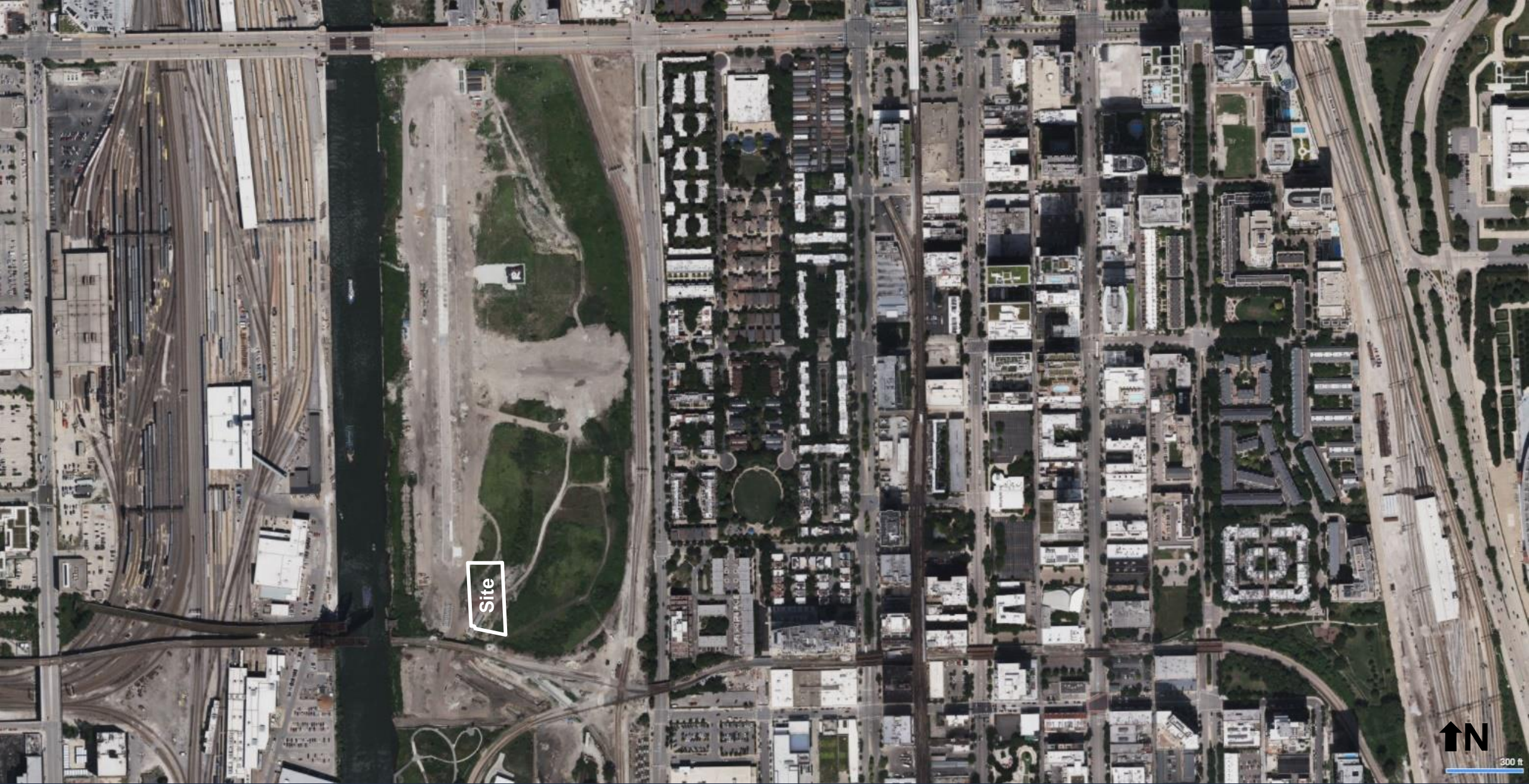
## **Department of Planning and Development**

**Discovery Partners Institute (DPI) Chicago Center for  
Education and Research**

**1519 S. Wells Street (3<sup>rd</sup> Ward)**

**University of Illinois System / Capital Development Board**

05/18/2023



Site



SITE CONTEXT AERIAL PHOTO



# Near South Side Community Snap Shot

## General Population Characteristics, 2020

	Near South Side	City of Chicago	CMAP Region
Total Population	28,795	2,746,388	8,577,735
Total Households	15,774	1,142,725	3,266,741
Average Household Size	1.8	2.4	2.6
Percent Population Change, 2010-20	34.6	1.9	1.7
Percent Population Change, 2000-20	202.8	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

## Race and Ethnicity, 2016-2020

	Near South Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	13,556	51.4	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	1,104	4.2	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	5,932	22.5	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	5,030	19.1	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	754	2.9	67,780	2.5	209,283	2.5

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

Universe: Total population

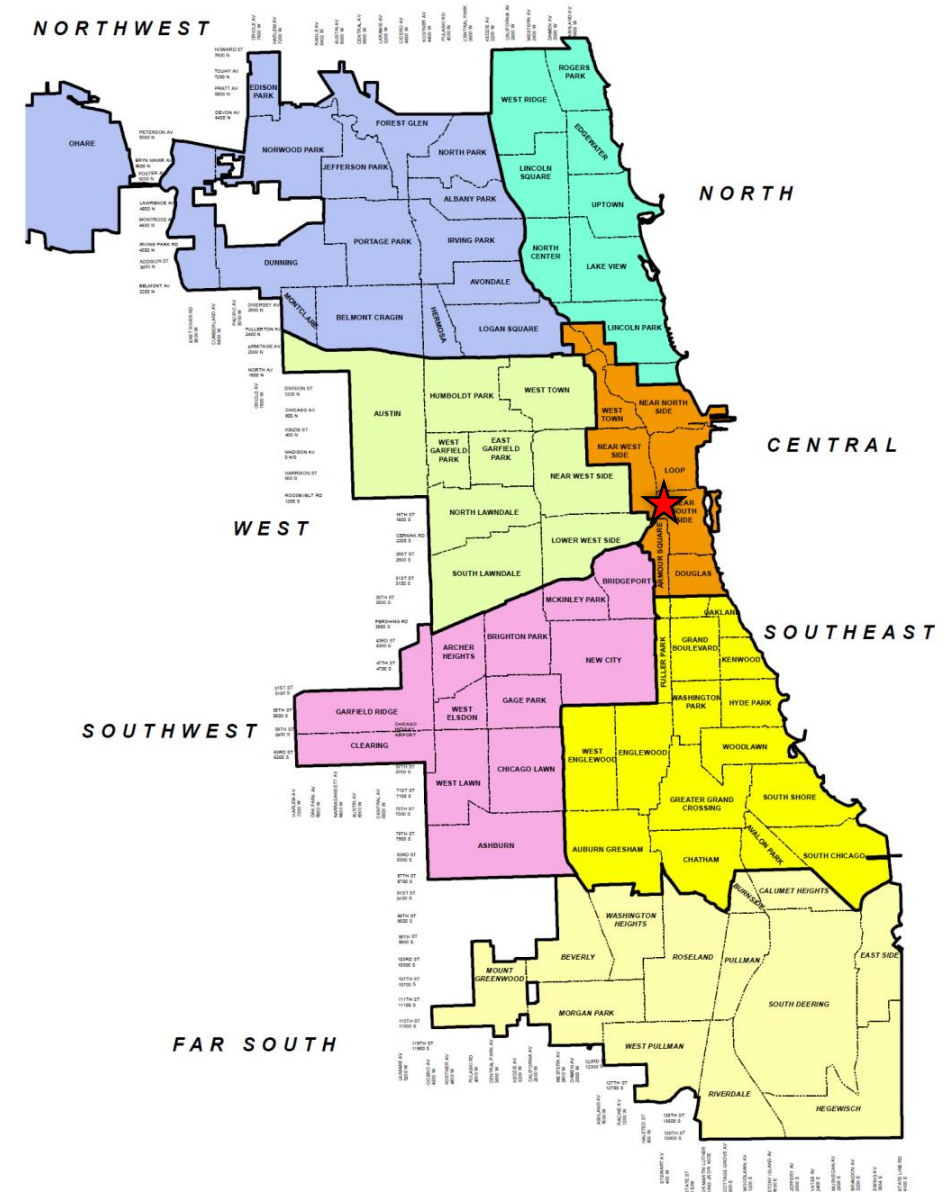
## Educational Attainment\*, 2016-2020

	Near South Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	1,103	4.8	265,839	14.1	635,735	11.0
High School Diploma or Equivalent	1,184	5.2	414,038	22.0	1,291,465	22.4
Some College, No Degree	2,204	9.6	322,959	17.2	1,092,322	18.9
Associate's Degree	686	3.0	106,626	5.7	407,241	7.1
Bachelor's Degree	6,756	29.4	452,360	24.0	1,412,295	24.5
Graduate or Professional Degree	11,034	48.0	321,195	17.1	934,423	16.2

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

Universe: Population 25 years and older

\*Highest degree or level of school completed by an individual.



# ★ Planning Context



**Central Area Plan**  
City of Chicago Department of  
Planning and Development, May 2003



**Chicago Central Area Action Plan**  
City of Chicago Department of Planning  
and Development, August 2009



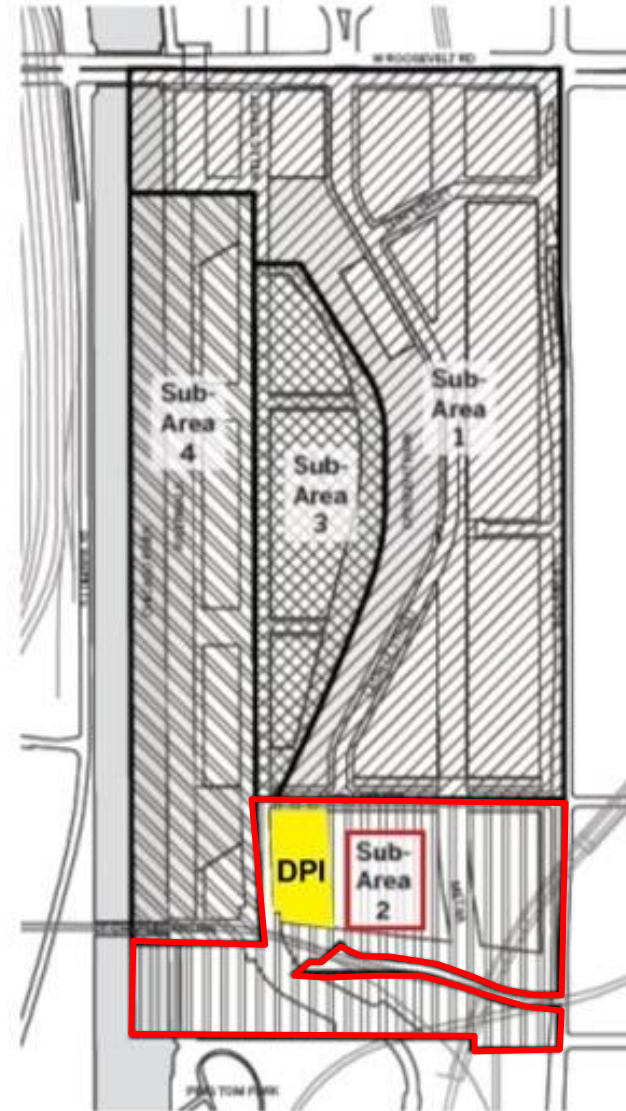
**Near South Community Plan**  
City of Chicago Department of  
Planning and Development, May 2004

# ★ Planning Context

Alignment with Planned Development-1434 requirements



## THE 78: PD SUBAREAS AND FAR FLEXIBILITY

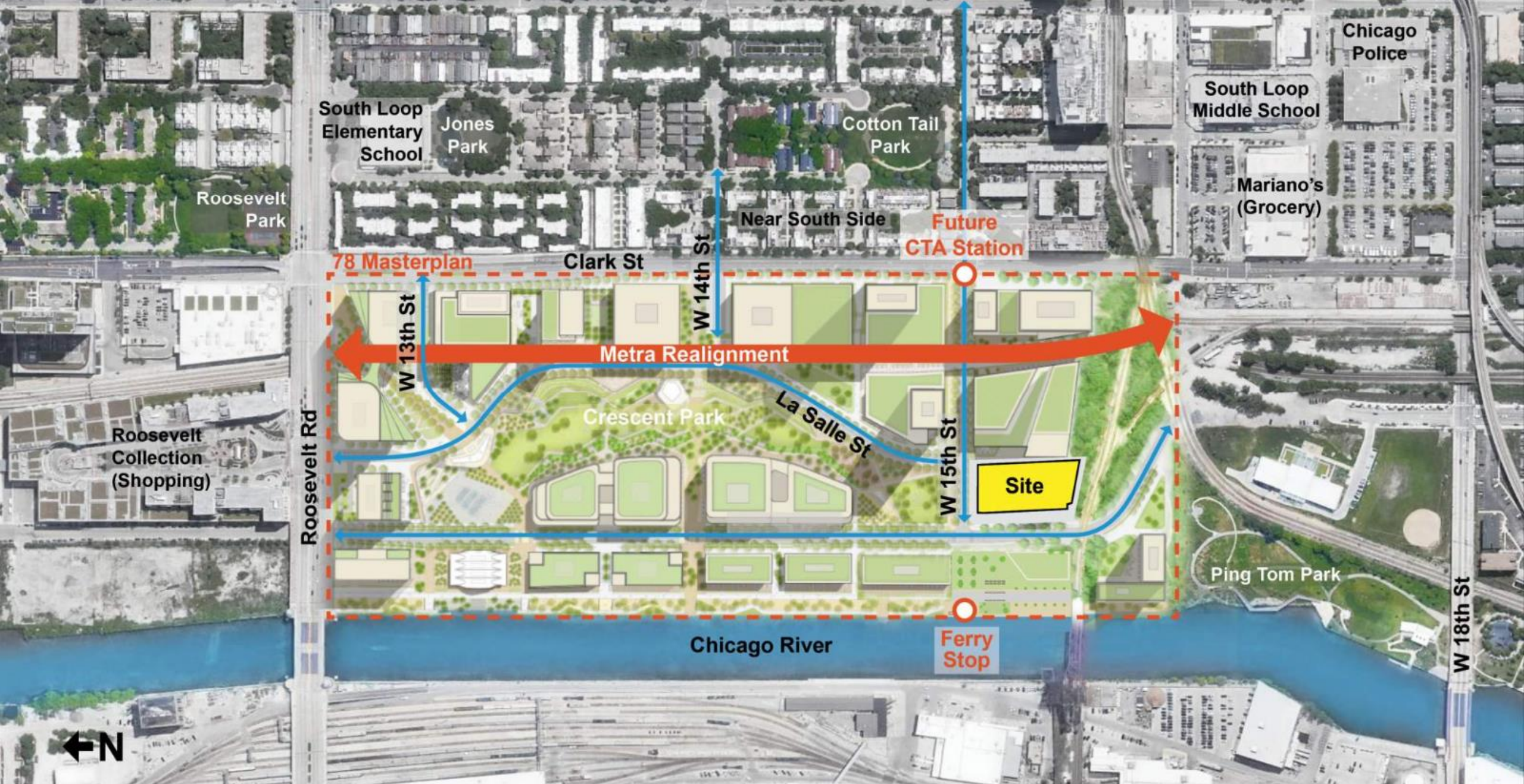


Net Site Area (sf):	2,301,758
Subarea 1	1,127,333
Subarea 2	450,538
Subarea 3	313,765
Subarea 4	410,122
Maximum Floor Area Ratio:	5.65*
Subarea 1	6.74
<u>Subarea 2</u>	<u>5.99</u>
Subarea 3	4.78
Subarea 4	2.95
Maximum Buildable Floor Area (sf):	13,000,000
Subarea 1	7,598,224
Subarea 2	2,698,722
Subarea 3	1,499,797
Subarea 4	1,209,859

Proposed FAR: 4.59

\* The maximum floor area ratio permitted per subarea may be increased by up to 20% if transferred from other subareas, subject to Statement 16.

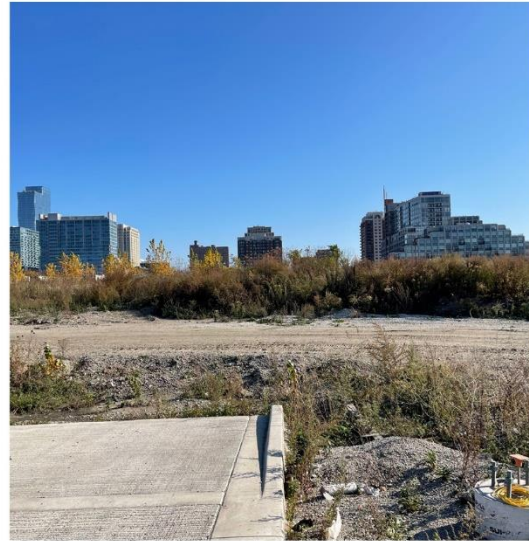




**SITE CONTEXT PLAN**



S. Wells Street (Looking North from 15th)



Corner of Wells and 15th (Looking East)



St. Charles Air Line Bridge (From Site)



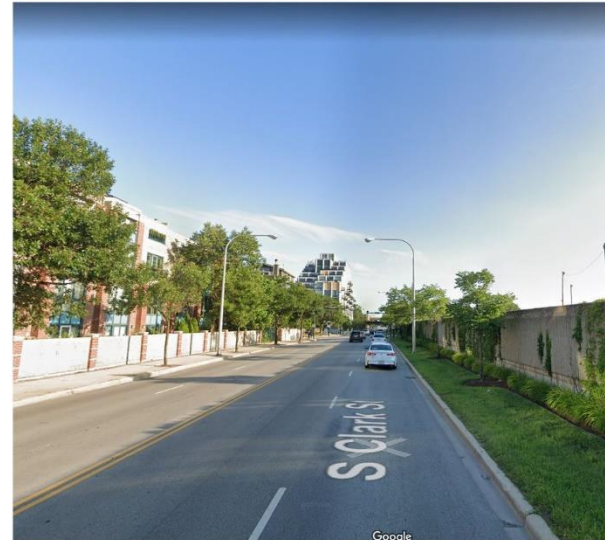
View of Site from Chicago River



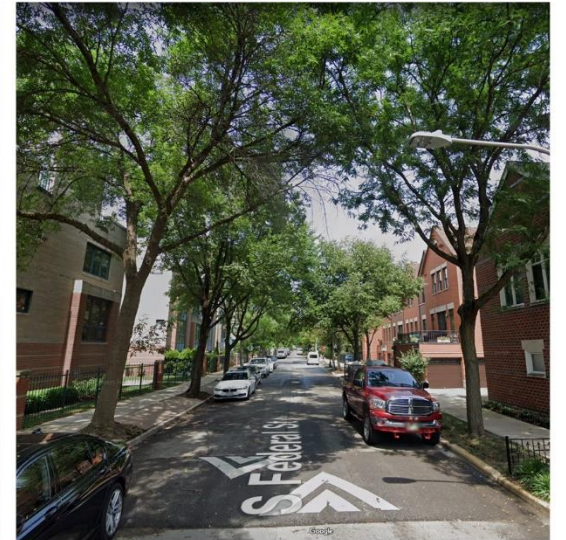
S. Wells Street (Looking South to Site)



BNSF Rail Yard (Across Chicago River)



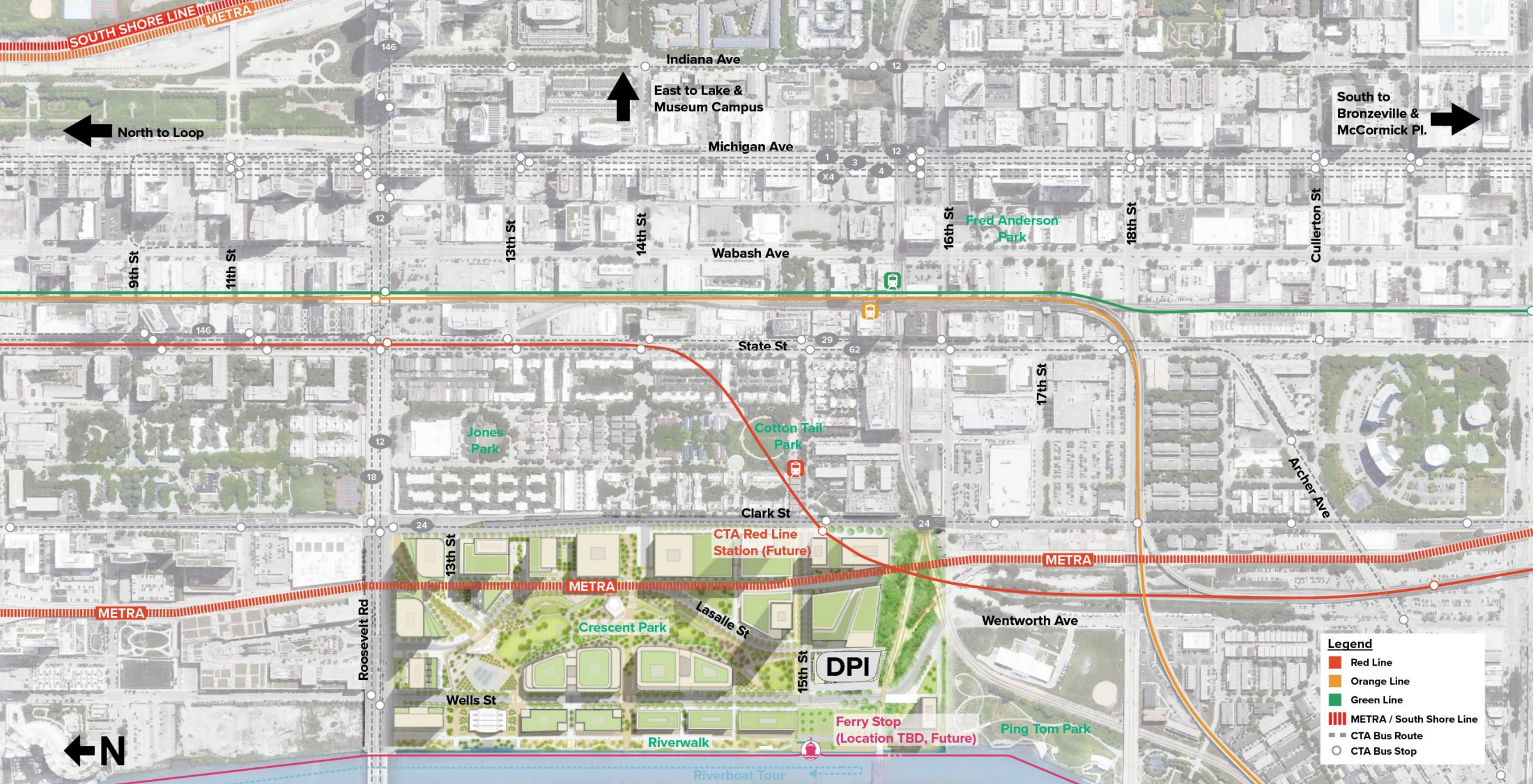
S. Clark Street (Looking South)



Neighborhood Street to West (Near South Side)

## SITE CONTEXT PHOTOS





**Legend**

- █ Red Line
- █ Orange Line
- █ Green Line
- METRA / South Shore Line
- CTA Bus Route
- CTA Bus Stop

# PROXIMITY TO PUBLIC TRANSIT



**AERIAL VIEW FROM SOUTH-WEST DIRECTION**



**AERIAL VIEW FROM WEST DIRECTION**



Roosevelt Rd

13th St

Wells St

Clark St

Lasalle St

15th St

Pedestrian Access  
Wentworth Ave

**DPI**



**PEDESTRIAN CIRCULATION ROUTES**

# Pedestrian Context



View from River Promenade

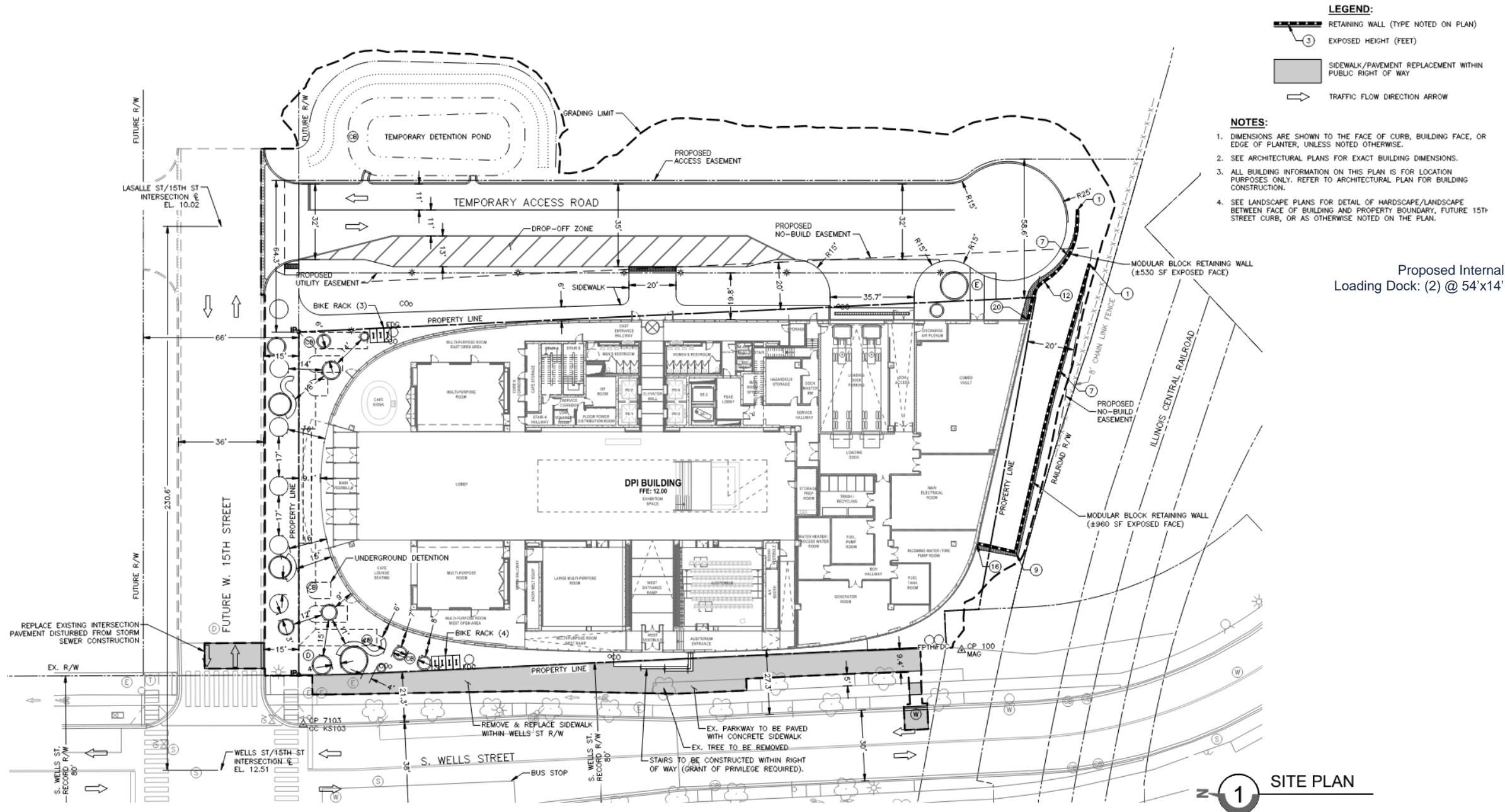
DPI CHICAGO CENTER FOR EDUCATION & RESEARCH

# Pedestrian Context



# Project Timeline + Community Outreach

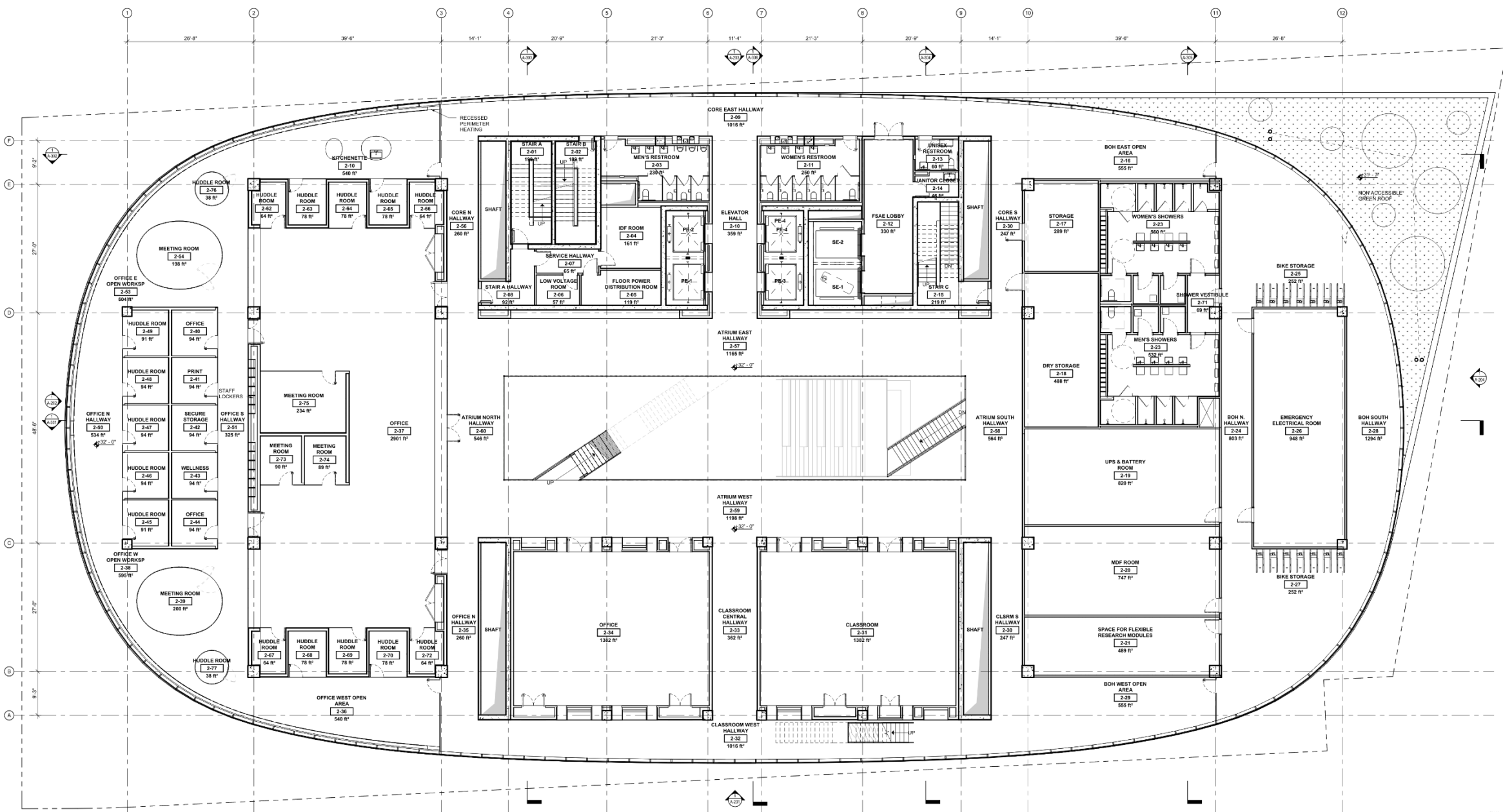
- Date of PD Filing:
  - May 15, 2019
- Date(s) of Community Meeting(s):
  - 12 community meetings in 2022 and 2023 with more anticipated through the construction process
  - Extensive and ongoing community outreach for DPI's tech talent programs
  - Upcoming community outreach:
    - HACIA Membership Meeting, Chinatown Chambers of Commerce, Governor's State University
    - Additional meetings are being scheduled
- Project Changes Based on Feedback
  - Communities are excited about DPI's programs being available for their youth and adult learners, continued recruitment desired
  - DPI will curate events and activities that draw the community when the building opens
  - Create an open and inviting ground floor accessible to the community
  - Ability to use multipurpose rooms on ground floor for community events ranging from meetings to performing arts
  - Café operation to be unique and special to draw in community
  - Extension of landscape onto 15th Street streetscape to create a unified experience
  - Series of meetings with local businesses for project construction
  - Furniture design to accommodate all age groups, including seniors accompanying children to DPI



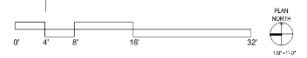
# SITE + GROUND FLOOR PLAN



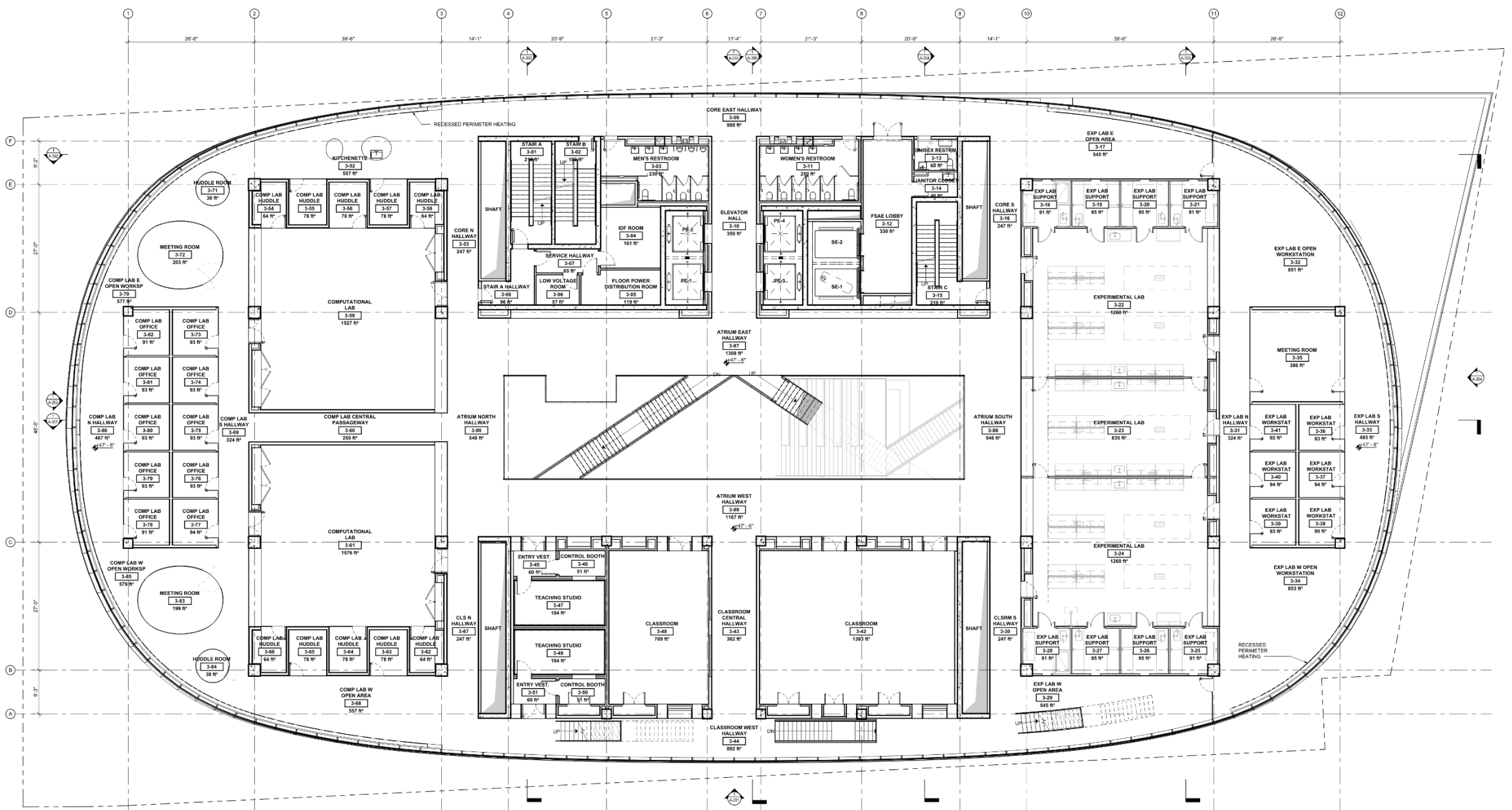




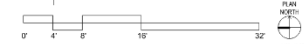
1 FLOOR PLAN L2  
SCALE: 1/8" = 1'-0"



# SECOND FLOOR PLAN

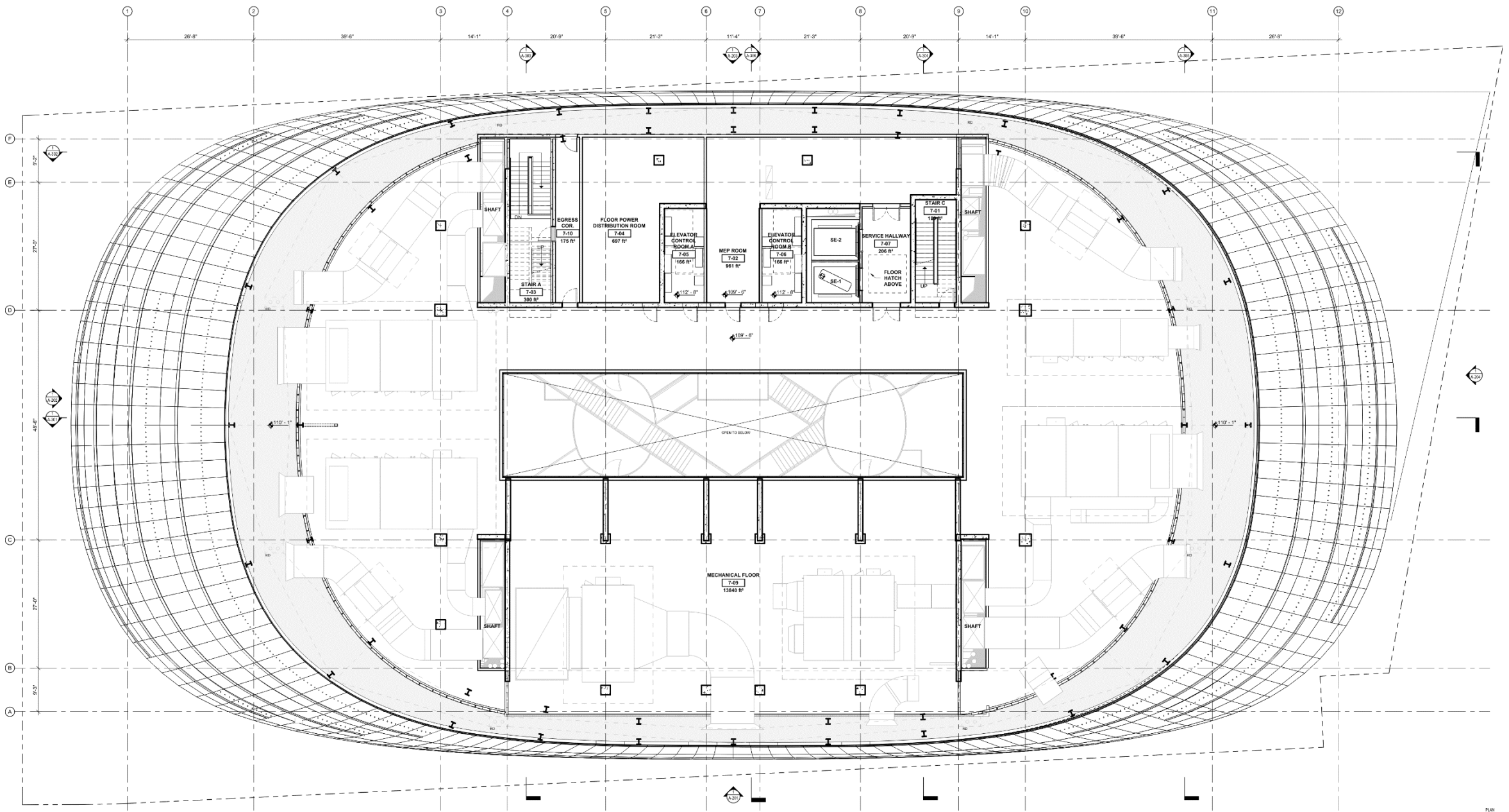


1 FLOOR PLAN L3  
SCALE: 1/8" = 1'-0"



# THIRD FLOOR PLAN (FORTH & FIFTH SIMILAR)

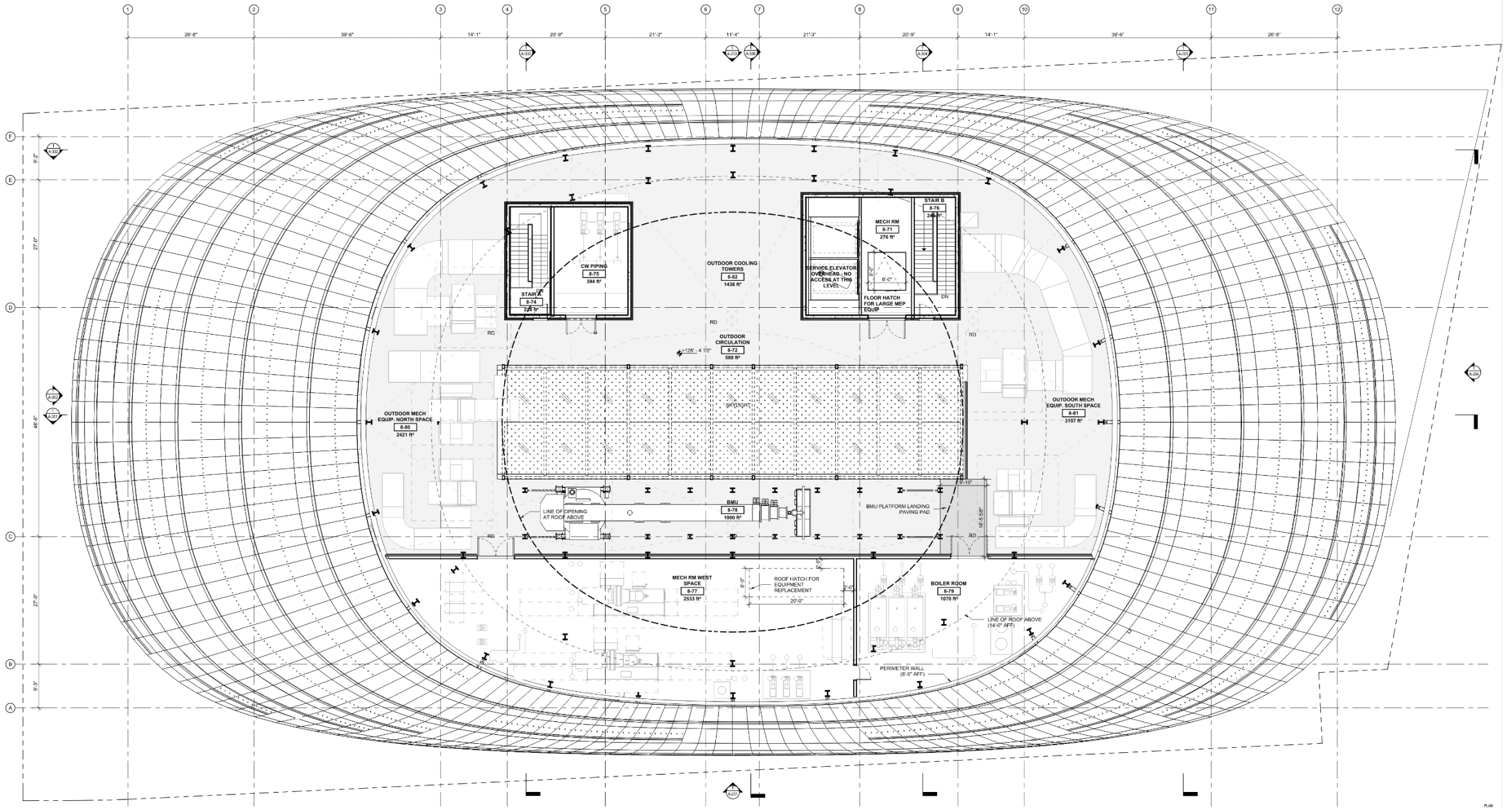




1 FLOOR PLAN L7  
SCALE: 1/8" = 1'-0"



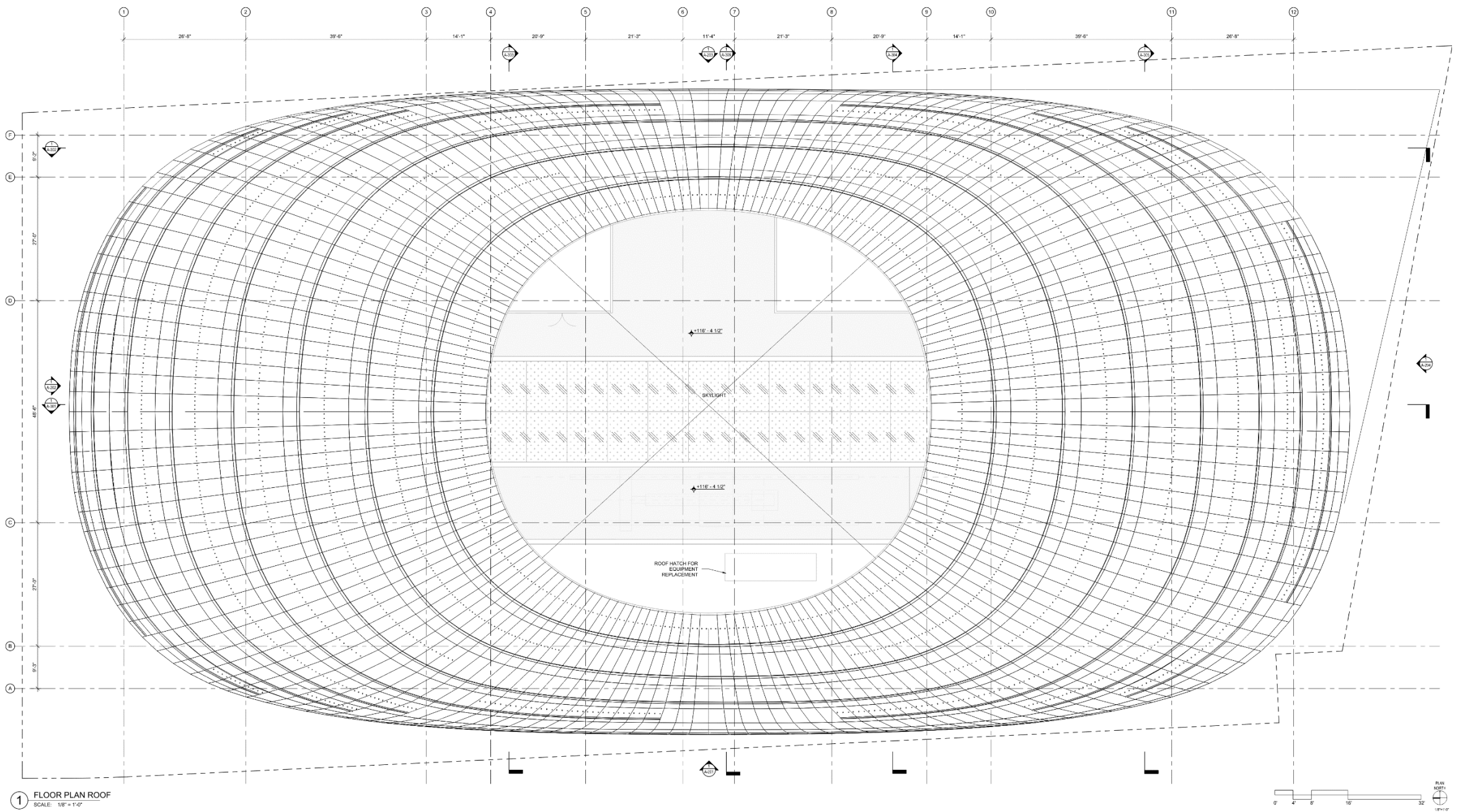
# SEVENTH FLOOR PLAN



1 FLOOR PLAN L8  
SCALE: 1/8" = 1'-0"



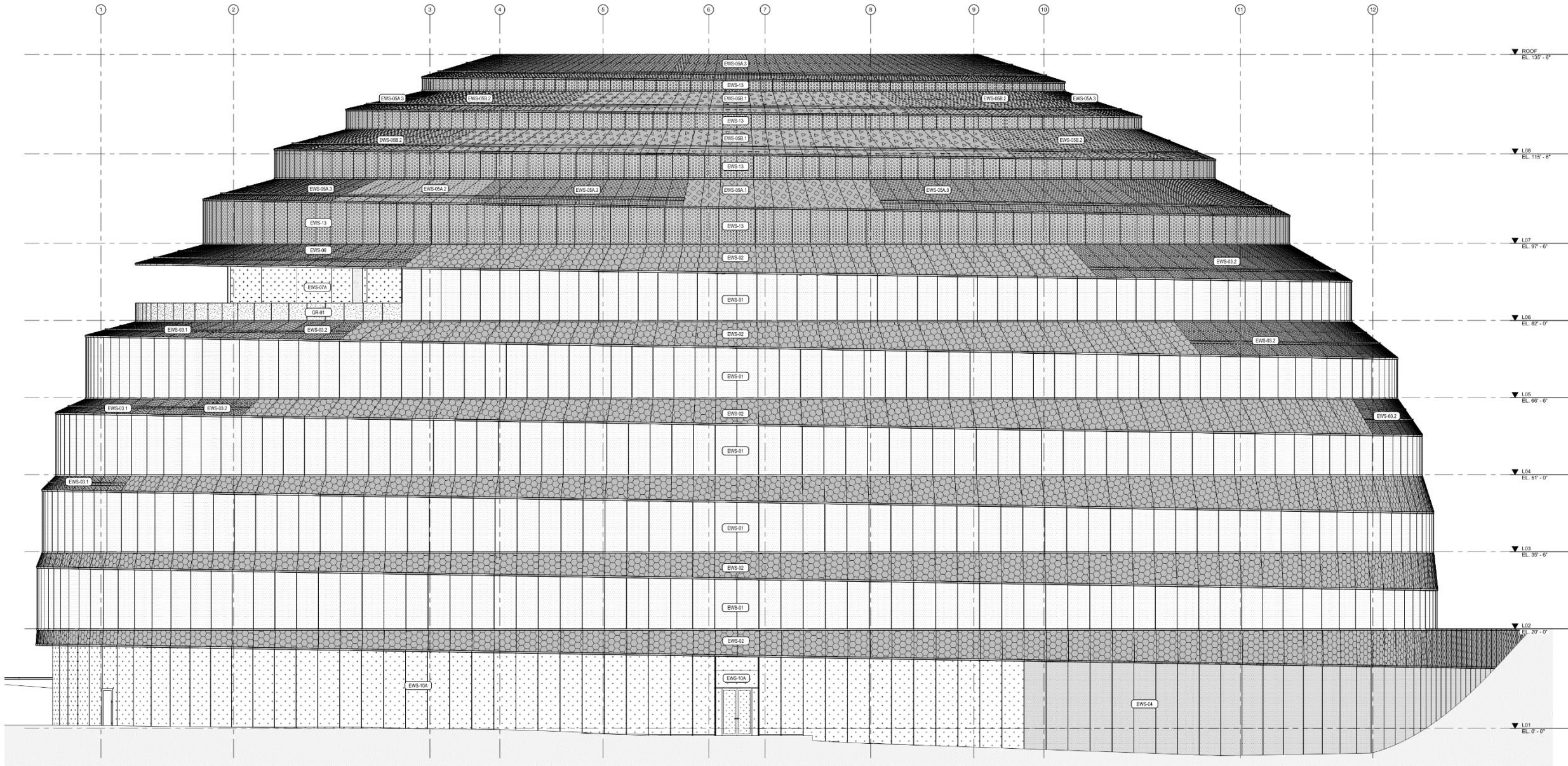
# MECHANICAL PENTHOUSES AT ROOF



1 FLOOR PLAN ROOF  
SCALE: 1/8" = 1'-0"



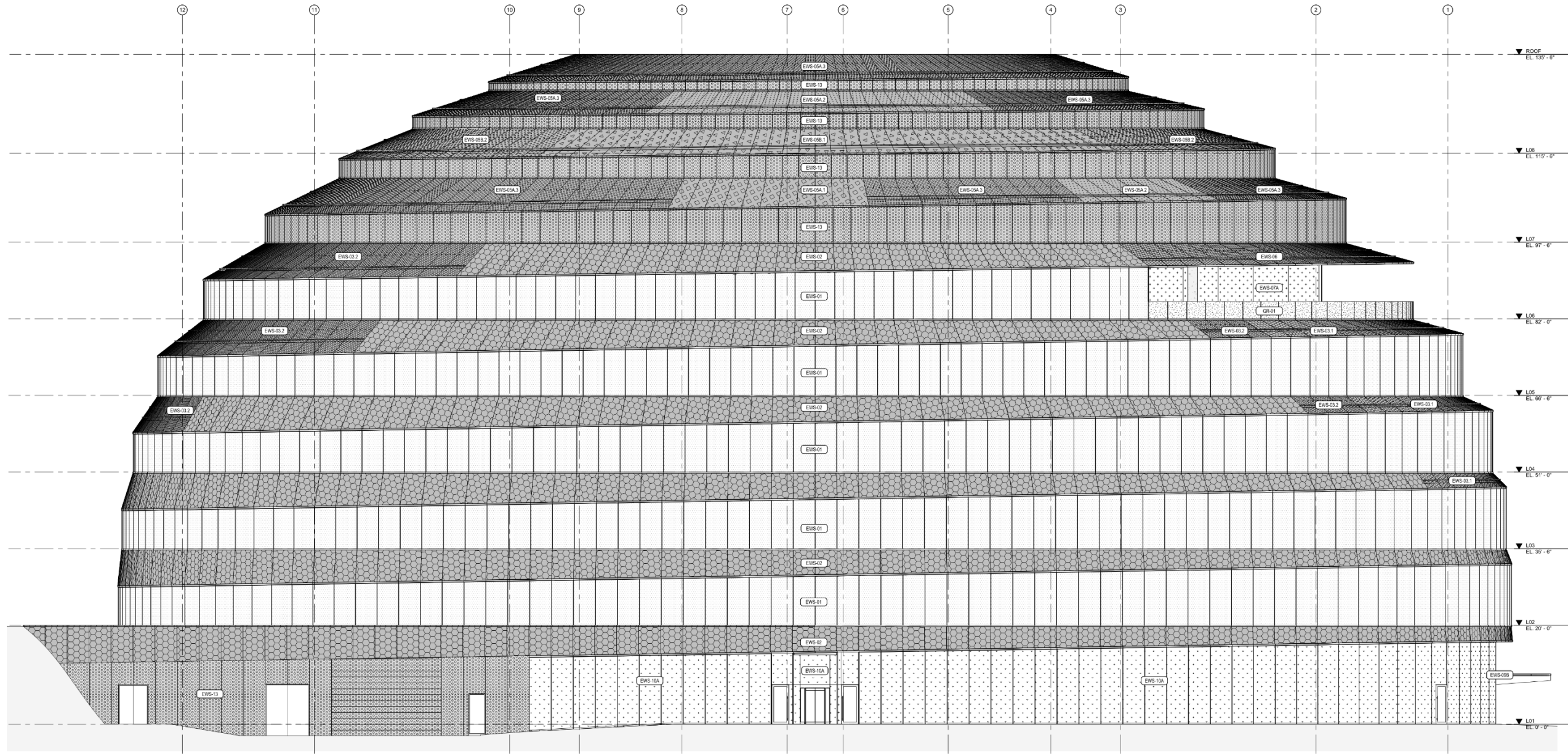
# ROOF PLAN



**PRELIMINARY BUILDING ELEVATION WEST**







**PRELIMINARY BUILDING ELEVATION EAST**





Roof EL.135'-6"

Anodized Aluminum Panel

Perforated Aluminum Panel

Anodized Aluminum Panel

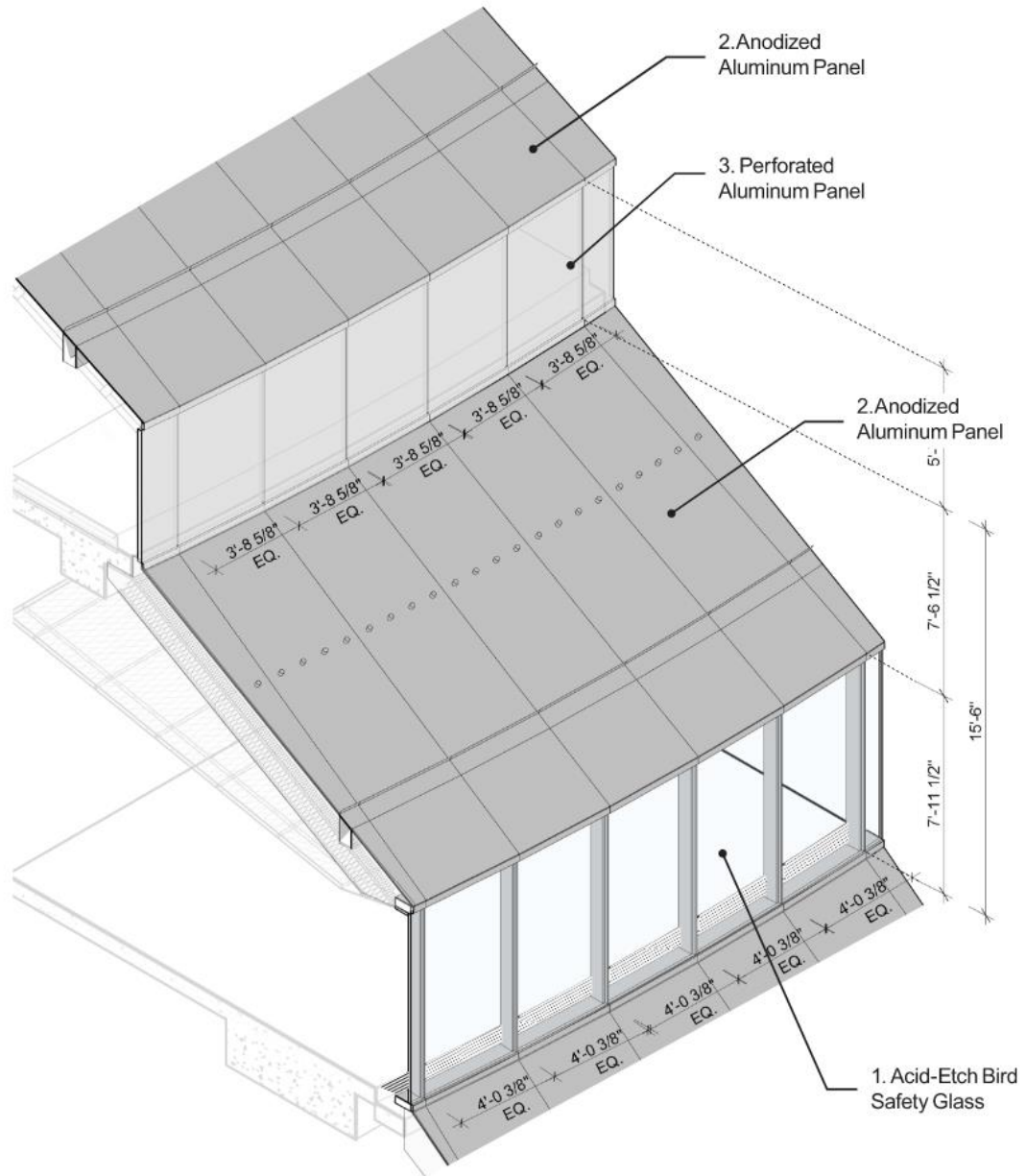
Acid-Etch Bird Safety Glass

BOH Metal Cladding

L1 EL.0'-0"

# TYPICAL EXTERIOR BUILDING MATERIALS

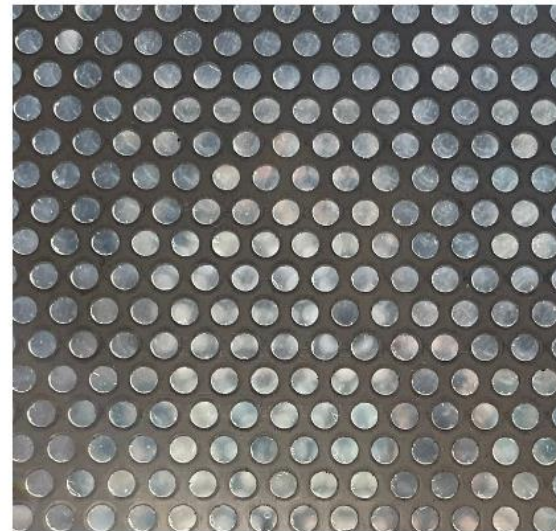
# Preliminary Building Materials List



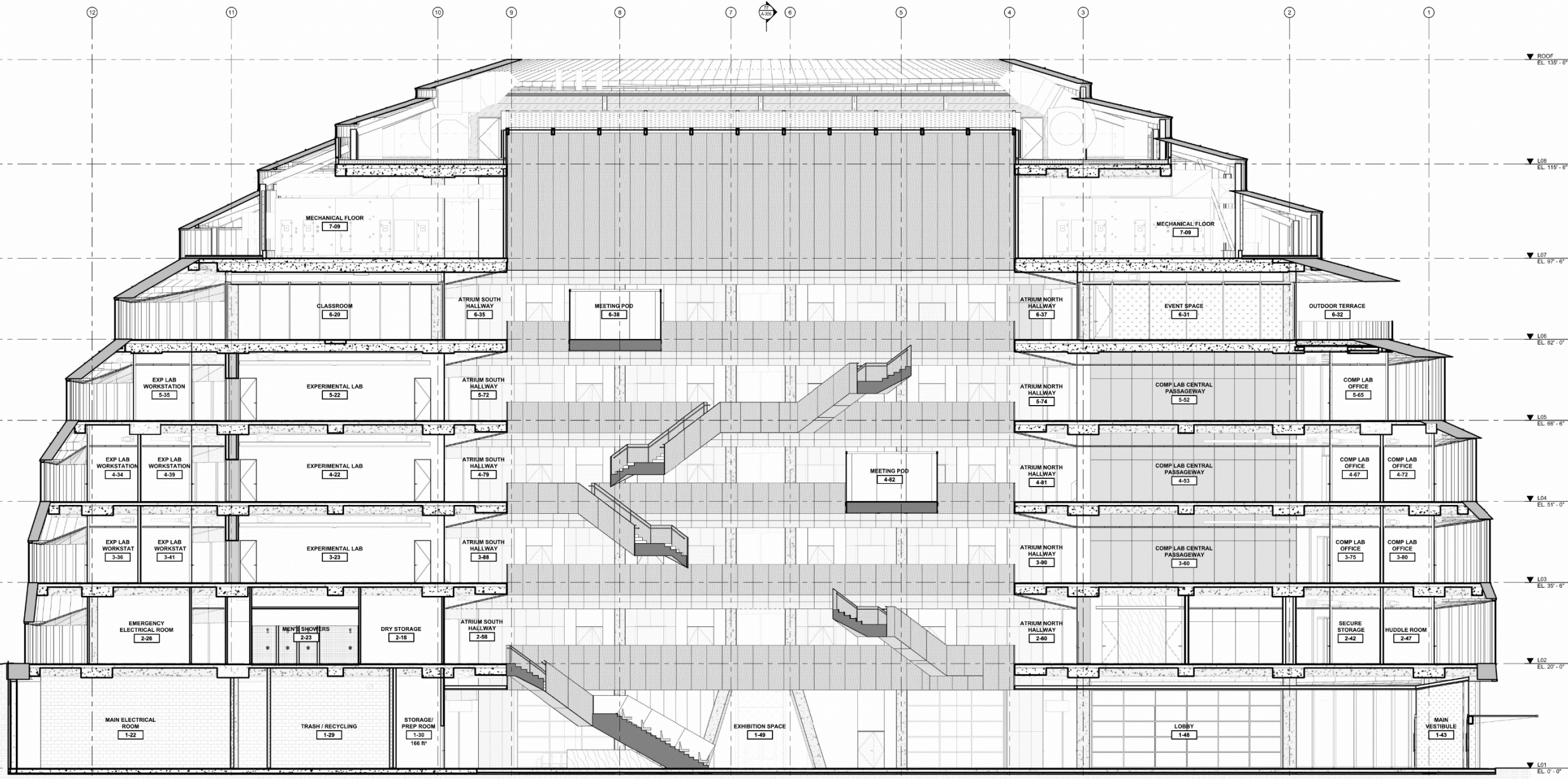
1. Acid-Etch Bird Safety Glass



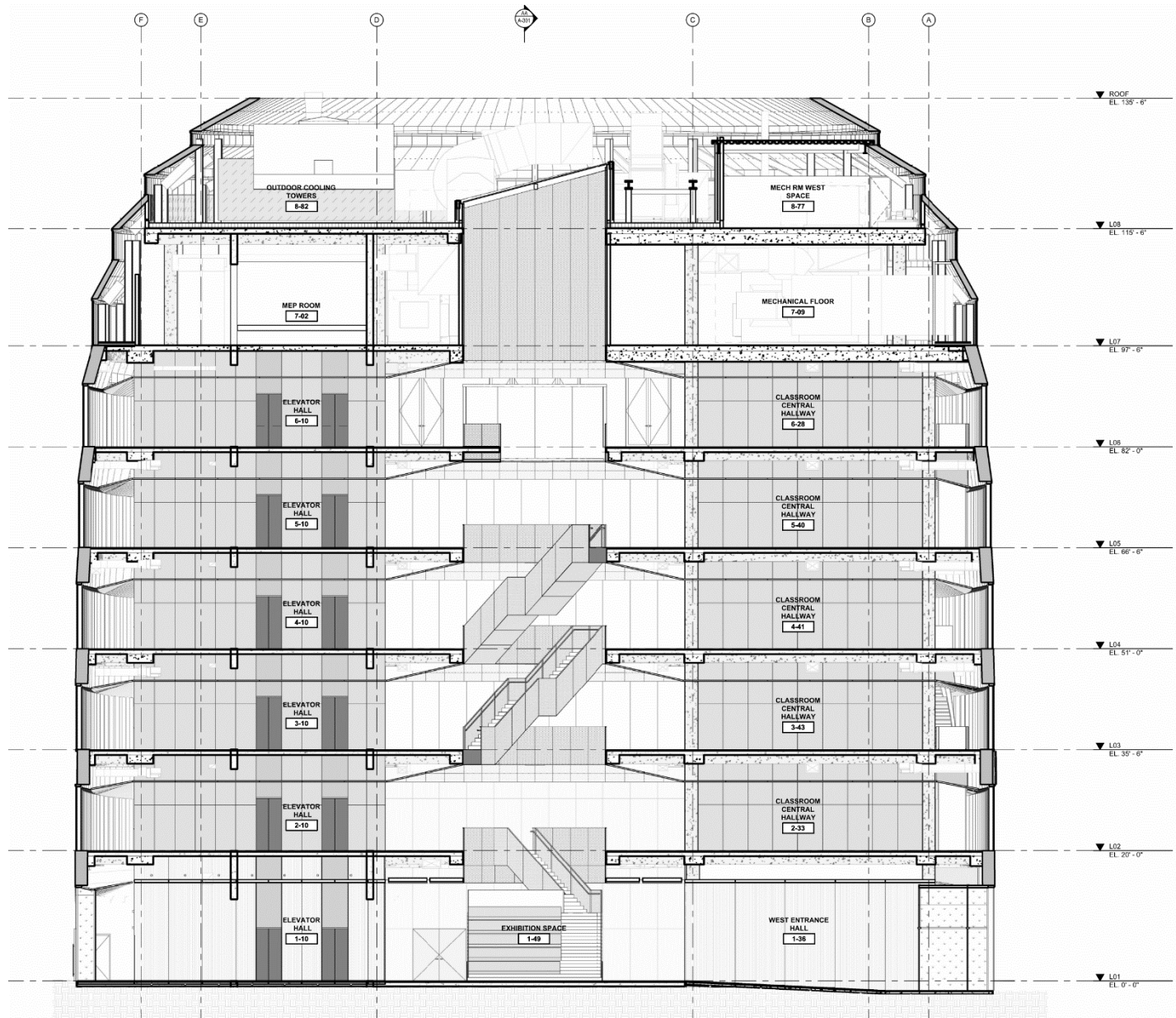
2. Anodized Aluminum Panel



3. Perforated Aluminum Panel

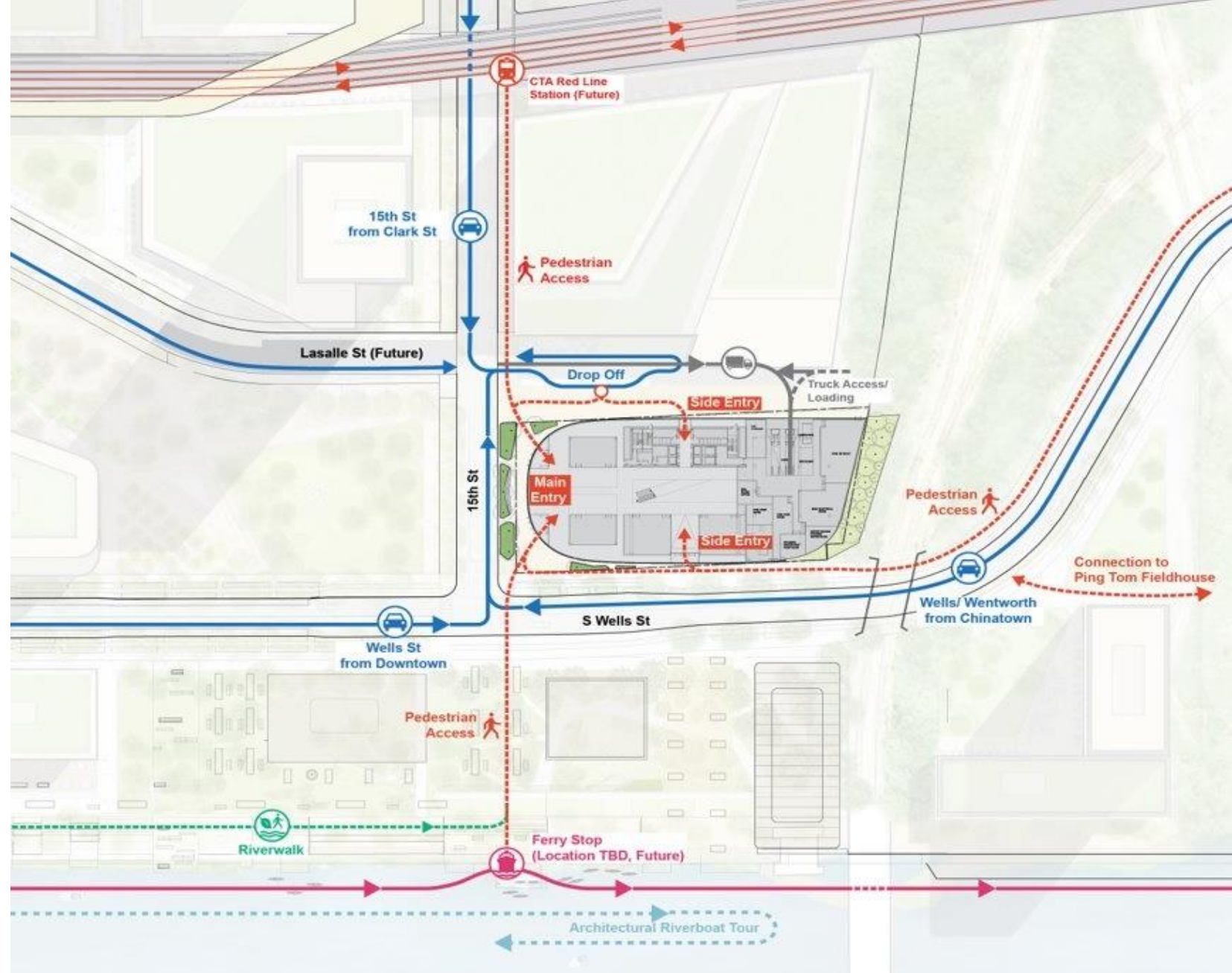


**BUILDING SECTION NORTH-SOUTH**



**BUILDING SECTION EAST-WEST**

- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- Promotes transit, pedestrian and bicycle use by:
  - Transit oriented location (no on-site parking)
  - Indoor & outdoor bicycle storage facilities
  - Showers & changing rooms
- All public entrances are accessible
- Accessible drop off lane
- Provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas



## TRANSPORTATION, TRAFFIC, AND PARKING



- Roadways planned to serve DPI in the long term include:
  - Wells-Wentworth Connector (to open in 2023)
  - 15th Street (fully funded)
  - LaSalle Street (to be built later with remainder of The 78)
- Traffic evaluation assesses the addition of DPI with the conservative assumption that 15th Street does not yet connect to Clark Street
- Per analysis of this “interim” infrastructure condition, no new improvements needed to accommodate DPI traffic

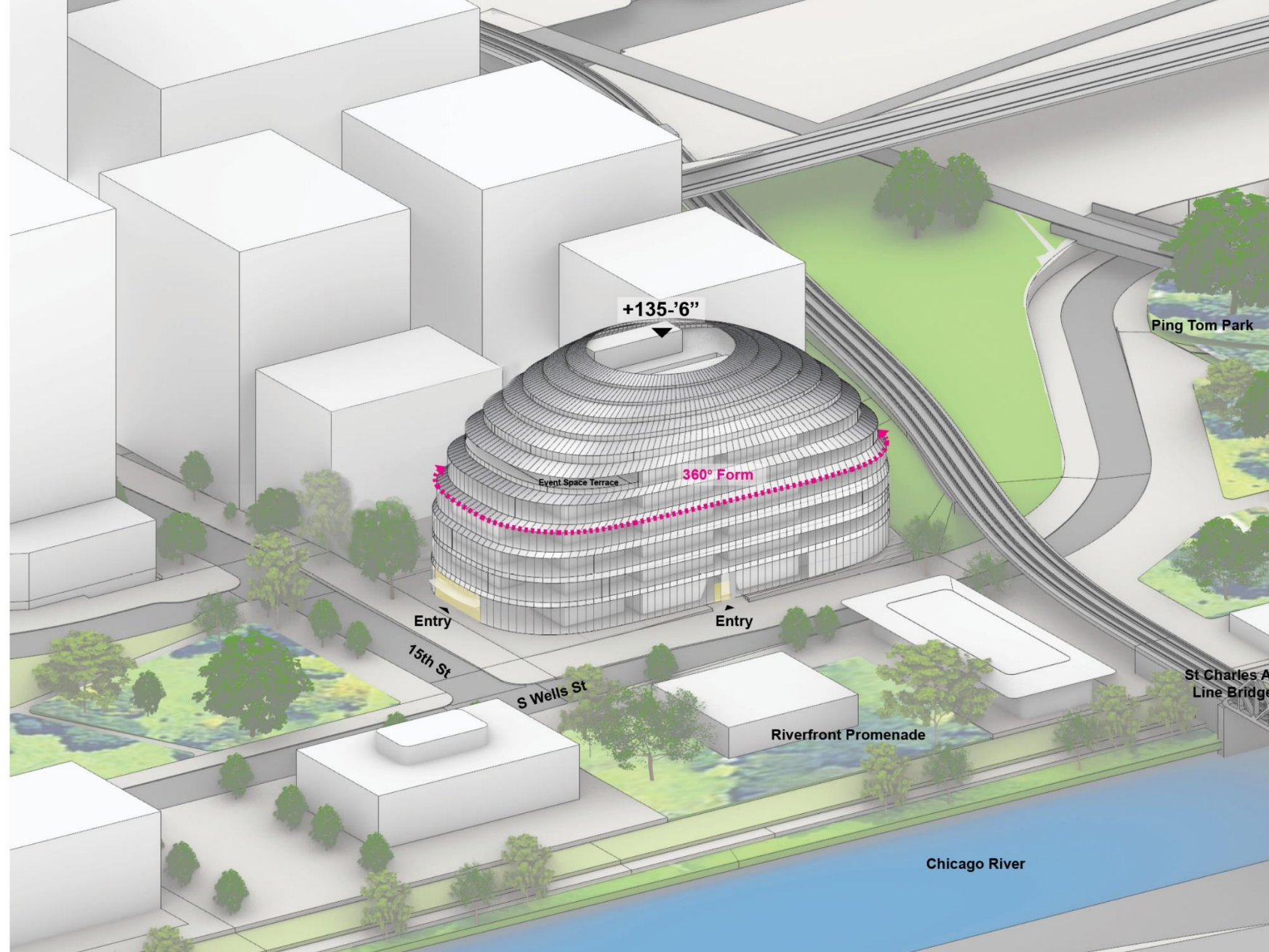


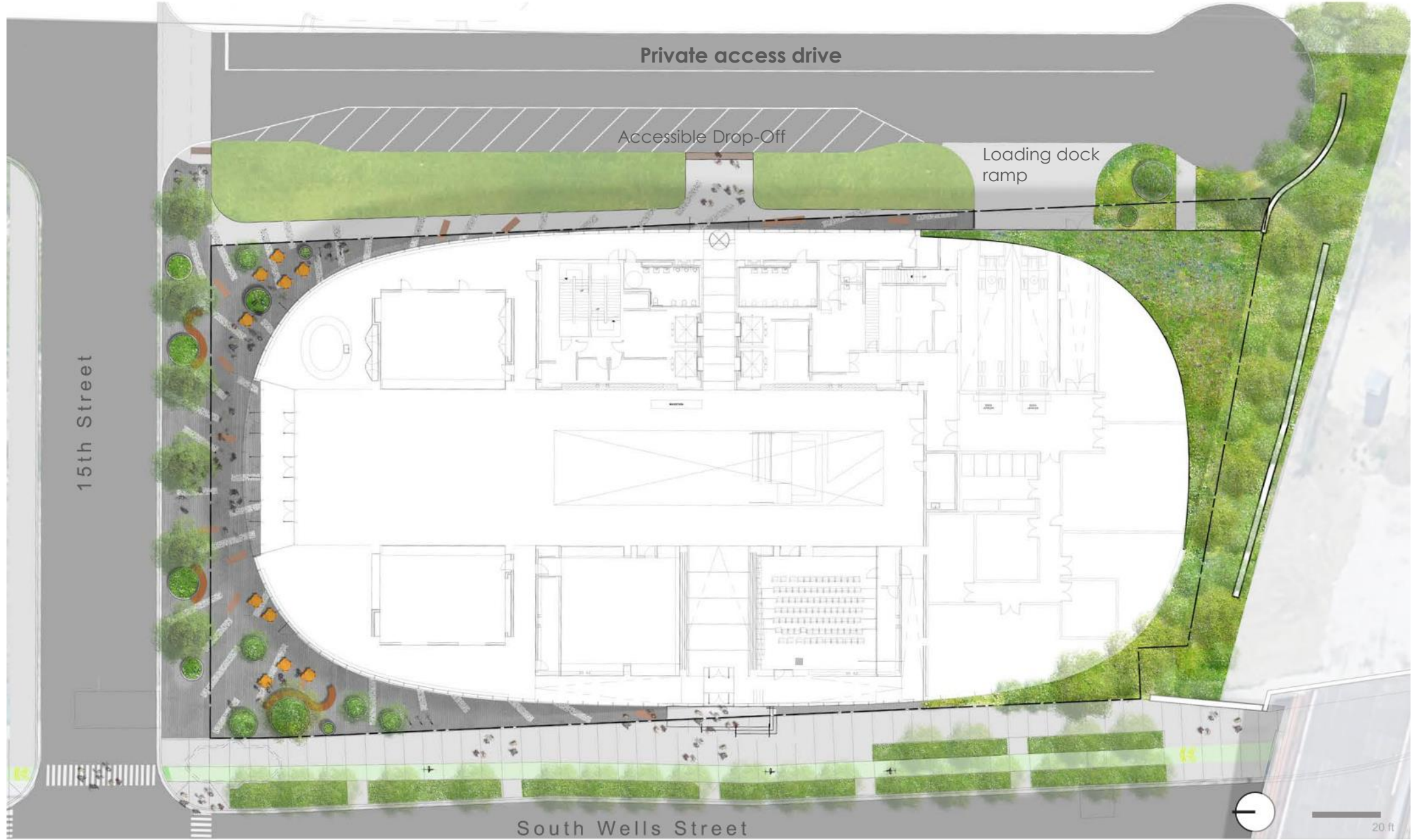
**Sam Schwartz**  
A TYLin Company



**Figure 1**  
**Site Location Map**

- **The 360° / Multi-Directional Form** addresses the surrounding neighborhoods and assets, such as the Chicago River, Chinatown, South Loop, and views towards downtown Chicago.
- At the **Ground Floor** of the building, the new Center is welcoming and porous, addressing the various surrounding neighborhoods and site features with multiple entries for different visitor approaches. Public programs create an opportunity for the community to be welcomed into and engage with the building.
- **Programs** are organized to maximize efficiency and interactions between diverse user groups on every level. The horizontal and vertical organization of program blocks defines larger neighborhoods: computational, instructional and experimental.
- **A Central Atrium** defines a “collision zone” of collaboration, while additional circulatory paths and breakout spaces will also increase the opportunities for unexpected interactions between building users.
- **The Facade** creates natural shading by widening towards the south of the site.





Private access drive

Accessible Drop-Off

Loading dock ramp

15th Street

South Wells Street

20 ft

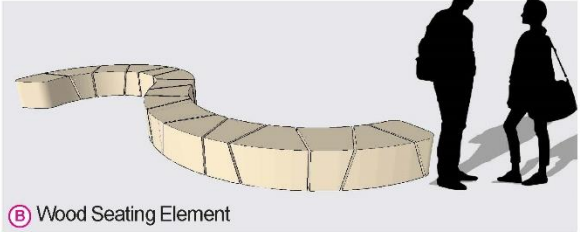
**OPEN SPACE + LANDSCAPING**

**Per Zoning Code Section 17-8-0909:**

- Public plaza spaces blend the streetscape into the DPI property, providing an inviting and seamless transition from street to front door.
- Planters and custom seating elements provide a visual amenity for Wells and 15th Streets
- Custom wood seating activates the plaza and supports an accessible gathering space for both the public and DPI staff / students.



A Concrete Planters



B Wood Seating Element



C Concrete Unit Paving



D Wood Paver Accent



E Stainless Steel Bikeracks

# Per Chicago Landscape Ordinance:

- Street Trees
  - 25' tree spacing
  - All (6) street trees are 4" caliper (DBH)
  - Street tree species are a combination of *quercus muehlenbergii* & *quercus bicolor*
  - Cast iron tree grates are used for all street trees
  - Trees comply with all dimensional offsets required
  - Tree details comply with material and dimensional requirements
- Planters
  - CIP concrete planters are 3ft diameter (minimum)
  - Planter heights are 2ft minimum, 3ft maximum



(A) Cast Iron Tree Grates



(1) Quercus muehlenbergii - Chinkapin Oak



(2) Quercus bicolor - Swamp White Oak

## Compliance Path:

- LEED Gold: 90 points
- Also targeting:
  - 80% Waste Diversion 10 points
  - Workforce Development 10 points
  - Bird Protection (Basic) 5 points

**TOTAL: 100+ points**



Aerodynamic building reduces wind tunnel effects

Redevelopment of brownfield site

Full height atrium allows daylight to reach deep into building

High Performance envelope with passive solar shading in south

Winds

Fly ash concrete and carbon sequestering concrete

Materials selection considers embodied carbon and human health impacts

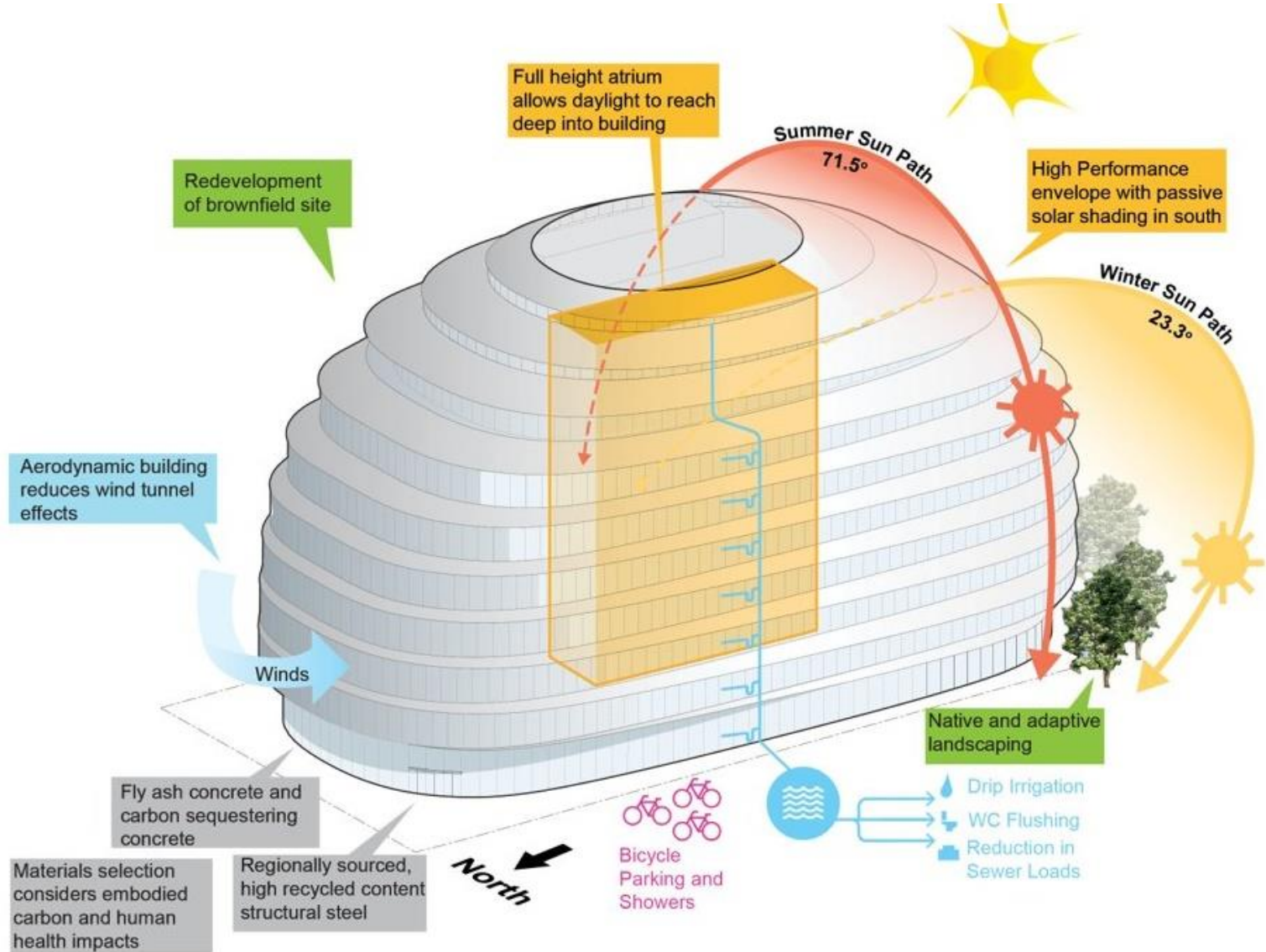
Regionally sourced, high recycled content structural steel

North

Bicycle Parking and Showers

Native and adaptive landscaping

Drip Irrigation  
WC Flushing  
Reduction in Sewer Loads





- Discovery Partners Institute is a partnership between academic institutions, industry, and the community to develop tech talent, applied research and development, and business building
- DPI provides equitable, economic development to diverse communities, keeping tech talent in the city and the state, and attracting individuals from underrepresented backgrounds to enter the tech sector
- Provide pathways into tech for 7,000 students, conduct \$200 million in applied research and support dozens of startups, annually
- 200-250 jobs on-site including instructors, scientists, techs, and administrative staff
- A Boston Consulting Group (BCG) study showed that within 10 years, DPI would generate \$2.8 billion in annual impact
- The research and work done at DPI acts as a catalyst for advancing human and environmental welfare, addressing society's most pressing current and future challenges
- The new DPI building will thoughtfully define Chicago's new 78 neighborhood and will be the first piece of a larger innovation campus, connecting back to the future campus and surrounding communities and neighborhoods





# Recommendations

- No vote taken today
- Commissioners' comments from this courtesy presentation will be incorporated into the Department of Planning and Development's Site Plan Approval determination