Bally's Chicago Casino River Ecology& Governance Task Force Meeting

Chicago Tribune

September 6, 2022

Class of

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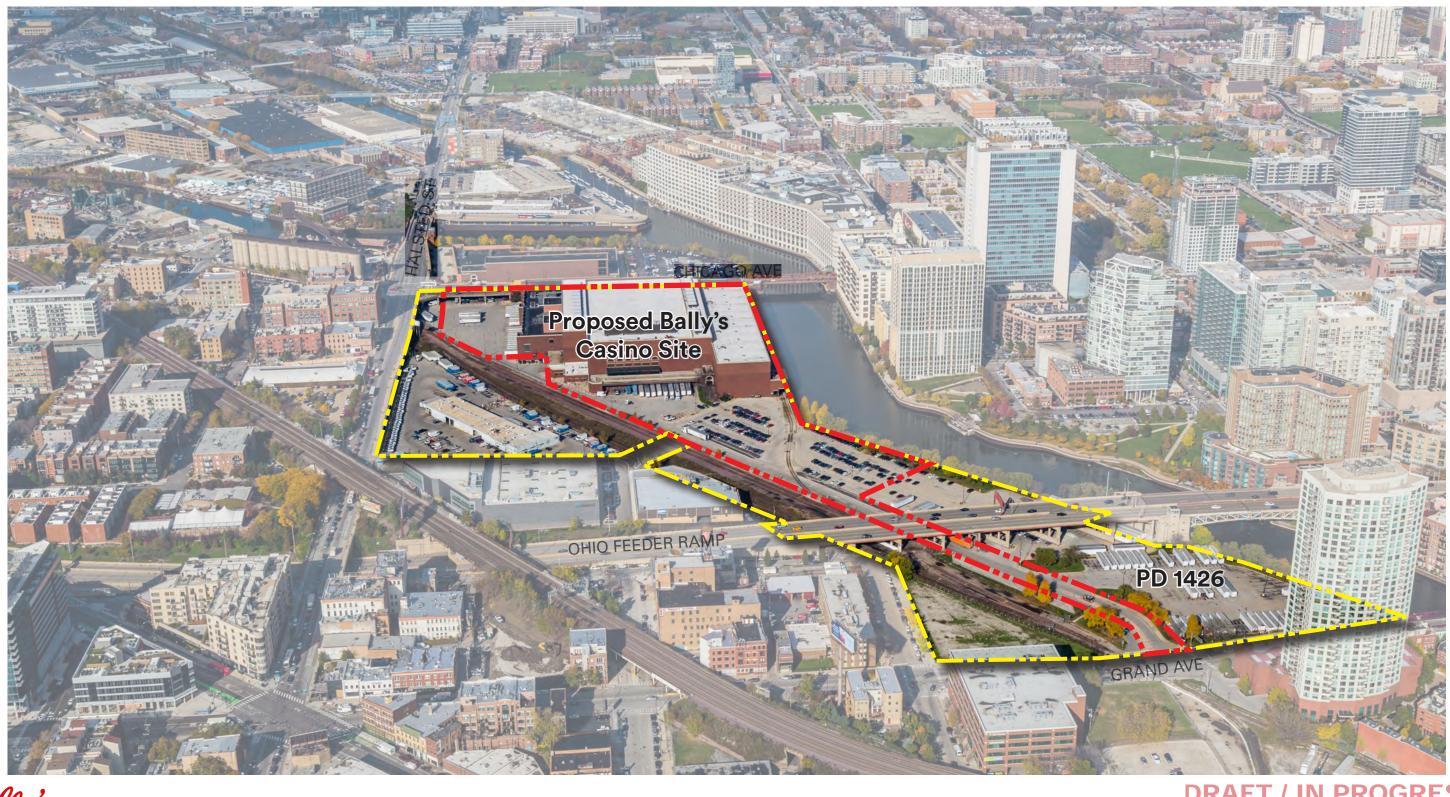


Create a vibrant new entertainment district anchored by the Bally's Casino development that enlivens the River West neighborhood and creates a spectacular regional destination.



TODAY: SITE

30 CONTIGUOUS ACRES, BOUNDED BY CHICAGO, HALSTED AND GRAND

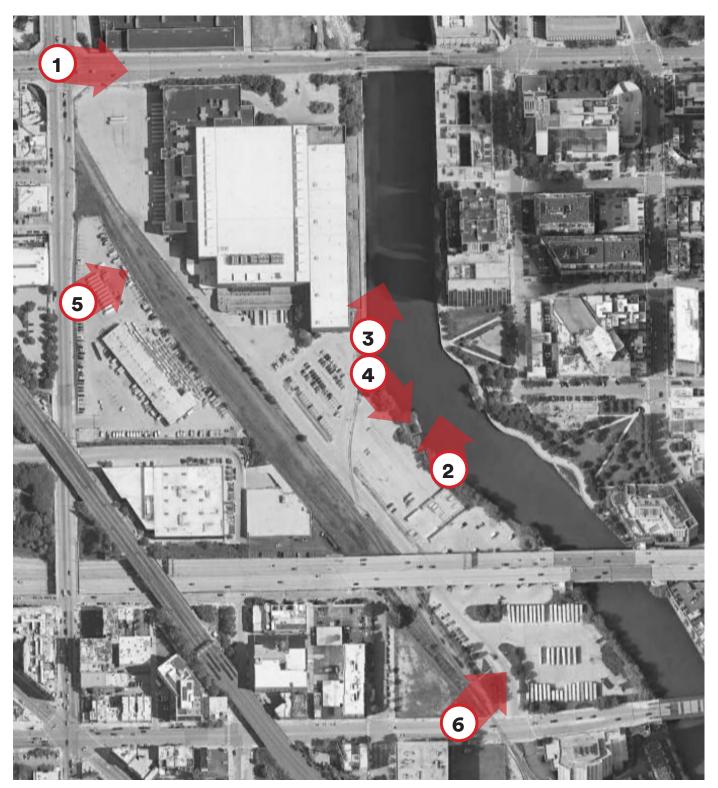


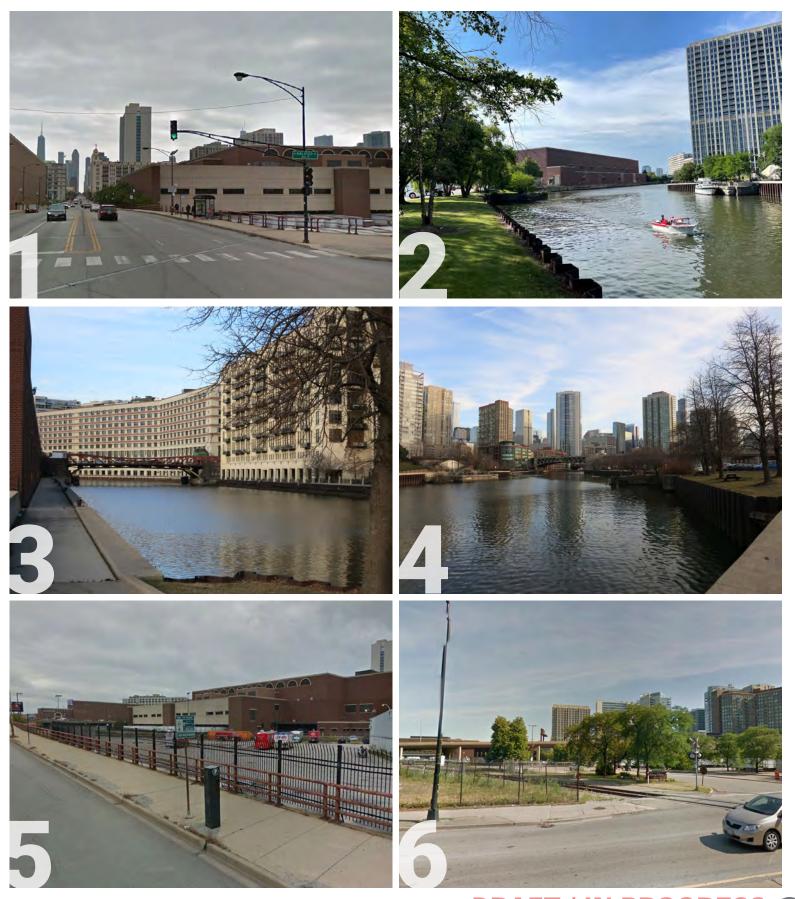
Bally's

2022



Site Photos:



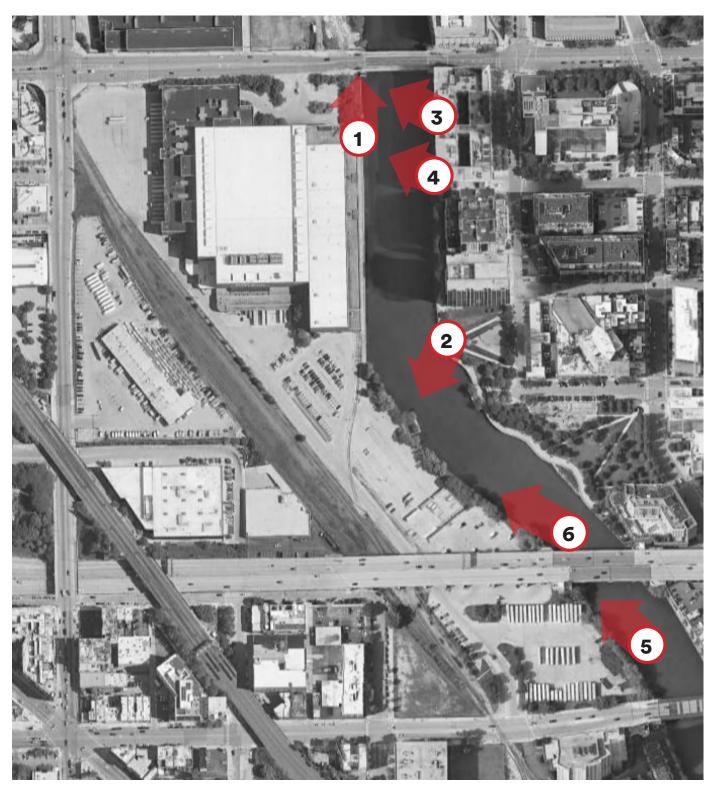


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Riverwall Photos:









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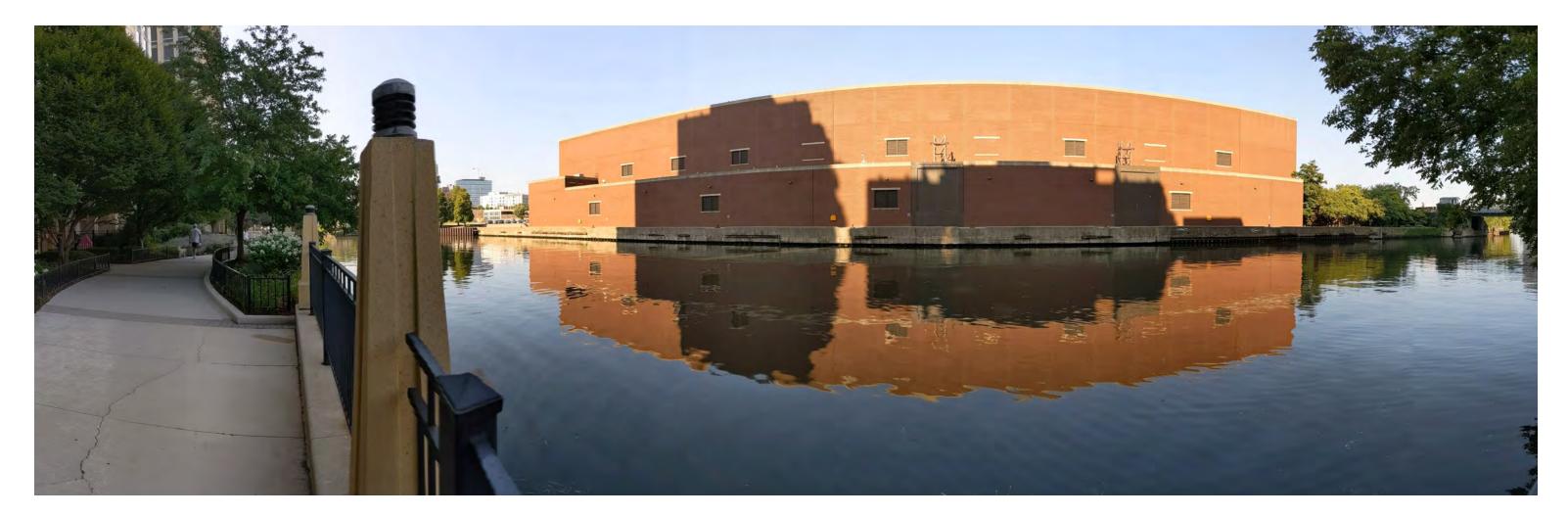






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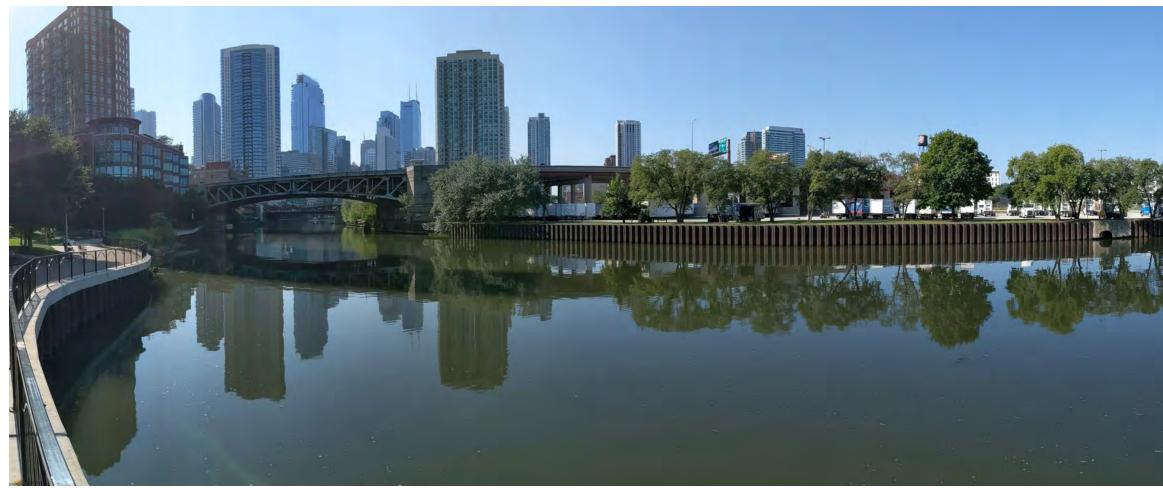






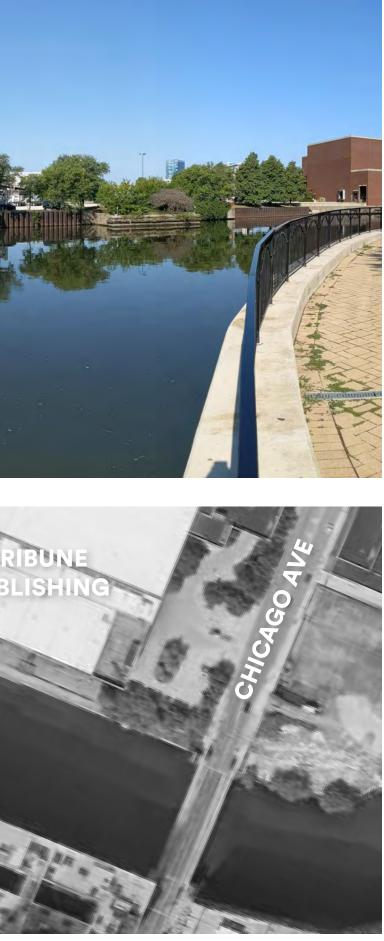
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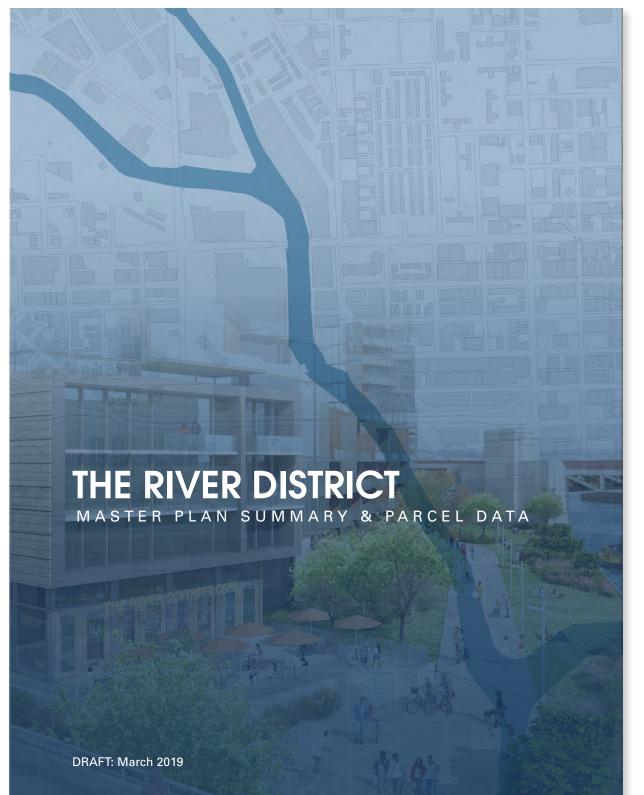


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PD1426 REQUIREMENTS:



PD STATEMENT #10:

...acknowledges the importance of the Chicago River as a resource for both commerce and recreation and acknowledges the City's goals of improving the appearance, quality and accessibility of the river...'

...also acknowledges the River Development Design Guidelines of the North Branch Framework Plan..."

The PD agrees to:

- a) provide an expanded river setback with an with a continuous wide multipurpose riverwalk path
- b) Provide a variety of active uses and river overlooks
- c) Permit the connection of the riverwalk under Chicago and Grand Avenues

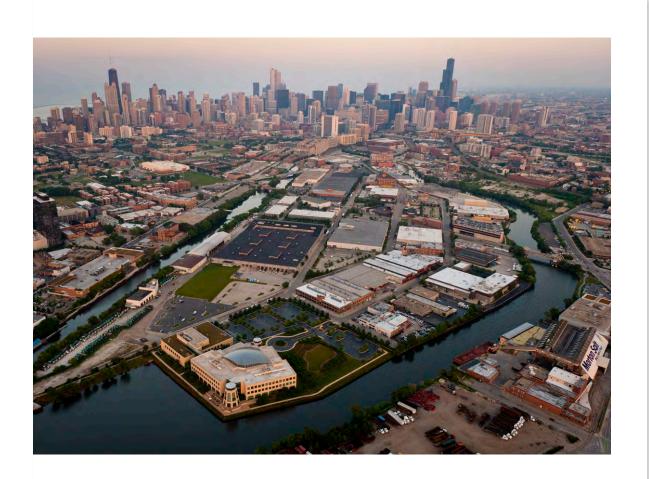
"...shall also design and construct the central riverfront park..."

PD STATEMENT #18:

...agrees to install a stormwater management system that captures, cleans and discharges the majority of on-site stormwater to the Chicago River.'



NORTH BRANCH FRAMEWORK PLAN



MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION **NORTH BRANCH** FRAMEWORK

★ City of Chicago ★ Department of Planning and Development ★ Department of Transportation

GOAL #1:

Maintain the North Branch Industrial Corridor as an important economic engine and vital job center within the City of Chicago.

Principle 1.5:

Encourage use and design decisions along the Chicago River that encourage waterfront access and public activities by workers, neighbors and visitors.

GOAL #3:

Build upon the North Branch Industrial Corridor's unique natural and built environment.

Principle 3.2:

Continue the improvement of the riverfront for pedestrian, bicycles and connection to existing trails.

Principle 3.4:

Enhance local waterways for people, fish, birds and other wildlife through strategic habitat restoration and creation efforts.





CHICAGO RIVER DESIGN GUIDELINES



CHICAGO RIVER DESIGN GUIDELINES

City of Chicago 🗰 Department of Planning & Development 🗰 January 24, 2019

The role of the Design Guidelines is to outline the City's goals, expectations and requirements for development along the Chicago River.

Character Zone (North Branch Zone):

area, as well as changes anticipated by approved or proposed development projects.

2.2 Required Minimum Setback:

river access, continuous multiuse path and biodiversity.

3.5 Lighting:

Lighting along the river should be adequate and appropriate for safety, security and attractiveness. Lighting should reduce light pollution and not be harmful to birds, bats, insects and other wildlife.

3.7 Landscaping:

Vegetation is important to the urban landscape, providing contrast between the built environment and natural forms, and can drastically enhance an area's sense of place.

3.11 Vertical Bulkhead/Seawall Treatments.

- ...have been defined based on existing context, scale and character of the
- Setbacks create consistency along the riverfront and provide the space for



Design. Avoid design of transparent passageways, corners, atria, and courtyards. Design landscaping to keep birds away from building facades. Minimize rooftop obstacles to flight paths.

Glazing. Incorporate differentiations in material, texture, color, and opacity into glazing. Utilize low-reflectivity glass and low-e patterning. Utilize shading devices, screens, and other physical barriers to reduce glass access. Incorporate angled glass between 20 and 40 degrees from vertical to reflect ground instead of sky.

Light. Minimize the amount of night light visible through windows and turn lights off when possible. Shield and direct outside lighting to minimize attraction to night-migrating birds.



CHICAGO RIVER DESIGN GUIDELINES



CHICAGO RIVER DESIGN GUIDELINES

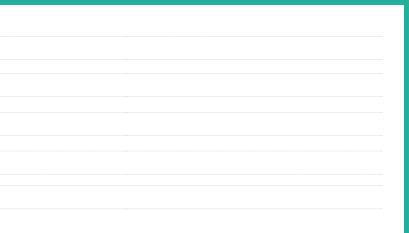
City of Chicago \star Department of Planning & Development 🖈 January 24, 2019

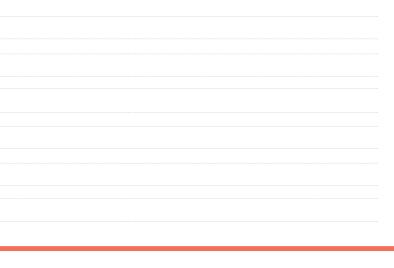


4.4 Recreation	
4.4.2 Access to Water and Docking Facilities	
4.4.3 Expanded Seating Areas	
4.4.4 Riverfront Overlooks	
4.4.5 Recreational Areas	
4.4.6 Support Amenities	

4.5 (Connectivity
	4.5.2 Underbridge Connections
	4.5.3 Enhanced Connections to Street & Transportation Network
3	4.5.4 Elevator / Increased Accessibility
	4.5.5 Cantilevered & Floating Walkways
-	4.5.6 Interpretive Signage
	4.5.7 Public Art & Specialty Lighting

(Bally)





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SUSTAINABILITY CHECKLISTS

LEED CHECKLIST:

ED-NCv4 Checklist Ily's Casino & Hotel - Chicago	Certified 40-49 points Sil ver 50-5 9 points	Category	Cred	it Credit Name	Yes	?	No	Status	Responsibility
28/2021 get = GOLD	Gold 60-79 points Platinum 80 points and above No	Integrative Process	С	Integrative Process	1			Targeted	SCB/MEP
mmary	60 6 60 Gold						1		
gory Credit Credit Name grative Process C Integrative Process	Yes 7 No Status Responsibility 1 Targeted SCB/MEP	Location and Transportation	C	LEED-ND Location			16	Not Attempted	-
tion and Transportation C- LEED-ND Location C Sensitive Land Protection	16 Not Attempted - Targeted SCB		С	Sensitive Land Protection	1			Targeted	SCB
C High Priority Site C Surrounding Density & Diverse Uses C Access to Quality Transit	2 Not Attempted SCB 5 Targeted SCB 5 Targeted SCB		C-	High Priority Site			2	Not Attempted	SCB
C Bicycle Facilities C Reduced Parking Footprint	1 Targeted SCB/Owner 1 Targeted SCB/Owner		С	Surrounding Density & Diverse Uses	5			Targeted	SCB
inable Sites P Construction Activity Pollution Prevention	1 Targeted SCB/Owner Y Required Contractor		С	Access to Quality Transit	5			Targeted	SCB
C Site Assessment G Site Development Protect or Restore Habitat C Open Space	1 Targeted SCB 2 Not Attempted Landscape 1 Targeted Landscape		С	Bicycle Facilities	1			Targeted	SCB/Owner
G Rainwater Management C Heat Island Reduction C Light Pollution Reduction	3 Not Attempted Civit 2 Targeted SCB 1 Targeted Lighting		С	Reduced Parking Footprint	1			Targeted	SCB/Owner
Efficiency P Outdoor Water Use Reduction	Y Required Landscape Y Required SCB/Owner		С	Green Vehicles	1			Targeted	SCB/Owner
P Indoor Water Use Reduction P Building-Level Water Metering C Outdoor Water Use Reduction	Y Required MEP Targeted Landscape								
C Indoor Water Use Reduction C Cooling Tower Water Use C Water Metering	2 1 3 Targeted SCB 1 1 Targeted MEP 1 Targeted MEP	Sustainable Sites	Р	Construction Activity Pollution Prevention	Y			Required	Contractor
and Atmosphere P Fundamental Commissioning and Verification P Minimum Energy Performance	Y Required Cx Y Required MEP		С	Site Assessment	1			Targeted	SCB
P Building-Level Energy Metering P Fundamental Refrigerant Management C Enhanced Commissioning	Y Required MEP Y Required MEP Y Required MEP S 1 Targeted Cx		e	Site Development - Protect or Restore Habitat			2	Not Attempted	Landscape
C Optimize Energy Performance Advanced Energy Metering	6 2 10 Targeted MEP 1 Not Attempted MEP		С	Open Space	1			Targeted	Landscape
C Demand Response C Enhanced Refrigerant Management C Enhanced Refrigerant Management C Green Power and Carbon Offsets	2 Not Attempted Owner 3 Not Attempted MEP 1 Targeted MEP		e	Rainwater Management			3	Not Attempted	Civil
C Green Power and Carbon Offsets ials and Resources P Storage and Collection of Recyclables	2 Targeted Owner Y Required SCB/Owner		С	Heat Island Reduction	2			Targeted	SCB
P CDWM Planning C Belding Life Cycle Impact Reduction C BPDO - Environmental Product Declaritions	Y Required Contractor 5 Not Attempted Contractor 1 1 Targeted Contractor		С	Light Pollution Reduction	1			Targeted	Lighting
C BPDO - Sourcing of Raw Materials C BPDO - Material Ingredients	1 1 Targeted Contractor 2 Targeted Contractor								
C C&D Waste Management	Required MEP	Water Efficiency	Ρ	Outdoor Water Use Reduction	Y			Required	Landscape
P Environmental Tobacco Smoke Control C Enhanced IAQ Strategies C Low-Emitting Materials	Y Required Owner 2 Targeted SCB 3 Targeted Contractor		Ρ	Indoor Water Use Reduction	Y			Required	SCB/Owner
C Construction IAO Management Plan G Indeer Air Quality Assessment C Thermal Comfort	1 Targeted Contractor 2 Not Attempted MEP 1 Targeted MEP		Ρ	Building-Level Water Metering	Y			Required	MEP
C Interior Lighting C Daylight C Daylight	1 1 Targetset Lighting		С	Outdoor Water Use Reduction	2			Targeted	Landscape
C Acoustic Performance	1 Targeted SCB		С	Indoor Water Use Reduction	2	1	3	Targeted	SCB
ation C Innovation in Design: Exemplary Performance C Innovation in Design: Exemplary Performance C Innovation in Design: Innovation	1 Targeted - 1		С	Cooling Tower Water Use		1	1	Targeted	MEP
C Innovation in Design: Innovation / Pilot C Innovation in Design: Pilot Credit C LEED Accredited Professional	1 Targeted - 1 Targeted - 1 Targeted -		С	Water Metering	1			Targeted	MEP
nal Priority C Enhanced IAQ Strategies 6 Site Bevelopment - Protect or Restore Habitat	1 Targeted -	7							
G High Priority Site G Advanced Energy Metering	1 1								

CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY CHECKLIST:

90 pts	LEED GOLD
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- 10 pts 7.5 EV CHARGING
- 5 pts 7.6 EV READINESS
- 10 pts 8.2 WORKFORCE DEVELOPMENT
- 10 pts 9.1 BASIC BIRD PROTECTION

125 pts TOTAL





FRIENDS OF THE CHICAGO RIVER

CASE STUDIES, RESOURCES, AND EXAMPLES FOR

River Edge Development

Friends of the Chicago River

BLUE-GREEN CORRIDOR VISION

'We are all connected through our urban water systems and can therefore all play a role in improving the river's health and resiliency.'

CLUSTERED LANDSCAPE LAYOUT

Even small 'micro-habitats' provide benefits for birds, mammals, plants and insects.

EMBRACE WILDNESS & THE BENEFITS OF NATIVE PLANTS

'Rewilding' approach to landscaping has many benefits for people and biodiversity.

SOFTENED RIVER EDGE

Set the trail back from the rivers edge to allow for a vegetated buffer.

AQUATIC HABITAT & WATER QUALITY ENHANCEMENTS

Many techniques to expand aquatic habitat like underwater structures to floating wetlands.



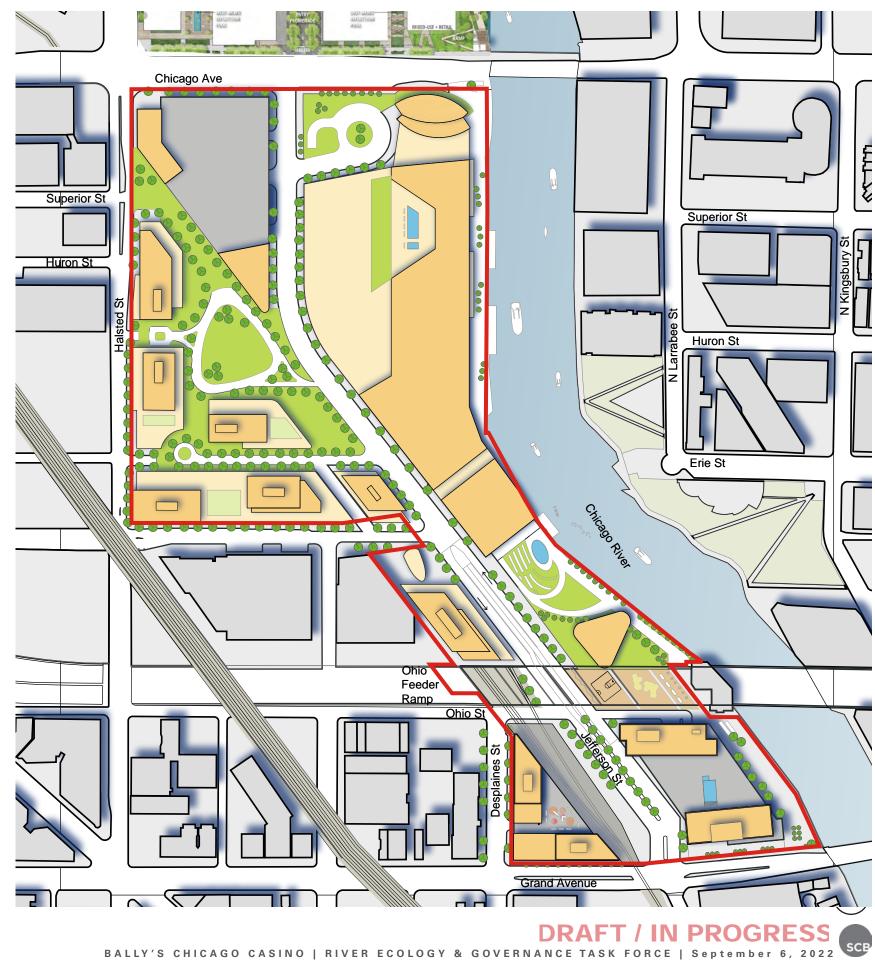


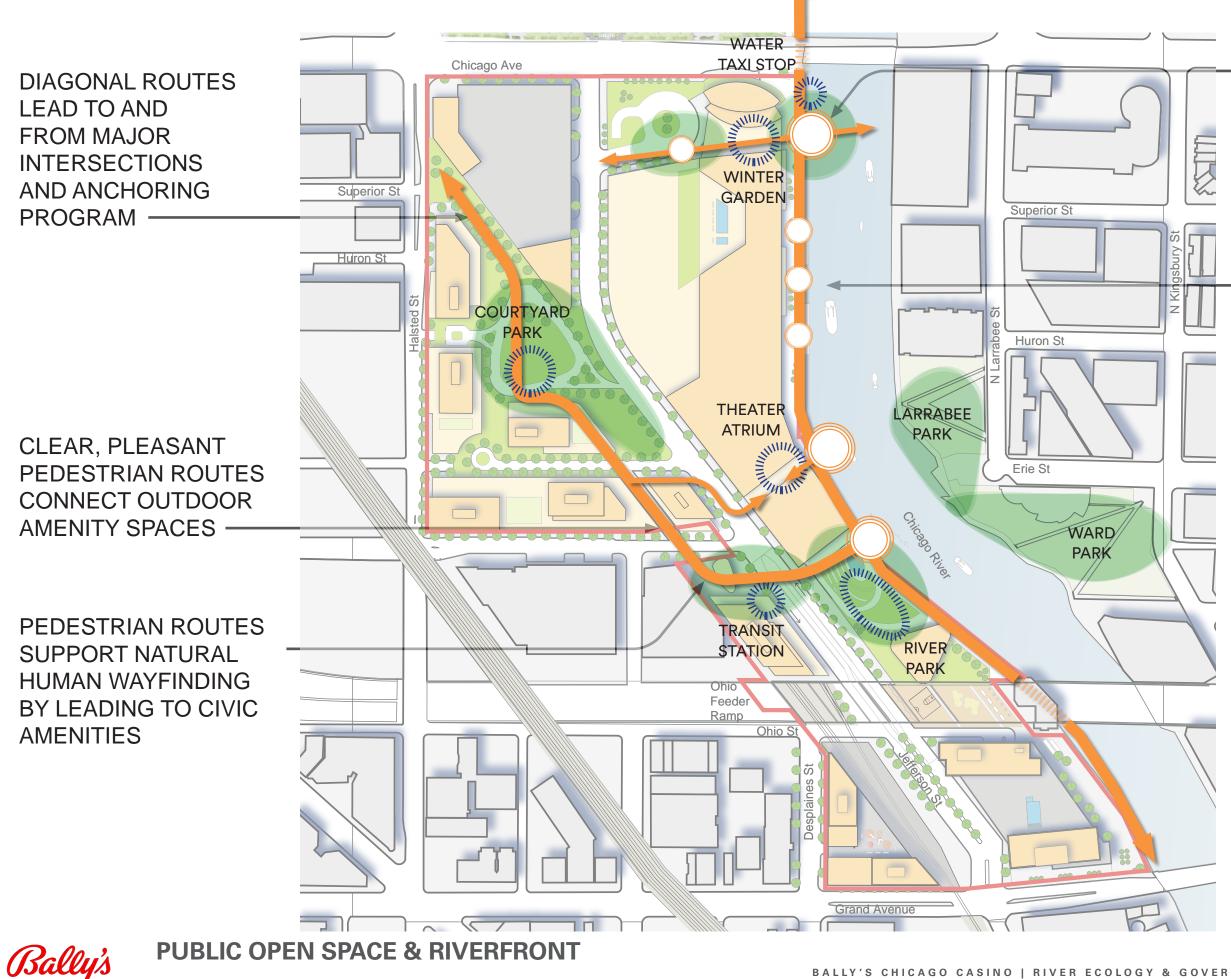
PROJECT VISION

Create a vibrant new entertainment district anchored by the Bally's Casino development that enlivens the River West neighborhood and creates a spectacular regional destination.

The district framework entails the following planning principles:

- Integrate a wide variety of arts and culture uses and experiences into the district to enhance placemaking and identity, that celebrate and create new iconic public places within the city.
- Weave together the district framework and new development to align with existing streets, view vistas and a new pedestrian bridge over the Chicago River.
- Establish a connected street network to encourage seamless multi-modal access via walking, transit, water taxi, biking and automobiles.
- Activate the ground plane and public realm with visually attractive and physically connected indoor/outdoor spaces.
- Populate the riverwalk with exciting new entertainment related venues to include bars, restaurants, cafes, theaters, and active uses such as kayaking, boating and people places that engage the public.
- Create parks, inviting streetscapes and passive recreational places for the outdoor enjoyment for all city residents.
- Support the goals of PD 1426 by establishing a framework for new mixed-use residential and high-density development that infills the blocks not being utilized by the Bally's Casino complex.
- Maximize below grade parking opportunities to reduce the impacts of large parking podiums
- Utilize the air rights over the Union Pacific rail alignment to create continuity of the ground plane.
- Create a green district that is a paradigm for sustainable best practices.





MAJOR **INTERSECTIONAL** NODES BRING **TOGETHER CIVIC** INFRASTRUCTURE, PARK AMENITY, AND **URBAN CONNECTIONS**

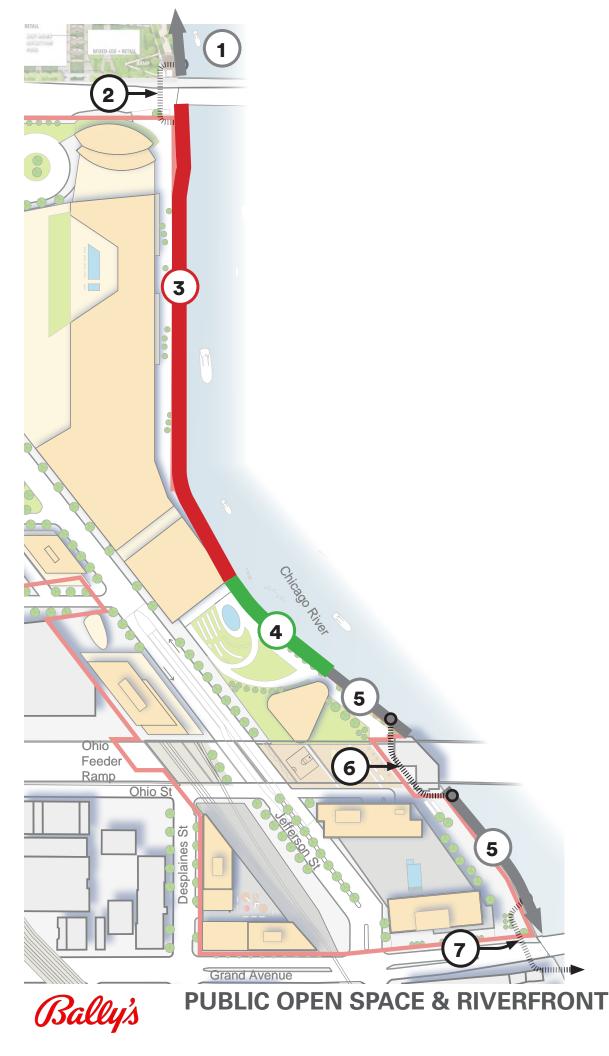
LOCALIZED NODES **PROVIDE AMENITY** AND INTEREST FOR **RIVERWALK USERS**





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PRO



RIVERWALL APPROACH

- **RIVERWALL SECTION NOT IN SCOPE.** WILL COORDINATE WITH (1) FUTURE DEVELOPMENTS WHEREVER POSSIBLE.
- **CHICAGO AVE. CONNECTION:** INTENT IS TO MAINTAIN RIVERWALK (2) CONNECTIVITY. BASED ON CURRENT UNDERSTANDING, CONNECTING BEHIND OR UNDER BRIDGE IS THE MOST LIKELY ROUTE, AS NEEDED.
- **CASINO RIVERWALK: INTENT IS TO MAINTAIN/REPAIR THE EXISTING** (3) RIVERWALL. PER CURRENT DESIGN, THE TOP OF THE WALL WILL LIKELY BE MODIFIED TO ACCOMMODATE FINISHES, GUARDRAILS, ETC. A WATER TAXI DOCK WILL BE PROVIDED AT THE NORTH END.
- **RIVERFRONT PARK:** WILL MAINTAIN/REPAIR EXISTING RIVERWALL (4) AND PROVIDE NECESSARY STRUCTURE/ATTACHMENTS FOR FLOATING WETLANDS PER CURRENT DESIGN, AS NEEDED.
- **FUTURE PD DEVELOPMENTS:** WILL BE PART OF FUTURE PROJECTS 5) AND DESIGN WILL BE BASED ON BEST PRACTICES AT THE TIME OF DEVELOPMENT.
- **OHIO FEEDER RAMP CONNECTION:** WILL MAINTAIN RIVERFRONT (6) CONNECTIVITY VIA FUTURE PARK SPACE UNDER THE OHIO FEEDER RAMP.
- **GRAND AVE. CONNECTION:** WILL MAINTAIN RIVERWALK (7) CONNECTIVITY AS PART OF THE ADJACENT, FUTURE DEVELOPMENT.

BALLY'S RIVERFRONT PARK AND RIVEWALK: OVERALL SITE PLAN



BALLY'S CHICAGO | SEPTEMBER 2022

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RIVER FRONT PARK AND RIVERWALK DESIGN





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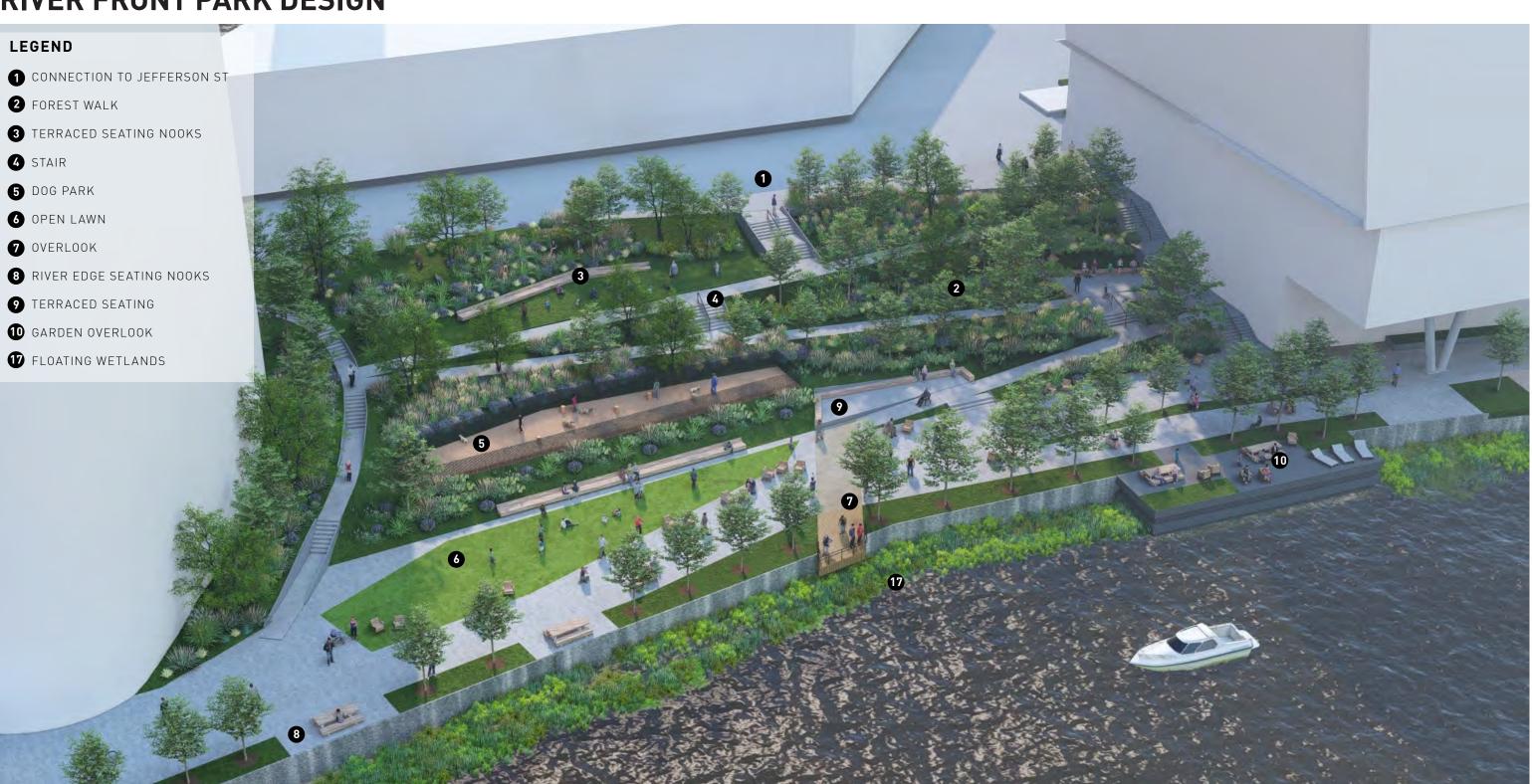
BALLY'S RIVERFRONT CONCEPT DESIGN



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RIVER FRONT PARK DESIGN



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CHICAGO RIVER DESIGN GUIDELINES MENU ITEMS

NATURE

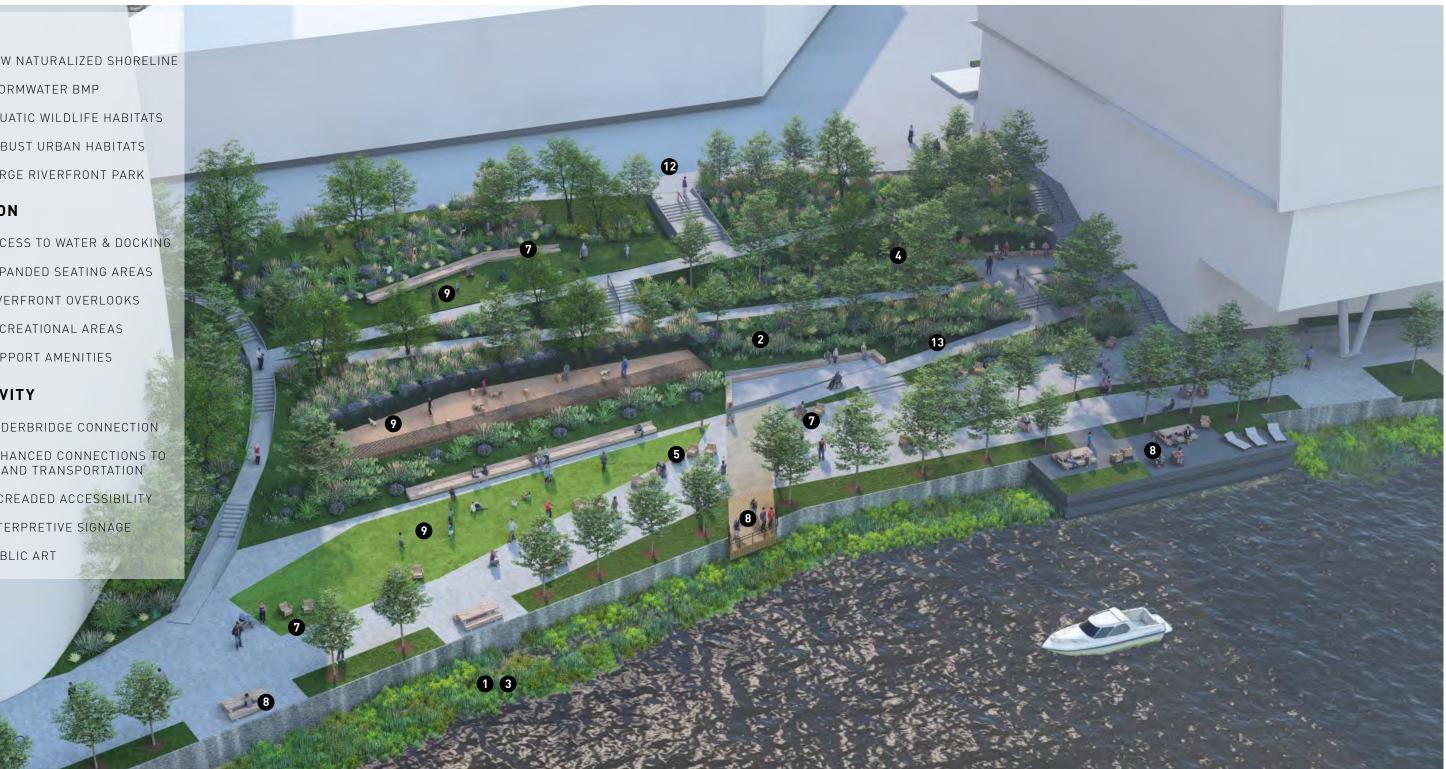
- 1 4.3.2 NEW NATURALIZED SHORELINE
- 4.3.3 STORMWATER BMP 2
- 3 4.3.4 AQUATIC WILDLIFE HABITATS
- 4.3.5 ROBUST URBAN HABITATS 4
- **5** 4.3.7 LARGE RIVERFRONT PARK

RECREATION

- 6 4.4.2 ACCESS TO WATER & DOCKING
- 4.4.3 EXPANDED SEATING AREAS Ø
- 8 4.4 RIVERFRONT OVERLOOKS
- 4.4.5 RECREATIONAL AREAS 2
- 4.4.6 SUPPORT AMENITIES D

CONNECTIVITY

- 4.5.2 UNDERBRIDGE CONNECTION
- 4.5.3 ENHANCED CONNECTIONS TO STREET AND TRANSPORTATION
- ß 4.5.4 INCREADED ACCESSIBILITY
- 4.5.6 INTERPRETIVE SIGNAGE 14
- 4.5.7 PUBLIC ART Ð



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RIVERWALK DESIGN



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	14	BOSQUE PLAZA
JEFFERSON ST	Ð	GRAND ENTRY PLAZA
	16	TERRACED OVERLOOK
2	Ð	FLOATING WETLANDS
	18	MARKET PLAZA
ING	19	SEATING NOOKS
юк	20	CONNECTION TO ENTRY STAIR
	2)	WATER TAXI STOP
AYSCAPE	22	RAISED VISTA
TING NOOKS	23	CONNECTION TO CHICAGO AVE

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RIVERWALK DESIGN



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EXISTING AND PROPOSED RIVER EDGE



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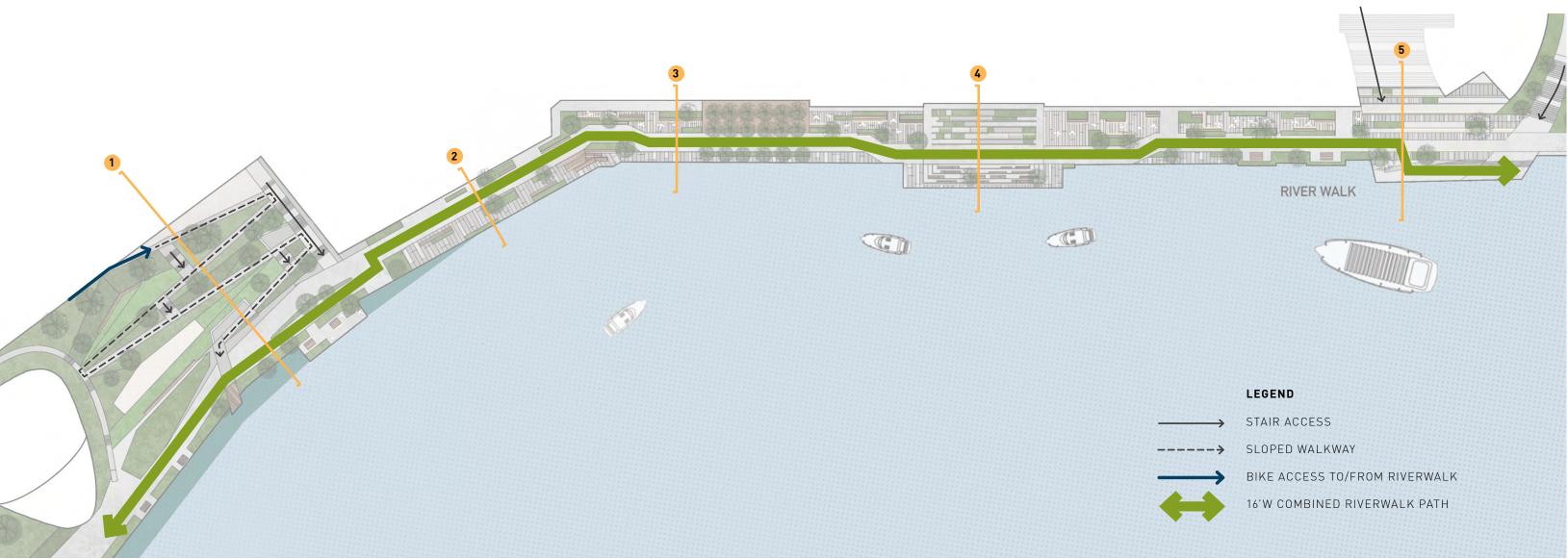
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EXISTING RIVERWALL IN GOOD CONDITION, TO REMAIN



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RIVER FRONT PARK AND RIVERWALK ACCESS



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1 RIVER FRONT PARK

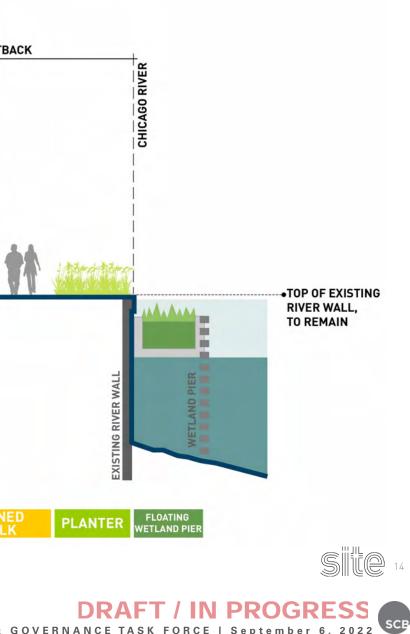


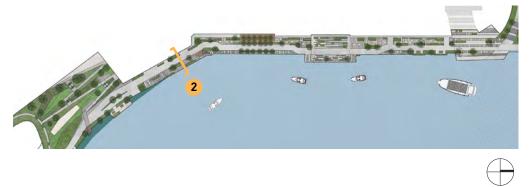


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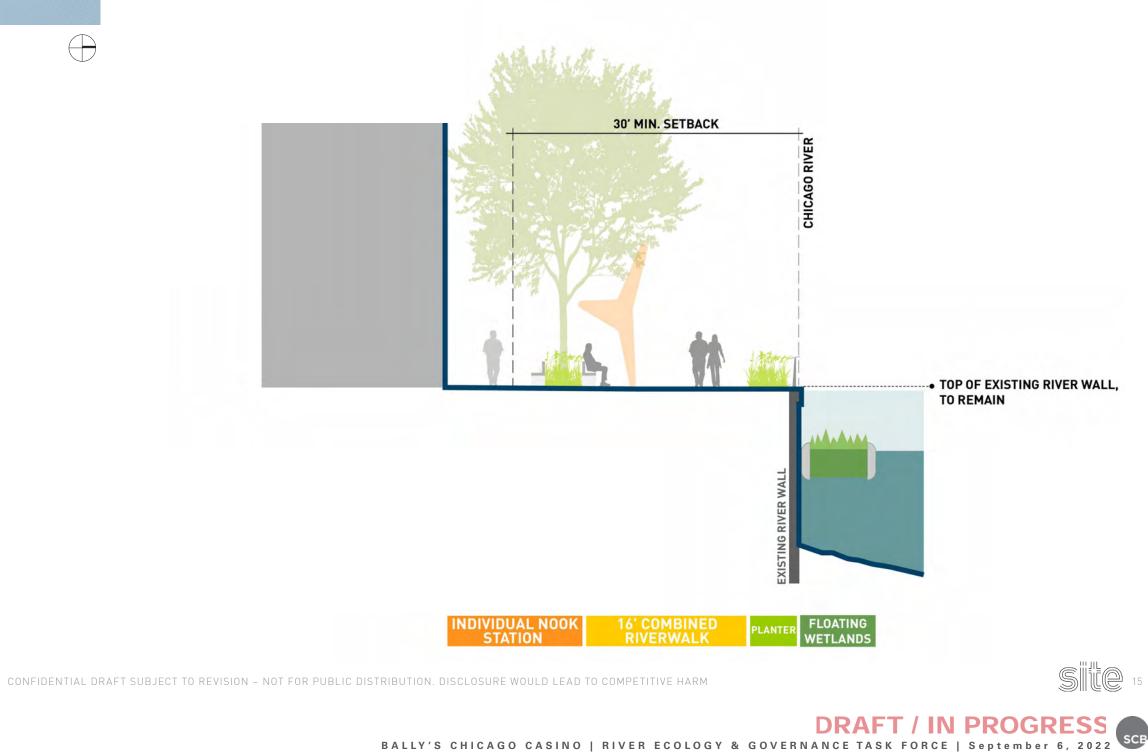
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2 RIVERWALK W/ LINEAR NOOK SEATING



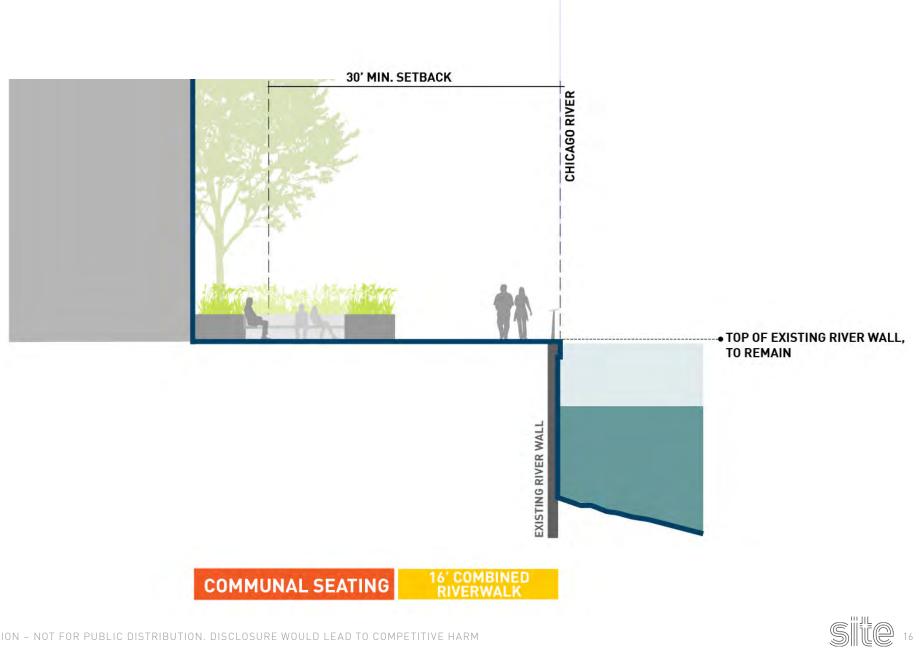


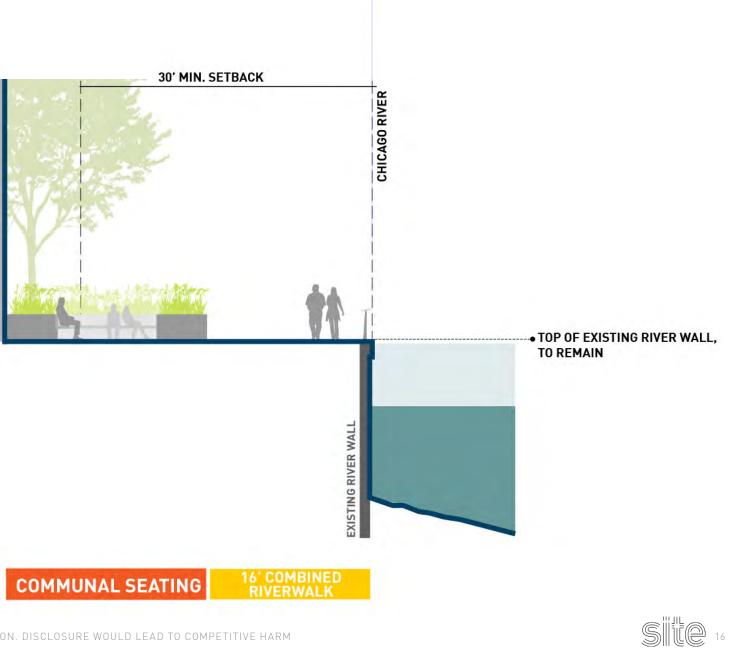


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3 RIVERWALK W/ LINEAR NOOK SEATING





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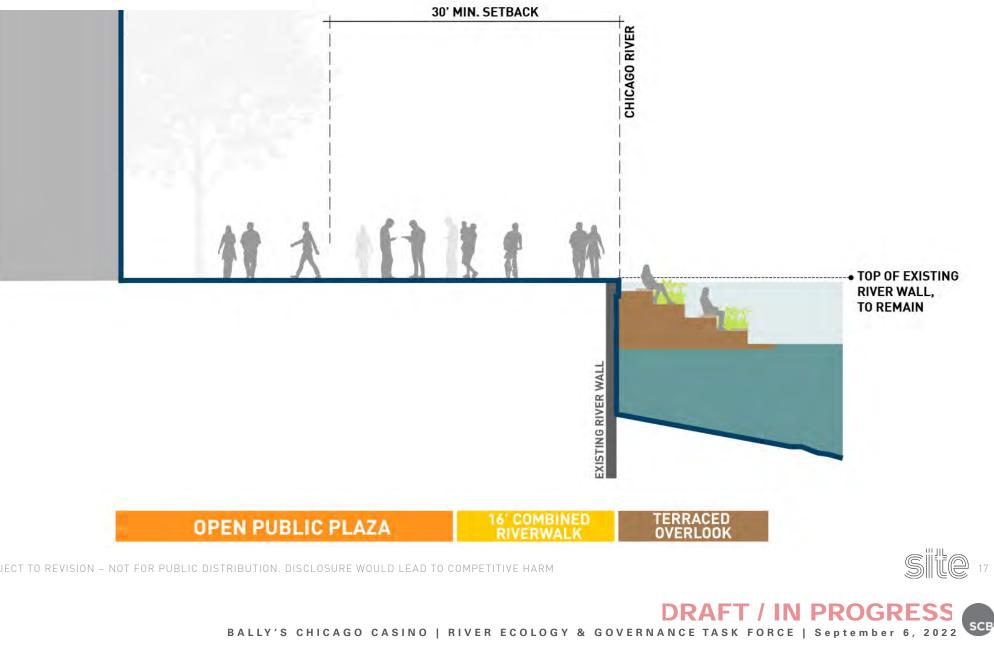


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4 TERRACED OVERLOOK SECTION





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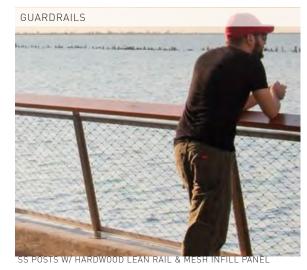
MATERIAL & LIGHTING PALETTE

CAST-IN-PLACE CONCRETE



TERRACED OVERLOOK STEPS

CAST-IN-PLACE CONCRETE W/ HARDWOOD WOOD SLAT TOPPERS



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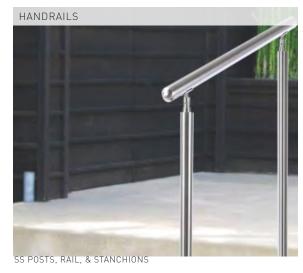
CONCRETE PAVERS



(HIGH SRI)



RIS BENCH - HARDWOOD & POWDERCOATED STEEL, METALC



WOOD DECKING



NOMINAL 2x6 ACCOYA DECKING W/ SS FASTENERS



APRIL TABLE & CHAIR - HARDWOOD & POWDERCOATED STEEL, VESTRE

TRASH RECEPTACLES



CUSTOMIZED BEVEL LITTER RECEPTACLE - ULTRA HIGH PERFORMANCE CONCRETE & POWDERCOATED CAST ALUMINUM, FORMS + SURFACES LED FLEXIBLE STRIP LIGHT



PEDESTRIAN POLE

TREE UPLIGHT

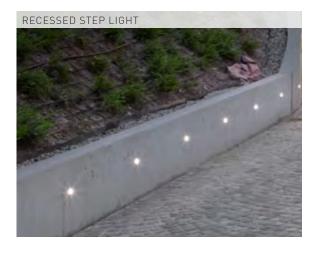


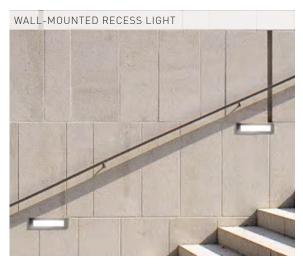


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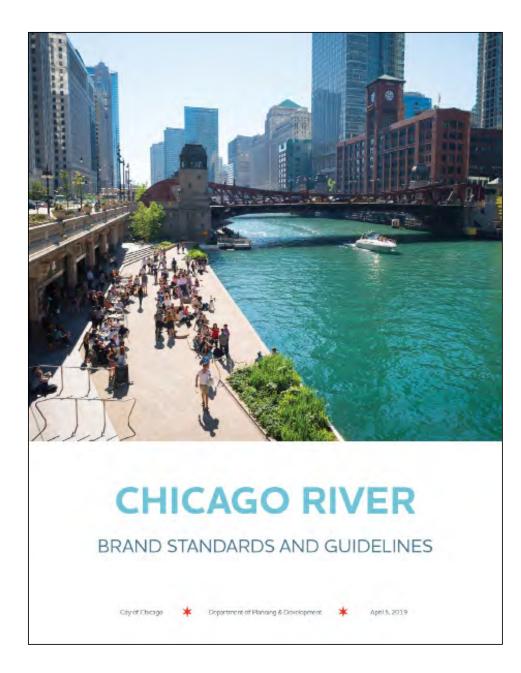






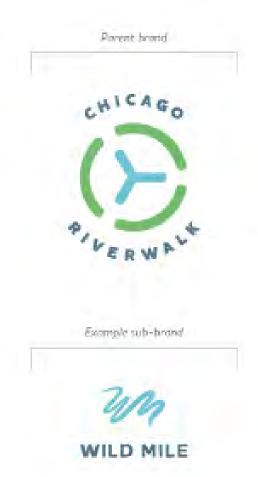


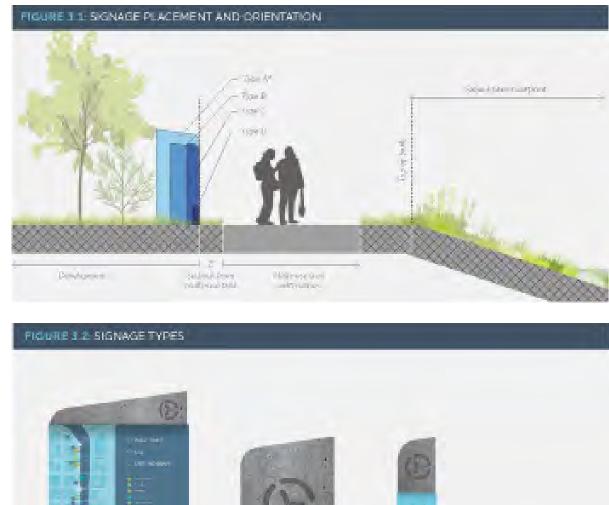
CHICAGO RIVER BRAND STANDARDS AND GUIDELINES



SUB-BRANDING

IN ORDER TO GENERATE PUBLIC INTEREST, THE CITY OR ITS DEVELOPERS MAY DRAW ATTENTION TO KEY SECTIONS OF THE RIVERWALK THROUGH A UNIQUE NAME OR BRAND







Type A momotioner

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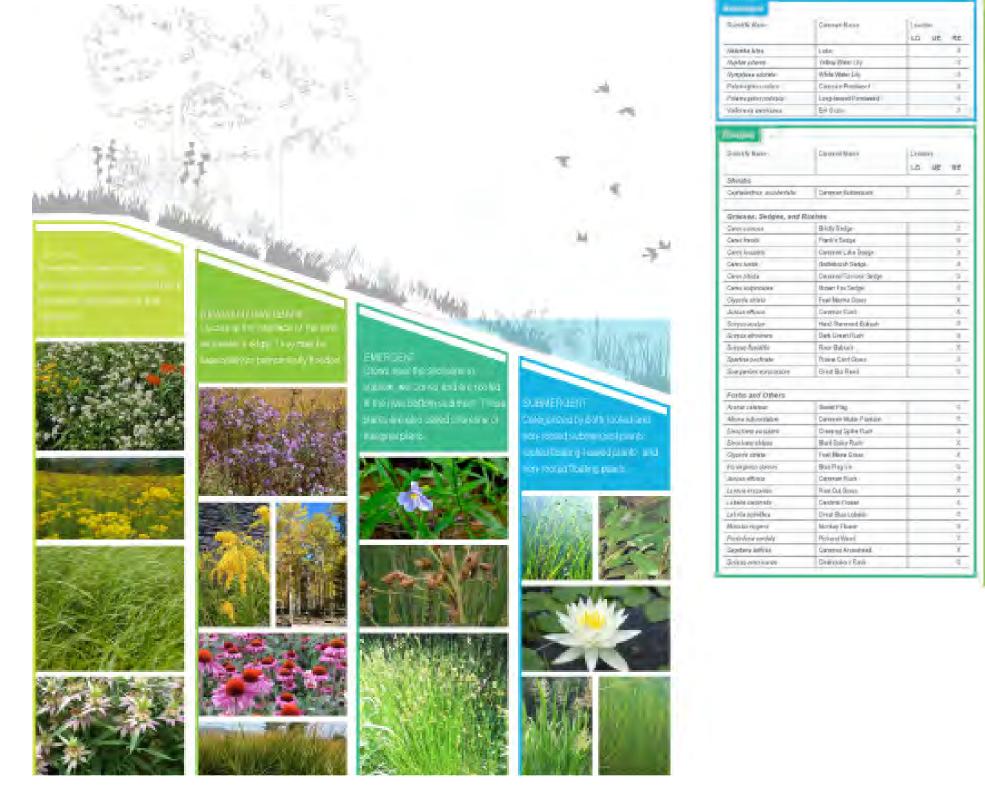
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PLANT MATERIAL STRATEGY



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S. Marin Marco

Trees

Anti alien

Evaluate for any

Supervision dologi

Platanar meshniki

Water and write a

Charge Modes

Calification philadelah

Faculture distriction

Overheitetal Trees

Anglember lange

Ameleric hiev canad

An elevenity at any

Amppin Tolenay

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Carologianteses incluiendates

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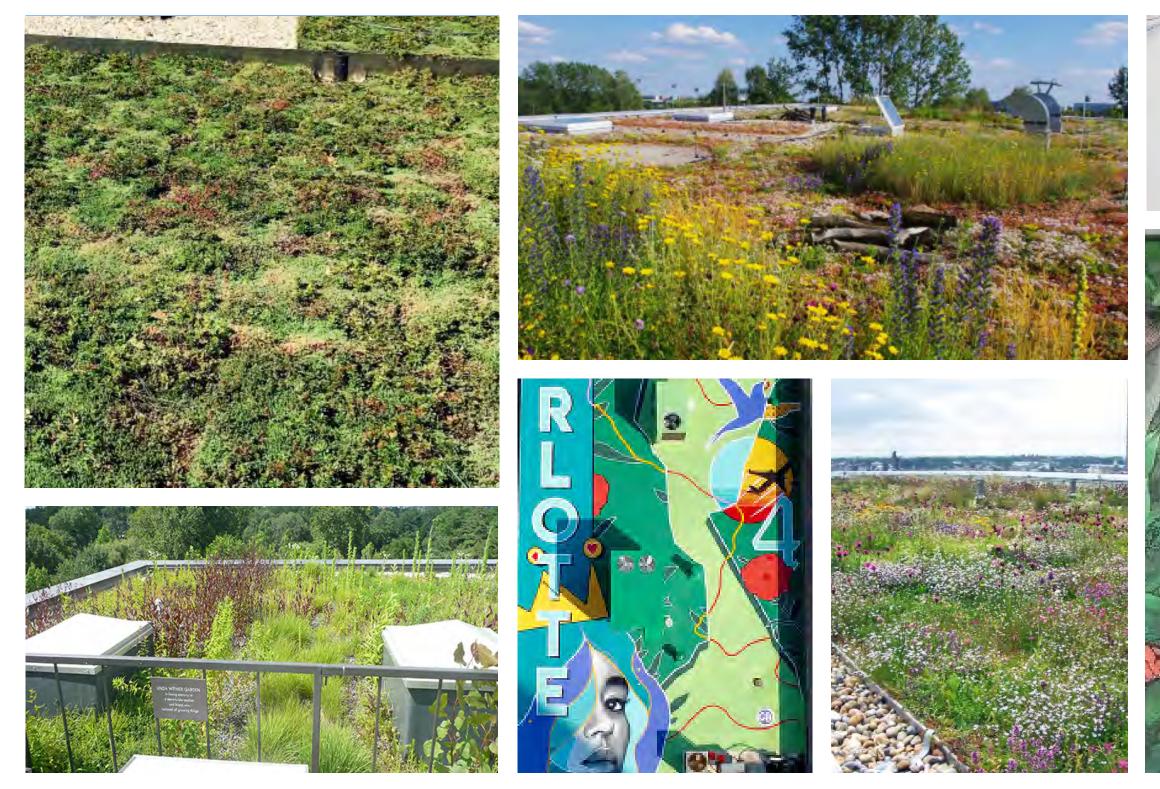
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ROOF DESIGN CONCEPT IMAGERY



BALLY'S CHICAGO | SEPTEMBER 2022

CONFIDENTIAL DRAFT SUBJECT TO REVISION - NOT FOR PUBLIC DISTRIBUTION. DISCLOSURE WOULD LEAD TO COMPETITIVE HARM









DRAFT / IN PROGRESS BALLY'S CHICAGO CASINO | RIVER ECOLOGY & GOVERNANCE TASK FORCE | September 6, 2022

BIRD FRIENDLY DESIGN STRATEGY



(Bally's

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BIRD FRIENDLY DESIGN STRATEGY

TOWER DESIGN:

- Increased opaque cladding e.g. metal panel
- Adding frit to spandrel and/or vision glass
- Using UV-treated bird safe glass
- 2 Interior lighting: Given 24/7 use of the tower, team will include interior light spill mitigation measures, such as:
 - Blackout shades/blinds

overhead light

(Bally's



1 Façade: Architecture team is currently studying options, including:

• Keycard sensor to prevent lights from being on when room is unoccupied • Reading lamps, task lamps, dimmable fixtures etc. to reduce use of bright

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BIRD FRIENDLY DESIGN STRATEGY

SITE STRUCTURES:

• Where glass handrails are used, they will be treated to avoid clear or reflective glass.

EXTERIOR LIGHTING:

- Team will need to study further to determine what lighting is considered "essential" and cannot be shut off overnight for safety, given the 24/7 activity on site
- Lighting will be shut off overnight in spaces without 24/7 use
- Fixture selection for all essential 24/7 lighting will meet B-U-G standards for LZ-3
- Team will explore options for limiting night lighting from signage, video installations, etc.

MONITORING & EVALUATION:

• Team will either establish an internal monitoring program or coordinate with Chicago Bird Collision Monitors for ongoing bird strike assessment.





STORWATER MANAGEMENT STRATEGY

TRANSITION AWAY FROM COMBINED SEWER SYSTEM

Stormwater flow to the combined sewer system will be eliminated wherever possible.

FLOW DIRECTLY TO THE RIVER

Stormwater runoff from the development will outfall to the river through a private storm sewer network.

DETENTION & TREATMENT AS NEEDED

Detention will be provided as needed to meet city requirements for rate control, volume control, and water quality.





DRAFT / IN PROGRESS LCE TASK FORCE | September 6, 202

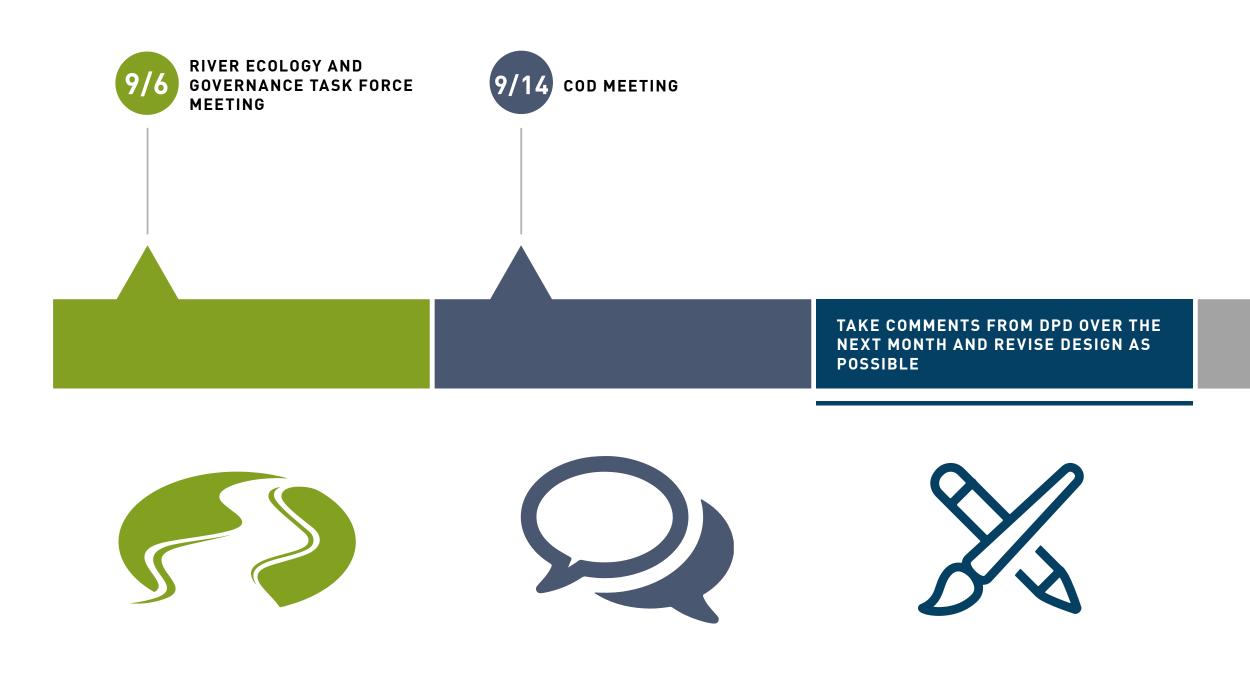
NEXT STEPS





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TIMELINE OF FEEDBACK INCORPORATION



BALLY'S CHICAGO | SEPTEMBER 2022

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Thank you!!!