



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

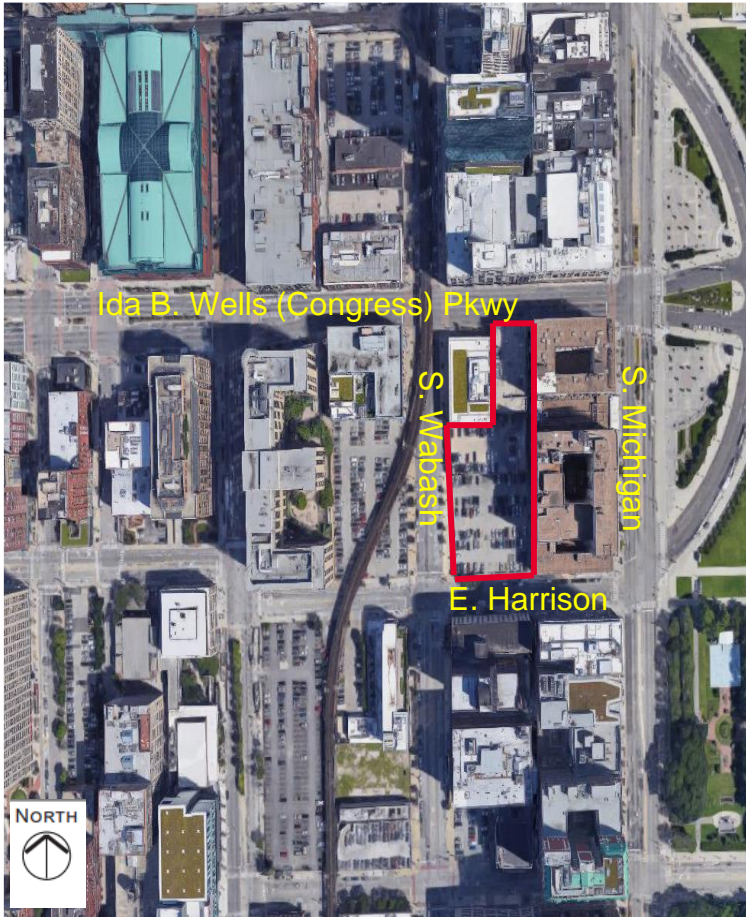
**525 S. Wabash Mixed Use Development**

**523-45 S. Wabash Ave. /63-69 E. Ida B. Wells Dr. /50-66 E. Harrison St.  
(42<sup>nd</sup> Ward)**

**Eterra Plus, LLC**

August 19, 2021

# Loop Community Area Snapshot

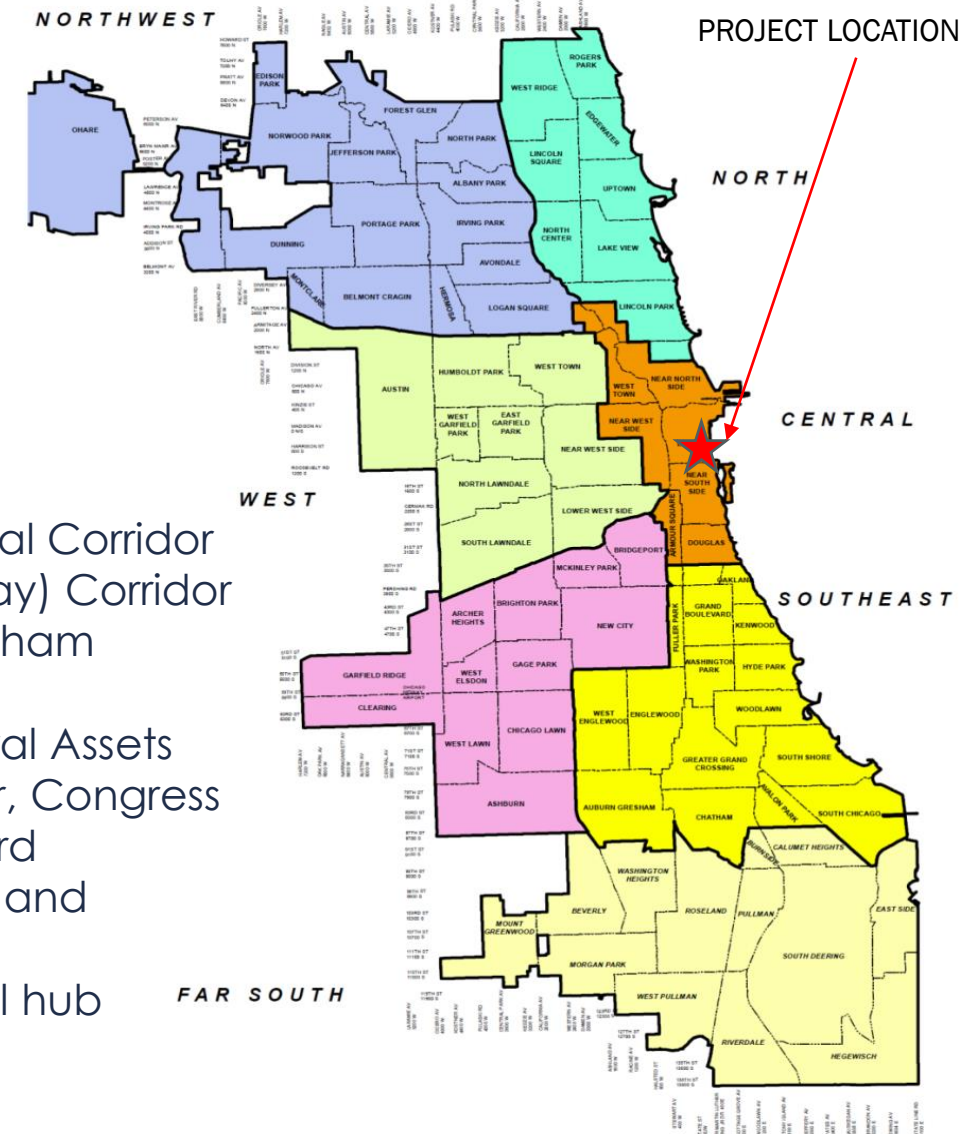


## Demographics\*

- 38,000 total population
- 41% residents age 20-49
- 33% age 50+
- 26% age 19 and under
- 1.9 average household size
- \$107,000 median income

## Cultural & Historic Context

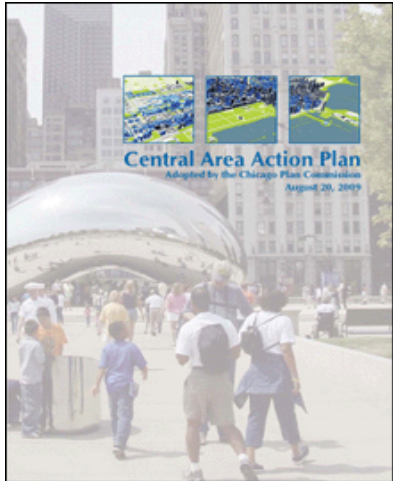
- State St./Wabash Av. Commercial Corridor
- Ida B. Wells Dr. (Congress Parkway) Corridor
- Gateway to Grant Park, Buckingham Fountain, and the Lakefront
- Architectural, Historic and Cultural Assets including the Auditorium Theater, Congress Hotel, Historic Michigan Boulevard
- Educational Institutions, Libraries and Museums
- Dining, Tourism and Recreational hub



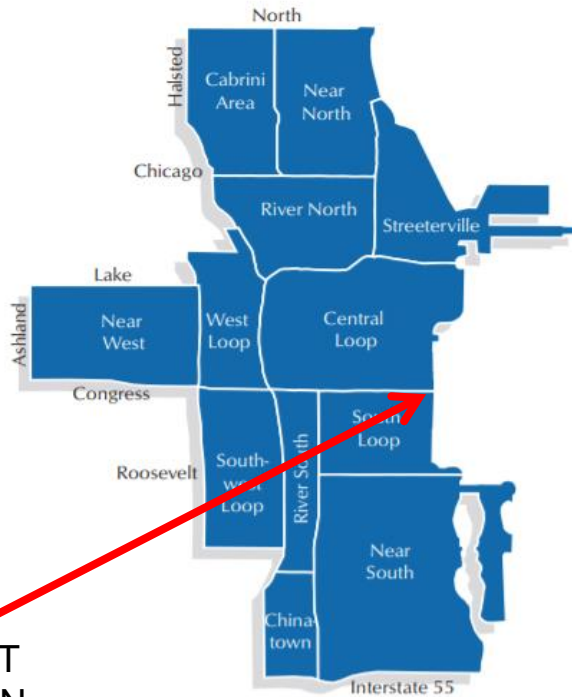


**SITE CONTEXT PLAN**

# ★ Planning Context



PROJECT  
LOCATION

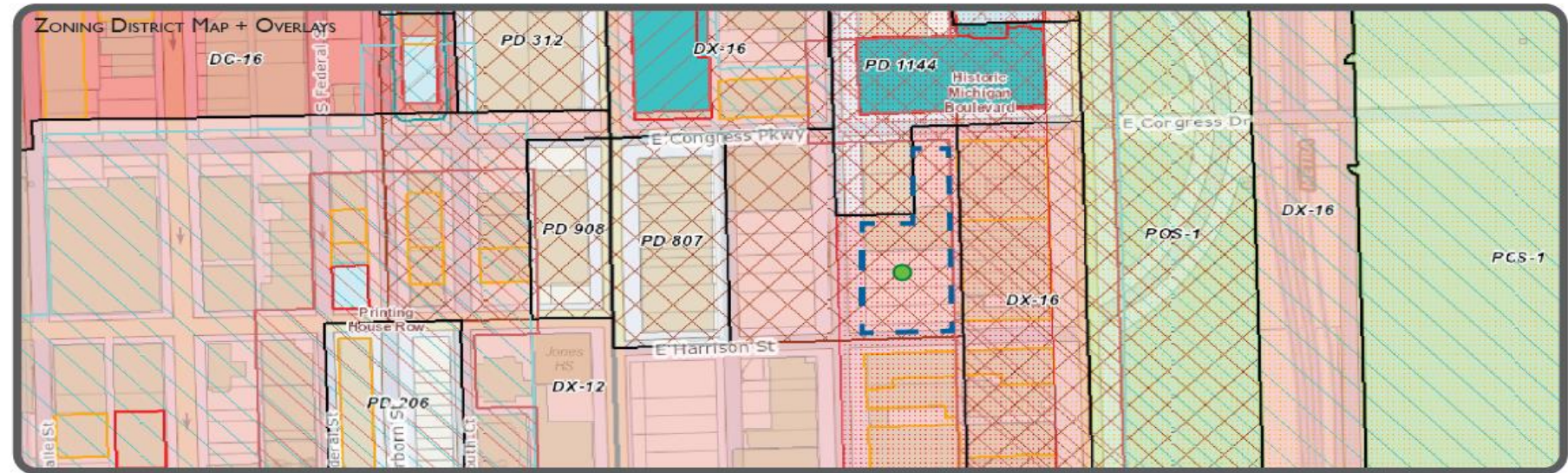


## Chicago Central Area Action Plan (2009) Central Loop / South Loop 2020 Vision/Goals

- Area east of Dearborn should continue to be a vibrant mix of institutional, residential, hotel, entertainment and retail uses
- Residential projects should include ground-level retail to build upon and strengthen the pedestrian utilization of corridor
- Expand hotel segment between Millennium Park and McCormick Place
- Ida B. Wells (Congress Parkway) gateway enhanced to accommodate pedestrian mobility and safety while also maintaining its role as a key east/west vehicular arterial

# Zoning

- Lakefront Protection District Private-Use Zone
- Current Zoning: DX-12
- Max Height: 420'
- FAR: 12.0
- Bonus FAR: 4.0
- Overall FAR: 16.0
- Gross Site Area: 75,725 sq ft
- Net Site Area: 52,841.5 sq ft
- Surrounding Land Uses:
  - Commercial
  - Institutional (Colleges/Universities, Museums, Libraries)
  - Residential
  - Hotel
  - Public Open Space

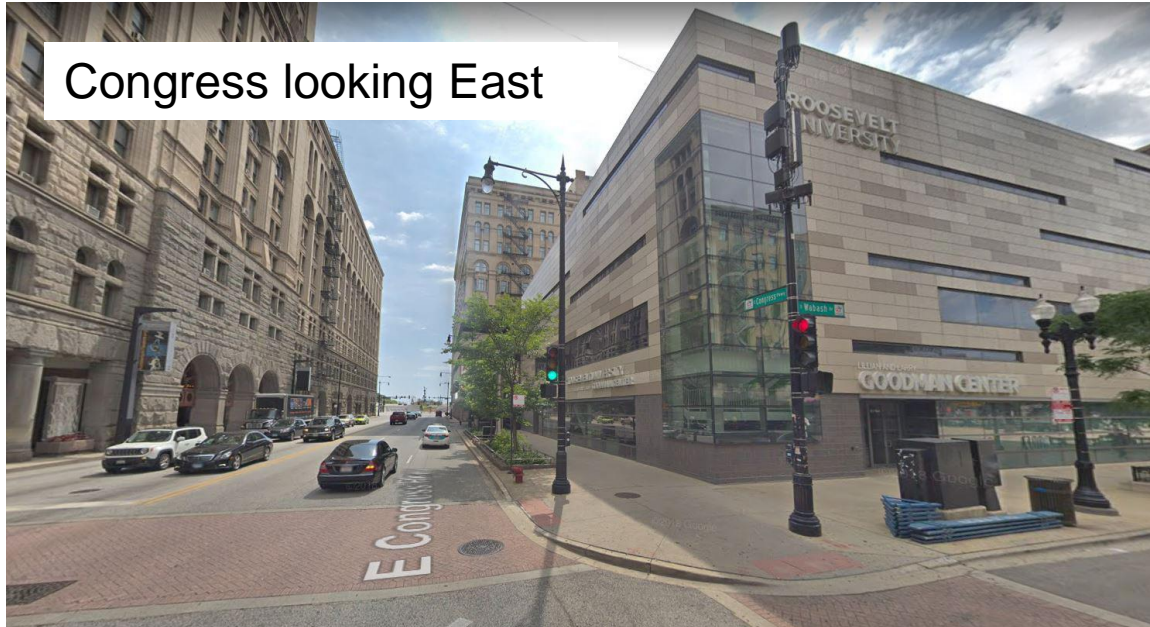


# ★ Pedestrian Context

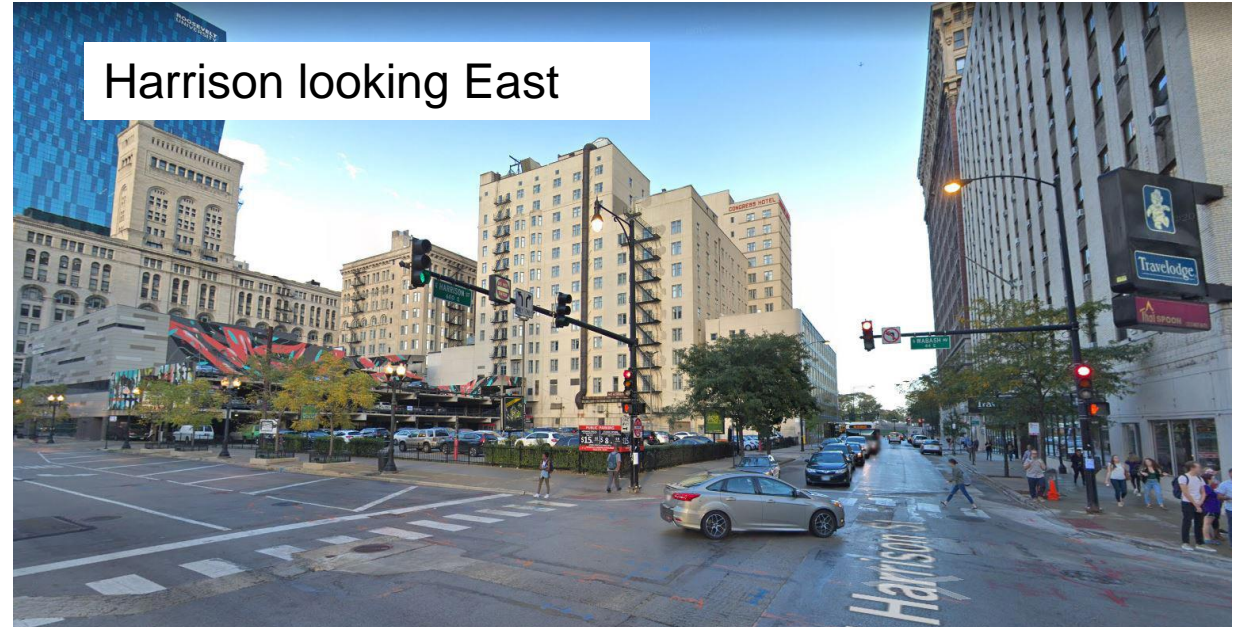


Wabash Looking South and North

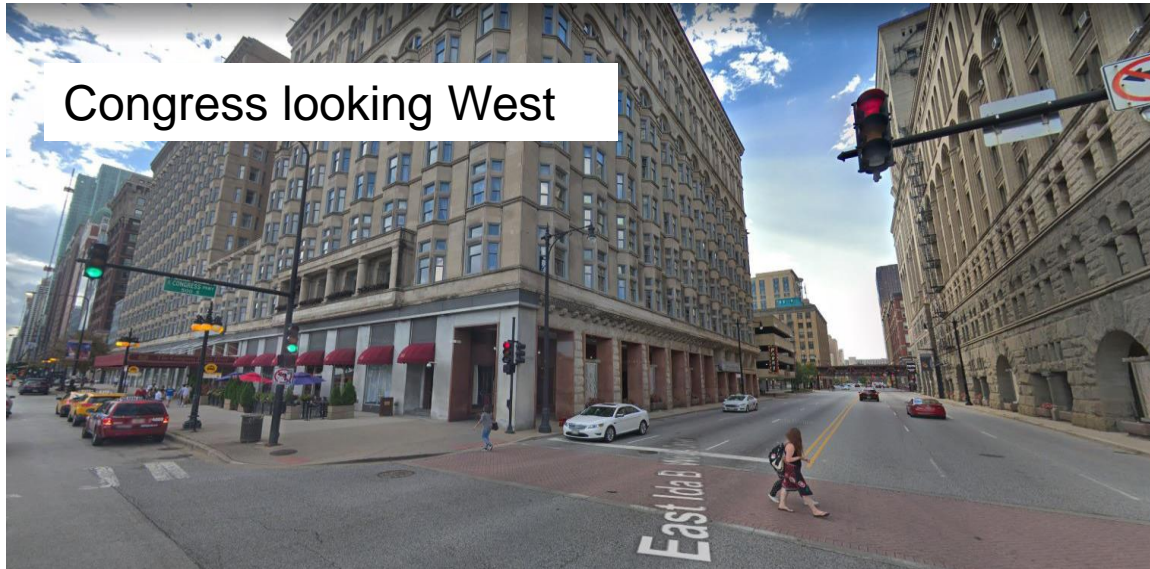
Congress looking East



Harrison looking East



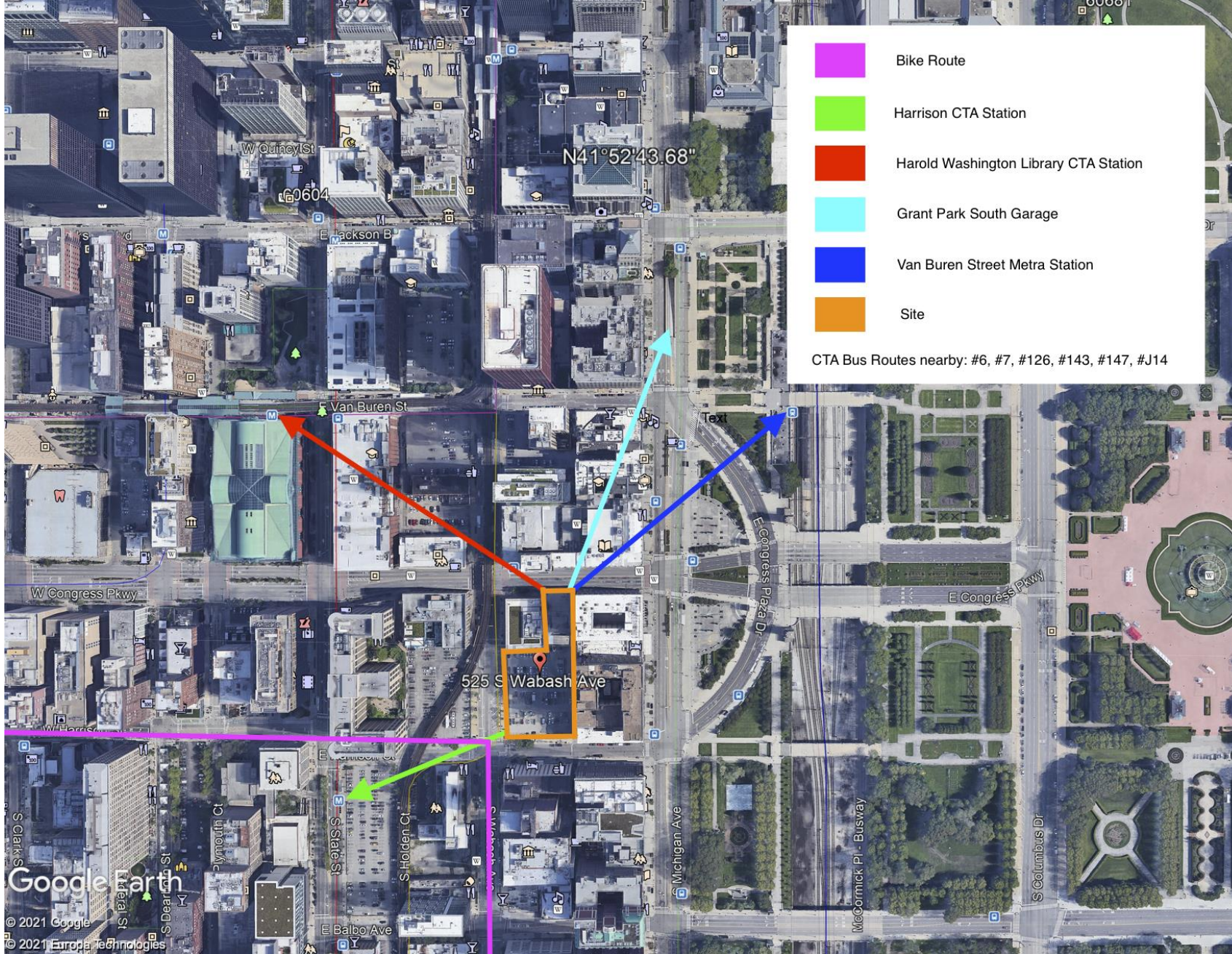
Congress looking West



Harrison looking West



**PEDESTRIAN CONTEXT – Congress Looking East and West / Harrison Looking East and West**



- Bike Route
- Harrison CTA Station
- Harold Washington Library CTA Station
- Grant Park South Garage
- Van Buren Street Metra Station
- Site

CTA Bus Routes nearby: #6, #7, #126, #143, #147, #J14

# PEDESTRIAN - TRANSPORTATION - TOD CONTEXT





# Project Timeline + Community Outreach

## **42<sup>nd</sup> Ward Development Review Process**

- December 2019: Project submittal
- February 2020: Intake Meeting
- March – June 2020: Review process and project modifications:
- December 2020 – January 2021: Community Outreach
- January – February 2021: Presentation to Near South Planning Board & Community follow-up
- June-July 2021: Project revisions, presentation to NSBP and re-approval

## **DPD PD Review Process**

- July 2020: Intake Meeting
- August 2020 – January 2021: DPD Review
- December 2020: PD Filing

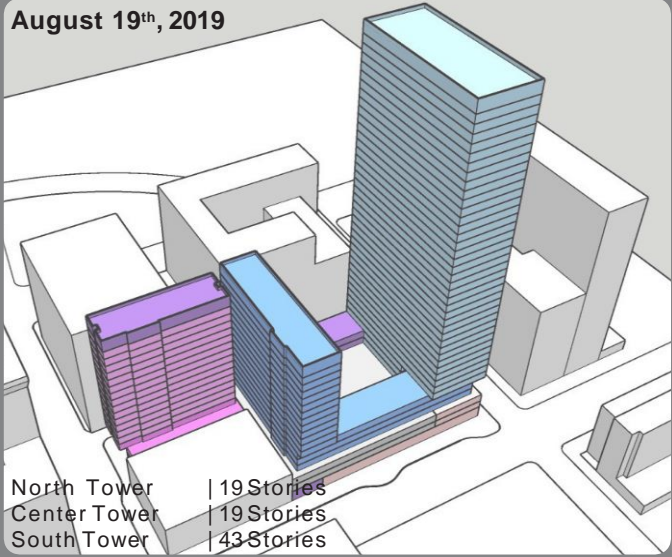
## **Major Modifications Based on Aldermanic/Community/DPD Input**

- Improved ground floor plan: creation of standing/loading zone areas, reconfiguration of interior loading area, reducing internal garage access width, and improvements to alley
- Reduction in hotel key counts
- Improved podium design, including significantly increased street activation on Wabash and Harrison
- Improvements to ground level public open space & landscaping



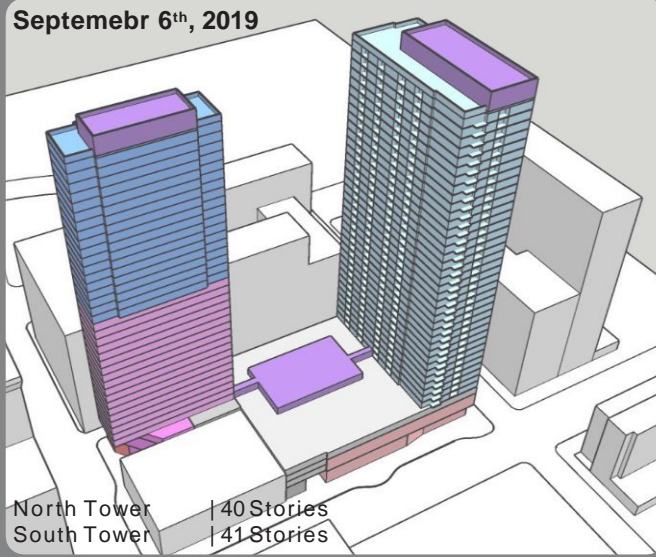


August 19<sup>th</sup>, 2019



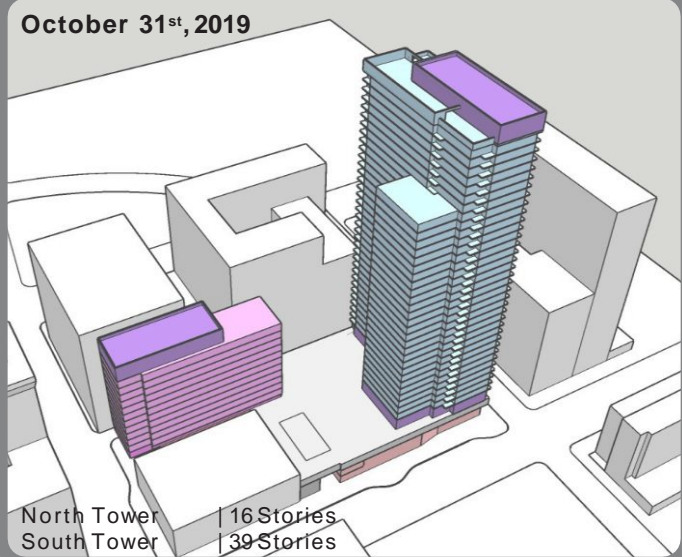
North Tower	19 Stories
Center Tower	19 Stories
South Tower	43 Stories

September 6<sup>th</sup>, 2019



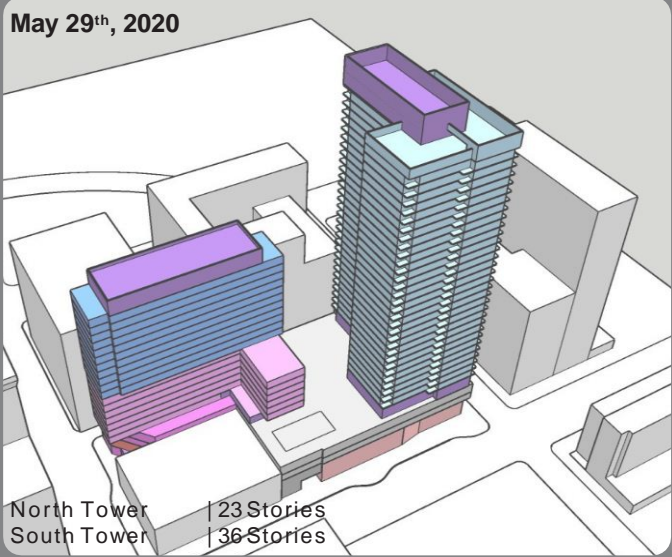
North Tower	40 Stories
South Tower	41 Stories

October 31<sup>st</sup>, 2019



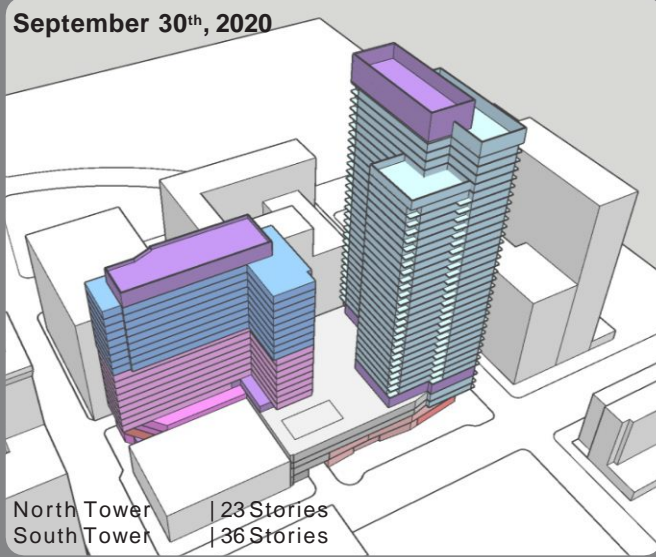
North Tower	16 Stories
South Tower	39 Stories

May 29<sup>th</sup>, 2020



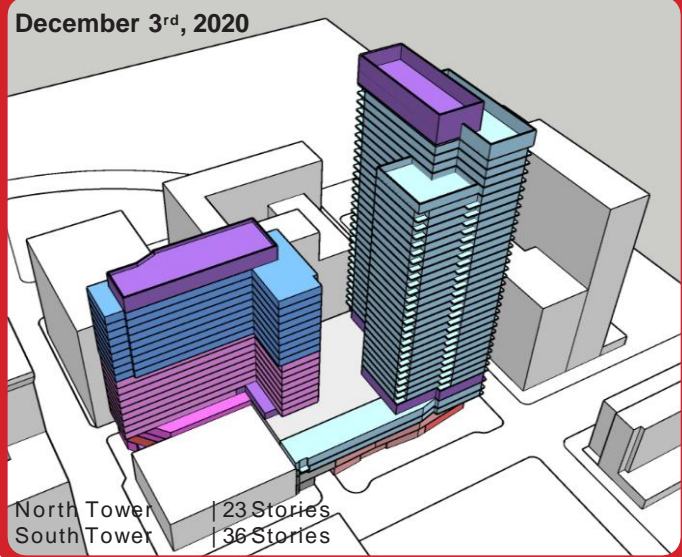
North Tower	23 Stories
South Tower	36 Stories

September 30<sup>th</sup>, 2020



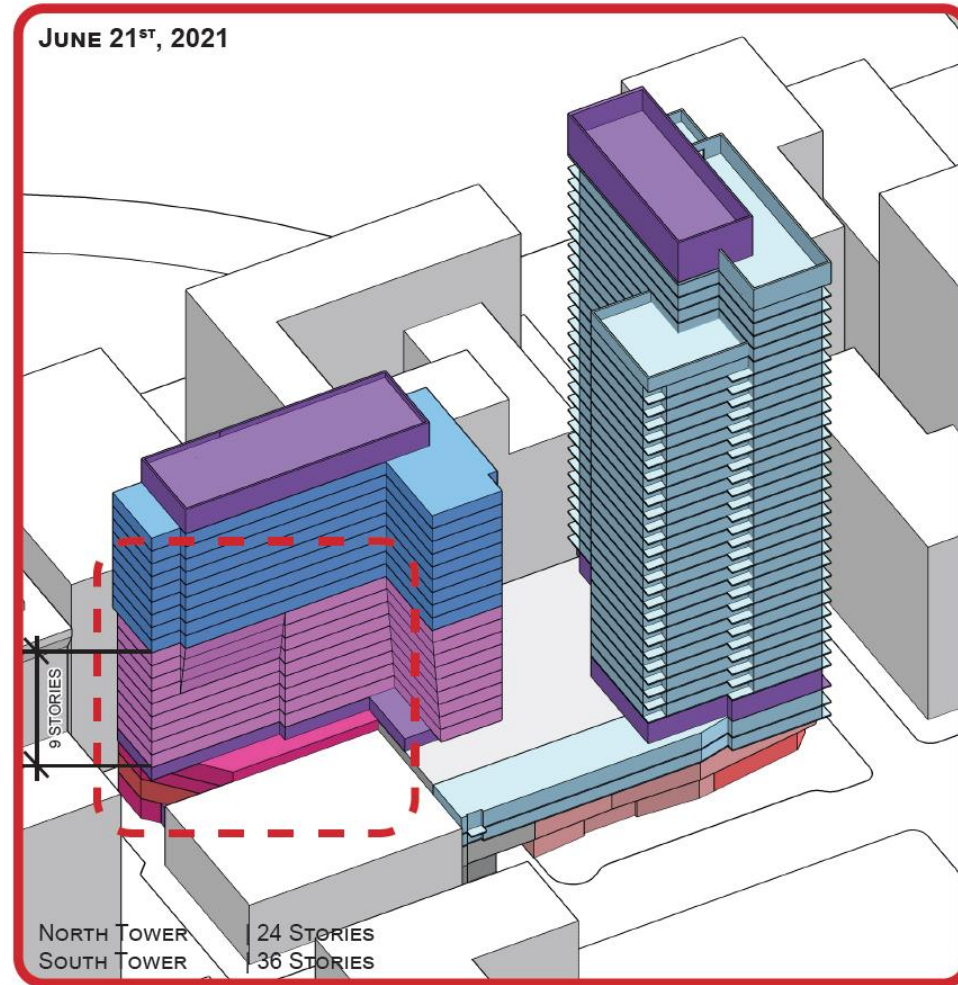
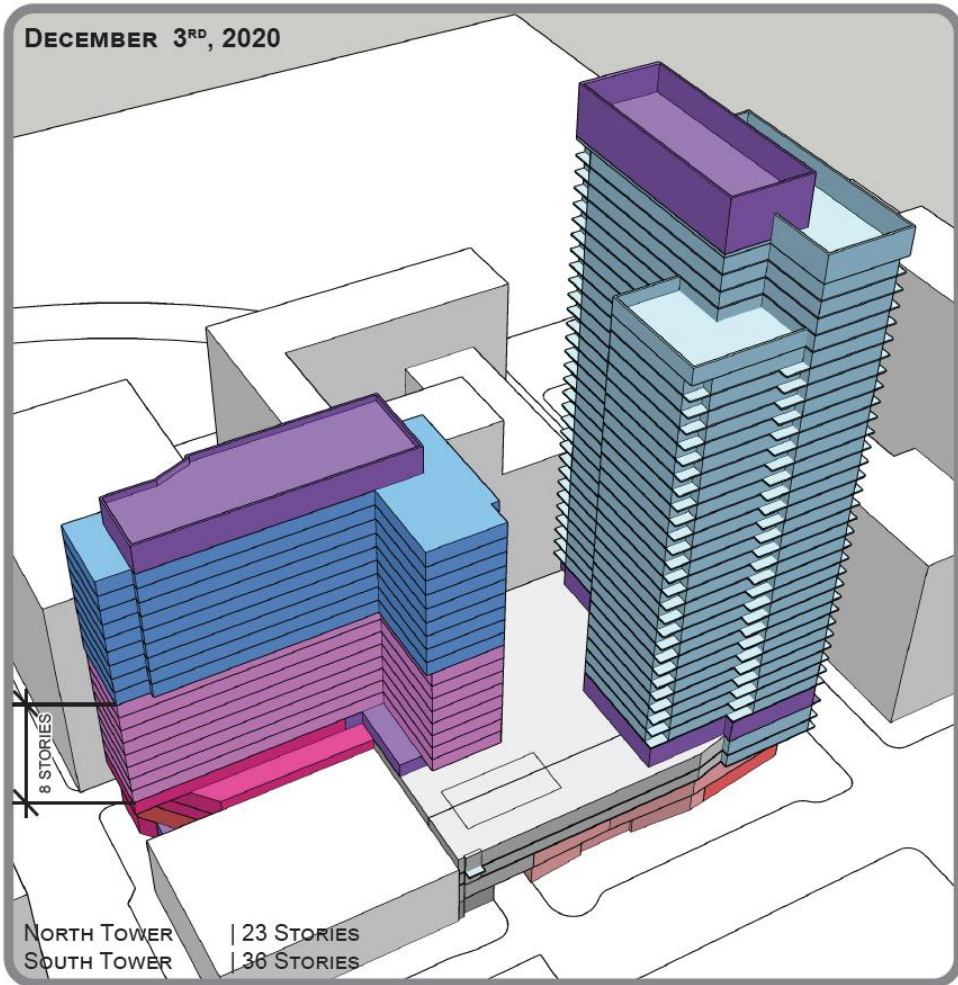
North Tower	23 Stories
South Tower	36 Stories

December 3<sup>rd</sup>, 2020

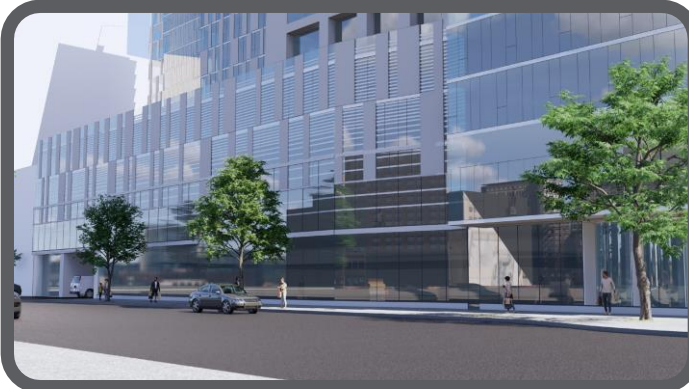


North Tower	23 Stories
South Tower	36 Stories

# MASSING PROGRESSION



# MASSING PROGRESSION



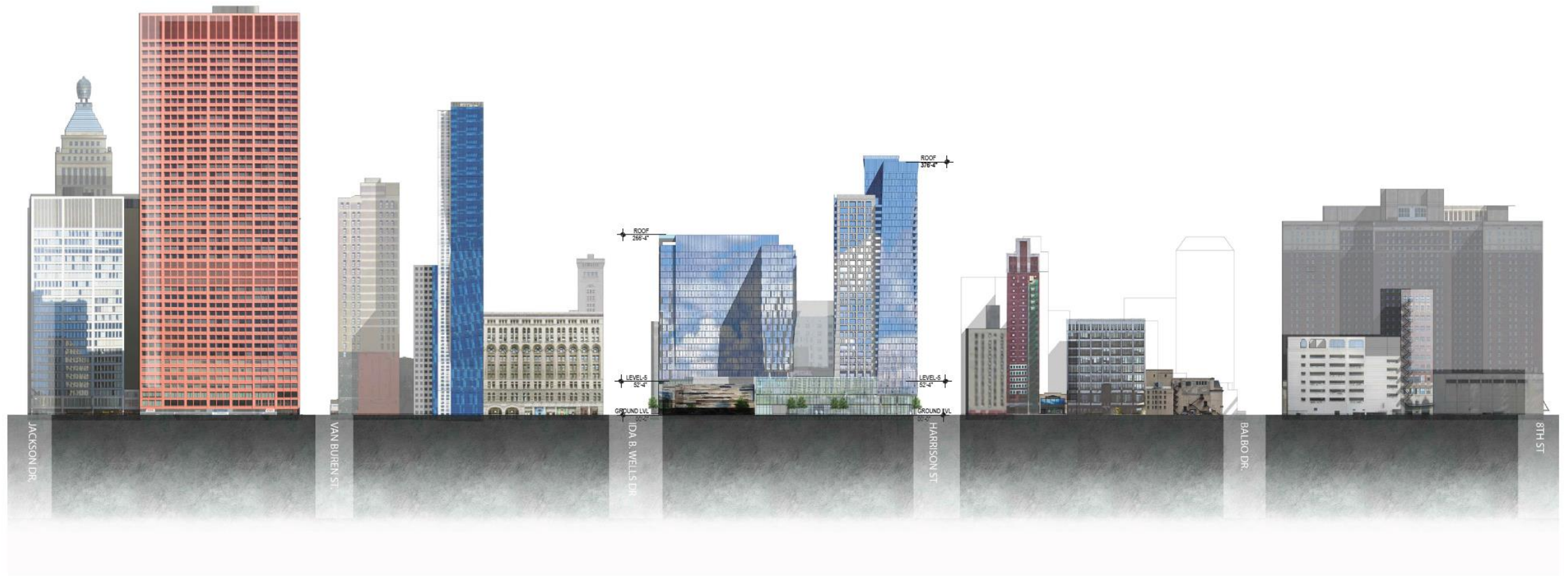
# PODIUM STUDY DESIGN PROGRESSION



Current Design - Views

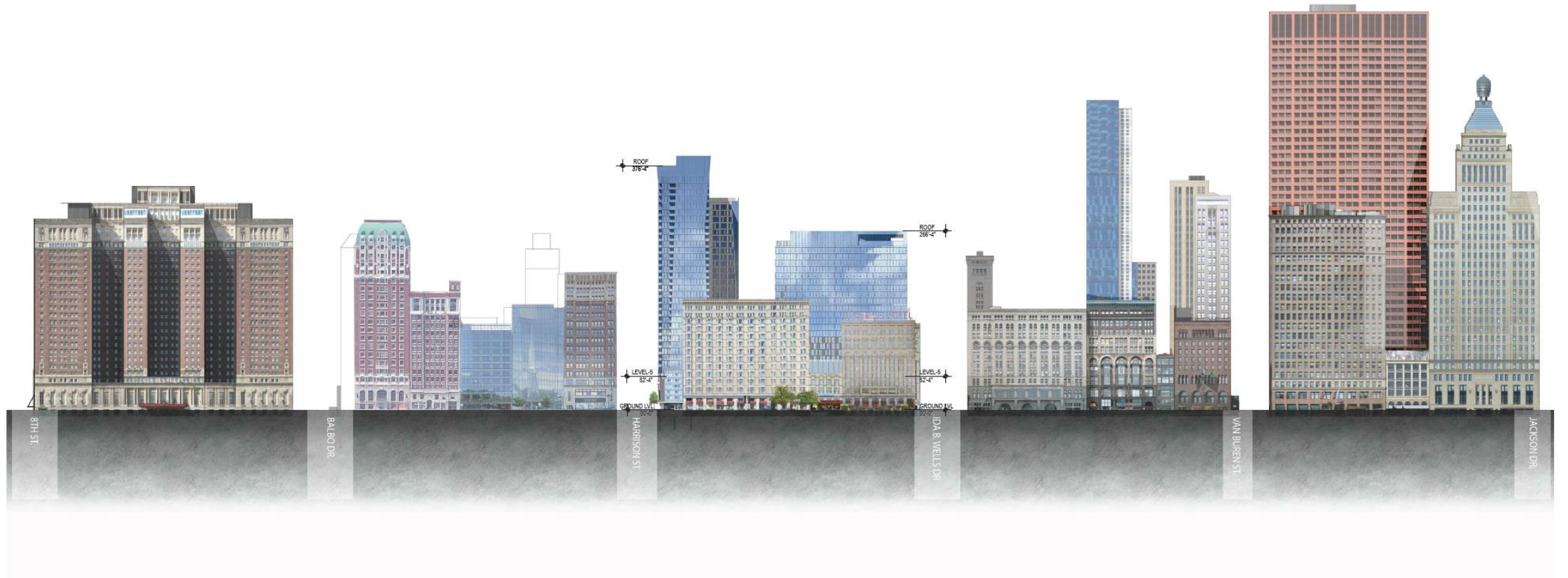
November 10<sup>th</sup>, 2020 - Views

# PODIUM STUDY DESIGN PROGRESSION



WABASH AVENUE

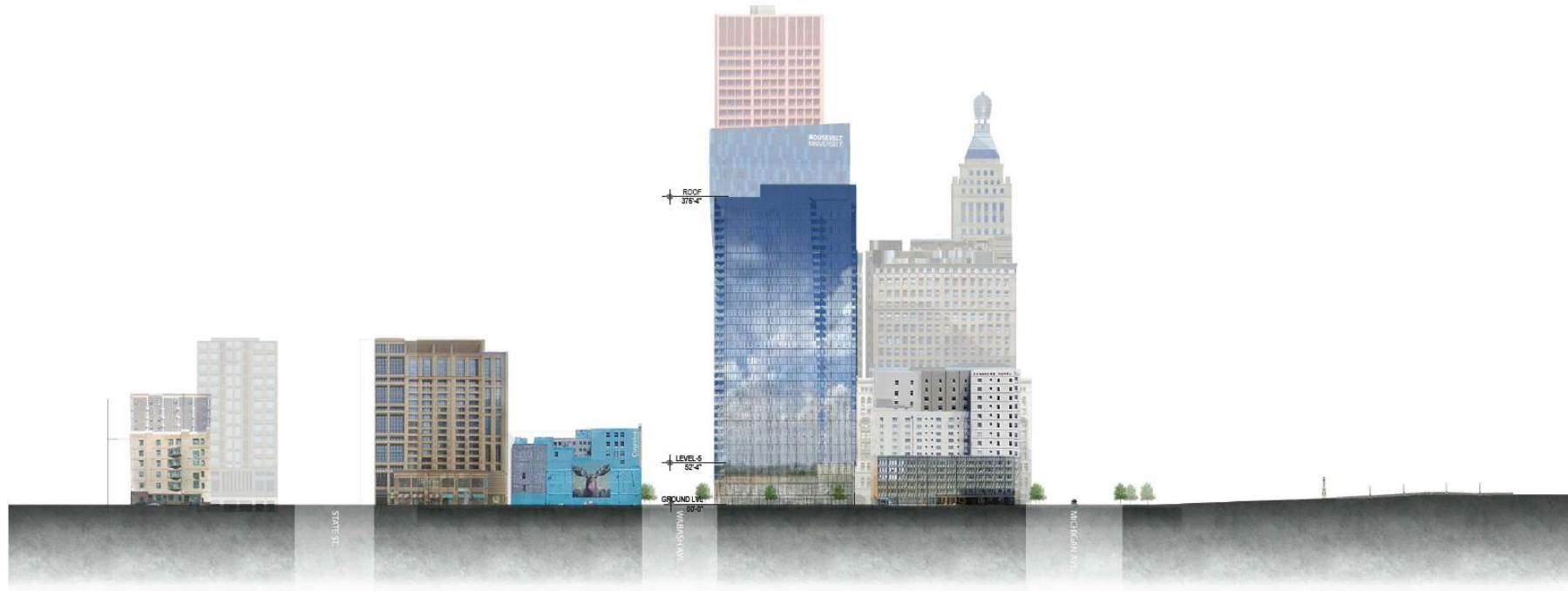
CONTEXT ELEVATIONS



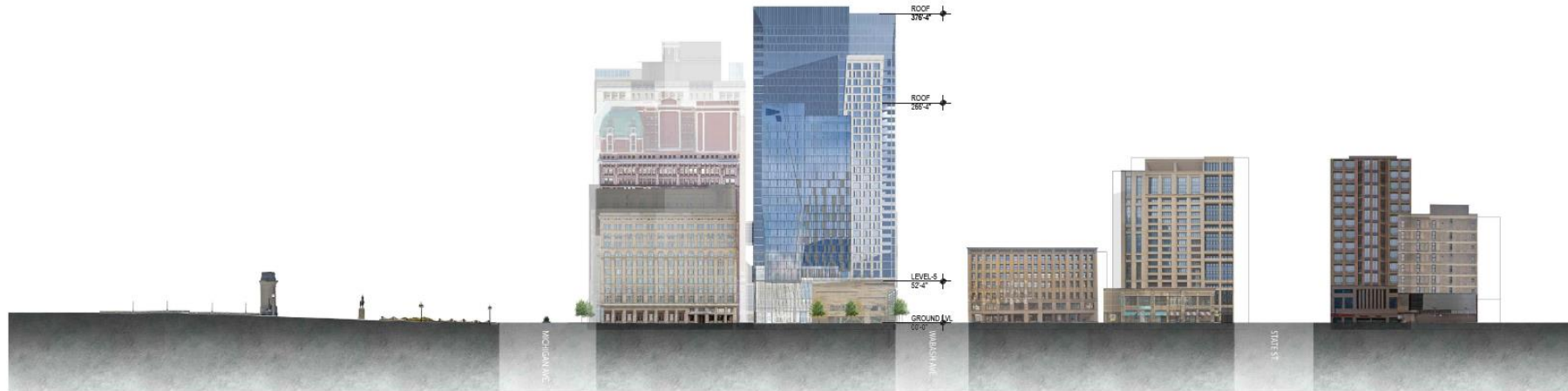
MICHIGAN AVENUE ELEVATION

CONTEXT ELEVATIONS

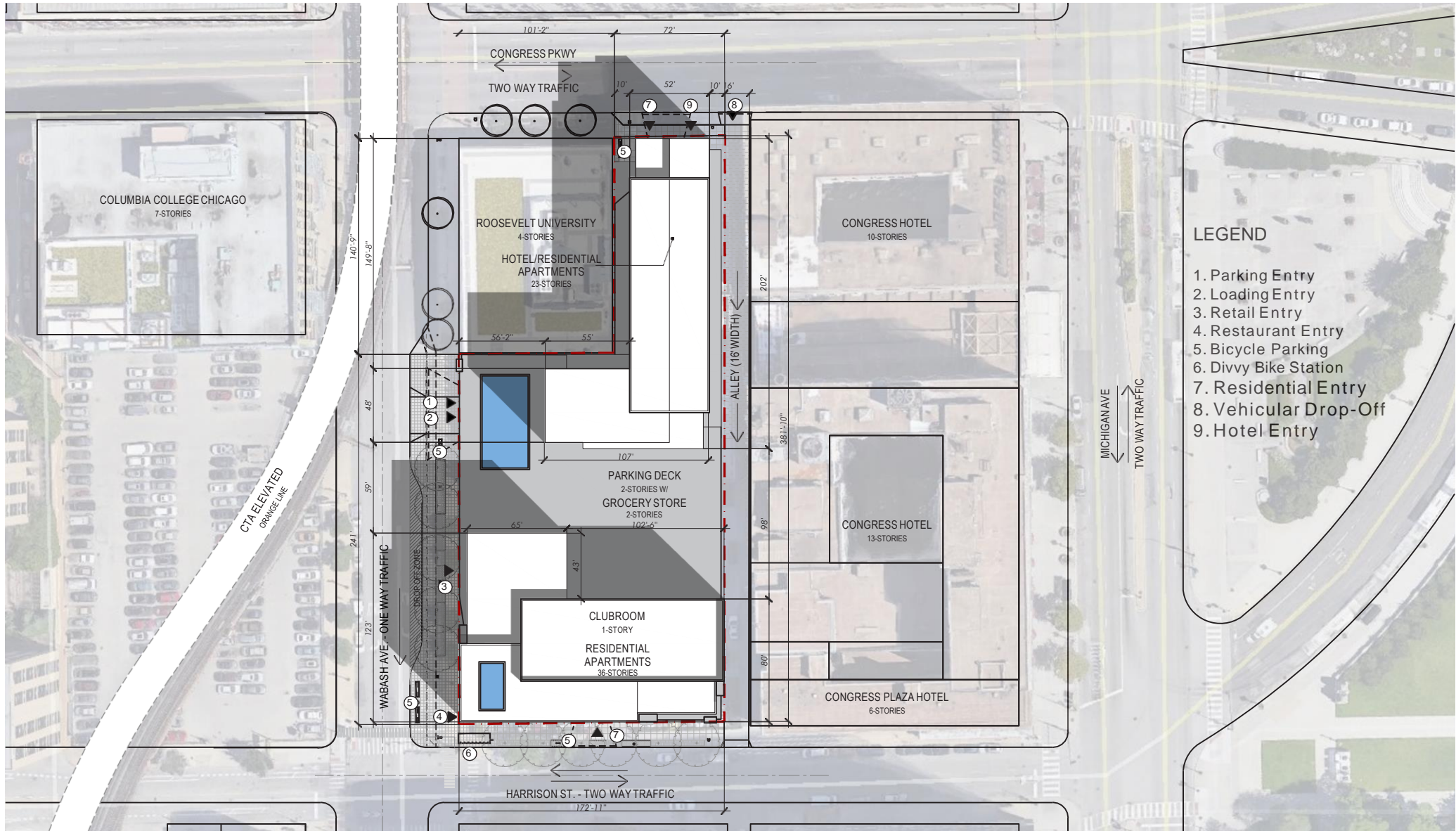




HARRISON STREET ELEVATION



IDA B WELLS DR / CONGRESS PKWY ELEVATION



# SITE PLAN



**PARKING**

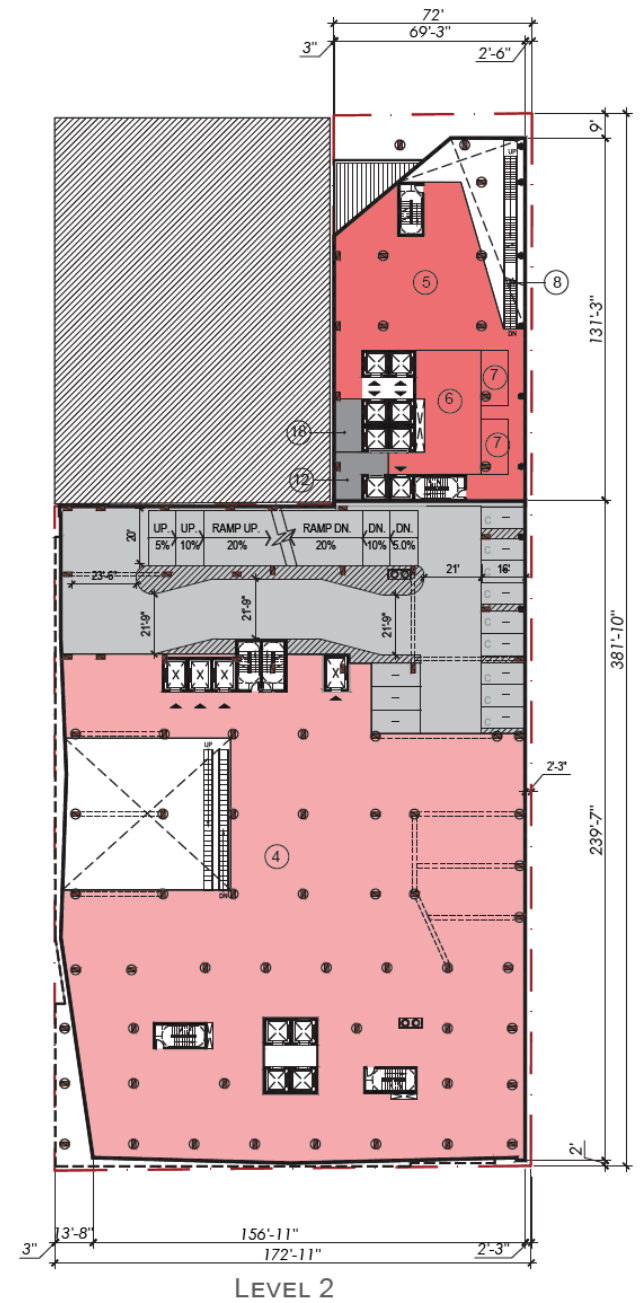
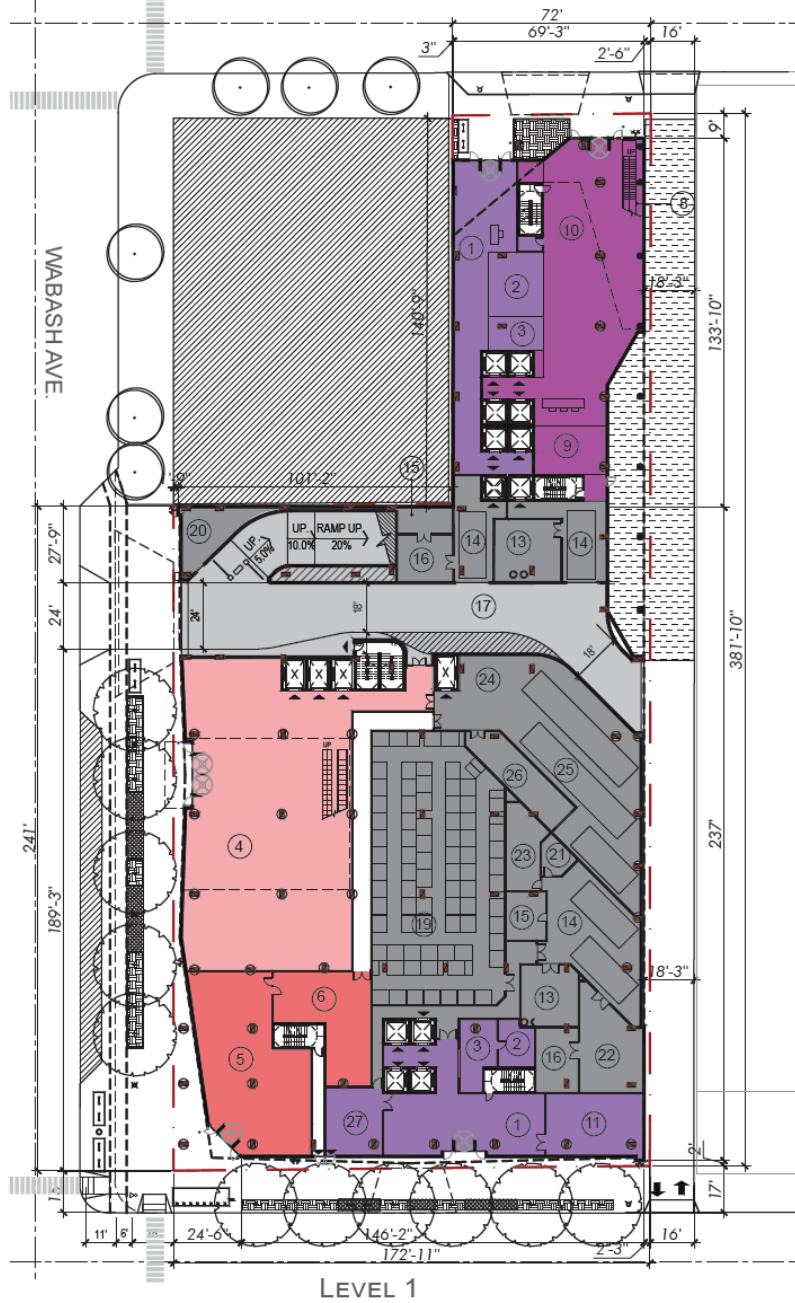
FLOOR 2	12
FLOOR 3	69
FLOOR 4	71
STANDARD	90
COMPACT	50
ACCESSIBLE	6
ELECTRIC	4
TANDEM	2
<b>TOTAL</b>	<b>152</b>
Avg/UNIT	0.20

**BICYCLE STORAGE**

INDOOR	770
OUTDOOR	20
DIVVY BIKES	8
<b>TOTAL</b>	<b>798</b>
Avg / UNIT	1.03

**LEGEND**

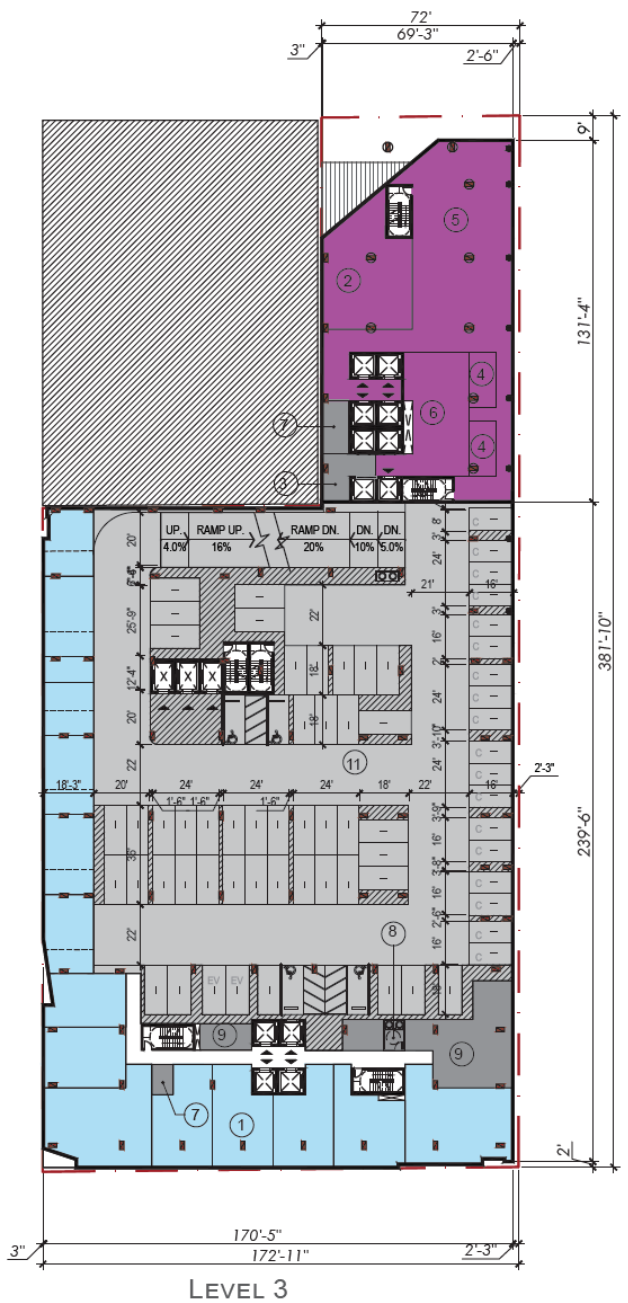
- RESIDENTIAL AMENITIES**
  - 1. RESIDENTIAL APARTMENT LOBBY
  - 2. MAILROOM
  - 3. PACKAGE ROOM
  - 11. LEASING OFFICE
  - 27. BIKE CAFE
- RETAIL**
  - 4. RETAIL
  - 5. RESTAURANT
  - 6. KITCHEN
  - 7. RESTROOM
- HOTEL AMENITIES**
  - 8. MONUMENTAL STAIRCASE
  - 9. OFFICES
  - 10. HOTEL LOBBY
- SERVICES**
  - 12. STORAGE
  - 13. TRASH ROOM
  - 14. LOADING DOCK
  - 15. MDF
  - 16. MAIN ELECTRICAL ROOM
  - 17. SERVICE DRIVE
  - 18. MEP ROOM
  - 19. BIKE STORAGE
  - 20. FIRE PUMP ROOM
  - 21. METER ROOM
  - 22. TRANSFORMER
  - 23. BOILER ROOM
- RETAIL SERVICES**
  - 24. GROCERY STAGING
  - 25. GROCERY LOADING DOCKS
  - 26. GROCERY TRASH ROOM



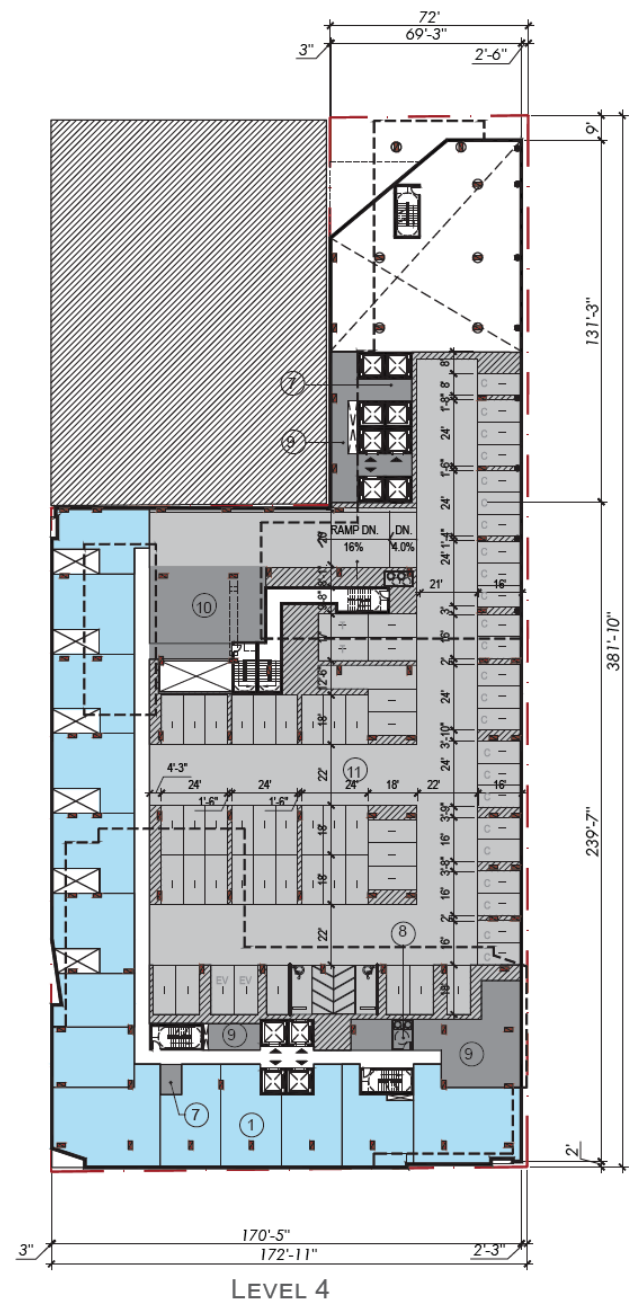
**FLOOR PLANS LEVEL 1, 2**



- LEGEND**
- RESIDENTIAL**
    - 1. RESIDENTIAL UNITS
  - HOTEL AMENITIES**
    - 2. HOTEL FITNESS
    - 3. STORAGE
    - 4. RESTROOMS
    - 5. BREAKFAST CAFE
    - 6. KITCHEN
  - SERVICES**
    - 7. MEP ROOM
    - 8. TRASH ROOM
    - 9. STORAGE
    - 10. POOL EQUIPMENT ROOM
  - GARAGE**
    - 11. PARKING GARAGE



LEVEL 3

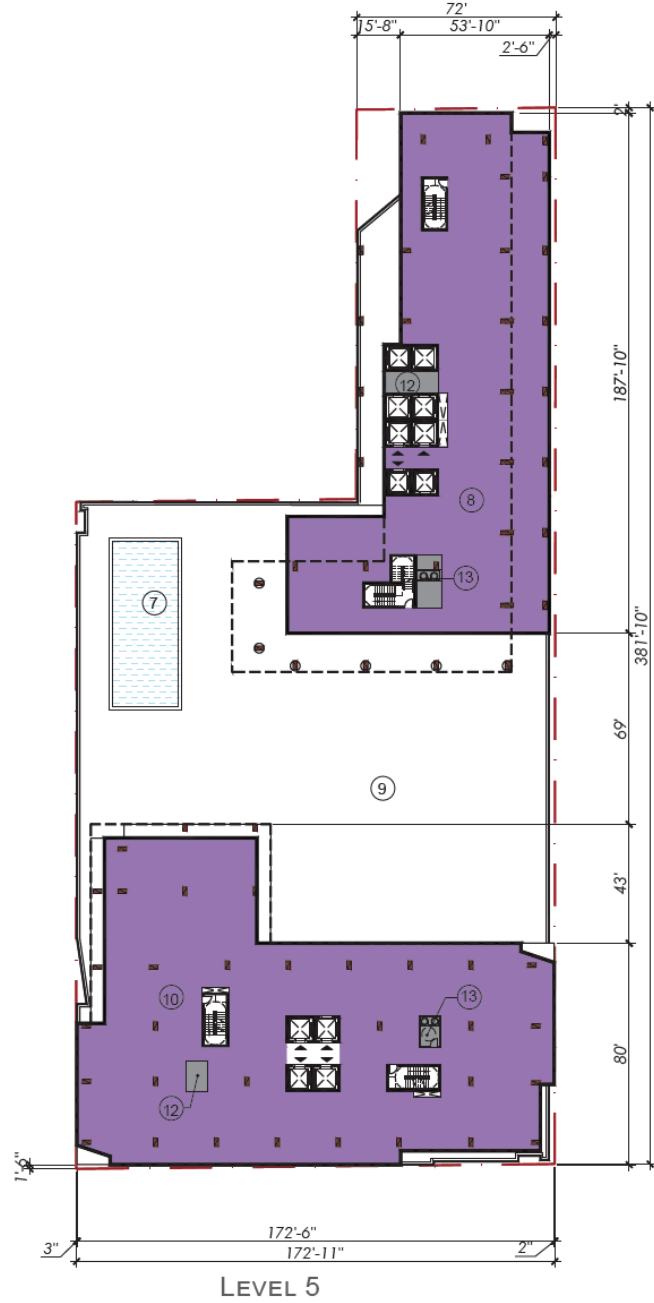


LEVEL 4

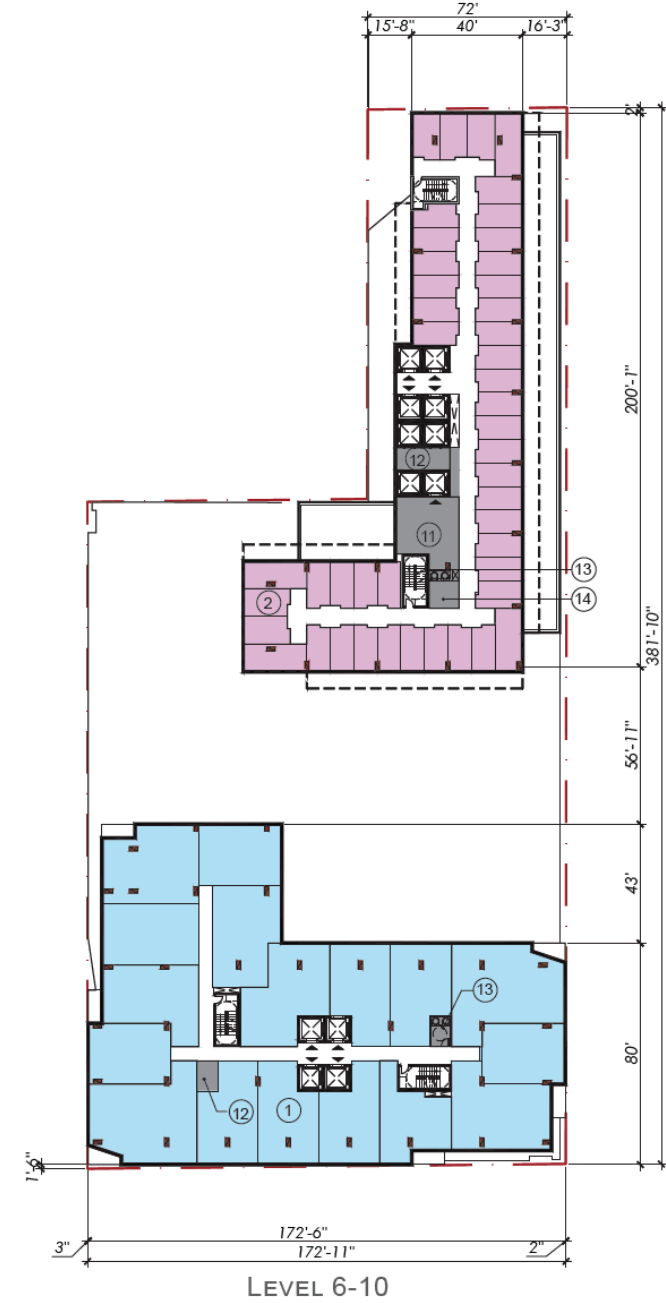
FLOOR PLANS LEVEL 3, 4



- LEGEND**
- **RESIDENTIAL**
    - 1. RESIDENTIAL UNITS
  - **HOTEL**
    - 2. HOTEL KEYS
  - **RESIDENTIAL AMENITIES**
    - 7. POOL
    - 8. RESIDENTIAL AMENITY
    - 9. AMENITY DECK
    - 10. RESIDENTIAL CLUB ROOM FITNESS AMENITY
  - **SERVICES**
    - 11. HOUSEKEEPING ROOM
    - 12. MEP ROOM
    - 13. TRASH CHUTE ROOM
    - 14. VENDING

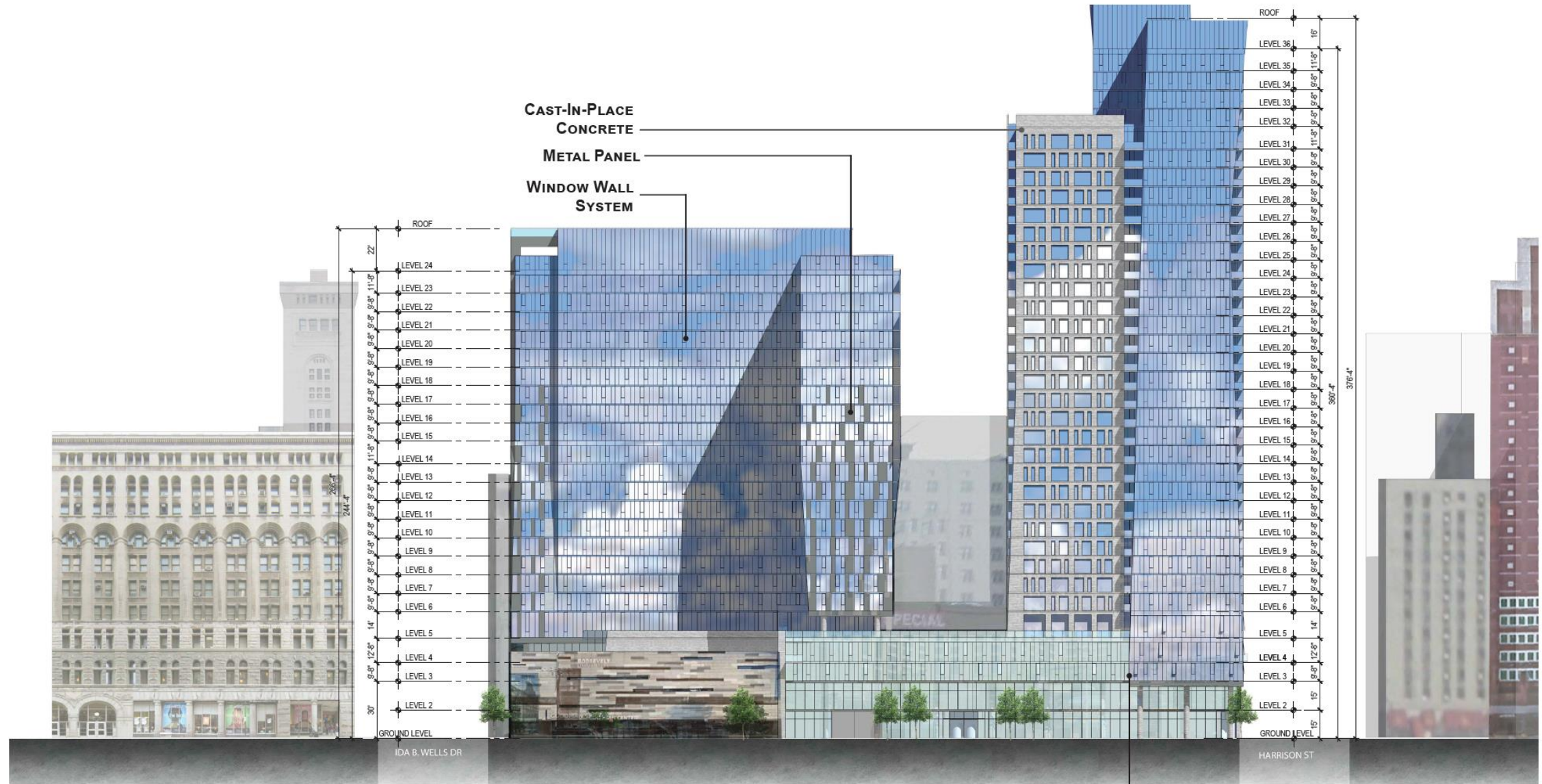


LEVEL 5



LEVEL 6-10

**FLOOR PLANS LEVEL 5, 6-11**



CAST-IN-PLACE  
CONCRETE

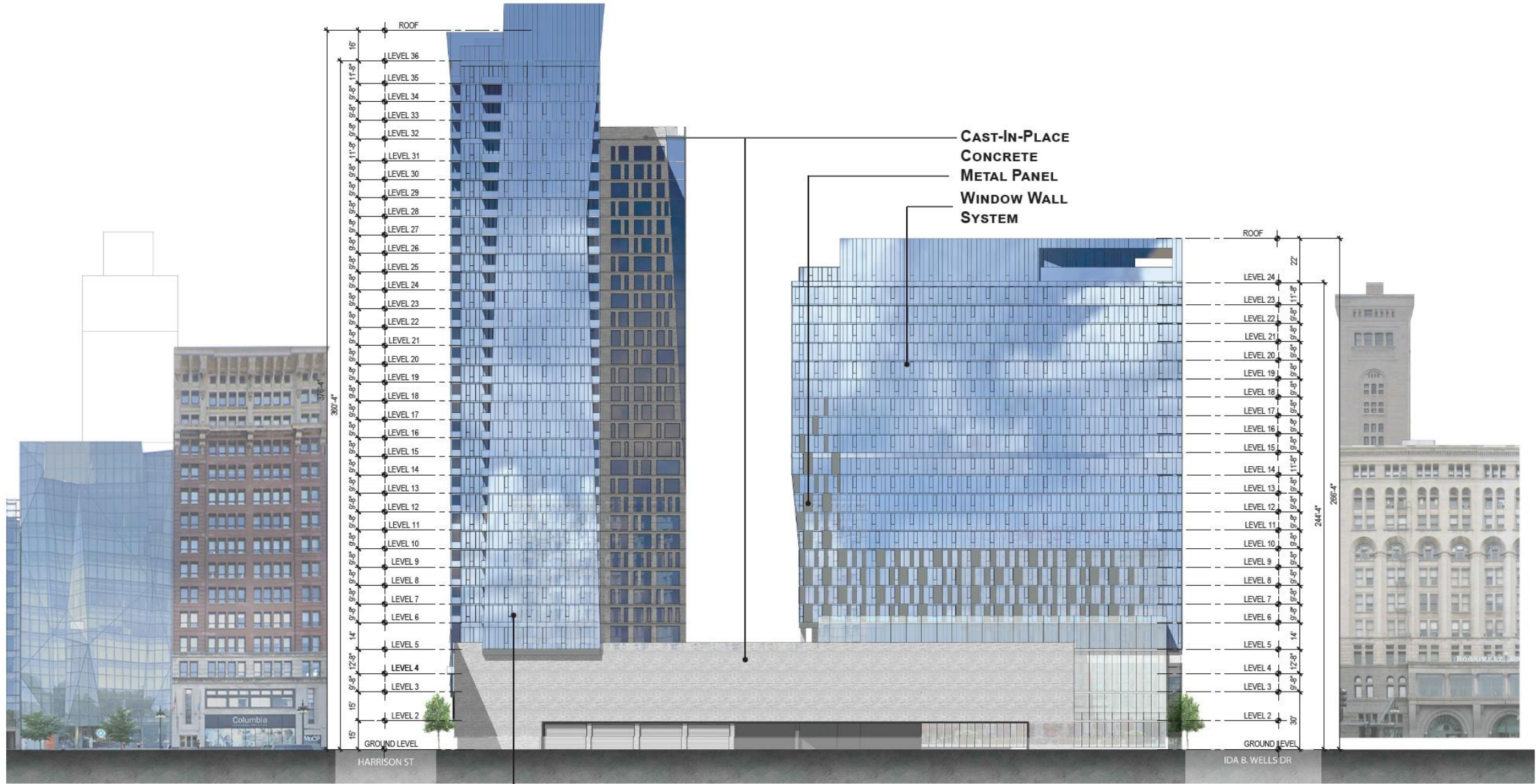
METAL PANEL

WINDOW WALL  
SYSTEM

WINDOW WALL  
SYSTEM

WEST ELEVATION

WEST ELEVATION

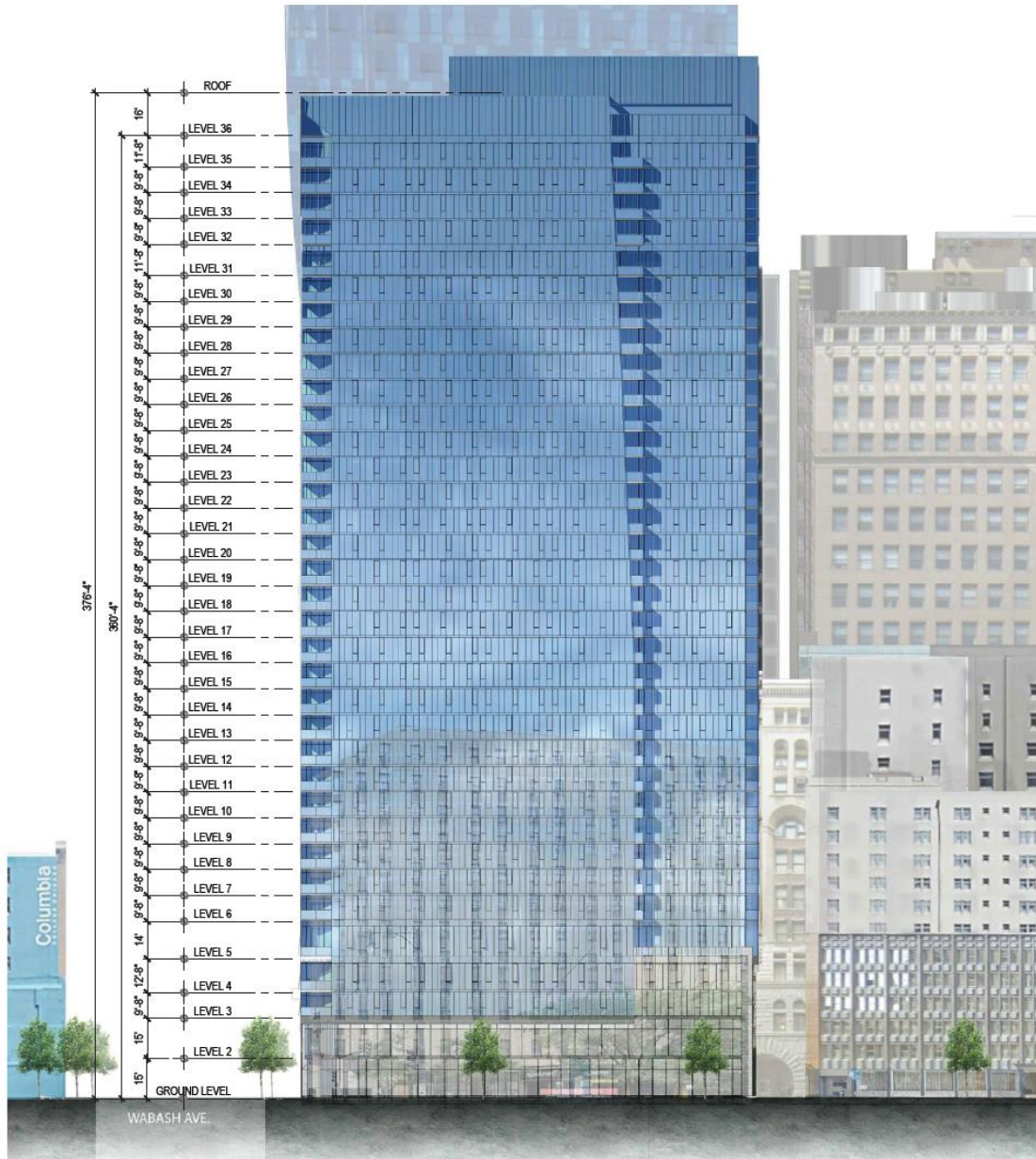


WINDOW WALL SYSTEM

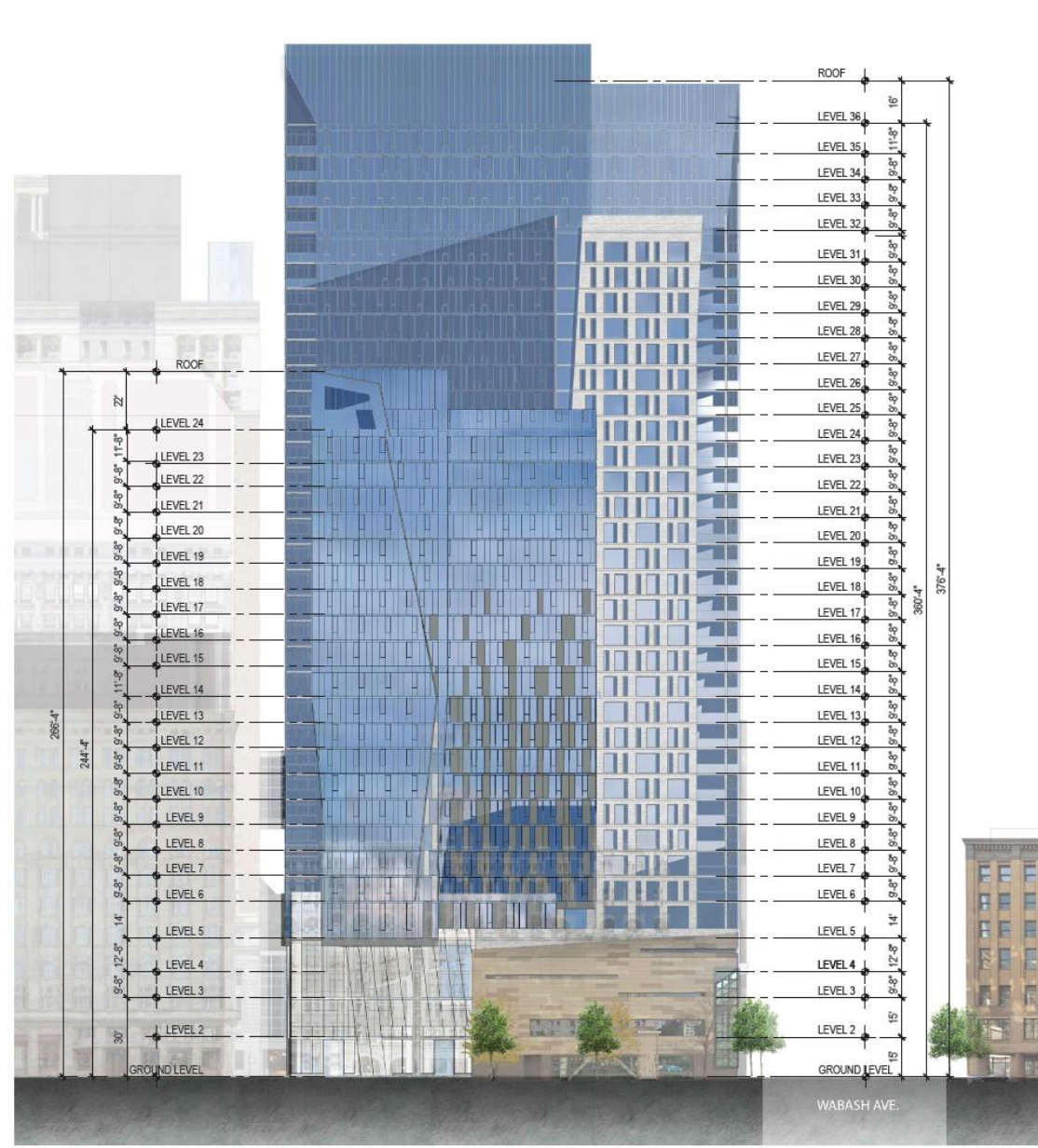
CAST-IN-PLACE CONCRETE METAL PANEL WINDOW WALL SYSTEM

EAST ELEVATION

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

# NORTH AND SOUTH ELEVATIONS





Night View of Wabash Avenue Facade



View of Harrison and Wabash Corner



View of Wabash Avenue Facade

# PODIUM RENDERINGS



Wabash Avenue Elevation

# PODIUM RENDERINGS



# RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



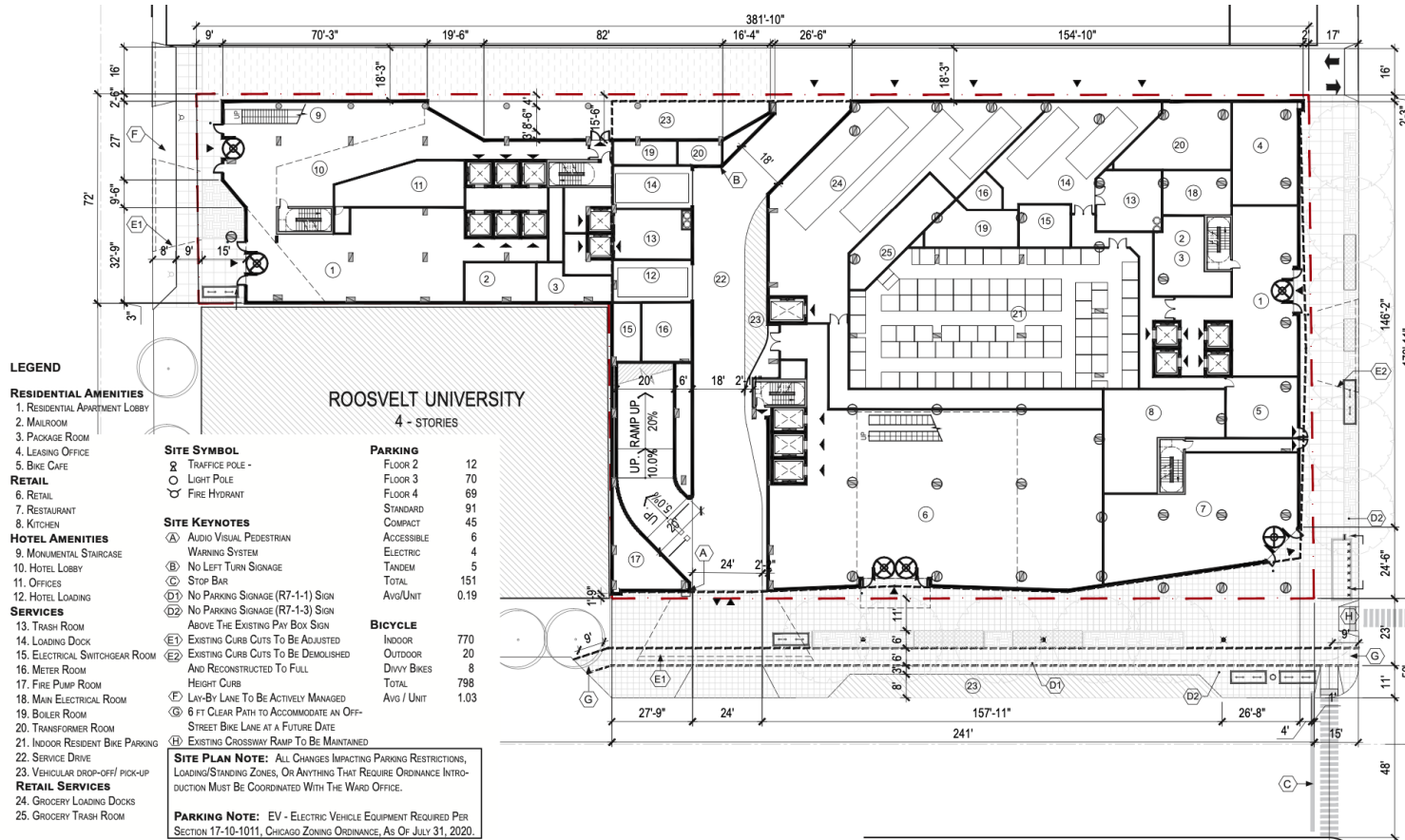
# Transportation, Traffic & Parking

## 17-8-0904-A:

The project promotes safe and efficient pedestrian, bicyclist & vehicular circulation by allocating all vehicular traffic into internal private drive and expanded public alley

Adequate bicycle and vehicle parking is provided on-site while promoting the site's Transit-Served Location.

Existing traffic patterns are respected and new traffic will be mitigated by the location of the internal private drive and curbside drop-off/pick-up zones.



## 17-8-0904-B:

All streets and sidewalks will be reconstructed per CDOT standards.

## 17-8-0904-C:

All parking is designed to be away from public view and will avoid pedestrian conflicts.

## 17-8-0904-D:

Existing alley, as improved, is utilized for egress for parking and for garage circulation and loading functions. Above grade parking levels are lined with active uses and architectural facades are articulated to screen parking from public view.

# Open Space & Landscape

## **17-8-0909-A:**

Abundant open space will be provided at ground level and 5<sup>th</sup> level amenity terrace.

## **17-8-0909-B:**

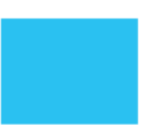
Open spaces are oriented to maximize the advantage of southern sun exposures. Ground level open spaces allow the public to navigate and gather around interior program functions.

## **17-8-0909-C:**

The residential development provides fitness, open space, dog runs & recreational amenities.



5<sup>TH</sup> LEVEL AMENITY TERRACE  
PLAN OVERLAID WITH SITE  
LANDSCAPING.



# Sustainability

- Proposed development will meet or exceed the Chicago Sustainable Development Policy
- Green Globes 2- Globes along with additional strategies are targeted and at least **100 points** will be obtained from these strategies.

Chicago Sustainable Development Policy 2017<sup>01.12</sup>



Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health	Energy							Stormwater				Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife								
Starting Points	Number of Optional Points Required <small>New Construction / Substantial Renovation / Moderate Rehab</small>	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)		
<b>Compliance Paths</b>																																				
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	20	10	20	10	20	5	5	5	5	5	10	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	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	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	20	10	20	NA	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	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	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	20	10	20	NA	NA	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	10	20	40	5	5	5	NA	NA	NA	20	NA	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	10	20	40	5	5	5	NA	NA	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	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	20	10	20	10	20	5	5	5	NA	NA	10	5	5	10	10	5	10	

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



<https://www.soilsolutions.com/wp-content/uploads/2019/11/sustainability-report-singapore-1280x720.jpg>

## SUSTAINABLE DEVELOPMENT POLICY

# Affordable Requirements Ordinance

- The proposal is located in a downtown district and has a total of 777 units
- The ARO obligation is **78 ARO Units** to be provided on-site (10% of 777 rounded up)
- Affordable to households earning no more than 60% AMI
- 39 studios, 26 one-bedrooms, 6 two-bedrooms, 7 three bedrooms



# ★ GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY

- General Contractor will generate awareness and hiring among interested and qualified local contractors, minority and women-owned firms
- Encourage all awarded contractors to identify and utilize second and third tier MBE/WBE subcontractors, vendors & suppliers

## PROJECT FACTS:

- Project Cost: ~ \$350 Million
- Construction Jobs: ~ 400
- Permanent Jobs: ~ 200
- Neighborhood Opportunity Fund Contribution: ~ \$3.65 Million
- Local Impact Fund Contribution: ~ \$365,000
- Annual Tax Contribution: ~ \$6,000,000



<https://technical.ly/dc/wp-content/uploads/sites/5/2019/04/diverse-team-e1572896545731.jpg>



# Lake Michigan and Chicago Lakefront Protection Ordinance – Purposes and Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. **Increase personal safety**
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. **Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive**
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. **Coordinate all public and private development within the water, park, and community zones**



# DPD Recommendations

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

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. It is **compatible with the character of the surrounding area in terms of uses, density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the Central Area Action Plan (2009);
3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the of occupancy (17-13-609-C);
4. The proposal is **compatible with surrounding zoning** (17-13-308-D). The existing planned development and new use proposed is compatible with other zoning districts including the planned developments and the proposed uses are permitted in the current/proposed underlying zoning classification of DX-12;
5. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)