



CHICAGO PLAN COMMISSION

Department of Planning and Development

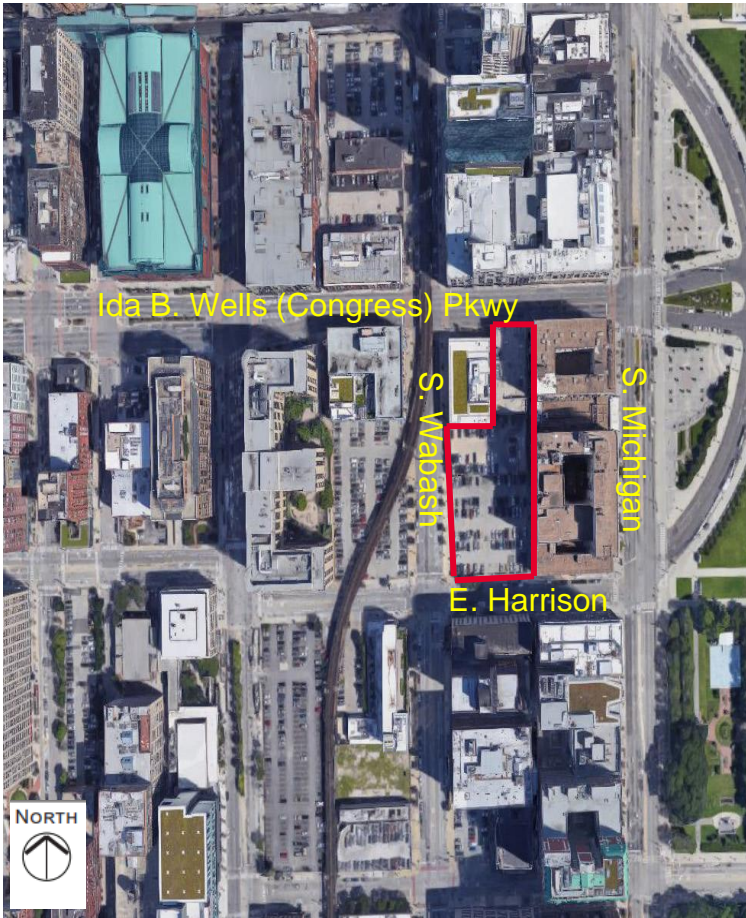
525 S. Wabash Mixed Use Development

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

Eterra Plus, LLC

February 18, 2021

Loop Community Area Snapshot

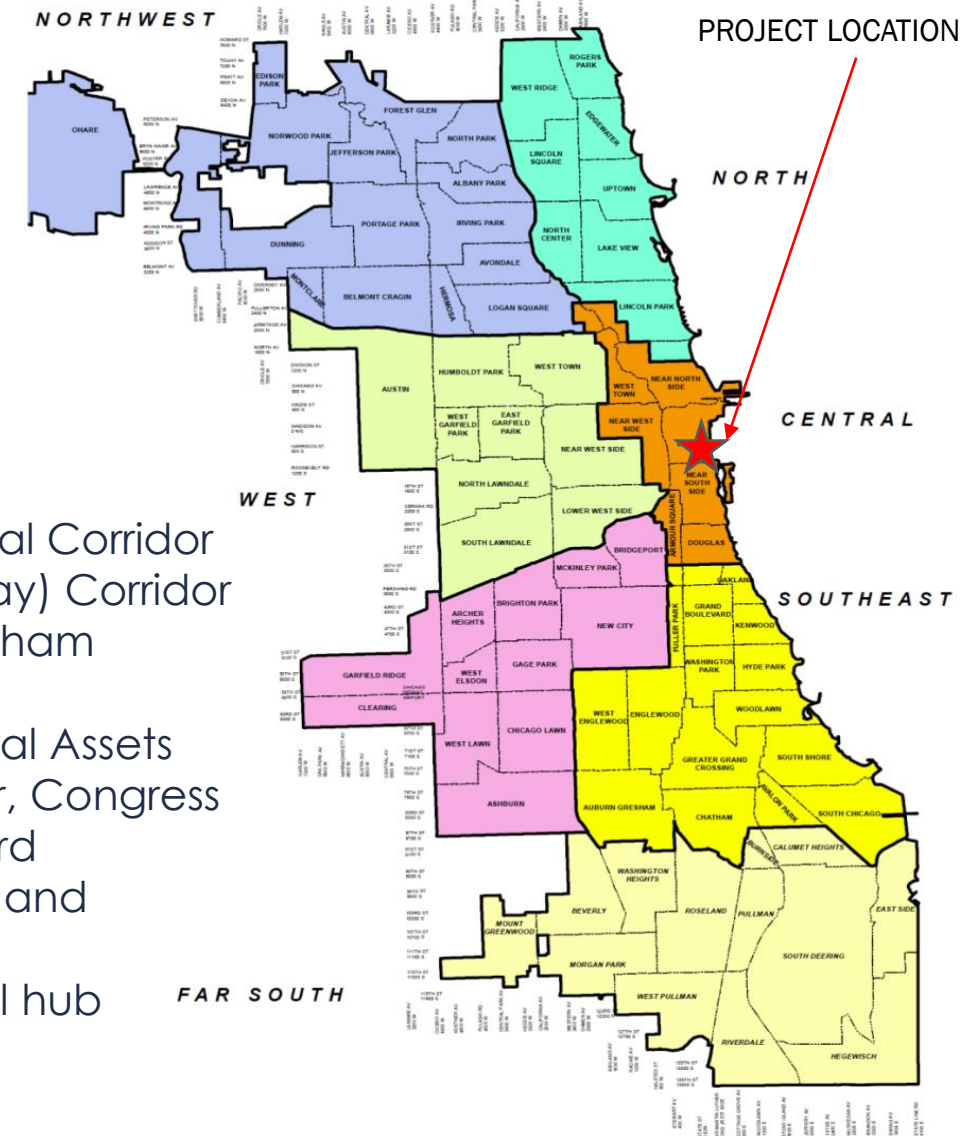


Demographics*

- 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

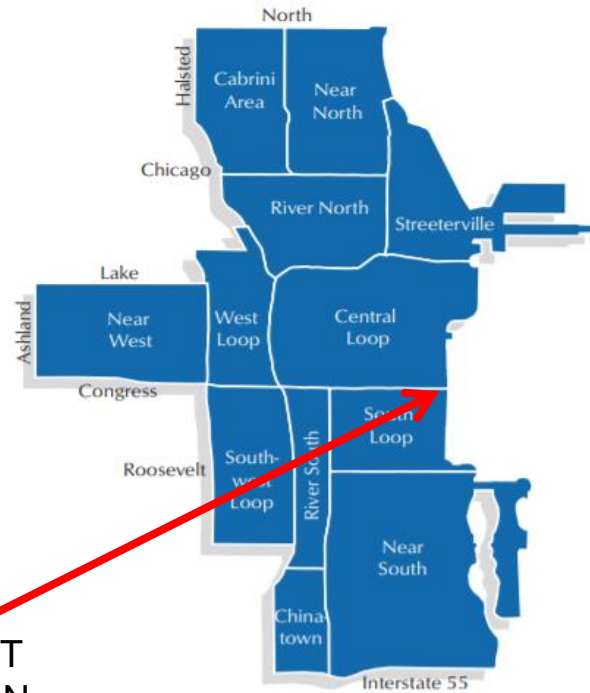
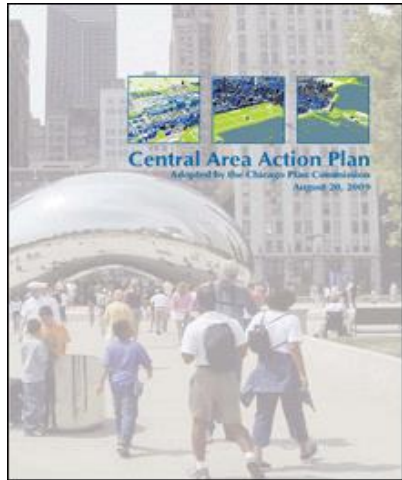




SITE CONTEXT PLAN

★ Planning Context

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

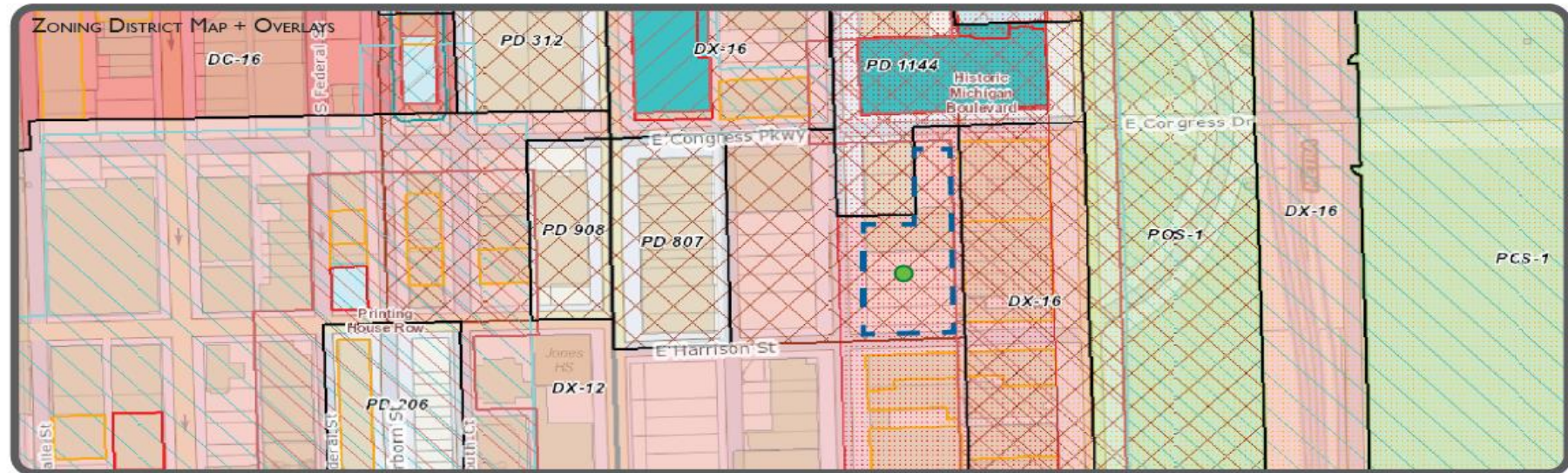


PROJECT
LOCATION

- 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

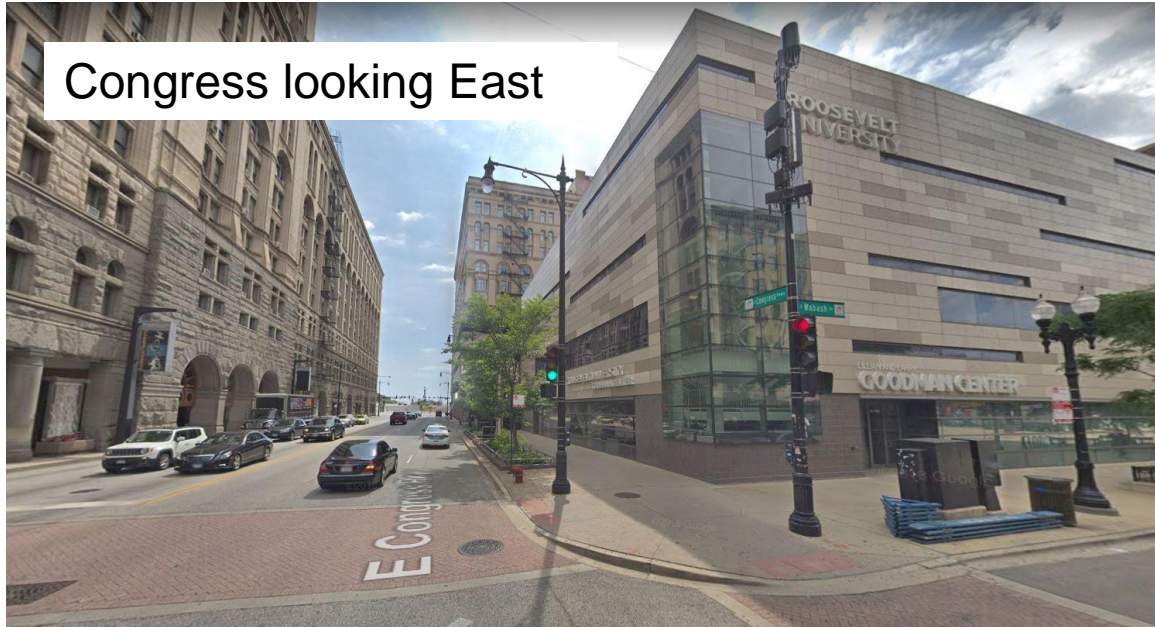
- Lakefront Protection District Private-Use Zone
- Current Zoning: DX-12
- Max Height: 420'
- FAR: 12.0
- Bonus FAR: 4.0
- Overall FAR: 16.0
- Gross Site Area: 75,725 sq ft
- Net Site Area: 52,841.5 sq ft
- Surrounding Land Uses:
 - Commercial
 - Institutional (Colleges/Universities, Museums, Libraries)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



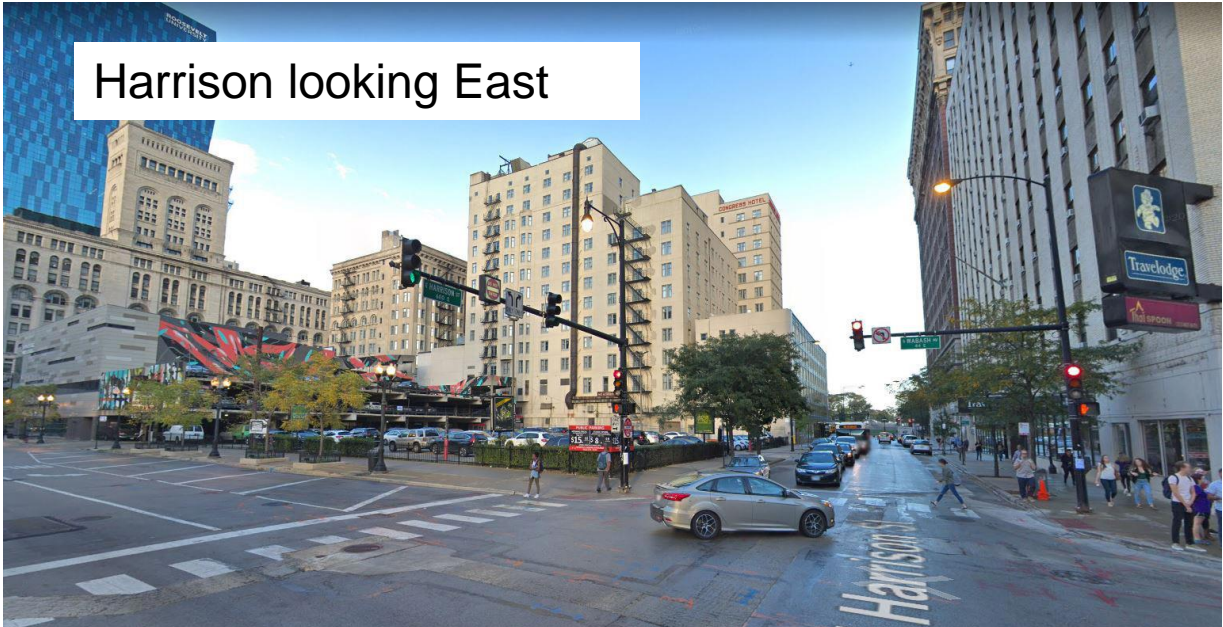
Pedestrian Context



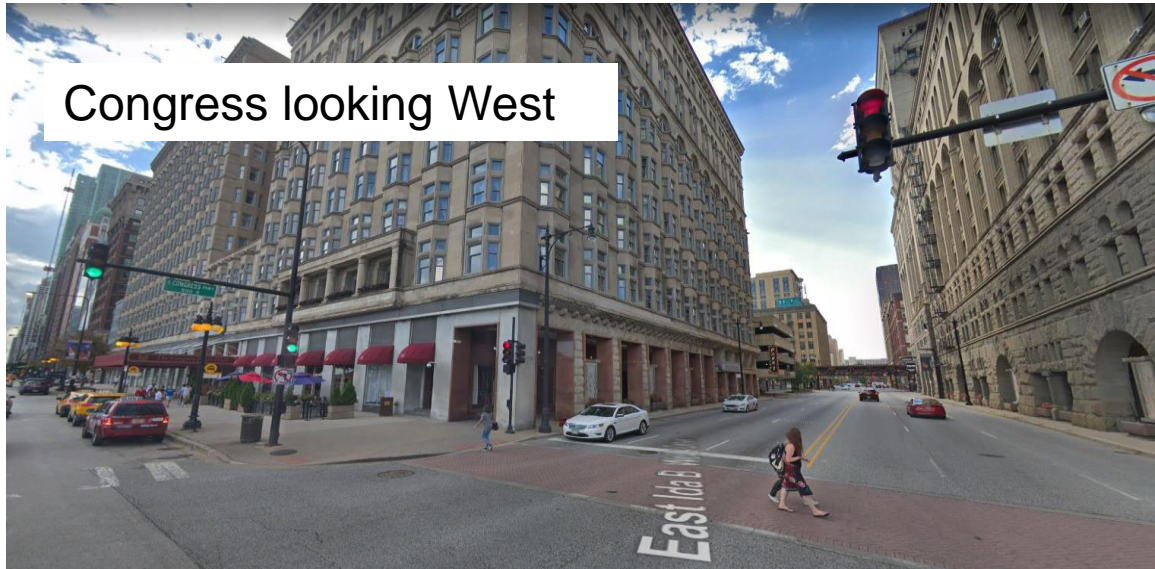
Wabash Looking South and North



Congress looking East



Harrison looking East

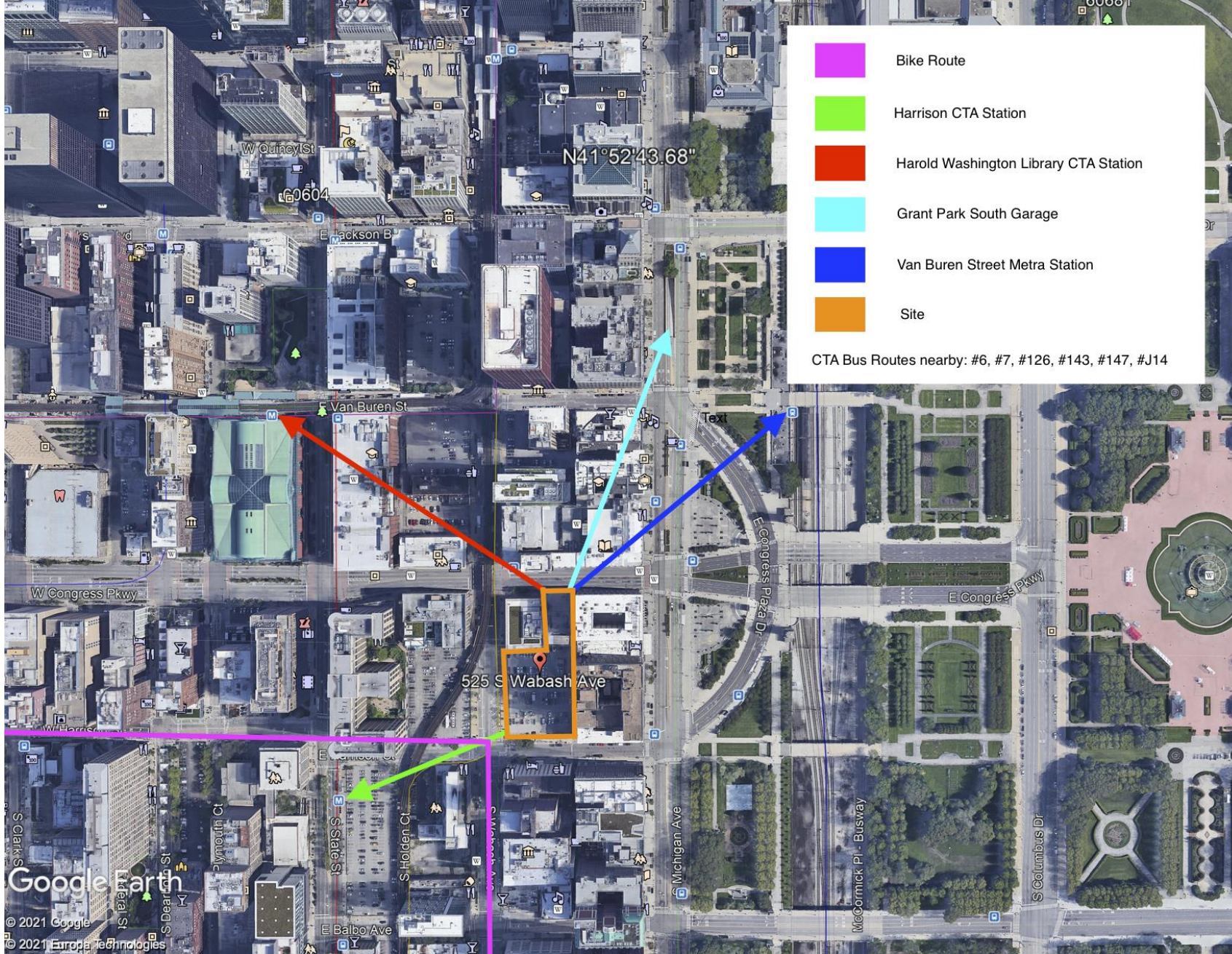


Congress looking West



Harrison looking West

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



PEDESTRIAN - TRANSPORTATION - TOD CONTEXT



Project Timeline + Community Outreach

42nd 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

DPD PD Review Process

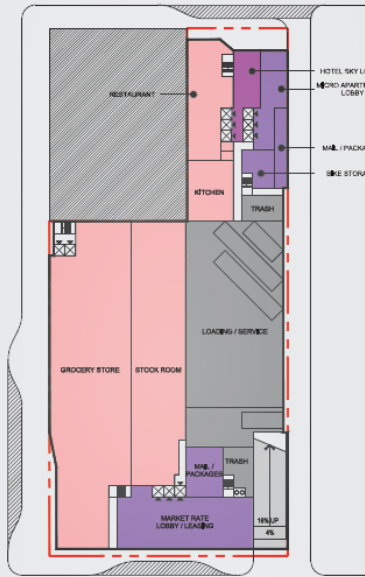
- July 2020: Intake Meeting
- August 2020 – January 2021: DPD Review
- December 2020: PD Filing

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 16TH, 2019



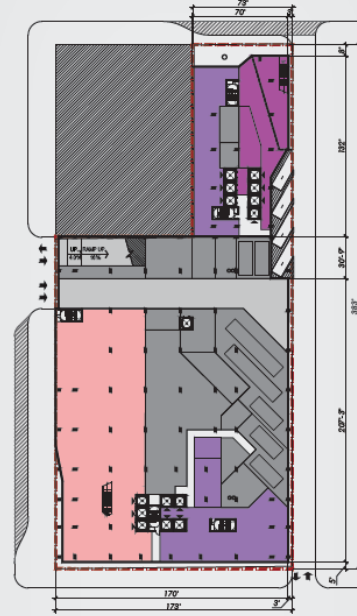
- SOUTH APARTMENT TOWER ENTRY ON HARRISON.
- MAIN RETAIL ON WABASH EXTENDED TO ESTABLISH CORNER PRESENCE ON HARRISON.
- RESTAURANT SPACE ON IDA B. WELLS.
- NORTH APARTMENT AND HOTEL TOWER ENTRY ON IDA B. WELLS.
- GARAGE ENTRY OFF OF HARRISON.
- LOADING OFF OF EXISTING ALLEY.
- CURBSIDE DROP-OFF ZONES ON HARRISON, WABASH, AND IDA B. WELLS.

SEPTEMBER 24TH, 2019



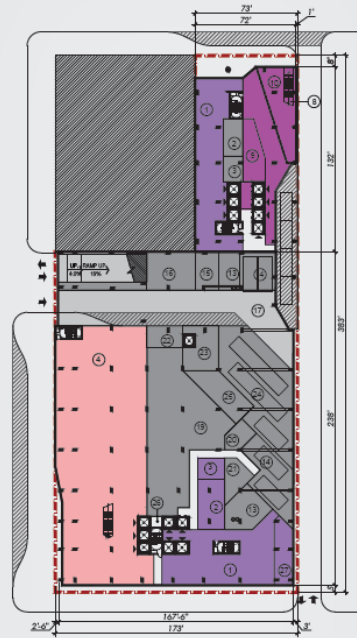
- SOUTH APARTMENT TOWER ENTRY ON HARRISON.
- MAIN RETAIL ON WABASH AND HARRISON INCREASED TO TWO STORIES.
- RESTAURANT SPACE MOVED TO SECOND FLOOR AND INCORPORATED AS PART OF HOTEL EXPERIENCE.
- NORTH APARTMENT AND HOTEL TOWER ENTRY ON IDA B. WELLS.
- GARAGE ENTRY MOVED TO WABASH.
- INTRODUCTION OF MID-BLOCK SERVICE DRIVE TO FACILITATE LOADING.
- CURBSIDE DROP-OFF ZONES ON WABASH, AND IDA B. WELLS.

APRIL 21ST, 2020



- SOUTH APARTMENT TOWER ENTRY ON HARRISON.
- GROUND FLOOR RETAIL FOOTPRINT REDUCED TO INCREASE SERVICE SPACES.
- NORTH APARTMENTS AND HOTEL TOWER ENTRY ON IDA B. WELLS.
- GARAGE ENTRY OFF OF WABASH.
- CURBSIDE DROP-OFF ZONES ON WABASH, IDA B. WELLS, AND ALLEY.

JULY 30TH, 2020



- SOUTH APARTMENT TOWER ENTRY ON HARRISON.
- GROUND FLOOR RETAIL ON WABASH
- NORTH APARTMENT AND HOTEL TOWER ENTRY ON IDA B. WELLS.
- GARAGE ENTRY OFF OF WABASH.
- CURBSIDE DROP-OFF ZONES WABASH, IDA B. WELLS, ALLEY, AND MID-BLOCK SERVICE DRIVE.

SEPTEMBER 30TH, 2020

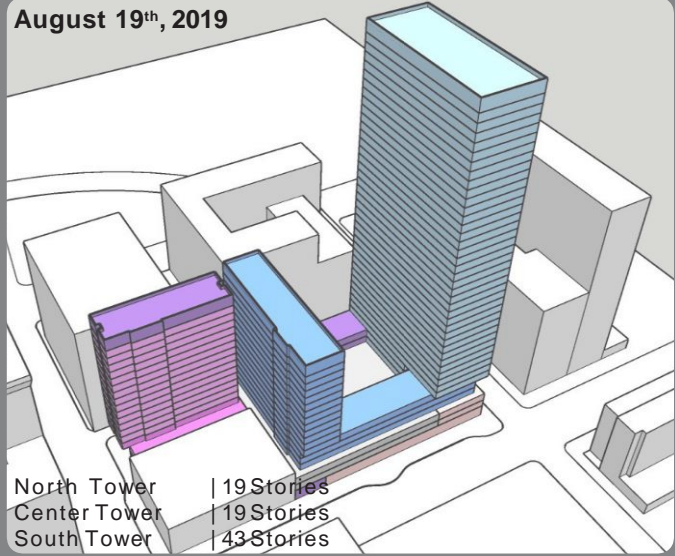


- SOUTH APARTMENT TOWER ENTRY ON HARRISON.
- GROUND FLOOR RETAIL ON WABASH
- GROUND FLOOR RESTAURANT ON WABASH AND HARRISON.
- NORTH APARTMENT AND HOTEL TOWER ENTRY ON IDA B. WELLS.
- GARAGE ENTRY OFF OF WABASH.
- CURBSIDE DROP-OFF ZONES WABASH, IDA B. WELLS, ALLEY, AND MID-BLOCK SERVICE DRIVE.
- REDUCED CURB CUT AT MID-BLOCK SERVICE DRIVE BY ADJUSTING PARKING RAMP ENTRY POINT.

GROUND FLOOR PROGRESSION

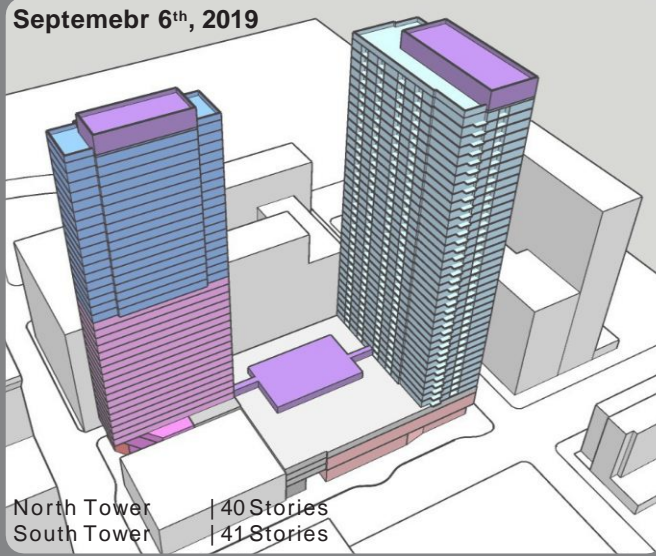


August 19th, 2019



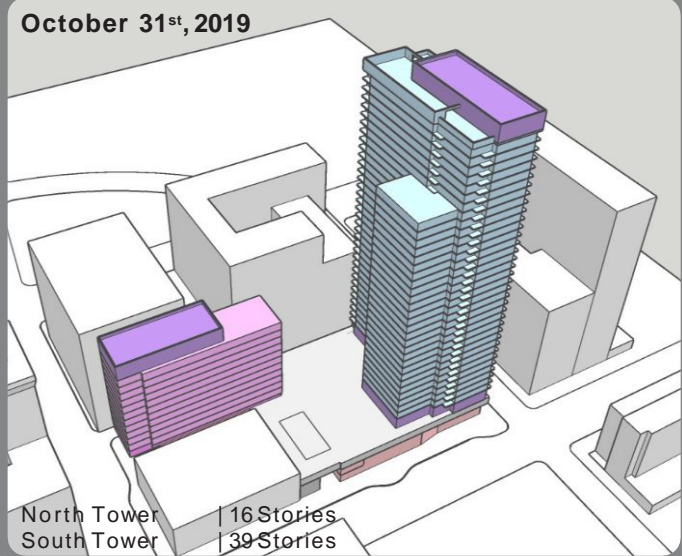
North Tower	19 Stories
Center Tower	19 Stories
South Tower	43 Stories

Septemehr 6th, 2019



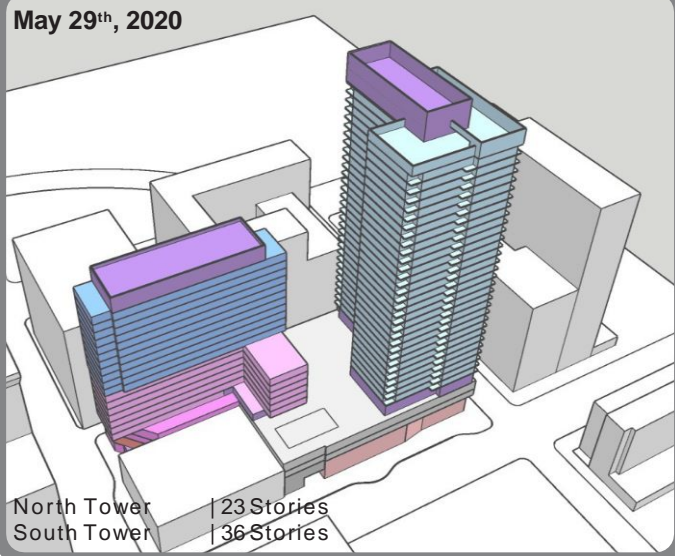
North Tower	40 Stories
South Tower	41 Stories

October 31st, 2019



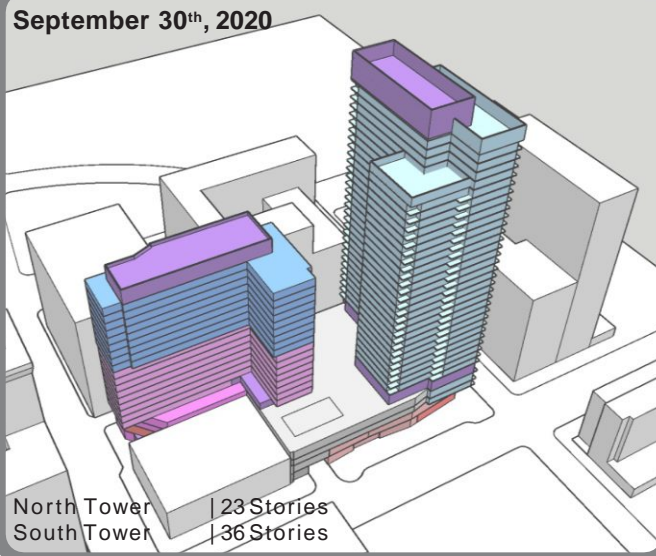
North Tower	16 Stories
South Tower	39 Stories

May 29th, 2020



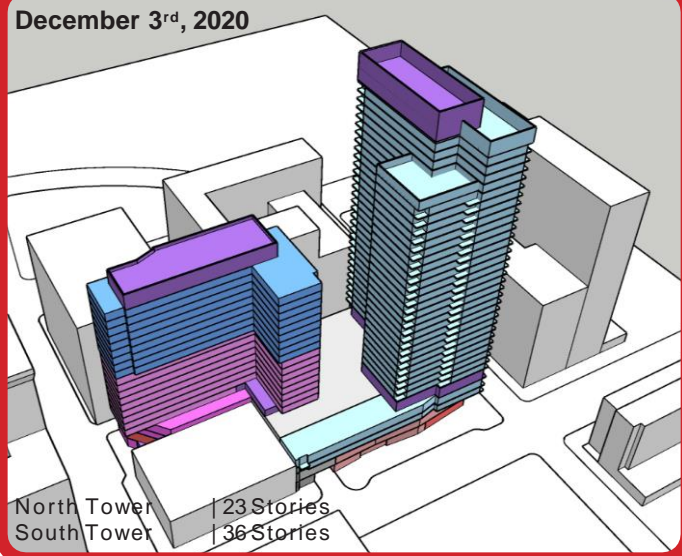
North Tower	23 Stories
South Tower	36 Stories

September 30th, 2020



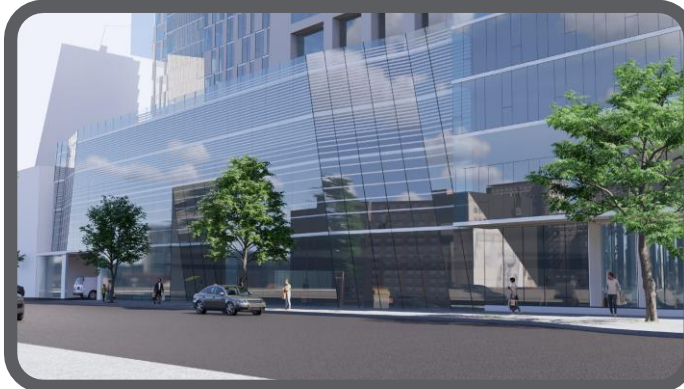
North Tower	23 Stories
South Tower	36 Stories

December 3rd, 2020

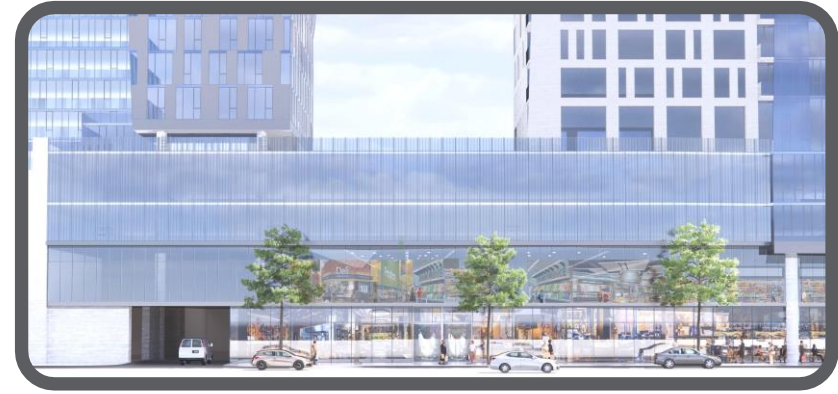


North Tower	23 Stories
South Tower	36 Stories

MASSING PROGRESSION



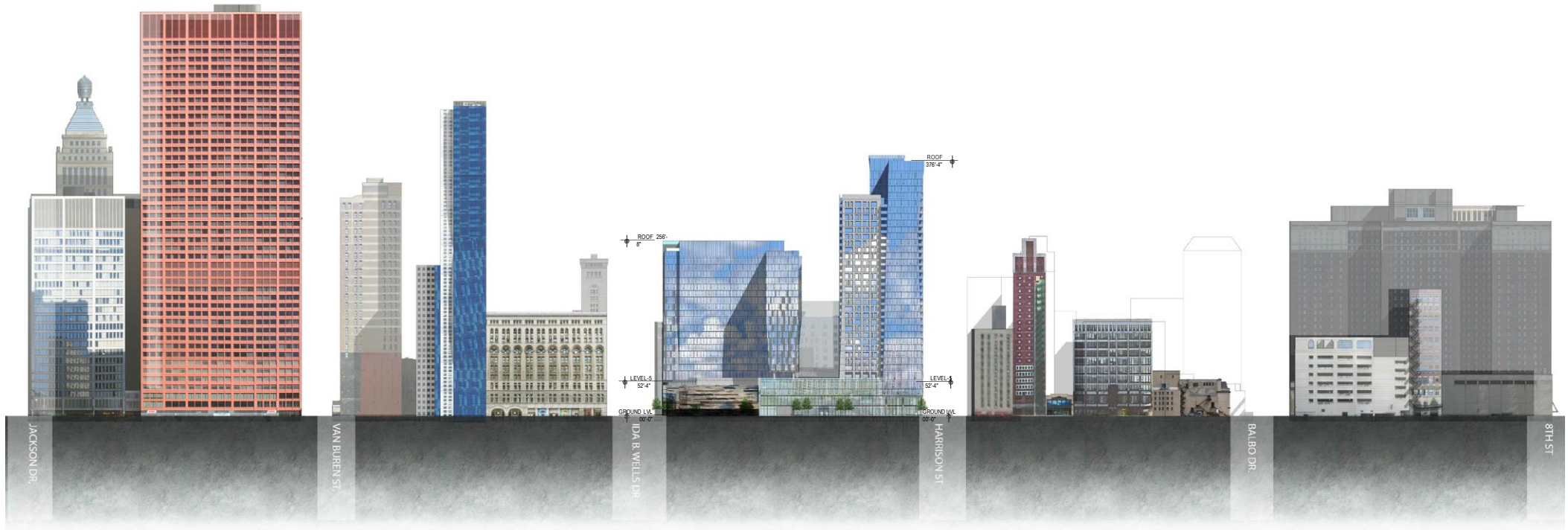
PODIUM STUDY DESIGN PROGRESSION



Current Design - Views

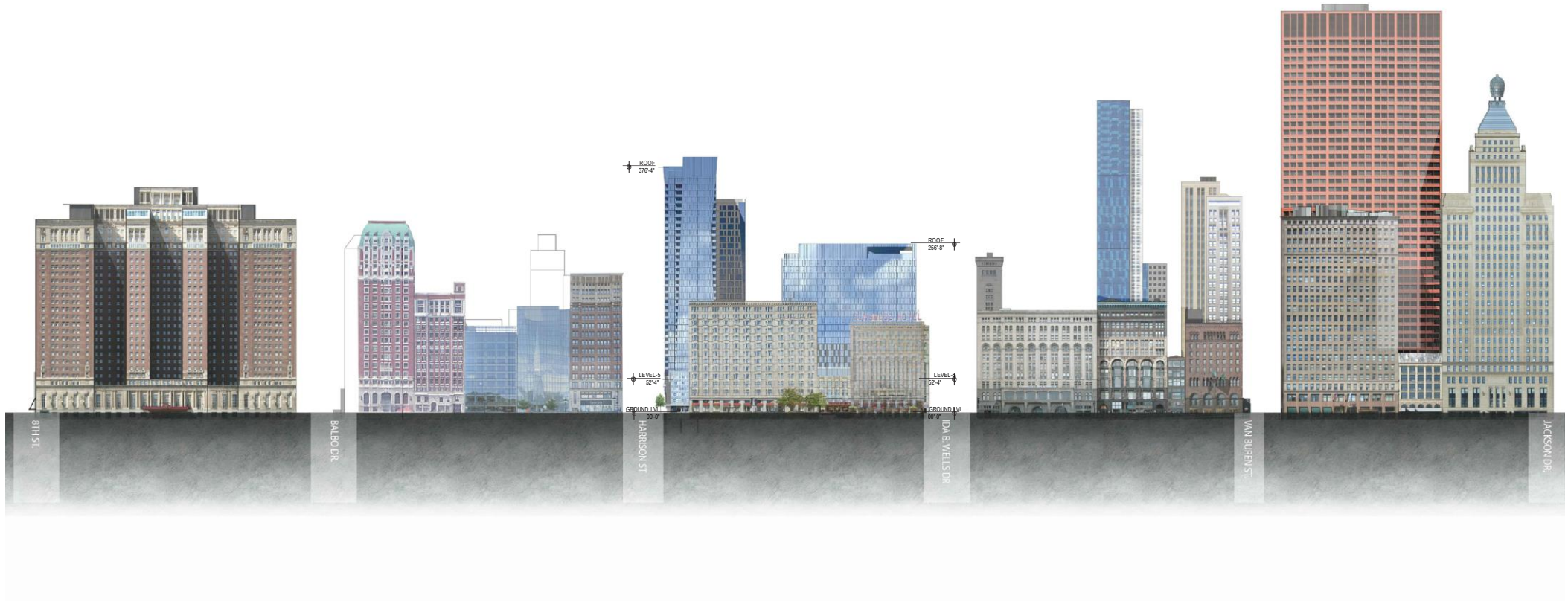
November 10th, 2020 - Views

PODIUM STUDY DESIGN PROGRESSION



Wabash Avenue

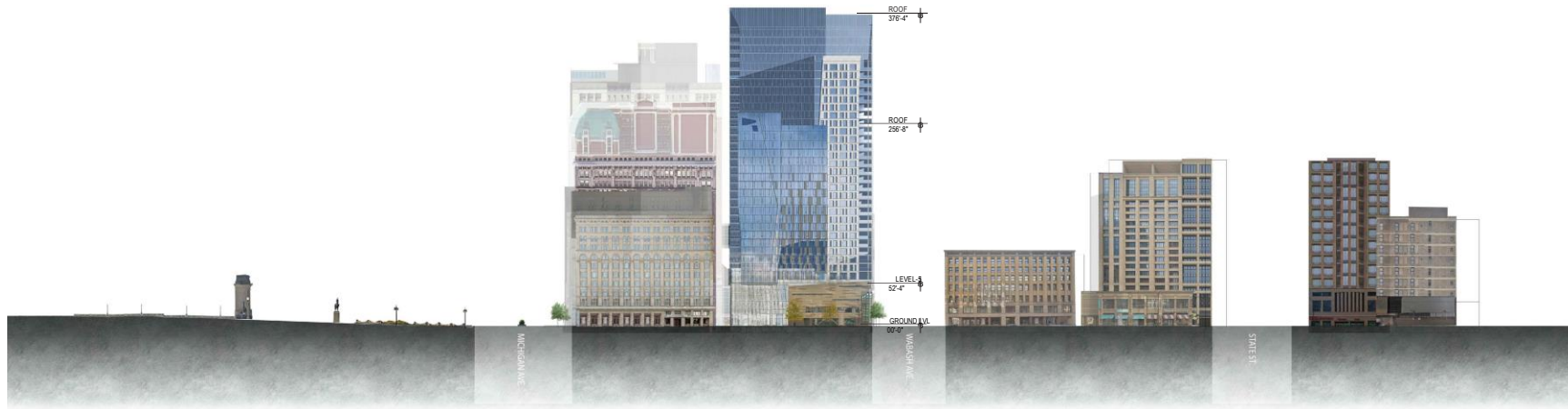
CONTEXT ELEVATIONS



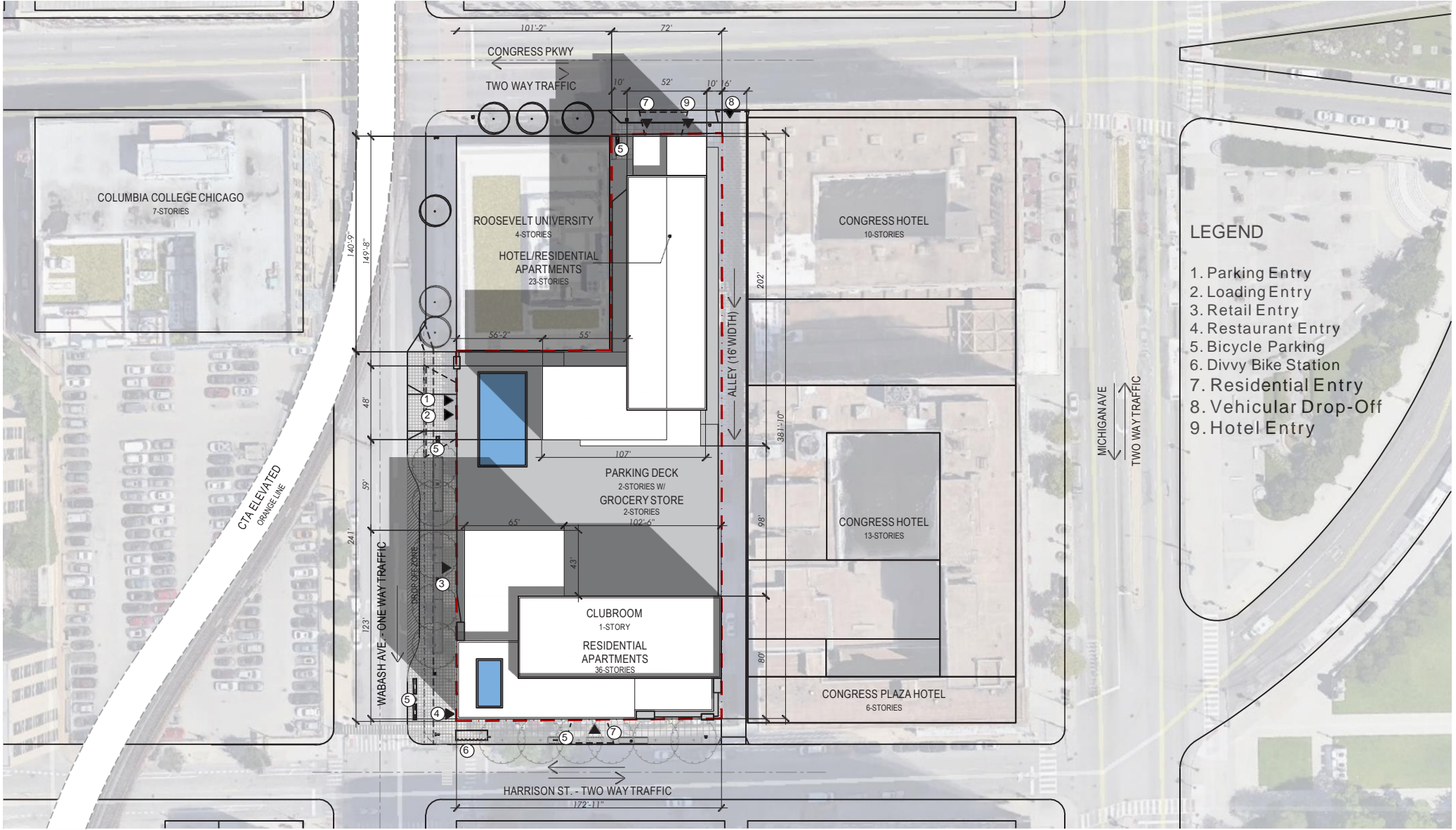
Michigan Avenue Elevation



Harrison Street Elevation



Ida B Wells Dr / Congress Pkwy Elevation



LEGEND

1. Parking Entry
2. Loading Entry
3. Retail Entry
4. Restaurant Entry
5. Bicycle Parking
6. Divvy Bike Station
7. Residential Entry
8. Vehicular Drop-Off
9. Hotel Entry



Parking

floor 2	12
floor 3	70
floor 4	69
Standard	112
CompaCt	26
aCCeSSible	6
EleCtrIC	4
tanDEM	5
Total	151
avg/Unit	0.22

Bicycle Storage

indoor	770
Outdoor	20
divvy bikes	8
total	798
avg /Unit	1.04

Legend

Residential Amenities

- 1. Residential apartment lobby
- 2. Mail Room
- 3. Package Room
- 18. Leasing Office
- 27. Bike Cafe

Retail

- 4. Retail
- 5. Restaurant
- 6. Kitchen
- 7. Rest Room

Hotel Amenities

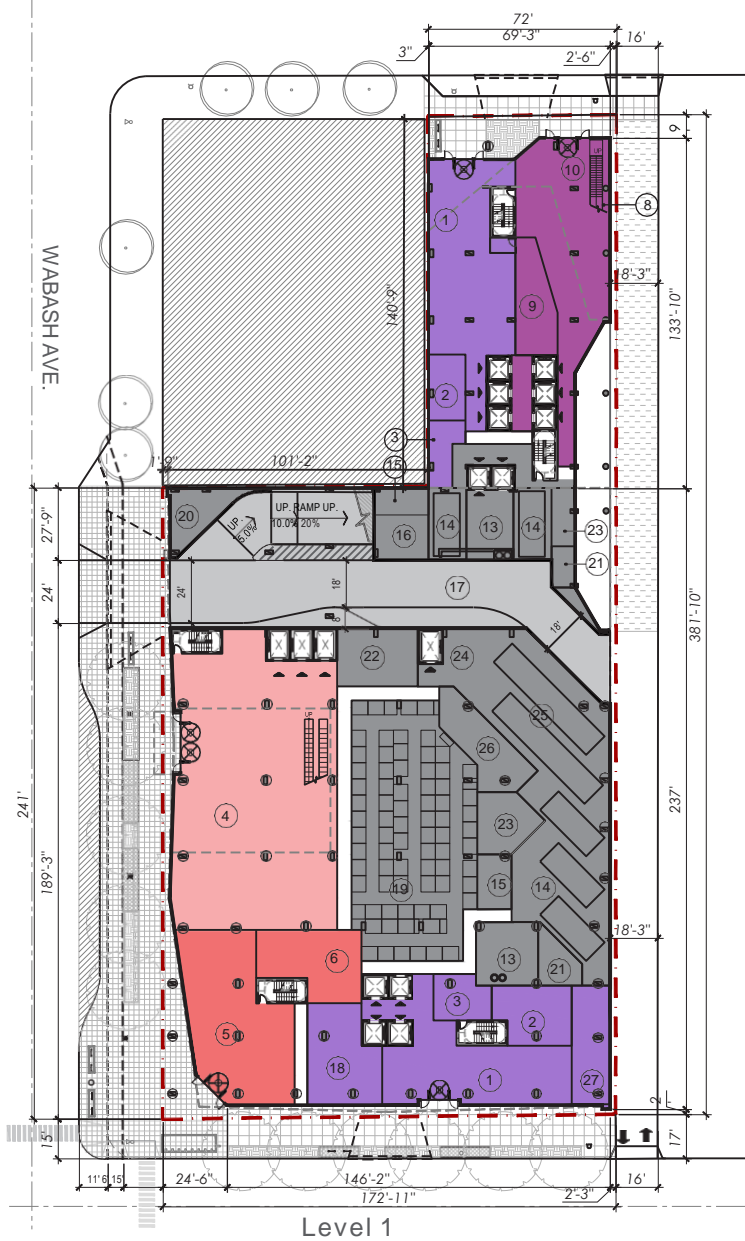
- 8. Monumental Staircase
- 9. Offices
- 10. Hotel lobby

Services

- 12. Storage
- 13. Trash Room
- 14. Loading dock
- 15. MDF
- 16. Main Electrical Room
- 17. Service Drive
- 19. Bike Storage
- 20. Fire Pump Room
- 21. Meter Room
- 22. Generator Room
- 23. Boiler Room

Retail Services

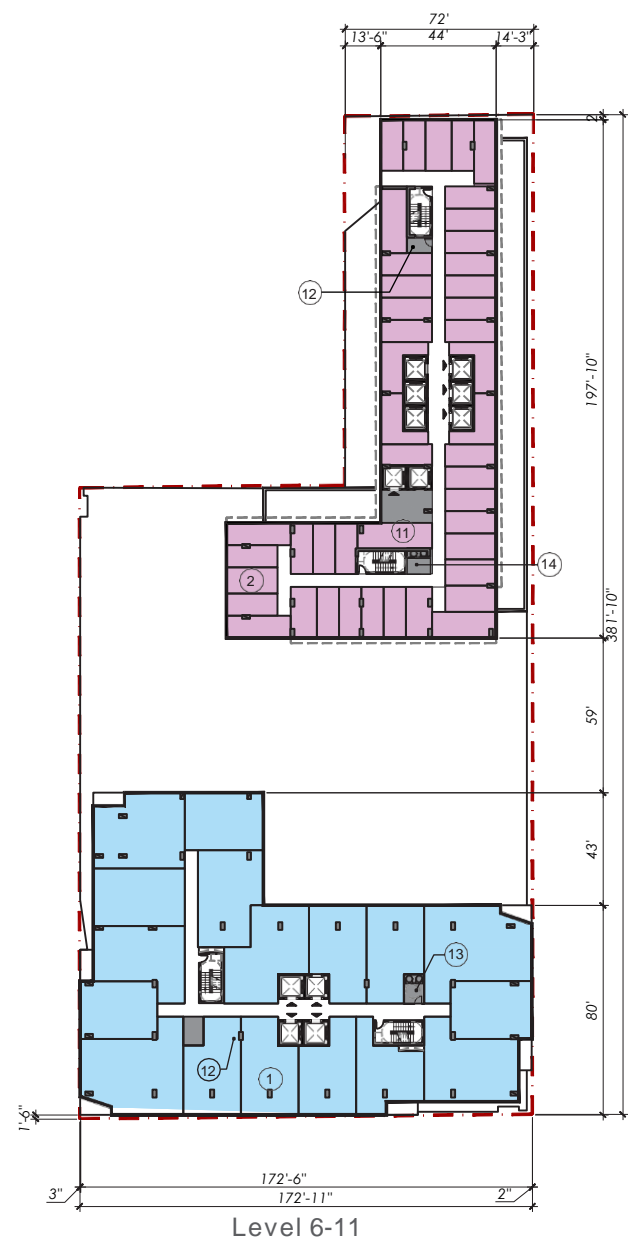
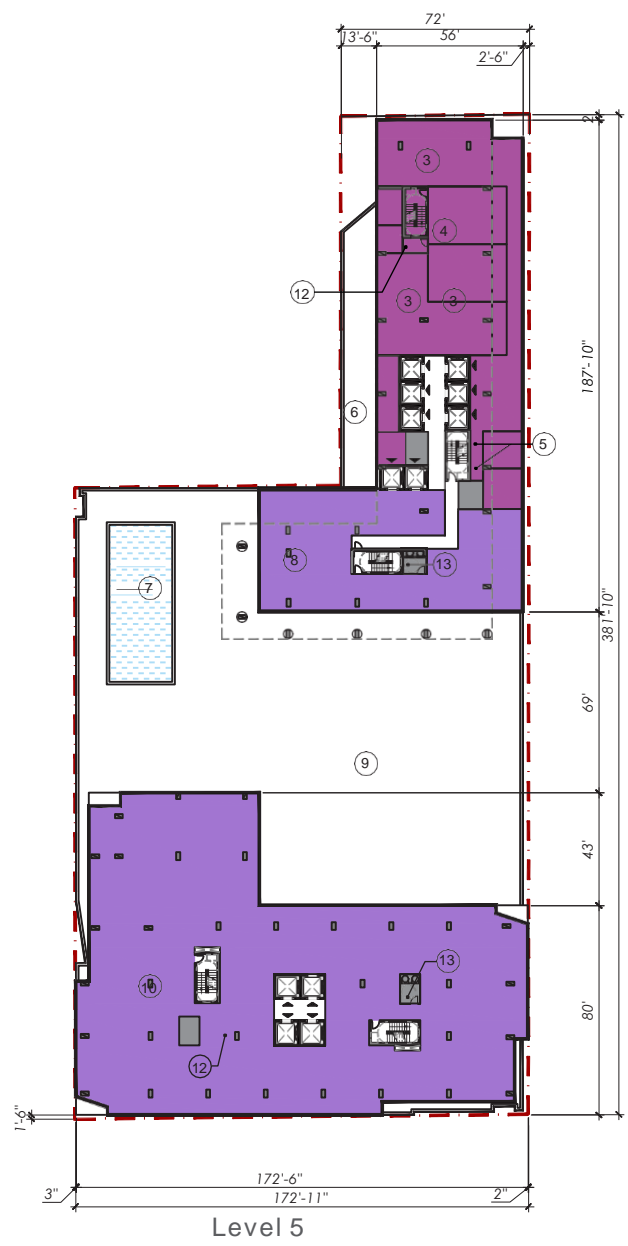
- 24. Grocery Staging
- 25. Grocery loading docks
- 26. Grocery Trash Room



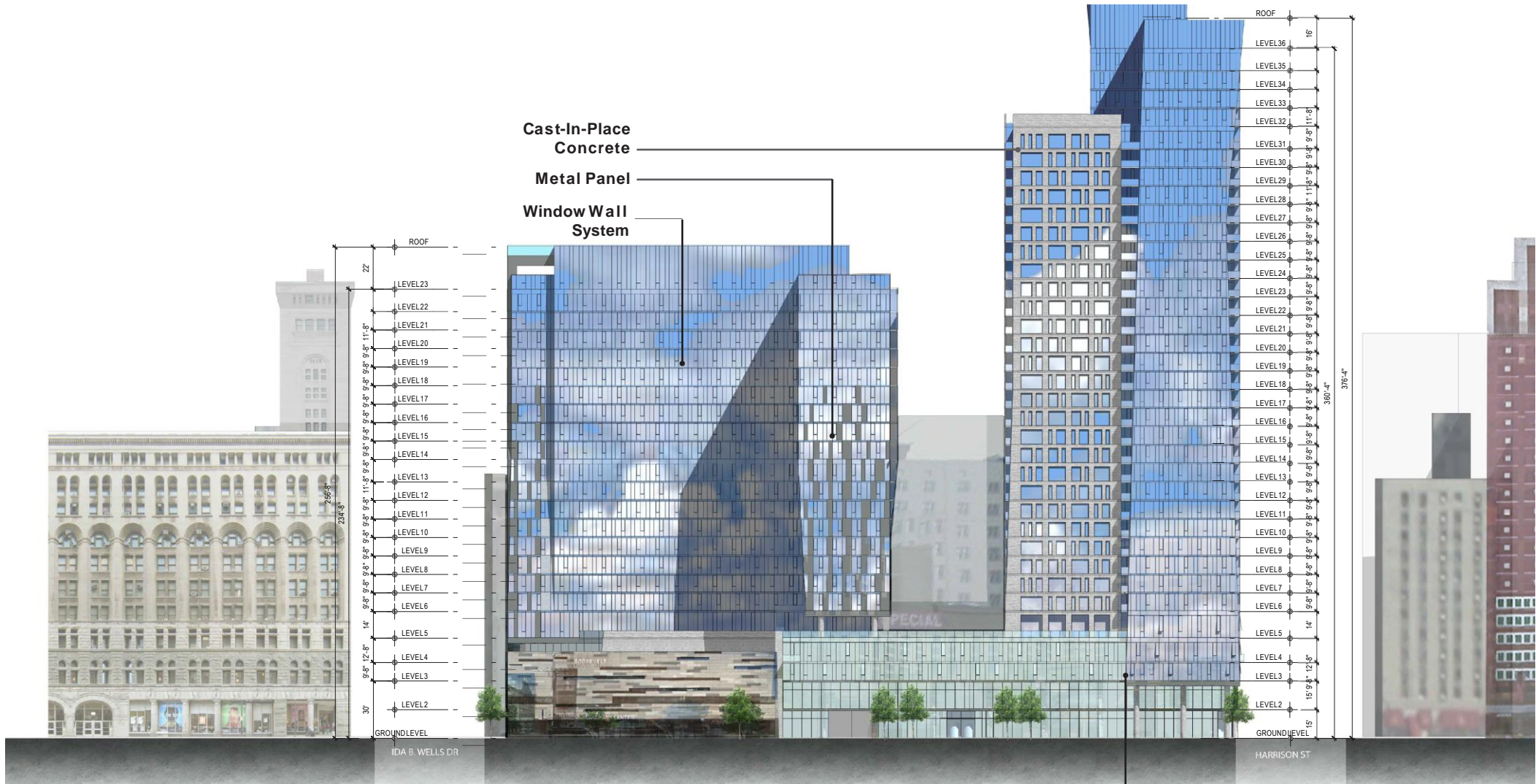
FLOOR PLANS LEVEL 1, 2



- Legend**
- **Residential**
 - 1. Residential Units
 - **Hotel**
 - 2. hotel keys
 - **Hotel Amenities**
 - 3. Studio / Conference
 - 4. libRaRy
 - 5. RestRooms
 - 6. teRRaces
 - **Residential Amenities**
 - 7. pool
 - 8. Residential amenity
 - 9. amenity deck
 - 10. Residential Club Room fitness amenity
 - **Services**
 - 11. housekeeping Room
 - 12. Electrical Room
 - 13. trash Chute Room
 - 14. Vending



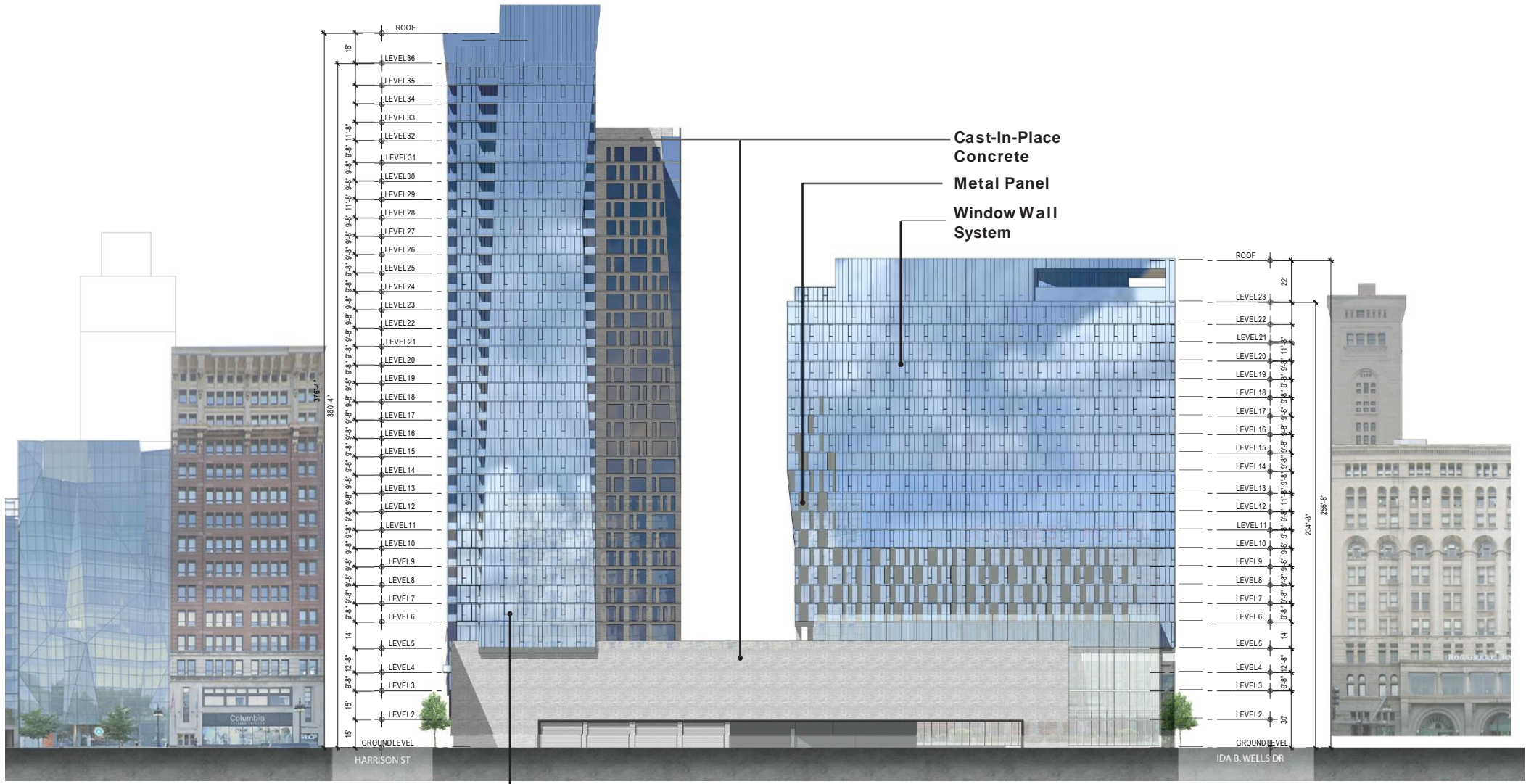
FLOOR PLANS LEVEL 5, 6-11



West Elevation

Window Wall System

WEST ELEVATION

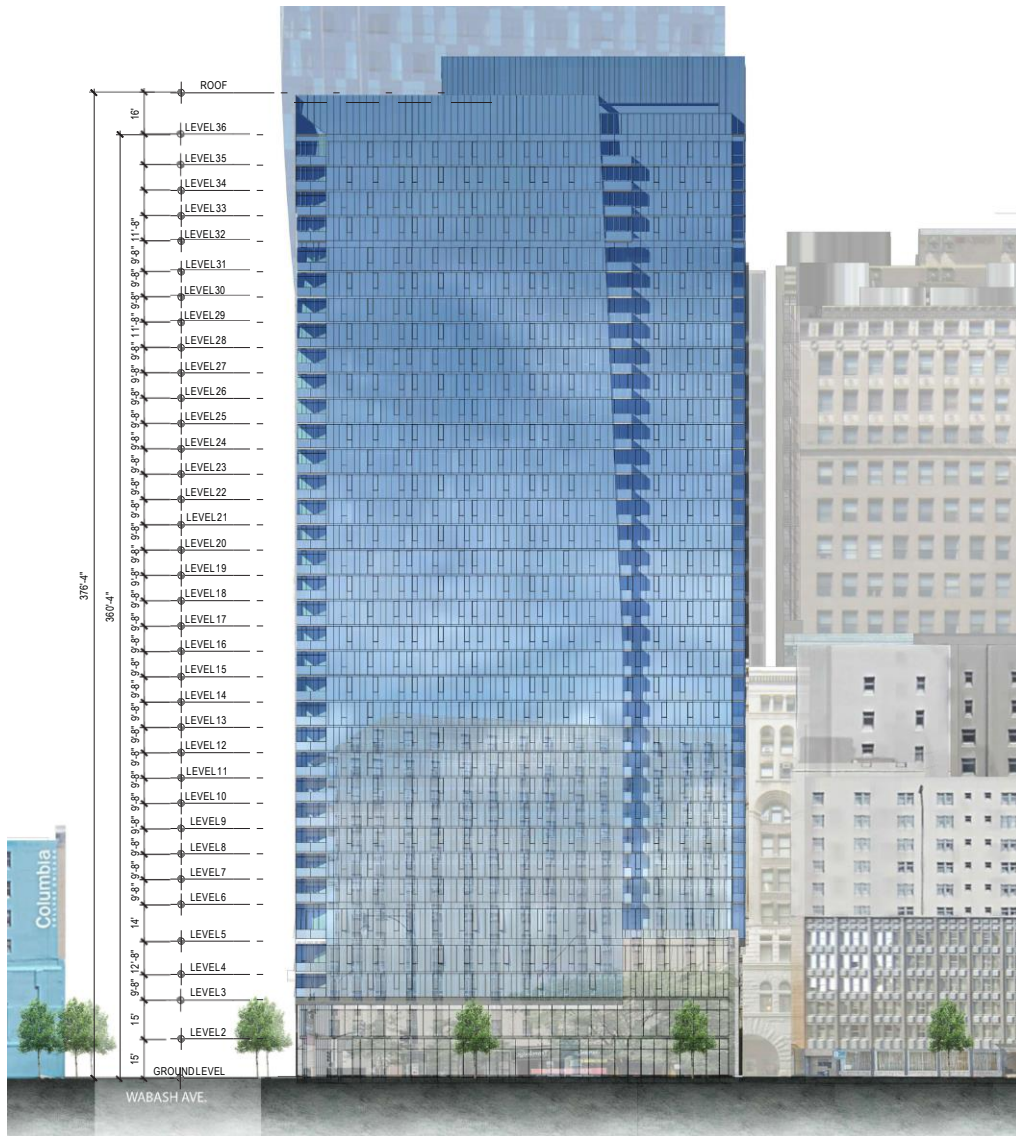


Cast-In-Place
Concrete
Metal Panel
Window Wall
System

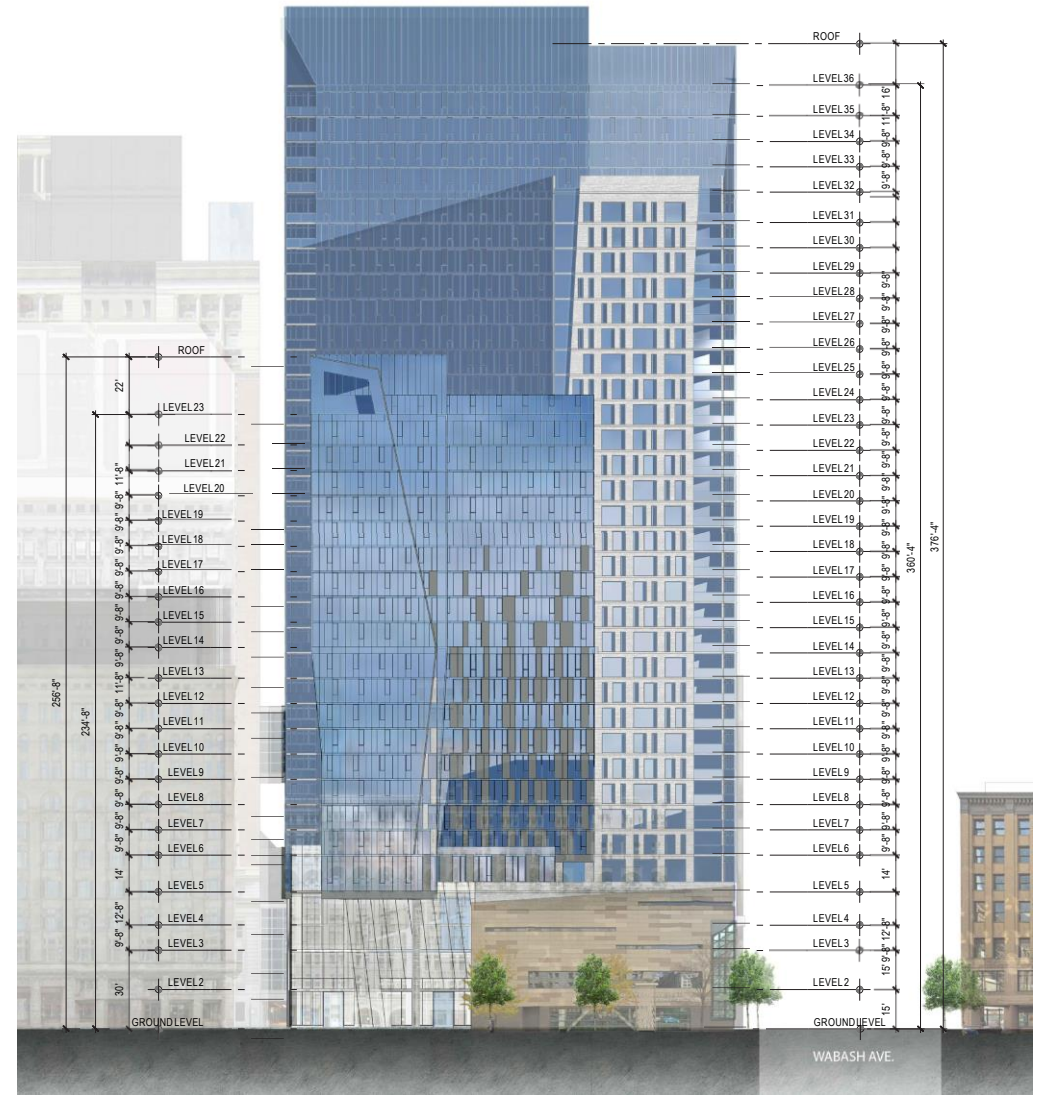
Window Wall
System

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



Wabash Avenue Elevation

PODIUM RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS

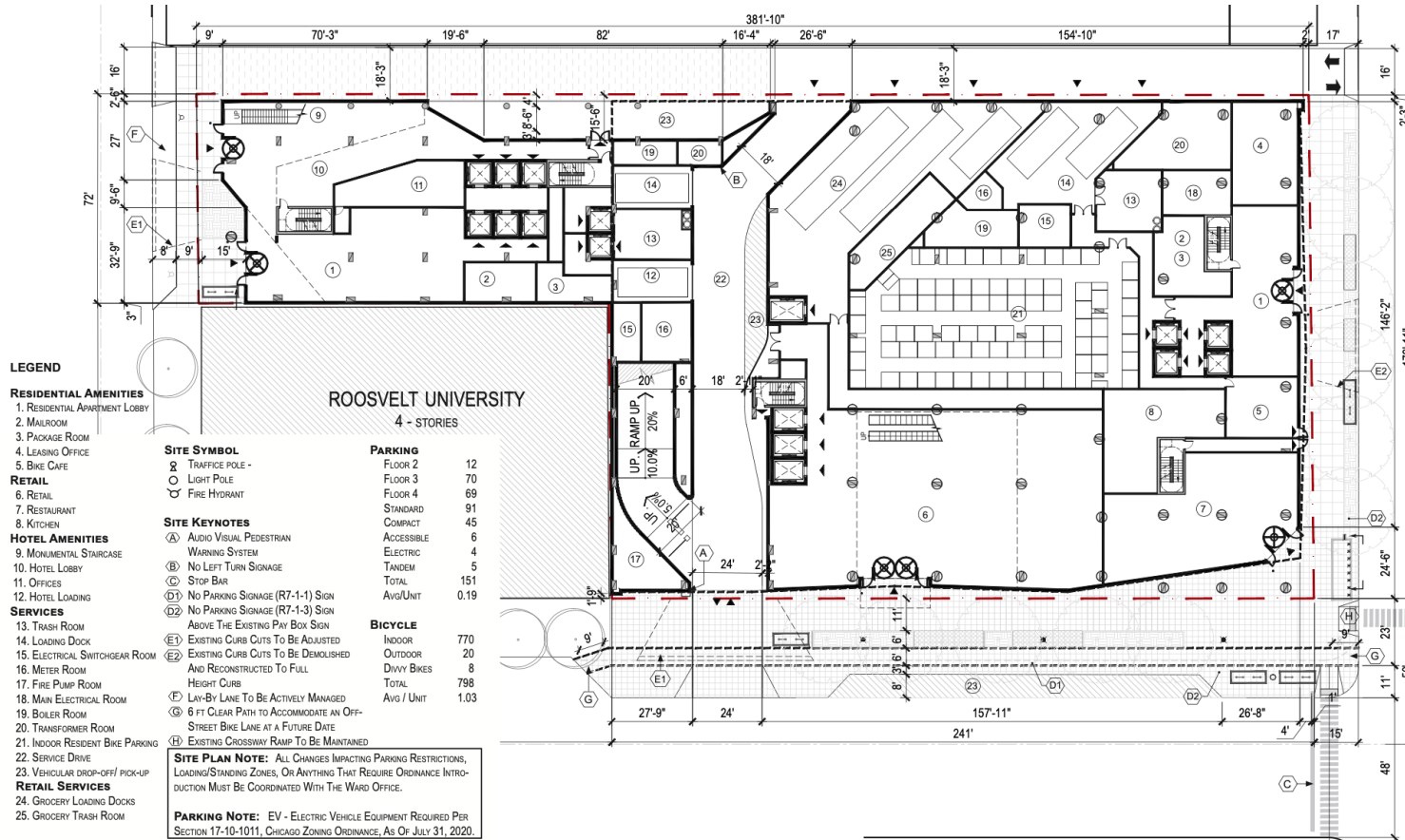
Transportation, Traffic & Parking

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 5th 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.



5TH LEVEL AMENITY TERRACE
PLAN OVERLAID WITH SITE
LANDSCAPING.

Sustainability

- Proposed development will meet or exceed the Chicago Sustainable Development Policy
- 115 menu item points are targeted and at least **100 points will be obtained** from strategies ranging from energy efficiency, stormwater reduction, natural landscapes, water conservation, transportation initiatives & wildlife preservation.

Chicago Sustainable Development Policy 2017.01.21



Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health					Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife					
Compliance Paths	Starting Points	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 ice-storage 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 Services	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)		
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	10	20	10	20	10	20	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	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	10	
LEED Gold	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	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	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	10	
Green Globes 4-Globes	99	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	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	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	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	40	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	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	10	5	NA	NA	10	5	10	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	NA	NA	NA	50	NA	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	NA	NA	10	5	5	10	10	5	10	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	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	5	10	5	5	10	10	5	10	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 Housing

- Provide up to 78 affordable units to the residents of Chicago
- 10% of the units will be reserved for households earning up to 60% AMI
- The added affordable units will contribute to a long-term solution for residents burdened by housing affordability



★ 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)



RENDERINGS