

# WOLF POINT DEVELOPMENT

COMMUNITY MEETING

OCTOBER 29, 2012



Welcome

Alderman Brendan Reilly

# Introduction

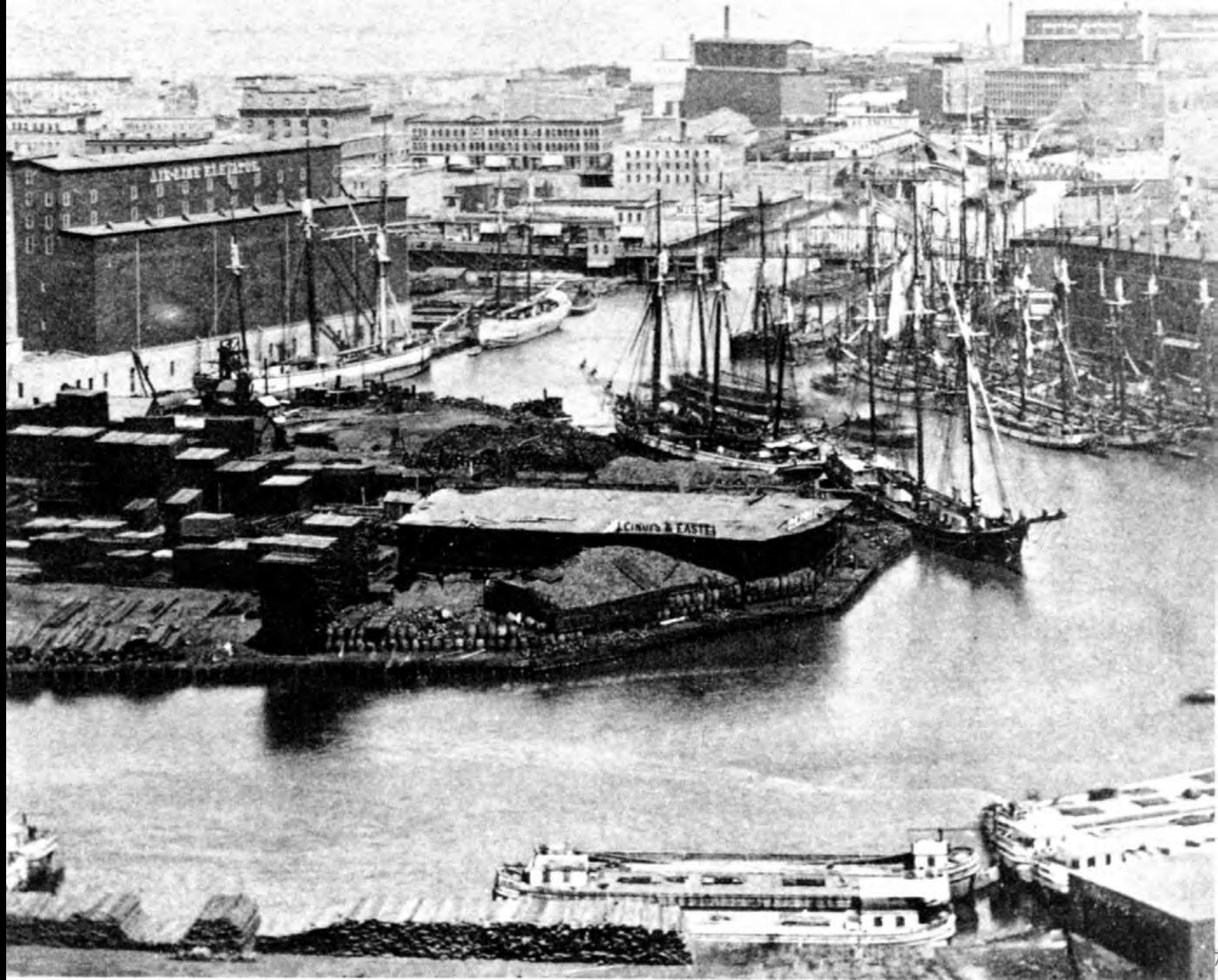
Jack George – Daley and George

# Agenda

- Design and Planning Update
  - Fred Clarke, Pelli Clarke Pelli Architects – Master Planning & Design Architecture
  - Tom Kerwin, bKL Architecture – West Tower Design Architecture
  - Shawn Davidson, Wolff Landscape Architecture – Landscape Design Architecture
- Traffic and Transportation Update
  - Luay Aboona, Kenig, Lindgren, O’Hare, Aboona, Inc. – Traffic & Transportation Planning and Engineering
- Economic Impacts & Public Benefits Update
  - Jim Walsh, Hines – Real Estate Developer
- Q & A





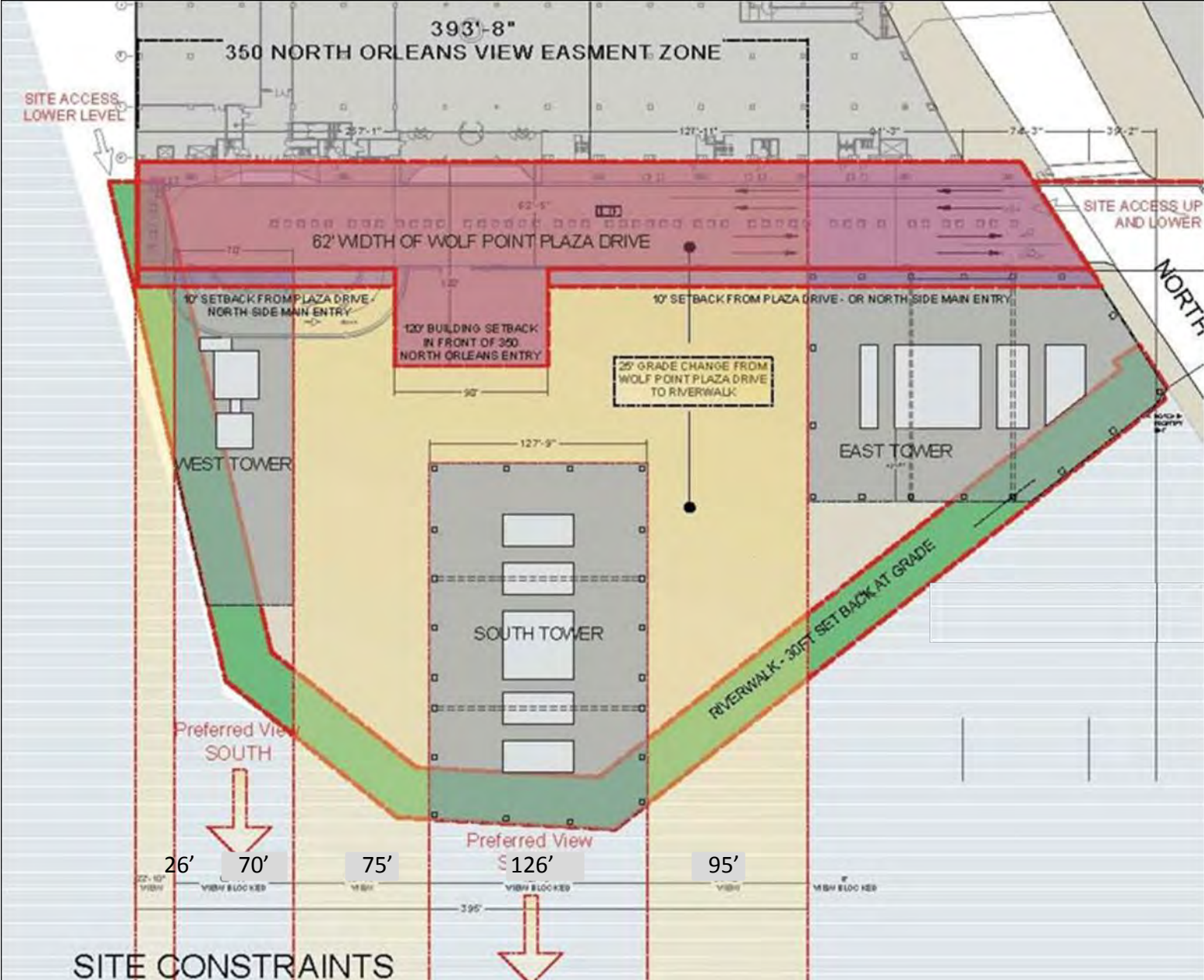


# SIX Master Plan Principles

- 1 - Respond to the Specific Context of Wolf Point with Iconic, Civic Architecture and Landscape**
- 2 - Step and Facet East and West Towers to Frame Iconic South Tower**
- 3 - Maximize Distance from Building to Building**
- 4 - Minimize the Building Footprints - The Buildings Should Touch the Park Lightly**
- 5 - Mandate Transparency at the Ground Level**
- 6 - Use Richly Textured Façade Materials visible at Urban and Pedestrian Scales**







### SITE CONSTRAINTS

- 80,000 SF OF SITE COVERAGE ALLOWED BETWEEN PLAZA LEVEL AND BASE PLANE LEVEL (100FT ABOVE PLAZA LEVEL)
- 66,000 SF OF SITE COVERAGE ALLOWED ABOVE BASE PLANE LEVEL (100FT ABOVE PLAZA LEVEL)

# Project Updates

- 1 - South Point**
- 2 - Riverwalk Activation**
- 3 - Riverwalk Access**
- 4 - Building Design**
- 5 - Phase I - Site Plan**
- 6 - Landscape**
- 7 - Traffic and Transportation**

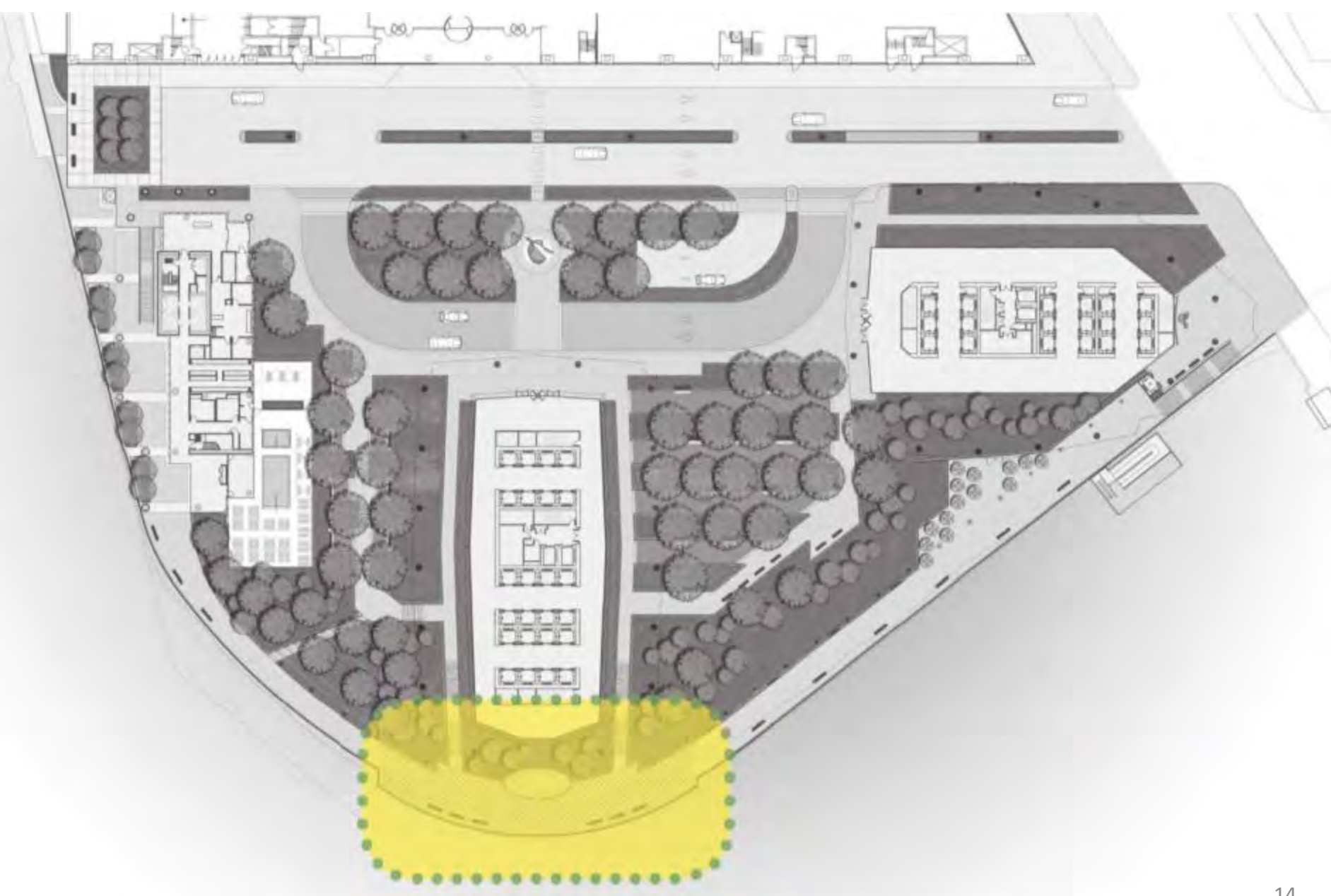
# Previous Site Plan



# Revised Site Plan

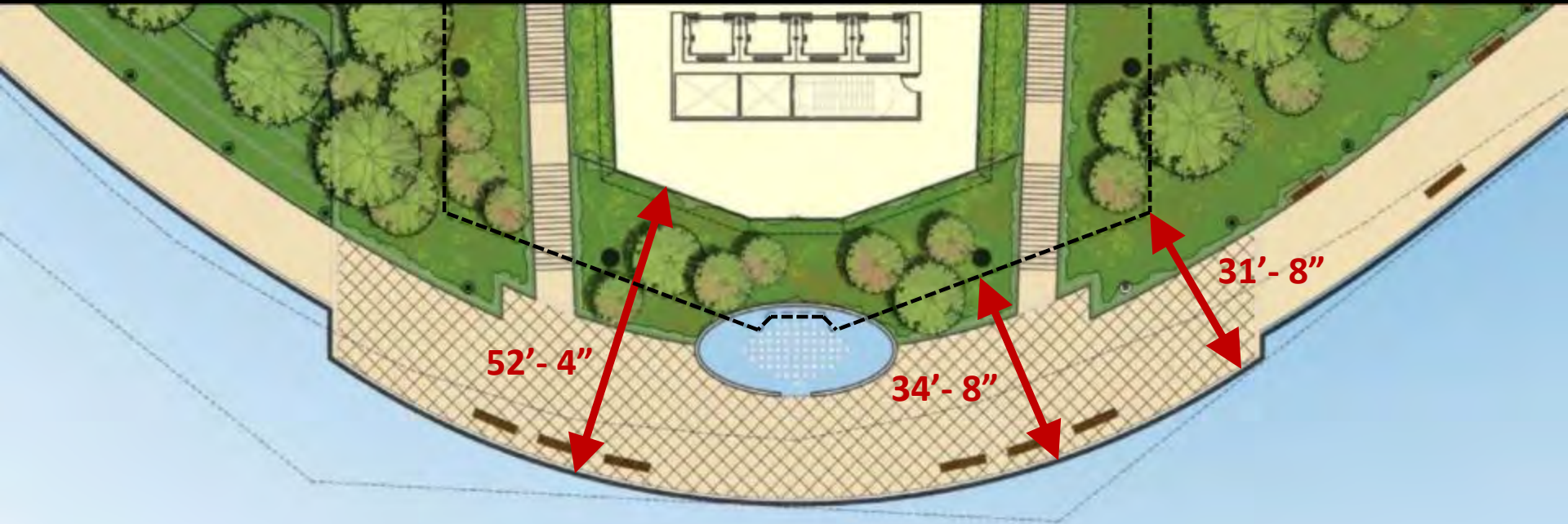


# South Point Update



# South Point Updates

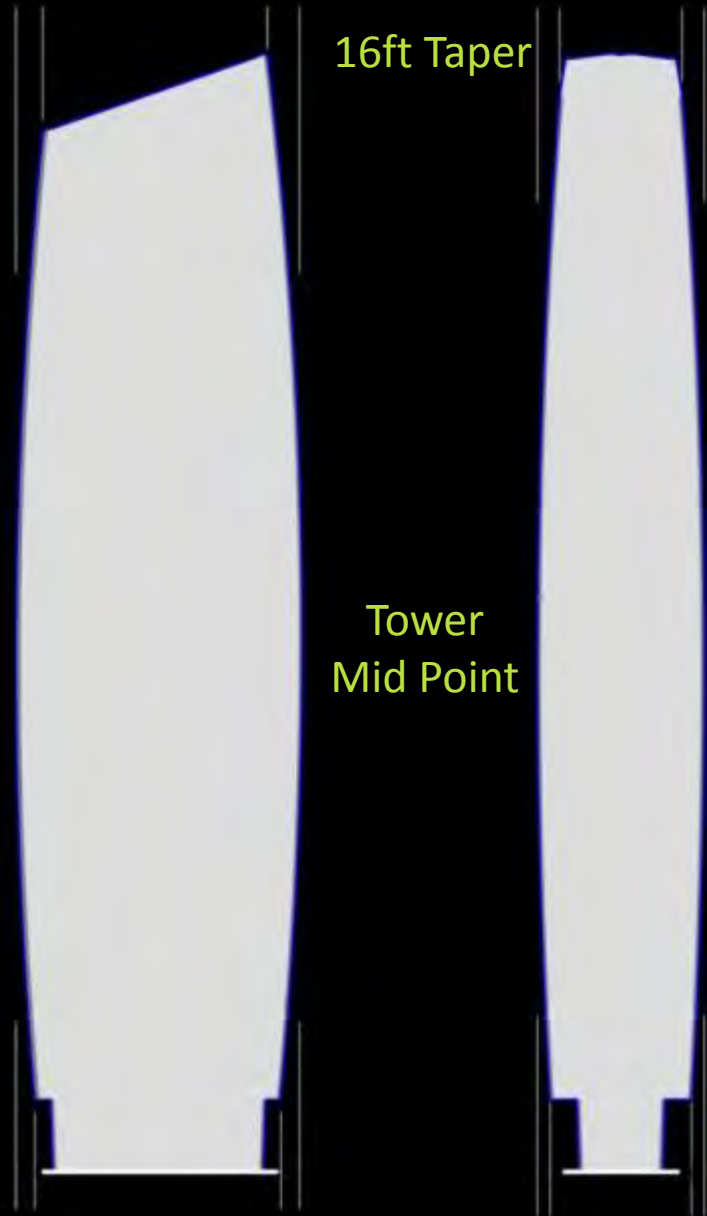
- 1 - South Riverwalk widened to a minimum of 31'-8"
- 2 - Building does not overhang the Riverwalk – Clear views to the sky
- 3 - Changes enhance the south points role as a prominent, important and historical junction of the Chicago River



16ft Taper

16ft Taper

**4 - Tower Geometry** - South Tower profile tapers allowing it to touch the ground lightly at the point.



6ft Taper

6ft Taper



## 5 – Historic Commemoration

- Historic commemoration will be integrated throughout the site
- Seven distinct locations currently identified to celebrate the history and uniqueness of Wolf Point
- Working with the Chicago History Museum and Friends of the Chicago River to manage the design in conjunction with Pelli Clarke Pelli Architects









# Riverwalk Activation









Updated Riverwalk Experience



# Riverwalk Access







# Architecture



















# West Tower



# West Tower

- Collaborated with Pelli Clarke Pelli on glass selection and curtainwall design for the West tower
- Added stone on the west exterior of the West tower that wraps from the riverwalk level all the way into the lobby interior
- Shifted interior building common areas of West tower to increase riverwalk activation and liveliness on west facade

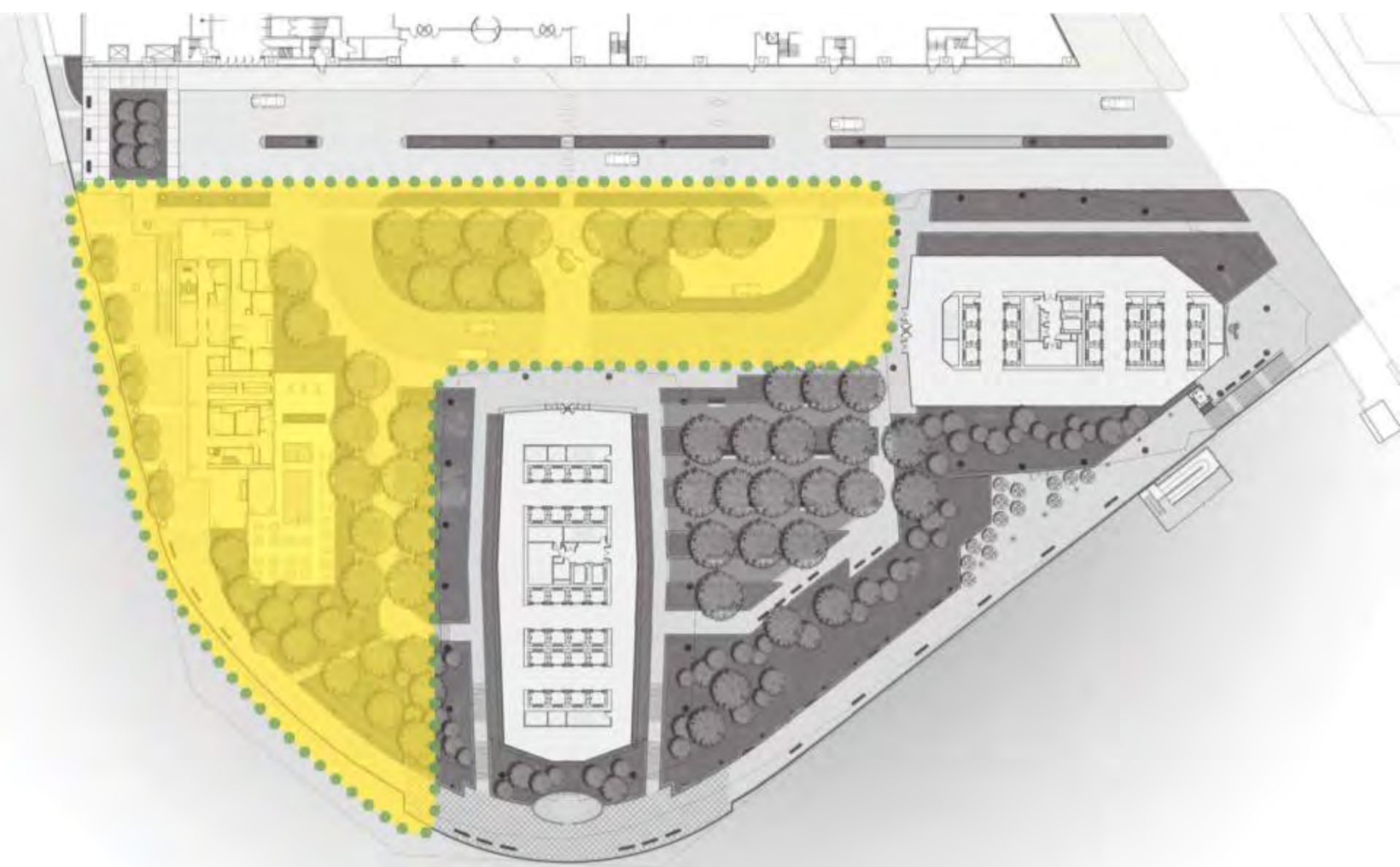






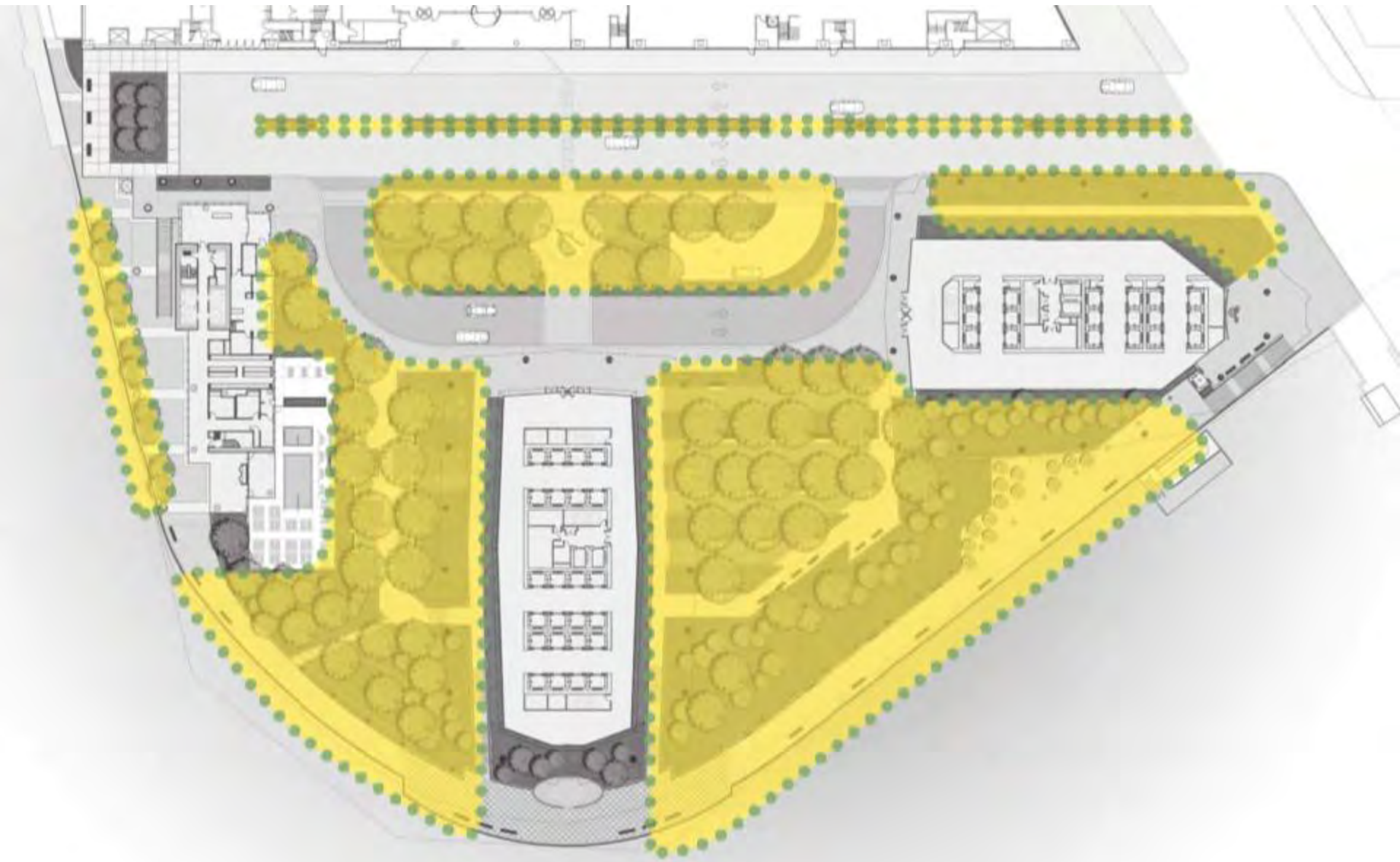


# Phase I





# Landscape



# Landscape Update

- Decreased amount of hardscape on plaza
- Added planter beds and landscaping in front of West tower
- Added landscaping and grand staircase along west side of site
- Added planting beds and landscaping at West end of Plaza Drive
- Removed entire parking ramp on west side of site and replaced with planting and landscape
- Removed east garden pedestrian ramp and replaced with landscape, native planting and more green area
- Increased number and size of trees throughout
- Added planting beds and landscaping at plaza level on South and East Towers

# Landscape Update

- Buildable site area: 142,801 SF
- Building footprints: 31,602 SF
  - 22% of site
- Park, riverwalk & plaza area: 100,030 SF
  - 70% of site
  - 2.3 acres
- Planted park area: 57,269 SF
  - 40% of site
  - 1.3 acres

# Landscape Update



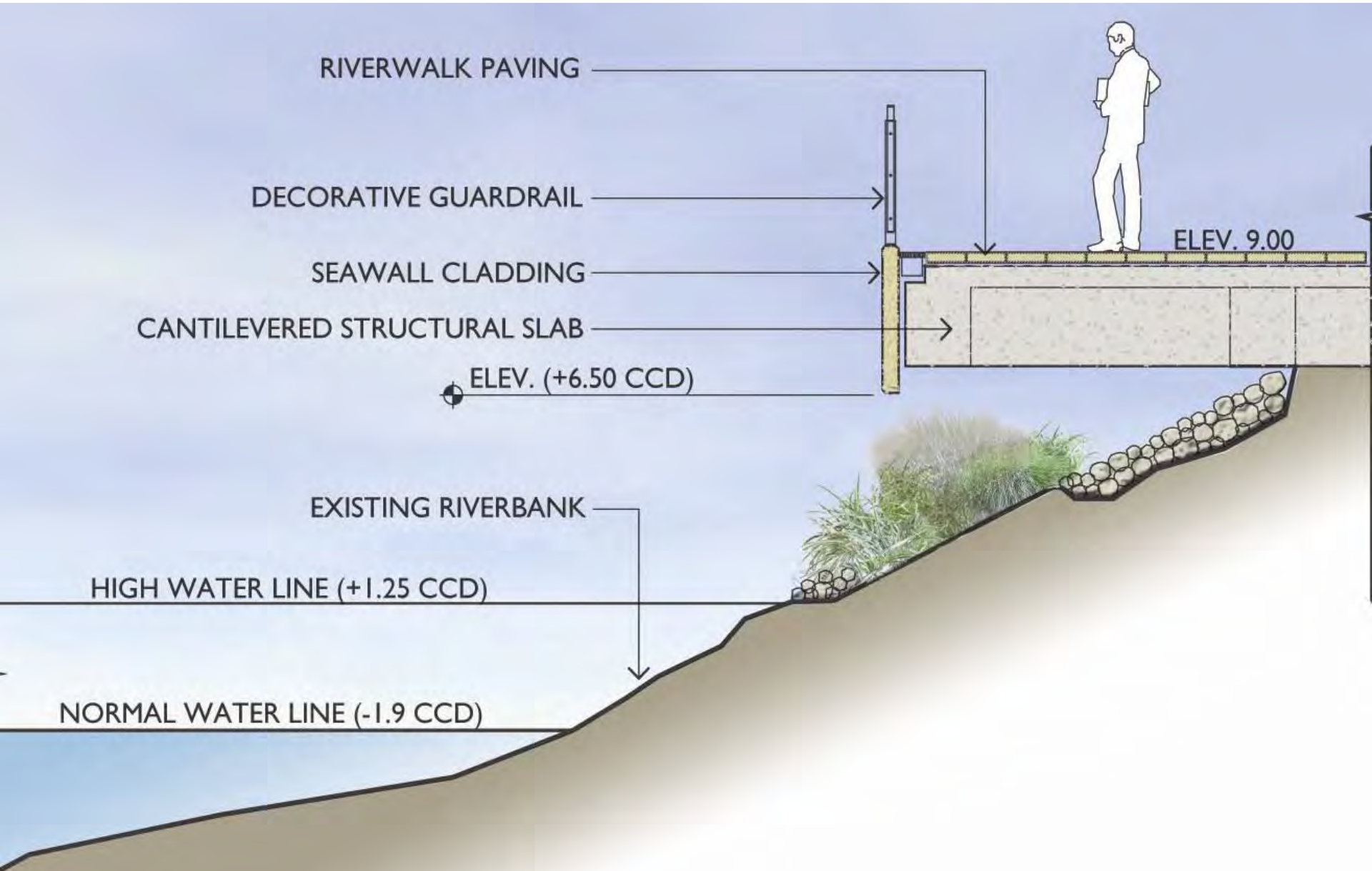








# Landscape





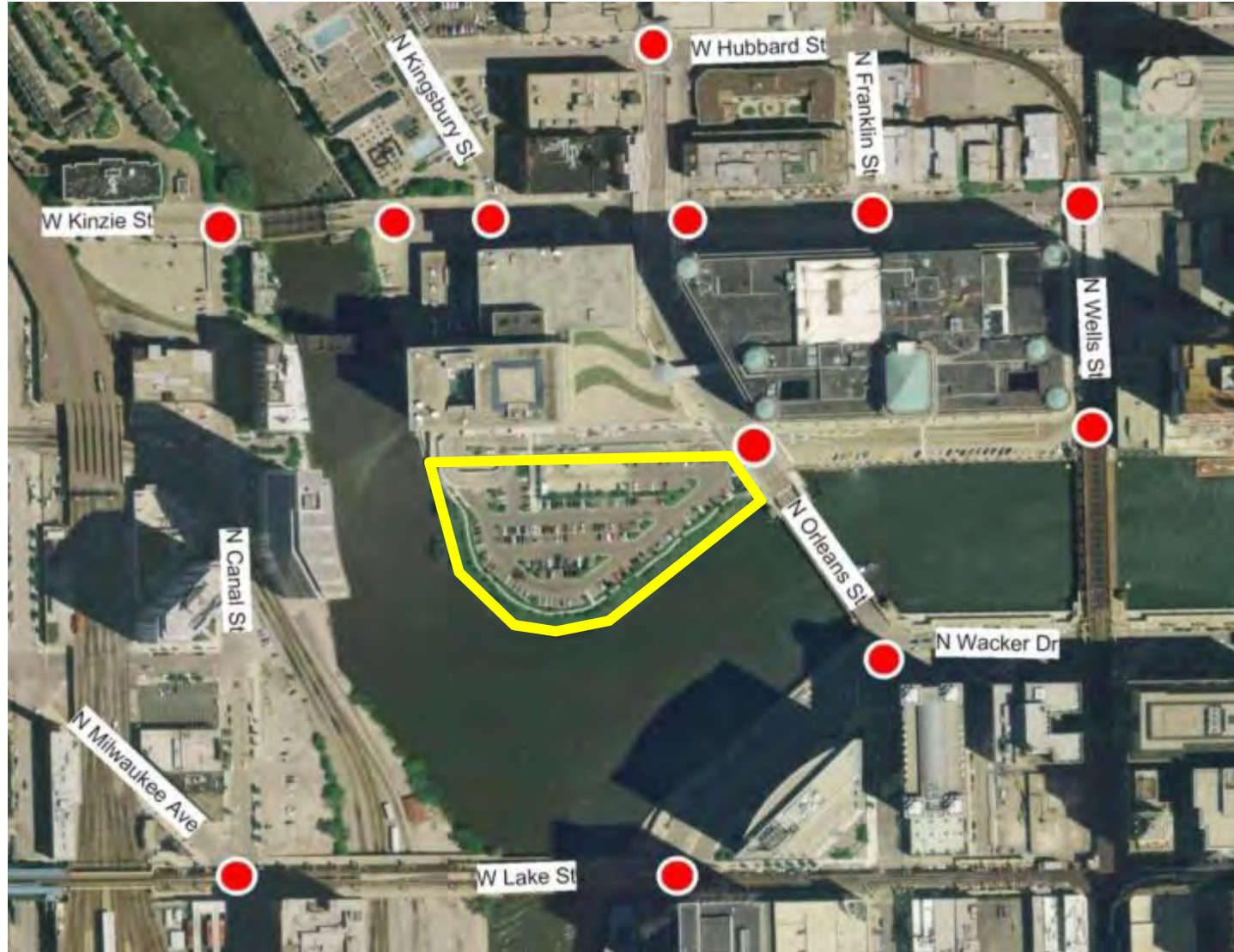
# Traffic and Transportation Update

Luay Aboona – Kenig, Lindgren, O'Hare, Aboona, Inc.

# Study Area

## LOCATIONS

1. Orleans & Wacker
2. Orleans & West Mart Dr.
3. Orleans & Hubbard
4. Kinzie & Canal
5. Kinzie & Access Drive
6. Kinzie & Kingsbury
7. Kinzie & Orleans
8. Kinzie & Franklin
9. Kinzie & Wells
10. Wells & West Mart Dr.
11. Lake & Canal/Milwaukee
12. Lake & Wacker



# Transportation Alternatives

## CTA Rapid Transit

- Merchandise Mart (1 Block)
  - Brown & Purple Lines
- Clark & Lake (4 Blocks)
  - Orange, Green, Blue & Pink Lines

## CTA Bus Service

- Routes 11 and 125 run on Orleans (Northbound) and Wells (Southbound)
- Numerous other bus routes within walking distance

## METRA Rail

- Ogilvie Transportation Center (0.6 miles)
- Union Station (0.75 miles)

## Bicycle

- Dedicated bike lanes on Orleans and Wells
- Multiple bike lanes surround site

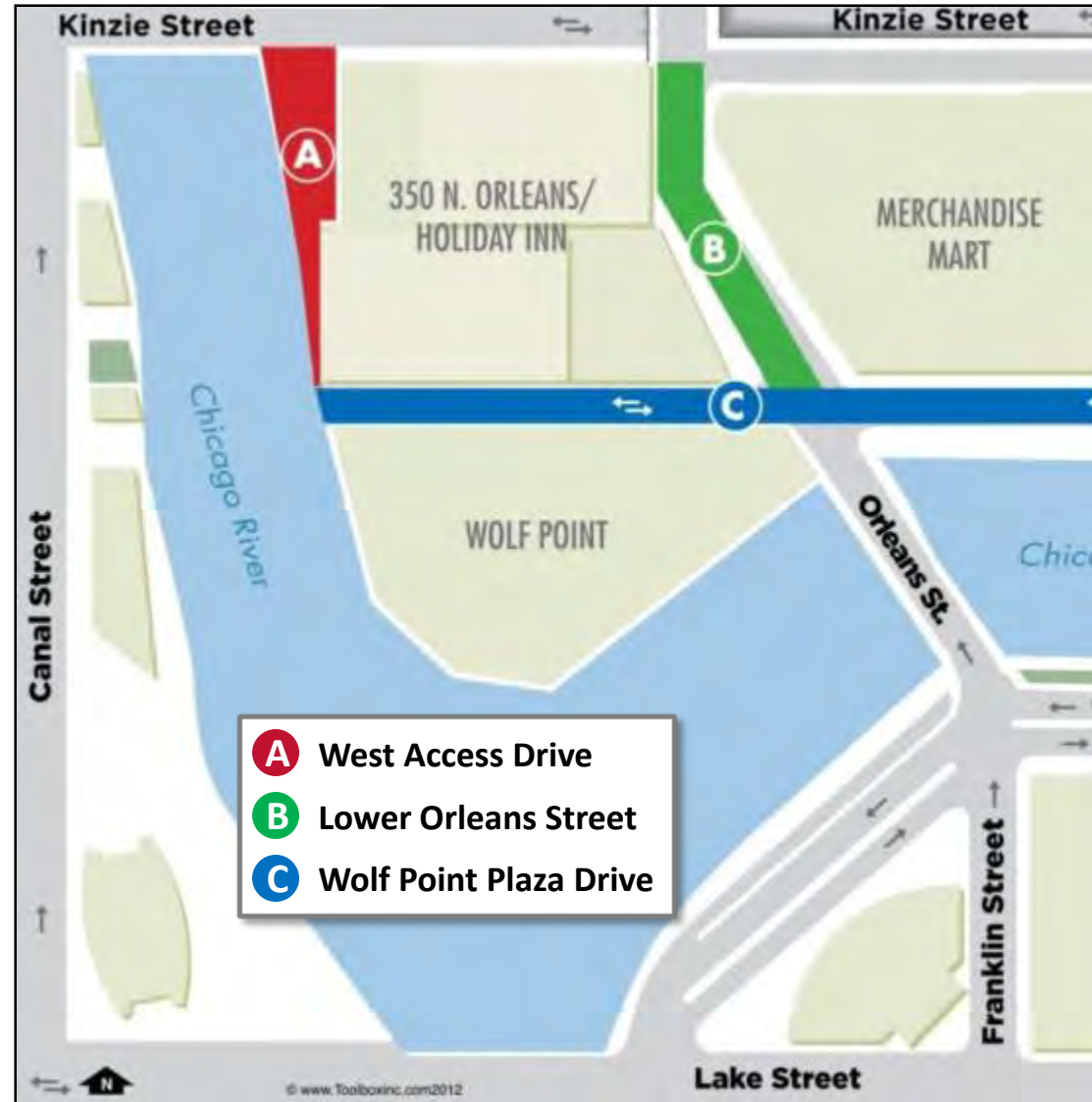
## Pedestrian

- Sidewalks provided on all streets
- Crosswalks & pedestrian signals provided at signalized intersections



# Site Access Update

- Eliminated all car and parking access off Kinzie
- Car and parking access off Wolf Point Plaza Drive only
- Truck traffic for West and South Towers will use West Access Drive
- Truck traffic for East Tower will use Lower Orleans



# Parking Count Update

- 28% reduction from PD 98 original parking figure of 1,800 spaces
- 1,285 is the number of stalls required to service the site:
  - West tower / residential: 200 stalls
  - South tower / office: 160 stalls
  - South tower / residential: 240 stalls
  - East tower / office: 200 stalls
  - Holiday Inn/Sun Times Building: 485 replacement stalls
  - Total: 1,285 stalls



# Parking Count Update (cont'd)

- Wolf Point residential towers will have parking ratios significantly lower than market averages:

	<i>Stalls per Unit</i>
<b>Chicago Class A Apartment Buildings - Recently Completed</b>	<b>0.77</b>
<b>Chicago Class A Apartment Buildings - Under Construction</b>	<b>0.69</b>
Wolf Point Residential Buildings	0.40

- Wolf Point office towers will have parking ratios significantly lower than market averages:

	<i>Stalls per 1,000 SF</i>
<b>Chicago Class A Office Buildings - Recently Completed</b>	<b>0.18</b>
Wolf Point Office Buildings	0.13

# Summary of Findings Update

- The site access modifications and infrastructure improvements funded by the developer will mitigate potential traffic impacts created by this development
- Revised site access will provide traffic relief on Kinzie
- Signalized site access at Plaza Drive will be sufficient to serve the site
- Proximity to numerous public transportation options will encourage limited car usage
- Acceptable levels of service will be maintained at all external intersections within study area

# Infrastructure Improvements Funded By Developer

1. Temporary relocation of the protected bike lane on Kinzie to Grand beginning with initial construction
2. Installation of a new traffic signal at Kinzie/Kingsbury
3. Left turn arrow added for northbound to westbound turning vehicles at Orleans/Hubbard
4. Right turn arrow added for southbound to westbound turning vehicles at Wells/Mart Drive
5. Installation of countdown pedestrian signal heads at Kinzie/Kingsbury

# Infrastructure Improvements Funded By Developer

6. Monitor signal timing and adjust green signal lengths at Orleans/Wacker
7. Left turn arrow for eastbound to northbound turning vehicles at upper Orleans/Mart Drive
8. Left turn arrow for northbound to westbound turning vehicles at upper Orleans/Mart Drive
9. Right turn arrow for southbound to westbound turning vehicles at upper Orleans/Mart Drive
10. Pavement marking, static and electrical signs, and signal modifications for Orleans counter-flow lane from Hubbard to Wolf Point Plaza Drive
11. Study and work with neighboring property on the re-opening of the West Lateral Connector and improving service at West Access Drive

# City Benefits Update

- Private investment in Chicago of more than \$1 billion
- No public financing
- Approximately \$40 million of new, annual public tax revenue
- Union jobs – hundreds of union construction and ongoing union property management, engineering and leasing jobs for Phase I
- Significant public infrastructure improvements
- Environmentally-sustainable design
- Nearly 1,000 linear feet of public riverwalk
- Over 2.5 acres of open space including public parks, promenade, lookout point, river walk, native planting and public gathering areas

# THANK YOU

## QUESTIONS & ANSWERS

