

# Lincoln Yards Master Plan Proposal

**Brian Hopkins**  
2<sup>nd</sup> Ward Alderman 

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LINCOLN  YARDS

November 29, 2018  
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# Lincoln Yards Where Chicago Connects

Lincoln Yards  
Planned Development  
represents

**54.51** acres  
of the 760 acres of the  
North Branch Corridor



# North Branch Framework Plan

## Goal 1

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

## Goal 2

Provide better access for all transportation modes

## Goal 3

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



### Study Area

#### Map Key

- Expressway
- Metra Line & Station
- CTA Brown Line & Station
- CTA Purple Line & Station
- CTA Red Line & Station
- CTA Blue Line & Station
- Existing PMDs
- North Branch Industrial Area Boundary
- Study Area Boundary



Lincoln Yards South Site

Lincoln Yards North Site

North Branch  
Chicago River

Cortland Bridge

Lincoln Yards North Site

Cortland Street

Elston Avenue

Future 606 Extension

Kennedy Expressway

Wicker Park

View looking South



Bucktown

Kennedy Expressway

Clybourn Metra Station

Lincoln Park

Lincoln Yards North Site

Kingsbury Street

Lincoln Yards North Site

Cortland Street

Lincoln Yards North Site

Future 606 Extension

View looking North

North Branch Chicago River

# Community Benefits

over **20** acres

Of new public open space

over **1** mile

Of new riverwalk

**1300+** feet

606 Extension across the river

**1+** mile

Of improved existing roadway

**4,000** feet

Of new roadway

**2** new

Vehicular bridges across the river

**24,000** tons

environmentally impacted soil removed

**LEED ND**

Sustainably designed

**7+** mobility systems

Multimodal hub with new Metra station

# Economic and Social Impact

- **Enhances Chicago's competitiveness for talent and economic growth**
- **Reconnects the community with the Chicago River**
- **10,000 + construction jobs  
24,000 + permanent jobs**
- **Contracting opportunities for small and W/MBE businesses**
- **Job training and hiring programs**
- **Commitment to affordable housing**
- **\$29 Million to Industrial Corridor Fund**
- **\$64 Million North Branch Corridor Bonus Payment**
- **\$4.5 Billion in annual economic output**



# Since the July 18 Community Meeting

- 1 Continued Engagement**
  - Met directly with community groups, local businesses, and area residents since the plan's introduction
- 2 Coordination**
  - Engaged with local units of government, city departments, transportation agencies, and stakeholders to leverage future investments lead to increased public benefit
- 3 Plan Revisions**
  - Developed more detailed plans based on community and stakeholder input

# We heard the following priorities:

## Additional Project Details

- Transportation and Infrastructure Improvements
- Publicly Accessible Open Space
- Building Height, Massing, and Detail
- Economic Impact and Benefits

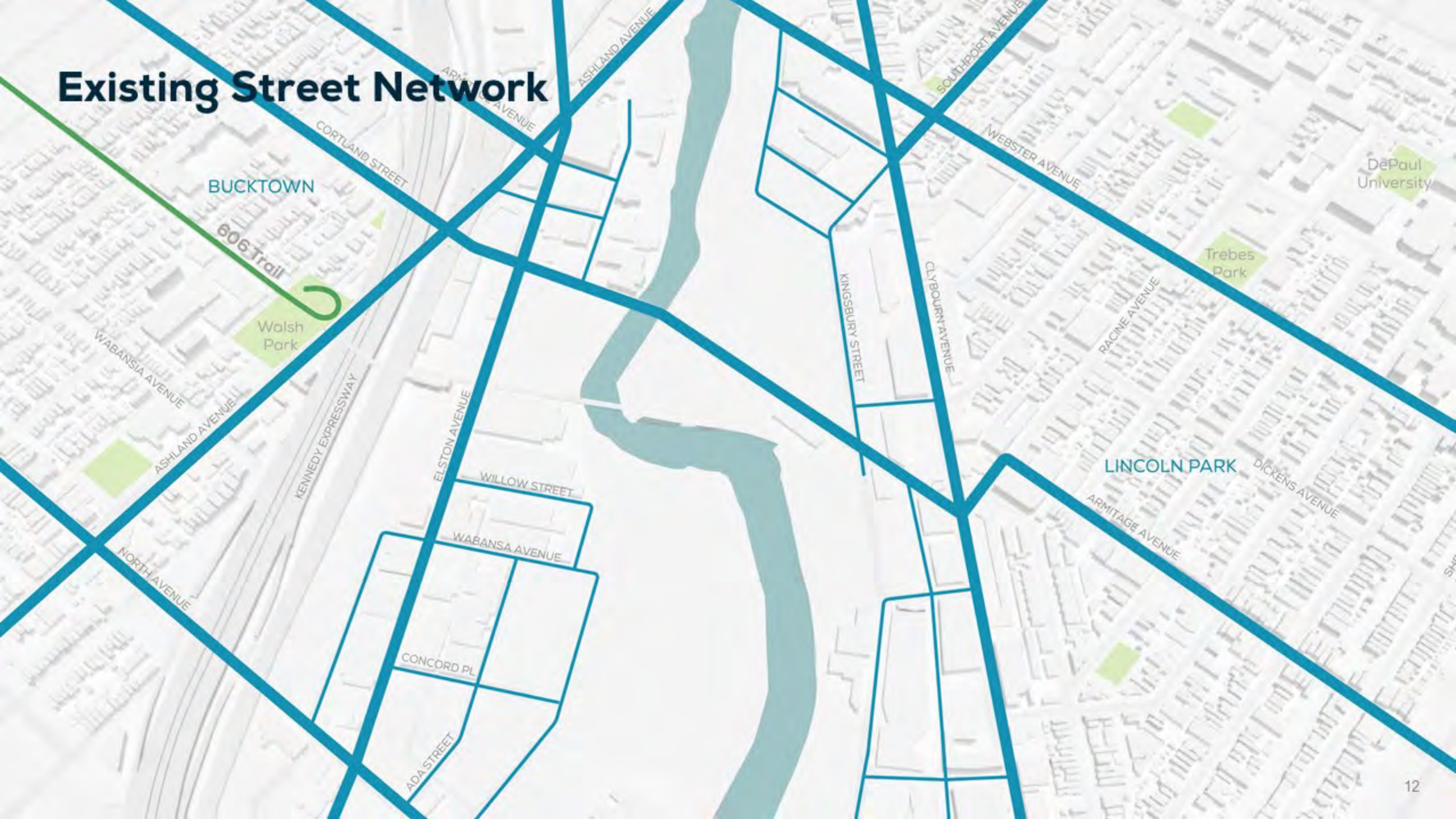


# Lincoln Yards Advancing the Master Plan

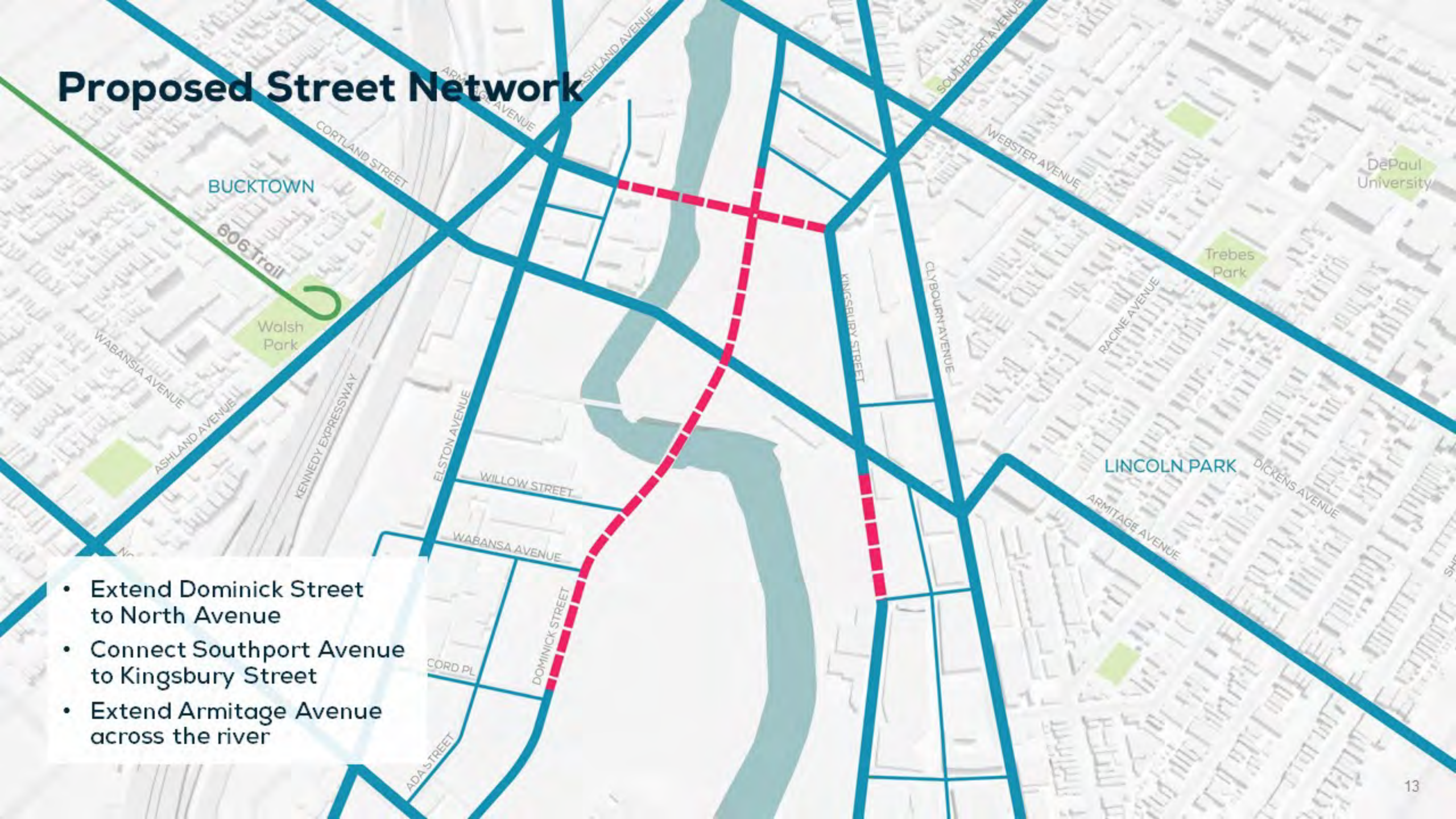
- Delivering over 20 total acres of publicly accessible open space - 38% of the site
- Removal of over 100 floors of building height
- Aligning infrastructure investments with development
- Detailing the initial development and infrastructure approach



# Existing Street Network



# Proposed Street Network



- Extend Dominick Street to North Avenue
- Connect Southport Avenue to Kingsbury Street
- Extend Armitage Avenue across the river

# Proposed Pedestrian and Bicycle Connections

BUCKTOWN

606 Trail

Walsh Park

DePaul University

Trebes Park

LINCOLN PARK

- 606 Extension
- Concord Pedestrian Bridge
- Pedestrian and bicycle crossings on bridges

# Parks

BUCKTOWN

606 Trail

Walsh Park

Trebes Park

LINCOLN PARK

DePaul University

8.42 acres



# Riverwalk

BUCKTOWN

606 Trail

Walsh Park

Trebes Park

DePaul University

LINCOLN PARK

**3.61 acres**





# Plazas

BUCKTOWN

606 Trail

Walsh Park

Trebes Park

DePaul University

LINCOLN PARK

8.85 acres



# Publicly Accessible Open Space

BUCKTOWN

606 Trail

Walsh Park

Trebes Park

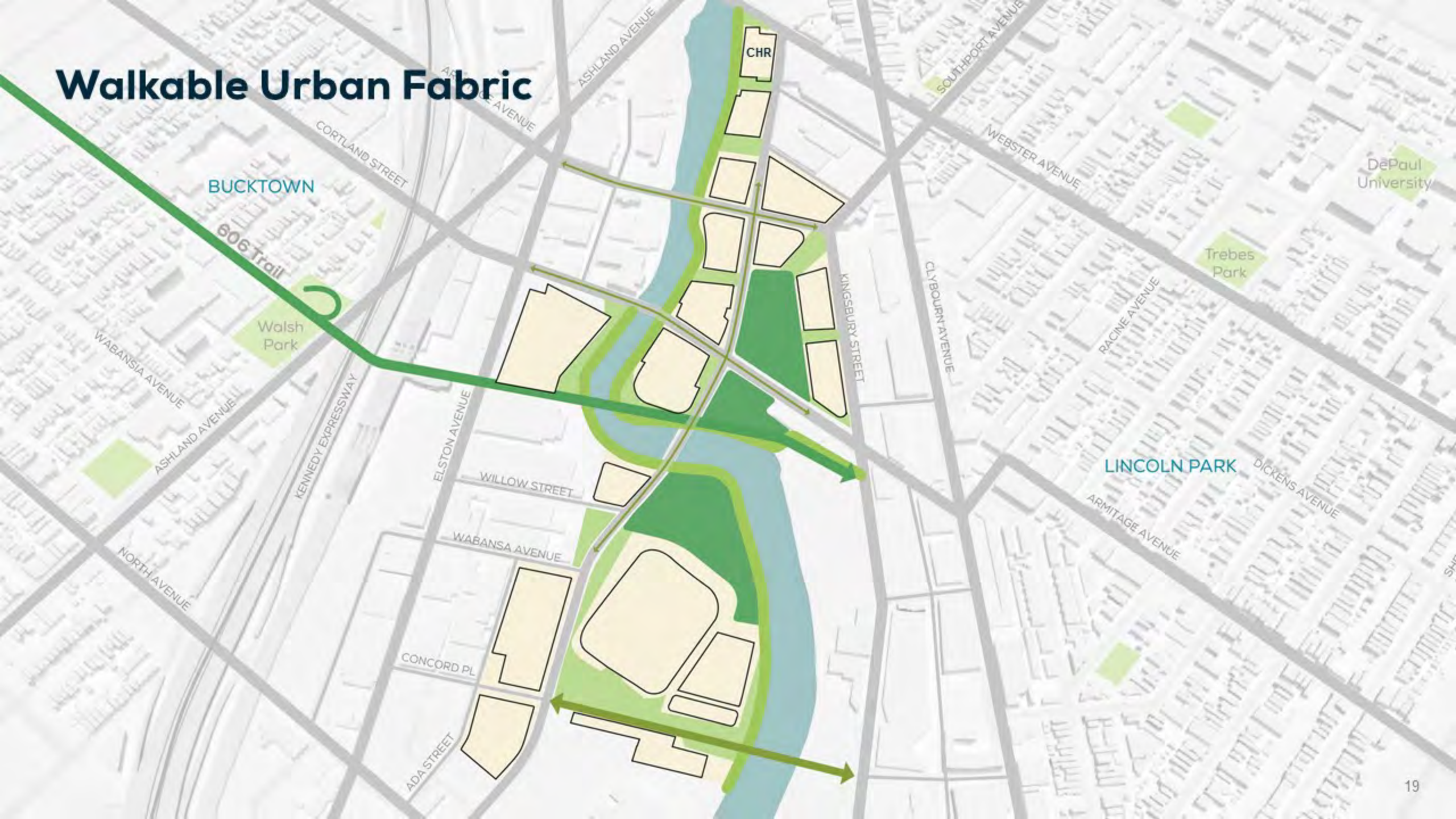
DePaul University

LINCOLN PARK

**20.88 acres**

Stadium Field is not included in area calculations

# Walkable Urban Fabric



BUCKTOWN

606 Trail

Walsh Park

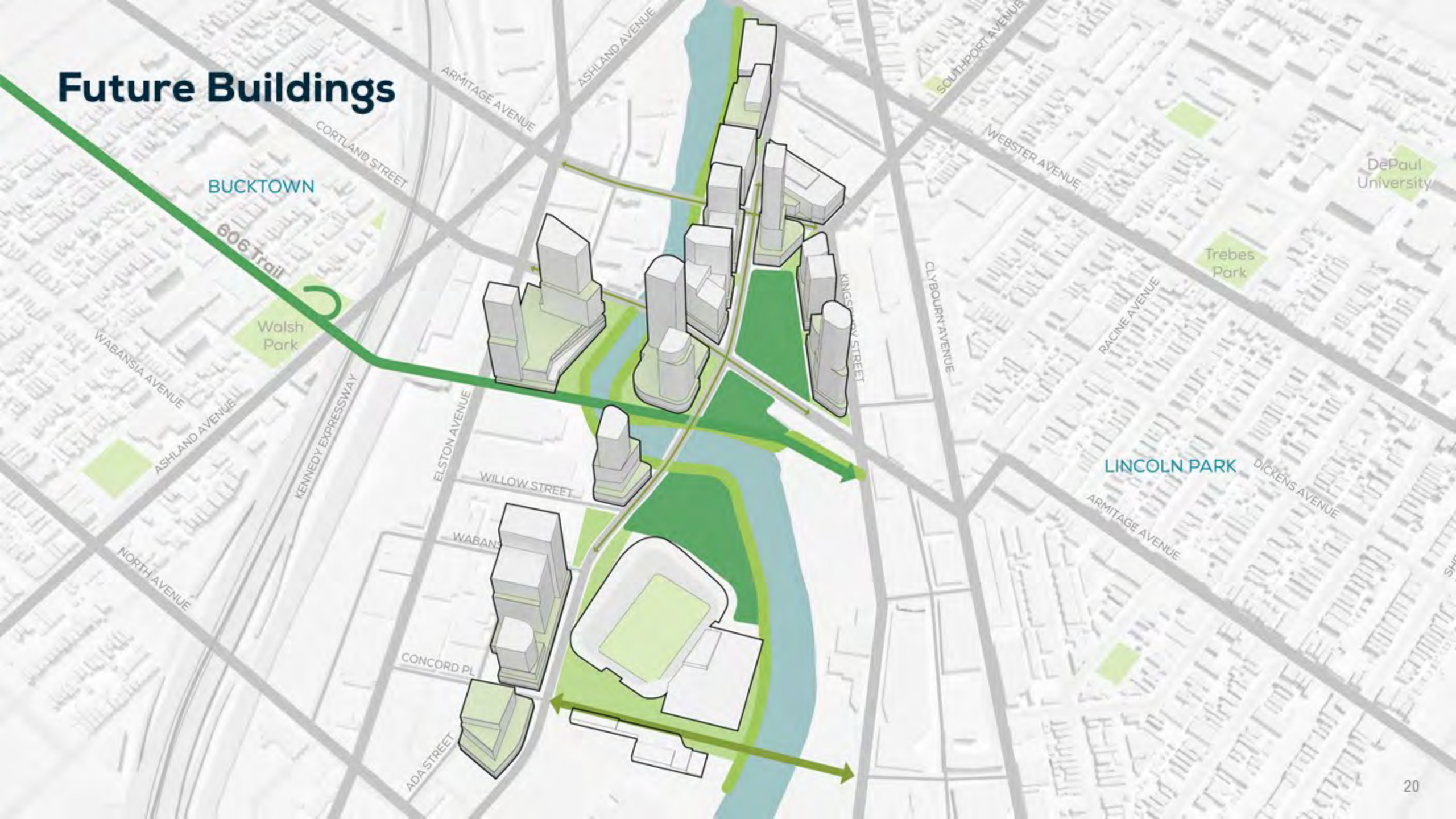
CHR

DePaul University

Trebes Park

LINCOLN PARK

# Future Buildings



BUCKTOWN

606 Trail

Walsh Park

LINCOLN PARK

Trebes Park

DePaul University

# Land Use

BUCKTOWN

606 Trail

Walsh Park

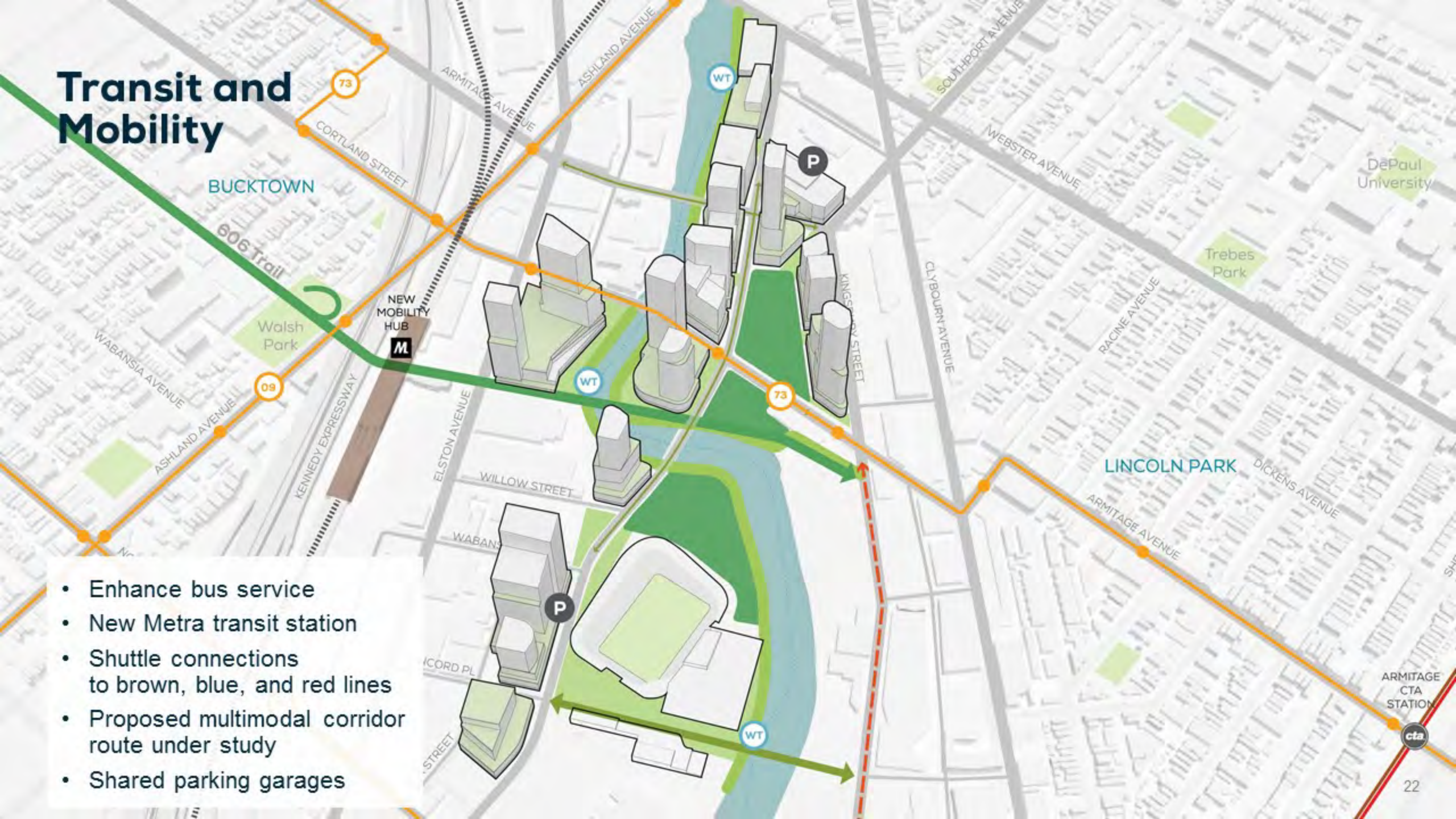
DePaul University

Trebes Park

LINCOLN PARK

- Commercial Office ( $\pm 50\%$ )
- Residential ( $\pm 40\%$ )
- Arts + Entertainment ( $\pm 10\%$ )

# Transit and Mobility



- Enhance bus service
- New Metra transit station
- Shuttle connections to brown, blue, and red lines
- Proposed multimodal corridor route under study
- Shared parking garages

# TRANSPORTATION AND INFRASTRUCTURE IMPROVEMENTS

# Transportation and Infrastructure Improvements Update

**Working with CDOT and IDOT  
for comprehensive transportation  
and improved mobility strategies**

- On-site and off-site street improvements
- Public transit and alternative modes of transportation
- New bridges and roadways
- Ashland / Armitage / Elston intersection improvements



Multimodal Center



606 Extension, Skate Park and Climbing Wall



# Access and Mobility Challenges

A comprehensive traffic study was completed and is being reviewed by the City

## Key Findings and Recommendations:

Number of vehicle trips generated will be reduced due to the following:

- Mixed use development and parking strategies
- Improvements further promote alternative modes of transportation
- Location and walkability from existing residential areas

Enhancements will greatly expand and improve the efficiency of the existing street network, public transit, and alternative modes of transportation serving the area

Infrastructure improvements and geometric / traffic signal improvements identified at 20 intersections will help mitigate existing and projected operations



# Existing Conditions



# Proposed Infrastructure North-South Connections

- Provide two additional north-south corridors serving the area
- Extend Dominick Street (Webster to North)
- New Dominick Bridge
- Connect Southport to Kingsbury
- Extend Kingsbury to Cortland

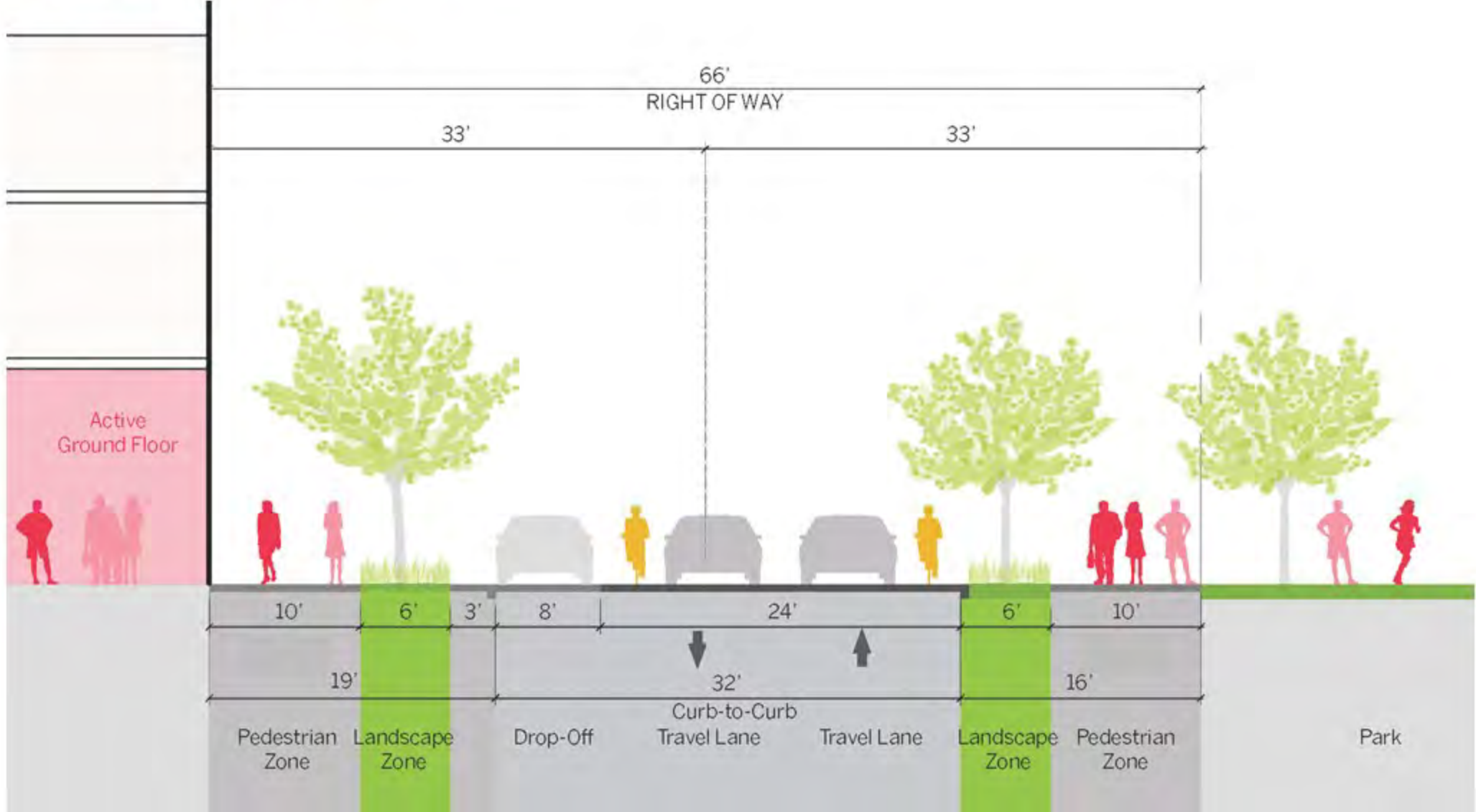
Serves the larger area

Provides access to multiple east-west corridors

Provides greater north-south access and overall circulation



# Dominick Street Extension Armitage to Cortland



# Proposed Infrastructure East-West Connections

- Enhance east-west connections across the river
- Improve Cortland Street (Elston to Kingsbury)
- Extend Armitage (Elston to Southport)
- Build Concord Place Pedestrian Bridge
- Extend the 606 across the River

Serves the larger area

Provides connections to several north-south corridors

Provides greater east-west access and overall circulation



# Proposed Infrastructure Traffic Signalization Improvements

## New Traffic Signals

- Webster and Dominick
- Armitage and Dominick
- Cortland and Dominick
- Cortland and Kingsbury
- Concord and Elston

Includes signal timing, signal modifications, signal offset and other geometric intersections improvements



# Proposed Infrastructure Armitage / Ashland / Elston Intersection Improvements

- Will provide significant operational and safety benefits compared to existing conditions
- The three closely spaced intersections will be separated and will operate independently from one another
- Increased spacing between intersections allows for longer turn lanes and increased stacking between intersections
- Angled intersections will be replaced with more perpendicular intersections
- Enhanced pedestrian safety



# Mitigating Existing Traffic Congestion

Sterling Bay funded traffic studies, as well as engineering design solutions to replicate the success of the newly realigned Elston, Damen and Fullerton intersection.

CDOT is following up with engineering studies.

Elston, Damen, Fullerton Intersection Improvements following December 2016 realignment:

- 70%-80% travel time improvement at intersections
- 70%-80% travel time improvement within network



Elston, Ashland, Armitage, intersection existing condition

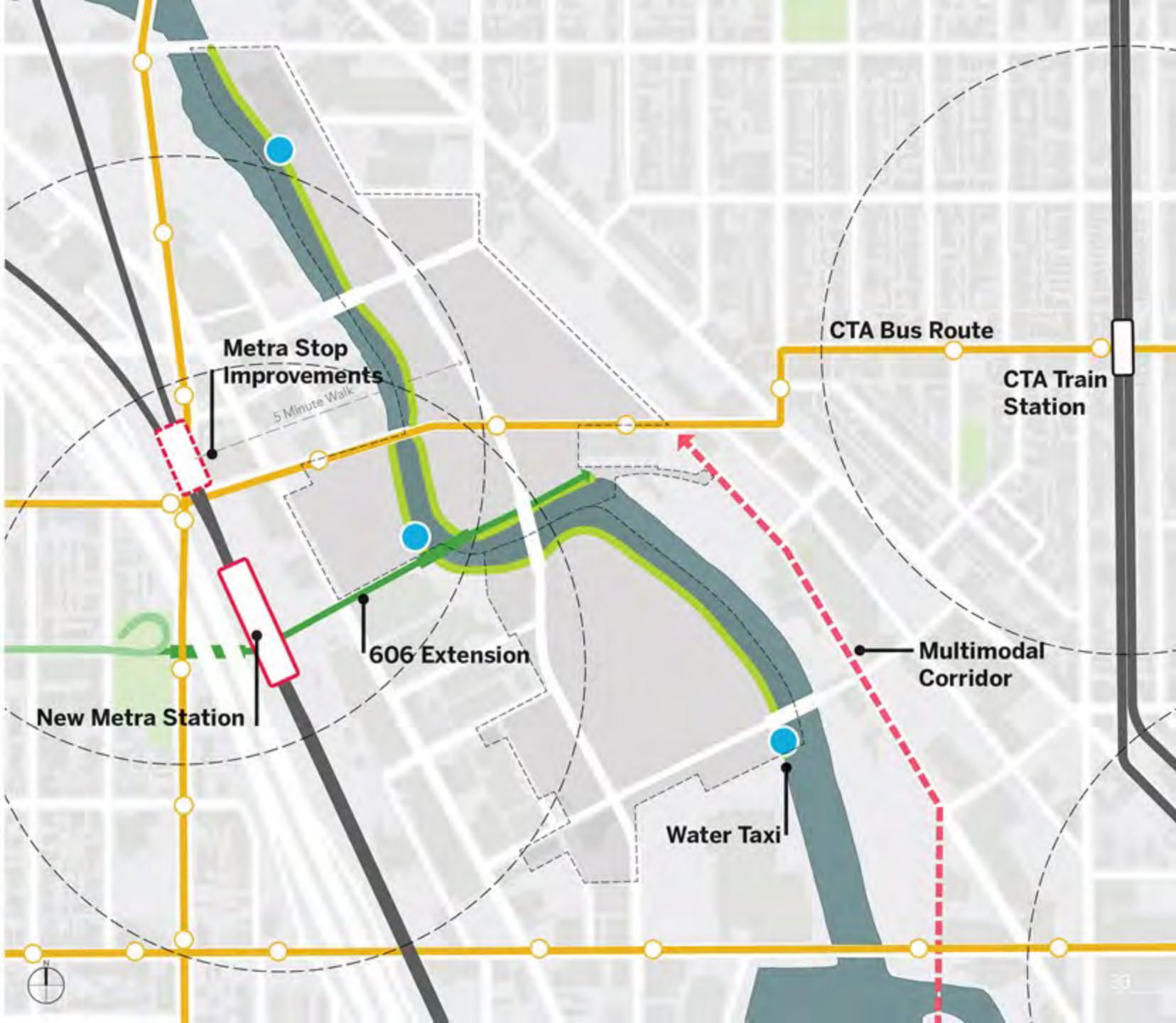


Elston, Damen and Fullerton intersection prior to 2016



# Proposed Infrastructure Transit and Mobility Improvements

- Riverwalk Path
- 3 Water Taxi Stops
- 606 Extension
- Metra Stop Improvements
- New Metra Station
- City's Multimodal Corridor
- Shuttles to CTA Train Stations



# Proposed Infrastructure

## Stadium Mobility Plan

Majority of patrons expected to arrive by non-automobile modes or rideshare

- Connectivity to Metra
- CTA bus
- Shuttle Circulator
- Priority bike and walk corridors
- On-site bike parking and bike valet
- Dedicated rideshare drop-off locations
- Average vehicle occupancy 2-3 persons
- Traffic control aides at key intersections



# Priority Infrastructure Projects

## **New Streets and Utilities**

- Dominick Street
- Armitage Avenue
- Concord Place
- Kingsbury Street
- Armitage / Ashland / Elston Intersection Improvements

## **New River Crossing**

- Dominick Bridge
- Armitage Bridge
- Concord / Wisconsin Pedestrian Bridge
- 606 Extension Bridge / Bike Facilities

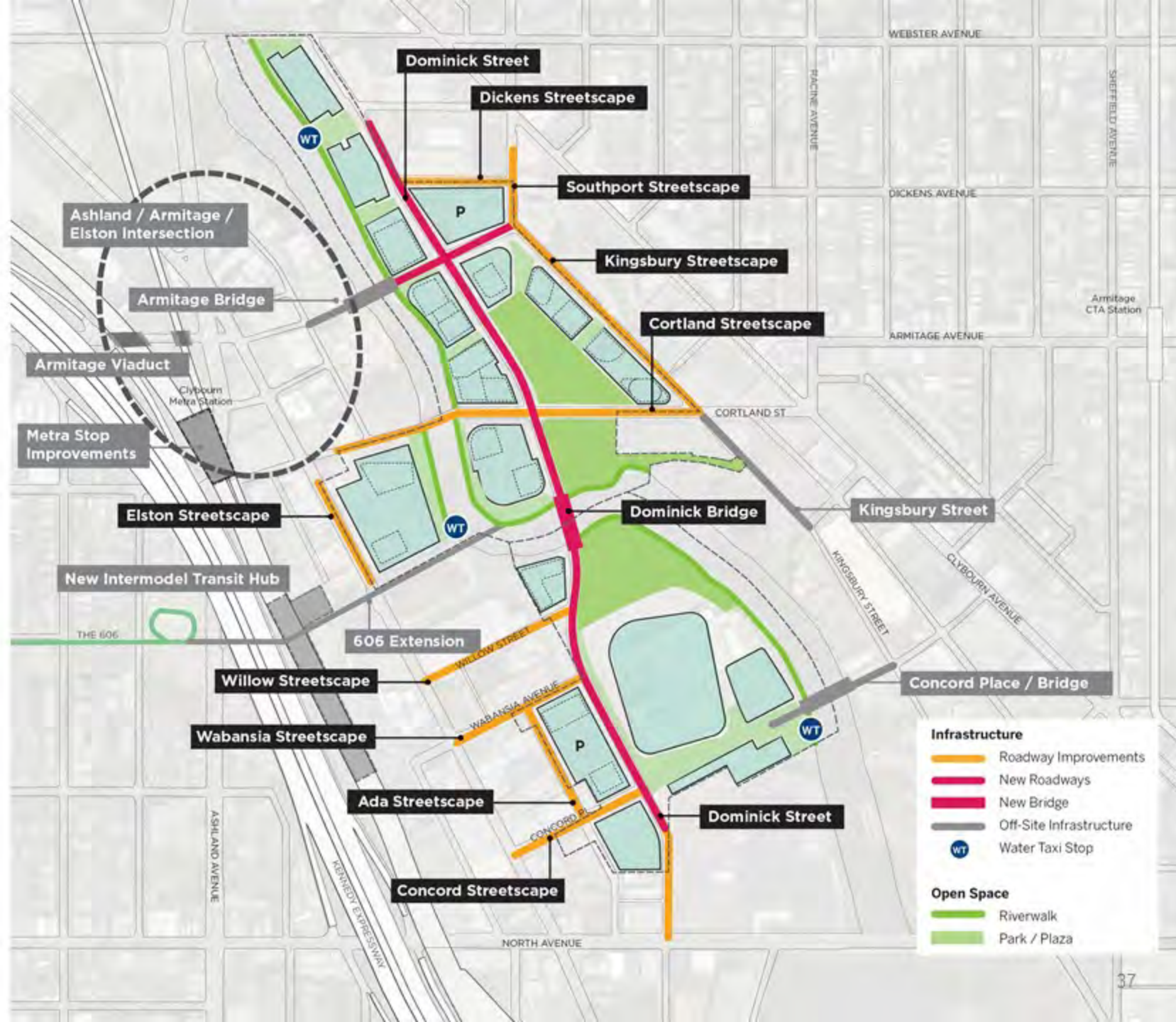
## **Transit and Mobility**

- Metra Station Improvements
- City's Multimodal Corridor

# INFRASTRUCTURE AND DEVELOPMENT PHASING

# Development and Infrastructure Alignment

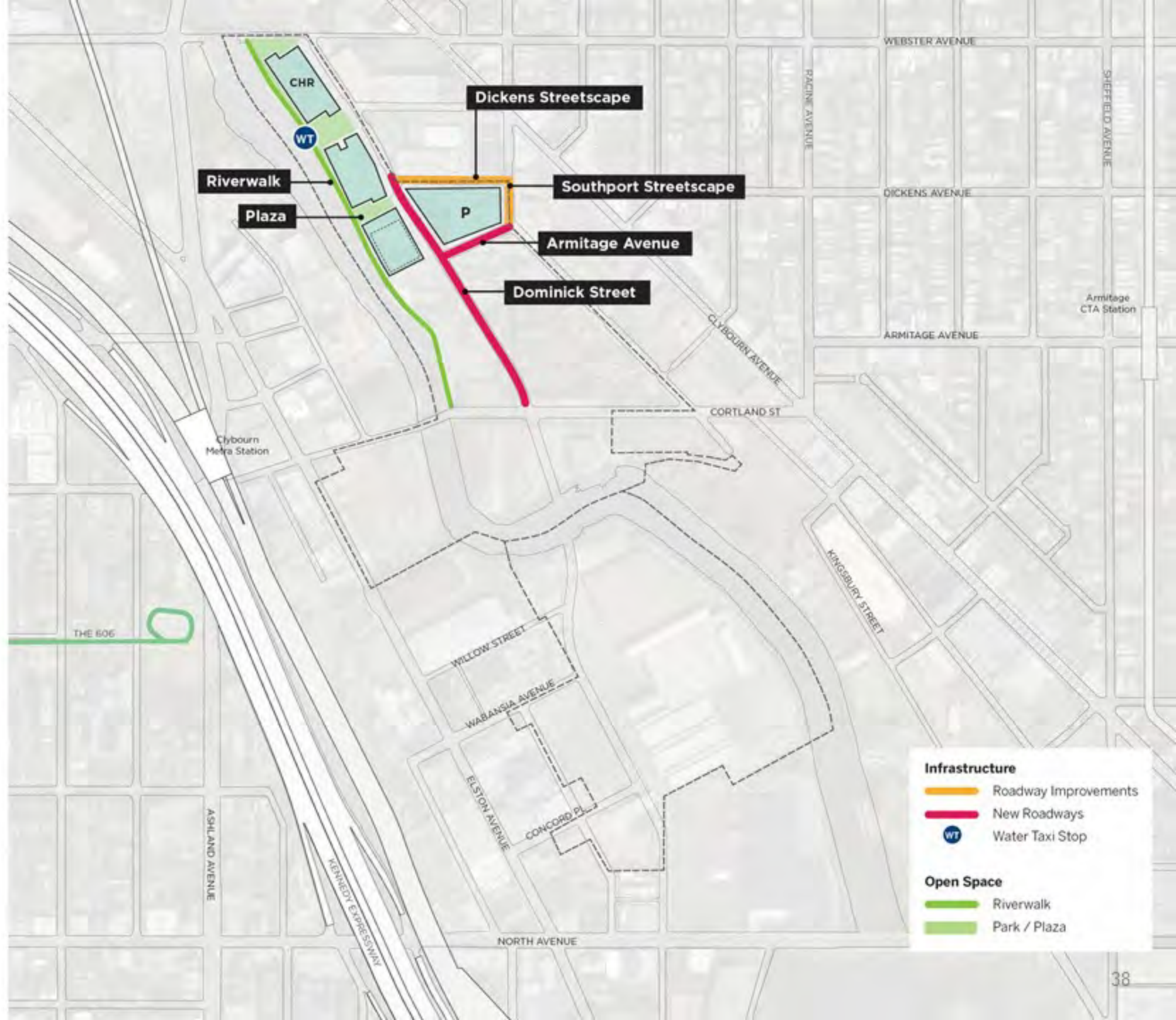
- New north-south and east-west connections
- Traffic signalization
- Mitigating existing traffic congestion
- Transportation and mobility



# Initial Development

## Infrastructure Improvements

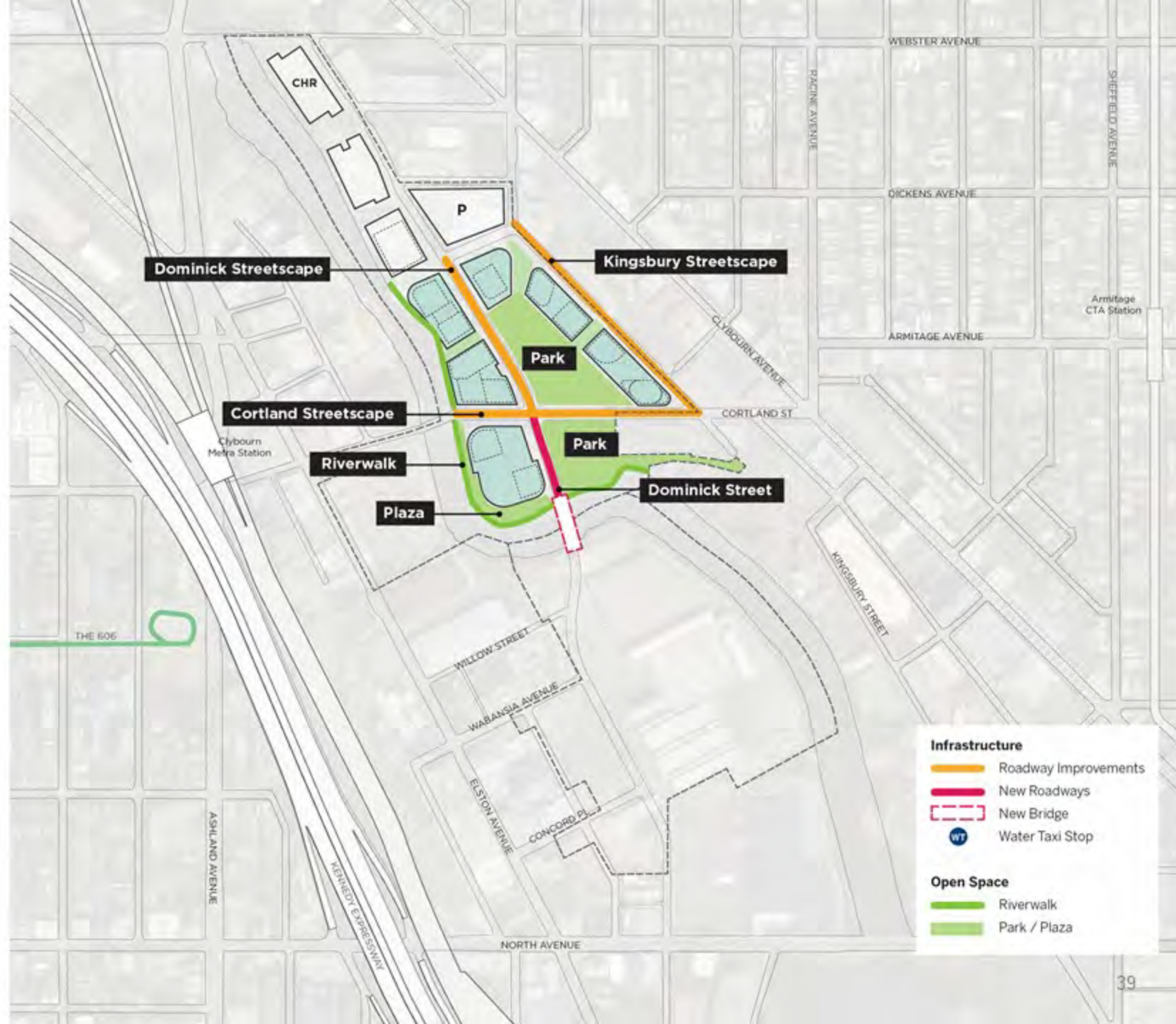
- Dominick Street Extension
- Armitage Avenue
- Dickens Avenue Improvements
- Southport Avenue Improvements



# Infrastructure Phase North Zone

## Infrastructure Improvements

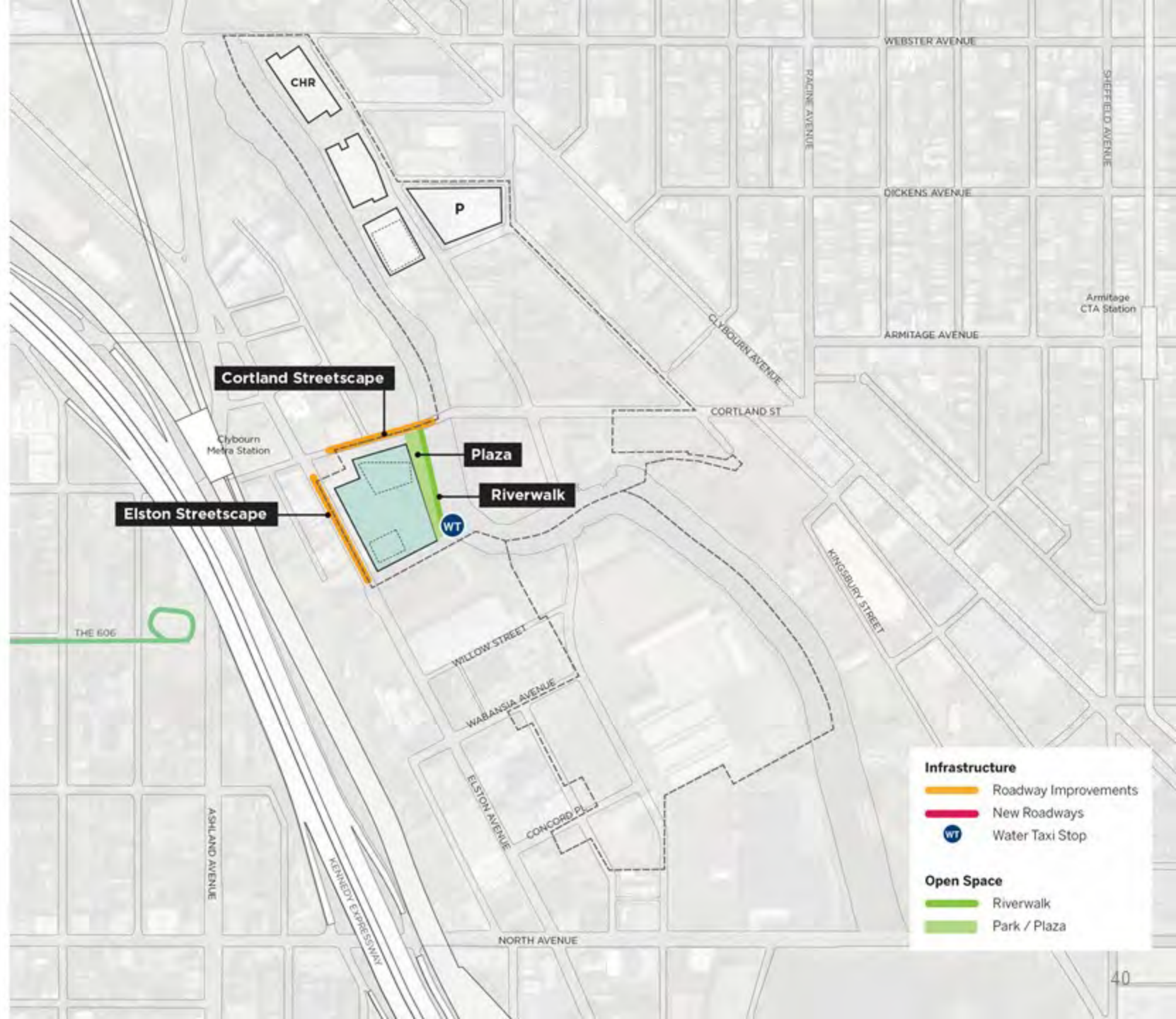
- Cortland Street Improvements
- Kingsbury Street Improvements
- Dominick Street Improvements
- Dominick Street Extension



# Infrastructure Phase West Zone

## Infrastructure Improvements

- Cortland Street Improvements
- Elston Avenue Improvements





# Infrastructure Phase South Zone

## Infrastructure Improvements

- Willow Street Improvements
- Wabansia Avenue Improvements
- Ada Street Improvements
- Concord Place Improvements
- Dominick Street Extension



# **PUBLICLY ACCESSIBLE OPEN SPACE**

# Publicly Accessible Open Space Update

Working with multiple stakeholders  
on comprehensive open space and  
riverwalk strategy

- Expanded public open space
- Connections from the community
- Recreation and amenities
- Flexibility to allow greater programming



# Expanded Public Open Space



July 18, 2018 Proposal



Updated Proposal

# Open Space

## July 18, 2018 Proposal

Parks	6.14 acres
Plazas	4.33 acres
Riverwalk	2.97 acres
<b>Parks and Open Space</b>	<b>13.44 acres (25%)</b>

## Updated Proposal

Parks	8.42 acres
Plazas	8.85 acres
Riverwalk	3.61 acres
<b>Parks and Open Space</b>	<b>20.88 acres (38%)</b>

Stadium Field is not included in area calculations

# Context Site Plan

LINCOLN YARDS NORTH

WEBSTER AVENUE

LINCOLN PARK

ARMITAGE AVENUE

ARMITAGE AVENUE

W CORTLAND STREET

W CORTLAND STREET

GENERAL BUCH

BUCKTOWN

606 TRAIL

I-90

WICKER PARK

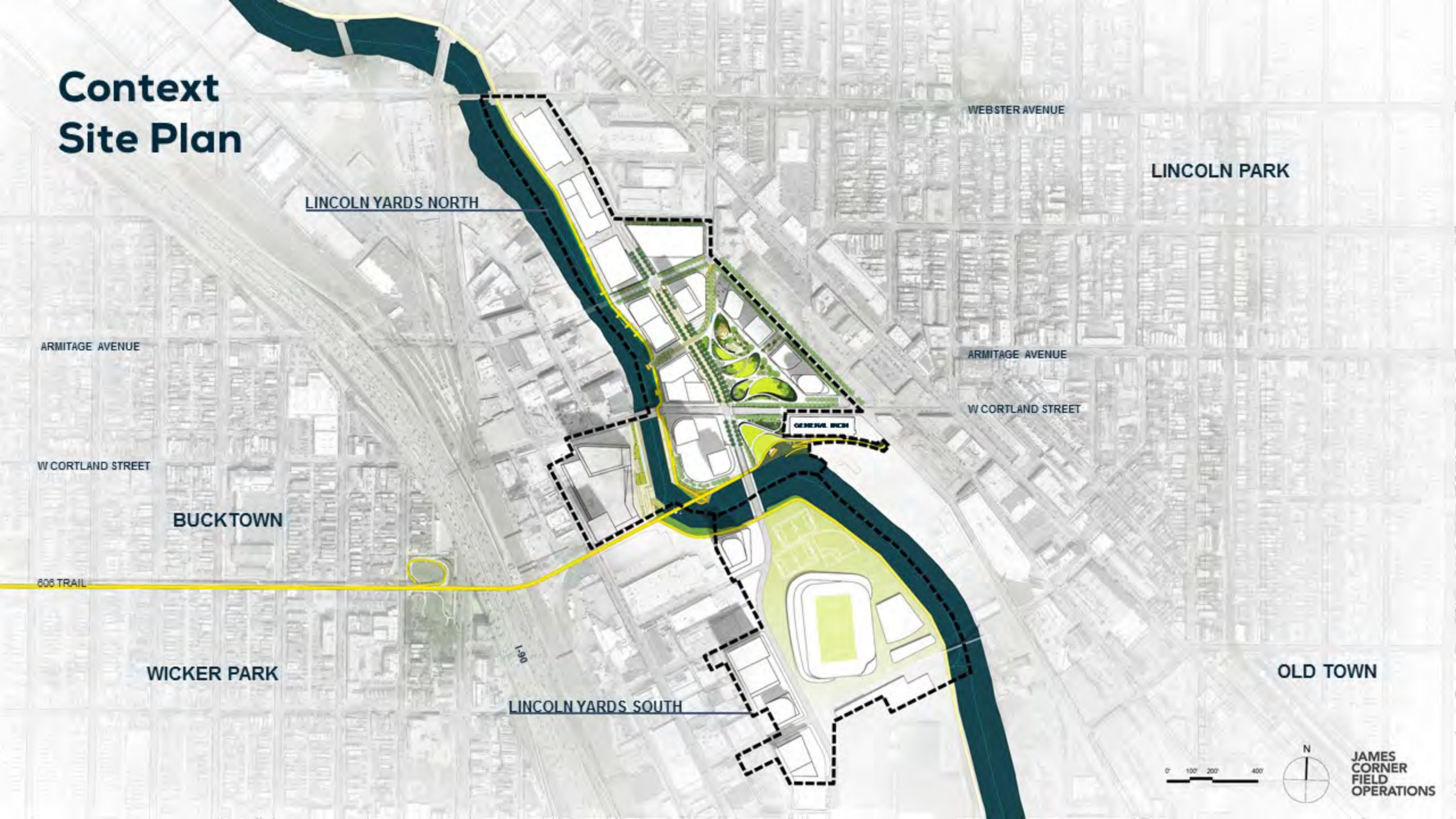
LINCOLN YARDS SOUTH

OLD TOWN

0 100 200 400



JAMES  
CORNER  
FIELD  
OPERATIONS



# Industrial Artifacts



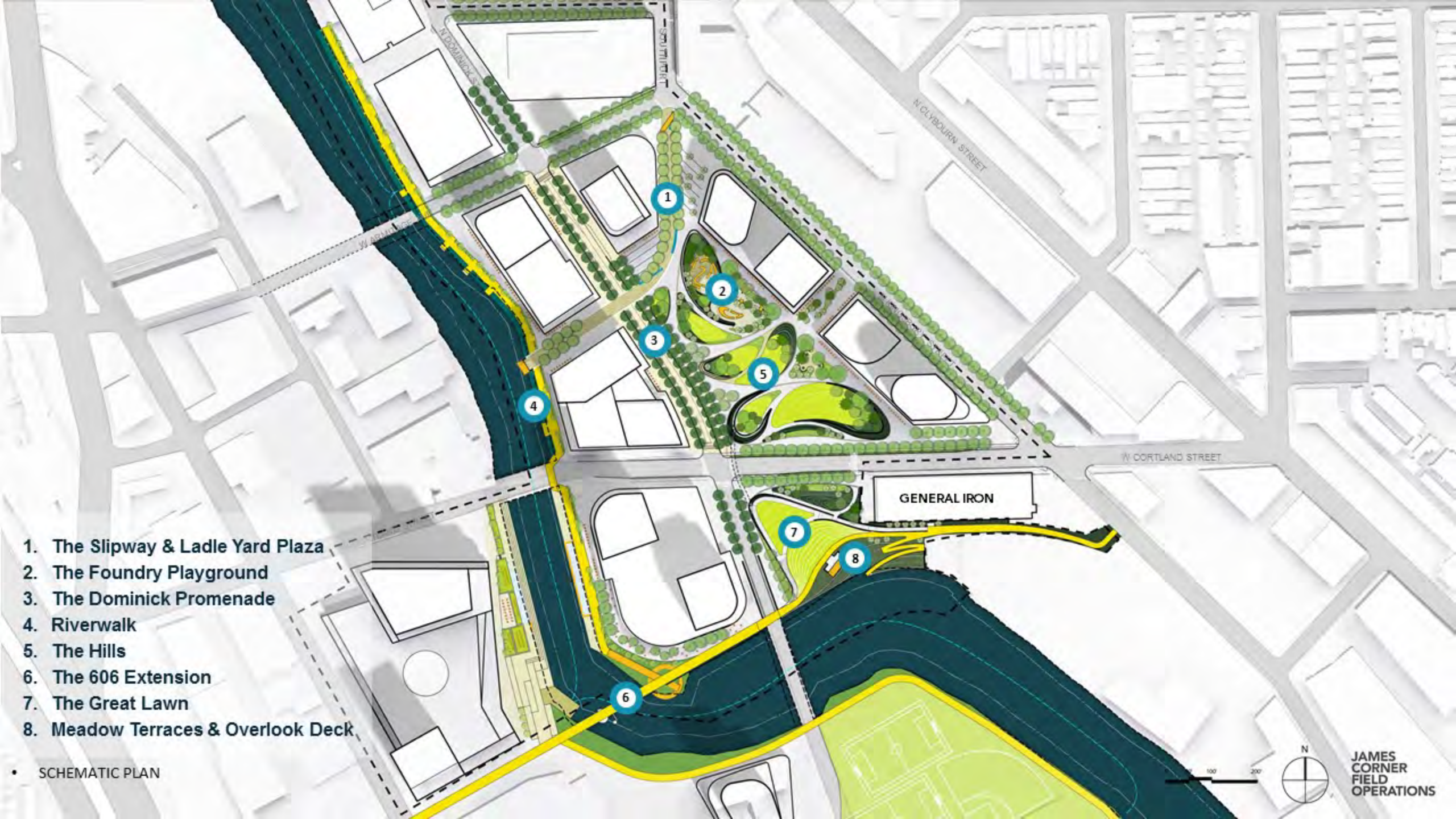
# Now Rediscovering the River





# Downtown Skyline





- 1. The Slipway & Ladle Yard Plaza
- 2. The Foundry Playground
- 3. The Dominick Promenade
- 4. Riverwalk
- 5. The Hills
- 6. The 606 Extension
- 7. The Great Lawn
- 8. Meadow Terraces & Overlook Deck

• SCHEMATIC PLAN

# The Southport Gateway



# The Slipway



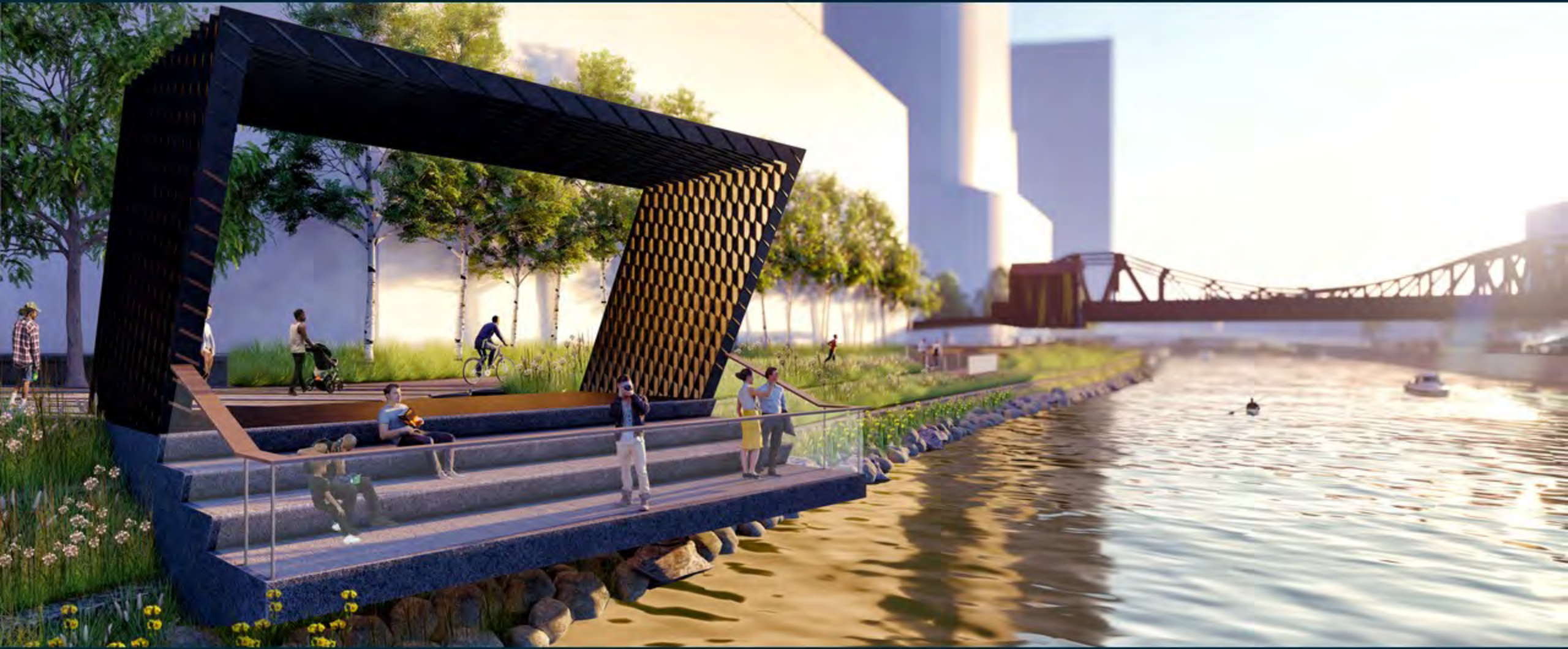
# Ladle Yard



# The Slipway and River Approach



# The Slipway Overlook



# The River Walk





# An Active Retail Edge along Dominick Street



# An Invitational Edge along the Hills



# The Hills



# A Central Park that Frames Views of the City



# Seasonal Gardens



# Foundry Playground



# The Slide Hill and Tunnel



# The Foundry





# Furnace Garden



# Ladles in Production



# The Great Lawn and Overlook Deck



# A Holistic Park Experience Centered Around the River



# Lincoln Yards South Recreation Fields





# Meadow Terrace













**Existing  
General Iron  
Building**

# BUILDING HEIGHT AND MASSING

# North Branch Framework Design Guidelines

## Open space, density, and floor area distribution



Principle 1.4 - Density and High Quality Open Space Concept

**Principle 1.4:** Through the public planned-development review process, support density and height to encourage mixed-use developments that provide high-quality, publicly accessible open spaces for both passive and recreational use, and non-vehicular transportation improvements

Redevelopment of large parcels should strategically maximize their employment and investment potential while also providing publicly accessible open spaces and access to transit stations as part of a sustainable and people-oriented landscape.

The relationship between open space and development density should also be considered for projects that include amenities requested by the community including high-quality recreation

space and paths for people walking and biking.

**Principle 1.5:** Encourage uses and design decisions along the Chicago River that encourage waterfront access and public activities by workers, neighbors and visitors

As the primary character feature and recreational amenity in the North Branch, the Chicago River should be publicly accessible beyond the required 30-foot setback for new construction projects. New office, commercial and recreational uses should be designed to foster access, while new residential projects that convey exclusive ownership and access to the waterfront should be limited.



FLOOR AREA RATIO BUILT OUT ON ALL BLOCKS

FLOOR AREA RATIO DISTRIBUTED FOR OPEN SPACE

**Principle 1.4:** Through the public planned-development review process, support density and height to encourage mixed-use developments that provide high-quality, publicly accessible open spaces and non-vehicular transportation improvements.

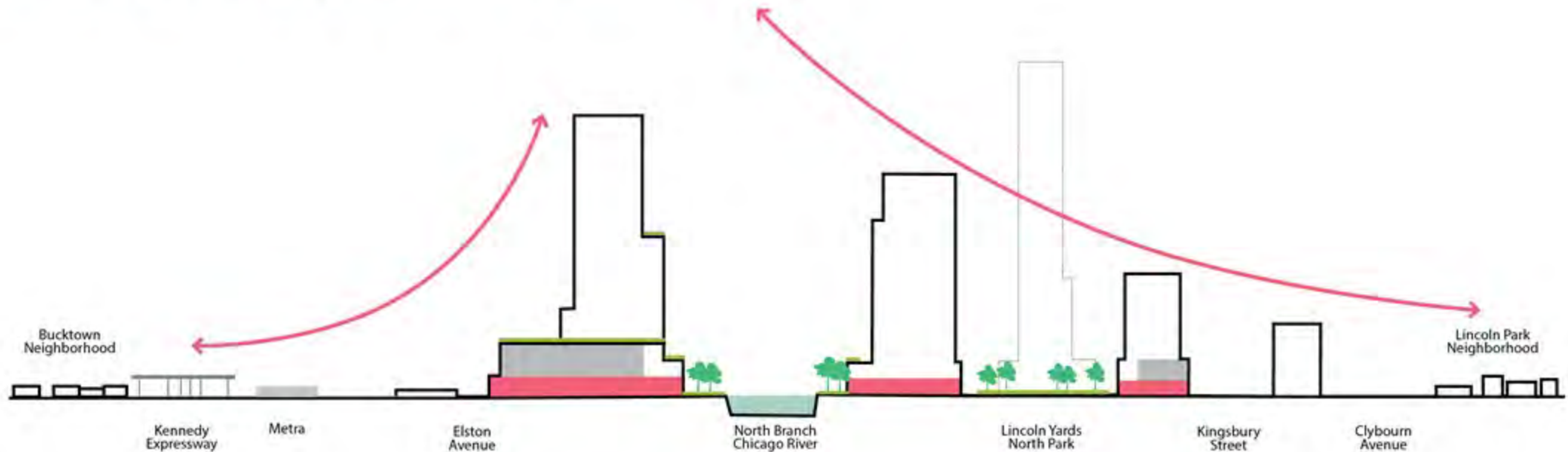
### Floor Area Ratio Distributed to Allow Open Space

Support increases in density and height in relation to publicly-accessible open spaces through the Planned Development process.

It is anticipated that the redevelopment of large parcels will include developer-led, publicly-accessible open spaces located primarily adjacent to the riverfront. In cases where publicly-accessible open spaces are incorporated within a project, the allowable floor area associated with the land provided for such spaces may be shifted to adjacent parcels. Refer to the Landscape Design section on following pages.

# Building Height and Massing Update

- Transition height and density away from the existing neighborhoods
- Maximum building height of 650'



# Lowered building heights

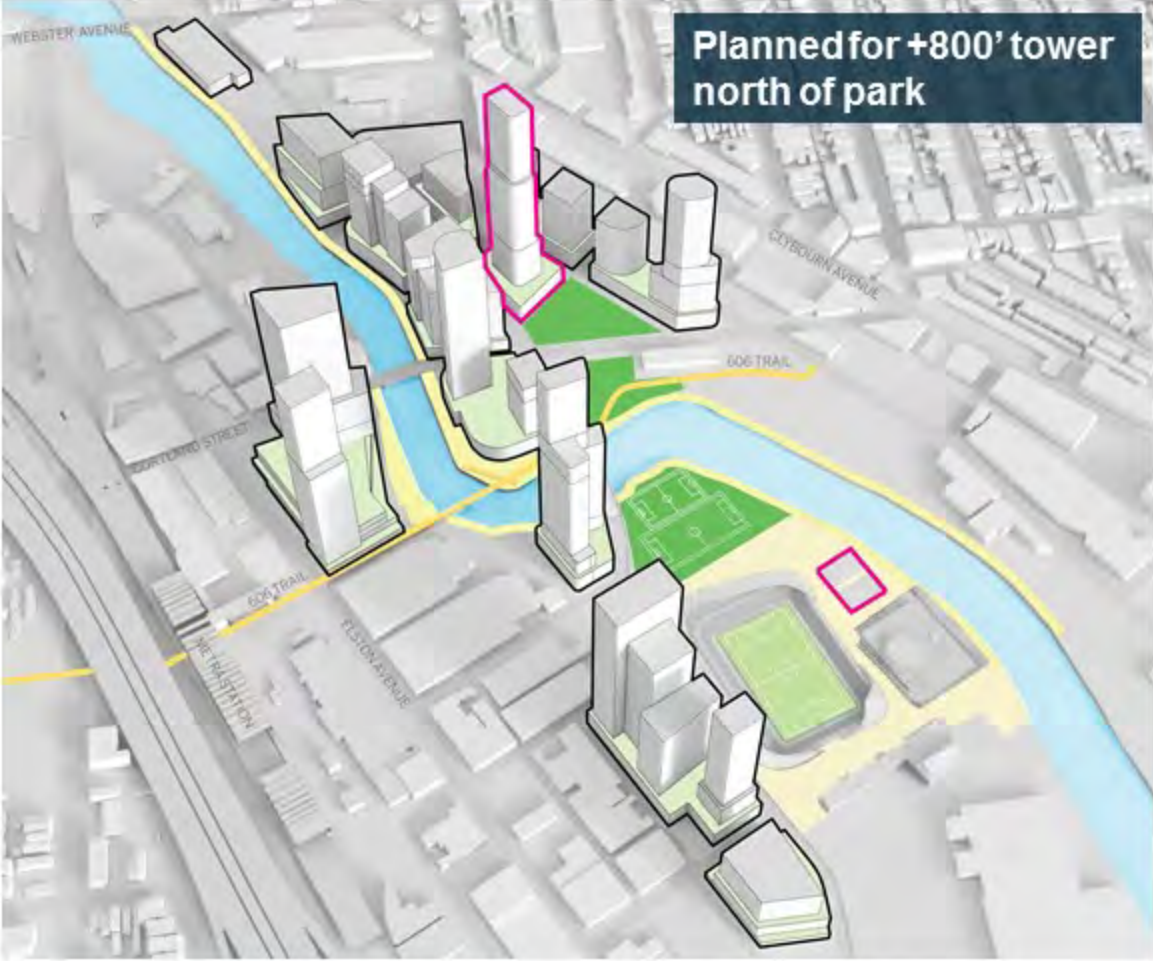


July 18, 2018 Proposal

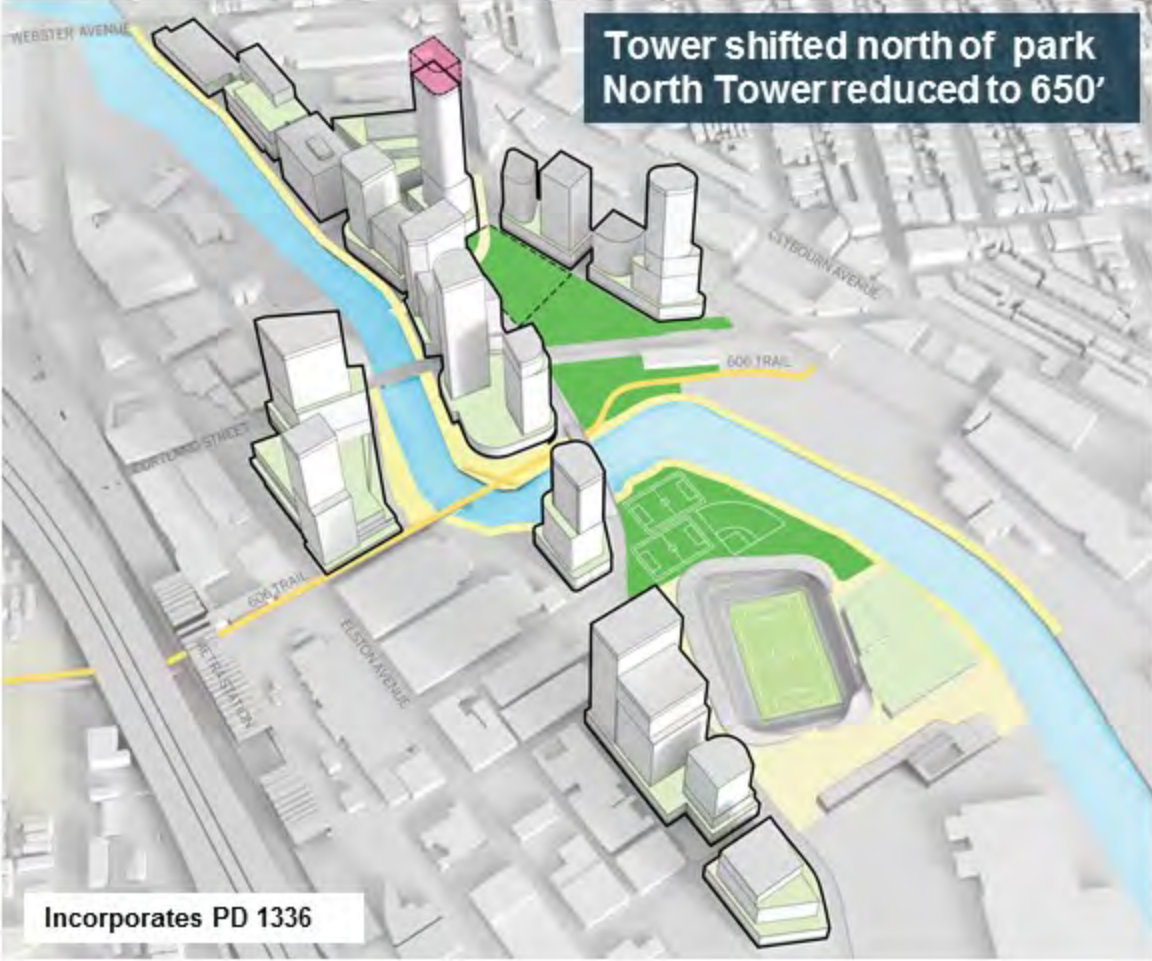


Updated Proposal

# Relocated tower from the park and reduced height from +800' to 650'



July 18, 2018 Proposal



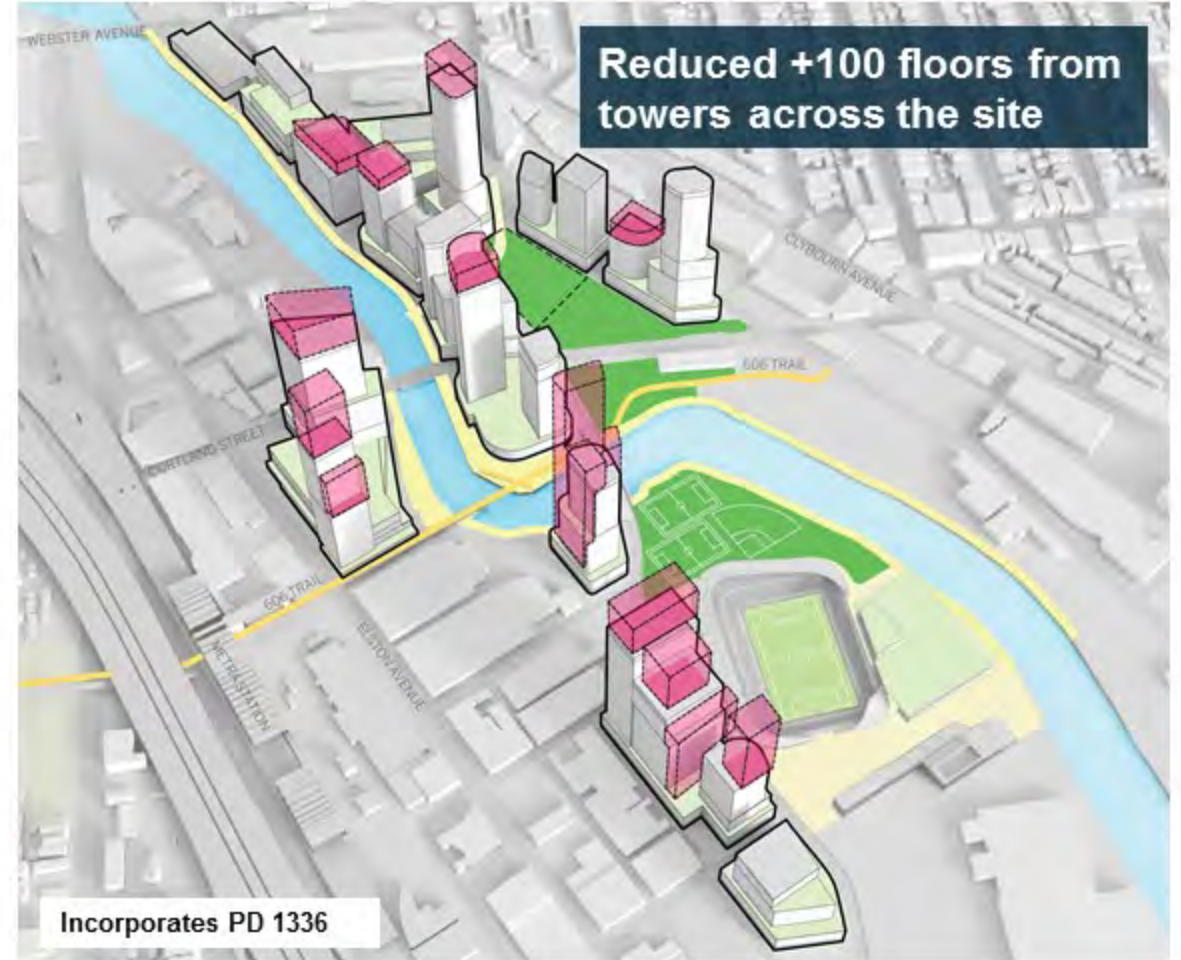
Updated Proposal



# Reduced building heights across the site



July 18, 2018 Proposal



Updated Proposal



Bucktown

KENNEDY EXPRESSWAY

ELSTON AVENUE

SOUTHPORT AVENUE

KINGSBURY STREET

CORTLAND STREET

CLYBOURN AVENUE

Lincoln Park



Bucktown

Kennedy Expressway

SOUTHPORT AVENUE

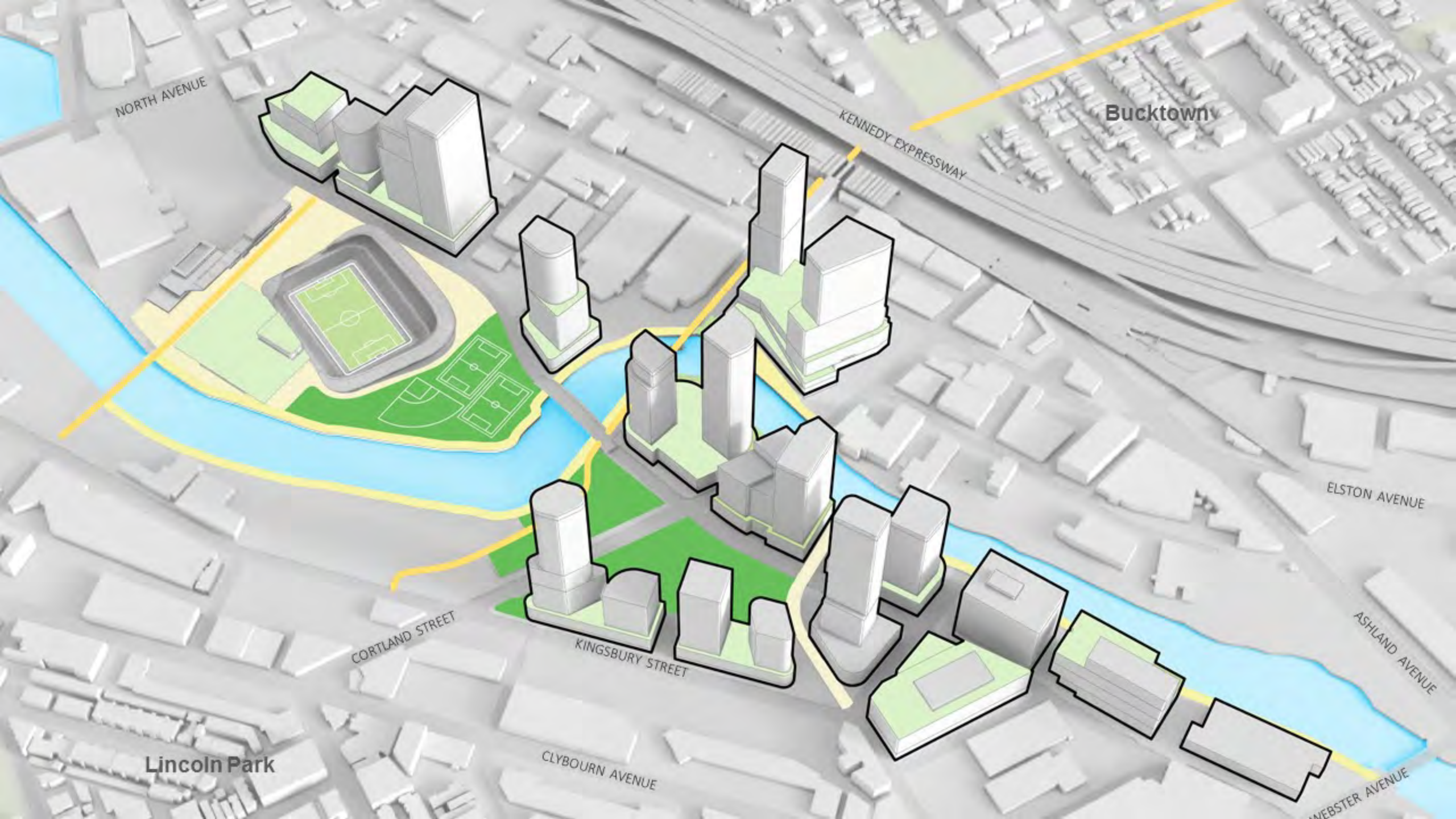
CLYBOURN AVENUE

Lincoln Park

CORTLAND STREET

KINGSBURY STREET

ARMITAGE AVENUE



NORTH AVENUE

Bucktown

KENNEDY EXPRESSWAY

ELSTON AVENUE

ASHLAND AVENUE

WEBSTER AVENUE

Lincoln Park

CORTLAND STREET

KINGSBURY STREET

CLYBOURN AVENUE

# Design Guidelines

## Public Realm Guidelines

- Publicly accessible, welcoming open spaces
- Active, vibrant streets with wide pedestrian scaled sidewalks
- Well lit and safe
- Open and connected park spaces publicly accessible to the larger community. Spaces designed for gathering, playing, and recreation
- Publicly accessible plazas connect to the community and Riverwalk
- Plazas are to be welcoming and porous spaces
- Riverwalk is to be publicly accessible and ADA compliant that include pedestrian and bike connections



# Design Guidelines

## Street Design and Streetscape Guidelines

- Streets are to be safe and welcoming
- High quality materials, lighting, landscape, and sidewalk furnishings
- Incorporate bike movement
- Prioritize the pedestrian
- Incorporate sustainable design features into the streetscape design



# Design Guidelines

## Ground Floor Guidelines

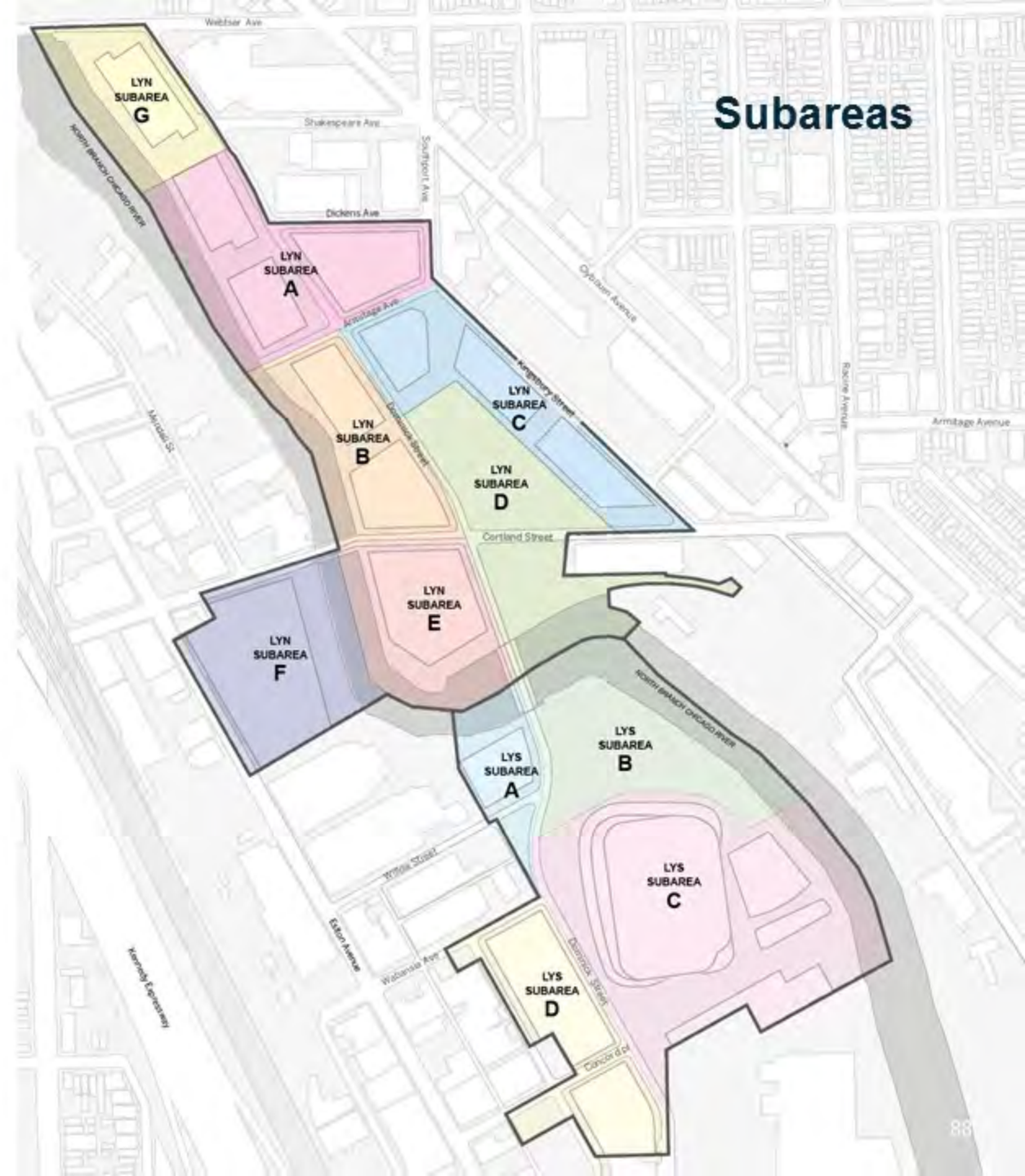
- Reserve the ground levels for the most active and public functions
- Emphasize transparency
- Primary building entrances are to be visible from the street and easily accessible
- Service areas should be located to not negatively impact important streets and building entrances
- Maintain a consistent street wall at the building base



# Design Guidelines

## Built Form Guidelines

- Buildings are to enhance the urban fabric and character of the North Branch Corridor
- Stagger taller buildings to maximize views and sunlight exposure
- Taller buildings will consider orientation and slenderness
- Building massing will achieve a varied and distinctive skyline
- Buildings will transition in height towards the surrounding neighborhoods

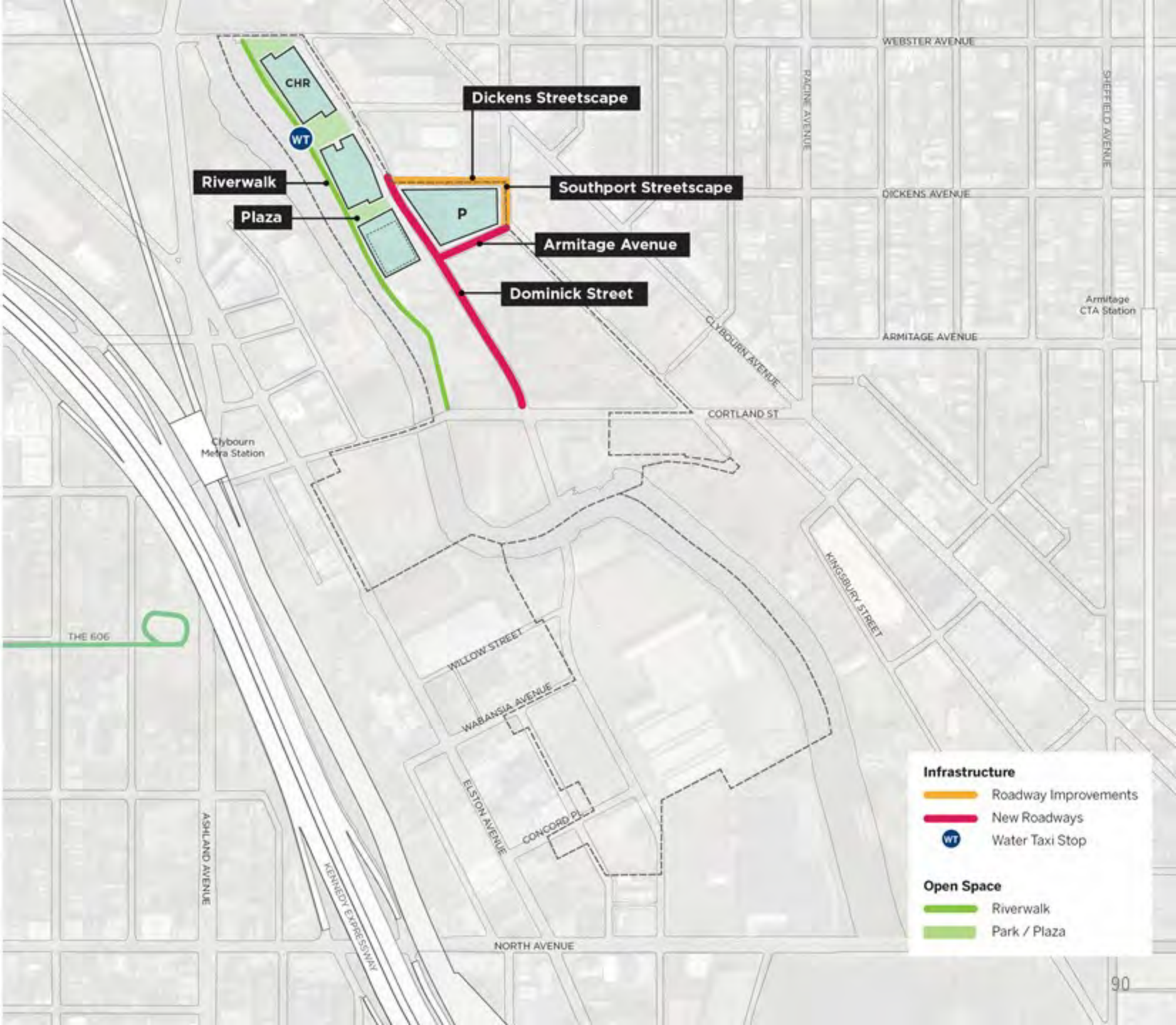


Subareas



# INITIAL BUILDING AND INFRASTRUCTURE

# Initial Building and Infrastructure

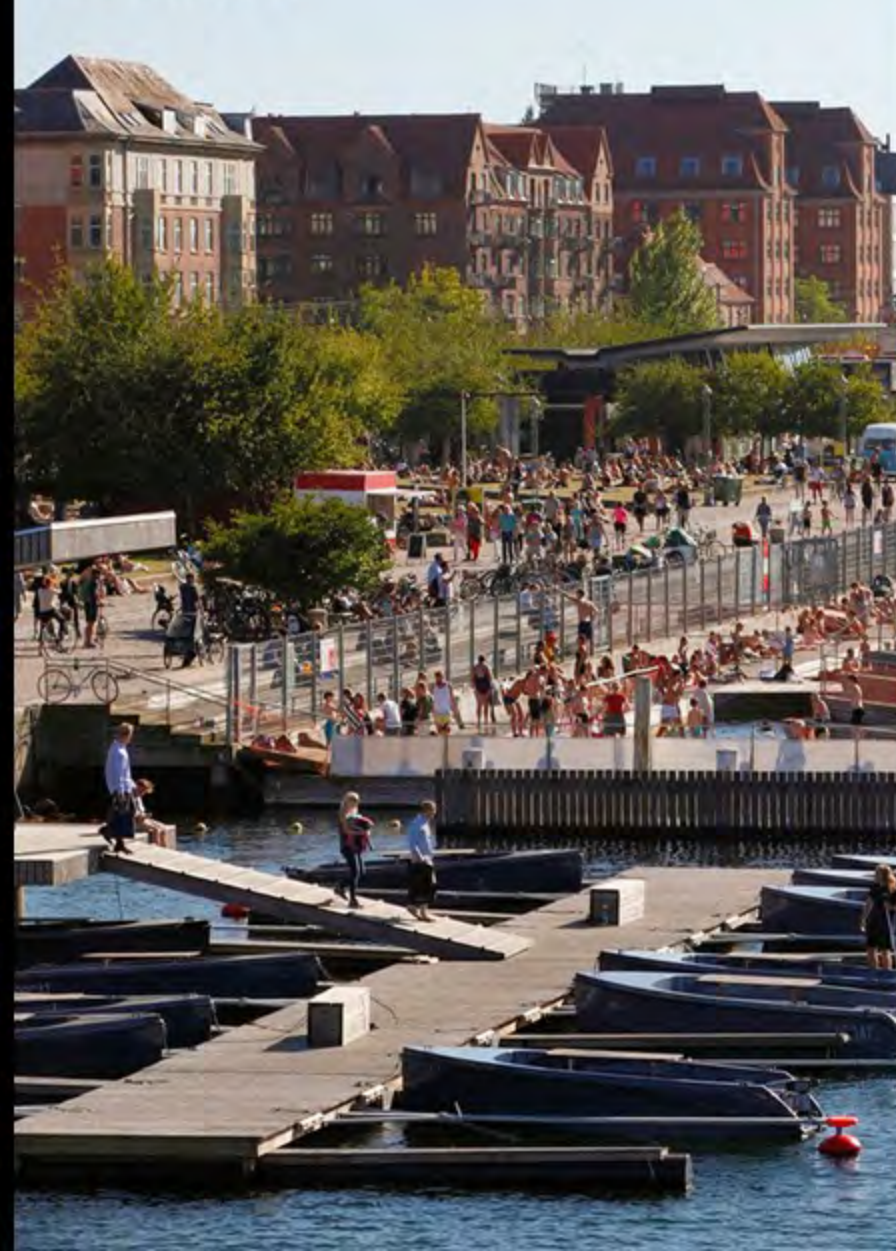




**Hamburg,  
Germany**



**Copenhagen,  
Denmark**



**Rotterdam,  
Netherlands**





# "21<sup>st</sup> Century Loft"



# "21<sup>st</sup> Century Loft"



Loft Terrace

Amenity Terrace

Water Taxi

Riverwalk Connection

Public Plaza

Roof Garden

Active Retail

Riverwalk Connection



GREEN ROOF



RAINWATER HARVEST AND REUSE



ACTIVE PEDESTRIAN ENVIRONMENT



PUBLIC REALM SHADING



DESIGN FOR FUNCTIONAL ECO SYSTEM AND RESILIENCE



SUPERB THERMAL COMFORT



INDOOR AIR QUALITY FOR IMPROVED COGNITIVE PERFORMANCE



BIRD FRIENDLY DESIGN



WATER EFFICIENT FIXTURES



ROBUST HVAC FOR ENERGY PERFORMANCE



SMART BUILDING CONTROL



DAYLIGHT AND EFFICIENT ARTIFICIAL LIGHT



HIGH PERFORMANCE ENVELOPE



SHADING FOR SOLAR CONTROL



RAPIDLY RENEWABLE MATERIALS















# Lincoln Yards Advancing the Master Plan

- **Delivering over 20 total acres of publicly accessible open space – 38% of the site**
- **Removal of over 100 floors of building height**
- **Aligning infrastructure investments with development**
- **Detailing the initial development and infrastructure approach**



# Lincoln Yards

## WHERE CHICAGO CONNECTS

over **20** acres

Of new public open space

**1+** mile

Of improved existing roadway

**24,000** tons

environmentally impacted soil removed

over **1** mile

Of new riverwalk

**4,000** feet

Of new roadway

**3** new

Water taxi stations

**1300+** feet

606 Extension across the river

**2** new

Vehicular bridges across the river

**7+** mobility systems

Multimodal hub with new Metra station

