

CENTRAL WATERFRONT ADVISORY GROUP

PIER 70 – PKN & 20TH STREET UPDATE

SEPTEMBER 18, 2019



PIER 70 DISTRICT



SITE BOUNDARIES

- PIER 70 DISTRICT
- .-.- 28-ACRE SITE BOUNDARY
- .-.- ILLINOIS PARCELS BOUNDARY
- .-.- BAE SITE BOUNDARY
- FUTURE DEVELOPMENT
- OPEN SPACE

PREDOMINANT LAND USE

- COMMERCIAL OFFICE
- INNOVATION RETAIL
- RESIDENTIAL
- OFFICE OR RESIDENTIAL
- OFFICE, RESIDENTIAL OR PARKING
- RESIDENTIAL OR PARKING
- APPROXIMATE LOCATION OF PEDESTRIAN AND / OR SERVICE PASSAGeways
- LIGHT INDUSTRIAL
- SHIP REPAIR / INDUSTRIAL
- VACANT / UNUSED – USE TBD

PIER 70 DISTRICT LAND USE PLAN

All boundaries are approximate



COMMUNITY INPUT

CWAG MEETINGS:

- MAY 15TH, 2019
- JUNE 5TH, 2019



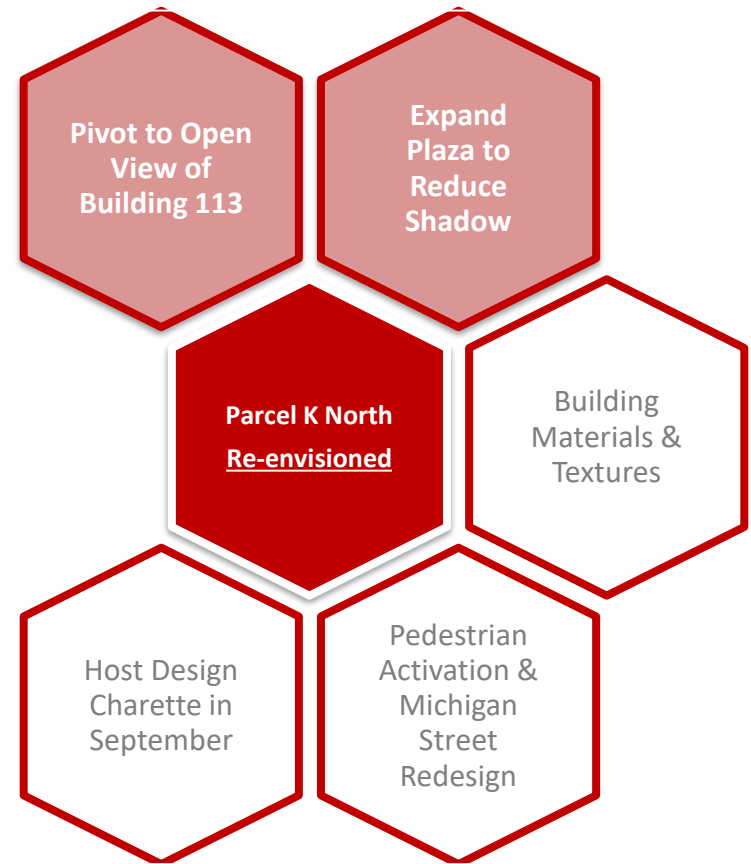
SOLUTIONS

PIVOT TO OPEN VIEW OF BUILDING 113

Developer has pivoted the building façade away from the PKN property line (parallel to 20th Street) and opened up the view of the iconic end-gabled façade of Union Iron Works Building 113. This has effected 51 residential units (25% of the project) and caused us to lose ~1,200 SF of the PKN parcel that will be deeded back to the Port.

EXPAND PLAZA AND REDUCE SHADOW

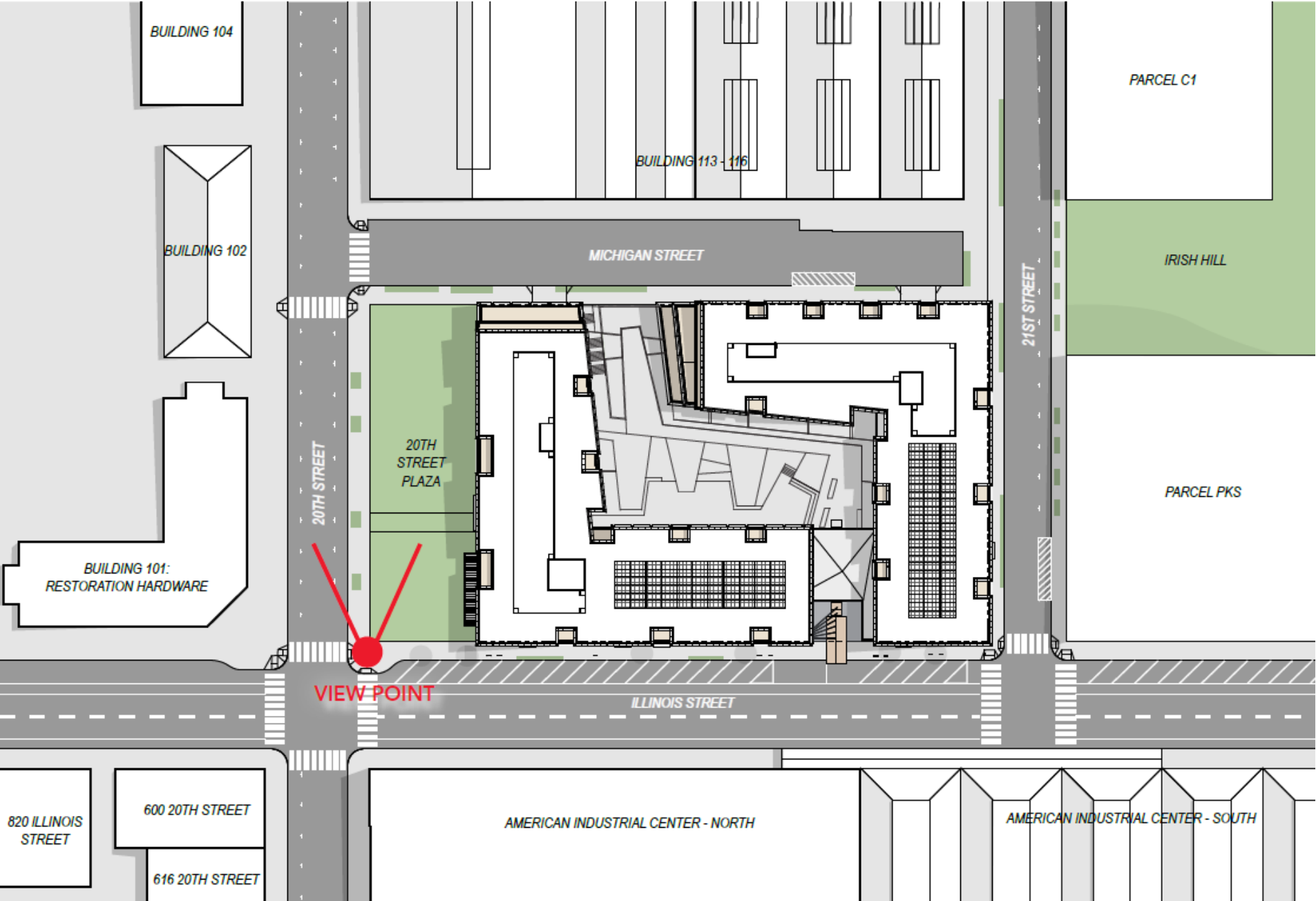
The building pivot and subsequent opening up of Building 113 has expanded the public plaza by ~1,200 SF and alleviated some of the shadow concerns as more of 20th Street Plaza will be in direct sunlight.



EXISTING BUILDING 113 VIEW CORRIDOR



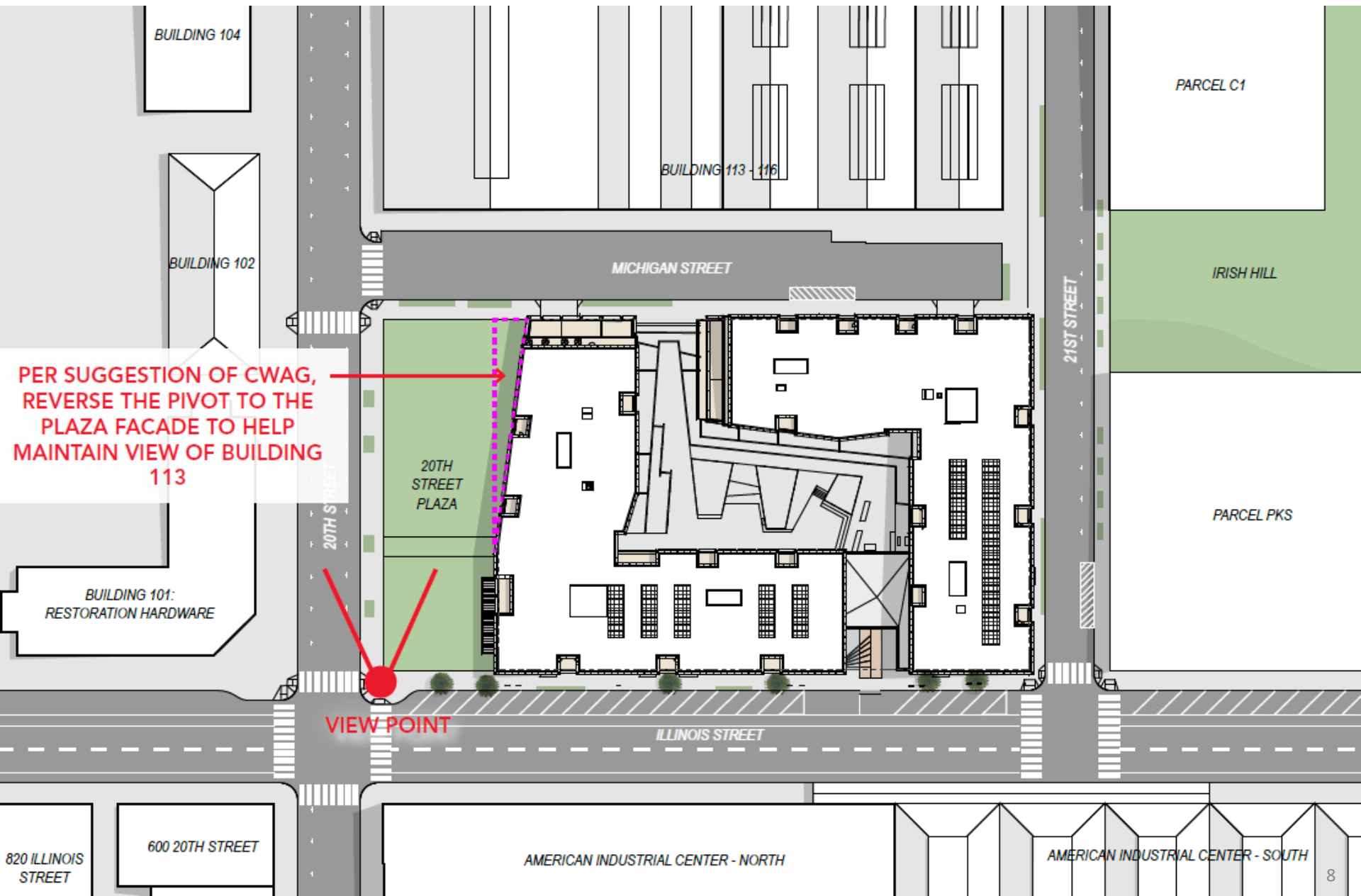
ORIGINAL SITE PLAN



ORIGINAL VIEW TO BLDG 113



PIVOT





ORIGINAL BUILDING DESIGN



SOLUTIONS

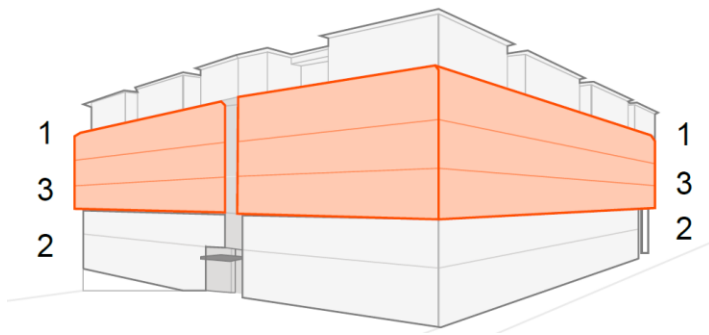
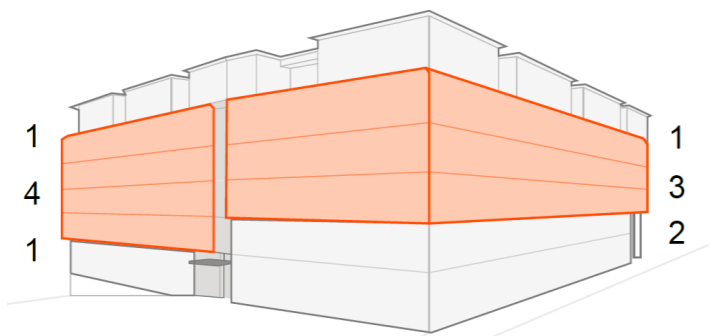
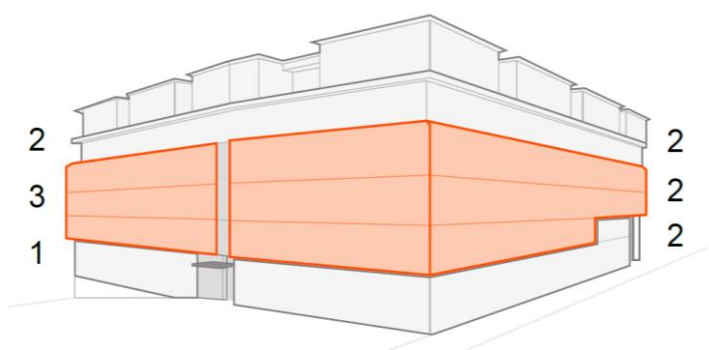
LIGHTEN TOP BAND OF BUILDING

The architect has minimized the “muffin top” effect after exploring numerous alternatives. Developer has further refined the glazed terracotta material selection based on community feedback.

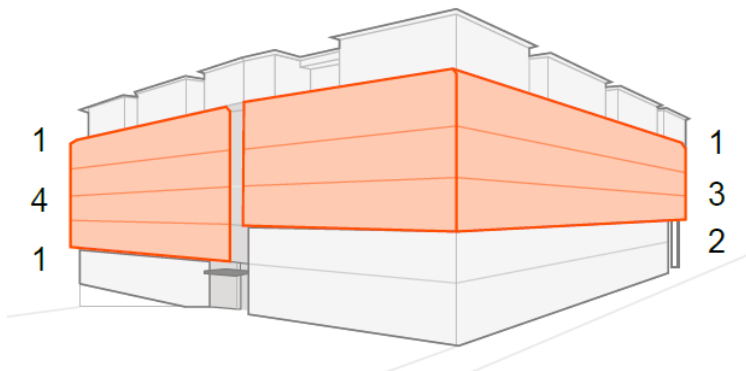
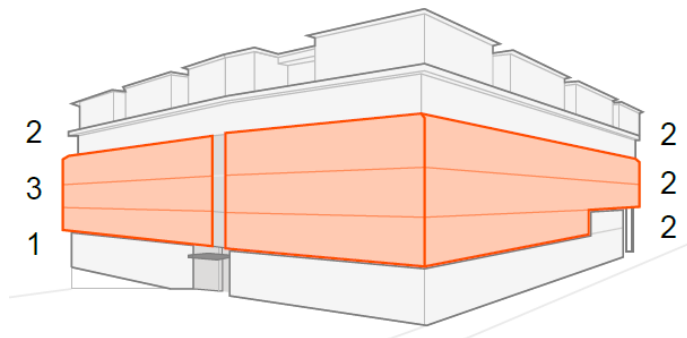
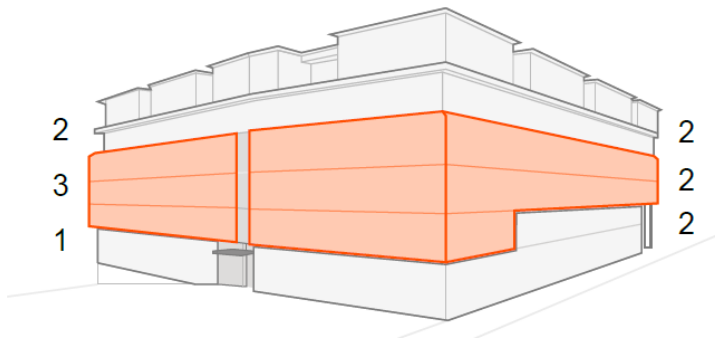
The team has also pushed the top floor back to align with the 5th floor to reduce top heaviness. The added terraces on the top floor are also designed to help break up the building.



ELEVATION STUDIES



ELEVATION STUDIES

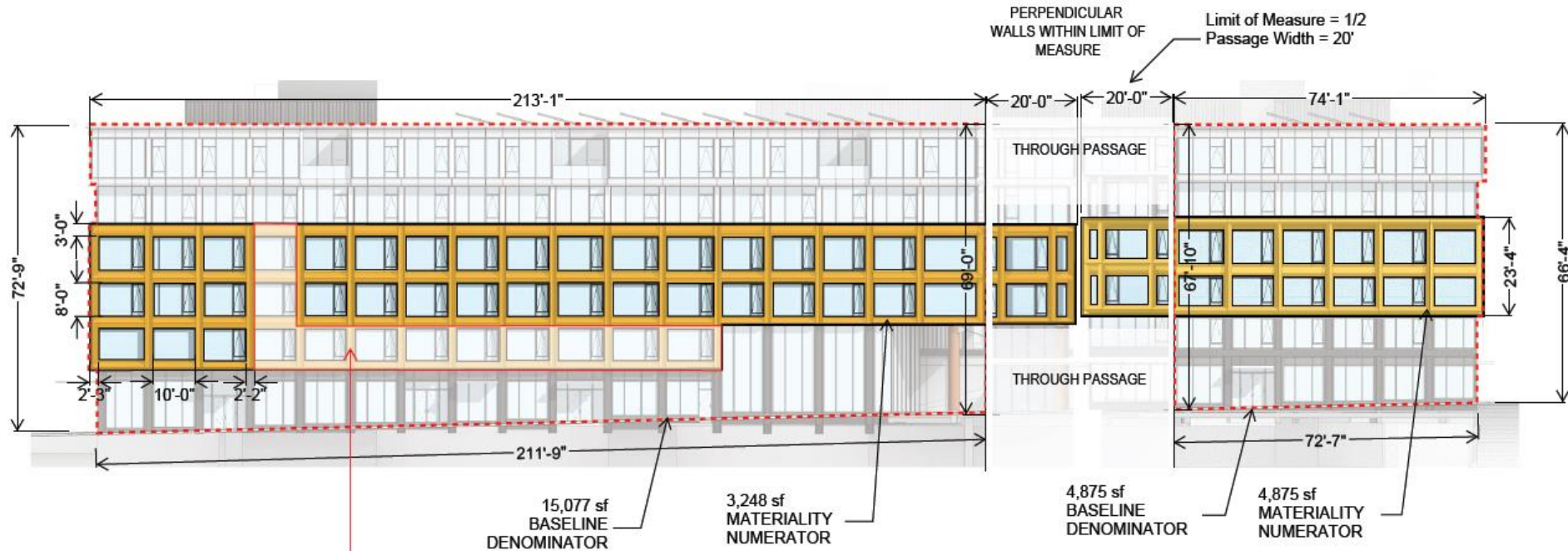


ELEVATION STUDIES



ELEVATION STUDIES

PKN August 23 2019 REVISED SCHEME 5.1 Long Facade Materiality Calculation



DELETE SELECT MATERIAL
402 SF OF MATERIAL

MATERIALITY NUMERATOR = Area of material
EXCLUDING glazing area

3,248 sf + 1,162 sf = 4,410 sf

BASELINE DENOMINATOR = Area of (A) profile
excluding through passage

15,077 sf + 4,875 sf = 19,952 sf

$= 0.221 = 22.1\% > 20\%$
 $= 0.201 = 20.1\% > 20\%$

COMPLIANT

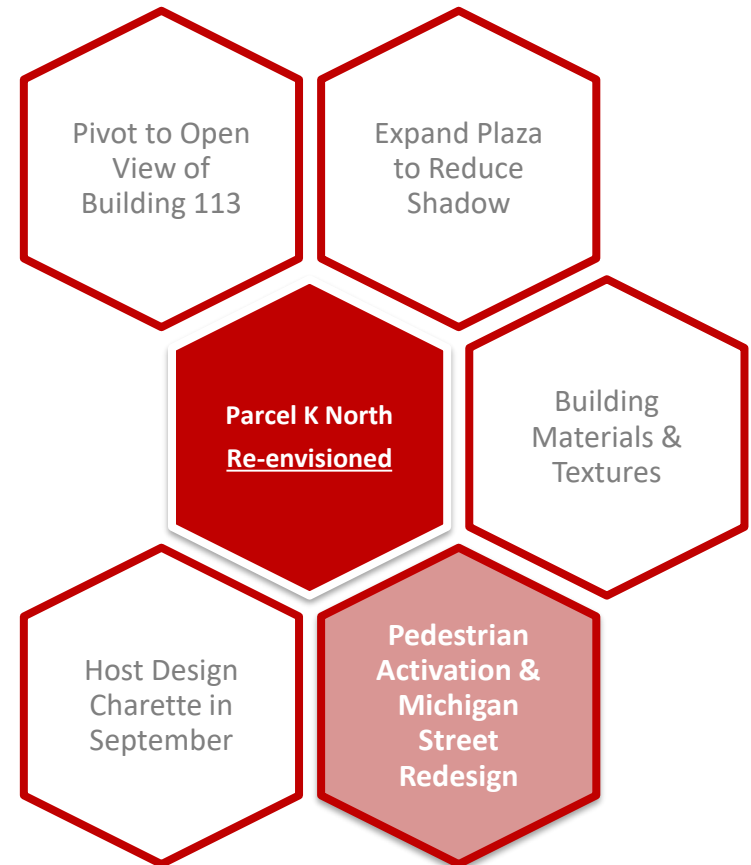
SOLUTIONS

MICHIGAN ST REDESIGN & ACTIVATION

Developer championed the community's desire for full pedestrian access and connectivity to 21st Street so Michigan feels less like an alley as the D4D and SUD outlines.

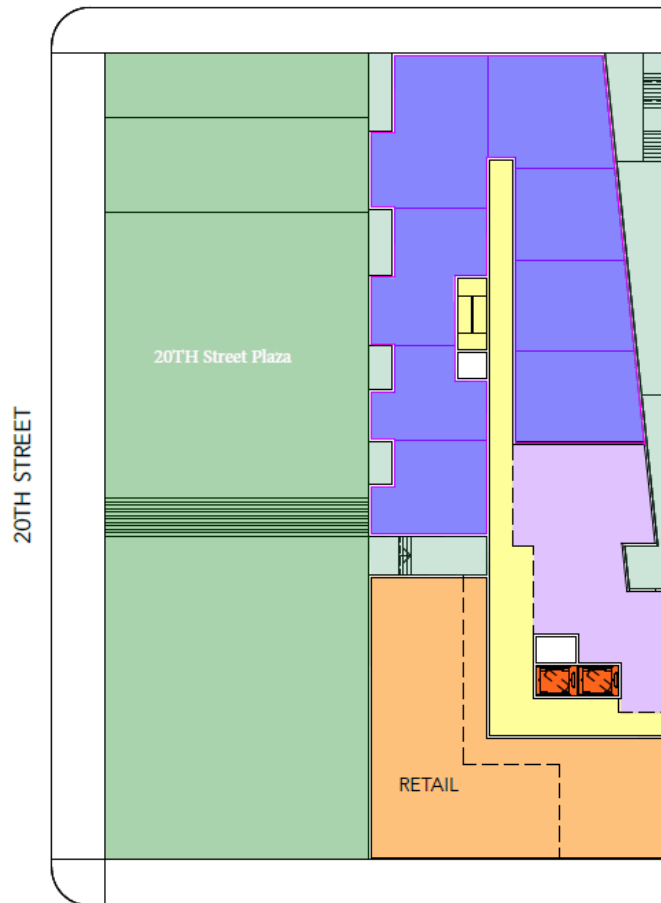
The project now includes stadium seating directly across from Bldg. 113, a management/security office, as well as walk up townhome units. The stadium seating has also been carried around to connect Michigan St to the plaza.

Based on feedback received during the September 6th meeting with Supervisor Walton, PUC, Port, and Brookfield, we anticipate Michigan Street to now be unencumbered by the two WDTs. However, the existing 5-pole WDT on Michigan adjacent to the future plaza will remain in place until the PUC's BCTD project is operational.

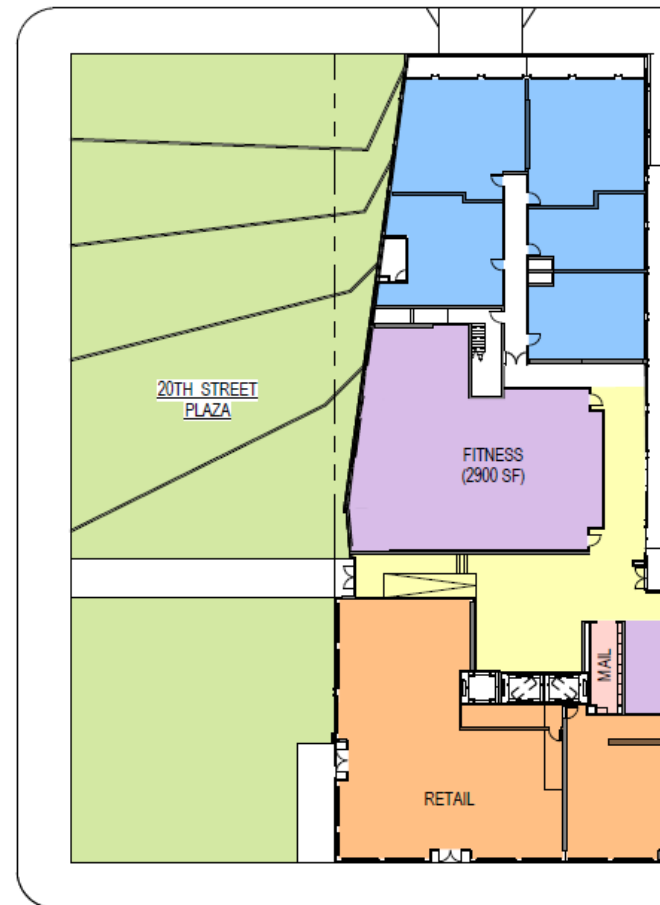


20TH STREET PLAZA ACTIVATION

ORIGINAL



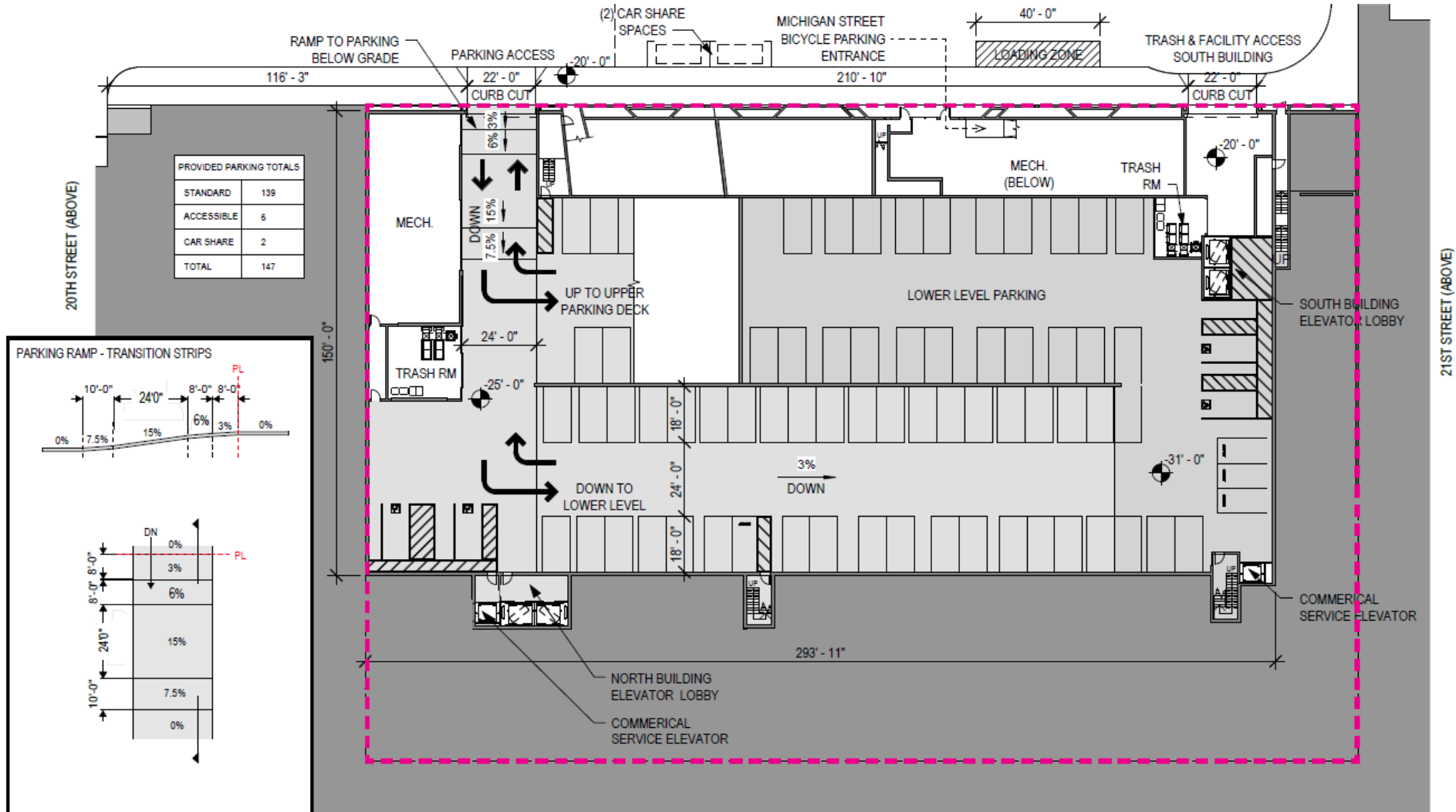
PROPOSED



ORIGINAL MICHIGAN STREET ELEVATION



ORIGINAL MICHIGAN STREET



MICHIGAN STREET ELEVATION



MICHIGAN STREET ACTIVATION

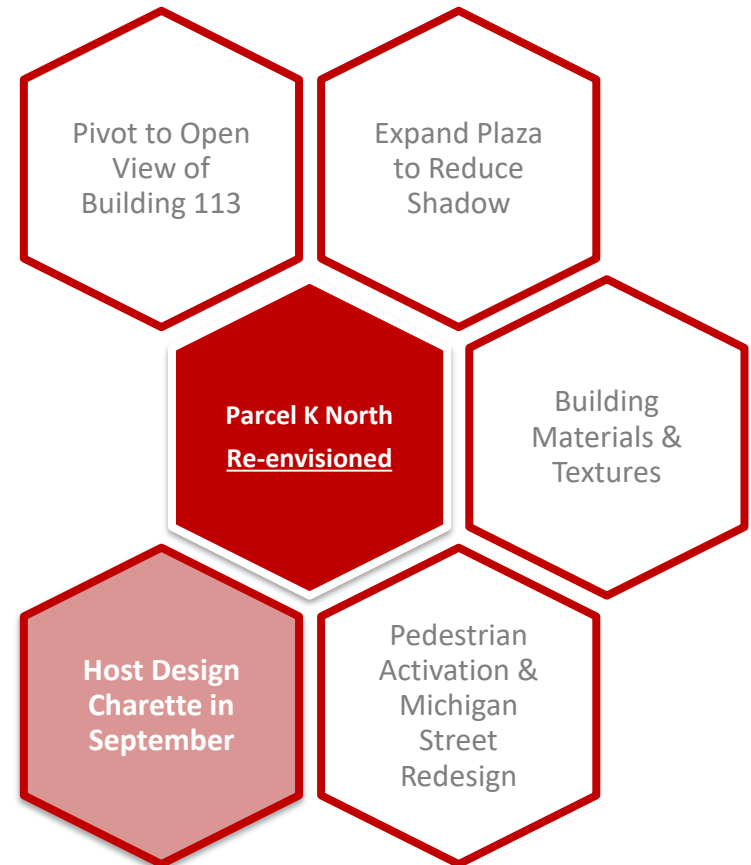


MICHIGAN STREET ACTIVATION





DESIGN CHARETTE



IN ADDITION TO THE DESIGN CHARETTE,
CWAG IS INVITED TO A FUTURE OPEN HOUSE
TO VIEW THE SCHEMATIC DESIGN

THANK YOU!

