6:00 PM – Welcome and Introductions

One Central Review Status & Required Impact Assessment
- Development Plans
- Impact Assessments
- Financial Plans and Projections

Central Station Zoning Background
- Planned Development Rights – Total, Built & Remaining
- Activation Process for Remaining Development Rights

Questions

8:00 PM – Adjourn
One Central

What do we know so far?

• There are unused development rights that remain over the railroad tracks north of McCormick Place. These development rights were purchased by Central Station from Metra.

• Development of the site requires a platform to be built above the existing rail tracks.

• Landmark Development proposed and received initial State approval for a funding mechanism to pay for this platform in relation to an intermodal transit center and a Transit Oriented Development (TOD). The TOD includes new destination retail and entertainment uses.
What do we know so far (cont.)?

• Referred to as the “Civic Build,” construction of the platform, as conceived, would include the transit center, parking, retail and entertainment uses, and would initially be funded with private capital.

• Over time, the State would pay off the debt using sales tax revenue generated from the new development.

• The State could take ownership of the Civic Build after 20 years.
Development Review Process

Where are we in the Process?

• **At the very beginning** – the City has not yet received development plans from Landmark Development
One Central

Review Process – Requests for Information

• The City - through DPD and CDOT - along with the CTA and Metra, has requested information from Landmark about their proposed project. The information requests fall into three general categories:

  1. Development plans

  2. Financial Plans

  3. Neighborhood and City-wide impact assessments

The City has not received any of these requested documents yet. Once received, all of these documents will be thoroughly reviewed by professional staff in various government agencies. The scope and shape of the proposed project may be changed as a result of this review.
One Central - Development Plans

**Full Zoning Analysis** of the proposed development project, including:

- Map of the project boundaries overlapping the City’s current zoning map.
- Any proposed changes to development rights of existing Planned Developments.
- Proof of acquisition or control of all necessary development rights, including air rights.
- Proposed development plans including the amount of office space, retail, residential, number of parking spaces, open space and any other uses proposed.
Development Plans (cont.)

Full engineering & design analysis of the necessary platform for development over the existing rail tracks, including:

• Height and massing.
• Pedestrian and vehicular access between the development, the lakefront, the museum campus, Soldier Field and the surrounding community.
• Proposed materials to be used.
• Transition to Lake Shore Drive.
• View corridor impacts.
Assessments of Physical and Operational Feasibility for the numerous transportation infrastructure proposals related to the site, including:

- Metra MED Weldon Yard reconfiguration
- Metra MED 18\textsuperscript{th} Street Station reconfiguration and new service
- Busway reconfiguration and new service(s)
- CTA rail connection and new service
- Metra BNSF rail connection and new service
- Pedestrian network connectivity with surrounding areas
- Vehicular network connectivity with surrounding areas
One Central - Financial Plans

- **Detailed development budget**, including construction costs, funding sources and uses.
- **Detailed budgets and funding mechanisms for necessary off-site transit improvements** for Metra, CTA trains and buses, new and/or expanded roadways, etc.
- **Full financial analysis** of how the $3B-$5B State funding mechanism would work, including the scope of the proposed projects to be funded.
One Central - Impact Assessments

• Full parking demand and traffic analysis for the number of proposed new parking spaces and car trips to be added in the area.

• Commercial/Retail market feasibility study to determine how this portion of the development would impact and be impacted by nearby commercial/retail corridors such as N. Michigan Avenue, State Street, Cermak Road and Roosevelt Road.

• Housing and office need studies of the broader market beyond this development, taking into account future development plans such as The 78 and Michael Reese site.

• Affordable housing goals and other requirements of Public Projects
One Central – Zoning Background
Foundational Zoning Terminology

Net Site Area – size of development site, excluding public rights-of-way

Planned Development (PD) – specific project scope and intensity; exceeds typical zoning designations

Sub Areas – delineated portion of a planned development

Air Rights – development above public space

Master Plan – detailed utilization of development rights; provides predictability and sets expectations

Floor Area Ratio (FAR) – development rights multiplier
Foundational Zoning Terminology

Floor Area Ratio (FAR)

Figure 1
10,000 sf building
Covering 100% of lot

Figure 2
10,000 sf building
Covering 50% of lot

Figure 3
10,000 sf building
Covering 25% of lot
Central Station: PD 499

  - net site area: 2,449,463
  - residential units: 9,500
  - hotel rooms: 3,500
  - office square footage: 7,500,000
  - retail square footage: 1,000,000
  - exhibit square footage: 3,000,000

- Master Plan 1 – Sub Areas A & B
  - applicant driven; CPC approved
  - adopted in 1991
  - last amended in 1994

- Master Plan 2 – Sub Area A
  - applicant driven; CPC approved
  - adopted in 1999
  - last amended in 2015

- City Council approved amendments

Source: DPD Part II PD Permit Records
**PD 499 (Sub Area A) Development Rights**

- Permitted FAR: 7.24
- Net site area: 945,979 sf
- Permitted floor area: 6,850,000 sf
  - built to date: 5,179,110 sf
  - remaining: **1,670,890 sf**
- Units permitted: 4,400
  - built to date: 3,368
  - remaining: **1,032**
- Office permitted: **2,000,000 sf**
- Commercial permitted: **350,000 sf**
- Parking provided: 3,438

Source: DPD Part II PD Permit Records
PD 499 (Sub Area B) Development Rights

- Permitted FAR: 1.7
- Net site area: 1,002,970 sf
- Permitted floor area: 1,705,049 sf
  - built to date: 828,966 sf
  - remaining: 876,083 sf
- Units permitted: 485
  - built to date: 425
  - remaining: 60
- Office permitted: 100,000 sf
- Commercial permitted: 70,000 sf
- Parking provided: 625

Source: DPD Part II PD Permit Records
PD 499 (Sub Area C) Development Rights

- Permitted FAR: 7.59
- Net site area: 500,514 sf
- Permitted floor area: 3,800,000 sf
  - built to date: 0 sf
- Units permitted: 2,000
  - built to date: 0
- Office permitted: 3,000,000 sf
- Commercial permitted: 500,000 sf
- Exhibit space permitted: 2,000,000 sf
- Parking provided: 0

Source: DPD Part II PD Permit Records
PD 883 Development Rights

- Permitted FAR: 4.82
- Net site area: 151,448 sf
- Permitted floor area: 729,979 sf
  - built to date: 712,539 sf
  - remaining: 17,440 sf
- Units permitted: 496
  - built to date: 490
  - remaining: 6
- Parking spaces provided: 572

Source: DPD Part II PD Permit Records
PD 331 (Sub Area 4E) Development Rights

- Net site area: 348,500 sf
- Allows for only:
  - parking
  - roadways
  - open space
  - telecommunication
  - related infrastructure improvements

Source: DPD Part II PD Permit Records
PDs 499, 331 & 883 Remaining Development

PDs 499 (Sub-Areas B & C) and 883

- Floor area remaining: **4,693,523 sf**
- Unit remaining: **2,066**
- Office remaining: **3,100,000 sf**
- Commercial remaining: **570,000 sf**
- Exhibit space remaining: **2,000,000 sf**
- Parking requirements: pursuant to uses

PD 331

- Controlled by MPEA

Source: DPD Part II PD Permit Records
Activation of Remaining Development Rights

**PD 499**
- All development must comply with corresponding Master Plan
  - Sub-Areas A & B can be developed pursuant to existing Master Plans
- Sub-Area C requires a Master Plan to be established *
- Development under Master Plans is subject to DPD site plan review

**PD 883**
- Minimal development rights available

**PD 331**
- No generally available private development rights

*Boundary adjustments or development rights increases require Council action*

* Master Plans are not required for all Planned Developments.*
Development Review Process

Department of Planning and Development

Review Process

Pre-Review

DPD Preliminary Review

Formal Application Filing

DPD & Other Depts. Review

Developers Present to Community

Public Notification of Plan Commission

Community Input

We are here

Applicant Responds To Comments

Plan Commission Meeting

City Council Final Vote
Next Steps

• The City is waiting for Landmark Development to submit the requested preliminary materials to begin the review process.

• Any public meetings held by Landmark Development before the requested preliminary materials are received are at their own discretion and not necessarily related to the City’s development review process.
Questions