

TO: CDOTPRC

**FROM: Katriina S. McGuire
Thompson Coburn LLP**

DATE: March 28, 2024

**RE: 1630 South Wabash Avenue (the "Property")
Travel Demand Management Memo**

The Property is proposed to be developed with a mixed-use development consisting of 149 dwelling units, 2,250 s.f. of ground floor commercial space, 49 accessory parking spaces, one 10ft. x 25ft. loading berth and 150 bicycle parking spaces (the "Project"). Parking and loading are accessed from S. Wabash Avenue since there is no alley access at the rear (CTA elevated tracks). The Project consists of 30% efficiency units and 70% dwelling units, with an overall average of 776 s.f. per unit.

The Project was initially permitted with 97 parking spaces and accordingly included an additional floor for parking. Upon the enactment of the Connected Communities Ordinance, the Project is now a Transit Served Location and has been revised to reduce the parking by half, to the current 49 parking spaces.

Travel Demand Management Strategies:

- By reducing the parking by half, the Project is consistent with the City's goals of minimizing single-occupancy vehicle trips and vehicular trips overall.
- Bicycle parking has been increased to 1:1 with bicycle racks in close proximity to the garage entry from the building lobby. Specifications for the bicycle racks are included with this memo.
- Bicycle repair station is being provided.
- Vehicular parking spaces are not included in the rent of the units.
- Tenants will be provided with "welcome kits" outlining the bicycle parking, transit and walkability options of the neighborhood.

STRETCH RACK



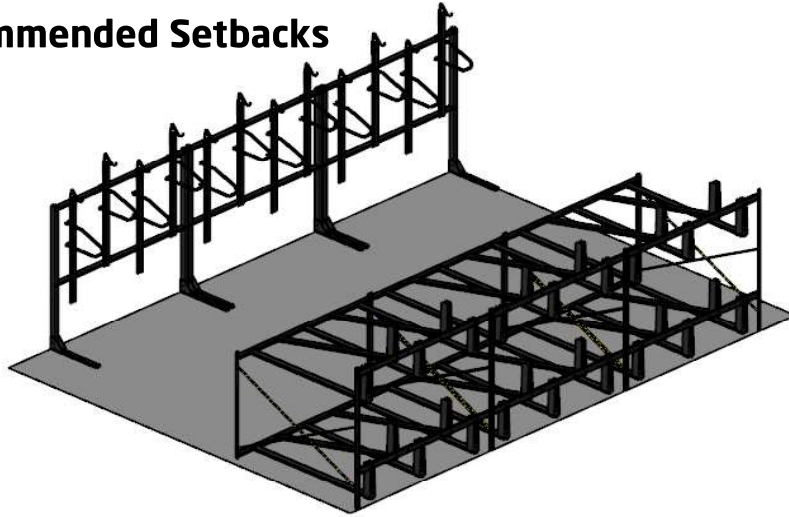
The stretch rack provides the most dense bike parking solution. The two tier design minimizes footprint, and the space saving vertical stagger further maximizes bike density. Available in locking and non-locking options, the stretch rack is a versatile, modular indoor solution for long term parking needs.

Product Specifications

- Modular construction allows for easy expansion, side by side or back to back
- Staggered bike position saves space and eases clearance between bikes
- Can be combined with vertical racks for full bike room layout
- Does not require anchoring (wall or floor)
- Bolt together design

Stretch Rack

Recommended Setbacks



3 or 4-Bike
Single Sided.
6 or 8-Bike
Double Sided.



11 guage steel
frame



Powder Coat
(black only)



Freestanding Unit



8 ft ceiling
clearance
required

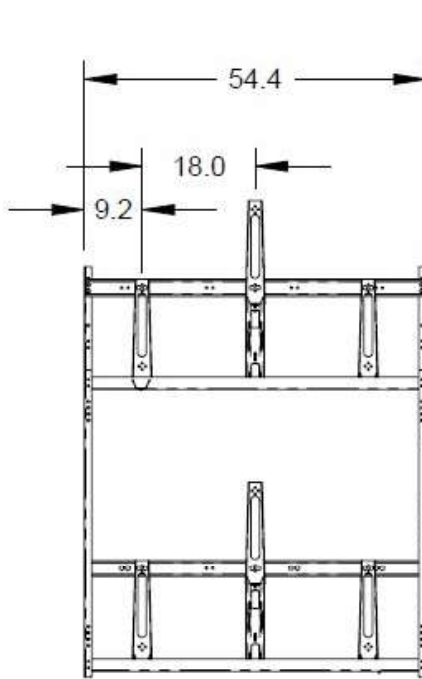


1 year
warranty

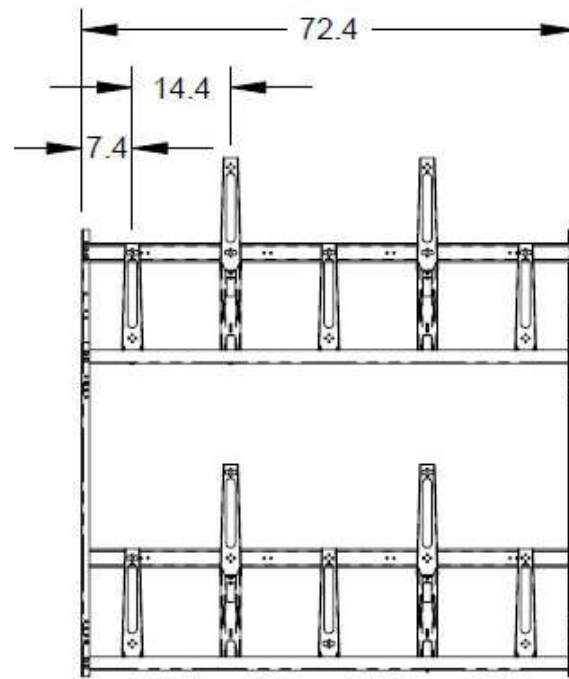


Made in
the USA

Anchors must be purchased separately



8016 Shown



8010 Shown

Dimensions

Model #	# Bikes	Bike Spcaing	Ceiling Height Min.	Foot Print
Non-Locking				
8016	6	18"	96"	54" x 63"
8018	8	13.5"	96"	54" x 63"
8080	8	18"	96"	72" x 63"
8010	10	14.4"	96"	72" x 63"
Locking				
8116	6	18"	96"	54" x 63"
8118	8	13.5"	96"	54" x 63"
8180	8	18"	96"	72" x 63"
8110	10	14.4"	96"	72" x 63"

Our Saris Infrastructure representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

Saris Infrastructure 800.783.7257

www.sarisinfrastructure.com

Downloadable product resources available online:



CAD Files



SketchUp Files



Written Specs



Photos



SECTION 02871

BICYCLE RACKS

Display hidden notes to specifier by using "Tools"/"Options"/"View"/"Hidden Text".

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. High capacity bicycle racks
 - Stretch Rack
 - Vertical Rack

1.2 RELATED SECTIONS

- A. Section 02871 – Bicycle Racks: Installation location and coordination.

1.3 REFERENCES

- A. American Society for Testing and Materials ASTM A513 - Standard Specification for Electric-Resistance-Welded Carbon and Alloy Steel Mechanical Tubing.
- B. American Society for Testing and Materials ASTM A500B - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. [[[Product Data](#)]]: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
- C. Shop Drawings: Manufacturing details for each bicycle rack.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square representing actual product, color, and patterns.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications:

1. A firm experienced in manufacturing bicycle racks similar to those required for this project and with a record of successful in-service performance.
- B. Installer Qualifications:
 1. An experienced installer who has completed installation of bicycle racks similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.
- C. Source Limitations: Obtain each color, finish, shape and type of bicycle rack from a single source with resources to provide components of consistent quality in appearance and physical properties.
- D. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 1. Install in areas designated by Architect.
 2. Do not proceed with remaining work until workmanship and installation are approved by Architect.
 3. Refinish mock-up area as required to produce acceptable work.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Saris Cycling Group; 5253 Verona Rd., Madison, WI 53711. ASD. Toll Free TEL: (800) 783-7257. Te1: (608) 274-6550. Fax: (608) 274-1702. Email: info@sarisinfrastructure.com Web: <http://www.sarisinfrastructure.com>
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 HIGH CAPACITY BICYCLE RACKS

- A. Stretch Series: (items #8010; #8016; #8018; #8080; #8110; #8116; #8118; #8180)
 1. Construction: 11 gauge (0.06 inch) (1.52 mm) steel for corner pieces and cross braces.
 2. Capacity: 6 bike capacity, 18 inch (457 mm) spacing.
 3. Capacity: 8 bike capacity, 13.5 inch (343 mm) spacing.
 4. Capacity: 8 bike capacity, 18 inch (457 mm) spacing.
 5. Capacity: 10 bike capacity 14.4 inch (366 mm) spacing.

6. Locking Bar: 3/8 inch (9.5 mm) solid steel locking bar.
 7. Finish: Polyester powder coat.
 8. Color: Black.
- B. Vertical Series: (items #8023; #8024; #8043; #8044; #8033; #8034; #8063; #8064)
1. Construction: 11 gauge (0.06 inch) (1.52 mm) steel for corner pieces and cross braces.
 2. Capacity: 3, 4, 5 bike capacity for single sided racks; 6, 8, 10 bike capacity for double sided racks
 3. Standard bike spacing: 18" between bikes for 3, 4 bike single sided racks, and 6, 8 double sided racks; 15" between bikes for 5 bike single sided rack and 10 bike double sided rack
 4. Locking Bar: 3/8 inch (9.5 mm) solid steel locking loop.
 5. Mount: Floor mount anchors recommended for single sided racks and REQUIRED for double sided racks.
 6. Finish: Polyester powder coat.
 7. Color: Black.

2.3 MATERIALS

2.4 FINISH

- A. Manufacturer's standard factory-applied polyester paint finishes using a powder coating heat-cured system. Color as approved.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

3.3 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

Reserved for Municipal Use

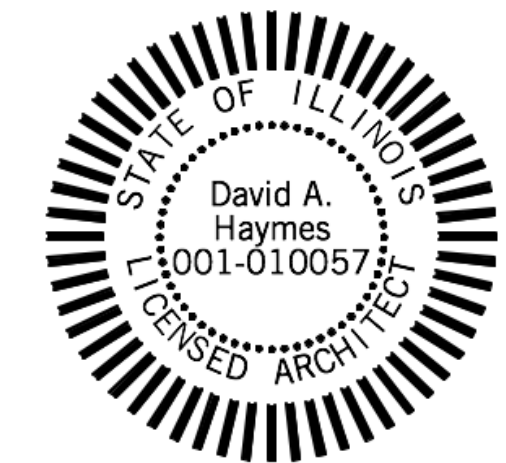
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1630 S. Wabash
1630 S. Wabash Ave.
Chicago, IL 60616
1630 S. Wabash Development Corp.

date	description
06.14.22	Zoning Review
07.11.22	Issue for Foundation
08.03.22	Issue For Piles
09.01.22	Issue For Building Permit
12.11.23	Issue For Revised Permit

orientation

project number 222820

scale As Noted

date 2/7/24

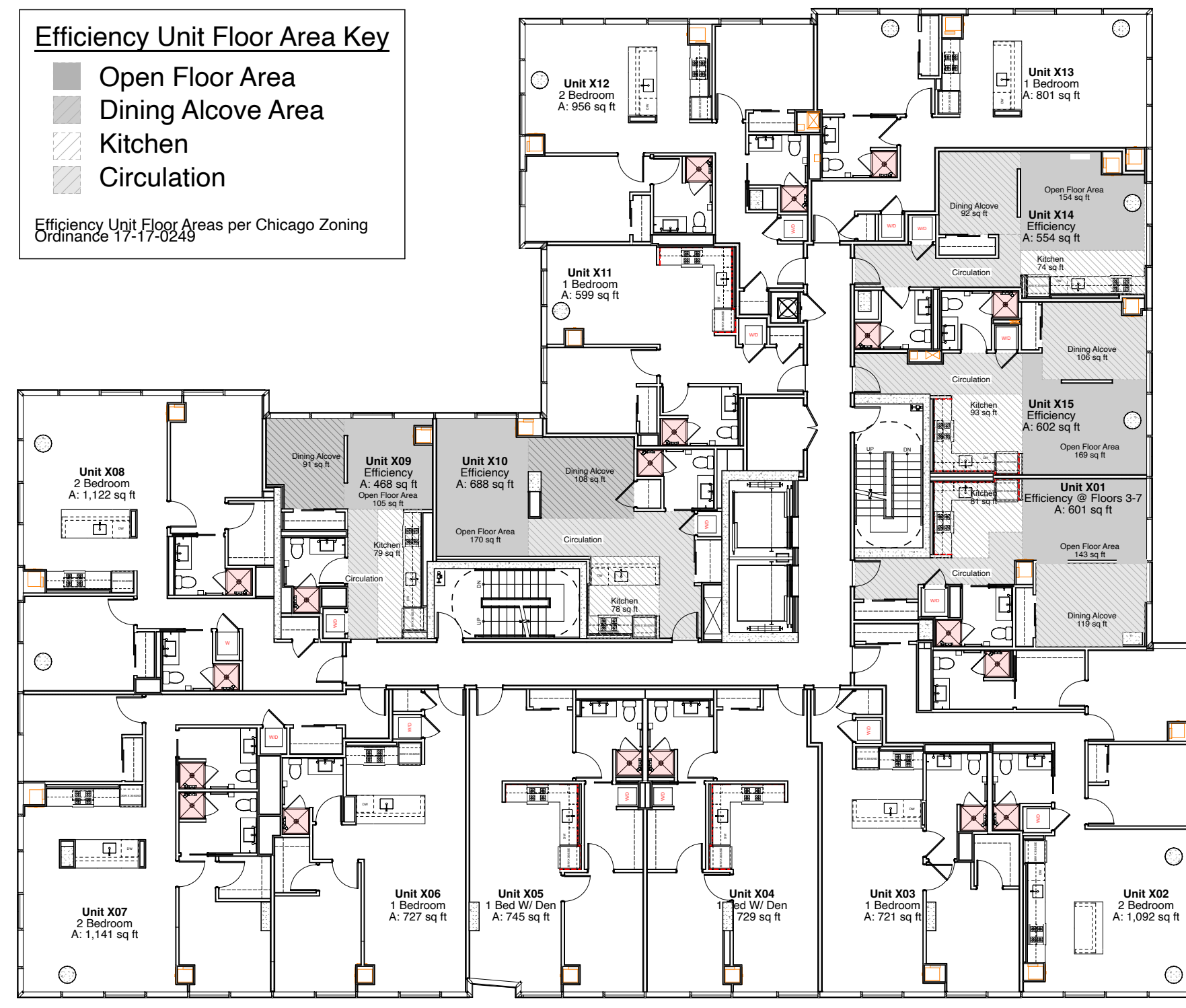
sheet title Project Data, ARO & FAR Diagram

sheet number

Efficiency Unit Floor Area Key

- Open Floor Area
- Dining Alcove Area
- Kitchen
- Circulation

Efficiency Unit Floor Areas per Chicago Zoning Ordinance 17-17-0249



Typical Floor - Efficiency Units Diagram

New Construction 2021 CHICAGO BUILDING CODE 14B		Y	N	Y	N
Chgo Landmark		✓			✓
Lakefront Protection Distr.		✓		ACAR Submitted	✓
Located in Flood Plain		✓		Condominium	✓
Permit Revision		✓		Previous Permit Number	100986788

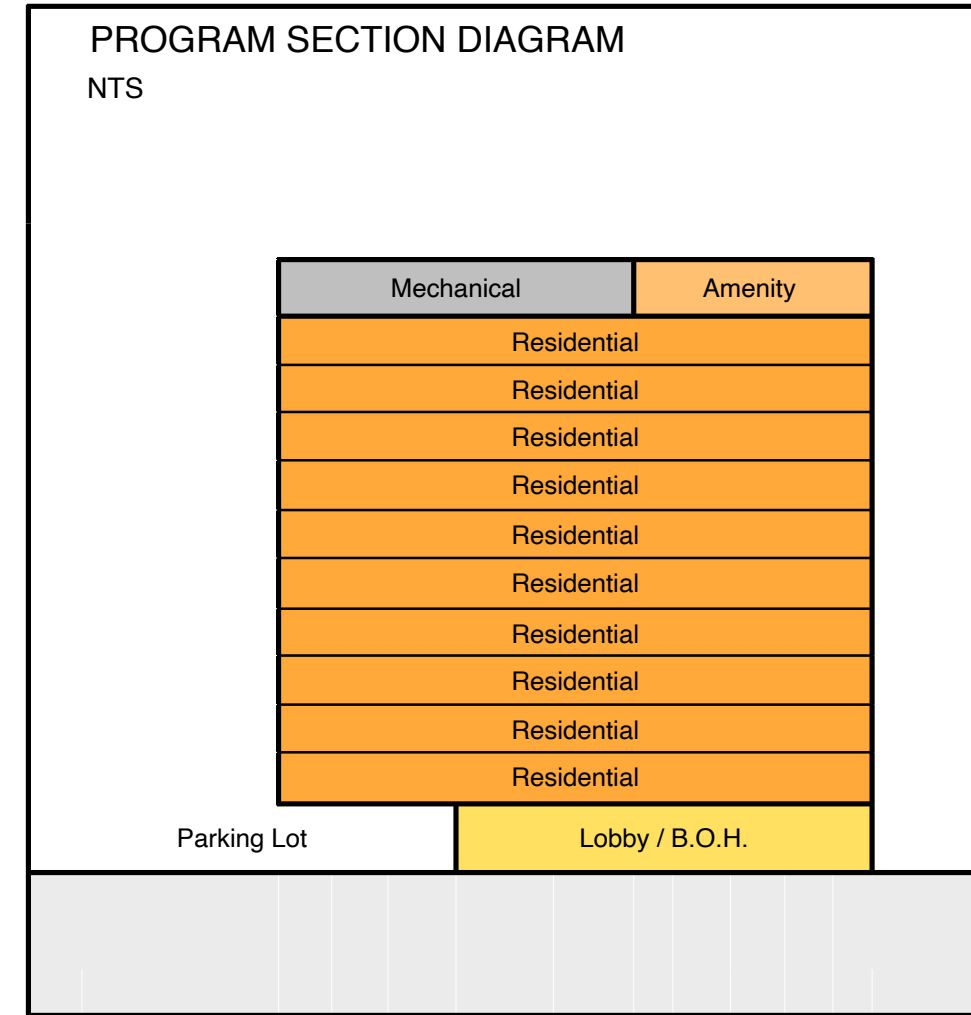
Address: 1630 South Wabash Avenue
Description of Work (Bldg Use, # of Stories, # DUs, parking proposed, nature of work and extent): 2019 CBC: Direct Developer Services: Revision to Full Building Permit #100986788 for a new 12 Story, 149 D.U. Residential Apartment Building with on Grade Parking (49 Parking Spaces) and Associated Site Work as Per Plans.

CLASSIFICATION BY OCCUPANCY USE GROUP (CBC 14B Chapter 3)			
A-3	Group A - Assembly	Group F - Factory	Group M - Mercantile
✓	Group B - Business	Group H - High Hazard	Group R - Residential
	Group E - Educational	Group I - Institutional	Group S - Storage

PERMIT CATEGORY		Remarks
New Construction	New Construction	New Multi-family building - High Rise, Concrete structure fully sprinklered
Existing Buildings	Violations Corrections	
	Repairs	
	Alterations L1	
	Alterations L2	
	Alterations L3	
	Change of Occupancy	
	Addition	
	Relocated Buildings	

BUILDING INFORMATION (CBC 14B)										
Principal Building	Sprinkler Protected Y/N	Constr Class	No. Stories	Basements	No. D.U.	Building Dimensions				Work Area
						No. Commercial Units	Width	Length	Height (CBC 14B) Bldg Area (sf)	
Y	1A	12	0	149	1	116'-0"	146'-0"	130'-0"	132,741	132,741

ZONING INFORMATION (CZO 2023)			
Zoning District / PD #	DX-5	Front Setback	None
Existing Zoning Use(s)	Vacant Apartments	Combined Side Setbacks	40' at Residential Floors
Proposed Zoning Use(s)	Residential Apartments	Rear Setback	30' at Residential Floors
Actual Parcel Information	27,058 sf or 0.62 ac	Rear Yard / On-site Open Space	5,364 Req. - 5,707 Provided
Actual Parcel Existing	27,058 sf or 0.62 ac	Number of Dwelling Units	149
Actual Required per CZO	27,058 sf or 0.62 ac	Number of Efficiency Units (include above)	44
Actual Proposed	27,058 sf or 0.62 ac	Number of Off-Street Parking Spaces	49 (incl 2 HC) (eTOD parking reduction)
Chicago Landmark Designation	N/A	EVSE-ready Parking Spaces (include above)	10
Lakefront Protection District	N/A	Number of Off-Street Loading Spaces	1 @ 10ft x 25ft
Zoning Overlay District	N/A	Landscape Ordinance Compliance	Provided
Pedestrian Street	N/A	Townhouse Development Standards	N/A
Lot Area	27,058 sf or 0.62 ac	Planned Development Standards	N/A
Floor Area Ratio (FAR)	135,213 sf	Open Space Impact Fee Worksheet	Provided
Total Floor Area	140,222 sf	Affordable Requirements Ordinance (ARC) Forms	N/A
Building Height (Under Roof)	129'-10" (12th Floor Ceiling)	Plat of Survey	Provided
Front Setback	None		



1630 S. Wabash - Unit Mix

Unit Types	Avg. Unit Sqft	Quantity	% of Total
Efficiency- 1 Bath	568	44	29.53%
1 Bed- 1 bath	724	37	24.83%
1 Bed- 1 Bath + Den	700	29	19.46%
2 Bed- 2 bath	1,026	39	26.17%
Total	776	149	100.00%

Parking Requirements

Required Parking 100 (1 space per DU) + 49 (0.60 per DU) = (129.4) 130 parking spaces

Provided Parking 49 parking spaces*

* 17-10-0102-D Small Dwelling Units. Project seeking 25% reduction (33 parking spaces) parking ratio per Zoning Administrator approval. Building contains 149 Dwelling Units with an average unit size of 776 sqft.

* 17-10-0102-B Transit-Served Locations. Project seeking 50% reduction parking (49 parking spaces) based on Transit-Served Location. Project is located 2147.52' from CTA (Cermak-McCormick Place) rail station entrance/exit. See Survey with distance to CTA station provided.

Bike Parking Requirements

Required Bike Parking 149 (1 bike per DU) = 149 parking spaces. (17-10-0102-B (2))

Provided Bike Parking 150

Site Area: 27,058 sqft

Zoning DX-5 FAR = 5

Max FAR Area Allowed 135,290 sqft

FAR Proposed 135,221 sqft

Open Space

Open Space Req. 5,364 sqft

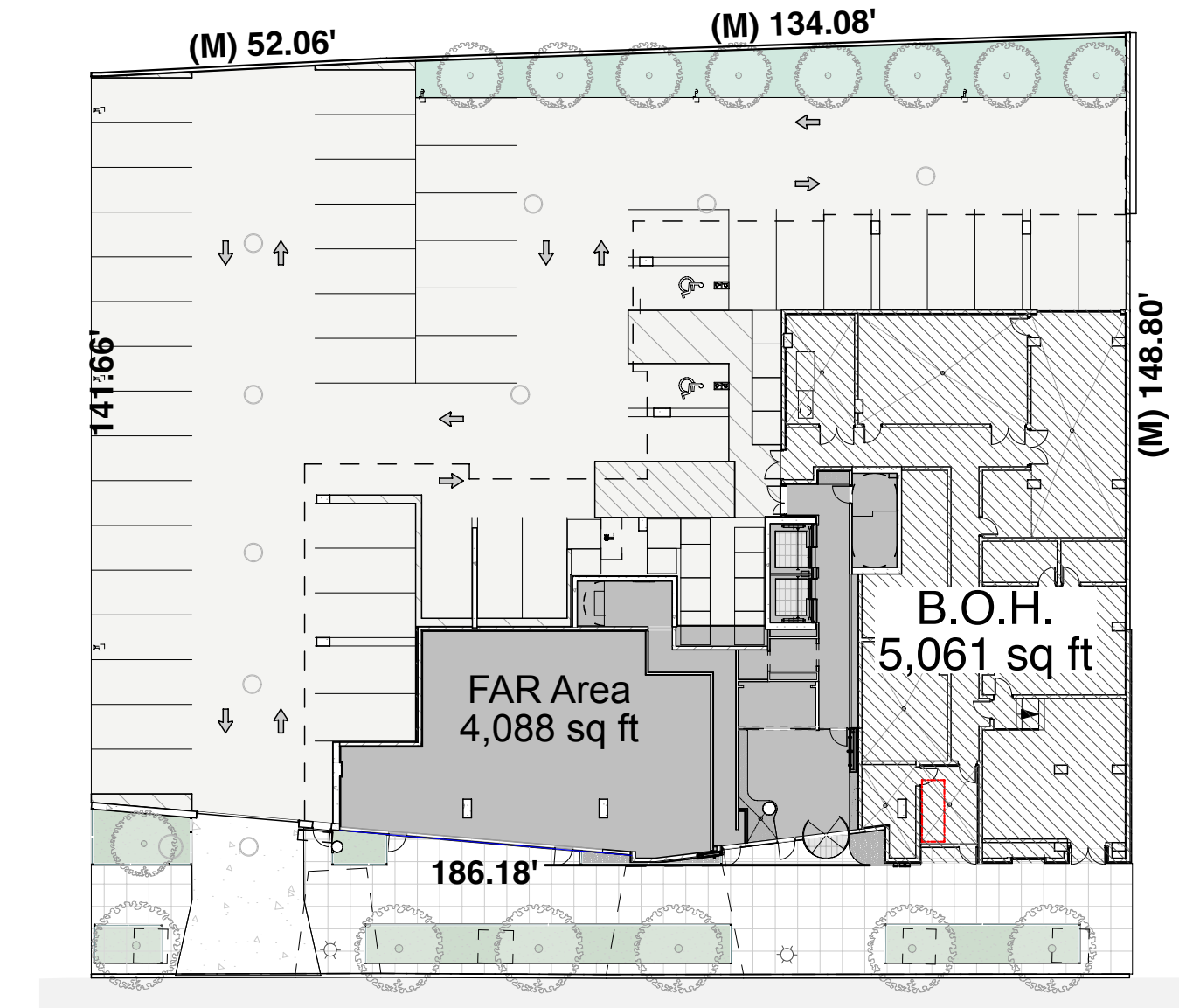
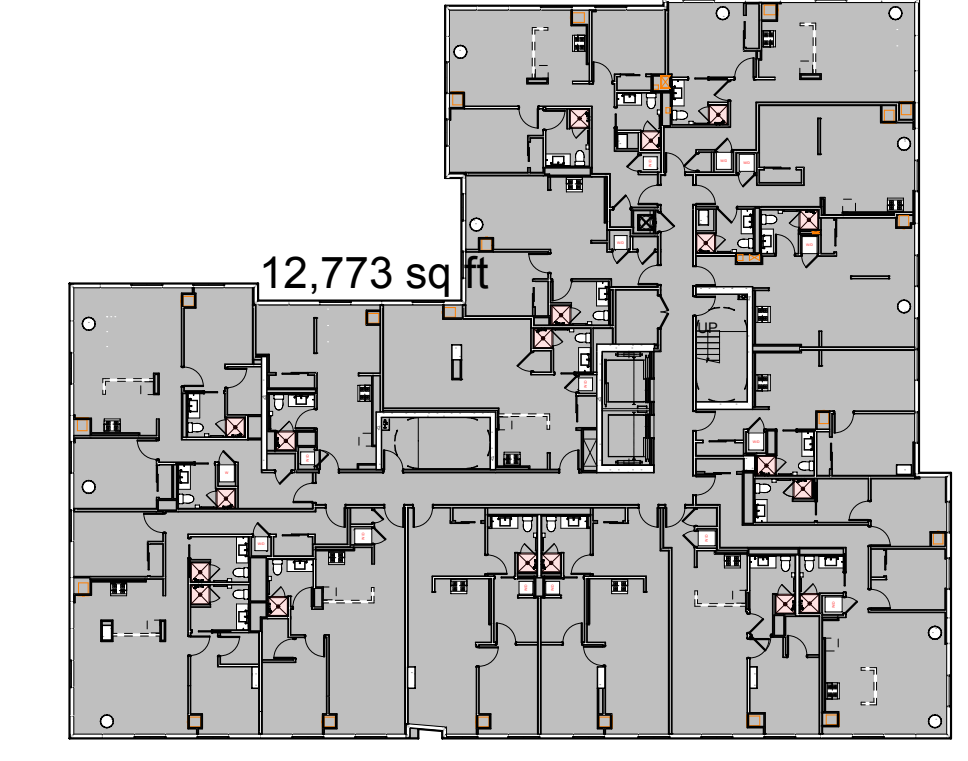
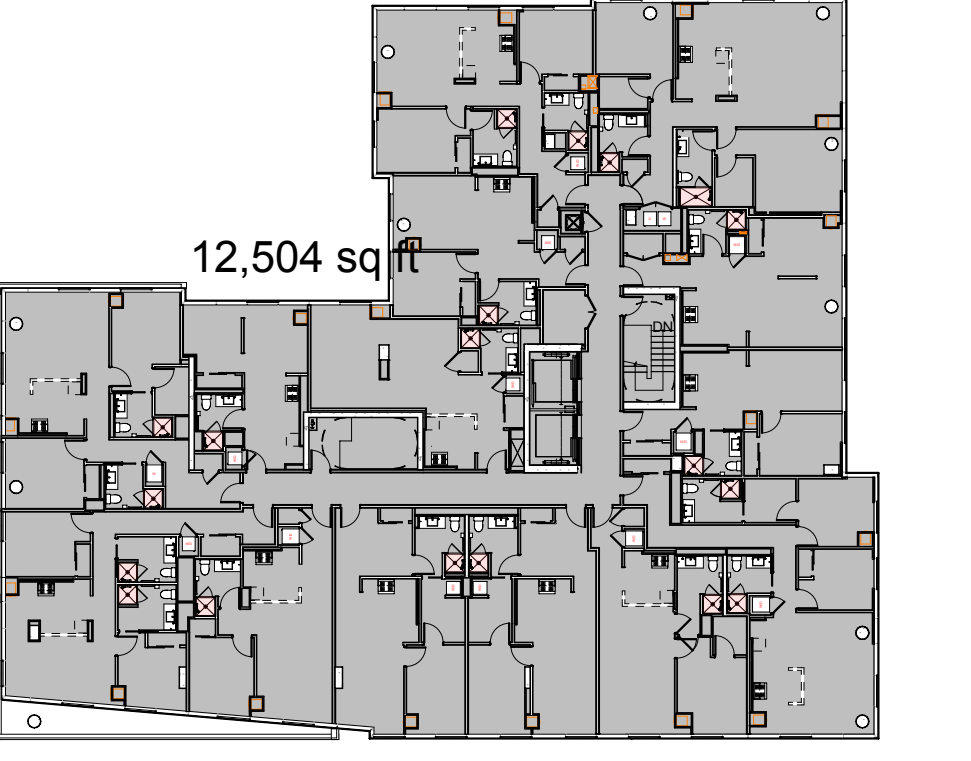
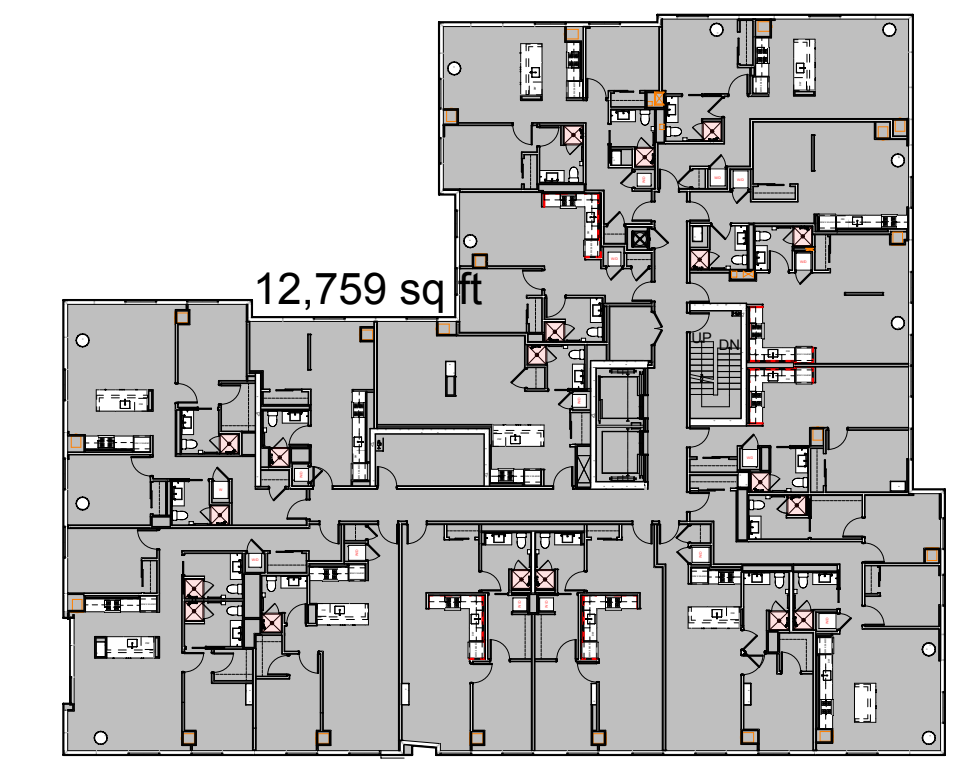
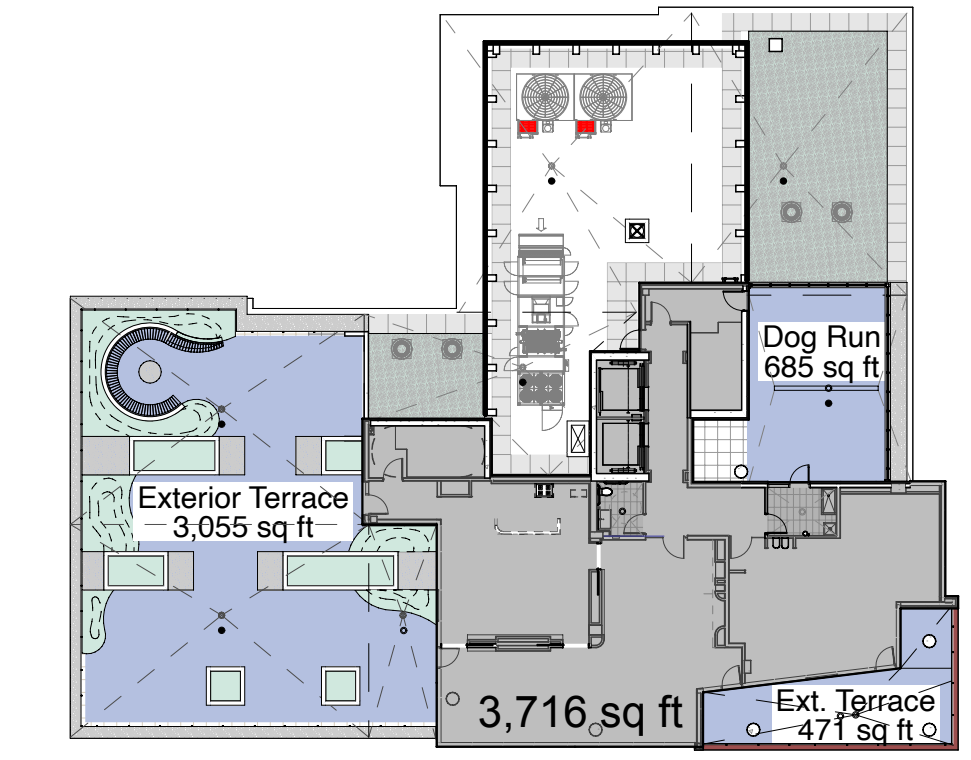
Open Space Provided 5,707 sqft

MLA Calculations

Efficiency Units 135 x 44 (29%) = 5,940

Dwelling Units 200 x 105 (70%) = 21,000

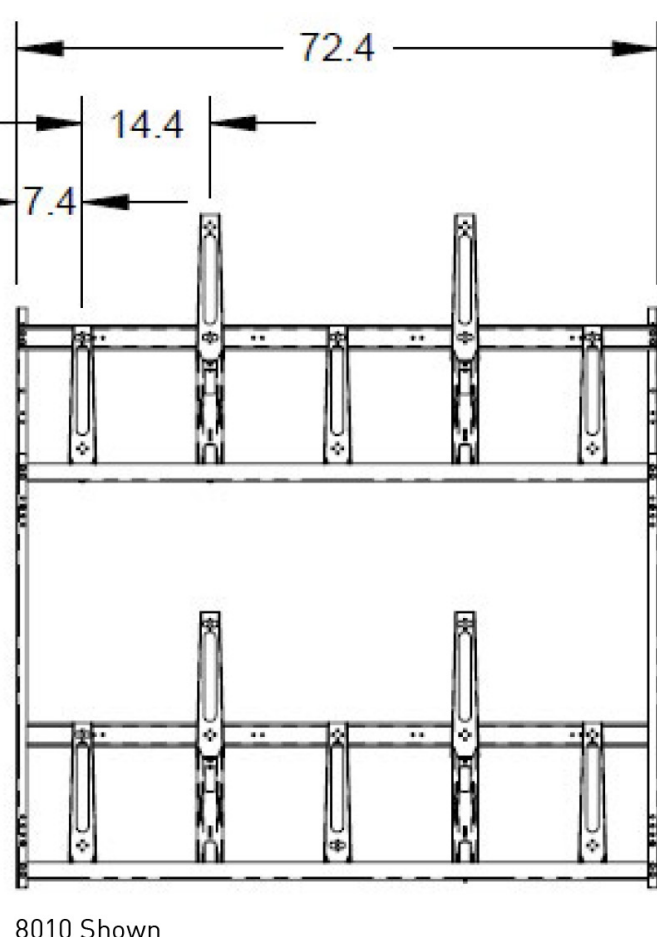
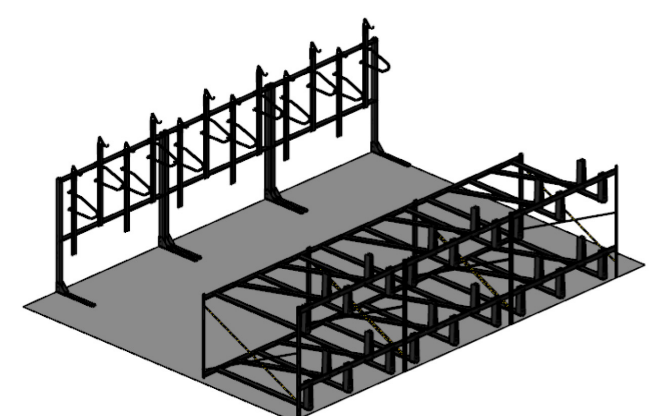
Total = 26,940



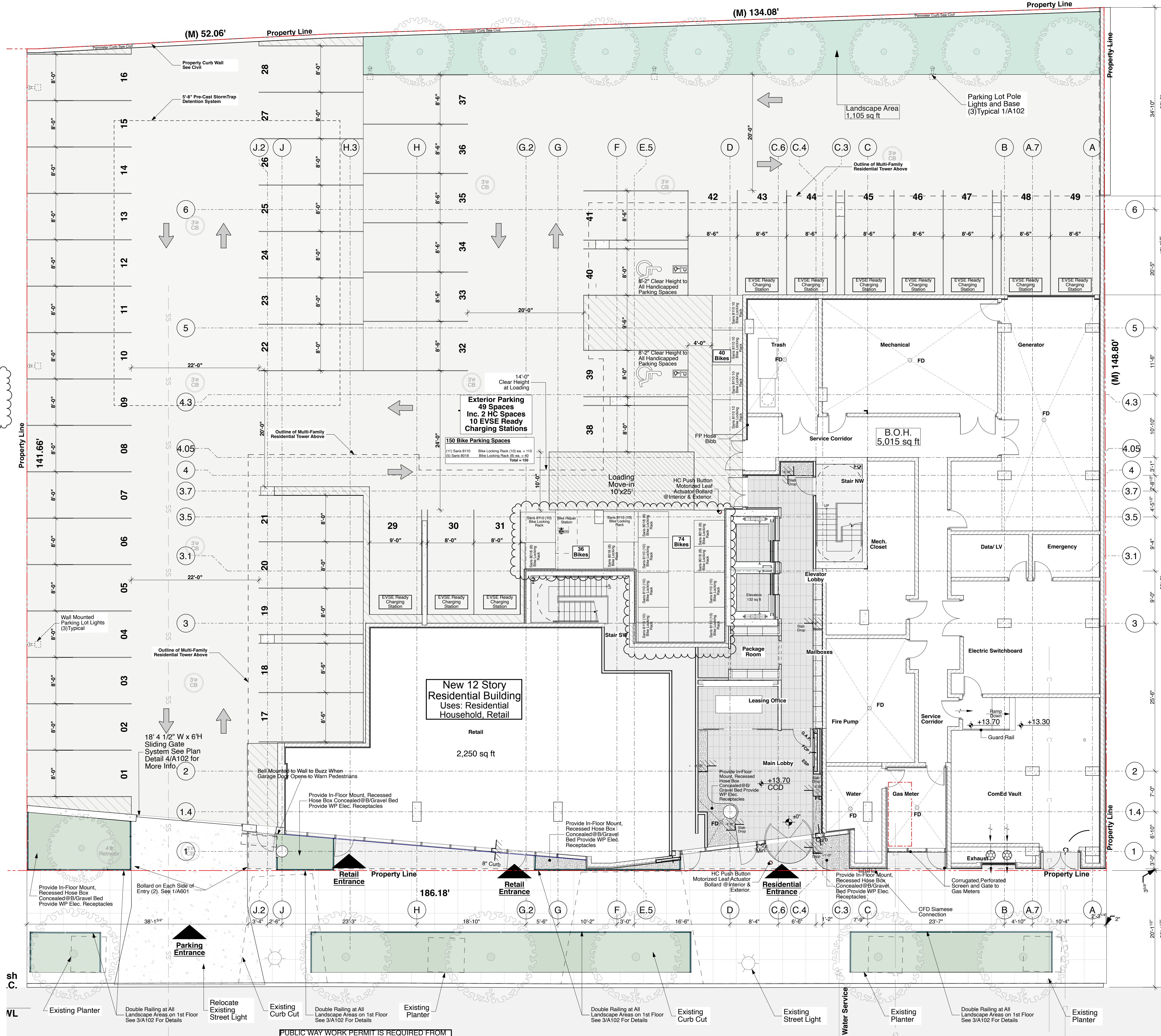
150 Bike Parking Spaces
 (11) Saris 8110 Bike Locking Rack (10) ea. = 110
 (5) Saris 8018 Bike Locking Rack (8) ea. = 40
Total = 150

Model #	Single Sided (SS) / Double Sided (DS)	Total # of Bikes Perped	Bike Spacing	Frame Width
B133V	SS	3	15'-18"	44.5"
B134V	SS	3	24"	62.5"
B144V	SS	4	15'-18"	62.5"
B145V	SS	4	24"	80.5"
B155V	SS	5	15'-18"	80.5"
B166V	DS	6	24"	44.5"
B168V	DS	6	24"	62.5"
B188V	DS	8	15'-18"	62.5"
B180V	DS	8	24"	80.5"
B100V	DS	10	15'-18"	80.5"

Model #	# Bikes	Bike Spacing	Clearing Height Min.	Foot Print
8018	4	18"	9'	54" x 43"
8019	4	13.5"	9'	54" x 43"
8080	4	18"	9'	72" x 43"
8010	10	14.4"	9'	72" x 43"



2 Bike Storage Details
 SCALE: 1/8" = 1'-0"



PUBLIC WORK PERMIT IS REQUIRED FROM CDOT TO REMOVE THE EXISTING DRIVEWAY AND RETURN THE PARKWAY, CURB AND GUTTER TO CDOT STANDARDS.

South Wabash Avenue
 Two-Way, 100' R.O.W.

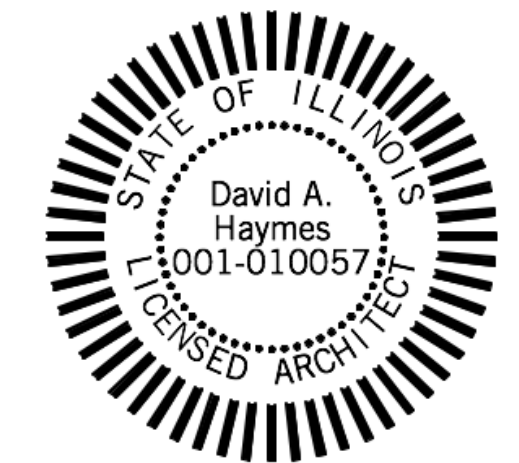
1 Site Plan
 SCALE: 1/8" = 1'-0"

Reserved for Municipal Use
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 Architecture Urban Planning

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orientation
 project number 222820
 scale As Noted
 date 2/7/24
 sheet title Site Plan
 sheet number A101