

River Ecology and Governance Task Force

Development Review Working Group

October 22, 2024 | 6:00 – 7:30PM

REGTF-DRWG Agenda – QTS Data Center

- I. Context Presentation by DPD (5 minutes)
- II. Development Team Presentation (25 minutes)
- III. Q&A with Development Team (30 minutes)
- IV. Working Group Only Discussion (30 minutes)

REGTF Objectives

- I. Transforming Chicago's unique waterway system into a **thriving and ecologically integrated natural asset**, capable of accommodating the needs of people, requires **coordinated planning**, investment and management

- II. Aspire to, and realize no later than 2040, inland waterways in Chicago that are **inviting, productive and living**, that **support wildlife in-stream and on their banks**, and that **contribute to our city's resiliency**

Development Review Working Group

Charge of the Group:

- Incorporate principles developed by the System Plans working group to align with project reviews;
- Create and follow a process and structure to review projects;
- Provide consensus and standardized input and feedback to the City of Chicago and developers on riverfront projects, based on the Department of Planning and Development's (DPD's) Chicago River Design Guidelines or Calumet Design Guidelines.

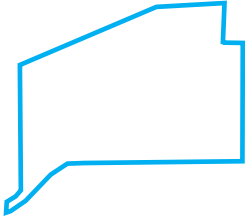
Planned Development Review Process

REGTF
Development
Review



Site Context

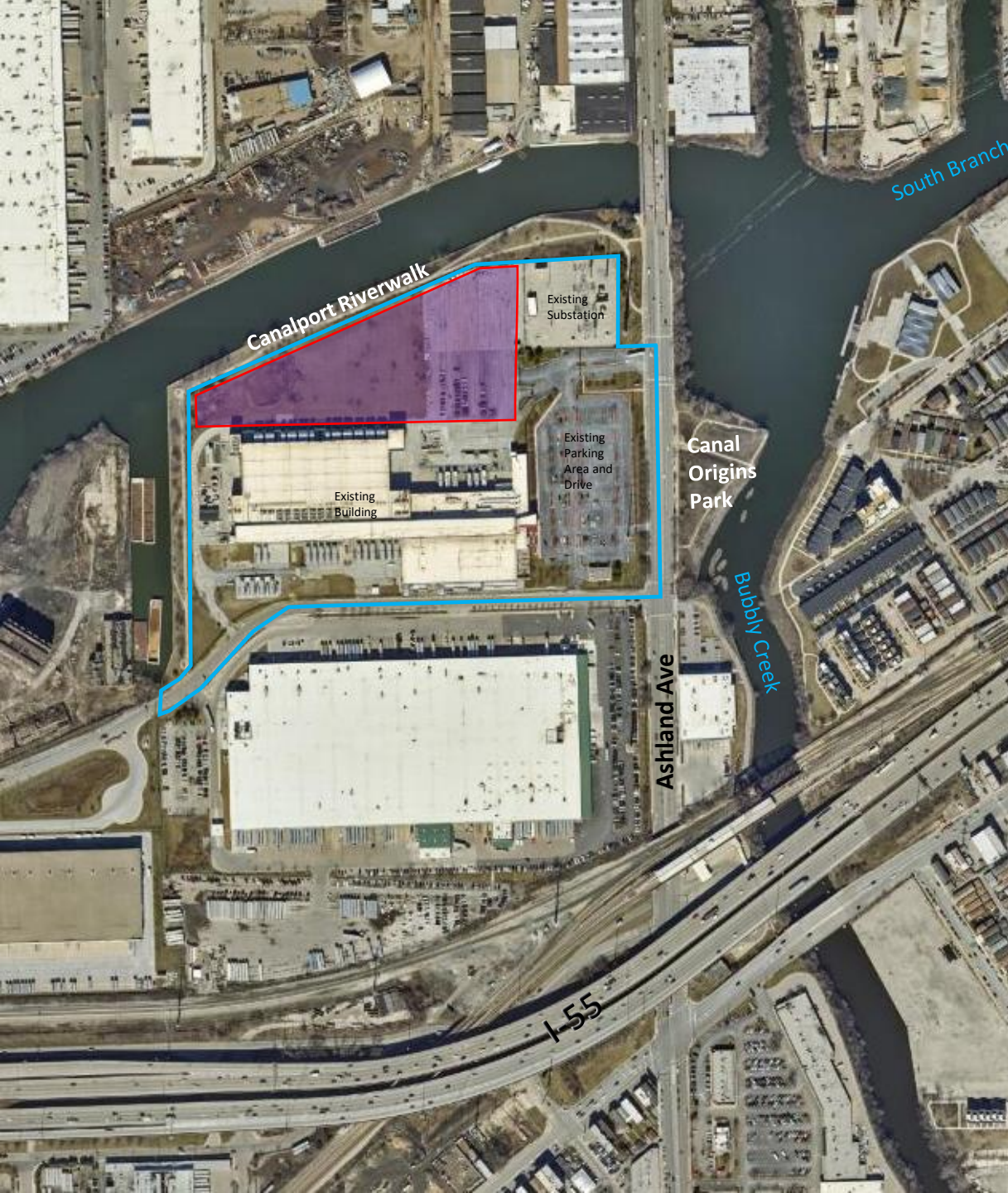
Site Context



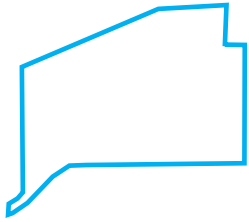
Planned Development No. 553



Proposed development site



Zoning Context



Planned Development (PD) 553



Proposed development site

- Planned Development predated Chicago River Design Guidelines
- PD 553 not directly adjacent to the waterway
- Riverwalk owned and managed by the Chicago Park District

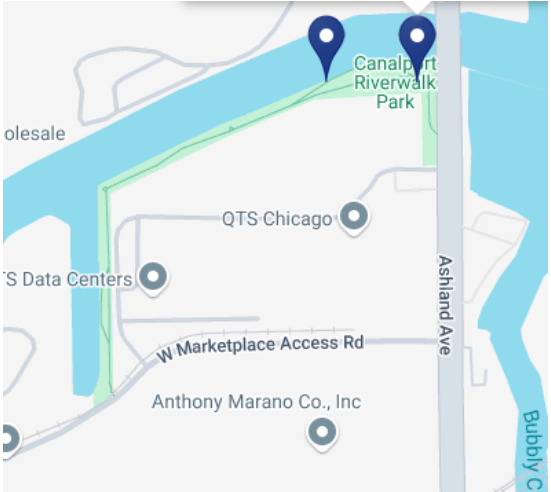


Existing Riverwalk Context

Riverwalk constructed and transferred to Park District - 2001



Photo: UIC Today

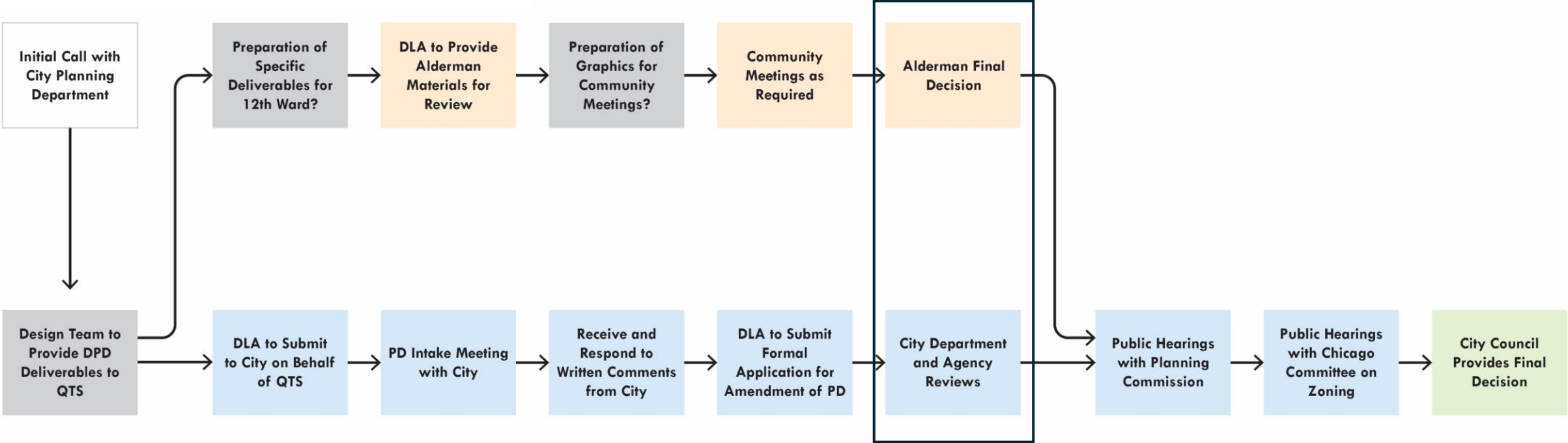


Development Team Presentation

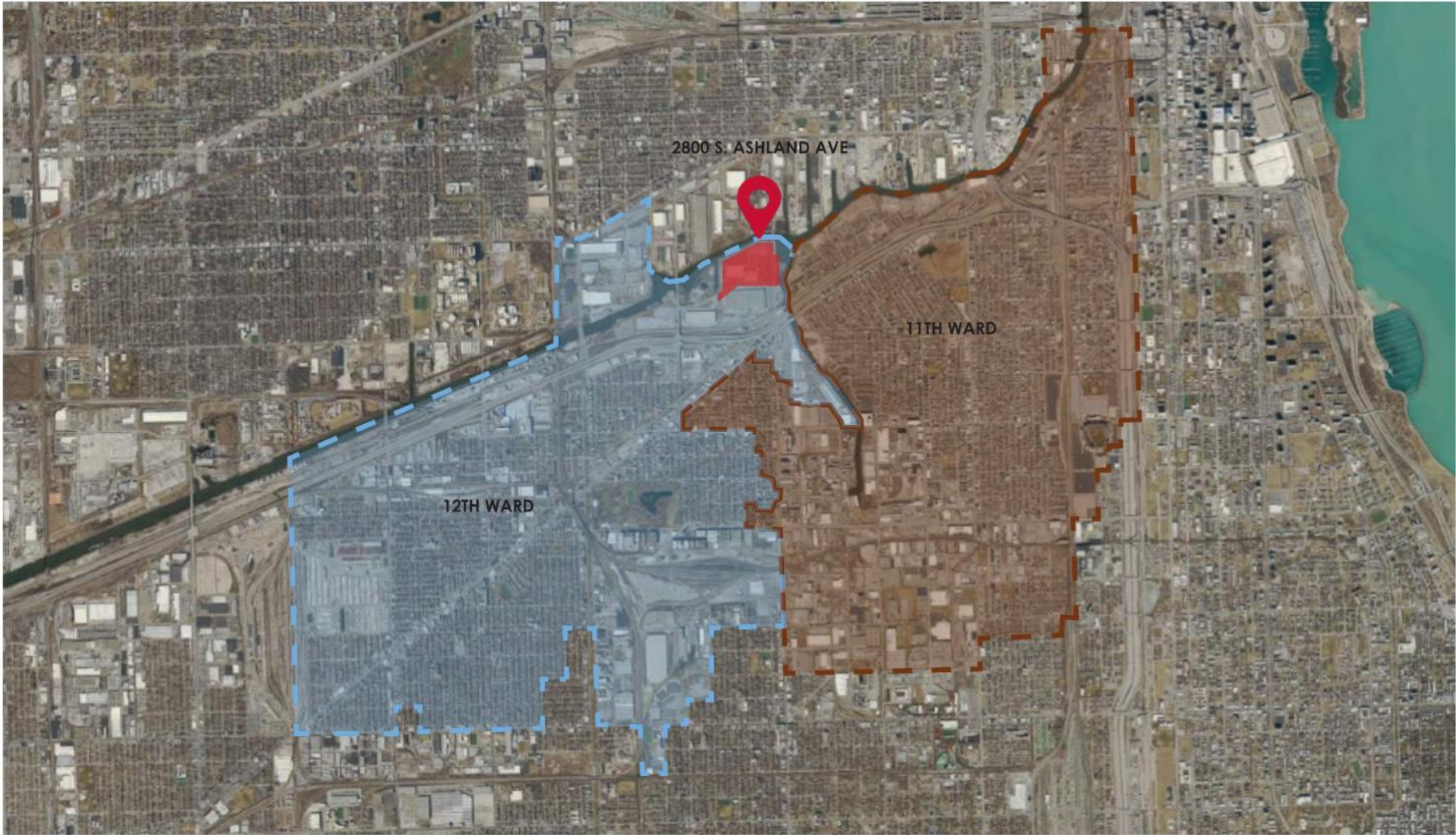
PROJECT HIGHLIGHTS

- QTS currently operates data center on the property in the building previously used as the Chicago Sun-Times printing facility.
- Building was originally constructed pursuant to PD 553 in 1997, then renovated for adaptive reuse by QTS in 2012.
- QTS is now looking to expand operational capacity on the campus by constructing an additional data center, with accessory office space and site improvements on the north side of the campus.
- New building is designed to reference features, materials, colors, and language of existing facility.
- A new landscaped entry plaza will define a safe pedestrian and vehicular circulation on site, contribute to local ecology by provide a food source and habitat for wildlife, and enhance views from Ashland Avenue.
- The proposed improvements will provide broad economic benefits to the community through creation of new local employment opportunities, as well as for an estimated 2,600 construction jobs needed through the course of development.

DPD PROCESS



SITE LOCATION



SITE LOCATION
· 2800 S Ashland Ave PD553

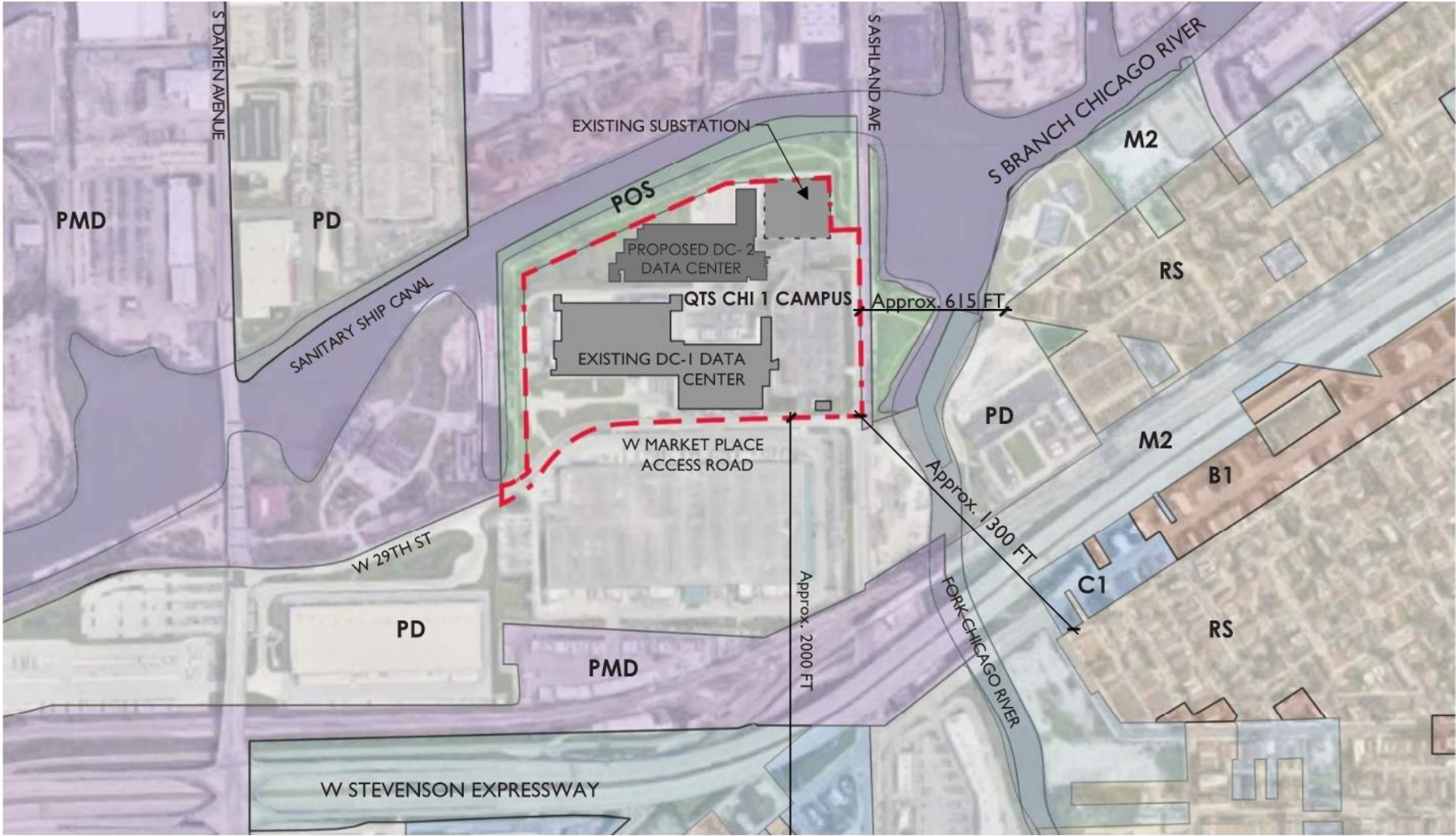
CITY|COUNTY
· Chicago, IL | Cook County

Project is located within the boundaries of the 12th Ward, but the Owner has also engaged the Alderman representing the 11th Ward as well, given the boundary proximity.

Site Location Map



ZONING MAP



ZONING INFORMATION

- Manufacturing Planned Development 553 (PD553) Primary zoning governing site
- Previously M3-3 Heavy Manufacturing District Governs items not covered within PD553
- Previously Commercial Planned Development 553

PRIMARY USE

- Electronic Data Storage Center

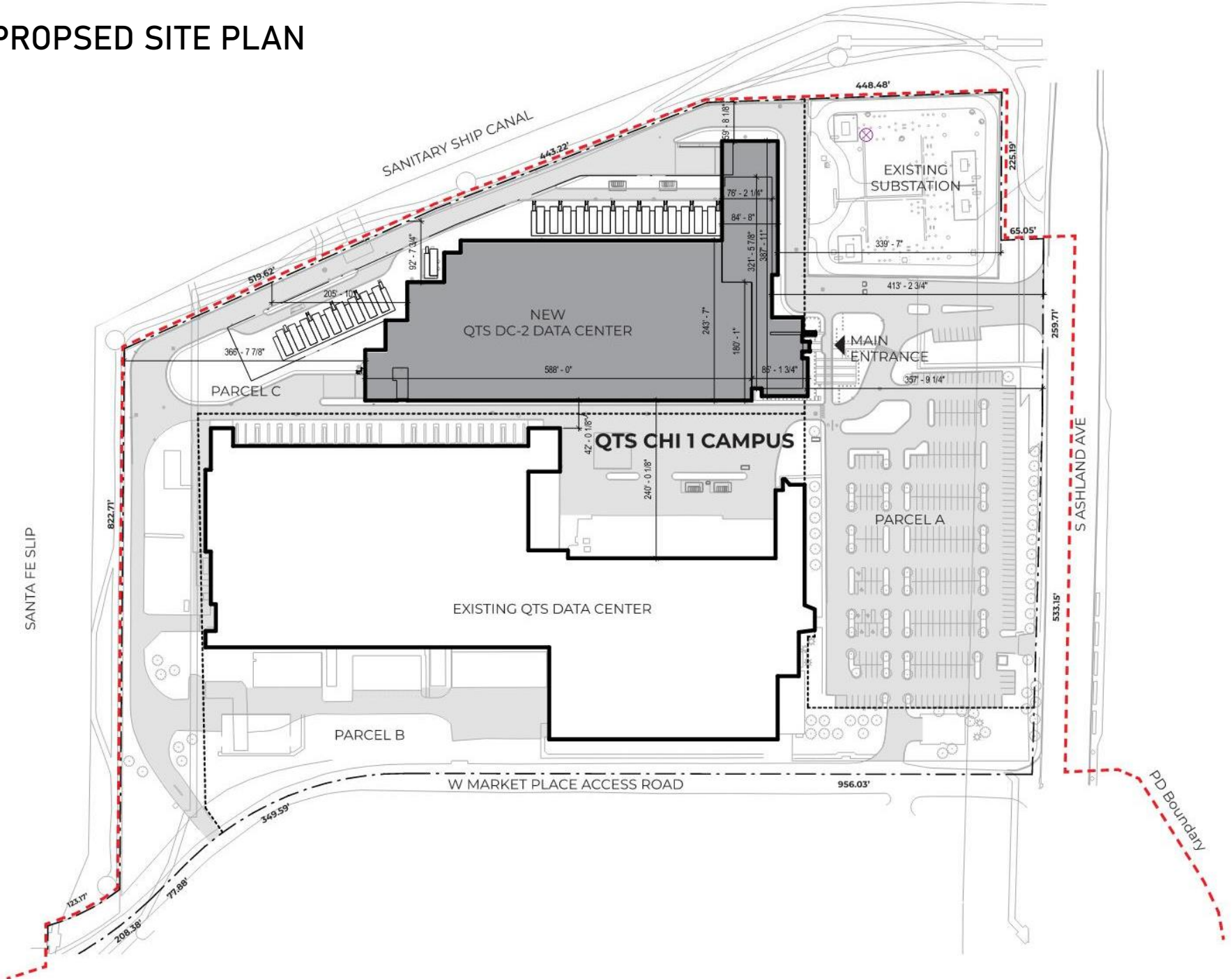
KEY

- Site Boundary
- Planned Development Zone (PD)
- Planned Manufacturing District IIA (PMD)
- Park and Open Space (POS)
- Residential Zone (R)
- Manufacturing Zone (M2)
- Business Zone (B1)
- Commercial Zone (C1)

Surrounding Zoning District Map



PROPOSED SITE PLAN



CAMPUS
 LOT AREA: 29.7 acres
 (1,292,426 sf)

Gross Building Area
 (Existing & New): 931,024 sf

Proposed FAR
 (Per Ammended PD): 3.0

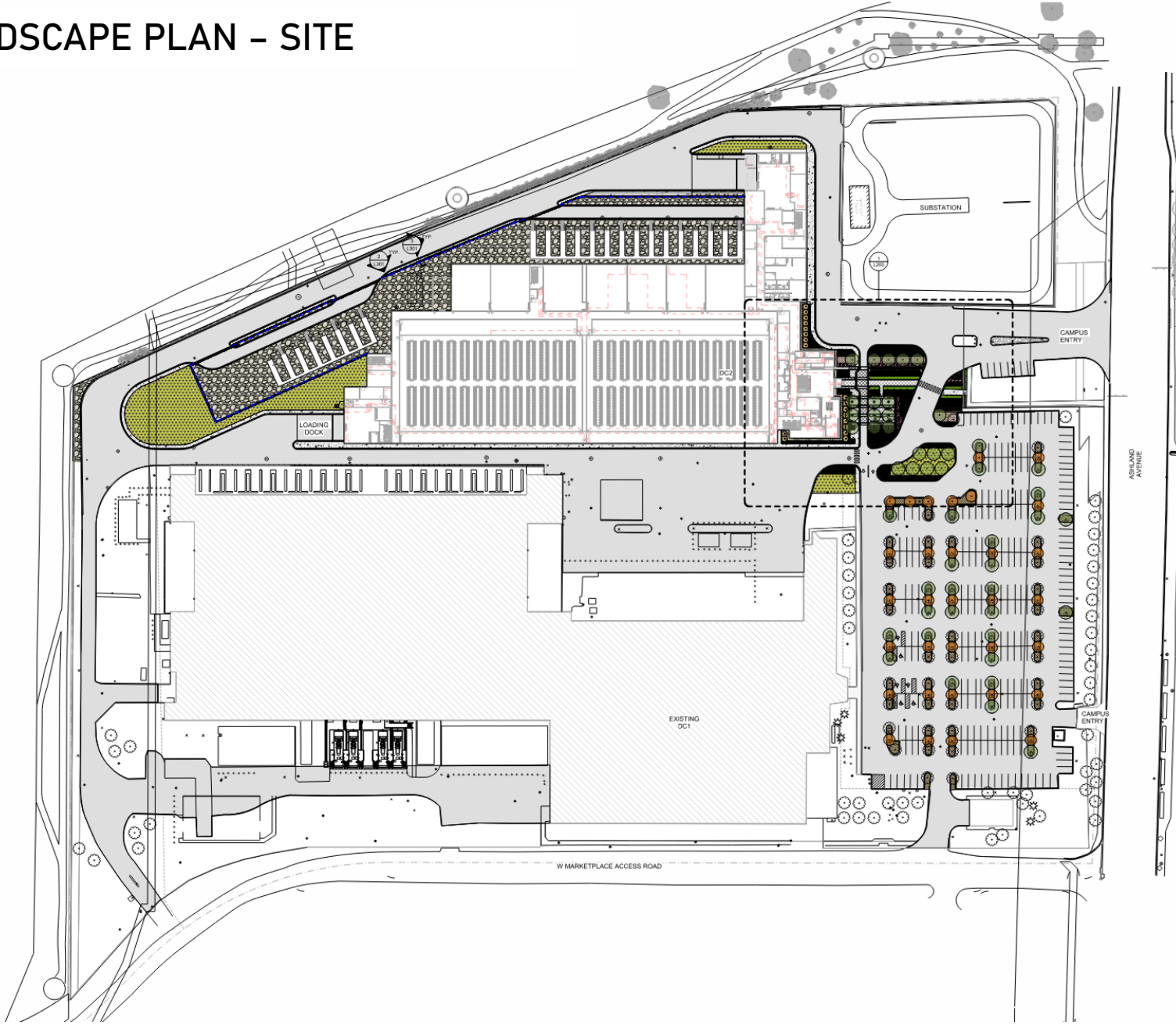
Current FAR (PD-553): 0.50

Full Development
 Calculated FAR: 0.72

PROPOSED BUILDING
 Office/ Loading: 80,000 sf
 Data Halls: 366,000 sf
 Gross Area: 463,900 sf

PARKING
 Total Parking Provided: 309
 Existing Building: 100
 (PER PD-553)
 Proposed Building: 10
 (1 per 4 employees,
 40 total)

LANDSCAPE PLAN - SITE








LANDSCAPE PLAN

SURFACING TYPES

-  CONCRETE WALK - STANDARD GRAY
-  ROADS CIVIL PROPOSED
-  EQUIPMENT YARD GRAVEL - SEE CIVIL
-  ROCK MULCH TYPE 1
-  ROCK MULCH TYPE 2
-  COLORED CONCRETE - LIGHT GREY
-  COLORED CONCRETE - DARK GREY
-  PLANTING BED
-  MEADOW SEEDING
-  TURF GRASS - SOD

KEY

-   Trees
-   Shrubs
-  Ground Cover






LANDSCAPE PLAN - WELCOME PLAZA



SURFACING TYPES

-  CONCRETE WALK - STANDARD GRAY
-  ROADS CIVIL PROPOSED
-  EQUIPMENT YARD GRAVEL - SEE CIVIL
-  ROCK MULCH TYPE 1
-  ROCK MULCH TYPE 2
-  COLORED CONCRETE - LIGHT GREY
-  COLORED CONCRETE - DARK GREY
-  PLANTING BED
-  MEADOW SEEDING
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KEY

-   Trees
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LANDSCAPE PLANTING

COMMON NAME	SCIENTIFIC NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Honey locust	<i>Gleditsia triacanthos</i>												
Serviceberry	<i>Amelanchier x grandiflora</i>												
Wintergreen Boxwood	<i>Buxus sinica</i> var. <i>Insularis</i> 'Wintergreen'												
Red Twig Dogwood	<i>Cornus sericea</i>												
Dwarf Korean Lilac	<i>Syringa meyeri</i> 'Palibin'												
Nepeta Catmint	<i>Nepeta cataria</i> 'Cat's Pajamas'												
Autumn Moor Grass	<i>Sesleria autumnalis</i>												
Allium 'Summer Beauty'	<i>Allium lusitanicum</i> 'Summer Beauty'												
Prairie Dropseed	<i>Sporobolus heterolepis</i>												
Yarrow 'Moonshine'	<i>Achillea</i> 'Moonshine'												



Gleditsia triacanthos
Common name: Honey locust
Height: 30-70' Spread: 30-70'



Buxus sinica var. *Insularis* 'Wintergreen'
Common name: Wintergreen Boxwood
Height: 2-4' Spread: 3-5'



Syringa meyeri 'Palibin'
Common name: Dwarf Korean Lilac
Height: 4-5' Spread: 5-7'



Sesleria autumnalis
Common name: Autumn Moor Grass
Height: 4' Spread: 3'



Sporobolus heterolepis
Common name: Prairie Dropseed
Height: 24" Spread: 24"



Amelanchier x grandiflora
Common name: Serviceberry
Height: 20-25' Spread: 15'



Cornus sericea
Common name: Red Twig Dogwood
Height: 6-8' Spread: 6-8'



Nepeta cataria 'Cat's Pajamas'
Common name: Nepeta Catmint
Height: 12"-14" Spread: 18"-20"



Allium lusitanicum 'Summer Beauty'
Common name: Allium 'Summer Beauty'
Height: 18" Spread: 12-18"



Achillea 'Moonshine'
Common name: Yarrow 'Moonshine'
Height: 24" Spread: 24"

VIEW OF ENTRY PLAZA



View of Entry from Ashland

VIEW OF ENTRY PLAZA



View of existing DC1 and proposed DC2

BUILDING ELEVATIONS



East Elevation

1. INSULATED PRECAST WITH FORMLINER



PAINTED SW 7660
EARL GRAY

2. SMOOTH INSULATED PRECAST



PAINTED SW 6263
MISTY

3. COMPOSITE METAL PANELS



RON RED FINISH

4. CORRUGATED METAL SCREEN



BLACK FINISH TO
MATCH DC1

5. CURTAINWALL GLAZING SYSTEM



6. METAL SPANDREL AT ENTRY GLAZING



TO MATCH SW 7660
EARL GRAY

7. INSULATED METAL PANEL AND TRIM



TO MATCH SW 7660
EARL GRAY



North Elevation

BUILDING ELEVATIONS



West Elevation

1. INSULATED PRECAST WITH FORMLINER



PAINTED SW 7660
EARL GRAY

2. SMOOTH INSULATED PRECAST



PAINTED SW 6263
MISTY

3. COMPOSITE METAL PANELS



RON RED FINISH

4. CORRUGATED METAL SCREEN



BLACK FINISH TO
MATCH DC1

5. CURTAINWALL GLAZING SYSTEM



6. METAL SPANDREL AT ENTRY GLAZING



TO MATCH SW 7660
EARL GRAY

7. INSULATED METAL PANEL AND TRIM



TO MATCH SW 7660
EARL GRAY



South Elevation

AERIAL VIEW



Looking Southeast

AERIAL VIEW



Improved Pedestrian Connection

Perforated Screen

Looking Southwest

AERIAL VIEW



Improved
Pedestrian
Connection

Looking Northwest

VIEW FROM S. ASHLAND AVENUE



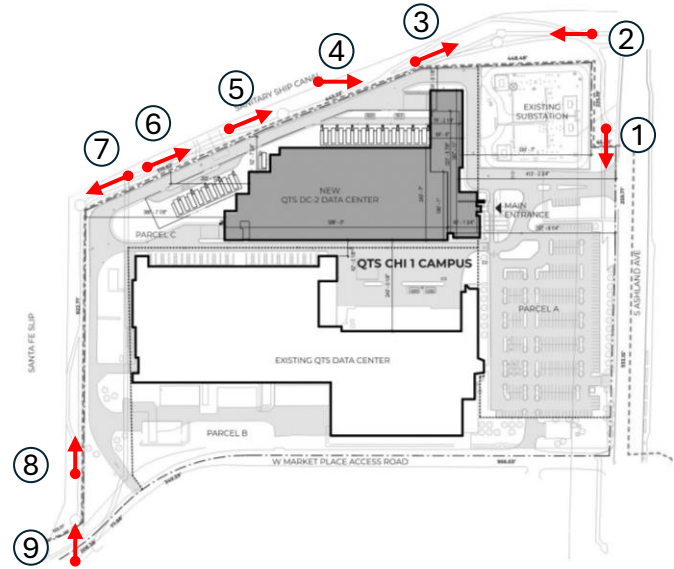
Perspective from River Looking South

DPD REVISIONS

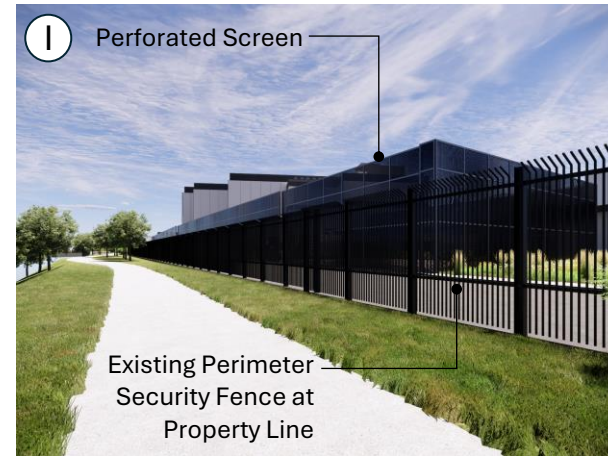
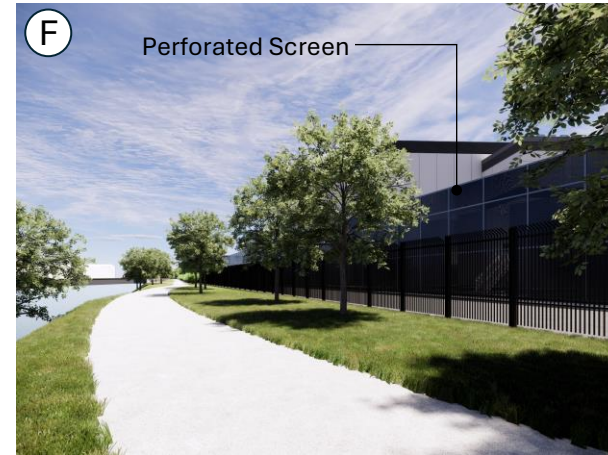
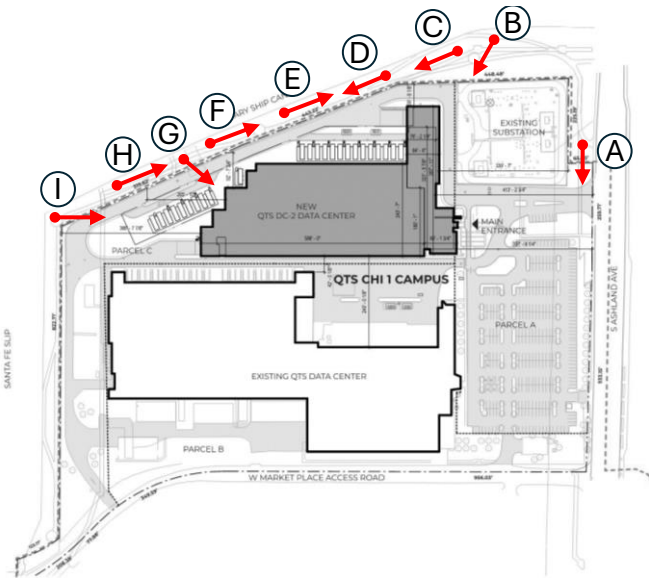


Aerial Diagram Showing Improved Connectivity and Equipment Screen

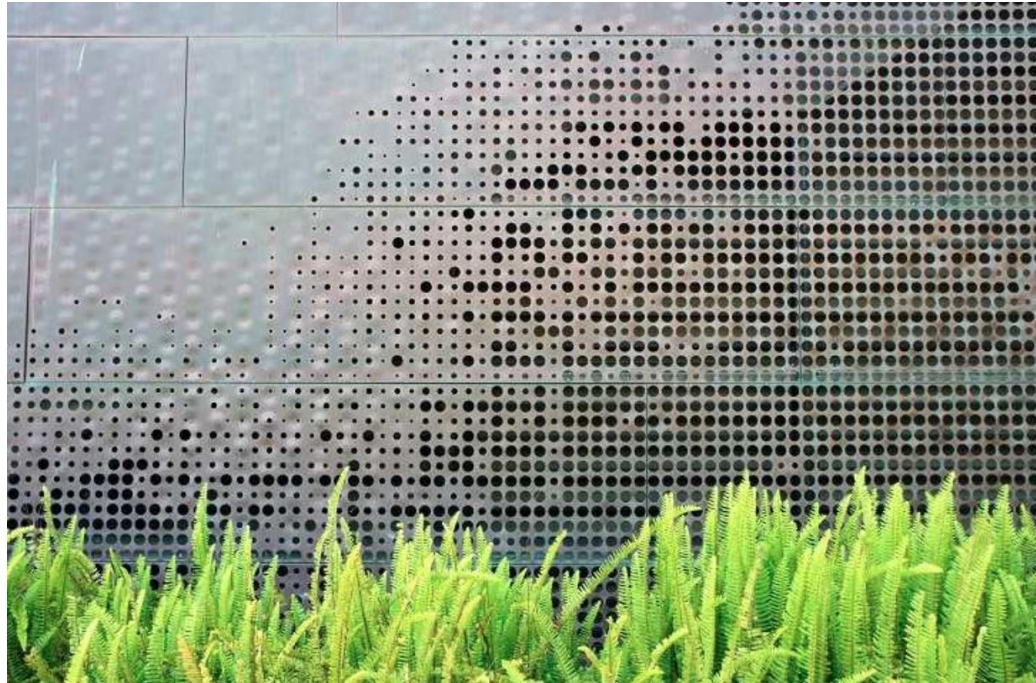
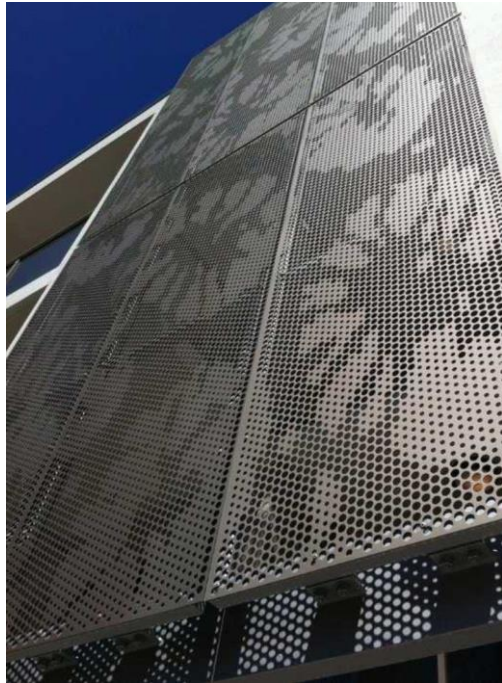
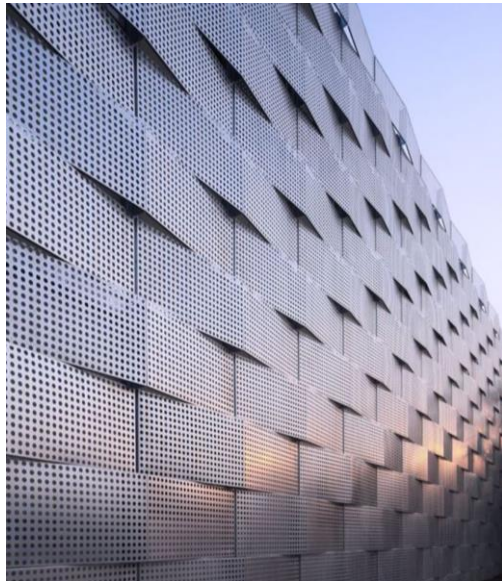
RIVERWALK PHOTOS



VIEW FROM RIVERWALK



PERFORATED SCREEN PATTERN CONCEPTS AND PRECEDENTS



SDP MATRIX

Section	Bird Protection		Energy								
Designation	A.1	A.2	B.1	B.2	B.3	B.4	B.5	B.6	B.7	B.8	B.9
Name	Bird Protection (Basic)	Bird Protection (Enhanced)	Exceed Current Energy Transformation Code (5%)	Exceed Current Energy Transformation Code (10%)	Rooftop Solar-Ready Construction	On-Site Renewable Energy Provision of 5-10%	On-Site Renewable Energy Provision of 10-20%	On-site Renewable Energy Provision of 20-30%	Building Electrification	Maximum 40% Glass	Meet ComEd New Construction Best Practice Requirements
Points Possible	20	30	20	30	5	10	20	30	20	10	20
Points Projected	-	30	-	-	-	-	-	-	20	10	-

Section	Landscape and Green Infrastructure									
Designation	C.1	C.2	C.3	C.4	C.5	C.6	C.7	C.8	C.9	C.10
Name	Green Roof Coverage (> 50%)	Green Roof Coverage (100%)	Productive Landscapes	Native Landscapes	Tree Health	Industrial Landscape Buffer	Non-toxic Pavement Sealants	Naturalize River Edges	Exceed River Setback for Naturalized Space	Aquatic River Habitat
Points Possible	10	20	5	5	5	10	5	10	5	10
Points Projected	-	-	-	5	5	-	5	-	-	-

Section	Public Health and Community Benefits									
Designation	D.1	D.2	D.3	D.4	D.5	D.6	D.7	D.8	D.9	D.10
Name	Well Building Standard	Fitwel Certification	100% on-site ARO	Air Quality Monitoring	Indoor Air Quality	Cleaner Industrial Operations Equipment	Cleaner Construction Equipment	Community Resiliency Asset	Workforce Development	Exceed Requirements for Accessible Dwelling Units
Points Possible	50	30	10	10	5	5	5	15	10	5
Points Projected	-	-	-	-	5	-	-	-	-	-

Section	Stormwater					
Designation	E.1	E.2	E.3	E.4	E.5	E.6
Name	Sump Pump Capture and Reuse	Exceed Stormwater Ordinance by 25%	Exceed Stormwater Ordinance by 50%	100% Stormwater Infiltration	100-year Detention for Lot-to-lot buildings	100-year Detention for Bypass
Points Possible	5	10	20	40	25	5
Points Projected	-	-	-	-	-	-

Section	Transportation								Waste		Water	
Designation	F.1	F.2	F.3	F.4	F.5	F.6	F.7	F.8	G.1	G.2	H.1	H.2
Name	Divvy Bikeshare Sponsorship	Residential Bike Parking Facilities	Non-Residential Bike Parking Facilities	EV Charging Stations 30%	EV Charging Stations Fast Charger	EV Charging Readiness (Basic)	EV Charging Readiness (Enhanced)	Commercial EV Fleet Readiness	80% Waste Diversion	80% Waste Diversion + 10% Reuse	Indoor Water Use Reduction (25%)	Indoor Water Use Reduction (40%)
Points Possible	5	5	5	5	10	5	10	10	5	10	5	10
Points Projected	-	-	5	-	10	-	-	-	-	-	5	-

Additional Information:

A.2 Bird Protection (Enhanced)

-Compliance through careful specification of exterior lighting and films or coatings proven to reduce collisions.

C.7 Non-toxic Pavement Sealants

-No exterior pavement sealants will be specified

TOTALS:

655
POINTS POSSIBLE

100
POINTS REQUIRED FOR NEW
CONSTRUCTION PROJECTS

100
POINTS TARGETED

Q & A

Working Group Only Discussion