MORGAN SHOAL
COMMUNITY UPDATE

PROJECT 22703: CHICAGO SHORELINE PROTECTION PROJECT
45TH STREET TO 51ST STREET (MORGAN SHOAL)
REVETMENT RECONSTRUCTION

March 21, 2024
5:00 - 7:00 PM  Presentation & Q+A
WELCOME
PRESENTATION AGENDA

1. Introduction
   Alderman Lamont J Robinson, 4th Ward
   Alderman Desmon Yancy, 5th Ward
   Ray Giderof, PBC

2. Recap from 2/22 Community Update
   Ray Giderof, PBC
   Kerl LaJeune, PBC

3. What We Heard
   Ray Giderof, PBC
   Mark Wagstaff, SmithGroup
   Heather Gleason, CPD

4. Next Steps
   Ray Giderof, PBC

5. Q+A

Adjourn

AGENCY STAKEHOLDERS

Public Building Commission of Chicago
Chicago Park District
US Army Corps of Engineers
Chicago Department of Transportation
4th Ward
5th Ward
RECAP FROM 2/22 COMMUNITY UPDATE

RAY GIDEROF, PBC + KERL LAJEUNE, PBC
Last Public Information Meeting 2/22/2024
KEY TOPICS FROM 2/22

Robust verbal Q+A discussion
OVERVIEW OF PUBLIC COMMENTS FROM 2/22/24

56 Total Comment Cards
Covering 110 key points of feedback

- **General Information**: 30%
- **Items Already Addressed**: 15%
- **Items to Incorporate**: 15%
- **Items Under Consideration**: 15%
- **Other**: 25%

Community Meeting Morgan Shoal Revetment Reconstruction Update

Questions?
Comments?
NEW LOOKOUT POINT AT 47TH ST

NEW NATURAL AREAS + LAWN SPACE

NEW COMFORT STATION

MORGAN SHOAL

NEW DYNAMIC REVETMENT

NEW TRAILS

NEW NATURAL AREAS + LAWN SPACE

NEW COMFORT STATION

MORGAN SHOAL

NEW DYNAMIC REVETMENT

NEW TRAILS

CONNECTION TO 51ST ST

CONNECTION TO 51ST ST

PRELIMINARY DESIGN

CURRENT PROJECT STATUS

2015 FRAMEWORK PLAN

Presentation intended for discussion and informational purposes. Information listed in the presentation is subject to change.
WHAT WE HEARD: GENERAL INFORMATION

RAY GIDEROF, PBC
Public Engagement Process

- Project sponsors care deeply about the community's input. Intent is to present the proposed project to the community first, then solicit input.
- Project anticipates at least 2 additional community meetings and will be announced through the PBC website.

Questions:

- "What state of design are you currently in?"
- "Why didn't you ask us to write questions while RSVPing?"
- "Do you really care about our input?"
- "Have the next meetings been scheduled? And if so, where can we find that information?"
- "Why has this plan gotten so far as it has without asking for community input?"
LET’S TALK ABOUT GENERAL INFORMATION

Maintenance

Ongoing maintenance of the project, which will be solely a Park District responsibility, has been a key consideration during preliminary design.

"Maintenance?"

Jackson Park Bobolink Meadow
Nearby Residences

"Are the buildings across from the shoal in danger of being affected by erosion of land?"

No buildings on the west side of Jean-Baptiste Pointe DuSable Lake Shore Drive are in danger of erosion.
LET’S TALK ABOUT GENERAL INFORMATION

NEPA Process

- Present to the community first and then initiate the subsequent consultation with SHPO
- USACE sought and received input from resource agencies, tribes, and the public as part of the NEPA scoping process in 2022
- Per NEPA regulations, the Draft Supplemental Environmental Assessment must be published for public review prior to finalization

Aerial of Morgan Shoal project area
The project is a joint effort between the City and the USACE, and has multiple objectives including to prevent land loss and to reduce storm-related damages. Part of the Federal Benefit/Cost justification for the project are the transportation benefits accrued from protecting JBPDLSD. The City and Park District are committed to implementing a solution which benefits all Chicagoans and park visitors.

Is this about protecting DSLD? No, right? Then stop talking about it. We only care about the park when you talk about the highway. It feels like that’s the real purpose. That does not build community trust.
LET’S TALK ABOUT GENERAL INFORMATION

Lake Fill

"Why do we need more land infilled?"

The proposed increase in parkland at the narrowest portions of the park allows for safer Lakefront Trail arrangement, improved stormwater management, increased space for natural habitat and trees, and reduced noise from Jean-Baptiste Pointe DuSable Lake Shore Drive at the lake edge.

49th St lakefront during a 2019 storm
LET’S TALK ABOUT GENERAL INFORMATION

Promontory Point

"When will new limestone blocks be installed at the Promontory Point?"

"Also, please give great care to Promontory Point and the repair of the limestone revetments."

Promontory Point is **not part of the scope** of the Morgan Shoal project (45th - 51st Street), but the comment is noted.
WHAT WE HEARD: COASTAL PROTECTION

MARK WAGSTAFF, SMITHGROUP
Loyola University has an armor stone revetment in place.

31st Street Harbor's offshore breakwater is another example of construction with large stone.

"Is there a real work example of the revetment that someone can take a look at?"

"You need photo examples or what "sloped stone revetment" looks like"
LET’S TALK ABOUT COASTAL PROTECTION

Revetment Examples

- Sloped Stone Revetment
- Stepped Stone Revetment
- Stepped Concrete Revetment
- Offshore Breakwater
- Dynamic Revetment
1. Let's talk about coastal protection

Pebble Beach Dynamic Revetment

"Other examples of dynamic revetments? More details of what dynamic revetments are constructed of?"

"What will become of the natural pebbles and rocks that are currently on the beach. Please collect and reuse them"

"LOW SLOPE shorelines DO! Glad this appears to be a part of it"

"Why must pebble beach be destroyed?"
A dynamic revetment differs from a typical revetment primarily:
- has a shallower slope
- uses much smaller material
- undergoes some re-shaping resulting from waves

The dynamic revetment replicates a natural cobble beach

All available existing pebbles will be salvaged and added to the new 1- to 5- inch cobbles. The new structure will be much bigger than the existing pebble area.
LET'S TALK ABOUT COASTAL PROTECTION

Pebble Beach Dynamic Revetment

SITE CONDITIONS: 2013 (WATER LEVEL -0.7 LWD)

SITE CONDITIONS: 2016 (WATER LEVEL +2.9 LWD)

SITE CONDITIONS: 2020 (WATER LEVEL +4.0 LWD)
LET’S TALK ABOUT COASTAL PROTECTION

Natural Shoreline

The proposed design is similar to the Framework Plan, with the exception of the **increased size of the dynamic revetment**, and the **addition of the dune planting area**.

"I really appreciate the rugged nature of the shore and pebble beach...why does the plan look so smooth and manufactured?"

"Why is there NO natural shoreline in the plan?"

"Consider extending the length of the "dynamic" shore north. Why not more breakwaters? Would this allow for more dynamic stone?"
LET’S TALK ABOUT COASTAL PROTECTION

Natural Shoreline

- The graphics utilized in the earlier meeting presentation materials showed an overall concept of the project plan and do not focus on the inherent irregularity of construction with large armor stone and existing salvaged limestone.
- The sloped armor stone revetments will have many crevices and interstitial spaces for aquatic organisms to utilize for refuge and foraging.
Lake Levels

"Why doesn’t this plan account for low lake levels?"

- The coastal engineering team has examined a wide range of lake levels from extreme low to extreme high.
- Generally, high lake levels govern structure selection, stone sizing, and crest height.
Let's talk about coastal protection

Stepped Concrete Revetment

Why not use limestone as it is sustainable and worked for many decades?

"Please NO CONCRETE by the water!"

- Improves existing access to water's edge and is only 15% of the project length
- Illinois Accessibility Code requires a compliant connection to the existing 51st to 54th St Revetment
- Prevent shoreline erosion and loss of park space
- Create equitable access to the lakefront
Let’s talk about coastal protection

1

Stepped Concrete Revetment

- The existing timber crib and limestone structures in this specific project area - which have been substantially repaired and added to several times over their lifespan, have now failed.
- The majority of the proposed shoreline protection for this stretch of lakefront is armor stone revetment (which is constructed from natural stone materials, including limestone) which is a durable solution.

51st St existing concrete installed in 1970 is deteriorated and limits safe pedestrian access to water.
WHAT WE HEARD: SUSTAINABILITY + REUSE

MARK WAGSTAFF, SMITHGROUP
Limestone blocks that have carvings that are not appropriately sized for use in the stepped revetment can be used elsewhere in the project — for example at nodes where seating is to be provided.

Design Team to evaluate further opportunities to salvage and reuse other smaller blocks.

"Is there a plan for reuse of odd-shaped blocks that host some of the best carvings? There are more than 1,000 carvings along Morgan Shoal. At least 200 blocks host carvings of note."
LET’S TALK ABOUT VISITOR EXPERIENCE

Pedestrian Access

"Will the public be able to (in most weather) walk on top of the sloped stone?"

"What percentage of the Morgan Shoal lake edge will be walkable by people?"

"We would like to be able to walk by the waters edge from 55th to 31st. Continuous path, right at the edge"

- Improves existing access to water's edge
- Illinois Accessibility Code requires a compliant connection to the existing 51st to 54th St Revetment
- Different types of revetments have varying levels of topography, thus are impacted differently by Lake Michigan wave action
- The irregularity and void space in the proposed armor stone revetment is an important part of protecting the shoreline; dissipating the wave energy
"What is the recreation intent for pebble beach?"

The dynamic revetment area is designed to allow park visitors to enjoy the waterfront in a naturalized setting. There is no specific recreational intent.
LET’S TALK ABOUT VISITOR EXPERIENCE

"Messy" vs "Manicured"

"Living in an urban area, we need to retain some roughness, remoteness, and adventure. This plan takes away all of that. We need wilderness" 

"We like an organic (messy) look, as natural as possible"

"Messy blocks, scatter some of the huge limestone blocks on the pebble beach. Think organic and not so manicured"

- Balance between traditional parkland and natural areas
- Sand dune with native shoreline plants buffers the dynamic revetment
- Salvaged limestone block locations are under review to create a more organic setting. Once the stones are placed, the Park District will not groom or rearrange them.

Wilmette Beach dune natural area
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LET’S TALK ABOUT VISITOR EXPERIENCE

Bike Racks

"Lots of bike racks - at each road and at the comfort station"

"More bike racks"

"A bike rack would be nice"

"Bike rack; quadruple quantity"

The proposed plan does include bike racks in the vicinity of 47th Street, 51st Street and the Restrooms. Additional bike racks can be considered.
LET’S TALK ABOUT VISITOR EXPERIENCE

Secluded Spaces

"Preference for cozy & quiet"

"Consider a berm BTW. LSD and bike path, even 3ft would help with sounds"

"We like the enclosed and secluded feeling of pebble beach"

"Keep high visual barrier behind pebble beach/ dynamic revetment - so LSD is not visible from the beach"

• Incorporating greater elevation changes between the dynamic revetment and the backshore to create more quiet zones will be studied
LET’S TALK ABOUT VISITOR EXPERIENCE

Silver Spray

"Will the shipwreck be highlighted under this plan (Silver Spray)?"

The proposed plan does not include any changes to the Silver Spray shipwreck. Historical and/or educational signage may be introduced at a later date.
LET’S TALK ABOUT VISITOR EXPERIENCE

Restrooms

"Comfort station should be open year-round"

"Please simply fix up and MAINTAIN current comfort station"

"Just preserve existing comfort station"

"Open year round restrooms"

Existing restroom building located below FEMA flood elevation
LET’S TALK ABOUT VISITOR EXPERIENCE

Restrooms

- Current restroom is deteriorated beyond repair and the area will be lifted up out of the current FEMA flood elevation
- Opening restrooms along the lakefront year-round is not currently feasible
- Existing restroom structures were built as seasonal-use buildings, without insulation, heating, and other amenities required to maintain utilities and safe use throughout the off-season
- Viewed systemically along the entirety of the lakefront, opening restrooms year-round would incur utility, staffing, and operational costs the Park District does not have budgeted
"ADA access to water @ 'dynamic revetment?'"

CPD's Disability Policy Office is exploring accessibility options for equitable access to the dynamic revetment.
Open Water Swimming

"Open water swimming is a growing sport/activity with health benefits constantly being discovered. Chicago has almost no wild swimming spaces. How will this important sport/outdoor activity be protected?"

- Chicago's lakefront is among our city's most popular destinations and supports various forms of recreation enjoyed by residents and tourists
- Swimming is only allowed in designated areas from Memorial Day weekend to Labor Day from 11 a.m. to 7 p.m. when lifeguards are present
- Other non-sanctioned swim locations are prominently marked with stenciled signage, and visitors are strictly prohibited from entering the water in these areas
WHAT WE HEARD: NATURAL RESOURCES

HEATHER GLEASON, CPD
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LET'S TALK ABOUT NATURAL RESOURCES

Habitat Protection

"Have marine biologists reviewed for preservation and aquatic habitat for all nature species?"

"What is the anticipated aquatic life destruction with this project overall? At 49th? What is the anticipated avian life loss with the project overall?"

- Aquatic biologists provide their professional input as part of NEPA
- Project replaces habitat in-kind
- Underwater breakwater expands habitat for fishes and aquatic organisms
- Nearshore and in-water work will be timed to avoid impacts to mudpuppies

A mudpuppy, whose habitat is along the lakefront of Lake Michigan
Tree Planting

"Timing of tree planting is crucial. Winter planting -> dead trees."

- All plantings and maintenance will follow Park District DCNR standards to ensure healthy natural areas.
- Park District does not plant trees during winter or summer when extreme temperatures impact tree health. Plantings occur in fall or spring.
LET’S TALK ABOUT NATURAL RESOURCES

Natural Areas vs Lawn

- Balance between traditional parkland and natural areas
- Up to 149 new trees planned
- Chicago Park District will determine exact, final locations of trees when the specimens are available

"Why do we need lawn?"

"I would still like to see more native plant areas. Less lawn area and more trees"

"What is the advantage of all the lawn area?"

"Way too much turf grass, which has zero ecological value. Surely there are native plants for picnic area, etc"

Can the natural meadow areas be bigger?
"When will the RFP come out to the public?"

"When will we see the complete timeline?"

"What is the timeline to finish the project?"

- Contractor procurement will be managed by the PBC; updates will be provided throughout the process.
- Anticipated duration for the construction work is approximately 5 years, upon commencement of the work and approval of all required permits.
- PBC will continue to provide construction progress updates before and during construction.
Let’s Talk About Construction Logistics

Construction Cost Estimate

"How much does the remaining project cost?"

- The preliminary estimated range of the construction cost is $110M to $135M
- This will be reviewed as the design is refined
"Will there be a local hiring agreement?"

"Diversity and inclusion in this project is of great importance."

- The Project will include local community hiring requirements, as well as M/WBE Subcontractor goals.
- The local community hiring requirements and M/WBE Subcontractor goals are being determined.
NEXT STEPS
RAY GIDEROF, PBC
2024 – 2025
Community Engagement and Outreach*

Start April 1, 2024: NEPA Process and Permitting through SHPO, IDNR

2/22/24
Initial Community Meeting

3/21/24
WE ARE HERE
Follow Up Community Meeting

2024

4/1/24
Start NEPA Process

Q2-Q3 2024
Anticipated Community Meetings

Q3 2024
Coordination with DPD for Lakefront Protection Ordinance

Q2 - Q3 2024
Contractor Procurement process pending NEPA review and approval

*Community and stakeholder updates will continue throughout the duration of the project.
THANK YOU
We appreciate the active participation and care for the project.

For more information, please contact
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www.pbcchicago.com/projects/Morgan-shoal-project