



COMMITTEE ON DESIGN

Department of Planning and Development

1300 W Lake

West Loop / 27TH Ward / Ald. Walter Burnett

Loukas Development

bKL Architecture

Confluence

DLA Piper

March 08, 2023

PROJECT NARRATIVE

THE PROJECT PROPOSAL OF 1300 W LAKE ST IS LOCATED AT THE PROMINENT CORNER OF W LAKE ST AND N ELIZABETH ST. THE 46 STORY TOWER CONTAINS 593 RESIDENTIAL UNITS, 356 PARKING SPACES, AND COMMERCIAL RETAIL. THE BUILDING DESIGN IS ORIENTED AROUND THE FOLLOWING DESIGN PRINCIPLES:

1. RESPONSIBLY FORMED BUILDING COMPOSITION

THE DESIGN OF 1300 W LAKE ST COMPOSES THE TOWER MASSING TO PROVIDE A RELATIVELY LARGE AND EFFICIENT FLOOR PLATE WHILE MAINTAINING A SLENDER AND INVITING EXPRESSION. THE TOWER AND PODIUM ENGAGE AND ACTIVATE THE PRIMARY CORNER OF THE SITE, WHICH ALLOWS FOR MAXIMIZED ACCESS TO LIGHT AND AIR FOR THE EXPANSIVE RESIDENTIAL AMENITY DECK. THE TOWER FORM IS COMPOSED OF TWO COMPLEMENTARY VOLUMES THAT ARE INTERLOCKED AND VARIED IN HEIGHT. THIS APPROACH PROVIDES A SERIES OF EDGES THAT REINFORCE THE VERTICALITY OF THE TOWER. THE STEPPED TOP REDUCES THE IMPRESSION OF HEIGHT AT THE TOWER'S MAIN CORNER WHILE ALLOWING FOR THE TALLER VOLUME TO OPEN TO THE PRIMARY VIEWS. THE DESIGN IS A RESPECTFUL BUT FRESH APPROACH FOR A NEIGHBORHOOD THAT IS CLASSIFIED BY ITS DENSE AND INDUSTRIAL AESTHETIC.

2. ACTIVATED AND INTERACTIVE PUBLIC REALM

WITH THE IMMEDIATE PROXIMITY OF THE DISTINCT CTA TRACKS ALONG LAKE ST, THE DESIGN OF 1300 W LAKE ST RESPONDS TO THE IMPACTFUL SOUND AND AESTHETIC OF THIS WELL-KNOWN CONTEXT. THE DESIGN HAS BEEN DEVELOPED TO PROVIDE APPROPRIATE PROTECTION FOR THE PEDESTRIAN REALM WHILE ALSO GIVING GENEROUS ACCESS TO LIGHT AND AIR. THE ARRANGEMENT OF THE PODIUM MASSING ALLOWS FOR THE FULL ACTIVATION OF THE MAIN URBAN CORNER WHILE BUFFERING THE ADJACENT PUBLIC OPEN SPACE AGAINST THE SOUND AND VIBRATION OF THE TRAIN TRACKS. THE PUBLIC OPEN SPACE IS COMPLEMENTED WITH LUSH PLANTINGS AND TREE COVERAGE TO PROVIDE A PLACE OF SOLACE AND INTERACTION.

3. TENANT HEALTH AND WELLNESS

PEOPLE ORIENTED DESIGN IS AT THE CENTER OF THE 1300 W LAKE ST DESIGN PROPOSAL. EXPANDING ON THE ACTIVITY AND INTERACTION OF THE GROUND FLOOR PLANE, THE EXPANSIVE AND WELL-EQUIPPED INDOOR AND OUTDOOR TENANT AMENITY SPACES DISTINGUISH THE PROJECT ABOVE ALL OTHERS IN THE IMMEDIATE NEIGHBORHOOD. THE ARRANGEMENT OF AMENITY PROGRAM PRIORITIZES EASY ACCESS TO NATURAL LIGHT, NATURAL LANDSCAPING, AND CONTEXTUAL VIEWS.

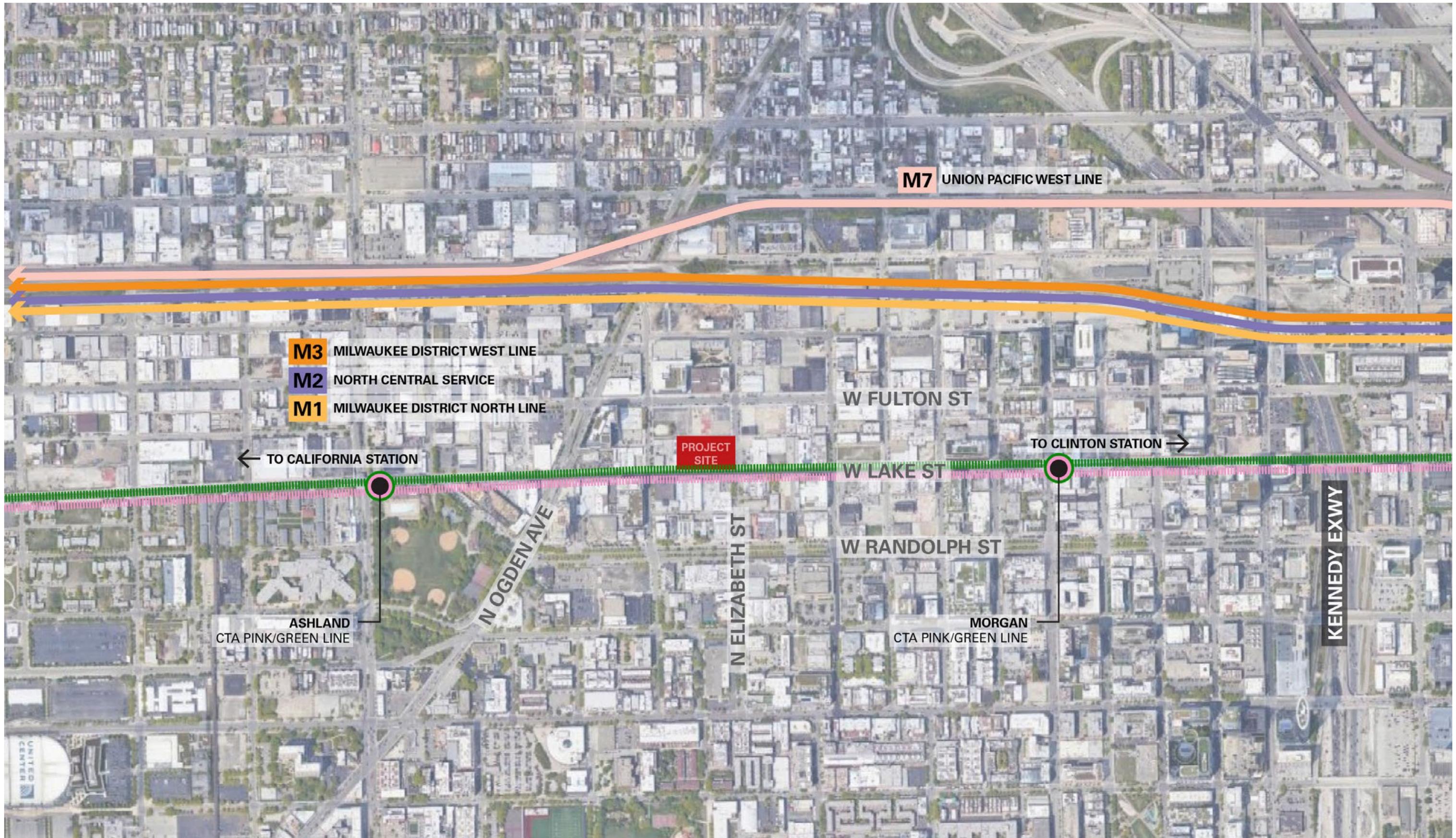
SUSTAINABILITY APPROACH

BUILDING DESIGN ITEMS:

- AIMING TO ACHIEVE GREEN GLOBES - 2 CERTIFICATION LEVEL
- LIMITING PERCENTAGE OF VISION GLASS TO REDUCE WINTER HEAT LOSS AND SUMMER SOLAR HEAT GAIN
- IMPLEMENTATION OF BIRD FRIENDLY DESIGN THROUGH THE USE OF APPROPRIATE GLASS TREATMENTS AND SCREENING ELEMENTS
- IMPLEMENTATION OF BIKE FRIENDLY DESIGN - SUPPLYING A 1:1 RATIO OF RESIDENTIAL UNITS TO BIKE PARKING
- PROVIDING VEHICLE ELECTRIFICATION SPACES - INCLUDING 20% OF SPACES TO BE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) READY
- INTEGRATION OF BUILDING AUTOMATION SYSTEM (BAS) FOR EFFICIENT BUILDING CONTROLS

SITE DESIGN ITEMS:

- IMPLEMENTATION OF MULTIPLE GREEN ROOFS AND TERRACES THAT CONTAIN TREES AND OTHER VEGETATION TO PROMOTE HEALTH AND WELLNESS TO THE RESIDENCES
- PROVIDING PRIMARILY NATIVE AND ADAPTIVE PLANTINGS WITH LOW WATER REQUIREMENTS THAT ALSO ATTRACT TO POLLINATORS
- IMPLEMENTATION OF PLANTING AREAS WILL PROVIDE PERVIOUS SOIL VOLUMES TO CLEANSE AND COOL STORMWATER
- IMPLEMENTATION OF A SHADE TREE CANOPY OVER MORE THAN 30% OF THE PEDESTRIAN SPACES
- PROVIDING AN OPEN SPACE THAT IS FLEXIBLE FOR EVENTS LIKE FARMERS, MAKERS, AND HOLIDAY MARKETS



M7 UNION PACIFIC WEST LINE

- M3** MILWAUKEE DISTRICT WEST LINE
- M2** NORTH CENTRAL SERVICE
- M1** MILWAUKEE DISTRICT NORTH LINE

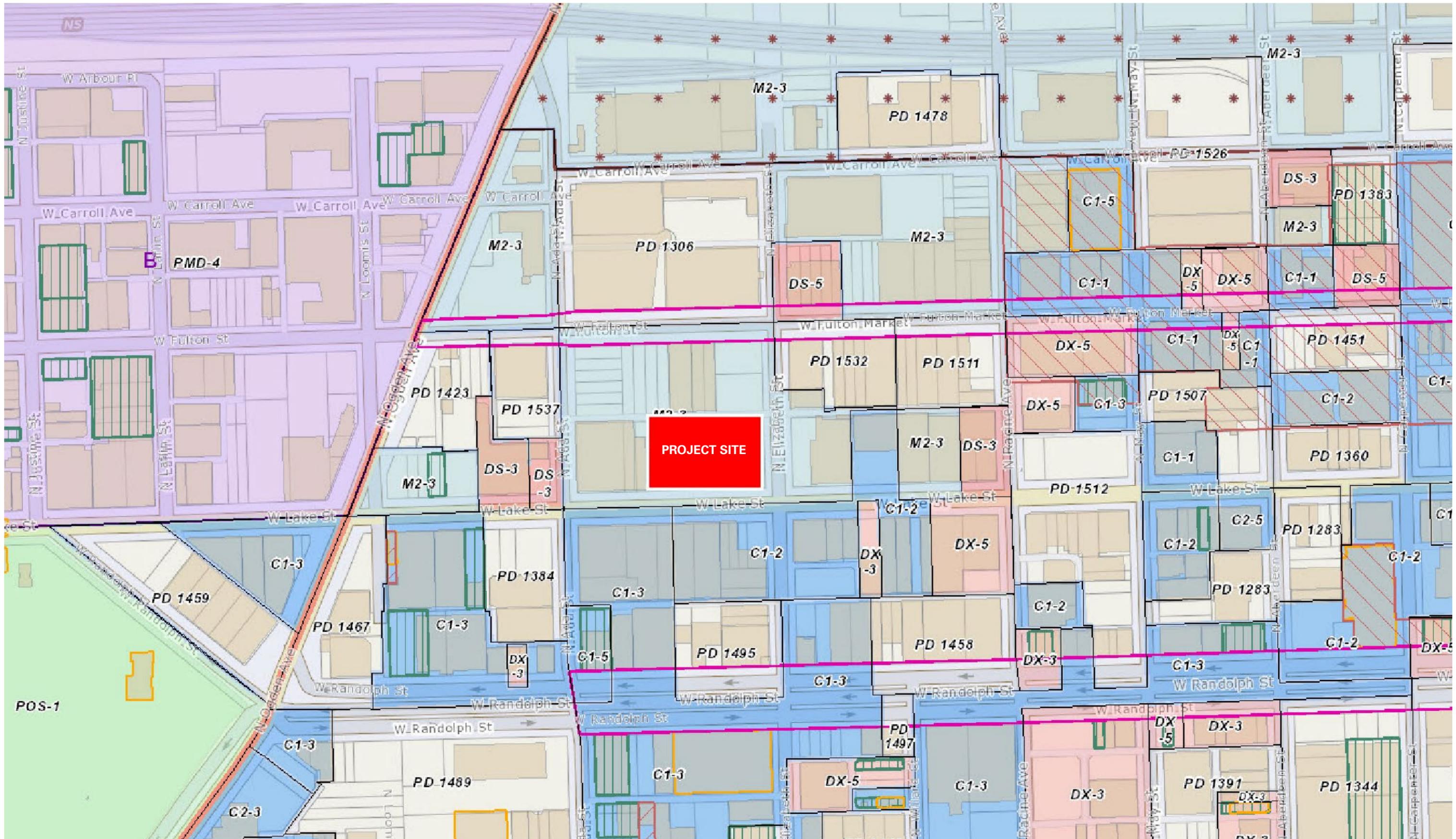
PROJECT SITE

← **TO CALIFORNIA STATION**

TO CLINTON STATION →

ASHLAND
CTA PINK/GREEN LINE

MORGAN
CTA PINK/GREEN LINE



SITE ZONING MAP
 1300 WEST LAKE STREET



Ruler

Line Path Polygon Circle 3D path 3D poly

Measure the distance between two points on the ground

Map Length: 1,523.88 Feet

Ground Length: 1,523.93

Heading: 267.75 degrees

Mouse Navigation

Save Clear

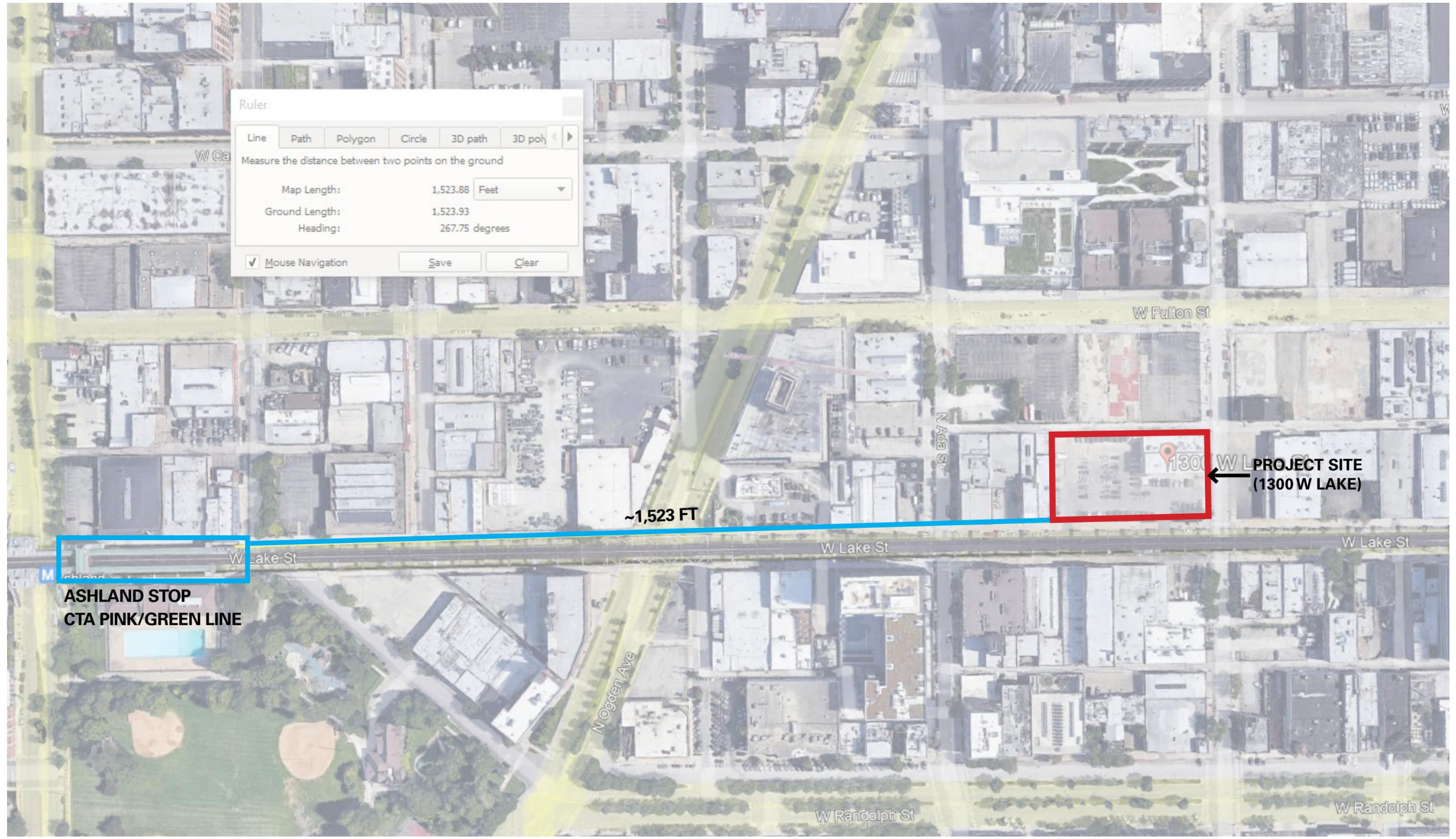
~1,523 FT

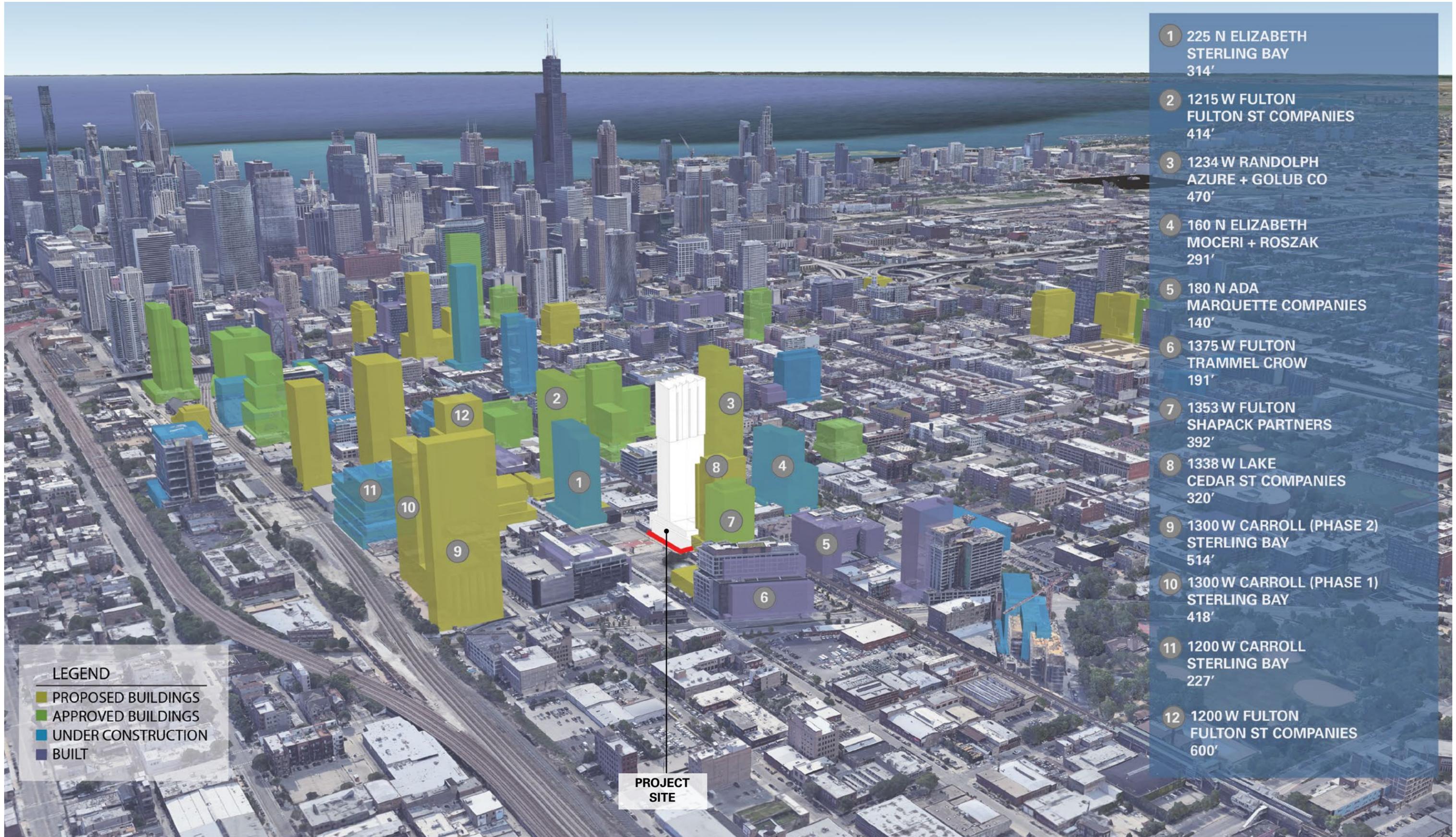


PROJECT SITE
(1300 W LAKE)



ASHLAND STOP
CTA PINK/GREEN LINE





LEGEND

- PROPOSED BUILDINGS
- APPROVED BUILDINGS
- UNDER CONSTRUCTION
- BUILT

**PROJECT
SITE**

- 1** 225 N ELIZABETH
STERLING BAY
314'
- 2** 1215 W FULTON
FULTON ST COMPANIES
414'
- 3** 1234 W RANDOLPH
AZURE + GOLUB CO
470'
- 4** 160 N ELIZABETH
MOCERI + ROSZAK
291'
- 5** 180 N ADA
MARQUETTE COMPANIES
140'
- 6** 1375 W FULTON
TRAMMEL CROW
191'
- 7** 1353 W FULTON
SHAPACK PARTNERS
392'
- 8** 1338 W LAKE
CEDAR ST COMPANIES
320'
- 9** 1300 W CARROLL (PHASE 2)
STERLING BAY
514'
- 10** 1300 W CARROLL (PHASE 1)
STERLING BAY
418'
- 11** 1200 W CARROLL
STERLING BAY
227'
- 12** 1200 W FULTON
FULTON ST COMPANIES
600'

STERLING BAY
 POTENTIAL 1 RESIDENTIAL TOWER
 AND 2 OFFICE TOWERS

1338 W LAKE
 CEDAR ST COMPANIES
 320'

1353 W FULTON
 SHAPACK PARTNERS
 392'

1375 W FULTON
 TRAMMEL CROW
 191'

180 N ADA
 MARQUETTE COMPANIES
 140'

160 N ELIZABETH
 MOCERI + ROSZAK
 291'

1234 W RANDOLPH
 AZURE + GOLUB & CO.
 470'

1300 W CARROLL (PHASE 2)
 STERLING BAY
 514'

1300 W CARROLL (PHASE 1)
 STERLING BAY
 418'

1200 W FULTON
 FULTON STREET
 COMPANIES
 600'

1200 W CARROLL
 STERLING BAY
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1215 W FULTON
 FULTON STREET
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 414'

225 N ELIZABETH
 STERLING BAY
 314'

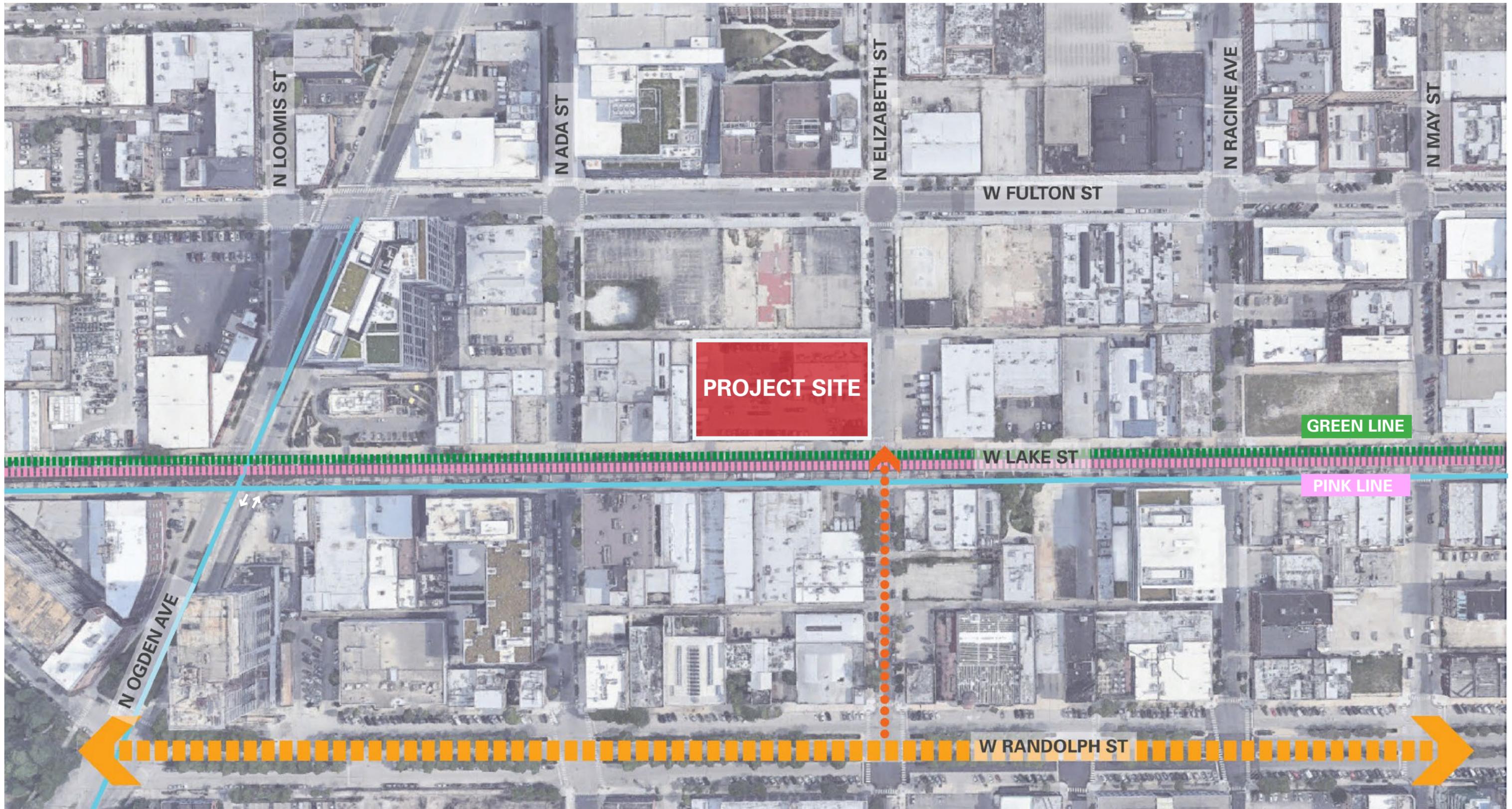
PROJECT SITE
 (1300 W LAKE)

LEGEND

- PROPOSED BUILDINGS
- APPROVED BUILDINGS
- UNDER CONSTRUCTION
- BUILT

ADJACENT DEVELOPMENT

SITE DIAGRAM
1300 WEST LAKE STREET



PROJECT SITE

GREEN LINE

PINK LINE

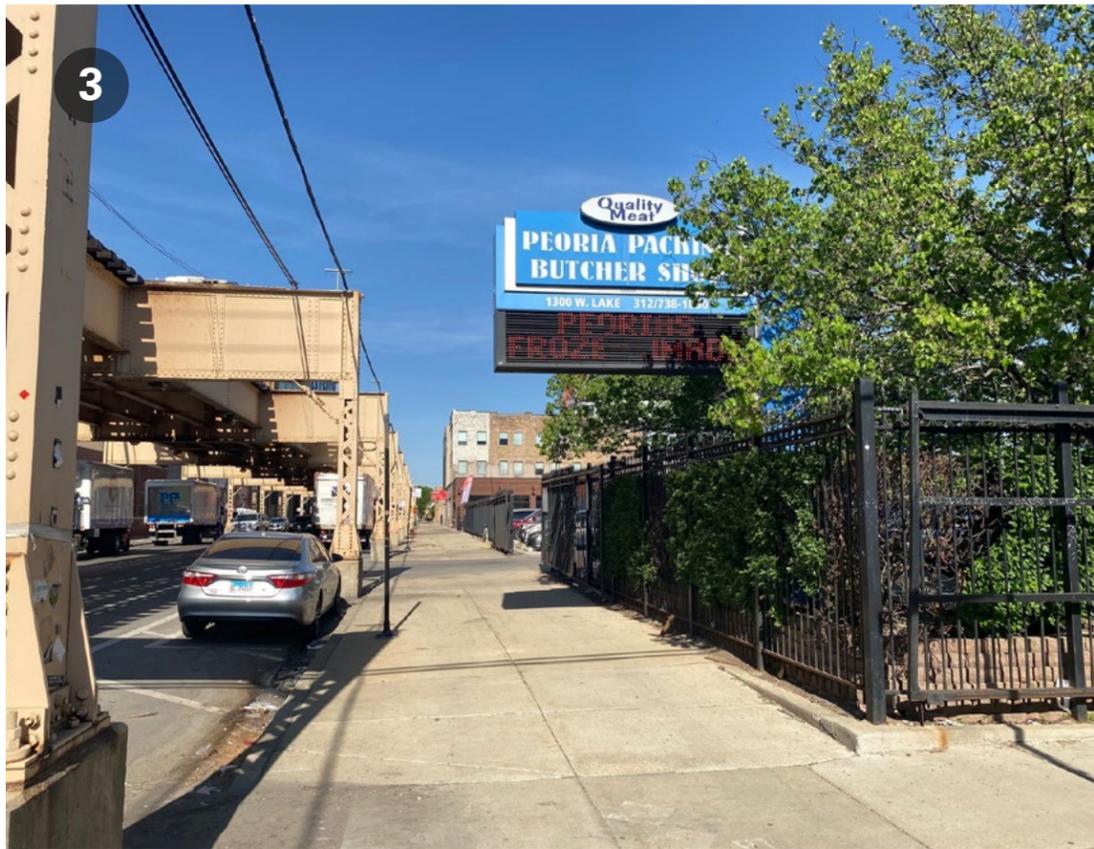
-  **MAIN STREET**
-  **CONNECTION TO SITE**
-  **BIKE ROUTES**



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM SOUTHWEST CORNER

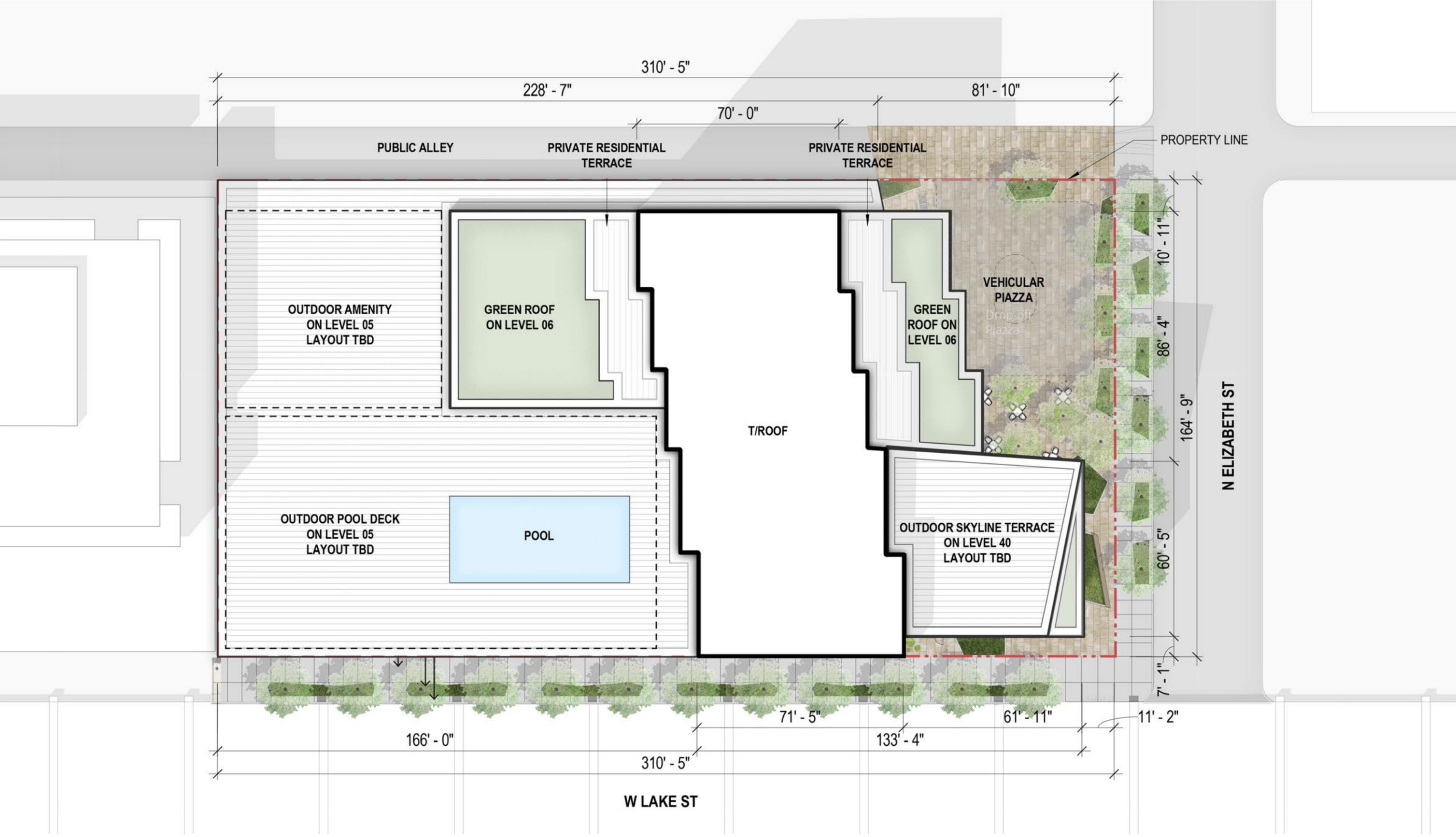


PROJECT SITE



SE PERSPECTIVE VIEW
1300 WEST LAKE STREET



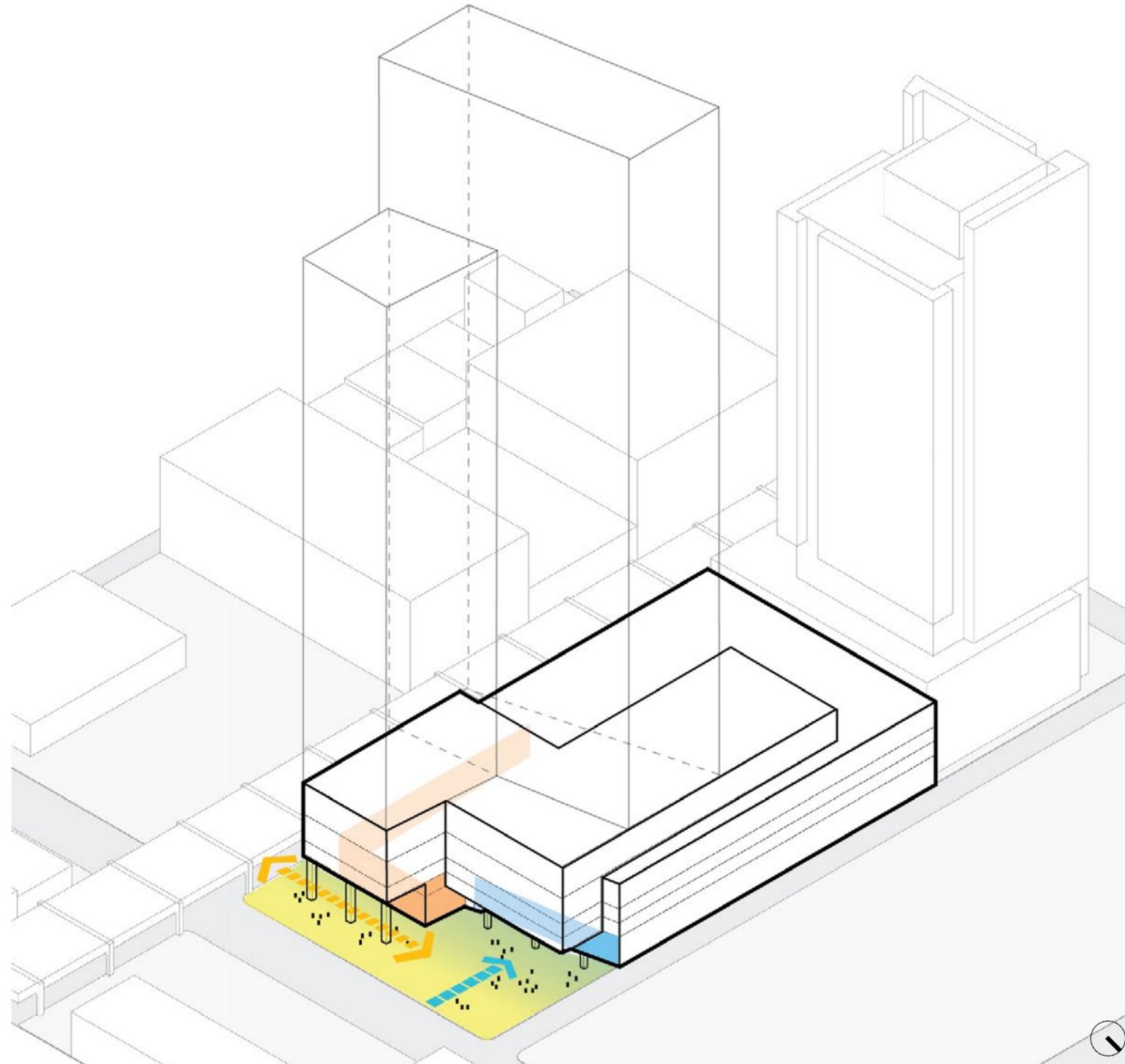


1" = 32'-0"

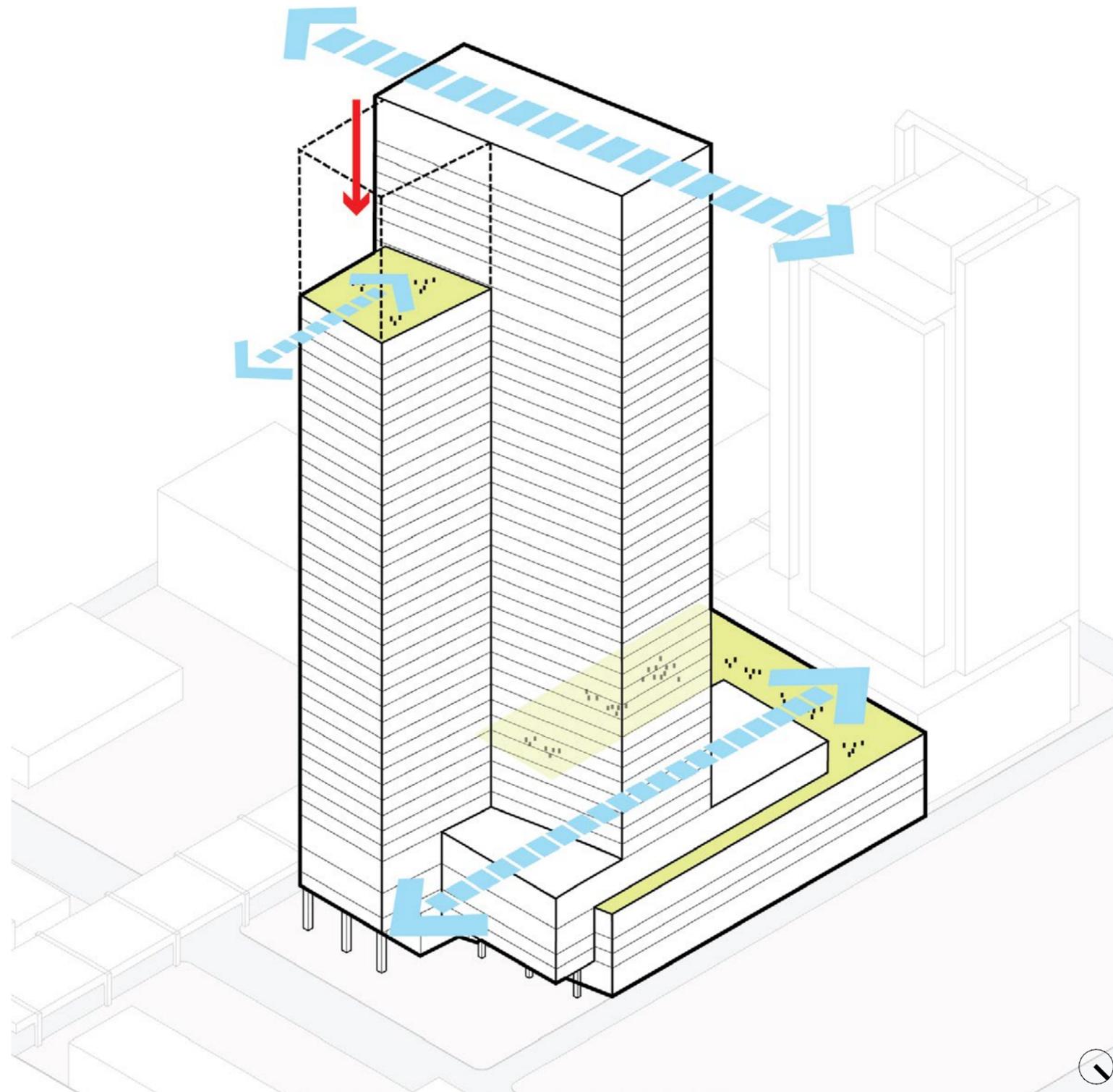


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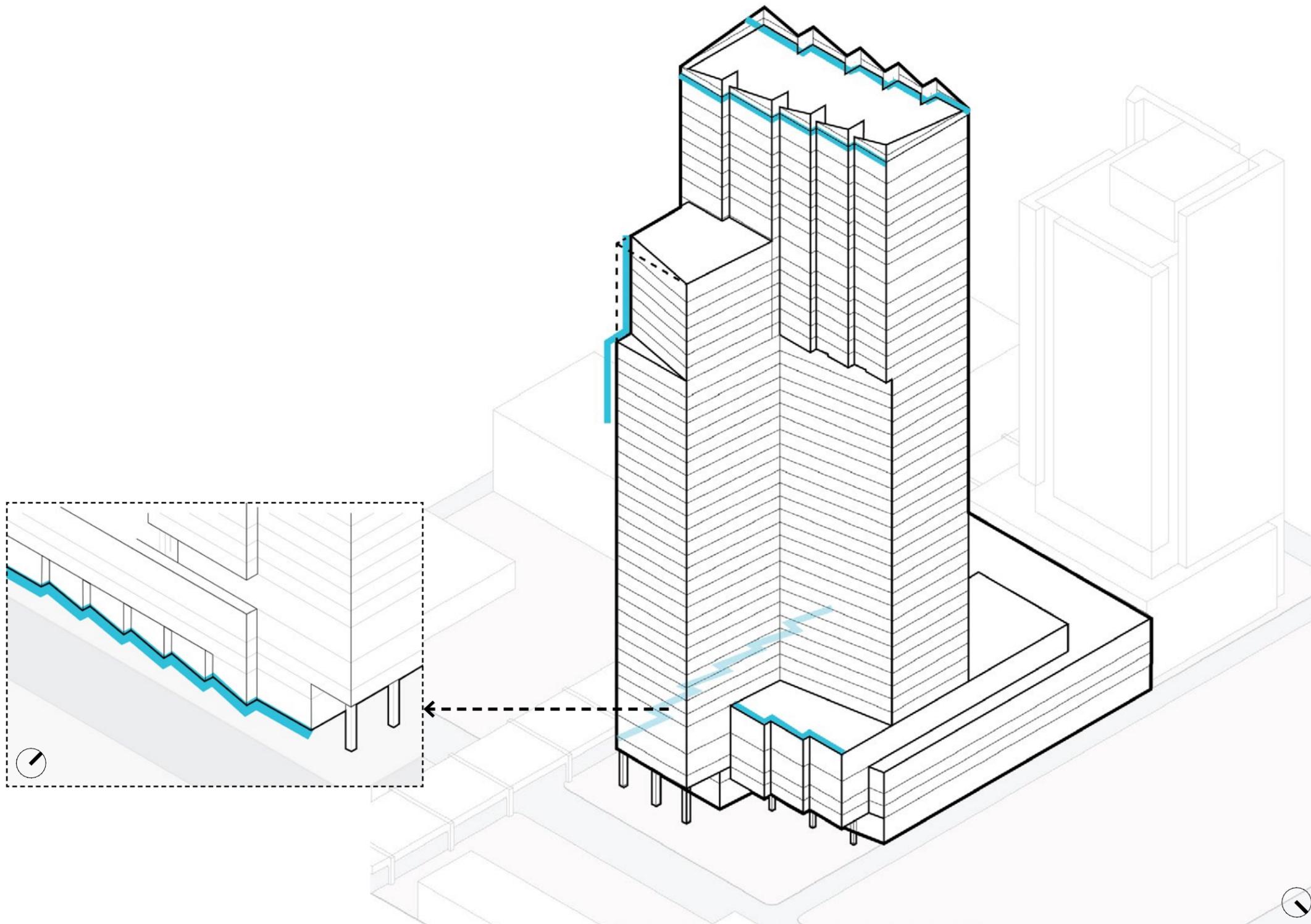
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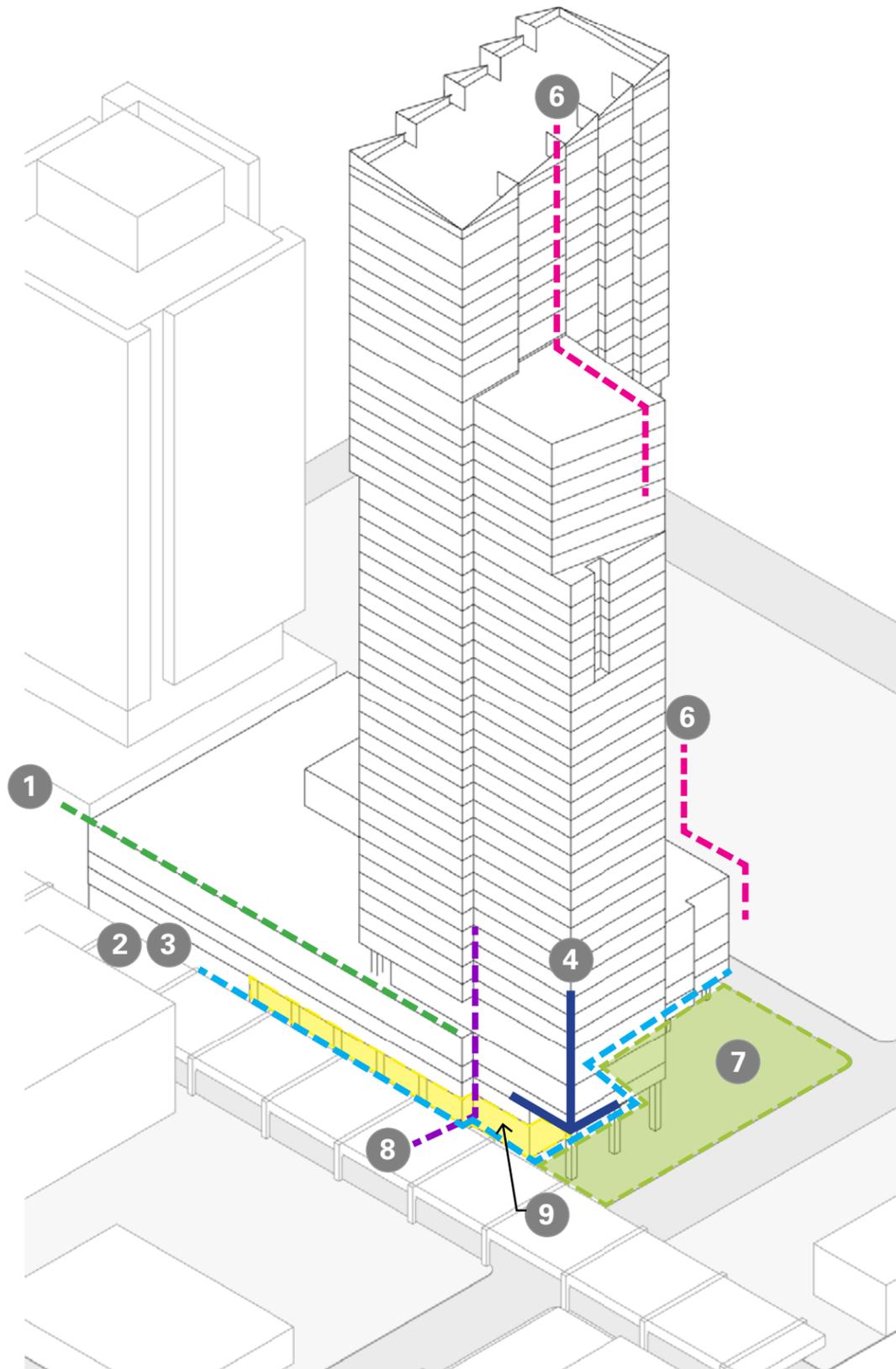
STREET ACTIVATION + URBAN OPEN SPACE



MASSING COMPOSITION + AMENITY ACTIVATION



TEXTURAL EXPRESSION



1 PRESERVE & ENHANCE STREETWALLS

1.2.1 WHERE A STREETWALL EXISTS, ITS CONTINUITY MUST BE REINFORCED WITH THE NEW DEVELOPMENT. GAPS BETWEEN BUILDINGS THAT INTERRUPT THE STREETWALL SHOULD BE AVOIDED

2 DESIGN OF THE BUILDING BASE

1.3.2 LINE THE BASE OF THE BUILDING WITH ACTIVE, GROUND LEVEL USES TO PROMOTE A SAFE AND ACTIVE PUBLIC REALM.
 1.3.3 IN A MIXED USE DEVELOPMENT, LOCATE LAND USES AND BUILDING ENTRANCES BASED ON THE LOCAL CONTEXT
 1.3.5 ARTICULATE THE BASE BUILDING WITH HIGH QUALITY MATERIALS AND DESIGN ELEMENTS THAT FIT WITH THE DISTRICT CONTEXT AND ENHANCE THE PEDESTRIAN SCALE

3 LOCATION & BUFFERING OF PARKING PODIUMS

1.4.1 CONSIDER LOW SCALE LINER BUILDINGS ALONG LOWER SCALE STREETS...
 1.4.2 LOCATE ACTIVE BUILDING PROGRAM ELEMENTS ALONG THE STREET FRONTAGES TO SCREEN THE PARKING PODIUM.

4 ARCHITECTURAL COMPONENTS

1.5.3 BUILDINGS LOCATED AT MAJOR INTERSECTIONS SHOULD REINFORCE THE ARCHITECTURAL DEFINITION OF THE CORNERS OF THE BLOCK BY BUILDING TO THE CORNER

5 MATERIAL GUIDELINES

1.6.3 MATERIALS SHOULD BE COMPATIBLE WITH THE EXISTING BUILDINGS AND WITH THE DISTRICT IN GENERAL, REGARDING CHARACTER, COLOR AND TEXTURE. NEW BUILDINGS AND ADDITIONS MAY EMPLOY ALTERNATIVE MATERIALS, INCLUDING HIGH QUALITY GLASS, METAL, CONCRETE AND WOOD MATERIALS THAT COMPLEMENT AND MAINTAIN A DESIGN VOCABULARY AND SCALE THAT IS APPROPRIATE TO STREET BLOCK FACE AND DISTRICT.

6 BUILDING SETBACKS

2.1.1 STRENGTHEN THE STREETWALL BY POSITIONING THE BASE OF THE BUILDING AT THE PROPERTY LINE.
 2.1.2 SET BACK THE TOWER PORTION OF THE BUILDING AWAY FROM THE STREET. WHERE POSSIBLE, PROVIDE AN UPPER LEVEL SET-BACK TO RESPECT THE EXISTING SCALE OF THE STREET.
 2.2.2 A TALL BUILDING PROPOSED ON A SITE ADJACENT TO ANOTHER EXISTING TALL BUILDING SHOULD USE SETBACKS AND OTHER LOCATION STRATEGIES TO ACHIEVE A MAXIMUM DISTANCE BETWEEN THE BUILDINGS

7 TOWER DESIGN IMPACTS TO THE PUBLIC REALM

2.3.2 FOR LARGER SITES, DESIGN BUILDING PROGRAM INTO THINNER STRUCTURES TO ALLOW FOR PUBLICLY ACCESSIBLE OPEN SPACE ON SITE. THIS SPACE COULD BE USED FOR OUTDOOR CAFES, OR FOR LEISURE SPACE FOR BUILDING OCCUPANTS AND THE GENERAL PUBLIC.
 2.4.2 DESIGN NEW DEVELOPMENTS TO BENEFIT ALL PERIMETER STREETS BY COORDINATING WITH THE CHARACTER OF THE INDIVIDUAL STREETS.

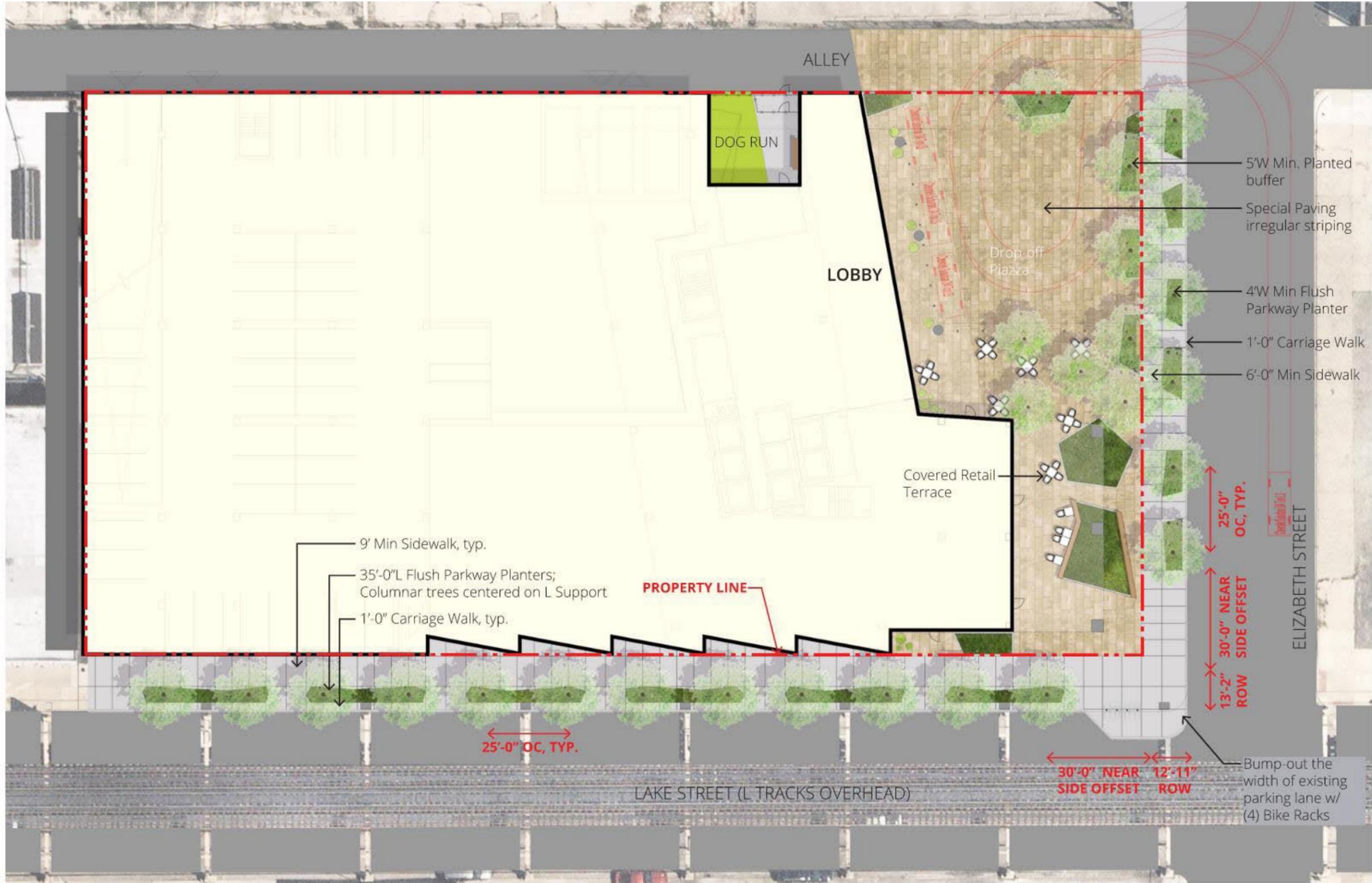
8 SITE SPECIFIC GUIDELINES: LAKE STREET

3.5.1 AN UPPER LEVEL SETBACK IS ENCOURAGED ALONG LAKE STREET TO MAINTAIN DAYLIGHT AT THE GROUND LEVEL. THIS IS ESPECIALLY TRUE ALONG THE SOUTH SIDE OF THE STREET WHERE STREET DAYLIGHT WILL BE IMPACTED BY BOTH BUILDING SHADOWS AND THE "L" THE SETBACK CAN ALSO BE UTILIZED TO PROVIDE A SOUND BUFFER FOR BUILDINGS ADJACENT TO THE "L"

9 SITE SPECIFIC GUIDELINES: RETAIL AREAS

3.9.1 FIRST FLOOR FAÇADES IN IDENTIFIED RETAIL AREAS SHOULD MAINTAIN A SIGNIFICANT PERCENTAGE OF THE GROUND FLOOR AREA AS RETAIL STOREFRONT. IN NON-RETAIL AREAS, ACTIVE GROUND FLOOR USES ARE ENCOURAGED.
 3.9.4 MULTIPLE ENTRIES ALONG A STREET BLOCK-FACE ARE ENCOURAGED TO ENHANCE THE ACTIVITY OF THE STREET.

SITE PLAN



CONFLUENCE

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CHARACTER IMAGERY



ELIZABETH STREETSCAPE LOOKING NORTH



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THE OASIS ENTRY



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ELIZABETH STREETScape LOOKING SOUTH



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THE PIAZZA - VIEW AT NORTHEAST CORNER LOOKING SOUTHEAST



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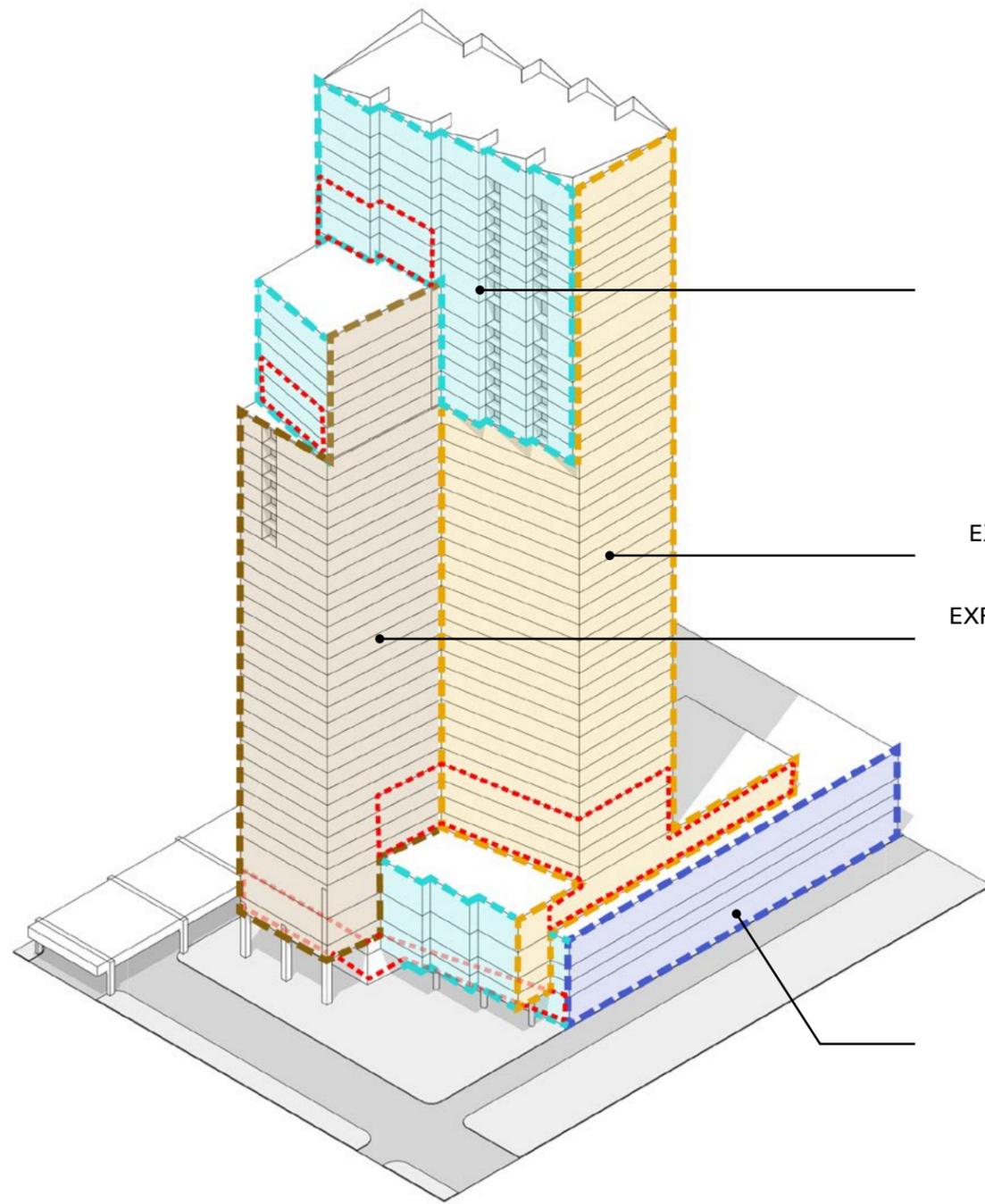
THE PIAZZA - FARMER'S MARKET VIEW AT NORTHEAST CORNER LOOKING SOUTHEAST



ALT 1



ALTERNATE 2 FACADE
RENDERING IN-PROGRESS



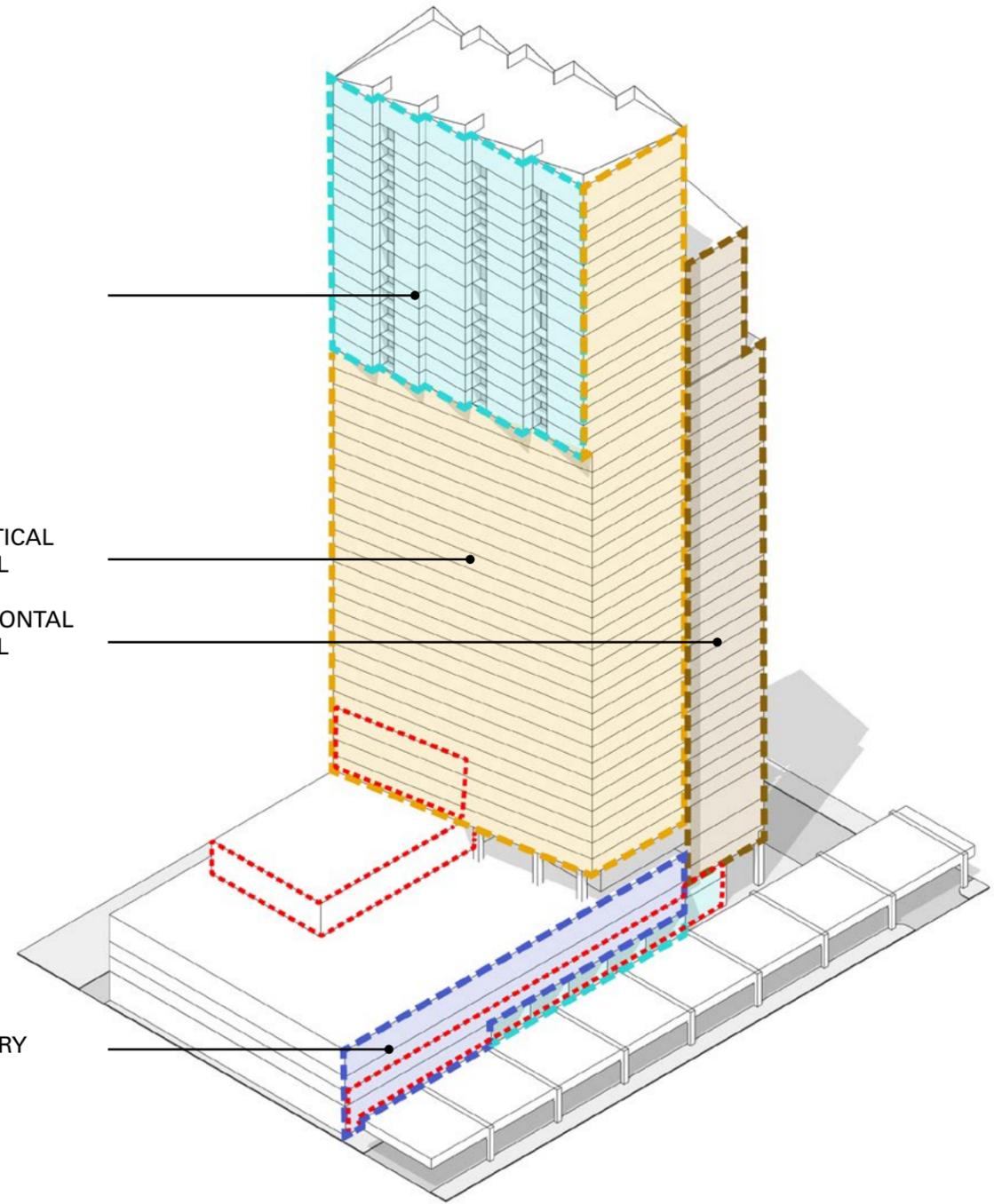
NE AXON 

GLASS

EXPRESSED VERTICAL
METAL PANEL

EXPRESSED HORIZONTAL
METAL PANEL

BRICK MASONRY



SW AXON 

 BIRD FRIENDLY
DESIGN AS
REQUIRED

*SOUND ABSORPTIVE
MATERIALS WILL BE
CONSIDERED WHERE
NECESSARY

*ADDITIONAL CONSULTANT COORDINATION REQUIRED



EAST ELEVATION

TOP OF ROOF

LEVEL 40

LEVEL 05



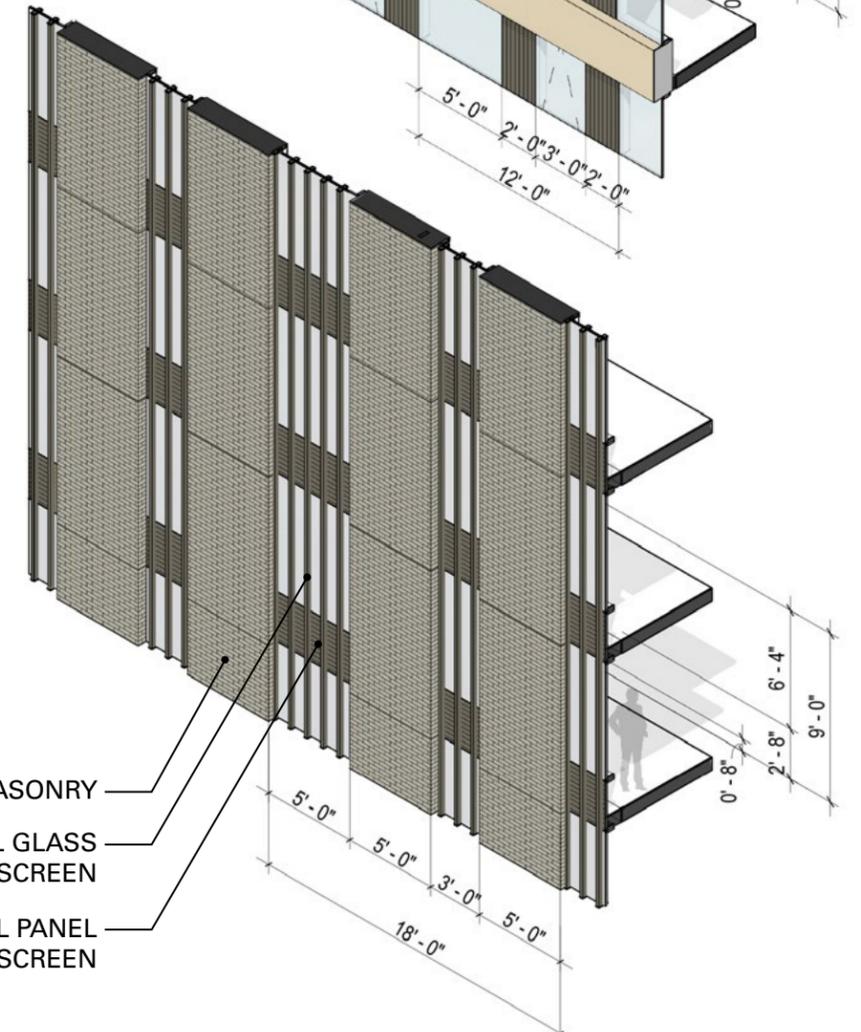
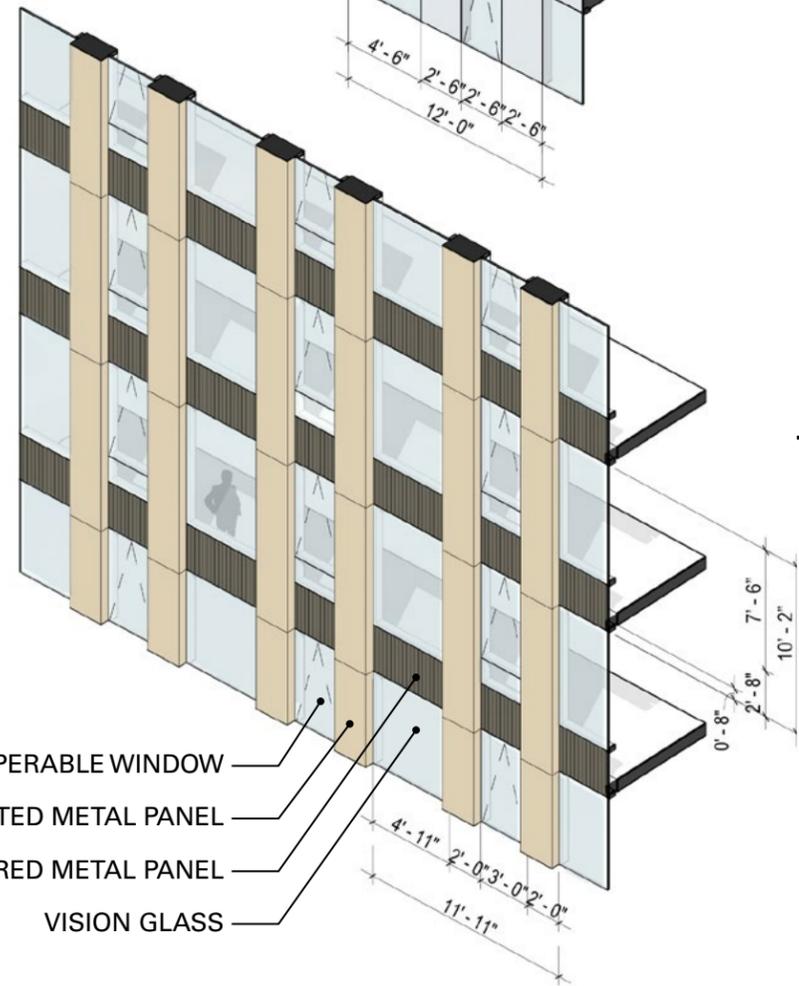
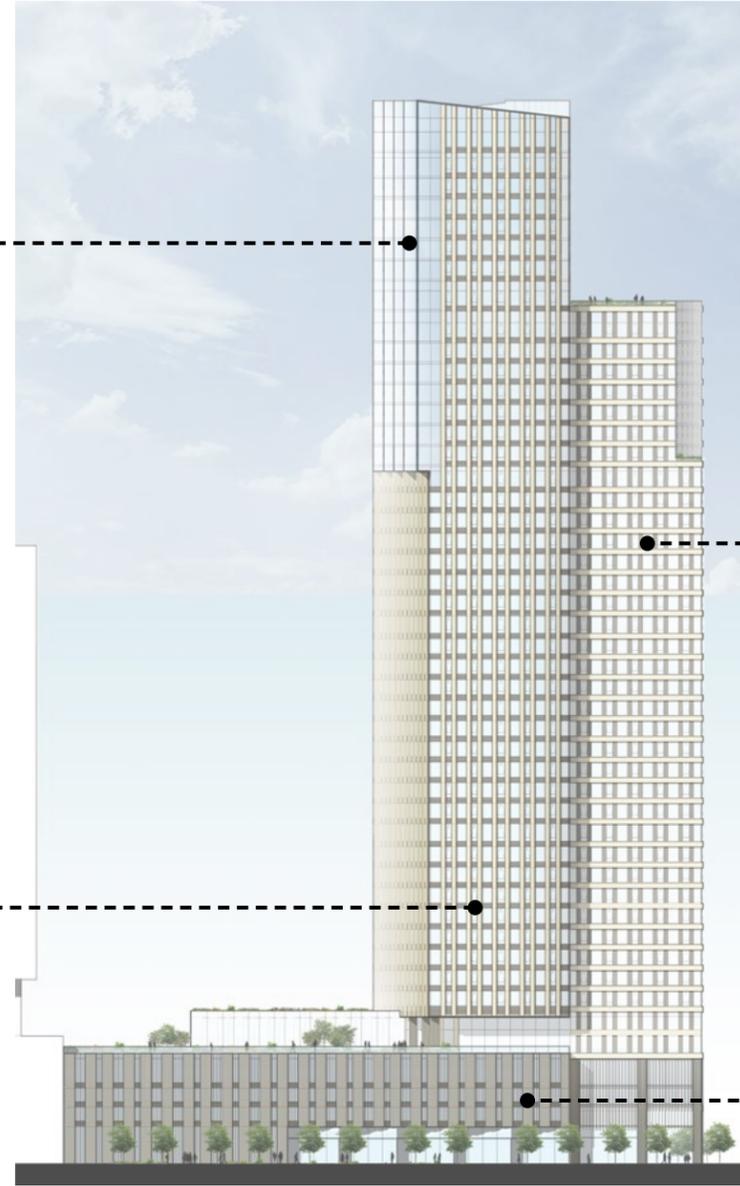
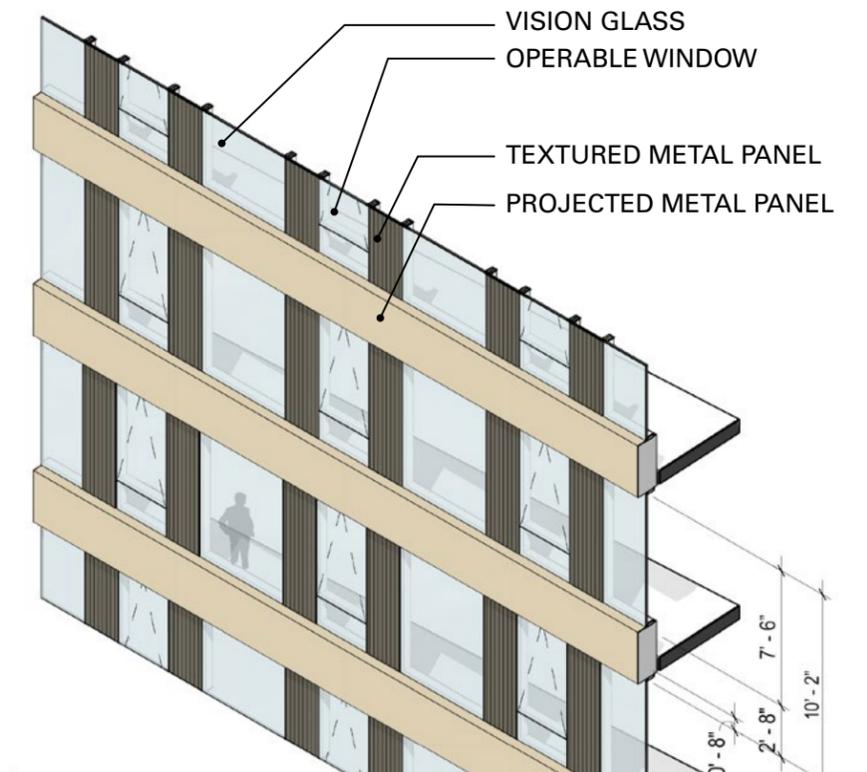
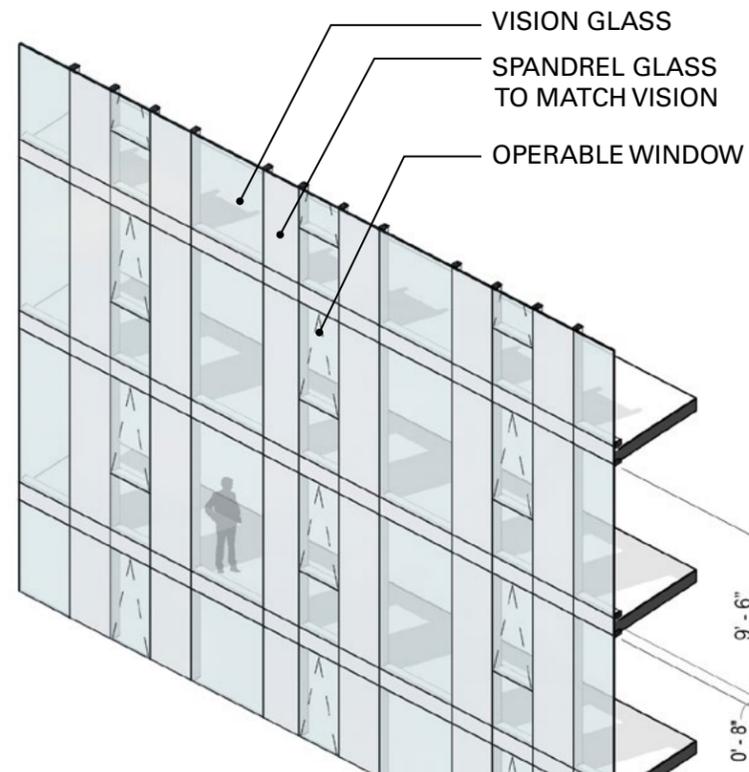
SOUTH ELEVATION

TOP OF ROOF

LEVEL 40

LEVEL 05

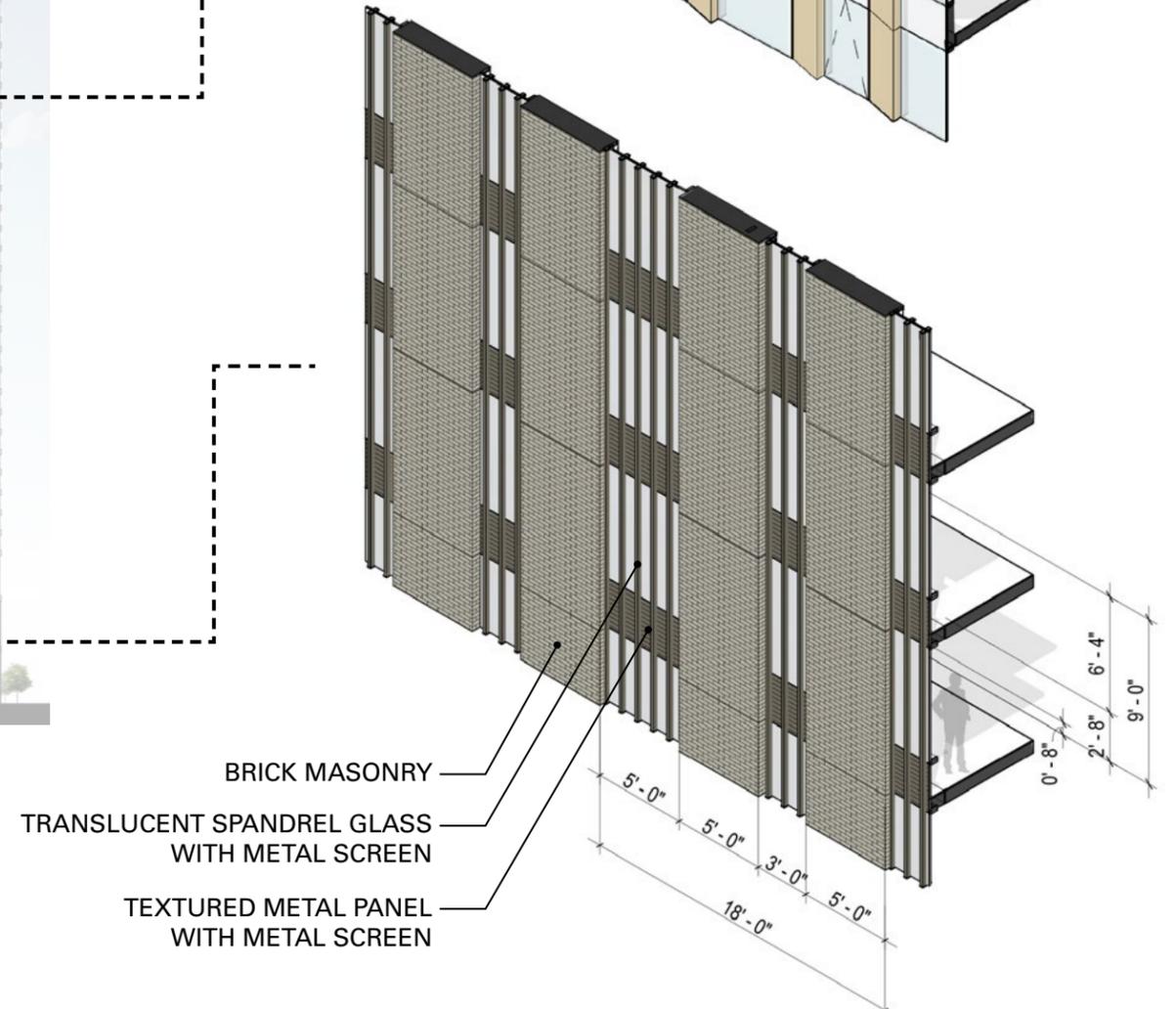
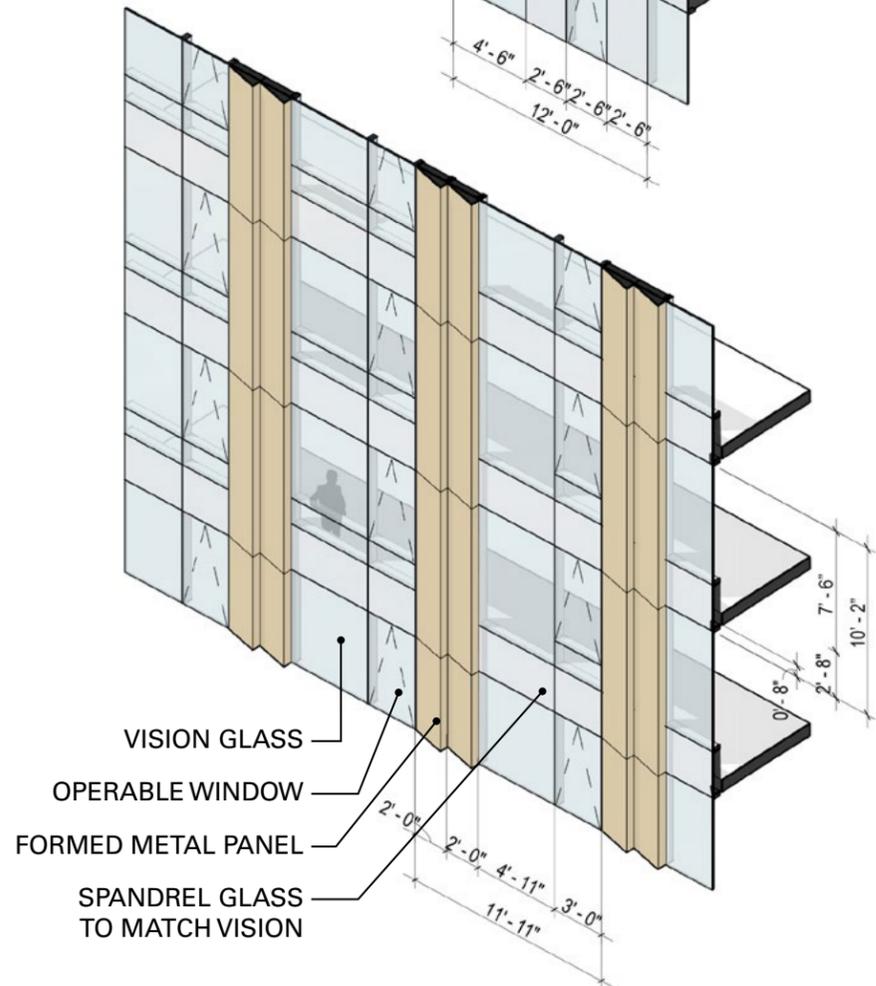
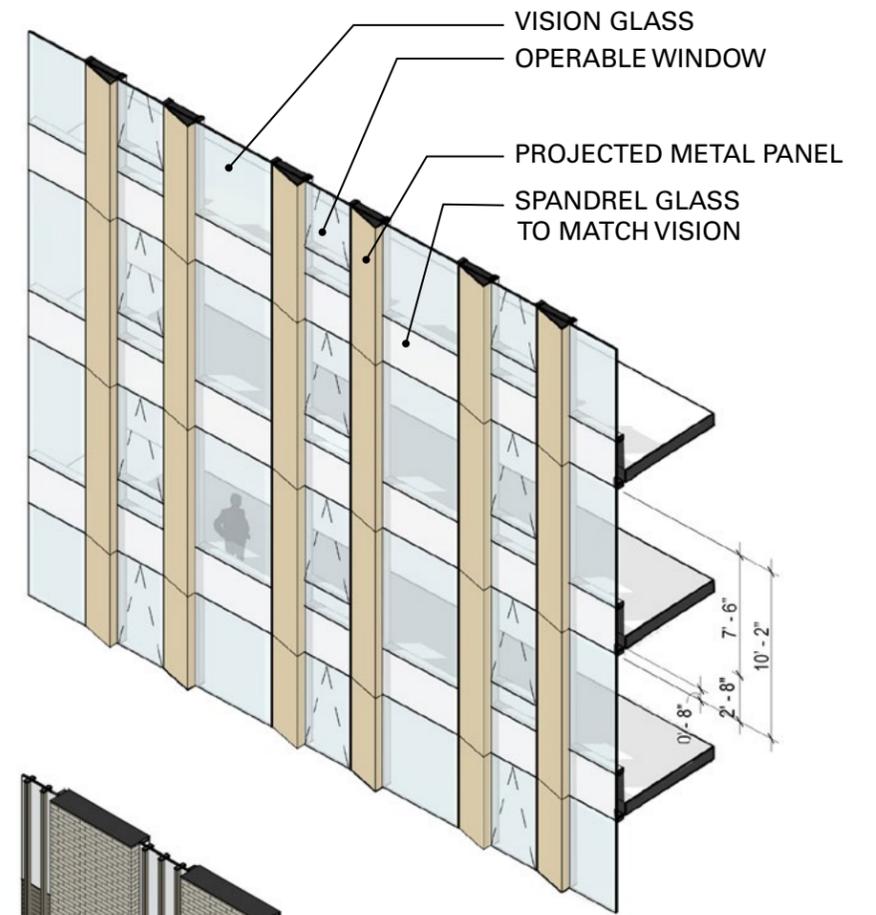
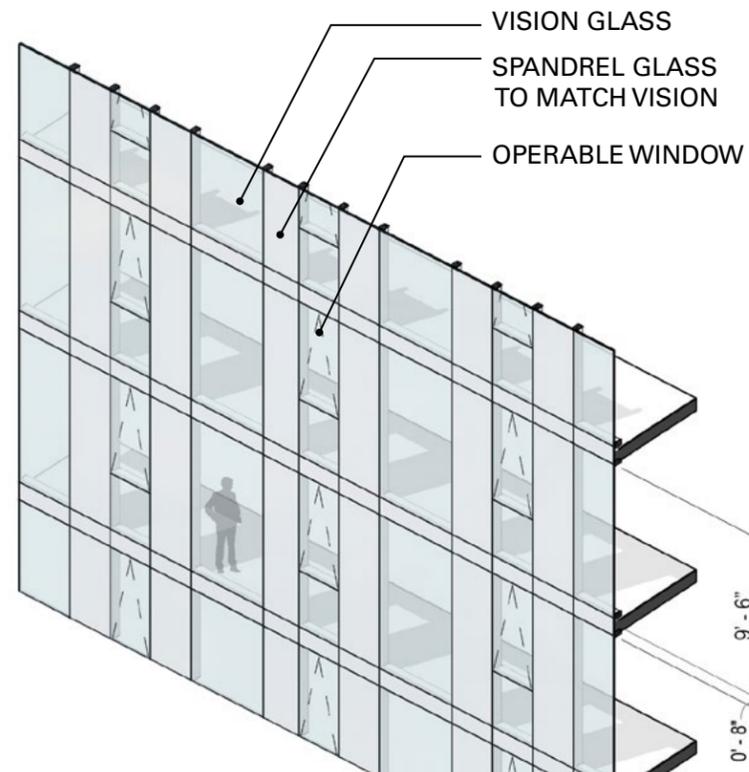
ALTERNATE 1



SOUTH ELEVATION - FACADE DETAILS
1300 WEST LAKE STREET

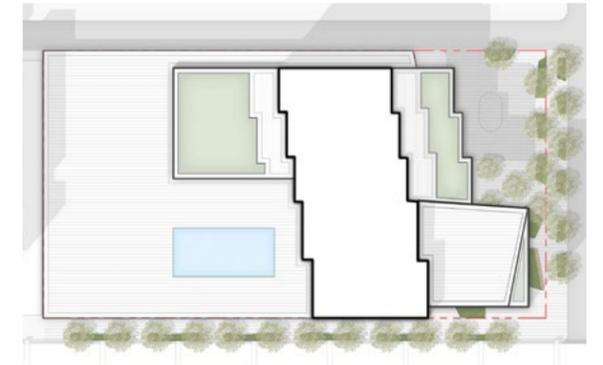
ALTERNATE 2

**ALTERNATE 2 FACADE
IN-PROGRESS**

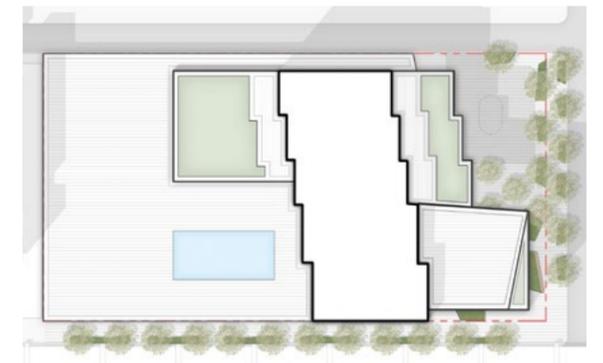


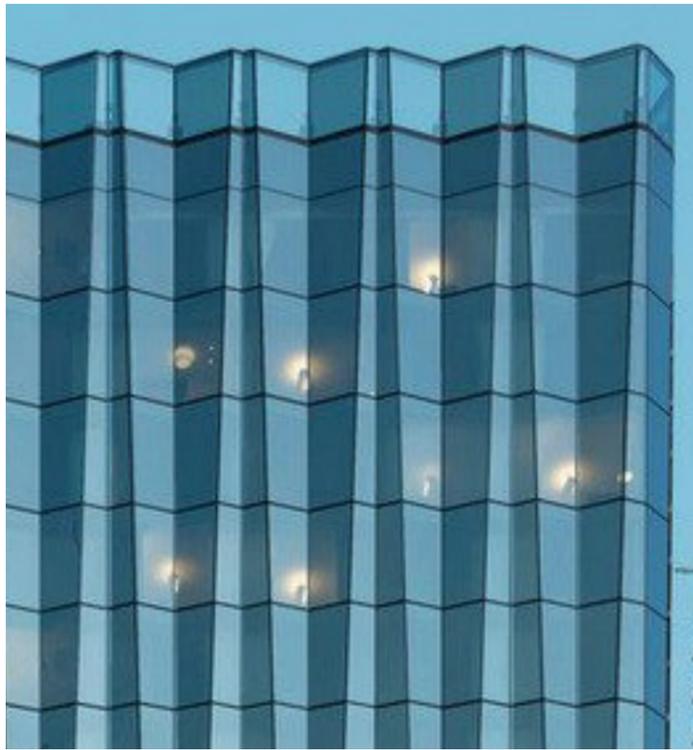


SOUTH ELEVATION

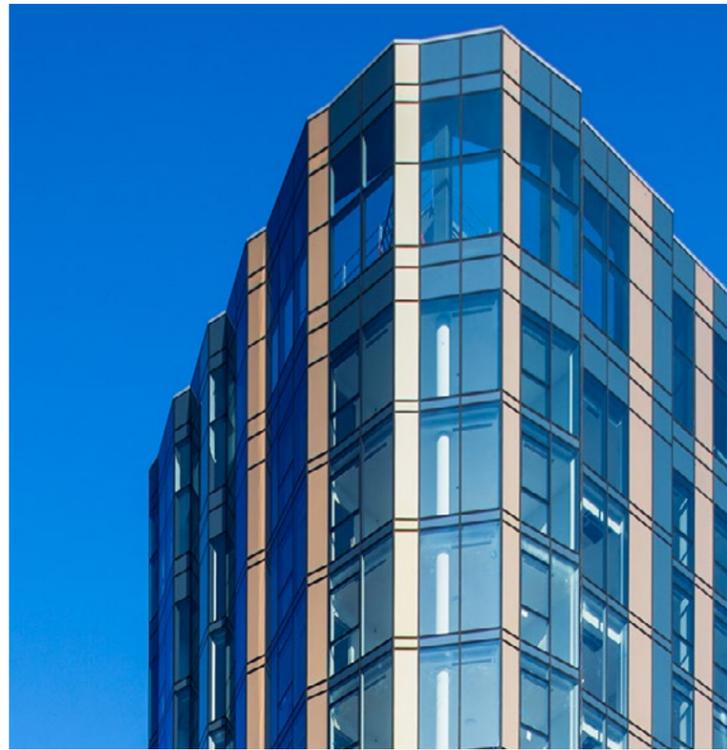


EAST ELEVATION

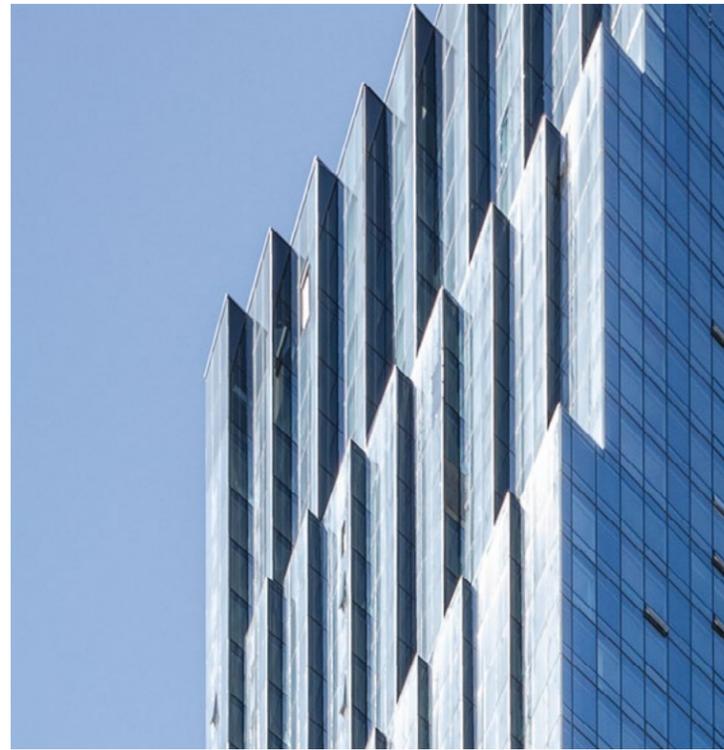




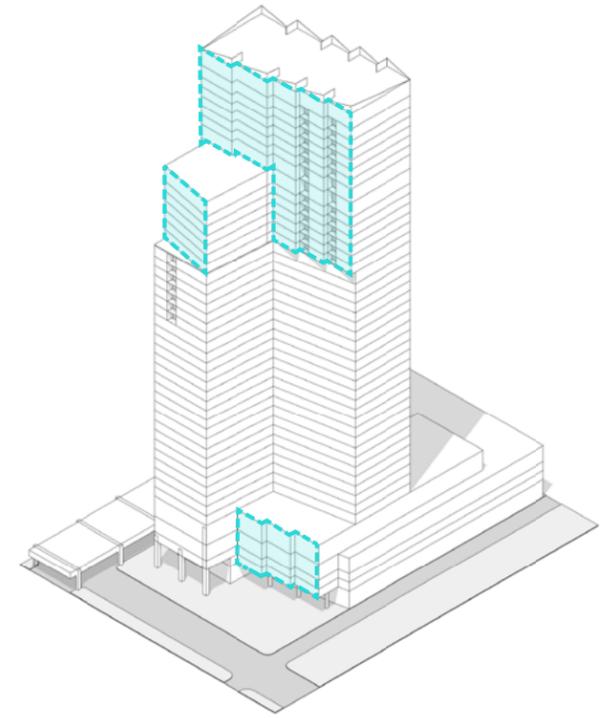
312 W 43RD ST
HANDEL ARCHITECTS



CIRRUS
bKL ARCHITECTURE



THE AVERY
OMA



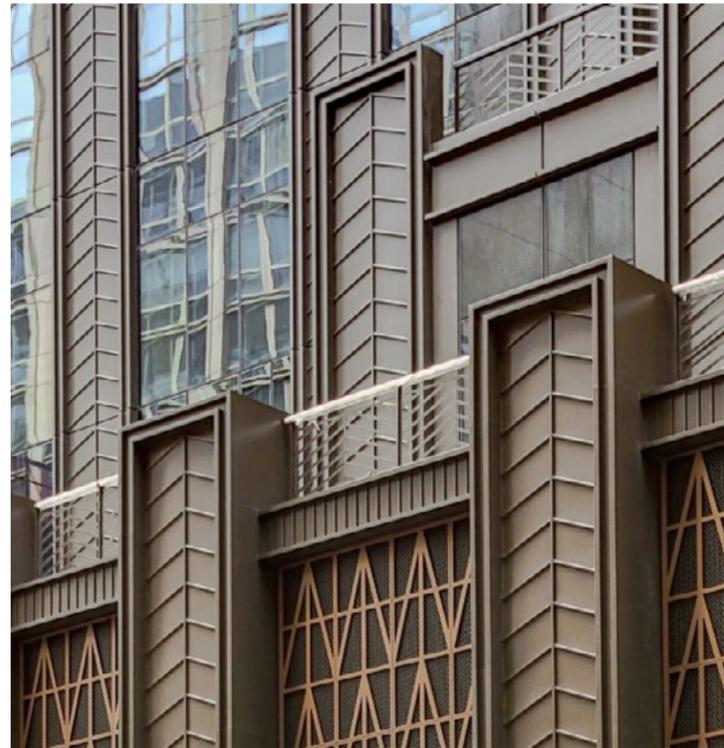
GLASS SERRATION



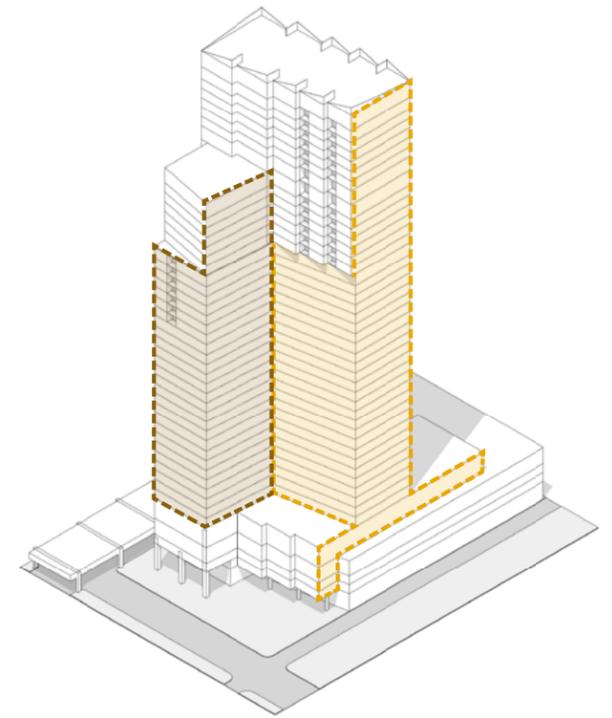
312 W 43RD ST
HANDEL ARCHITECTS



CENTRAL PARK TOWER
GROUP A



ROSEHILL
CETRA RUDDY ARCHITECTURE



METAL TONE



NE PERSPECTIVE VIEW
1300 WEST LAKE STREET

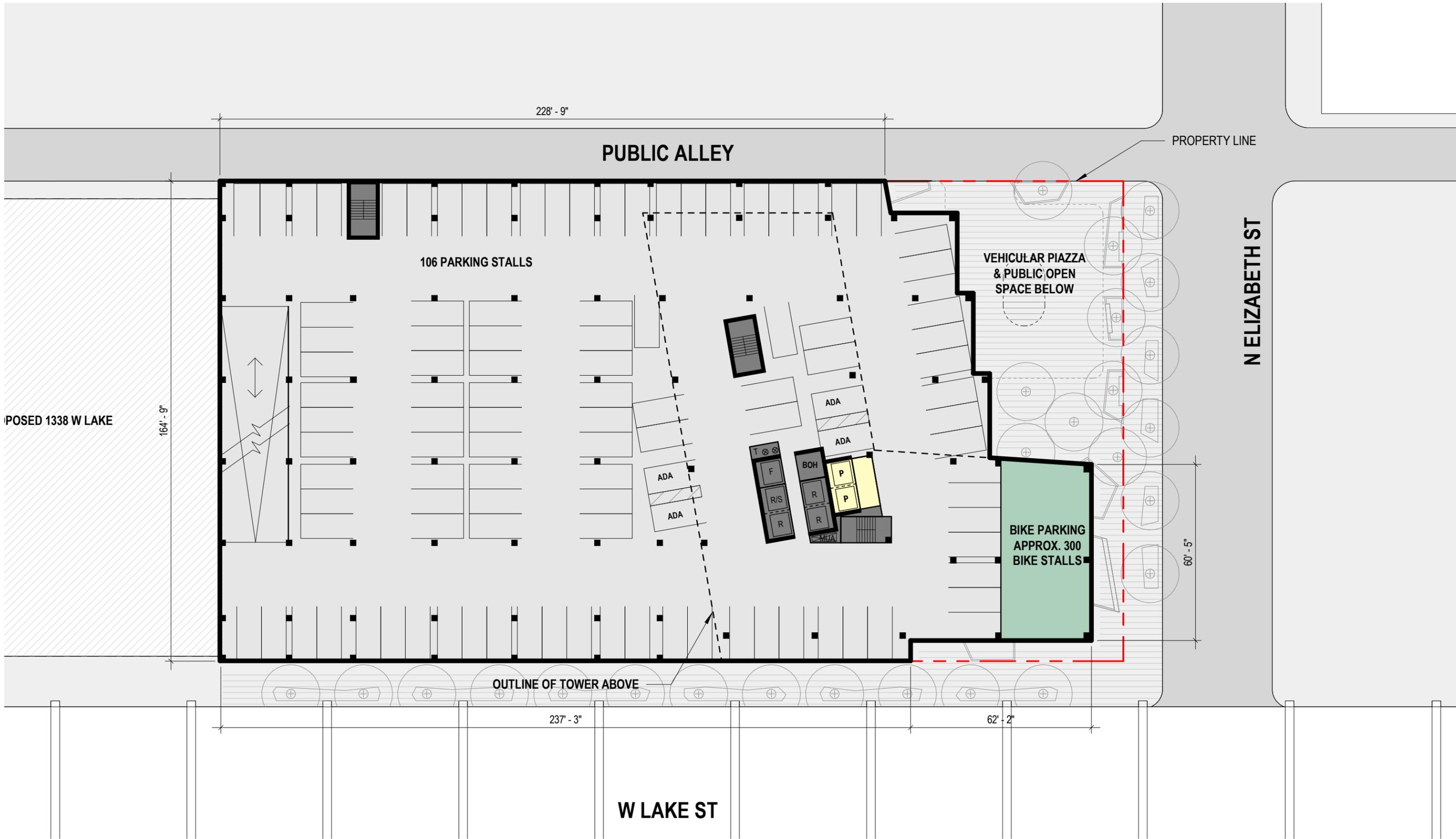




SW PERSPECTIVE VIEW
1300 WEST LAKE STREET

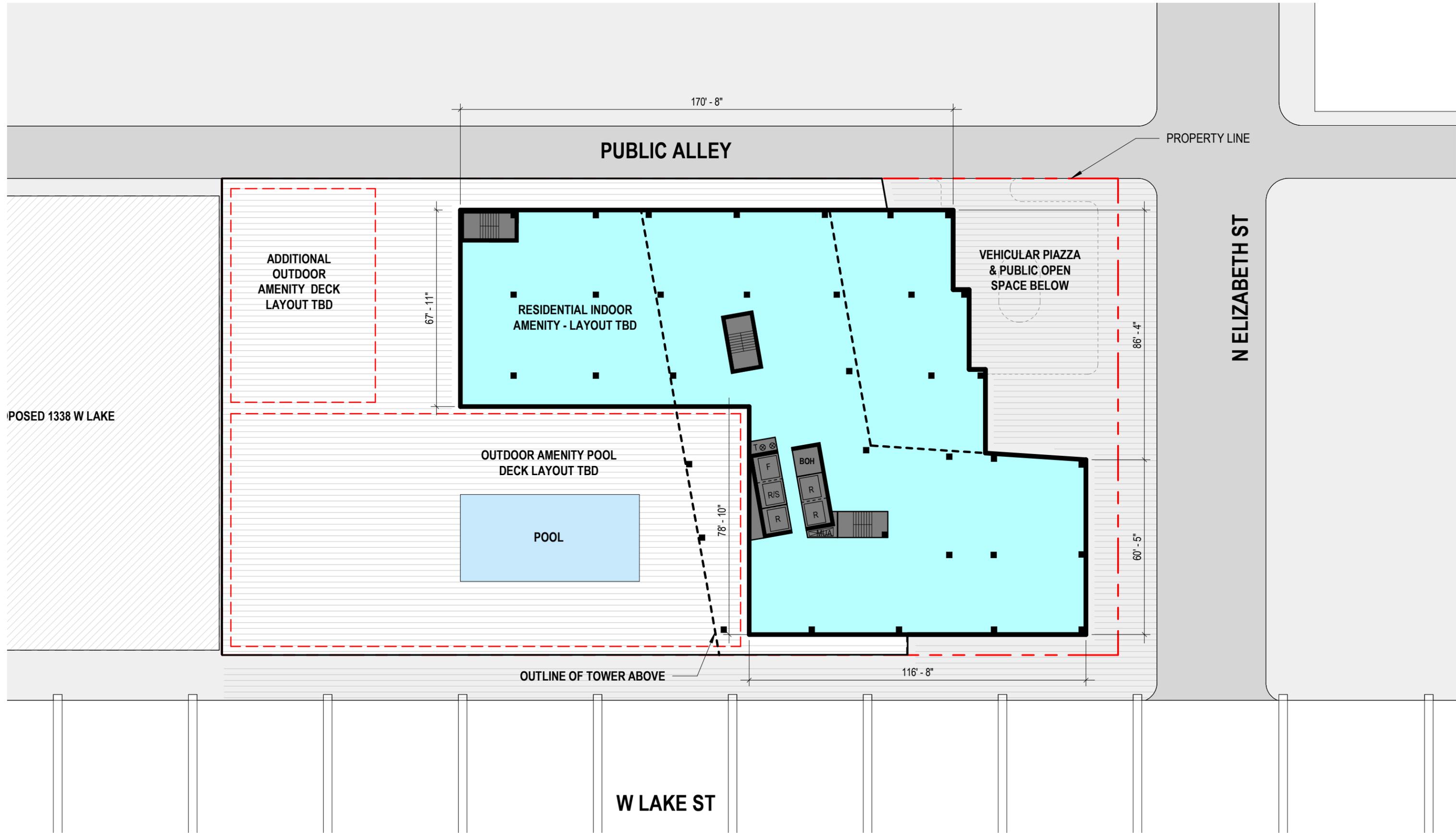
ALTERNATE 2 FACADE
RENDERING IN-PROGRESS





*ADDITIONAL CONSULTANT COORDINATION REQUIRED

1" = 32'-0" 



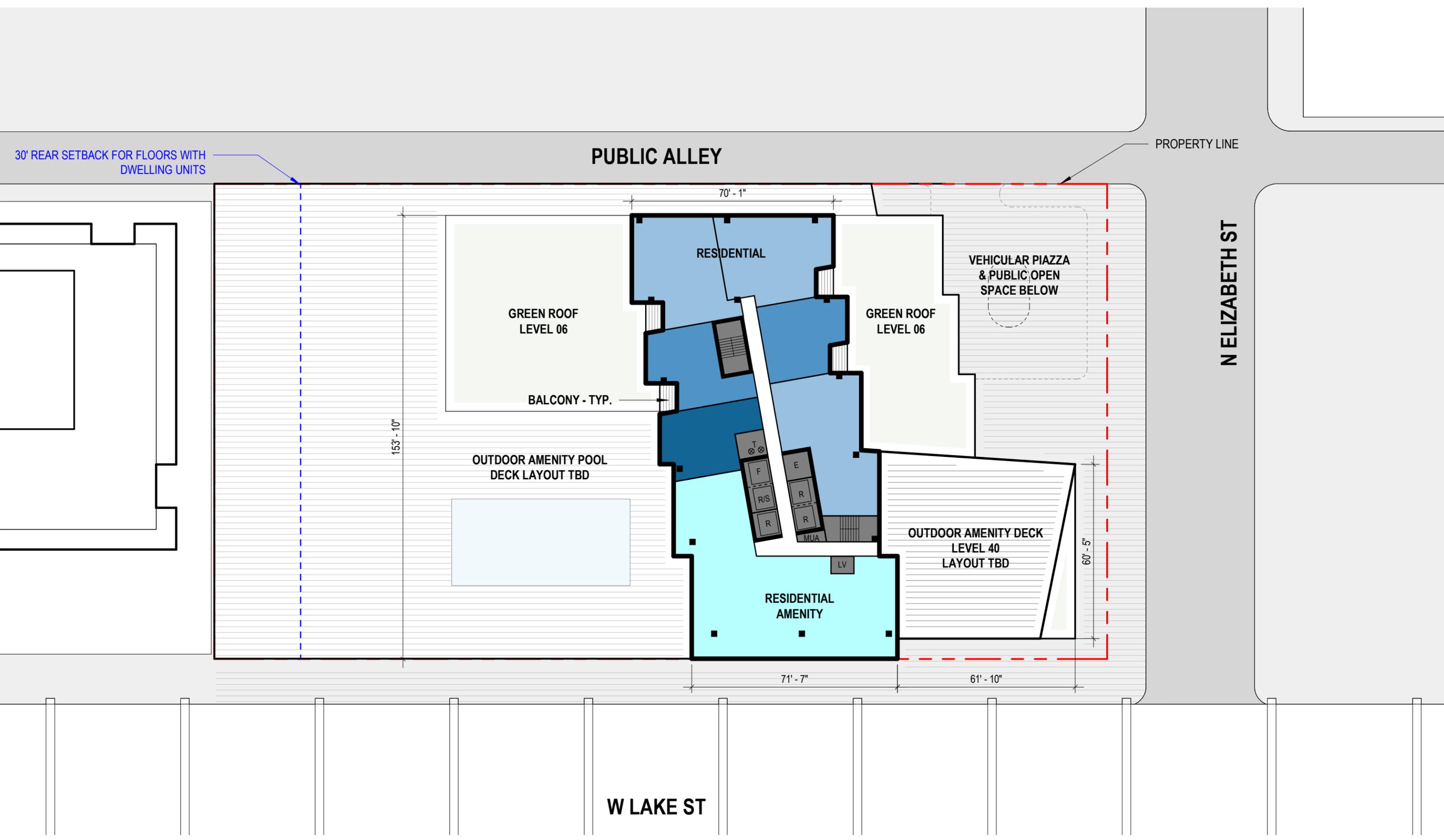
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1" = 32'-0"



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1" = 32'-0" 



*ADDITIONAL CONSULTANT COORDINATION REQUIRED

1" = 32'-0"

30' REAR SETBACK FOR FLOORS WITH DWELLING UNITS

PUBLIC ALLEY

PROPERTY LINE

N ELIZABETH ST

W LAKE ST



*ADDITIONAL CONSULTANT COORDINATION REQUIRED

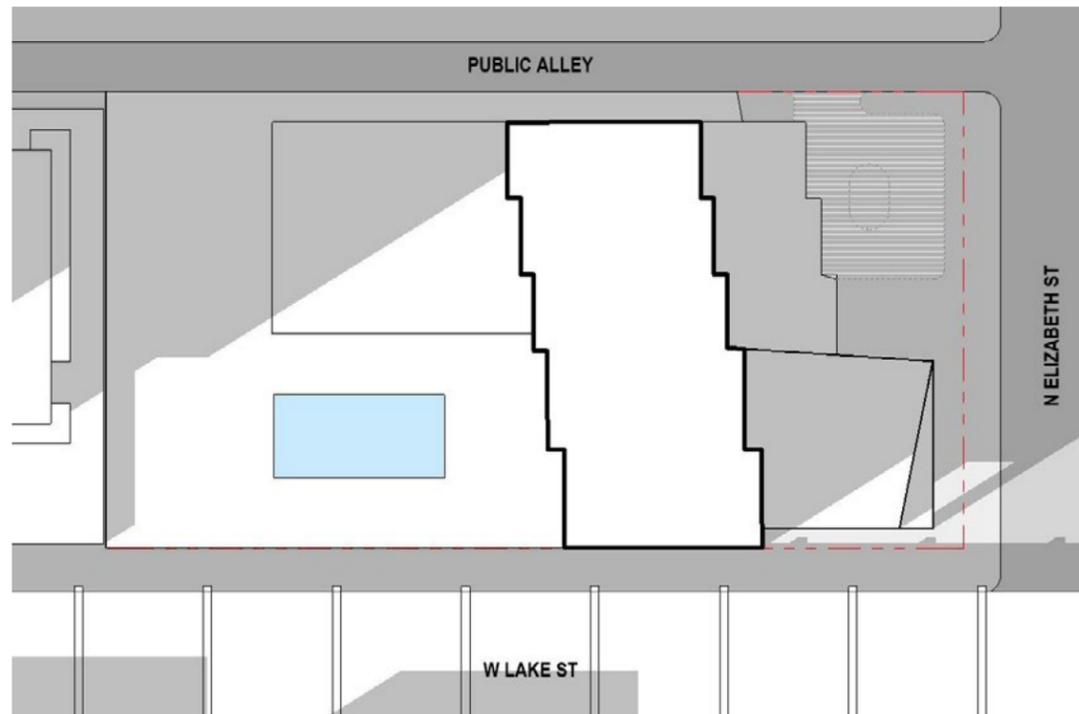
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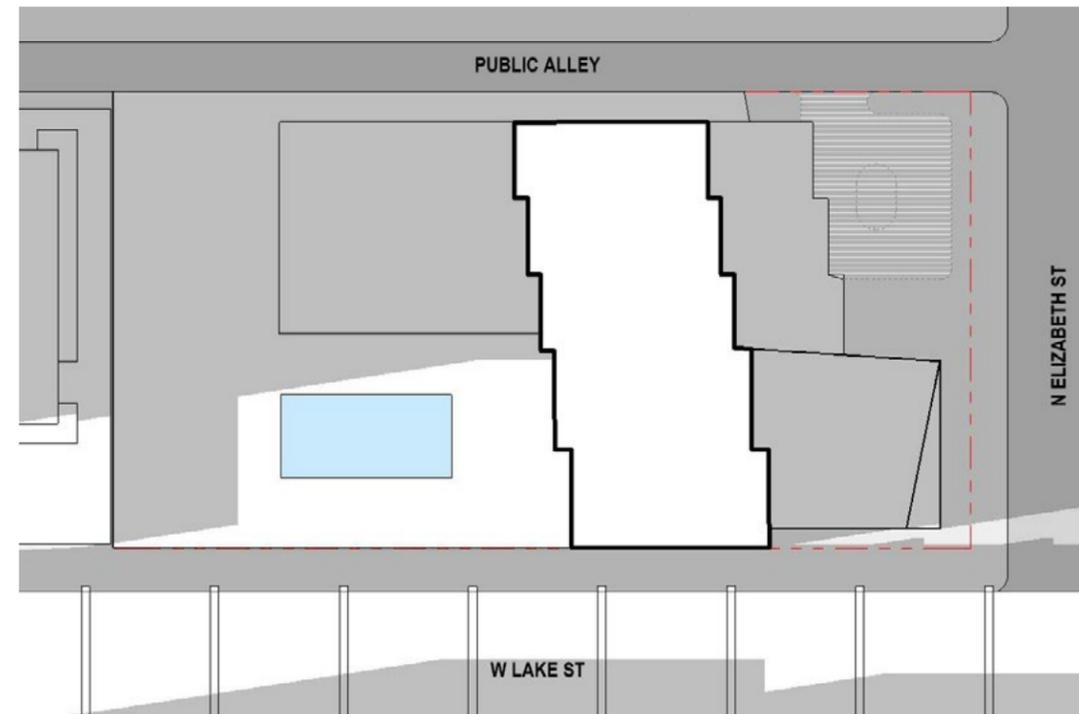
11 AM



1 PM

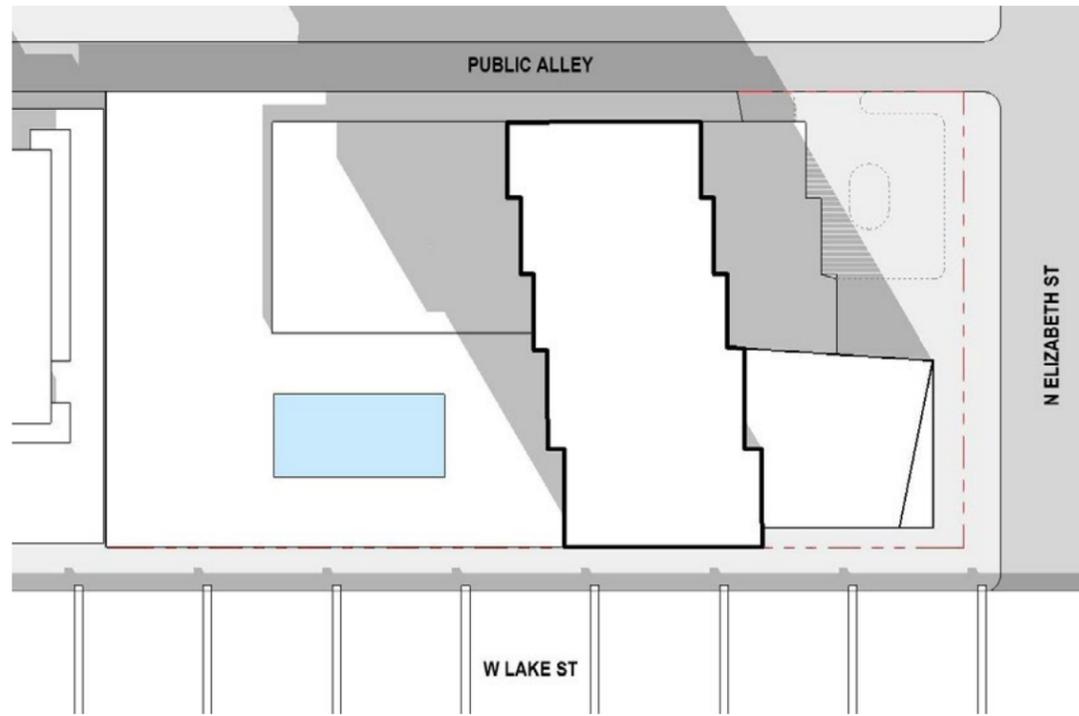


3 PM

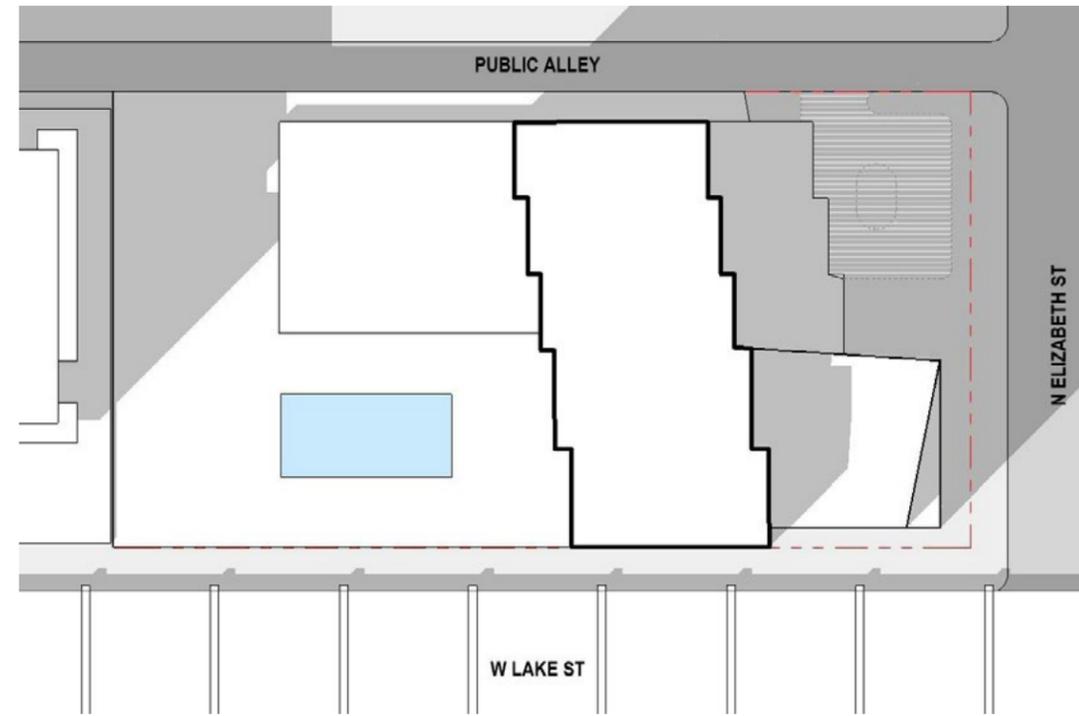


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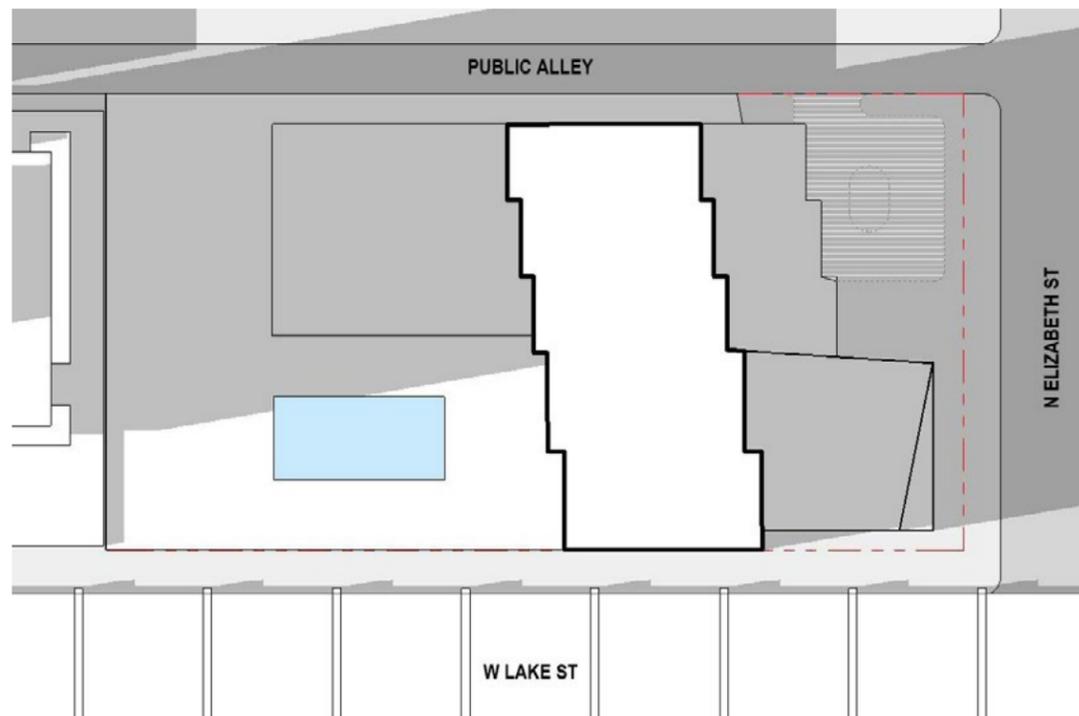
JUN
21ST



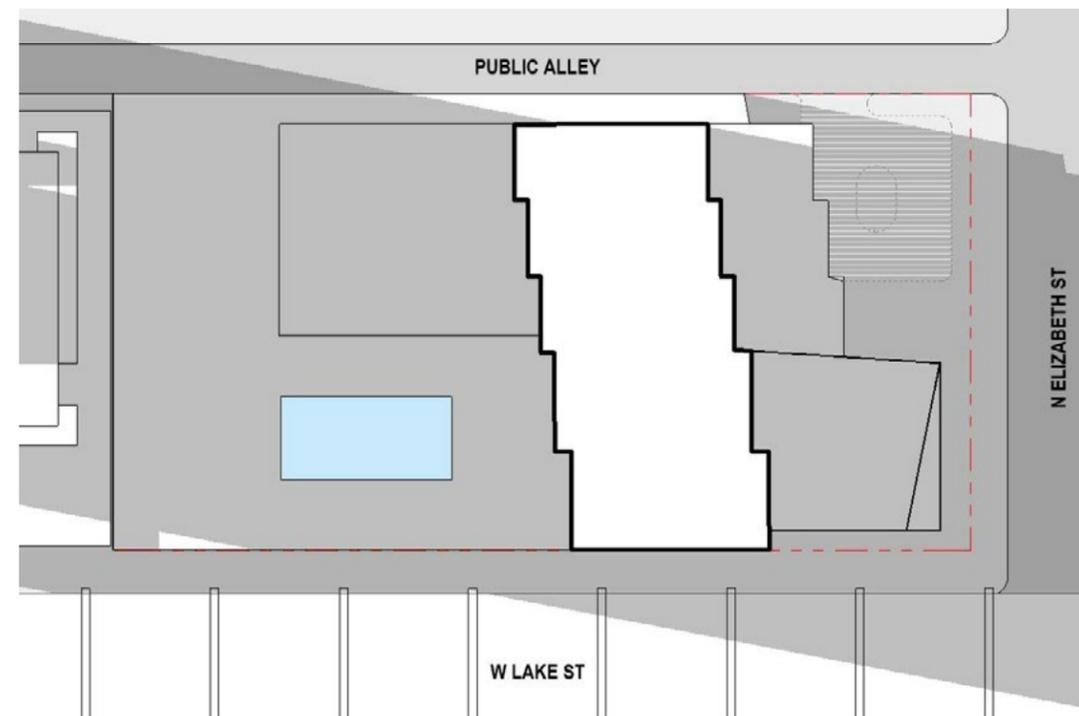
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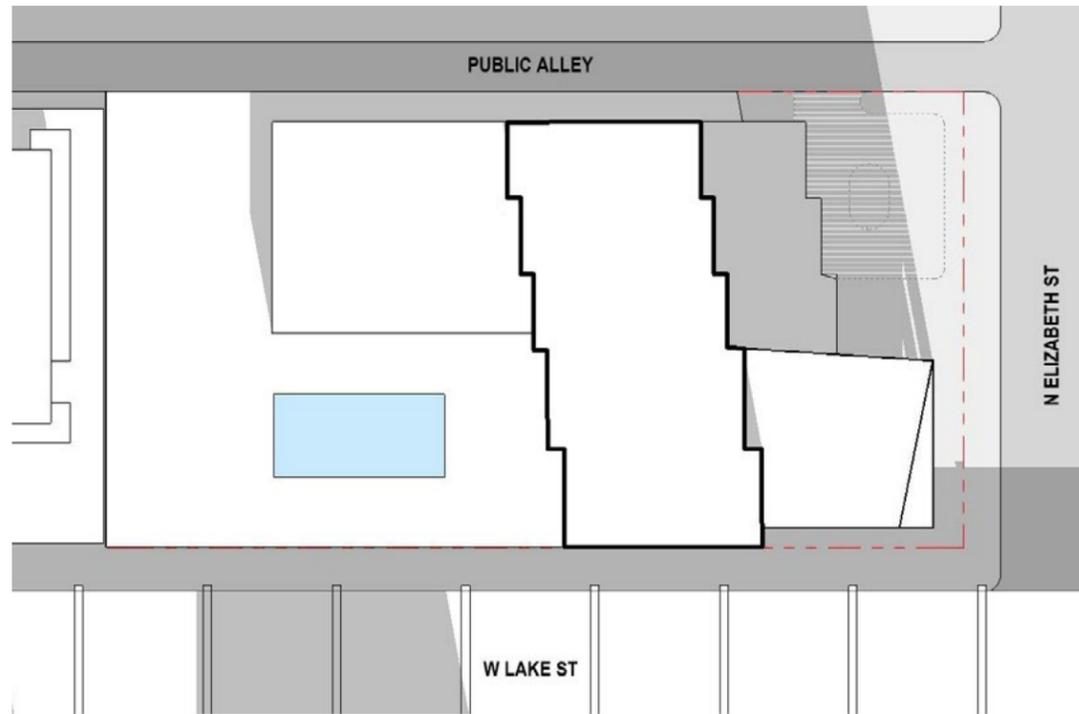


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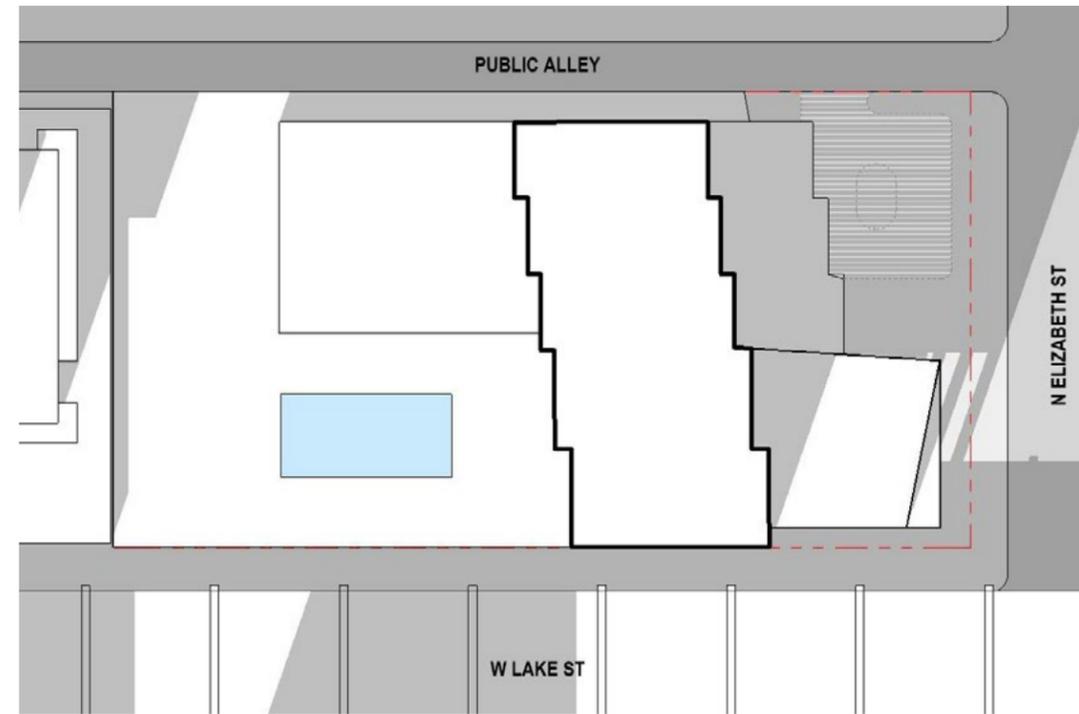


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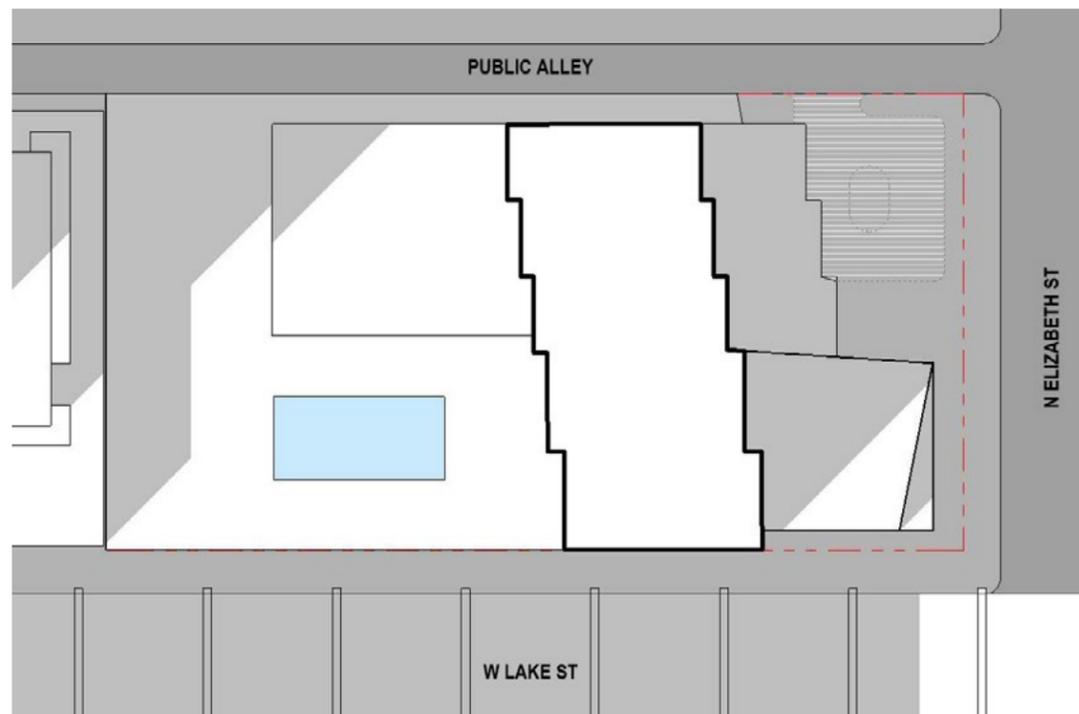




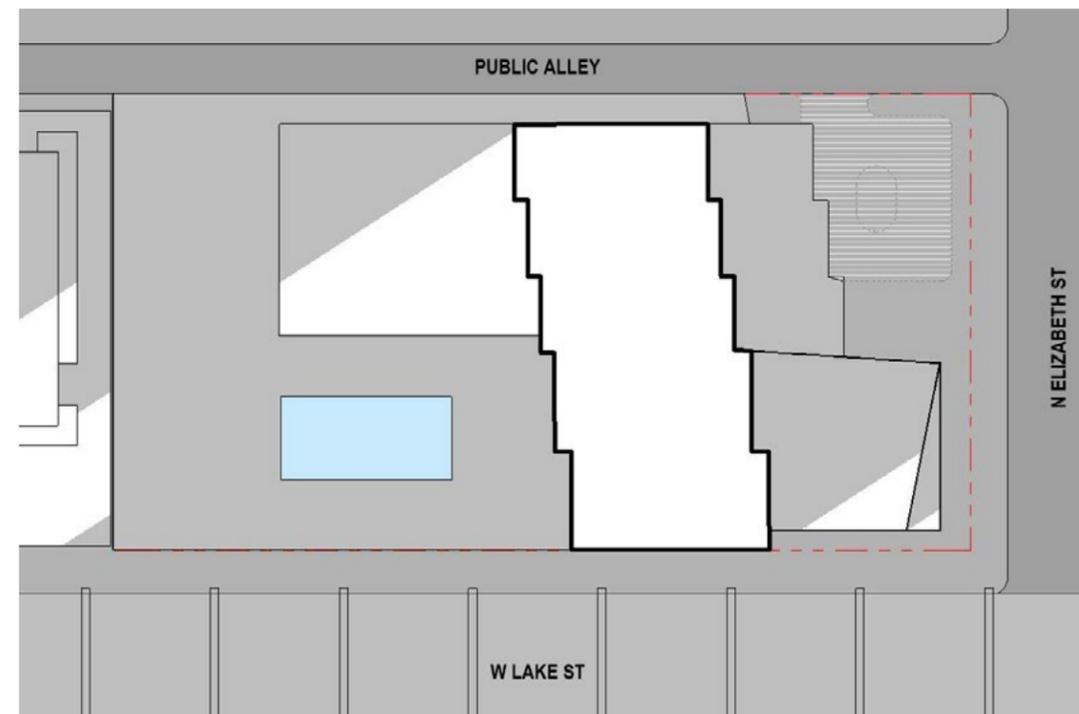
11 AM



1 PM



3 PM



5 PM

An architectural rendering of a modern building facade. The building features a prominent section with vertical wooden slats and horizontal golden-brown bands. The rest of the building is glass-clad. The word "THANK YOU" is overlaid in large, white, sans-serif capital letters across the center of the image. The scene includes a street with a blue car, a person on a bicycle, and several pedestrians. The sky is blue with light clouds.

THANK YOU