



COMMITTEE ON DESIGN

Department of Planning and Development

170 GREEN STREET
February 3rd, 2022

Development Team



Shapack

General Contractor



Architect

**Lamar Johnson
Collaborative**

DESIGN NARRATIVE

170 Green is a **mixed-use** project proposing hotel, residential and office programs that compliments the diverse nature of the surrounding Fulton Market neighborhood. The mix of uses allows the project to be active throughout the day and evening, building on the **vibrancy** of this growing district.

The massing of the project relates directly to the varying heights of the surrounding buildings. The residential building mass is offset from the 900 W Randolph project, preserving access to daylight for both projects. The hotel building mass is sited to the South, creating a backdrop for the historic district while aligning with the South facade of 167 Green. The office building mass references to the scale of Nobu to the South and The Hoxton to the North. These moves break down the scale and massing of the subject block to nestle into an already **dynamic** context.

The ground floor of the project extends the Mews of the neighboring 167 Green site, providing an additional 13,000 SF of **open air plaza** that cuts the site from East to West. This gesture orients pedestrian activity from the Morgan Stop through 170 Green and 167 Green to Halsted St on the East and provides much needed relief from pedestrian congestion along Lake and Randolph Streets. At the same time, this pass-through gives access to the **heart** of the project and to the front door for each of the different uses as well as ample space for outdoor dining and other activities.



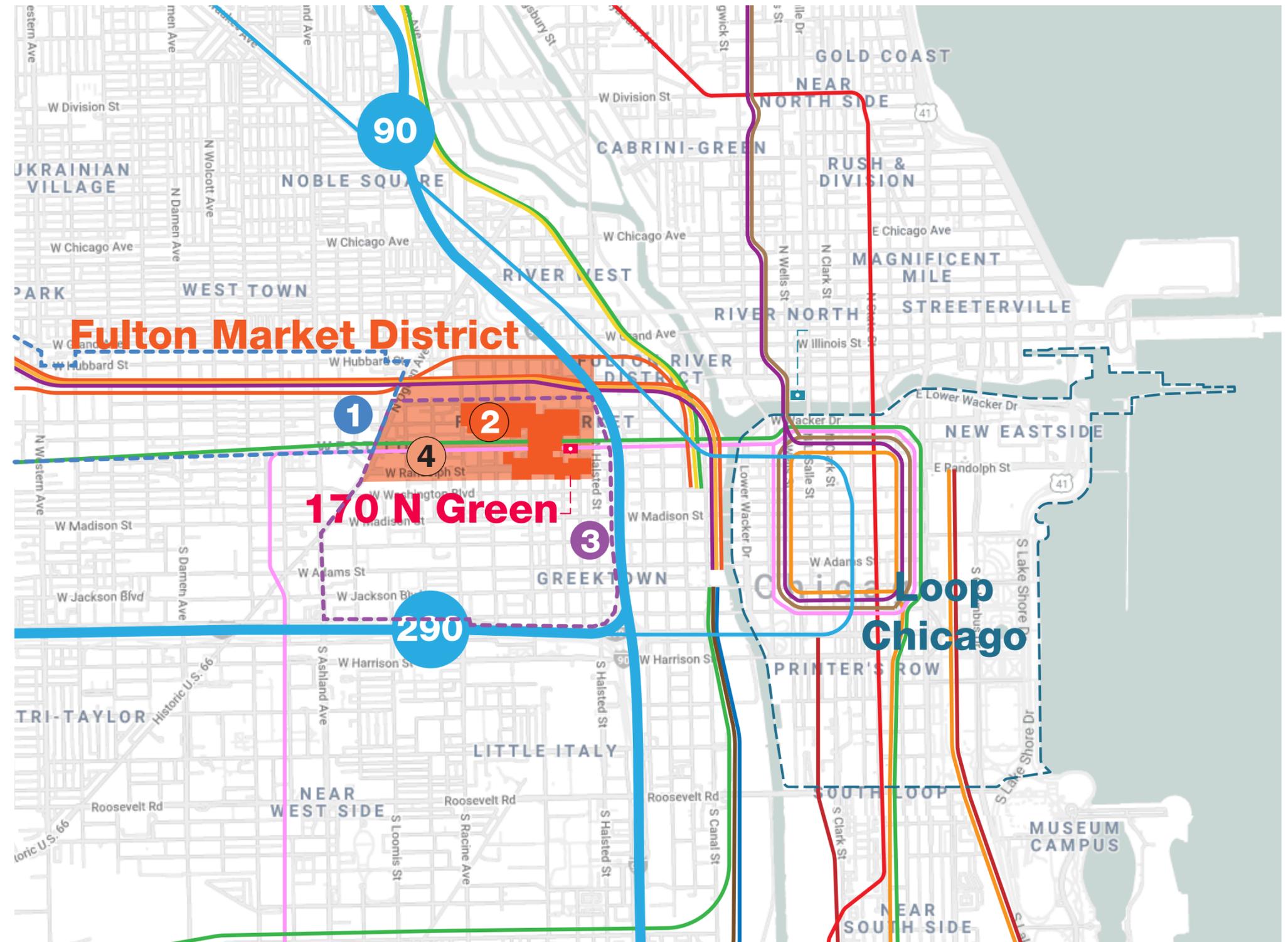
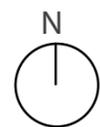
★ PLANNING + DESIGN GUIDELINES

Planning Initiatives

- 1 Industrial Corridor Initiative (2019)
- 2 Fulton Market Historic District Design Guidelines (2017)
- 3 West Loop Design Guidelines (2017)
- 4 Fulton Market Innovation District (2021)

Considerations from WLDG:

- Urban Wall
- Quality materials
- Parking configuration
- Alley configuration
- Pedestrian/Vehicular safety
- Height transitions
- Landscape
- Site Planning
- Promote growth of mixed-use

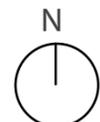
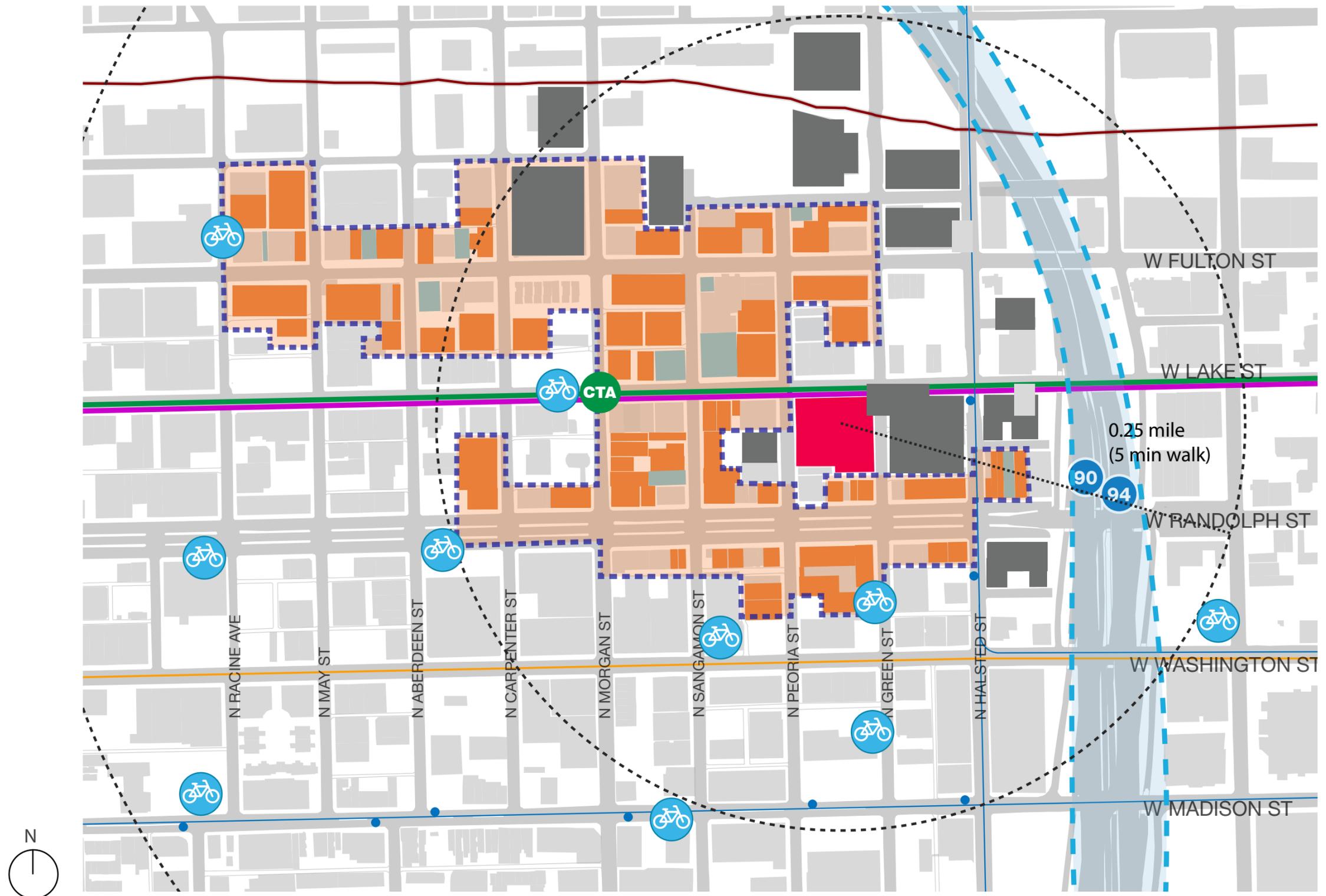


 **SITE CONTEXT MAP**

-  Historic District
-  Historical Buildings
-  Vacant Lots
-  Recent Development
-  Highway
-  District Boundary

Considerations:

170 Green is outside the historic district
 Massing in response to scale of historic district

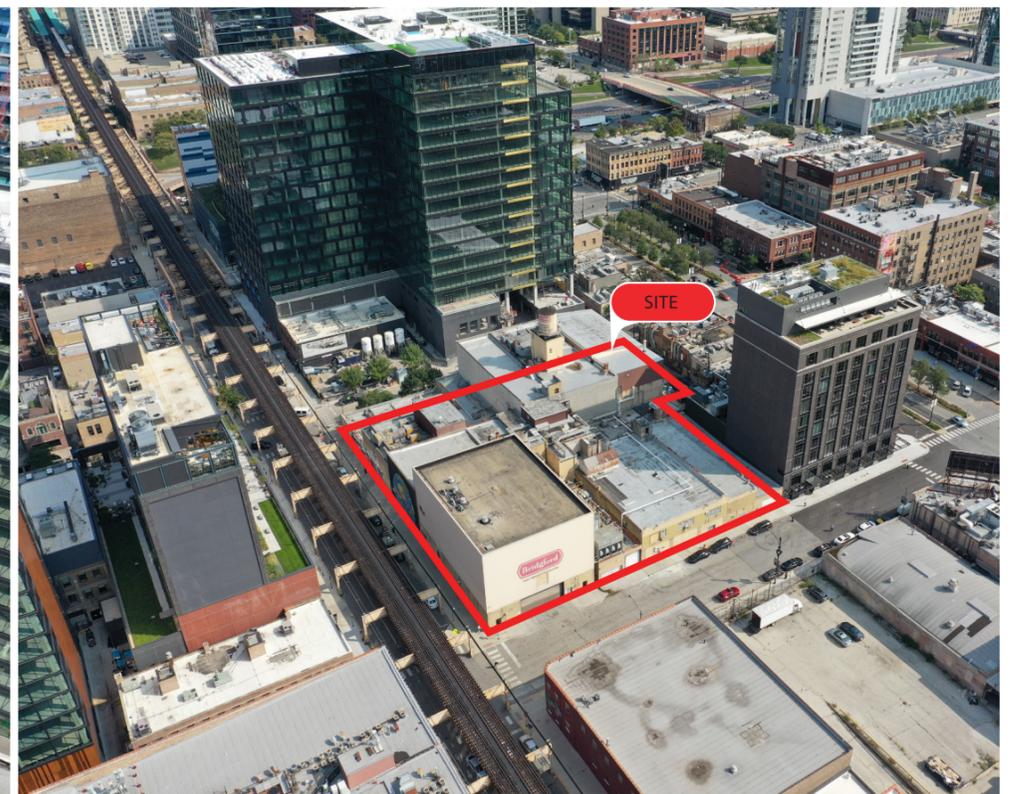
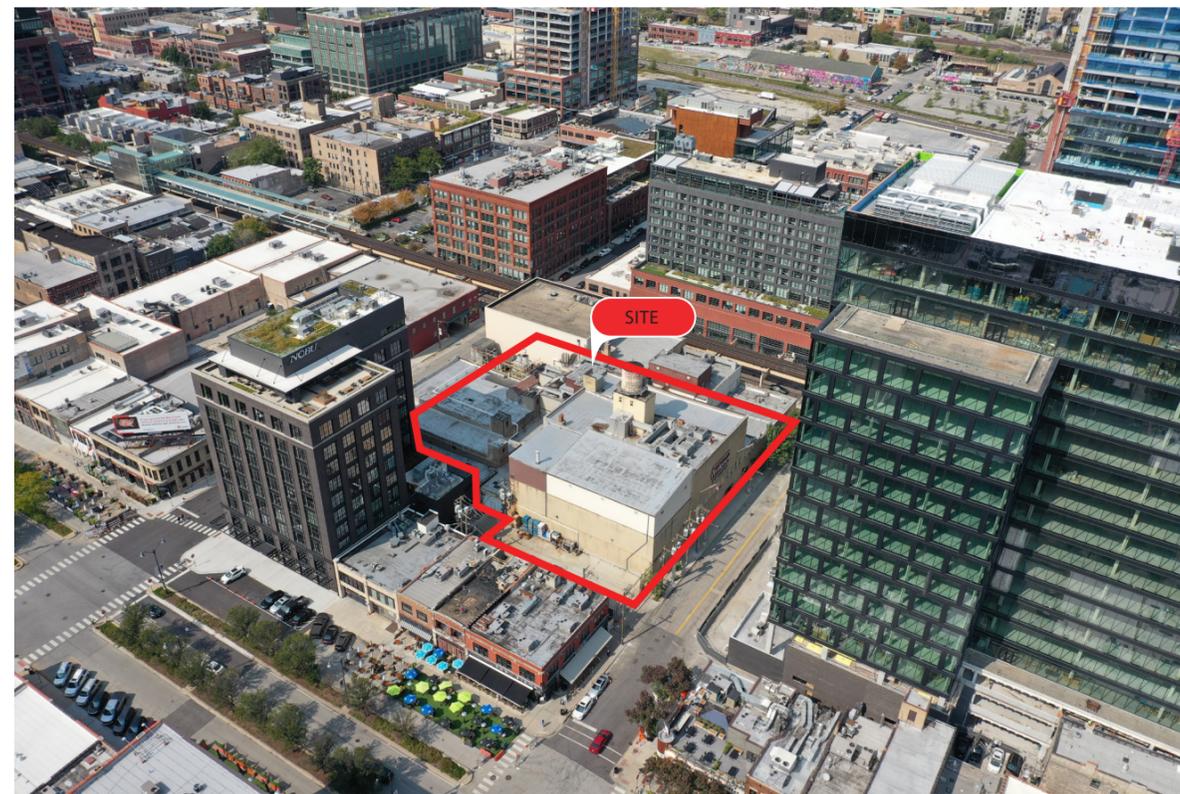


Map developed based on DPD Historic District Map

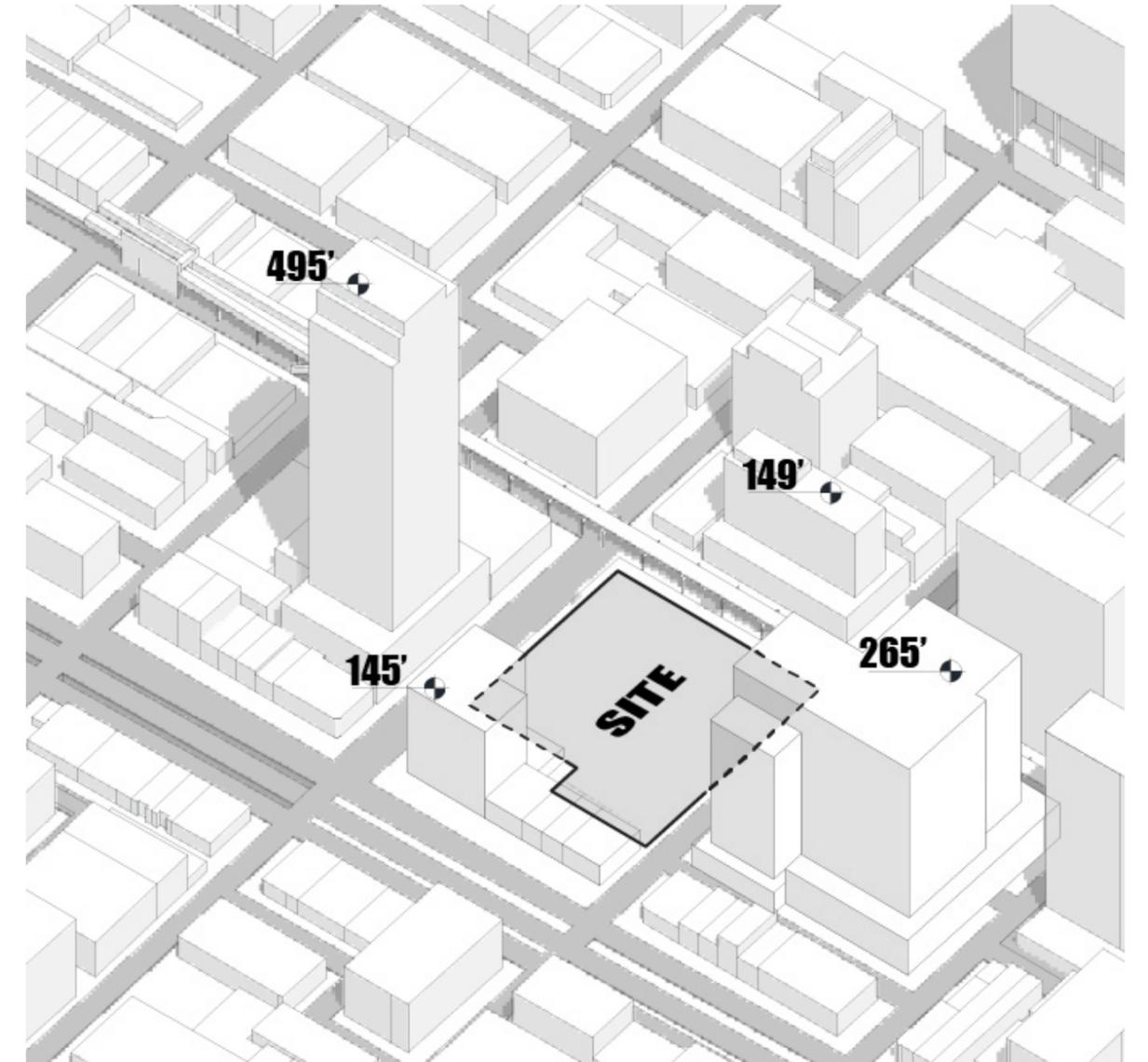
  **ADJACENT SITE CONTEXT**

Site Boundaries:

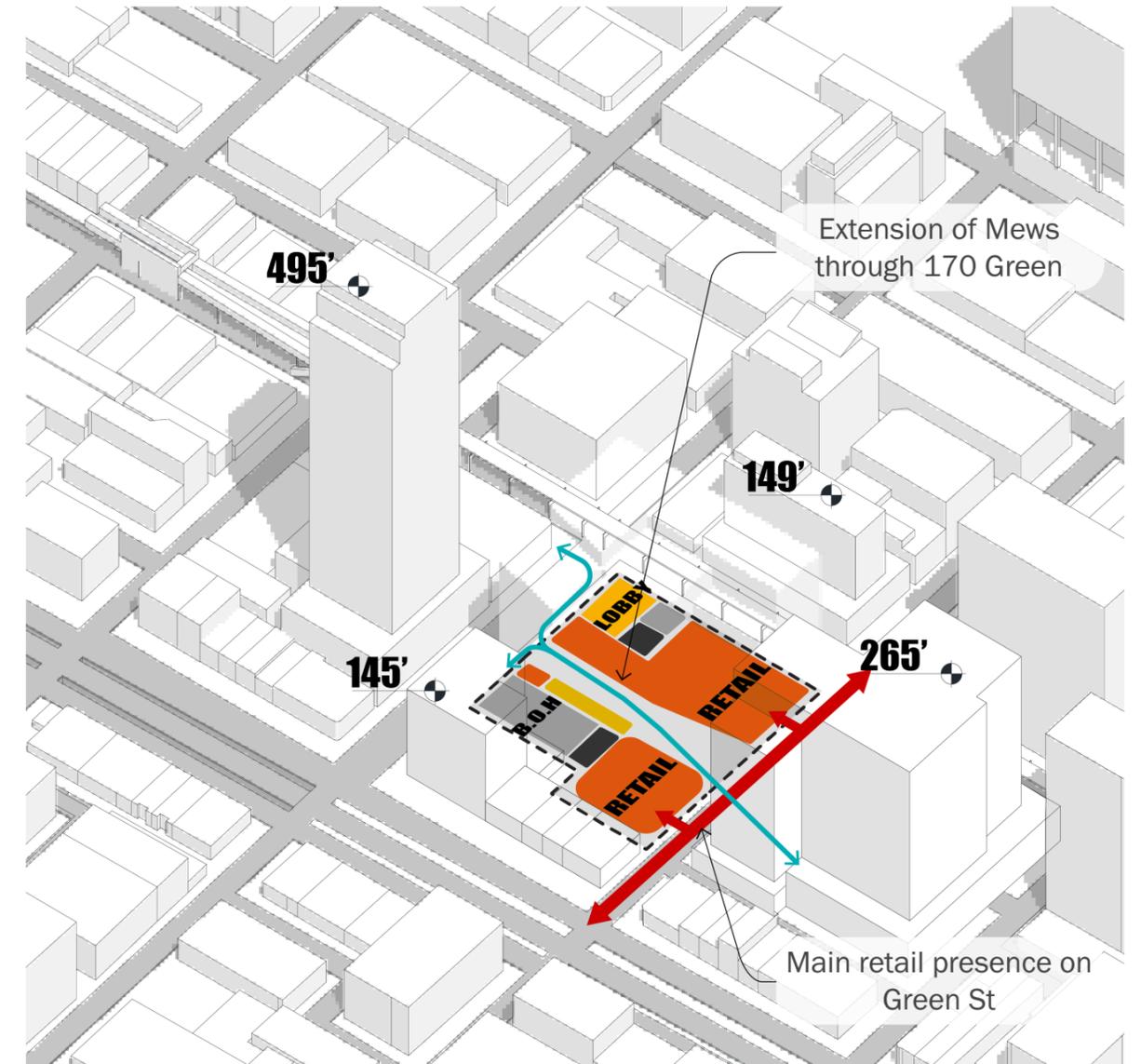
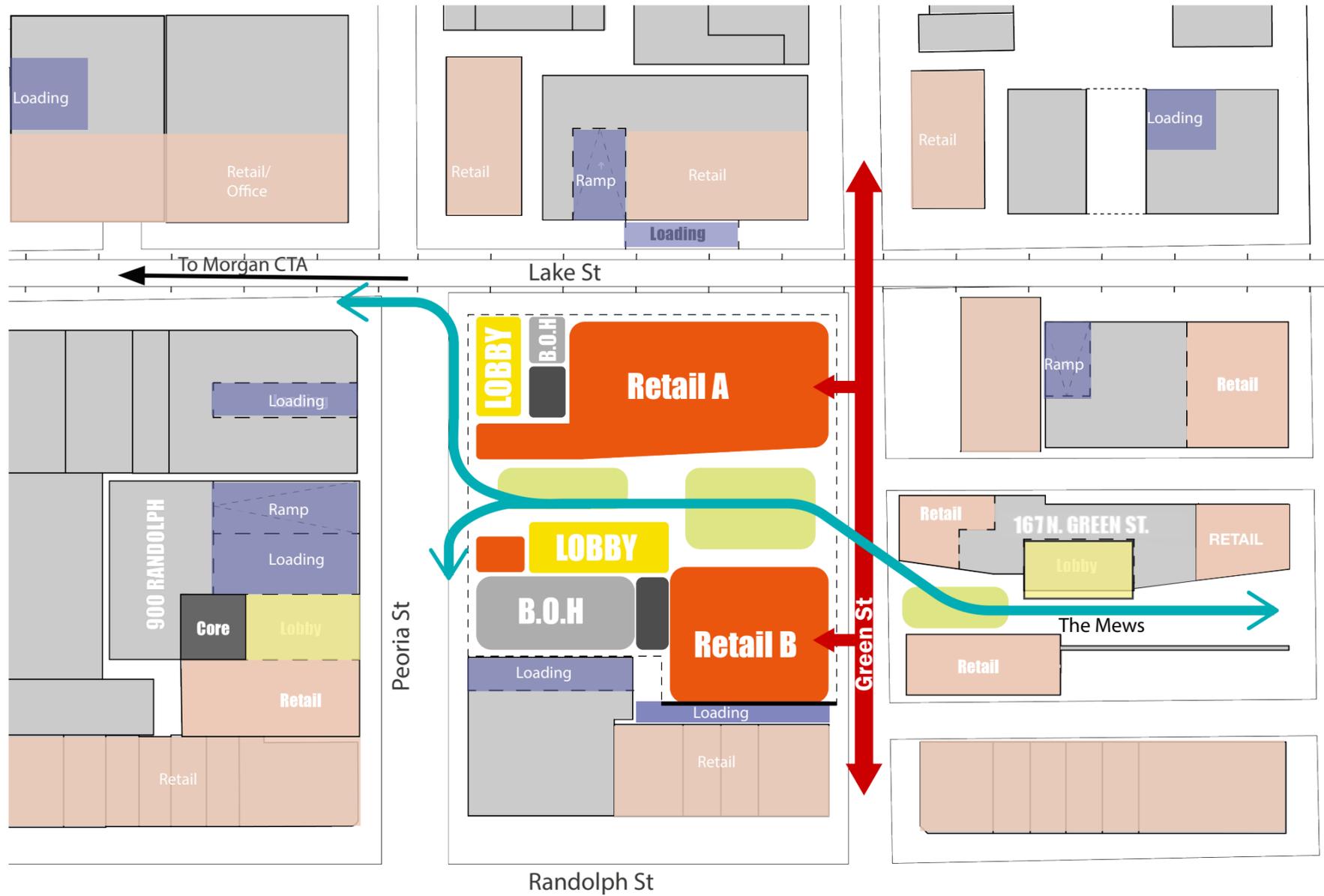
Bounded by Lake St to the North,
Green St to the East,
Peoria St to the West and a partial
alley and the Nobu hotel to the South



Ground floor relationships
Site Constraints

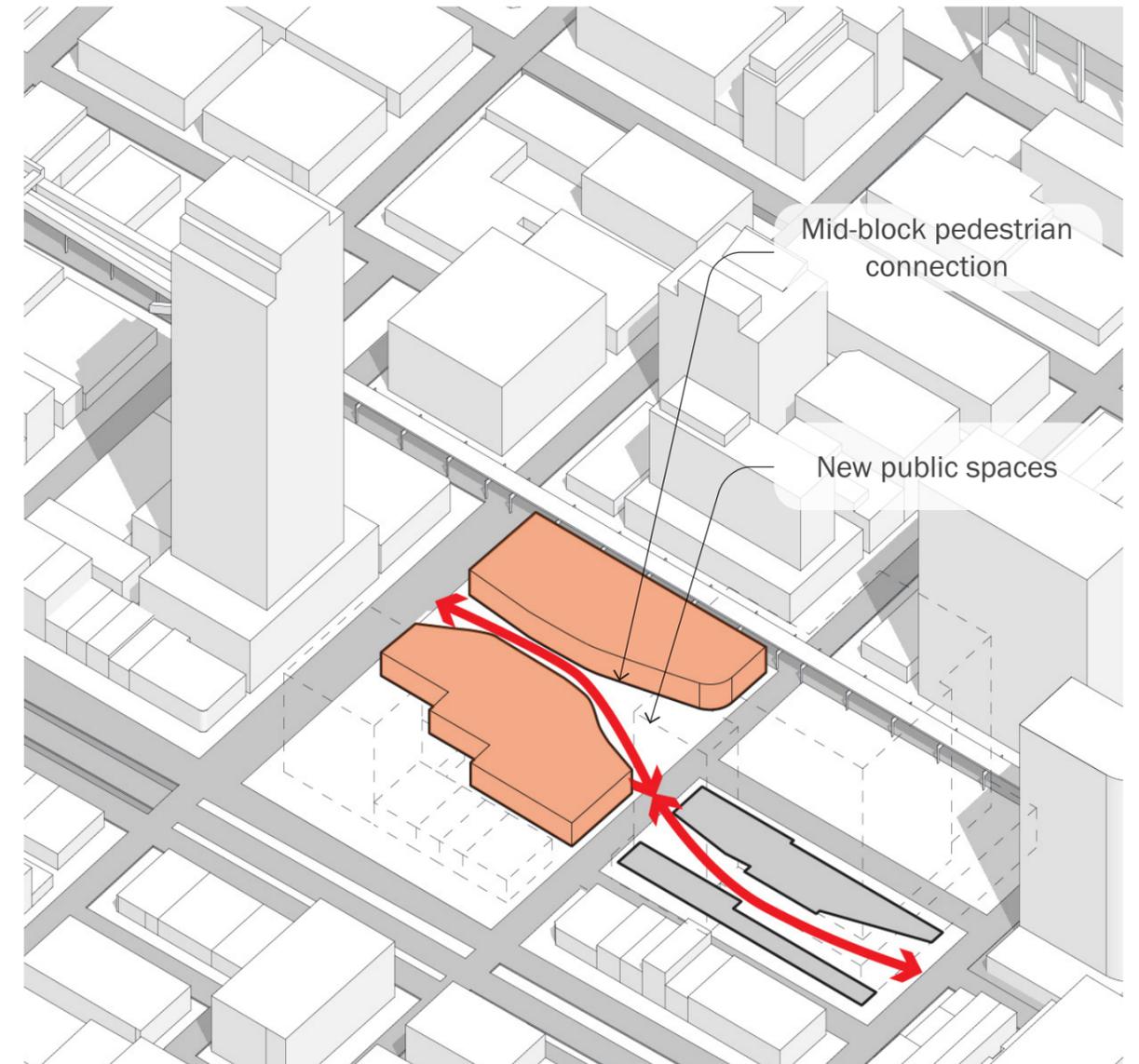


 **PROGRAM CONCEPT**



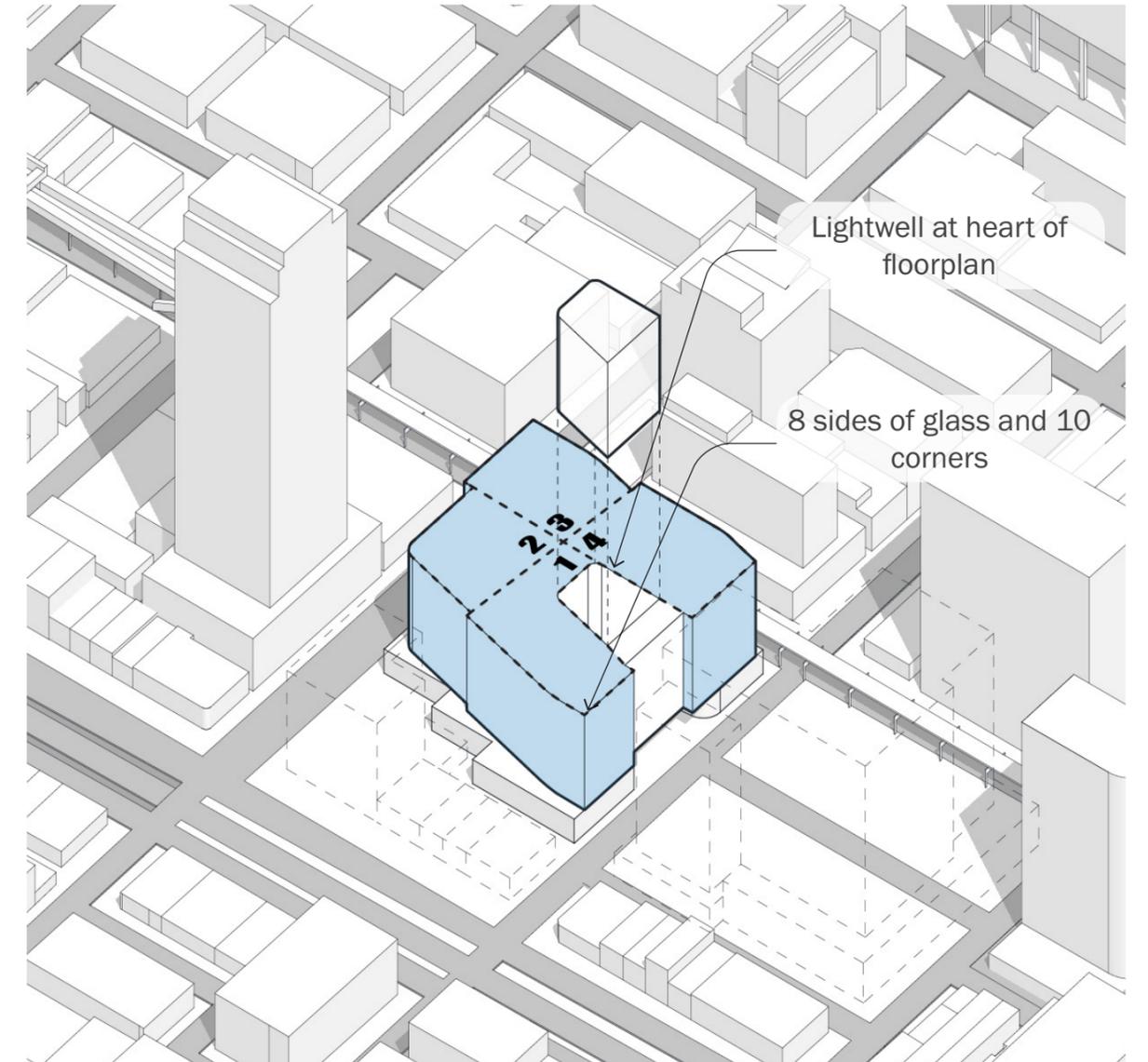
 **GROUND CONCEPT**

Ground Floor



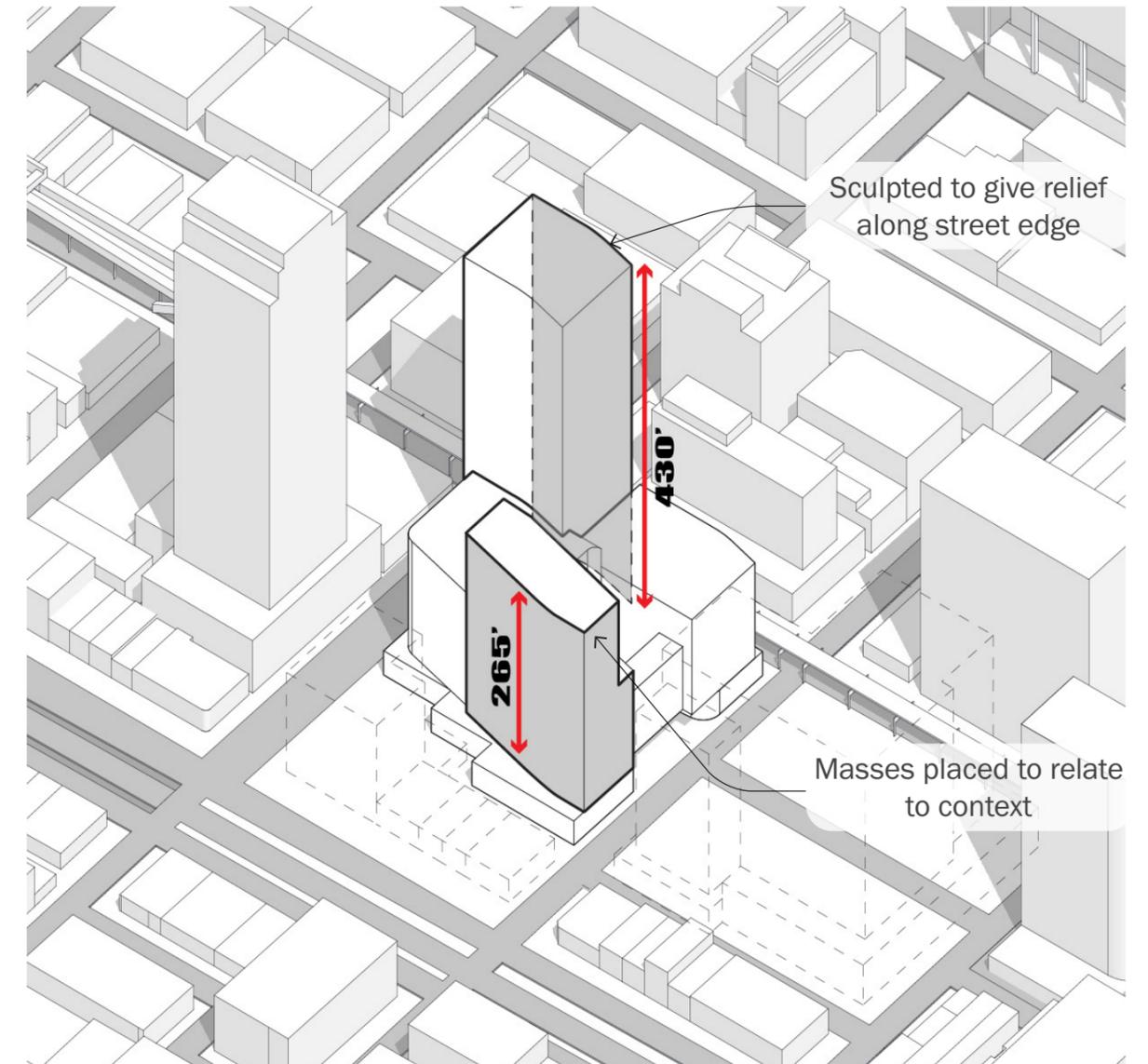
MASSING CONCEPT

Office Floor



 **MASSING CONCEPT**

Typical Floor



  **CONCEPT**

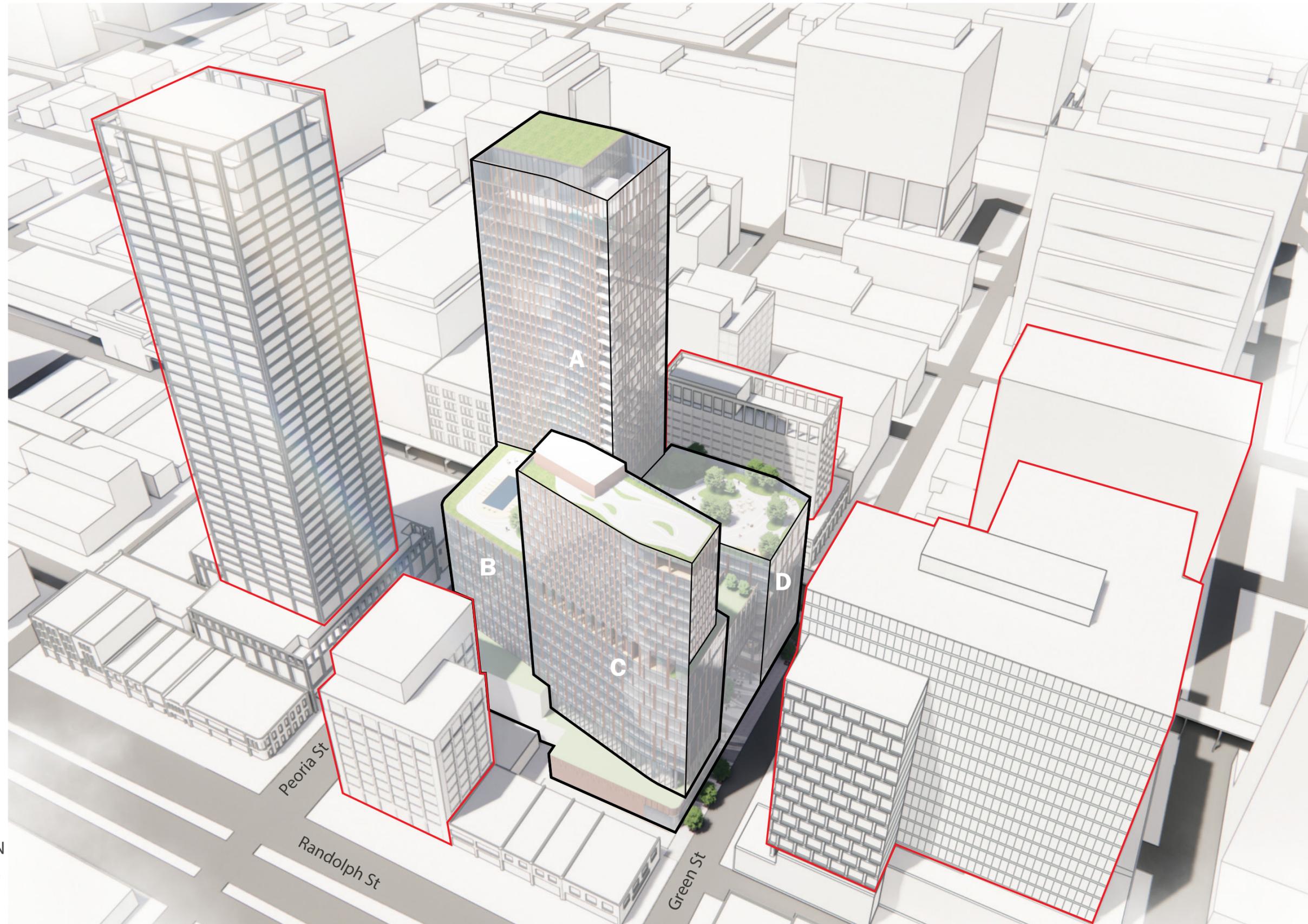
Concept Attributes

Four distinct masses relate to the immediate context in height and mass

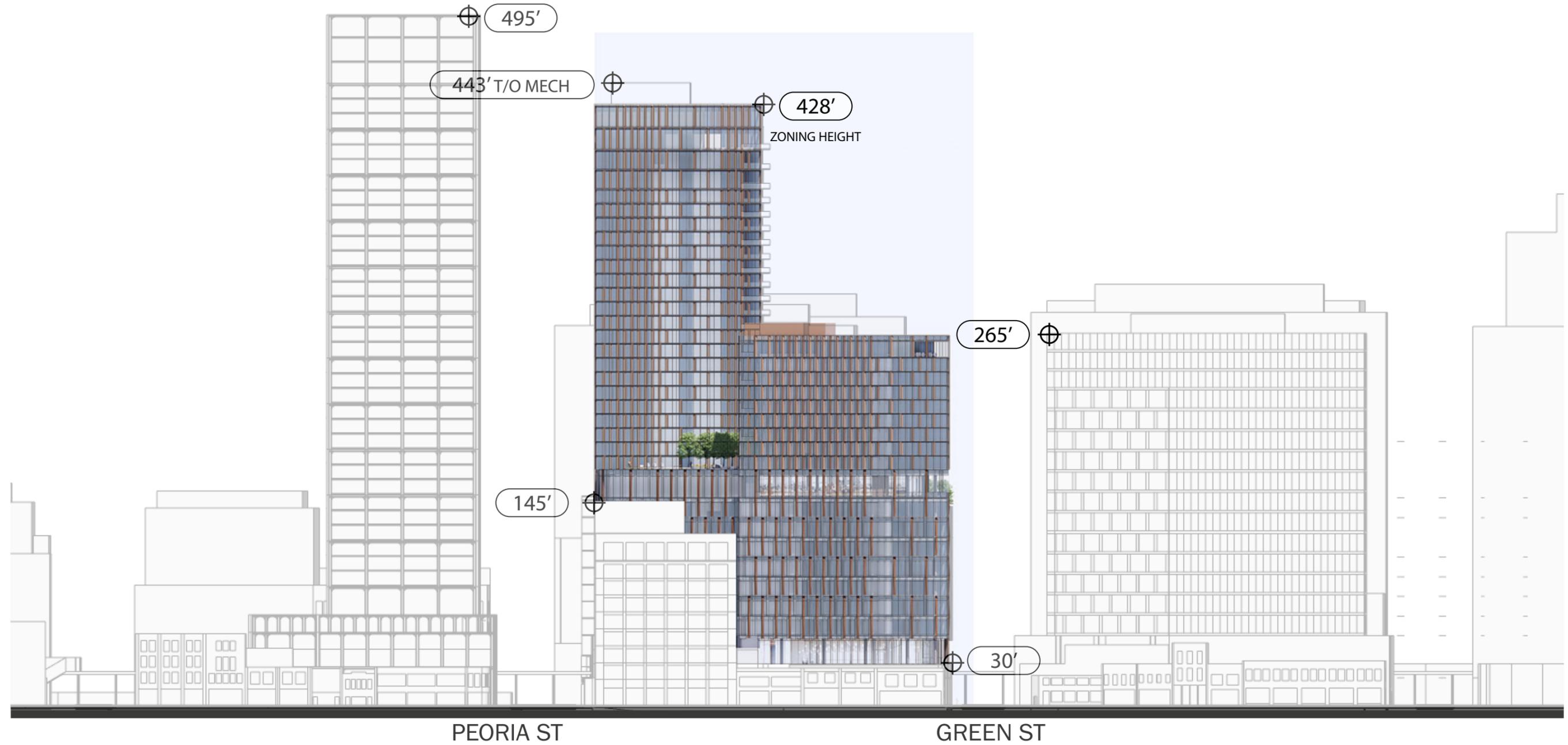
Maintains urban edge behind the historic district

Height transitions around site to respond to context and create cityscape experience

Iconic yet feels like part of the urban fabric

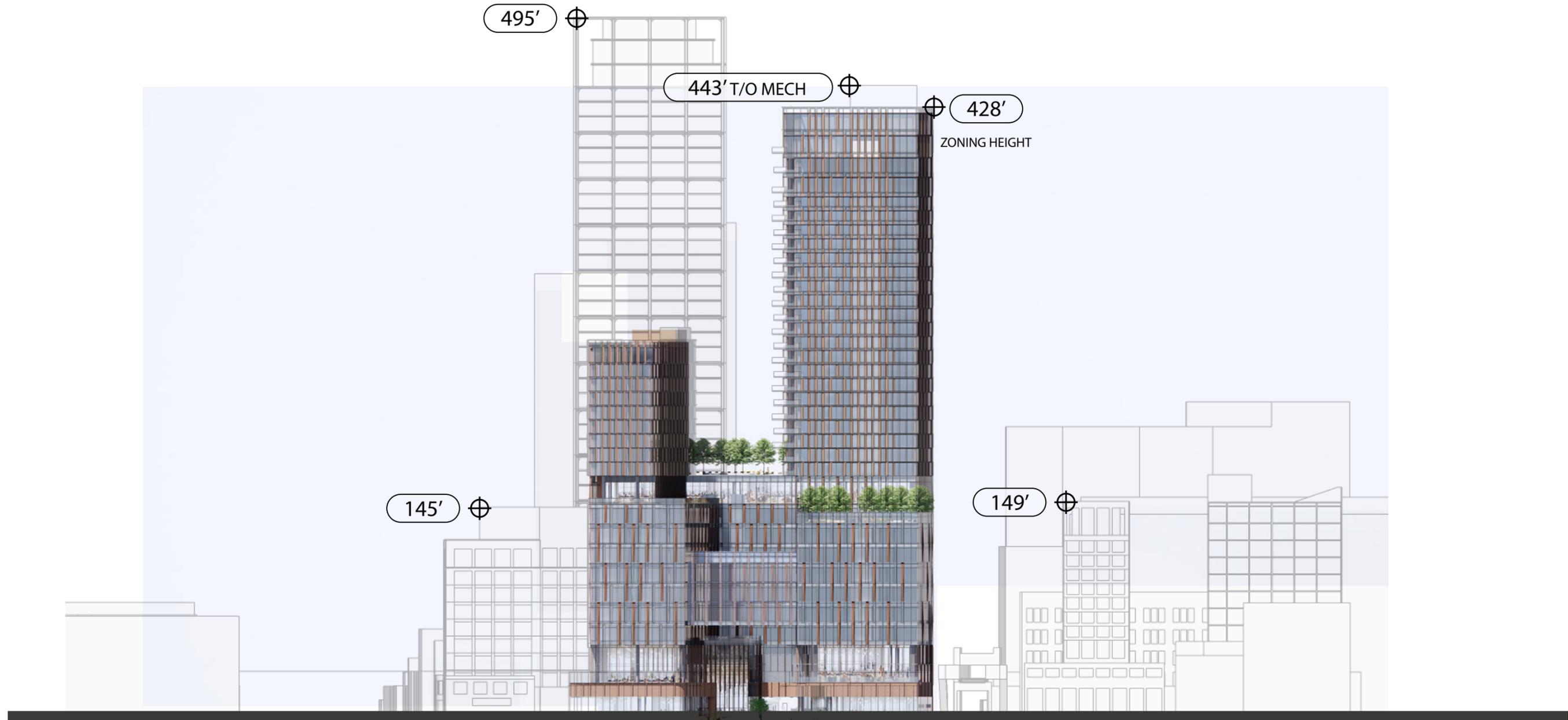


  **BUILDING ELEVATION**



SOUTH ELEVATION

  **BUILDING ELEVATION**



RANDOLPH ST

W LAKE ST

WEST ELEVATION

DESIGN EXCELLENCE

Design Excellence

Engender a culture that values design excellence in everyday life

Equity

Inclusive design process that will create a shared vision for the project

Innovation

Mix of hotel, office and residential bring a new typology to Fulton Market

Sense of Place

Public space that connects to neighborhood through art

Sustainability

Masses that orient to sunlight and designed with high-performance facade systems

Communication

Thoughtfully listening to neighborhood and city groups



WLDG Tall Building Design Guidelines

- 1** 2.4.1 Height Transitions
Tall buildings and their podiums should use a stepped approach to building design, in order to transition between surrounding lower scale buildings
- 2** 2.4.2 Height Transitions
Design to benefit all the perimeter streets to coordinate with the character of the individual streets
- 3** 2.4.3 Height Transitions
When multiple towers are located on a single block, a diversity of heights related to the context should be used



  **PRECEDENT IMAGES**

Precedent 1

TOKYO TORCH Tokiwabashi Tower /
Mitsubishi Jisho Sekkei

Precedent 2

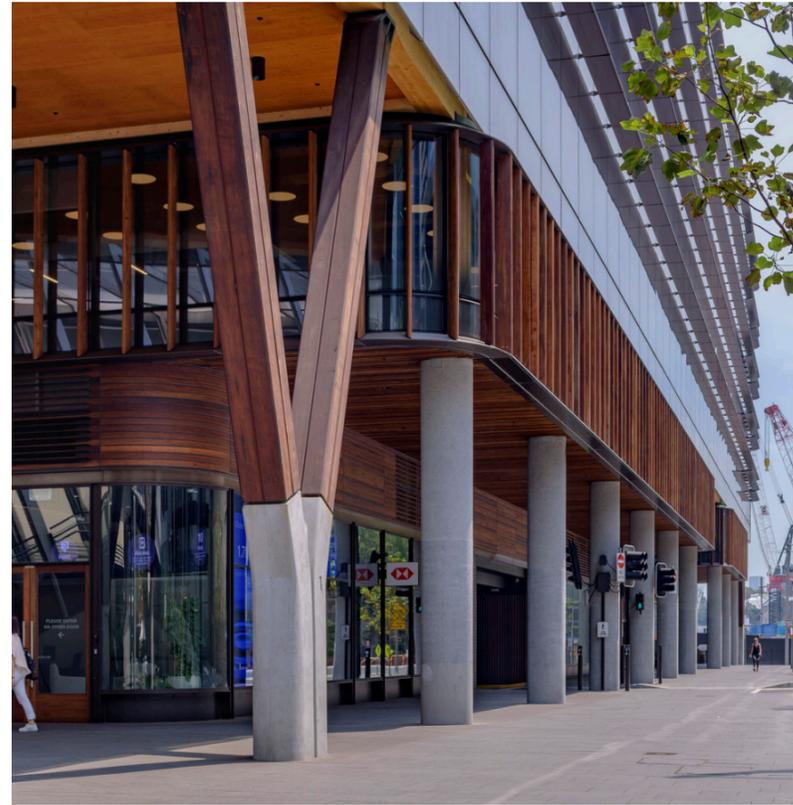
Daramu House/Tzannes Australia

Precedent 3

The Maersk Tower/ C.F.Moller
Architects



Precedent 1



Precedent 2



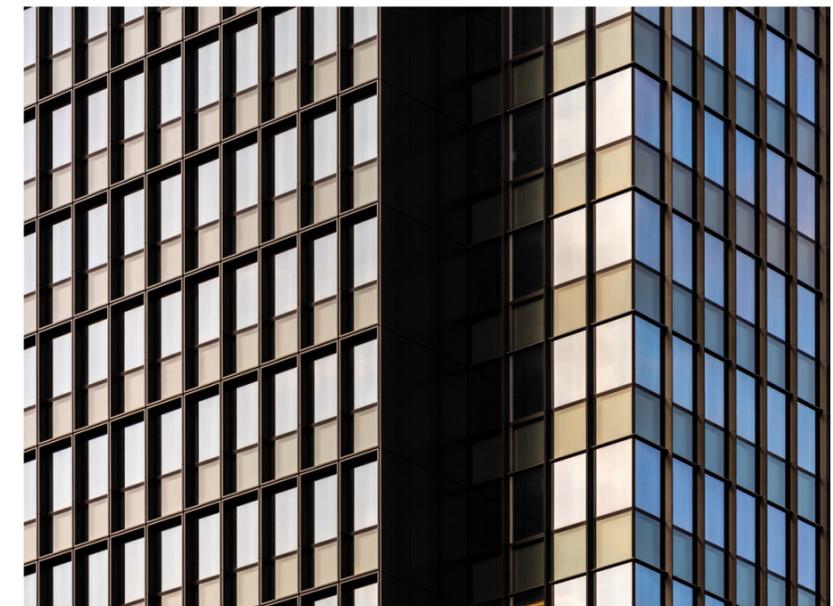
Precedent 3

Considerations:

Global precedents were considered for materiality, ground floor detail and overall expression of facade systems



Precedent 1



Precedent 1

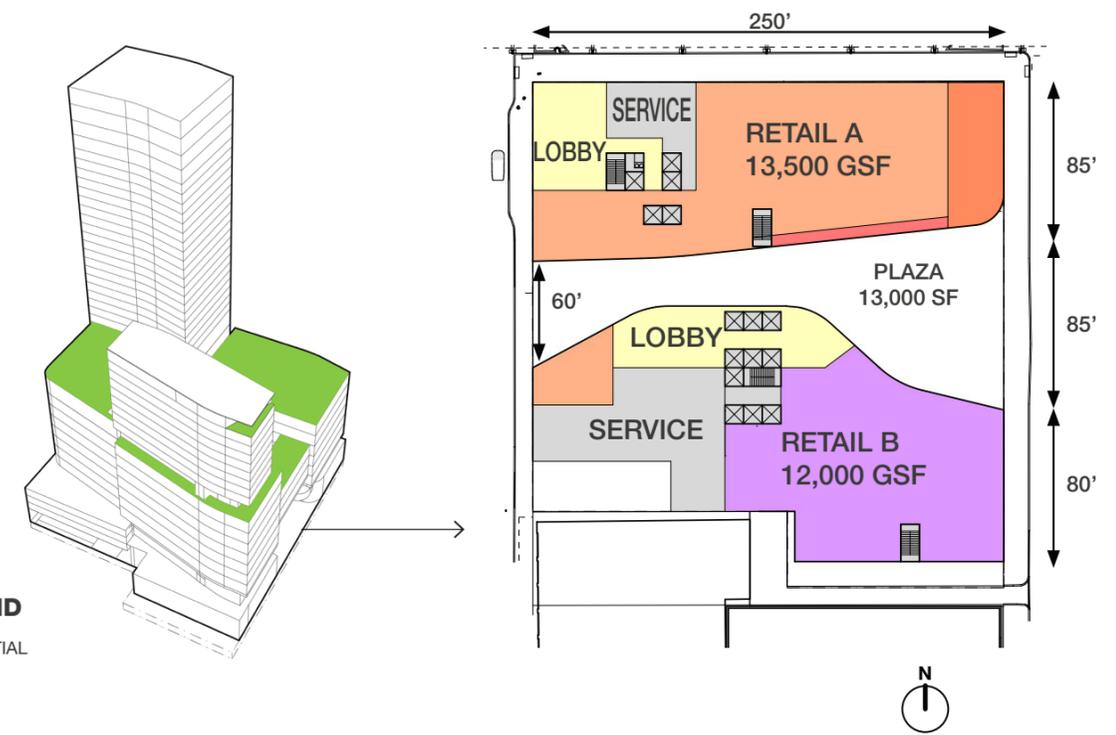


Design Attributes

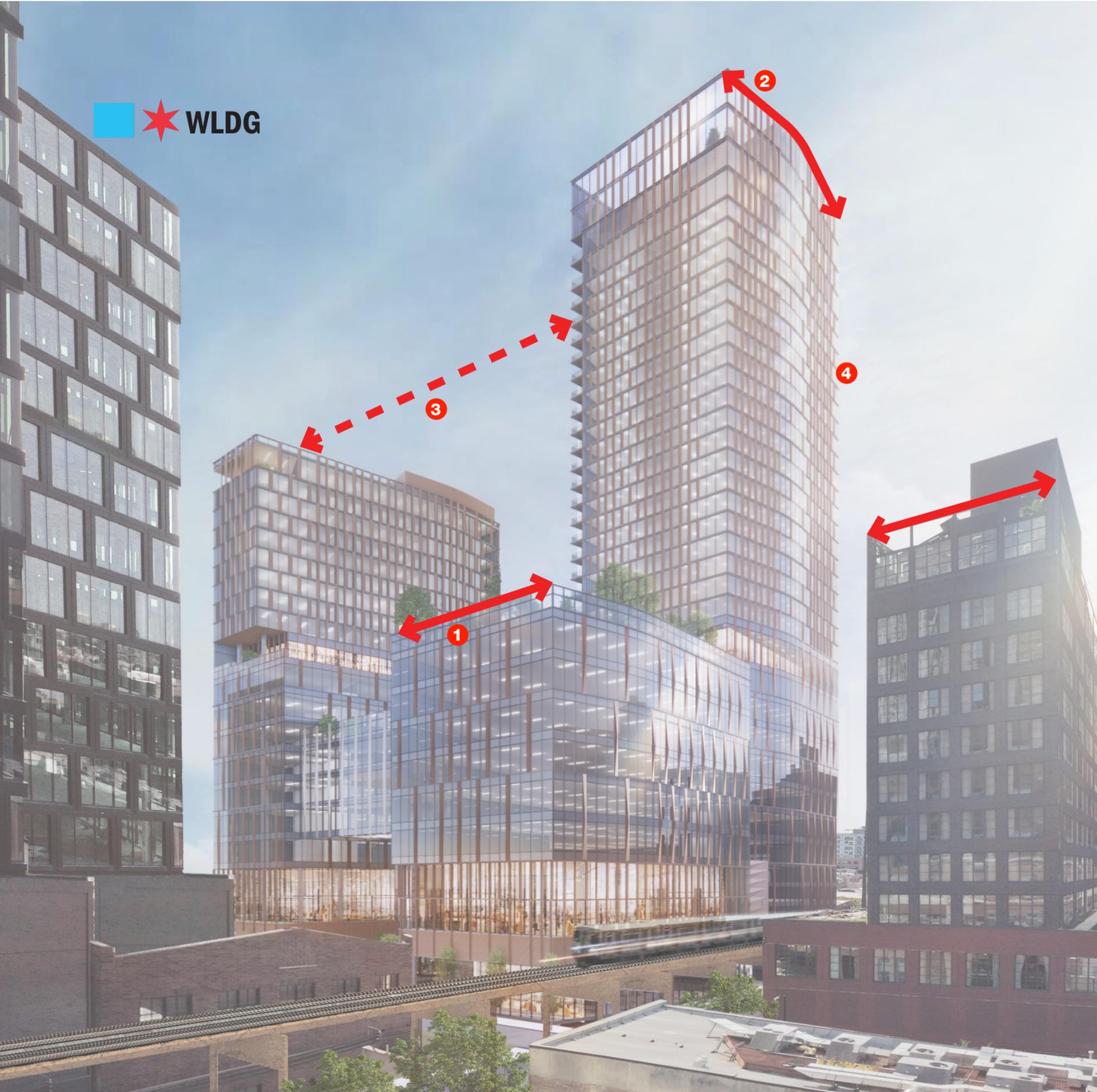
Urban composition frames public space

Enhancing the public realm through a thoughtfully designed plaza and arcade

Public art integrated into the pedestrian experience



- LEGEND**
- RESIDENTIAL
 - HOTEL
 - OFFICE
 - AMENITY
 - RETAIL



WLDG Tall Building Design Guidelines

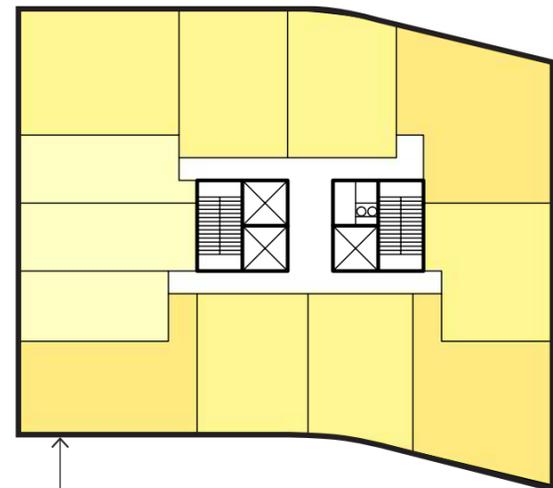
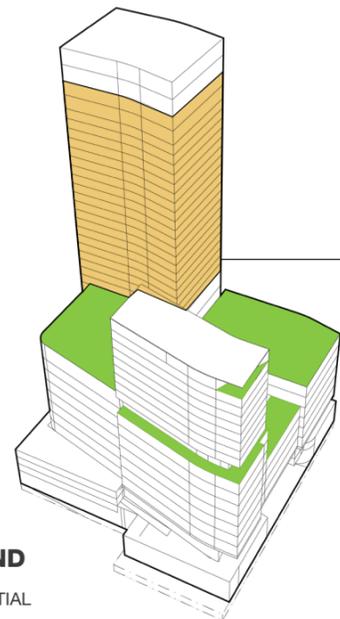
- 1** 2.1.1 Building Setbacks
Strengthen the streetwall by positioning the base of the building at the property line
- 2** 2.1.2 Building Setbacks
Set back the tower portion of the building away from the street. Where possible provide an upper level setback to respect the existing scale of the street
- 3** 2.2.1 Tall Buildings
If multiple tall buildings on a single site, maximize the separation between the buildings to allow solar access
- 4** 2.3.2 Tower Design Impacts to the Public Realm
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

  **PEORIA ST VIEW**

Design Attributes

Defining corner of Peoria and Lake with vertical transition of retail, amenity, parking, office and residential

Facade responds to shift in uses through integration of folded metal panel



- LEGEND**
-  RESIDENTIAL
 -  HOTEL
 -  OFFICE
 -  AMENITY

12 units per floor
+/-11,400 GSF



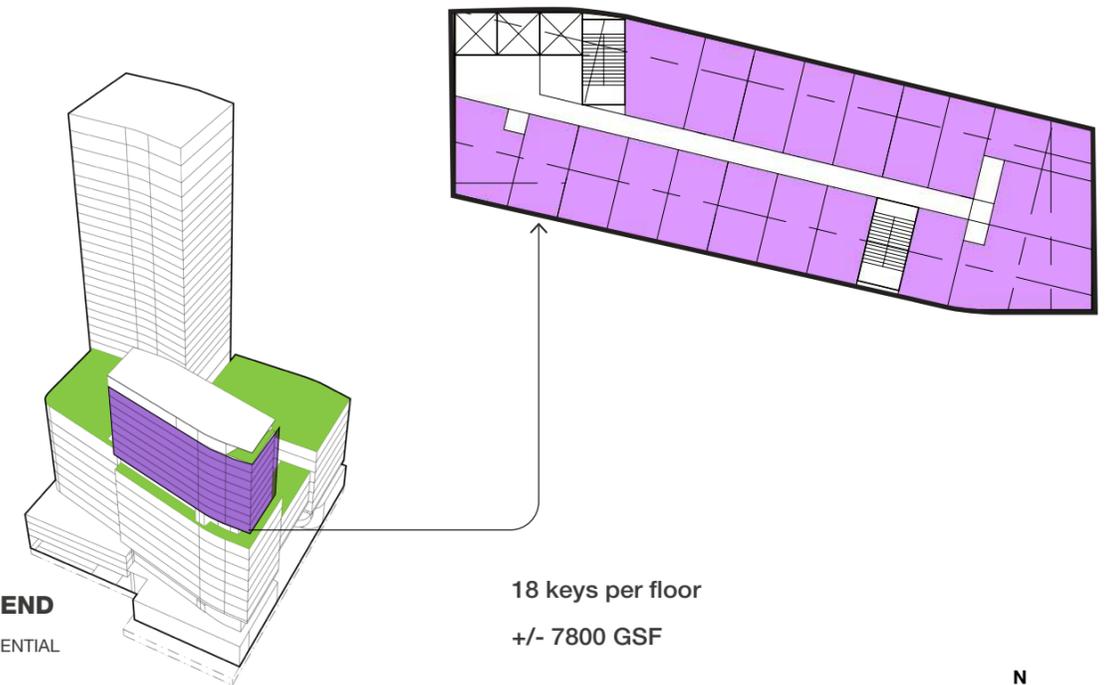


Design Attributes

Articulation of facade relates to historic building with color, texture and 3 dimensionality

Hotel brings a vertical mix of uses that bring accessible space up through the building

Design reflects the dynamic nature of the city



- LEGEND**
-  RESIDENTIAL
 -  HOTEL
 -  OFFICE
 -  AMENITY

18 keys per floor
+/- 7800 GSF

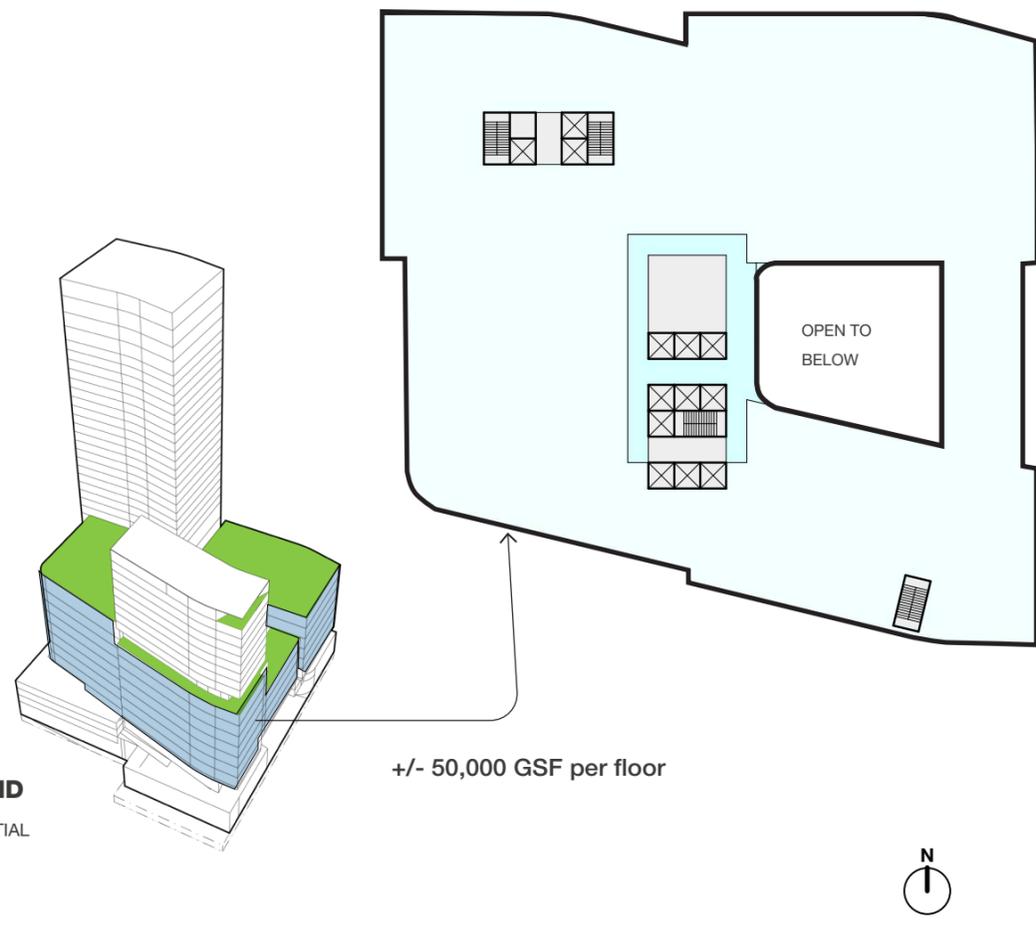


RANDOLPH ST VIEW

Design Attributes

8 walls of glass and 10 corners increases access to views and daylight

Healthier and more sustainable development by creating light and view filled spaces to promote well-being of tenants



WLDG General Strategies

- 1 1.2.1 Preserve and Enhance Streetwalls
Reinforce continuity of streetwall
- 2 1.3.1 Design of the Building Base
Step the base to be compatible in height with adjacent lower scale buildings
- 3 1.3.2 Design of the Building base
Line the base of the building with active, ground level uses to promote a safe and active public realm
- 4 1.51 Architectural Components
Entries should be easily identifiable
- 5 1.5.3 Architectural Components
Reinforce the architectural definition of the corners of the block by building to the corner
- 6 1.5.4 Architectural Components
Balconies on primary building facades should be inset and integrated into the facade design



  GREEN ST ENTRANCE



  PEORIA ST ENTRANCE



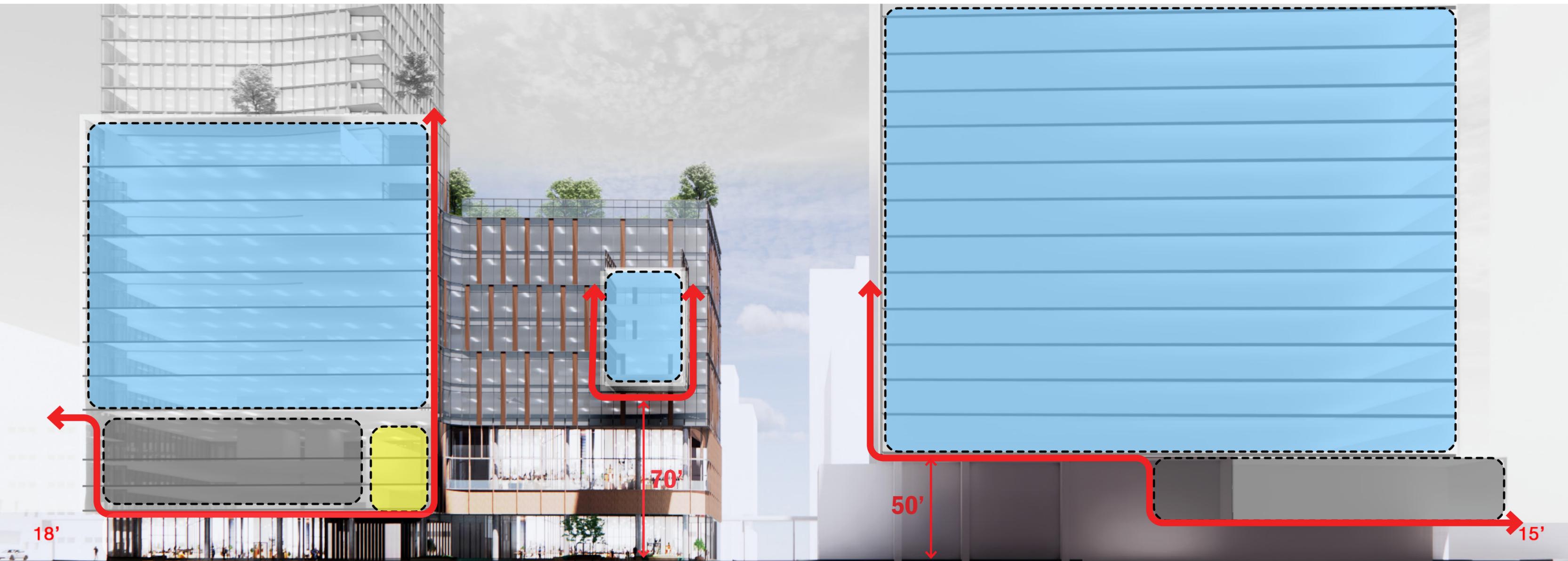




VIEW THROUGH LIGHTWELL



  **SITE SECTION**

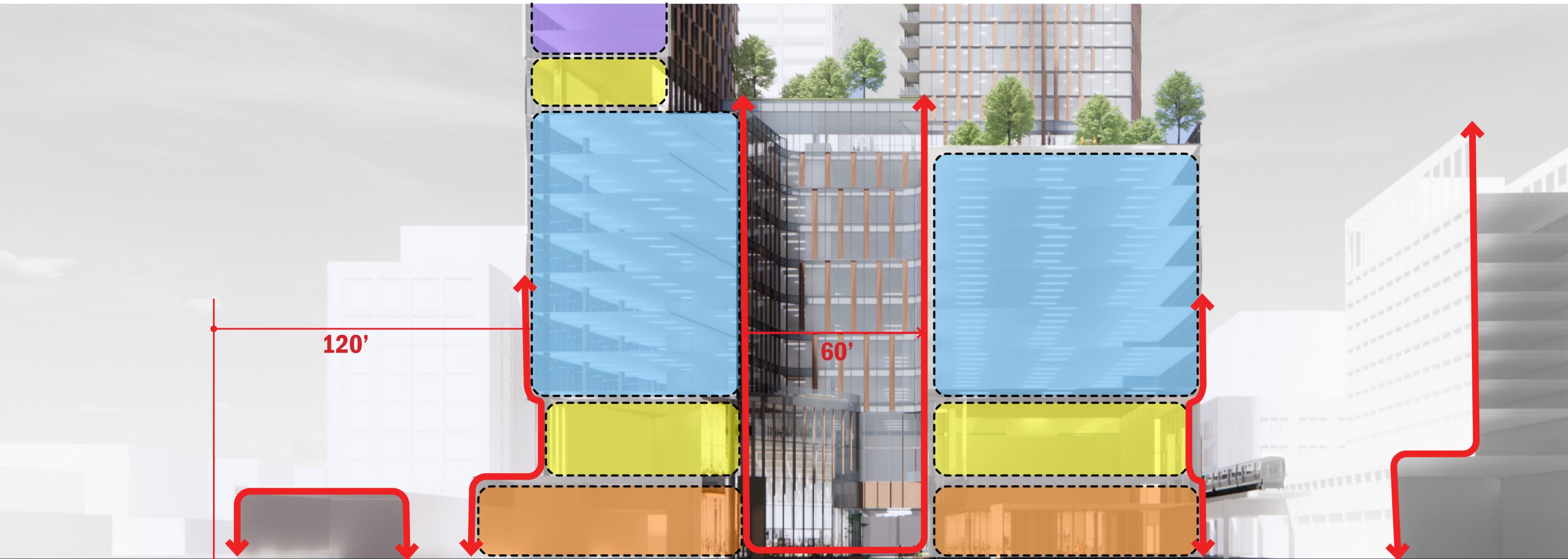


PEORIA ARCADE PLAZA GREEN ST MEWS HALSTED

170 GREEN ← → **167 GREEN**

 RETAIL  LOBBY  PARKING  OFFICE

■ ★ SITE SECTION



RANDOLPH ST

170 GREEN

W LAKE ST

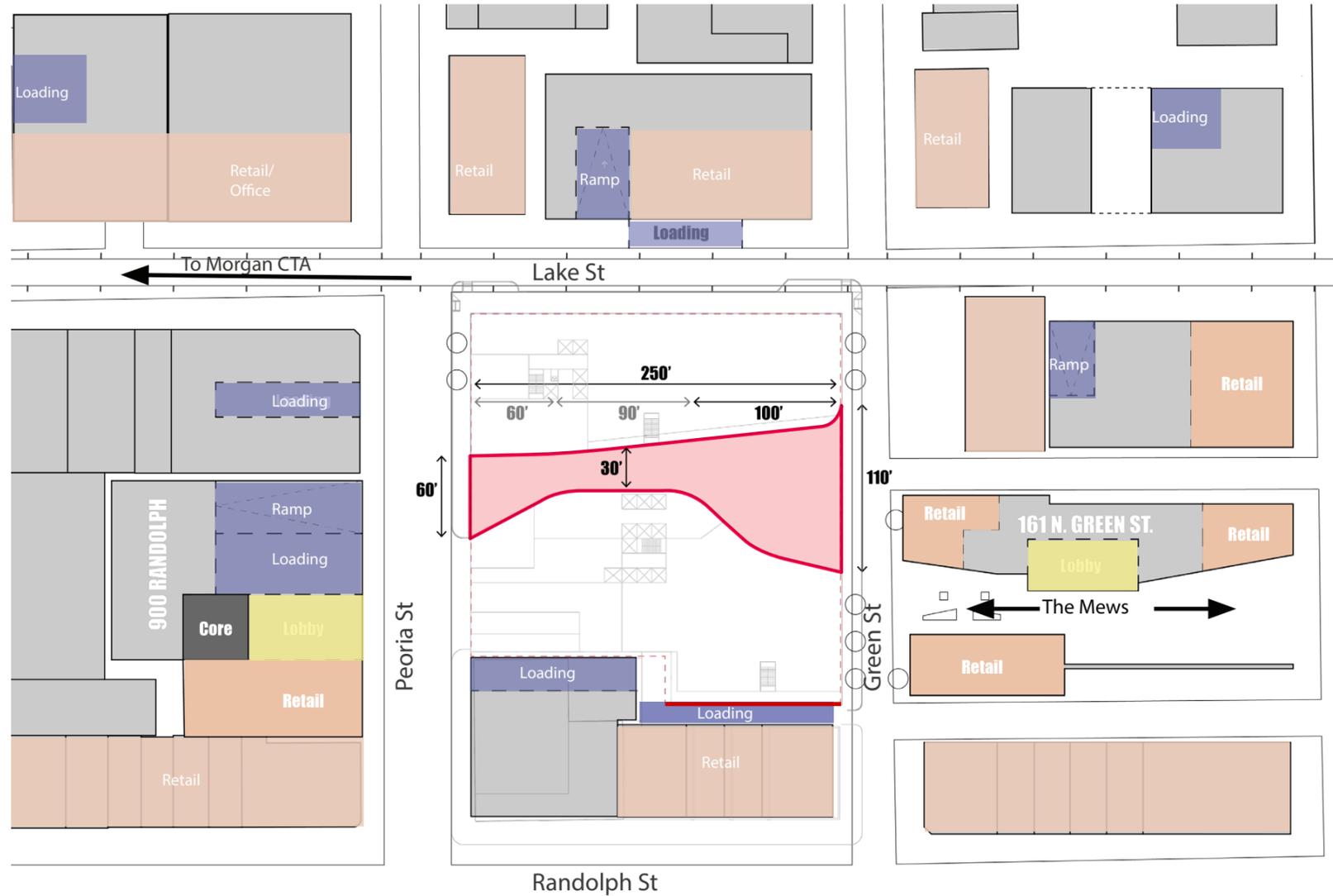
THE HOXTON

■ RETAIL ■ LOBBY ■ PARKING ■ OFFICE ■ HOTEL

  **OPEN SPACE + LANDSCAPING**

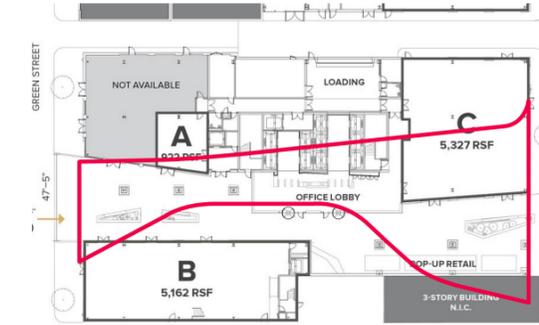


OPEN SPACE + LANDSCAPING

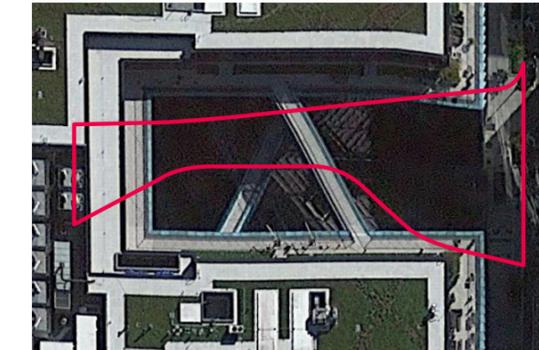


SCALE COMPARISONS

THE MEWS - CHICAGO



MIDTOWN PLAZA - WASHINGTON DC

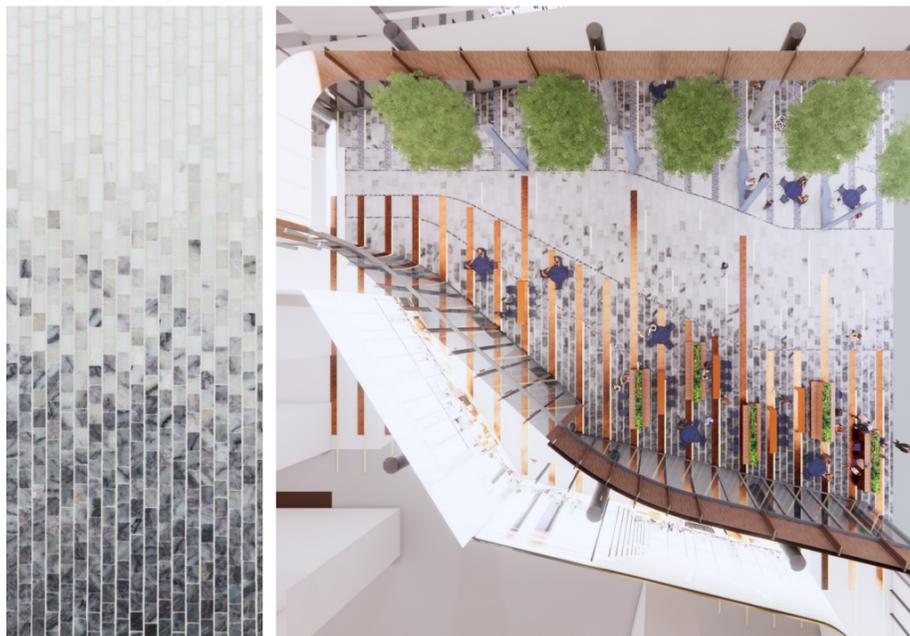


CULVER PLAZA - CALIFORNIA



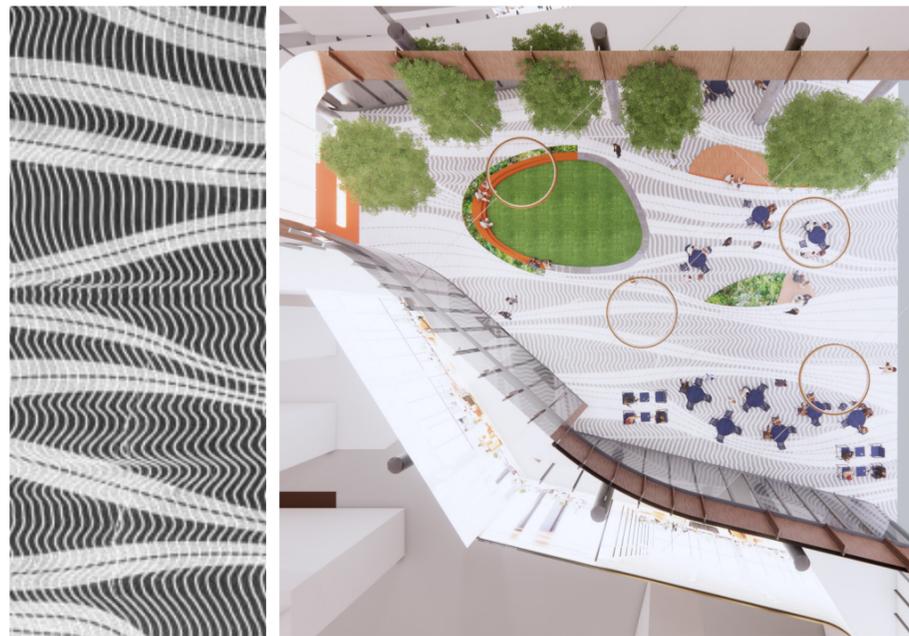
  **OPEN SPACE + LANDSCAPING**

FORMAL



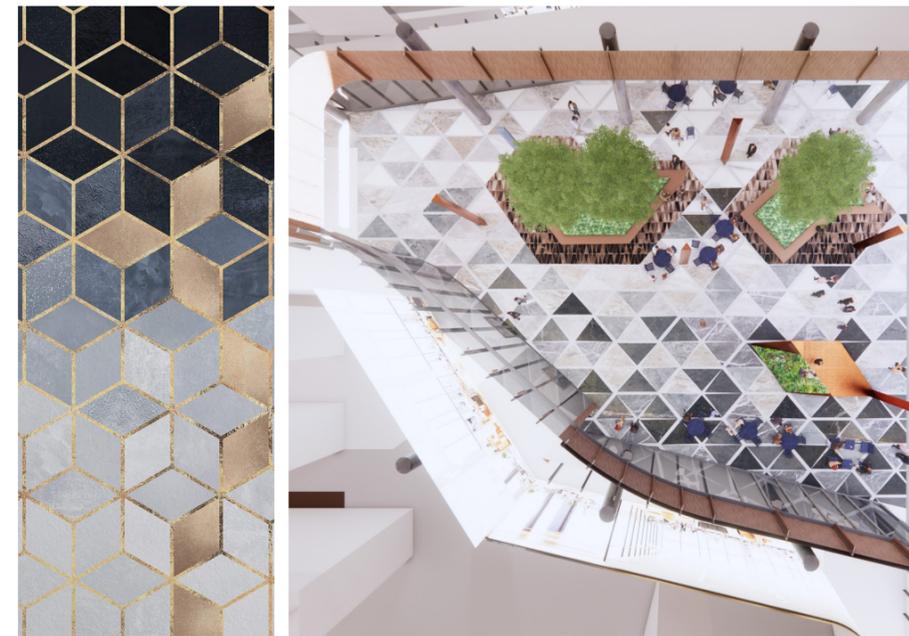
LINEAR | GRADIENT | ACCENT

ORGANIC



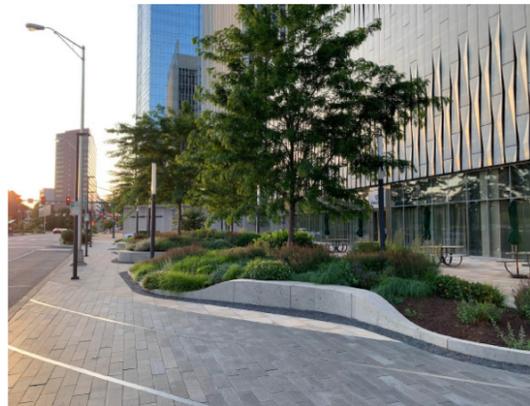
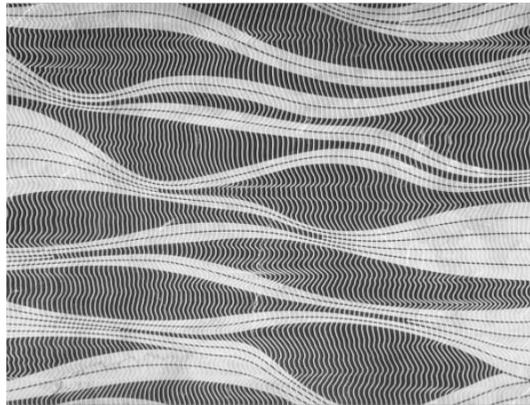
OCULUS | CENTRE | MOVEMENT

GEOMETRIC

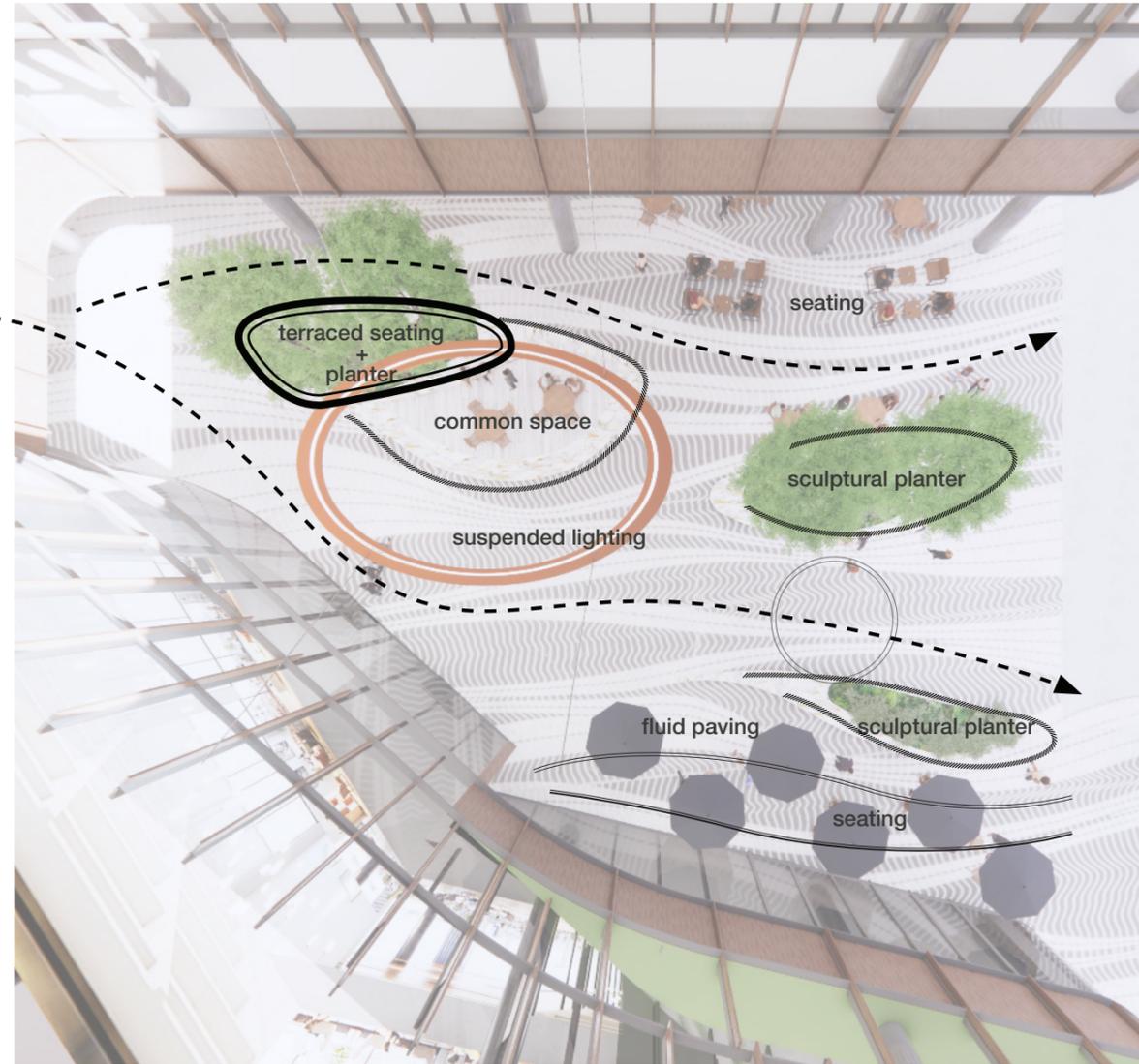


FACETED | DYNAMIC | IRREGULAR

  **OPEN SPACE + LANDSCAPING**



  **OPEN SPACE + LANDSCAPING**



  **OPEN SPACE + LANDSCAPING**





WLDG Site Specific Design Guidelines

- 1 3.5.4 Enhanced ground floor building façade lighting is encouraged along Lake Street.
- 2 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 encourage

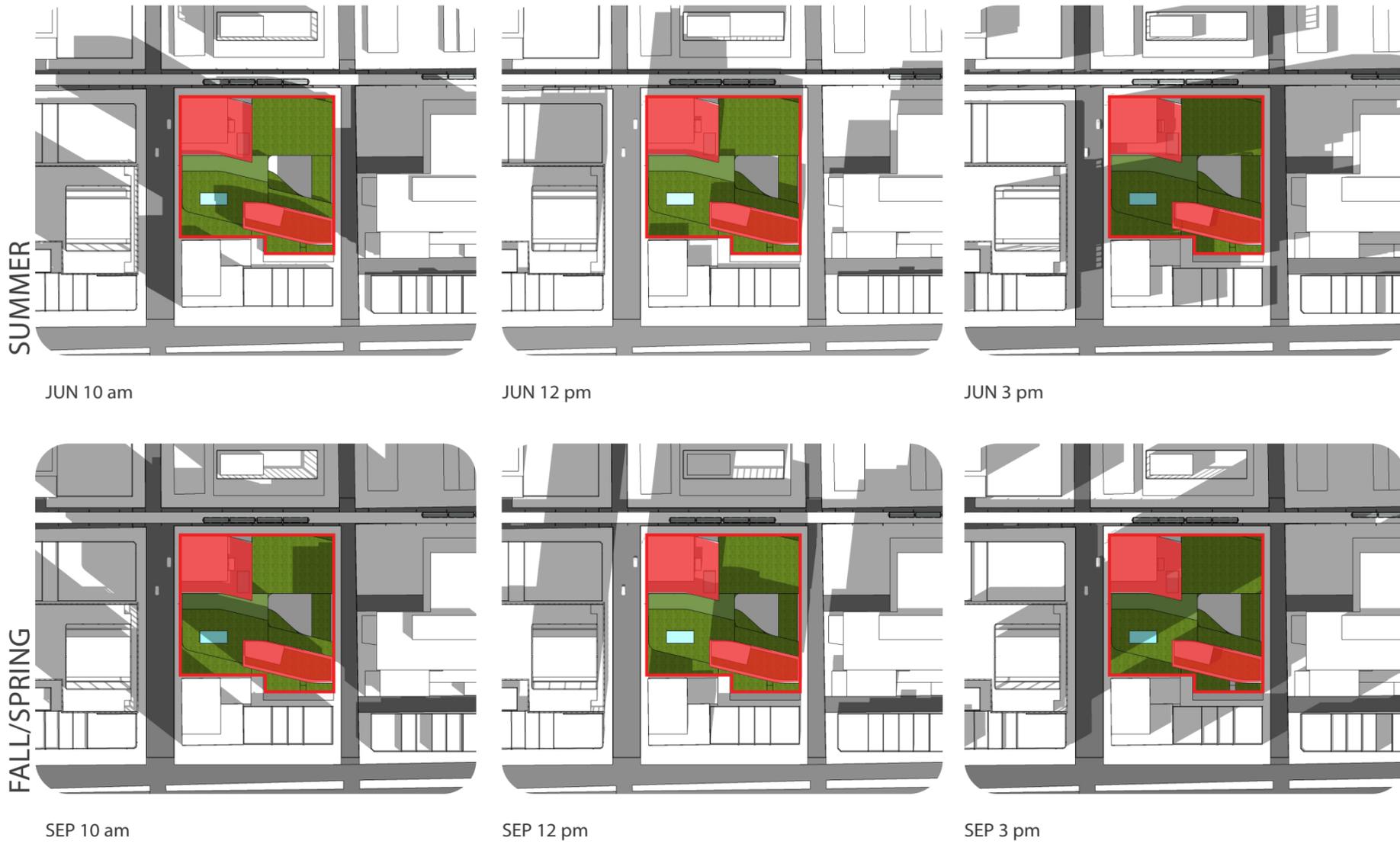
WLDG PUBLIC REALM GUIDELINES

- 3 4.3.1 Create a safe and inviting public realm including high quality paving materials, lighting, plantings, and sidewalk furnishings

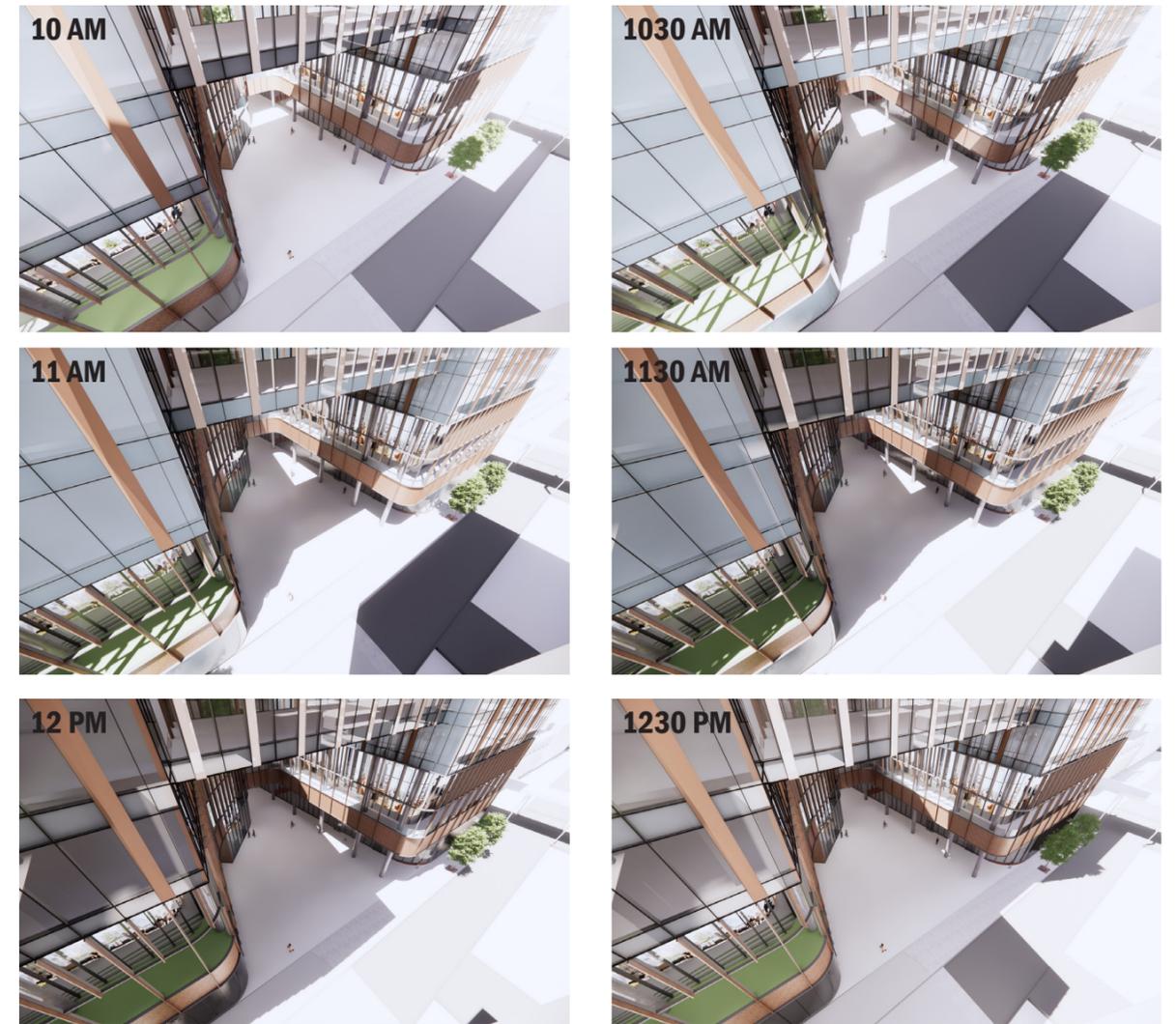
WLDG PARKING/SERVICE GUIDELINES

- 4 5.2.4 In retail areas, provide retail parking on the 1st floor behind the retail or underground or above the 1st floor to serve the parking requirements

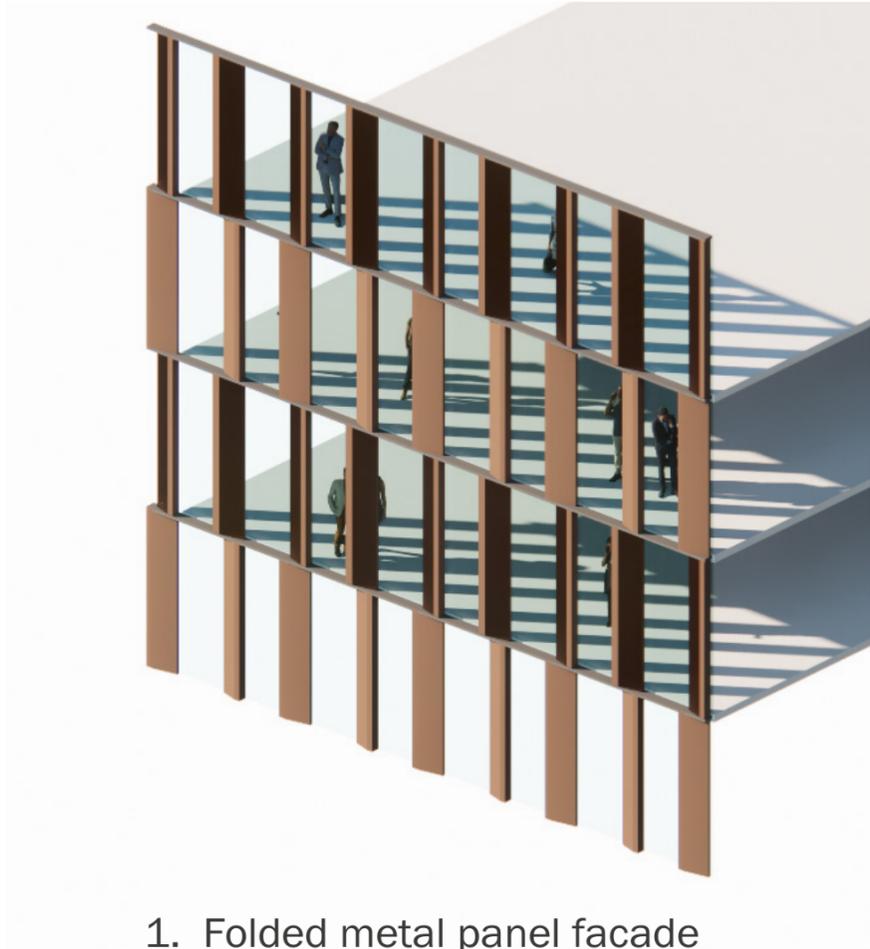




SUN EXPOSURE SUMMER



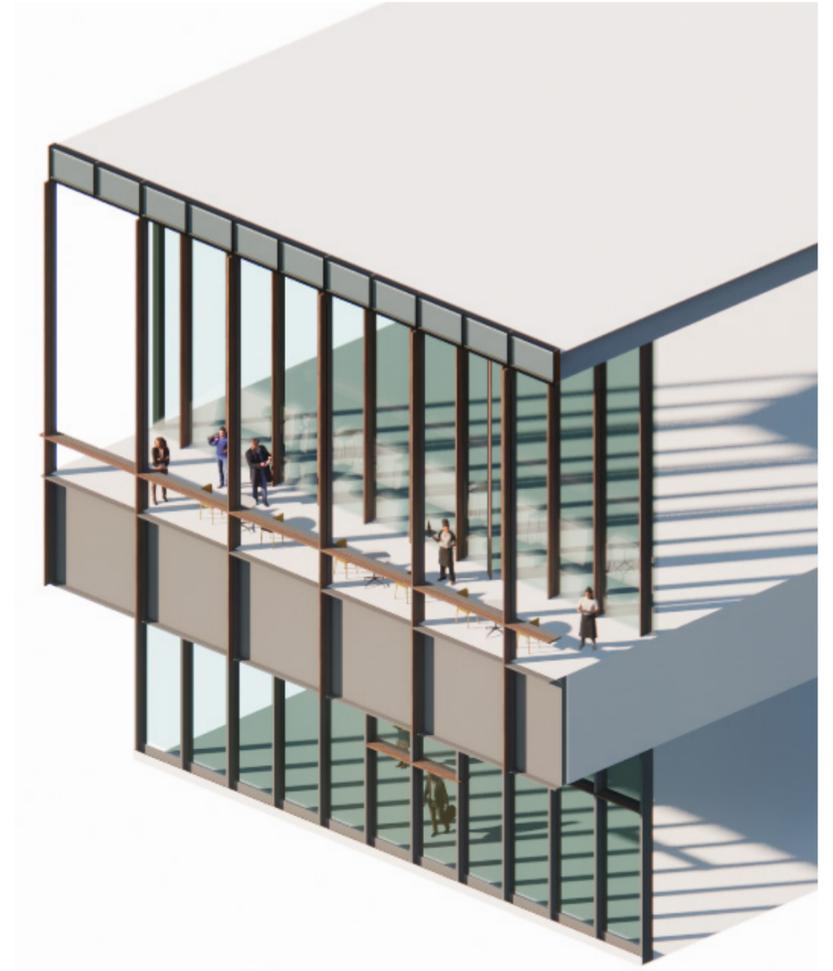
  **FACADES AND MATERIALS**



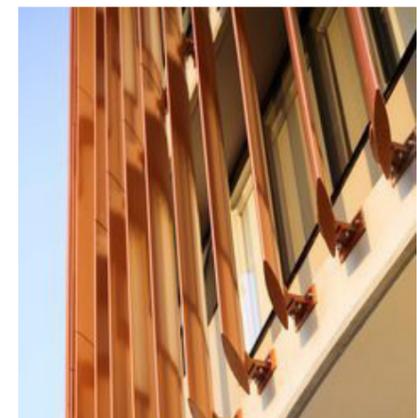
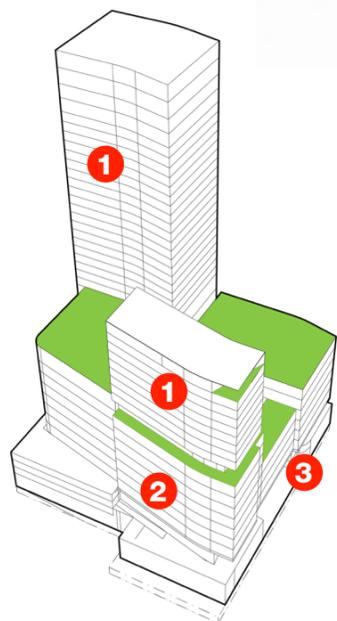
1. Folded metal panel facade alternating floor to floor



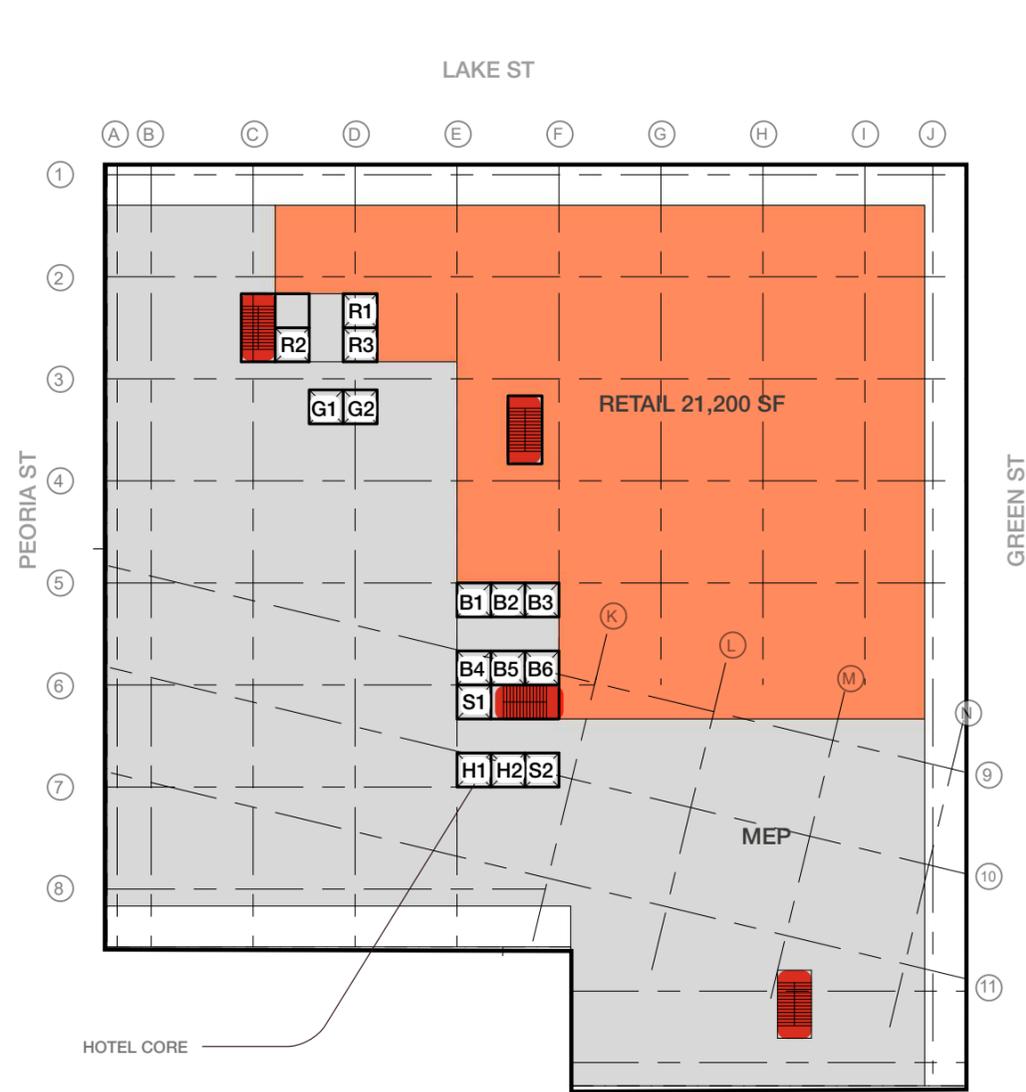
2. Multi-story expression of alternating folded metal panel facade



2. Prefinished aluminum fins with metal panel insets



FLOOR PLAN



LOWER LEVEL



RETAIL AND LOBBY

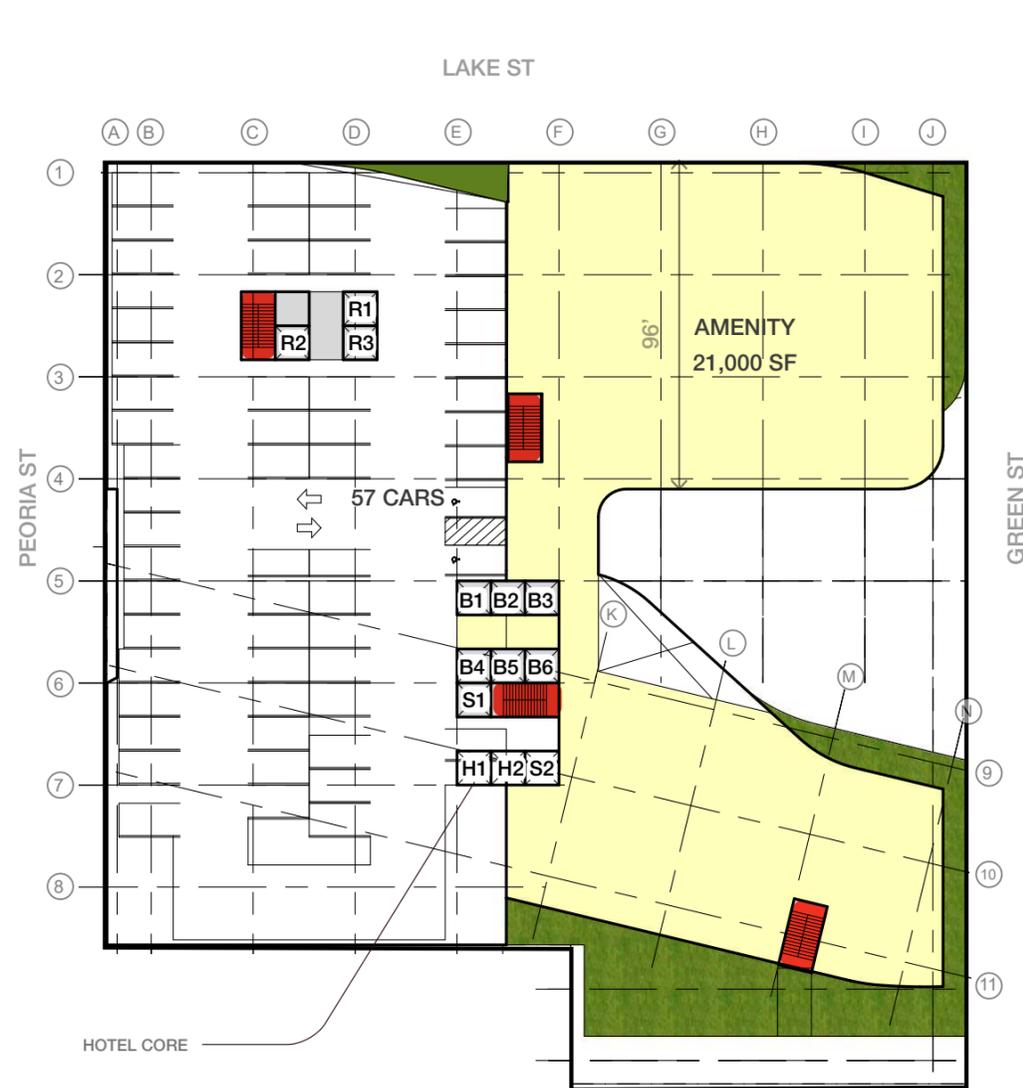
- RETAIL
- LOBBY
- SERVICE
- HOTEL
- TERRACE



SCALE 1" = 40'-0"



FLOOR PLAN

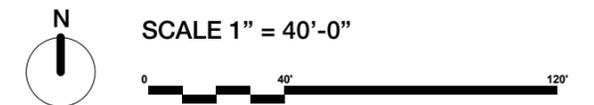


LEVEL 03



LEVEL 06

RETAIL
 LOBBY
 SERVICE
 HOTEL
 TERRACE



FLOOR PLAN



LEVEL 09



LEVEL 11

RETAIL
 LOBBY
 SERVICE
 HOTEL
 TERRACE



SCALE 1" = 40'-0"



FLOOR PLAN



LEVEL TYP

- RETAIL
- LOBBY
- SERVICE
- HOTEL
- TERRACE



ROOF PLAN



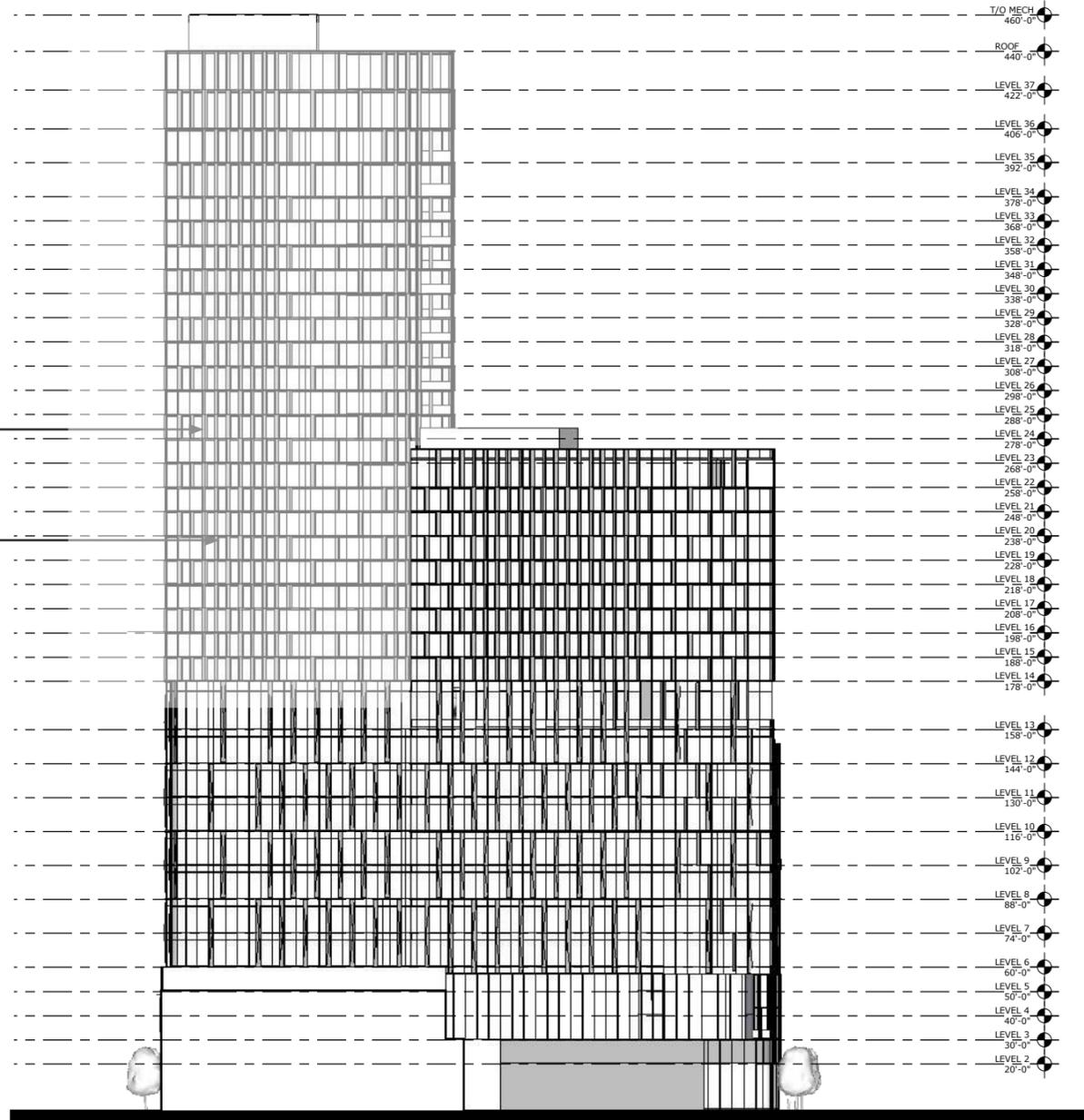
SCALE 1" = 40'-0"



ELEVATION SOUTH

PREFINISHED COMPOSITE METAL PANEL

PREFINISHED ALUMINUM CURTAIN WALL

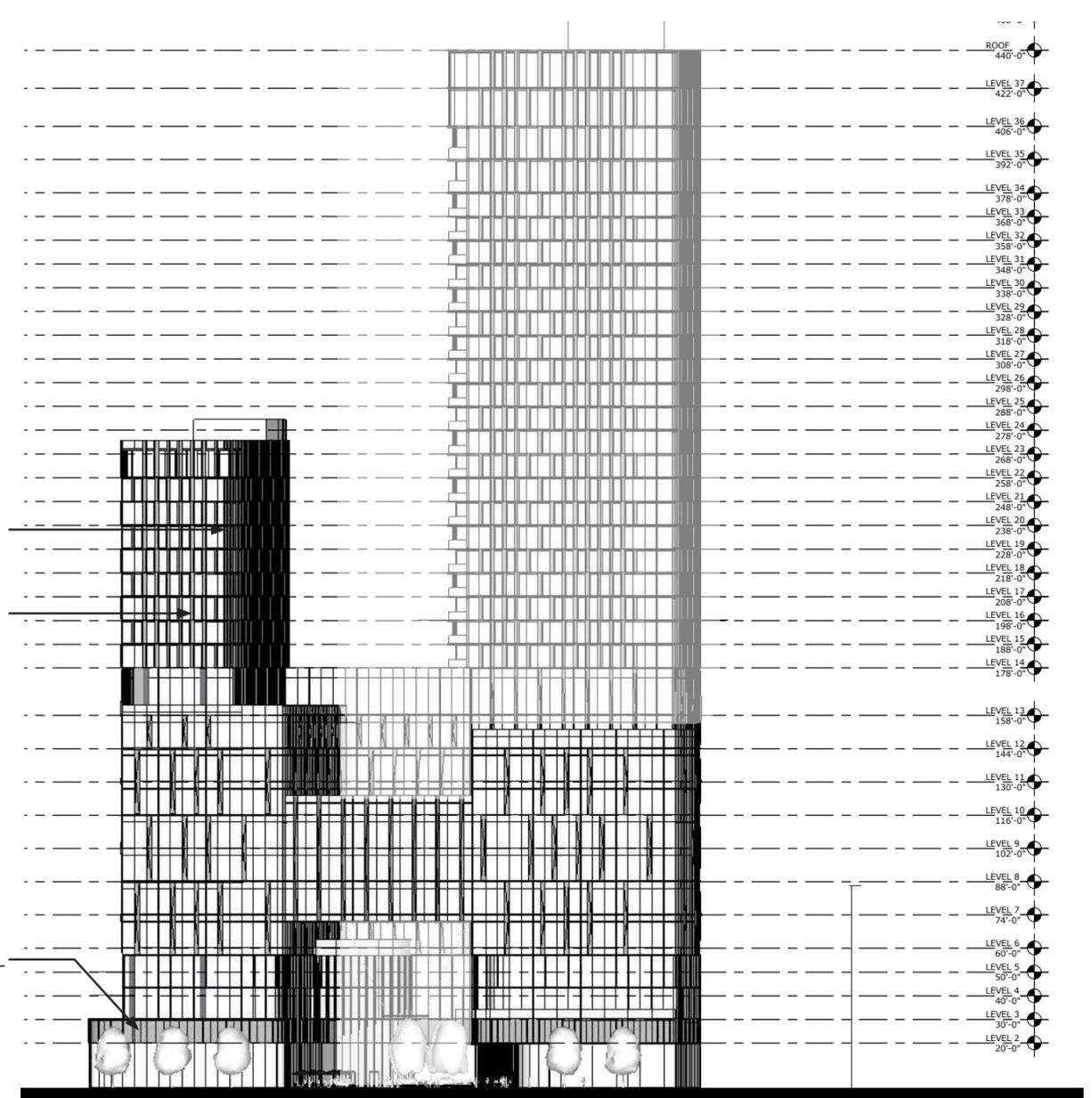


ELEVATION EAST

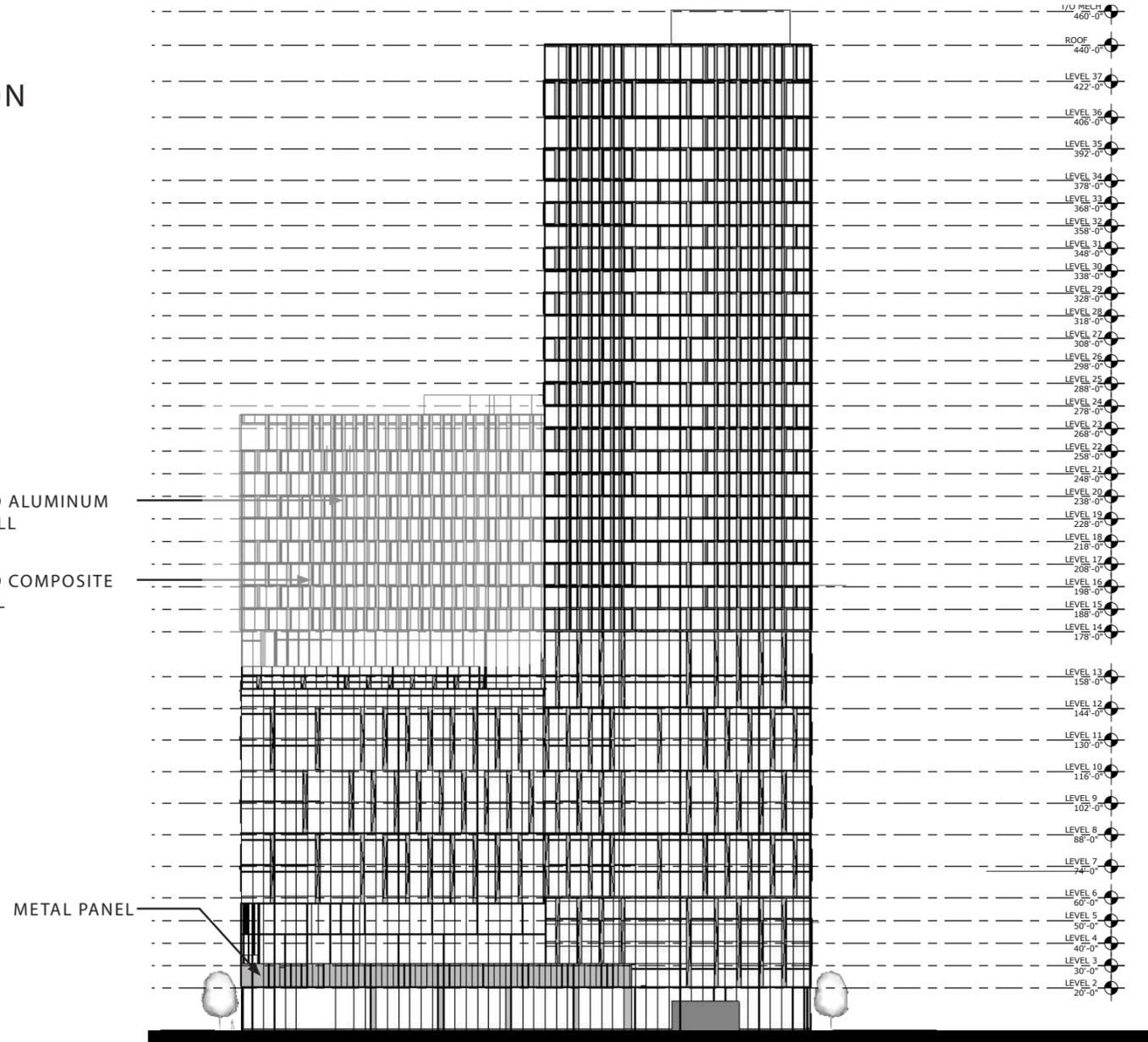
PREFINISHED ALUMINUM CURTAIN WALL

PREFINISHED COMPOSITE METAL PANEL

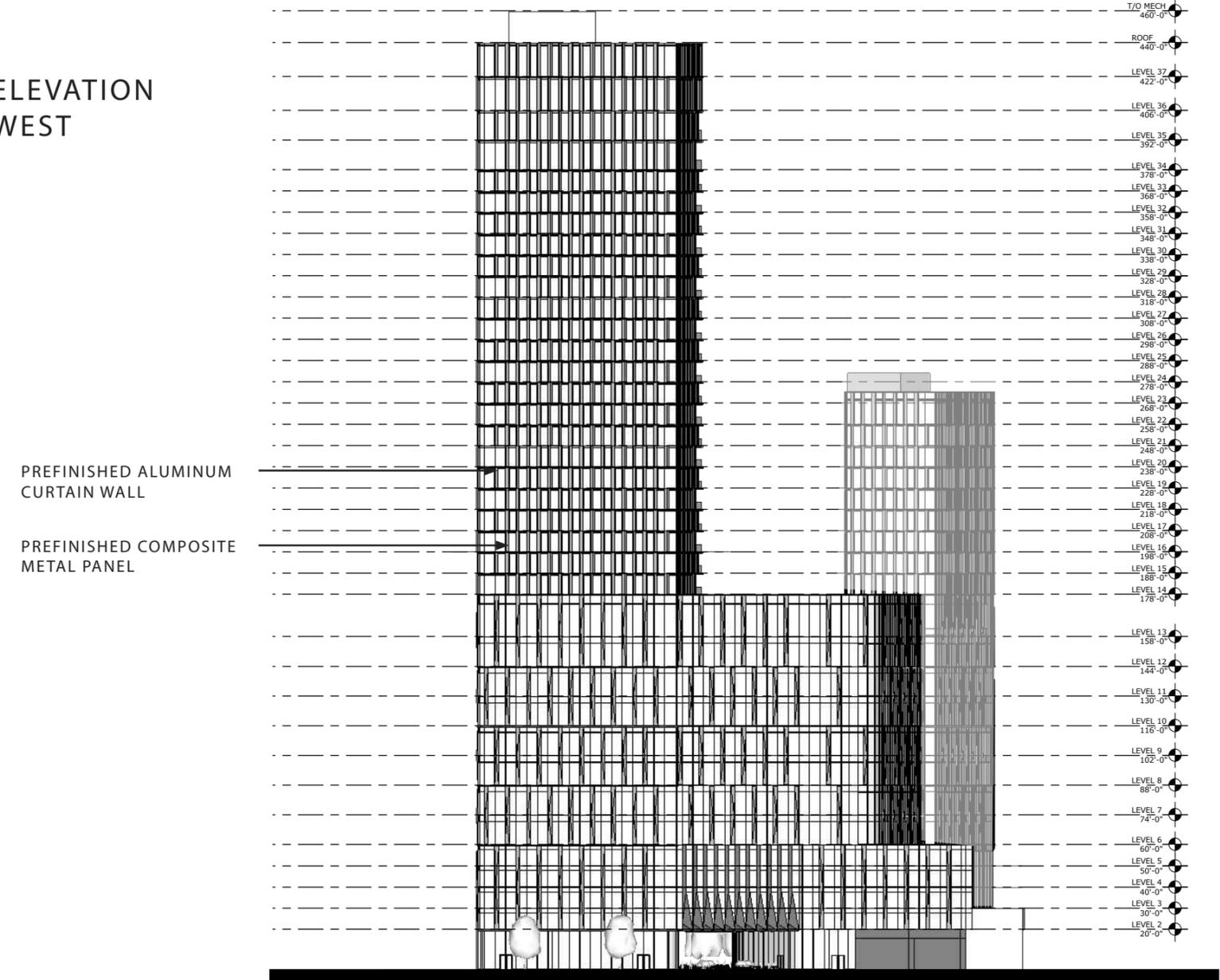
METAL PANEL



**ELEVATION
NORTH**



**ELEVATION
WEST**





Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health	Energy								Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife		
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Compliance Paths	Starting Points	Number of Optional Points Required <small>(New Construction / Substantial Rehab / Moderate Rehab)</small>																																	
Options Without Certification																																			
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

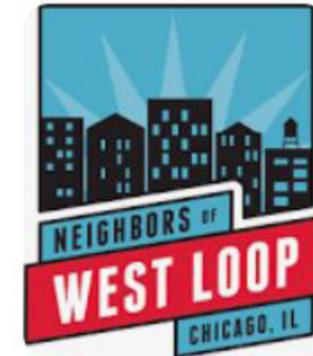
*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

 **COMMUNITY MEETINGS**



**West Central Association (WCA)
Community Meeting
1/19/2022**

Discussion:

- Architecture is exciting and compelling
- Design and massing is unique and contextual
- Multiple land uses, asset class, vibrancy will guarantee people will be out; project will enhance social district
- Sensitive to pedestrian experience, especially at back-of-house areas and crossings
- Talk with nearby owners before construction; concern for vibration with historic buildings

Next Steps:

- Traffic study will include hotel mix
- Propose mid-block crosswalk
- Will communicate with neighbors

**West Loop Community Organization (WLCO) Community Meeting
1/11/2022**

Discussion:

- Overall looks like a nice project
- Parking and Loading access
- Potential relocation of utility pole on Green
- Ground floor mews connection to 167 N. Green and safety of pedestrians wanting to connect to 170 N. Green mid-block

Next Steps:

- Traffic study in progress
- Not overbuilding Parking; take advantage of access to CTA
- CDOT supports adding mid-block crosswalk for 167 N. Green with further study connection to Mews

**Neighbors of West Loop (NOWL) Community Meeting
1/10/2022**

Discussion:

- Traffic and congestion are a concern
- Rideshare and congestion are a concern
- Traffic light needed at Green + Lake

Next Steps:

- Traffic study in progress

ZONING CODE COMPLIANCE

ZONING CODE 17-8-0905 PEDESTRIAN ORIENTATION

GENERAL INTENT

1. Creating safe and attractive walkways and pedestrian routes
2. Providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest

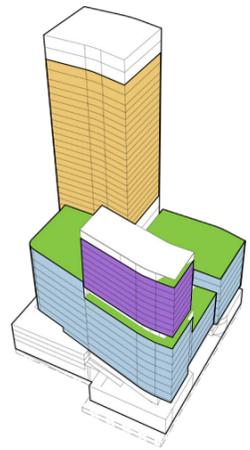
ZONING CODE 17-8-0906 URBAN DESIGN

GENERAL INTENT

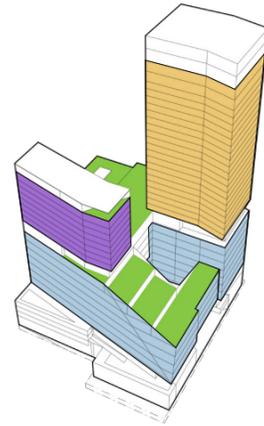
3. Reinforce desirable urban features found within the surrounding area, such as massing arrangements
4. Create seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character



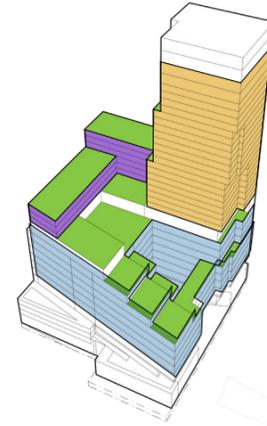
Design Study 1



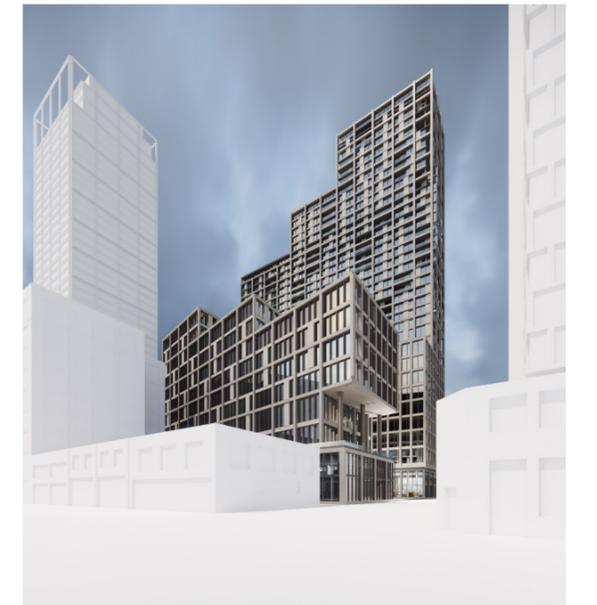
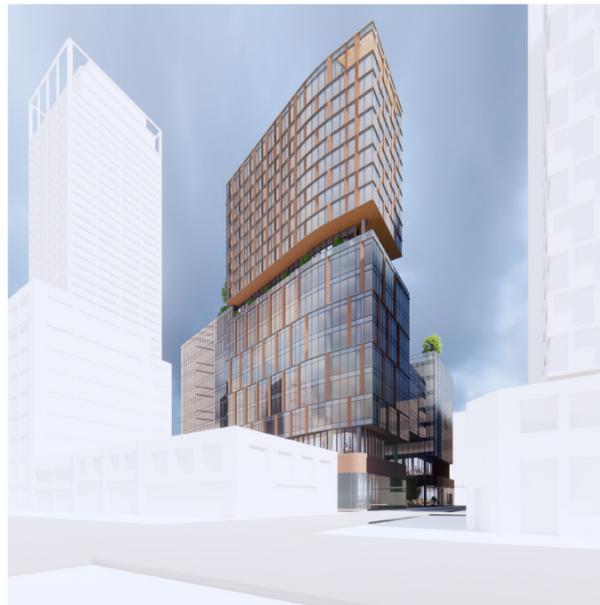
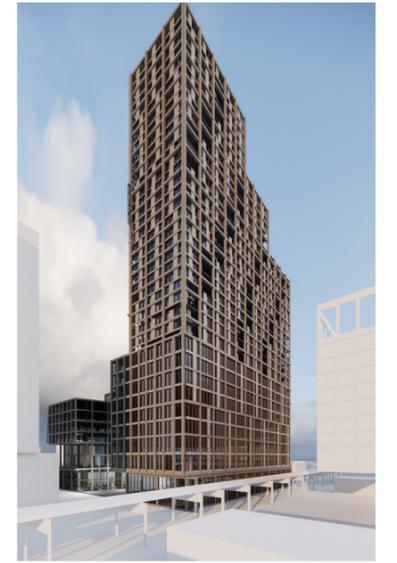
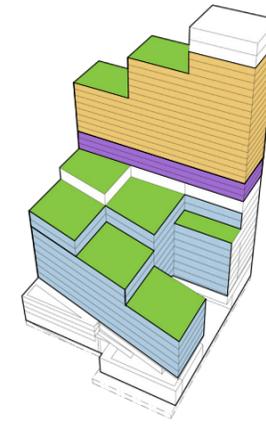
Design Study 2



Design Study 3



Design Study 4



  **SUMMARY**





COMMITTEE ON DESIGN
Department of Planning and Development

170 GREEN STREET
February 3rd, 2022

Development Team

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

Shapack

General Contractor

CLAYCO
THE ART & SCIENCE OF BUILDING

Architect

**Lamar Johnson
Collaborative** 7