• The massing is distinct and contextual. The tower massing responds to the historic Fulton Market street to the north by setting back from Morgan as well as stepping down to reduce the mass closest to the historic district.

• The base of the building responds to historic district datum lines of 2- to 4-story buildings and 900 Lake’s height. The storefront window wall along Morgan is set in to develop a large active public open space that creates an active link between Fulton Market and Randolph Street.

• The articulated masonry façade of the base responds the immediate district and is detailed for the pedestrian scale, while the tower rises above connecting the ground level to the residential scale.

• The material palette consists of earth tones of charcoal at the base complemented by a deep bronze tone at the setback volume.

• Ground level people space, shared terraces and private balconies create ample outdoor and green space for building occupants. Proximity to the Morgan CTA station & DIVVY reinforce a healthy lifestyle for residents.
West Loop Design Guidelines
City of Chicago Department of Planning and Development, September 2017

- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood

Fulton Market Innovation District Plan
City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets

Neighborhood Design Guidelines
City of Chicago Department of Planning and Development, September 2020

- Sustainability - Features that have long-term environmental, sociocultural and human health impacts
- Program - Targeted uses that complement a property’s surrounding context
- Site Design - Building orientation, layout, open space, parking, and services
- Public Realm - Improvements within and near the public right-of-way adjacent to the site
- Massing - Bulk, height, and form of a building
- Façade - Architectural expression of a building’s exterior, including entrances and windows

Design Excellence Principles
City of Chicago Department of Planning and Development, September 2020

- Equity and Inclusion - Achieving fair treatment, targeted support, and prosperity for all citizens
- Innovation - Implementing creative approaches to design and problem-solving
- Sense of Place - Celebrating and strengthening the culture of local communities
- Sustainability - Committing to environmental, cultural, and financial longevity
- Communication - Fostering design appreciation and responding to community needs
SITE/CONTEXT ANALYSIS
EXISTING SITE CONDITIONS
ADJACENT SITE CONTEXT

EXISTING CONDITIONS ALONG MORGAN – NORTH END OF SITE

EXISTING CONDITIONS ALONG MORGAN – SOUTH END OF SITE
SITE PROGRAMMATIC PLAN

DESIGN HISTORY - MASSING ITERATIONS
MASSING DIAGRAMS

BASE ZONING
DX-7 + BONUS
7.0 FAR + 4.5 FAR
11.5 FAR TOTAL

ZONING SETBACKS
SIDE AND REAR SETBACKS INCORPORATED

GUIDELINE SETBACKS
SETBACKS OFF OF EAST & WEST FAÇADE PER WLDG
RESULTS IN MAXIMUM SUN ACCESS AT FULTON MARKET ST.

HFRMD RESPONSE
STEP DOWN TOWARDS FULTON MARKET ST. TO REDUCE BUILDING
MASSING AT HISTORIC DISTRICT BOUNDARY

PODIUM INSET
INSET BUILDING AT HISTORIC DATUM LINES OF TYPICAL BUILDING
HEIGHTS IN THE FULTON MARKET STREETSCAPE

TOWER DESIGN
RESULTING MASS Responds TO WLDG, FMID, AND HFRMD REQUIREMENTS

HEIGHT OF 900 LAKE TALLEST CONTRIBUTING BUILDING IN HISTORIC DISTRICT
90'-10"

AVERAGE HEIGHT OF FULTON STREETSCAPE
40'-0"

FULL TOWN MARKET ST.
March 20 / September 21
Vernal Equinox / Autumnal Equinox

June 20
Summer Solstice

December 21
Winter Solstice
SITE PROGRAMMATIC PLAN

DESIGN HISTORY – BALCONY STUDIES
SITE PROGRAMMATIC PLAN

DESIGN HISTORY – BALCONY STUDIES
SITE PROGRAMMATIC PLAN

CONTEXTUAL MASSING

315 N MAY, 410'-0"
PENDING DPD APPROVAL

160 N MORGAN, 350'-0"
APPROVED BY DPD

900 W RANDOLPH, 495'-0"
APPROVED BY DPD

1200 W CARROLL, 359'-0"
PENDING DPD APPROVAL

800 W FULTON, 326'-0"
EXISTING

167 N GREEN, 290'-0"
APPROVED BY DPD

PROPOSED

EXISTING
CONTEXTUAL RENDERING - LOOKING NORTH ALONG MORGAN
CONTEXTUAL RENDERING – EAST ELEVATION
RENDERING - PEDESTRIAN VIEW LOOKING SOUTHWEST
RENDERING – AERIAL VIEW OF LANDSCAPE DESIGN
WEST LOOP DESIGN GUIDELINES

1. Avoid blank walls and incorporate storefront window design in primary building facades
2. Line base of building with active use to promote safe and active public realm
3. Building entries are emphasized by architectural features/canopies
4. Grade level façade comprised of non-reflective windows that allow views of indoor commercial space
5. Develop underutilized public open space using people spots
6. Create safe and inviting public realm with lighting, planting, and sidewalk furnishings
1. New Sidewalk / Street-scape
2. Public Art
3. People Spot
4. Remove & bury electrical poles
5. Eliminate existing curb-cut
6. Public bike/air station
7. Green alley paver’s per CDOT standards
8. Increased Private Alley (South) width to 16’ per CDOT standards
FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

1) Promote mixed-use developments
   1.1) Allow new residential uses north of Lake Street
   1.5) Open space opportunities

2) Improve access for all transportation modes
   2.2) Prioritize pedestrian safety and experience
   2.3) Improve multi-modal transit options

WEST LOOP DESIGN GUIDELINES (SEPT. 2017 UPDATE):

1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades

1.3.2 – Line base of building with active use to promote safe and active public realm

1.5.1 – Building entries are emphasized by architectural features/canopies

3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space

4.2.1 – Develop underutilized public open space using people spots

4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings
CHICAGO ZONING CODE DESIGN CRITERIA 17-8-905:

1. A2 - Provide street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest
2. B1 - Building setbacks allows a plaza or open space
3. B2 - Primary entrances form a significant focal element of the building, helping provide building identity and presence on the street.
4. B5 - Minimum of 60% of the street-facing building façade between 2 feet and 8 feet should be clear, non-reflective windows allowing views of indoor commercial space
5. B7 - Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape

CHICAGO ZONING CODE DESIGN CRITERIA 17-8-906:

1. A1 – Reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics
2. A2 - Create gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character
3. B1 - Create active “street or building walls” lining the sidewalk
RENDERING – PEDESTRIAN VIEW OF LANDSCAPE DESIGN
**EAST & SOUTH ELEVATIONS**

**MATERIAL LEGEND**
1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. GLASS SLAB EDGE COVERS
6. BRICK SLAB EDGE COVERS
7. EXTRUDED VERTICAL MULLIONS
8. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
9. TERRACE WITH GLASS GUARDRAIL
10. OVERHEAD GARAGE DOOR

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**SOUTH ELEVATION**

- 16TH FLOOR
  - EL: +105’-0”
- 9TH FLOOR
  - EL: +96’-0”
- 6TH FLOOR
  - EL: +68’-0”
- 4TH FLOOR
  - EL: +37’-0”
- GROUND FLOOR
  - EL: +0’-0”

**EAST ELEVATION**

- 16TH FLOOR
  - EL: +105’-0”
- 9TH FLOOR
  - EL: +96’-0”
- 6TH FLOOR
  - EL: +68’-0”
- 4TH FLOOR
  - EL: +37’-0”
- GROUND FLOOR
  - EL: +0’-0”
NORTH & WEST ELEVATIONS

MATERIAL LEGEND

1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. GLASS SLAB EDGE COVERS
6. BRICK SLAB EDGE COVERS
7. EXTRUDED VERTICAL MULLIONS
8. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
9. TERRACE WITH GLASS GUARDRAIL
10. OVERHEAD GARAGE DOOR

WEST ELEVATION

NORTH ELEVATION
GLASS WINDOW WALL WITH METAL FRAME & INTERMEDIATE INDUSTRIAL SASH MUNTINS

ANGLED BRICK SLAB EDGE

PIER WITH CONCAVE CURVED BRICK CORNERS

METAL REVEAL AT CENTER OF BRICK PIER

FRAMED METAL TRANSOM AT STOREFRONT

MONUMENTAL STOREFRONT ENTRY DOORS

CLEAR GLASS STOREFRONT WITH METAL FRAME

RECESSED RESIDENTIAL ENTRY

FAÇADE DESIGN – STOREFRONT
FAÇADE DESIGN – TERRACE AND TOWER

GLASS WINDOW WALL WITH METAL FRAME
GLASS SLAB EDGE COVER
VERTICAL METAL SPREAD MULLIONS
METAL SLAB EDGE COVER
ANGLED BRICK PARAPET
TERRACE PAVERS
PIER WITH CONCAVE CURVED BRICK CORNERS
METAL REVEAL AT CENTER OF BRICK PIER
BRICK SLAB EDGE COVER
GLASS WINDOW WALL WITH METAL FRAME & INTERMEDIATE INDUSTRIAL SASH MUNTINS
RENDERING – LOOKING UP TOWER’S EAST FACADE
SITE PROGRAMMATIC PLAN

BUILDING MATERIALS
100 points achieved through energy reduction & innovative site strategies
COMMITTEE ON DESIGN
Department of Planning and Development
210 N Morgan
Near West Side / 27th Ward / Ald. Burnett
Newcastle Limited
Hartshorne Plunkard Architecture
DLA Piper
October 13, 2021