



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

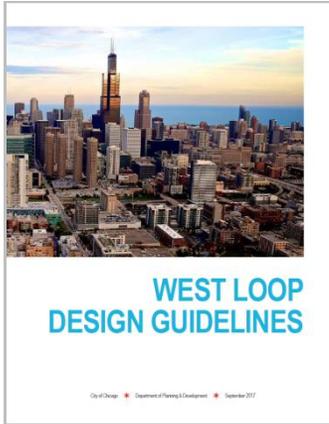
October 13, 2021



DESIGN NARRATIVE

- 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.

★ PLANNING + DESIGN GUIDELINES



West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

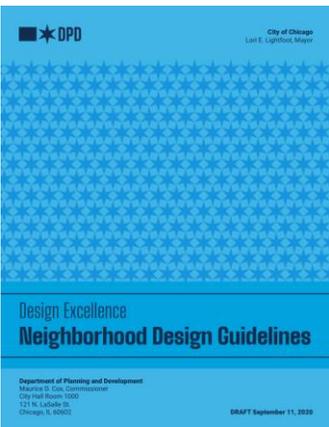
- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



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

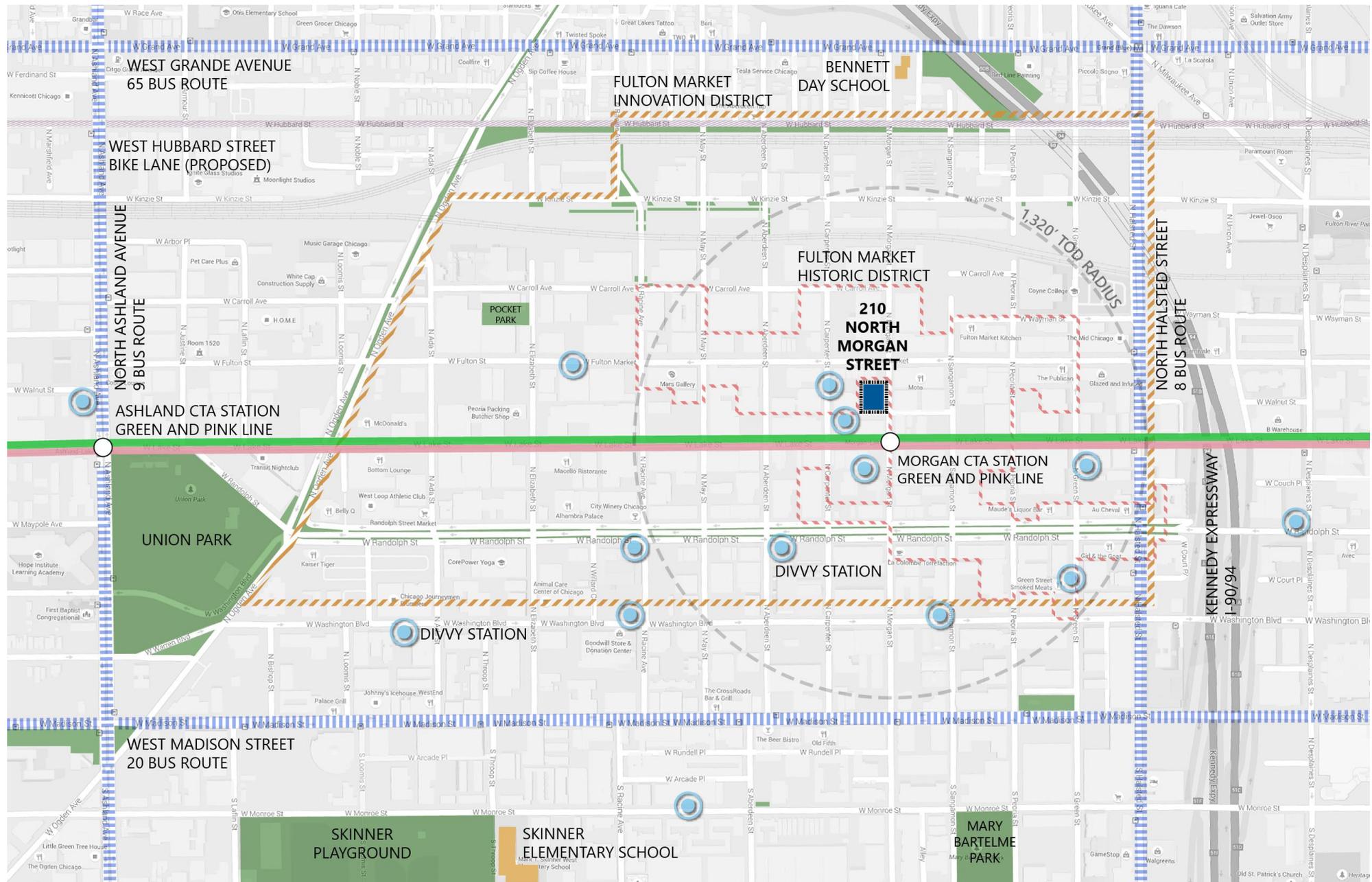
- Sustainability - Features that have long-term environmental, sociocultural and human health impacts
- Program - Targeted uses that complement a property's surrounding context
- Site Design - Building orientation, layout, open space, parking, and services
- Public Realm - Improvements within and near 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



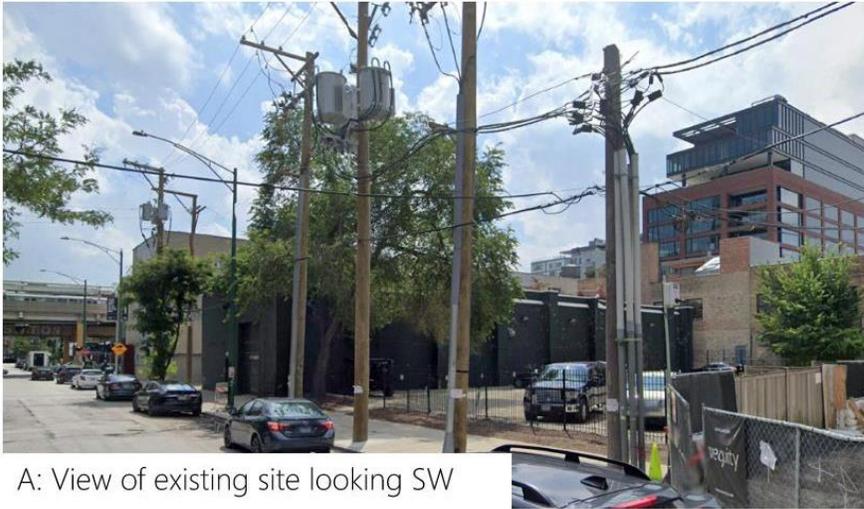
Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

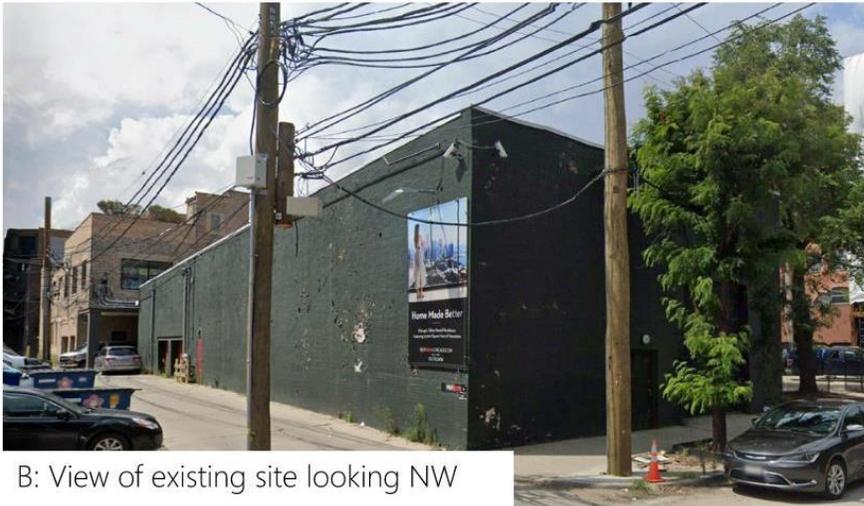
- Equity and Inclusion - Achieving fair treatment, targeted support, and prosperity for all citizens
- Innovation - Implementing creative approaches to design and problem-solving
- Sense of Place - Celebrating and strengthening the culture of local communities
- Sustainability - Committing to environmental,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



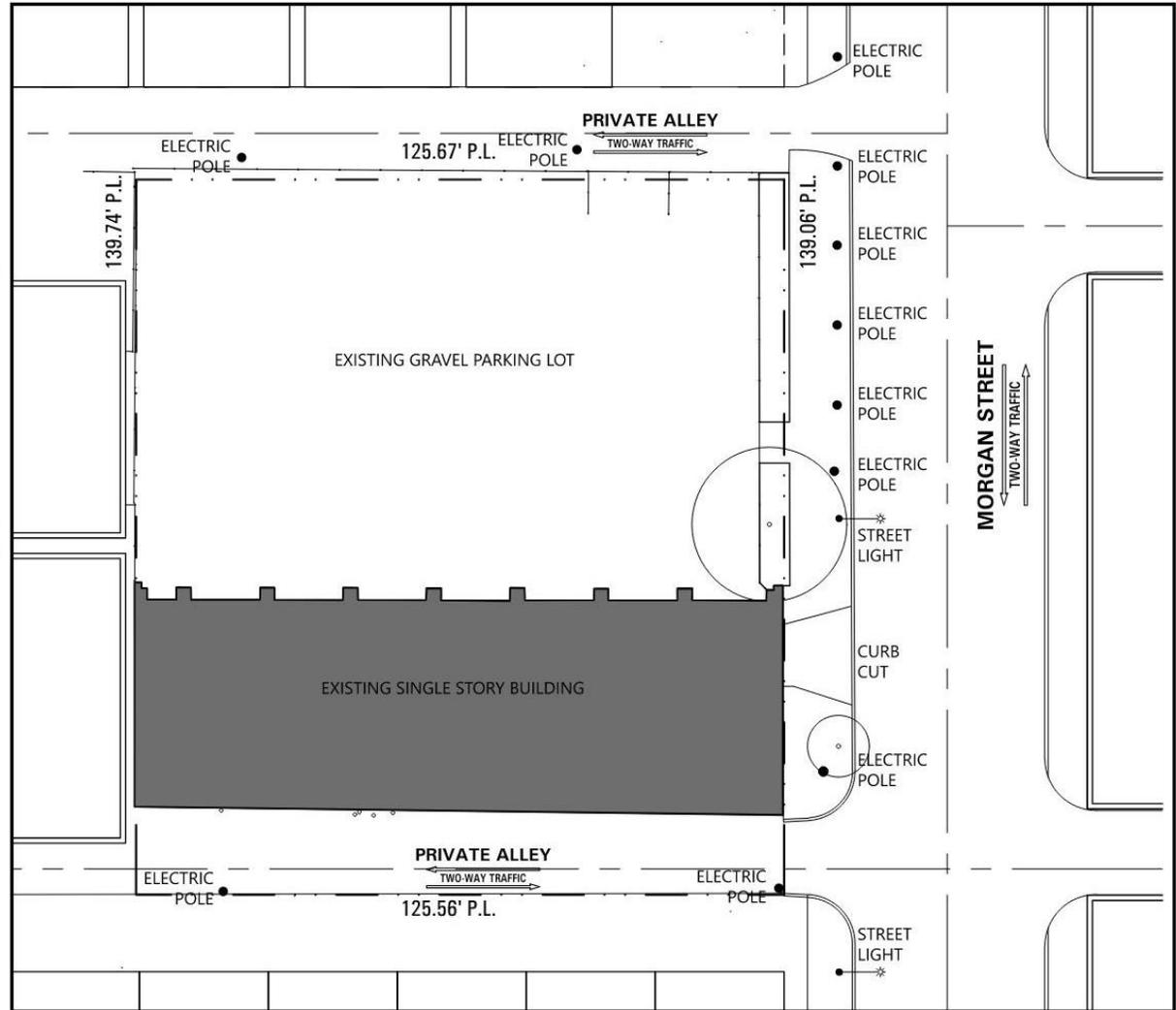
SITE/CONTEXT ANALYSIS



A: View of existing site looking SW



B: View of existing site looking NW



EXISTING SITE CONDITIONS

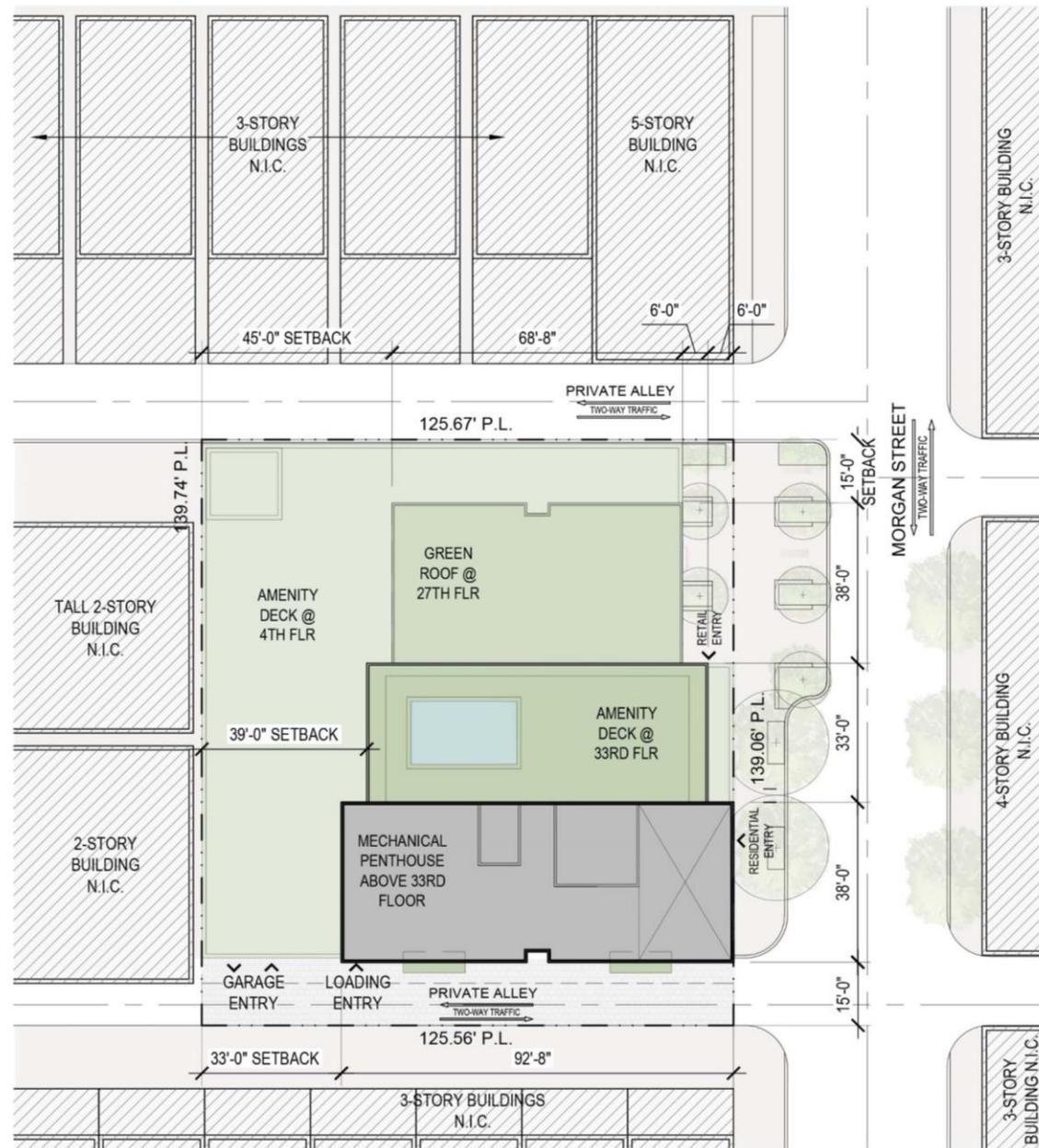


EXISTING CONDITIONS ALONG
MORGAN – NORTH END OF SITE

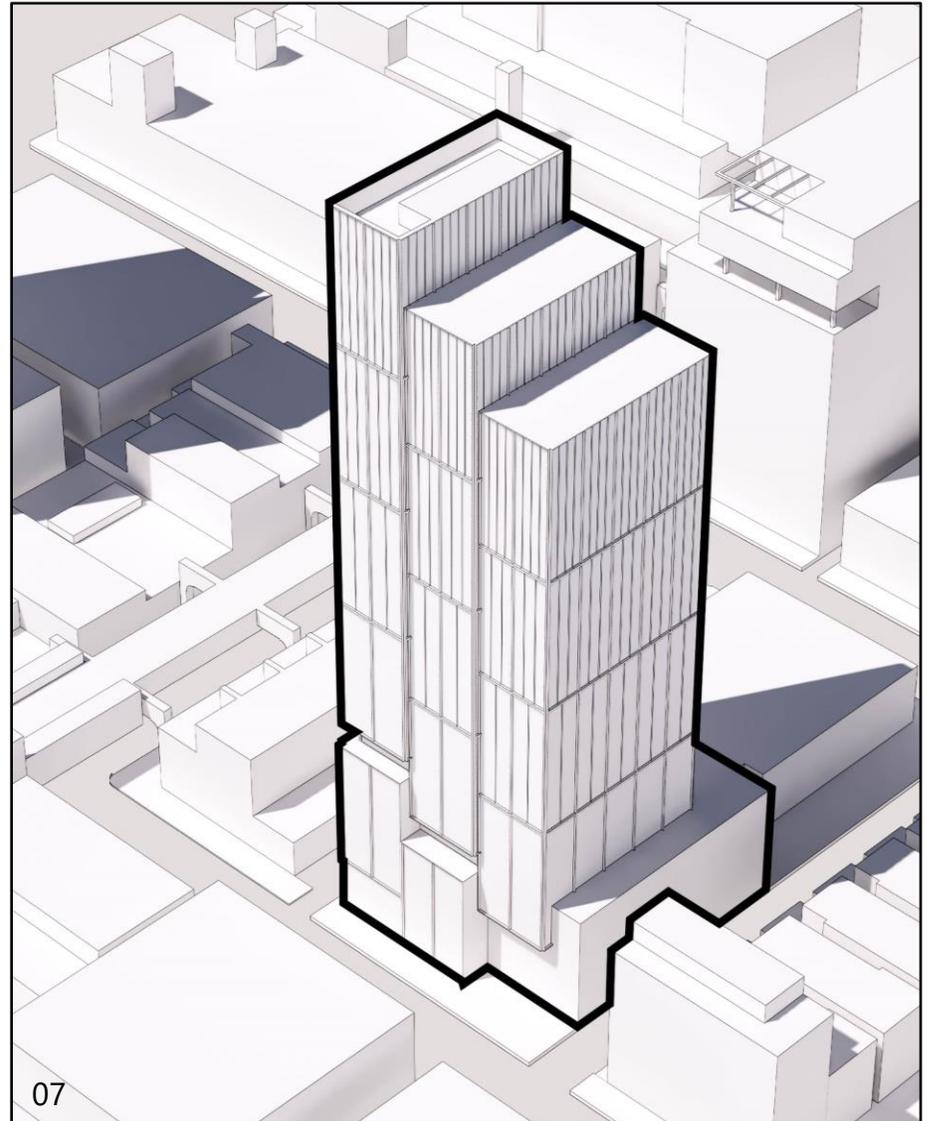
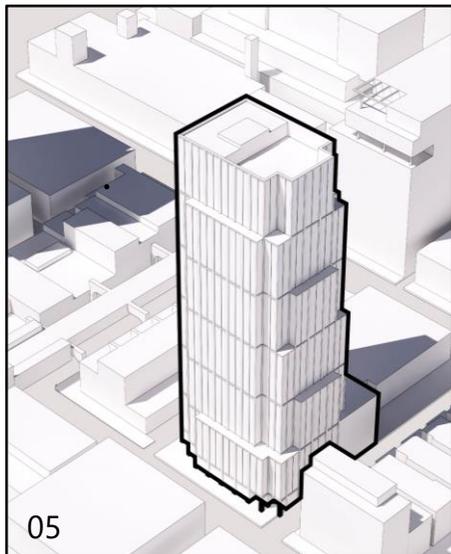
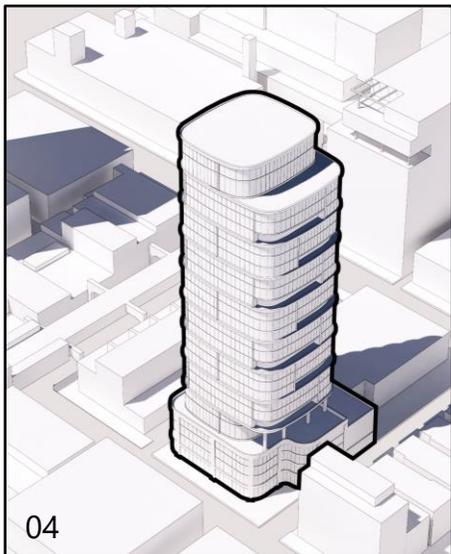
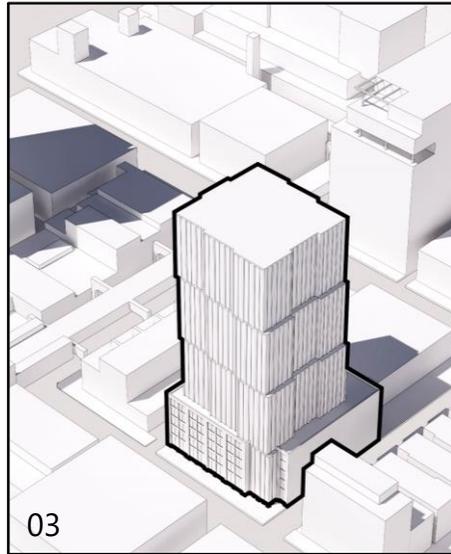
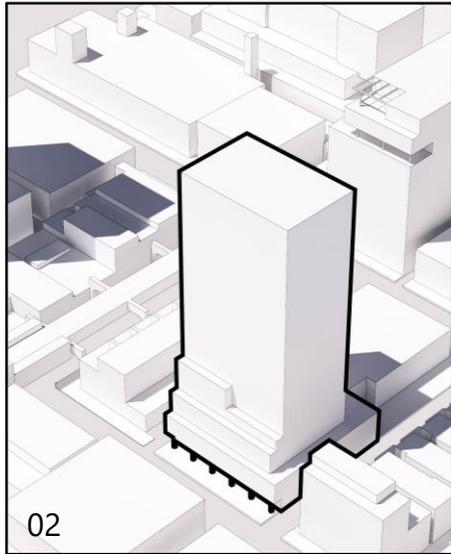
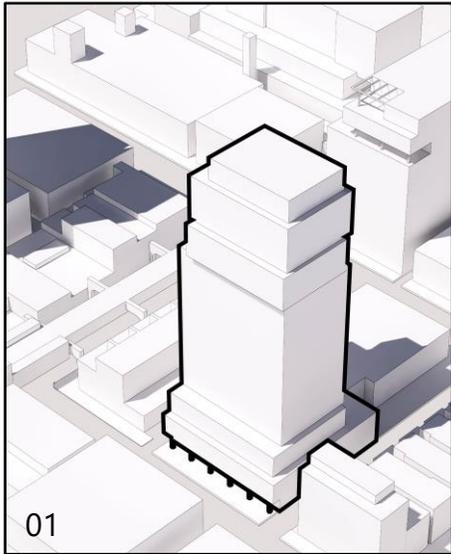


EXISTING CONDITIONS ALONG
MORGAN – SOUTH END OF SITE

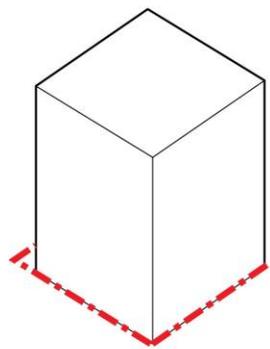
ADJACENT SITE CONTEXT



SITE PLAN

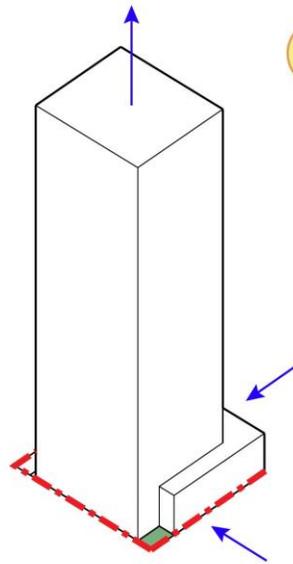


DESIGN HISTORY - MASSING ITERATIONS



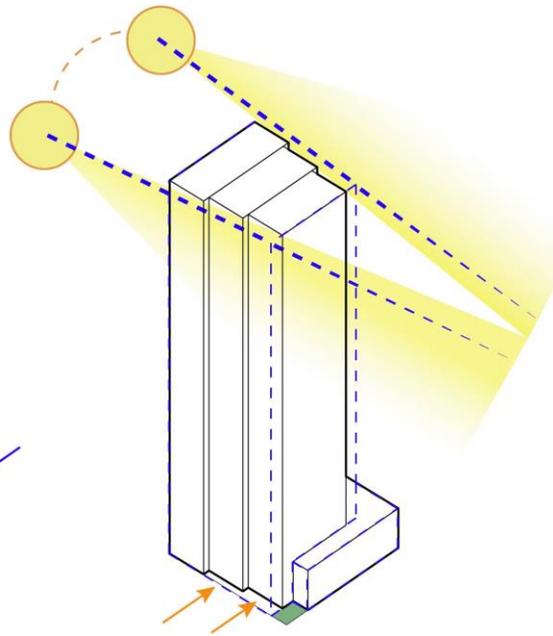
BASE ZONING

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



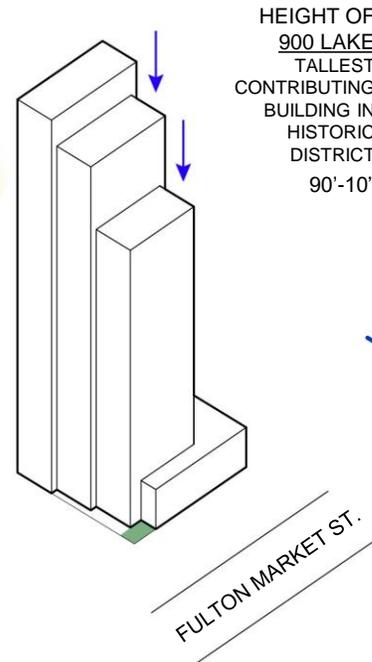
ZONING SETBACKS

SIDE AND REAR SETBACKS
INCORPORATED



GUIDELINE SETBACKS

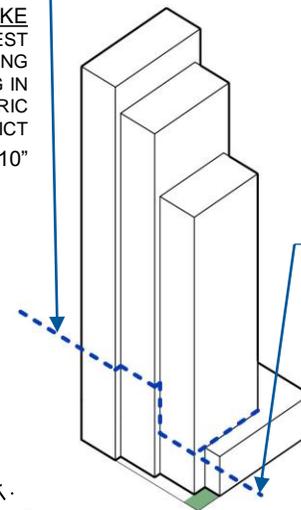
SETBACKS OFF OF EAST &
WEST FAÇADE PER WLDG
RESULTS IN MAXIMUM SUN
ACCESS AT FULTON
MARKET ST.



HFRMD RESPONSE

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

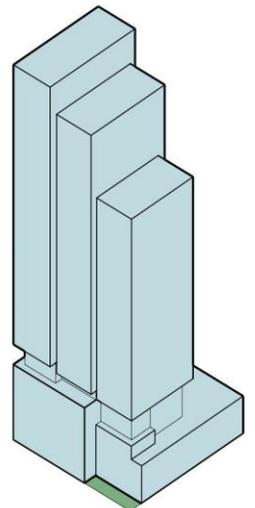
HEIGHT OF
900 LAKE
TALLEST
CONTRIBUTING
BUILDING IN
HISTORIC
DISTRICT
90'-10"



PODIUM INSET

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

AVERAGE
HEIGHT OF
FULTON
STREETScape
40'-0"



TOWER DESIGN

RESULTING MASS
RESPONDS TO WLDG,
FMID, AND HFRMD
REQUIREMENTS

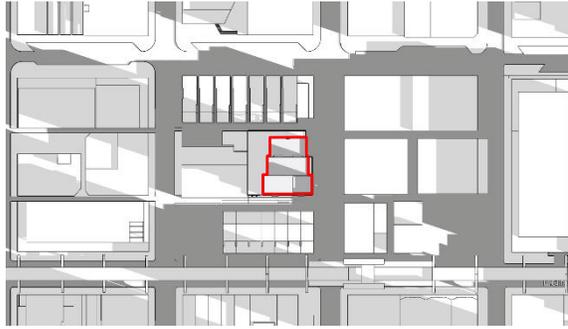


March 20 /
September 21
Vernal Equinox /
Autumnal Equinox

June 20
Summer Solstice

December 21
Winter Solstice

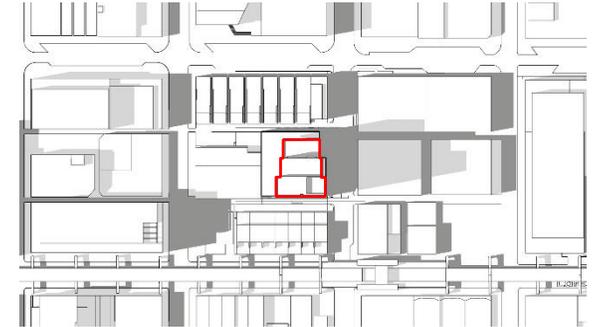
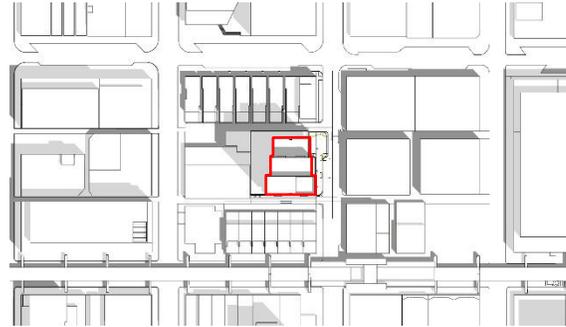
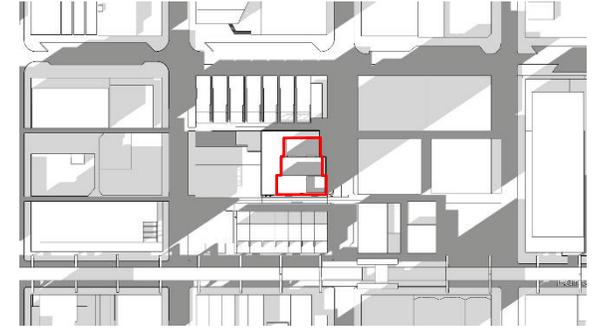
9 am



Noon

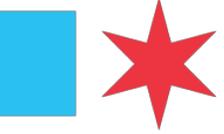


4 pm





DESIGN HISTORY – BALCONY STUDIES



DESIGN HISTORY – BALCONY STUDIES



1000 W CARROLL, 288'-0"
APPROVED BY DPD

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

800 W FULTON, 326'-0"
EXISTING

333 N GREEN, 285'-0"
EXISTING

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

210 N MORGAN, 380'-0"
PROPOSED

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

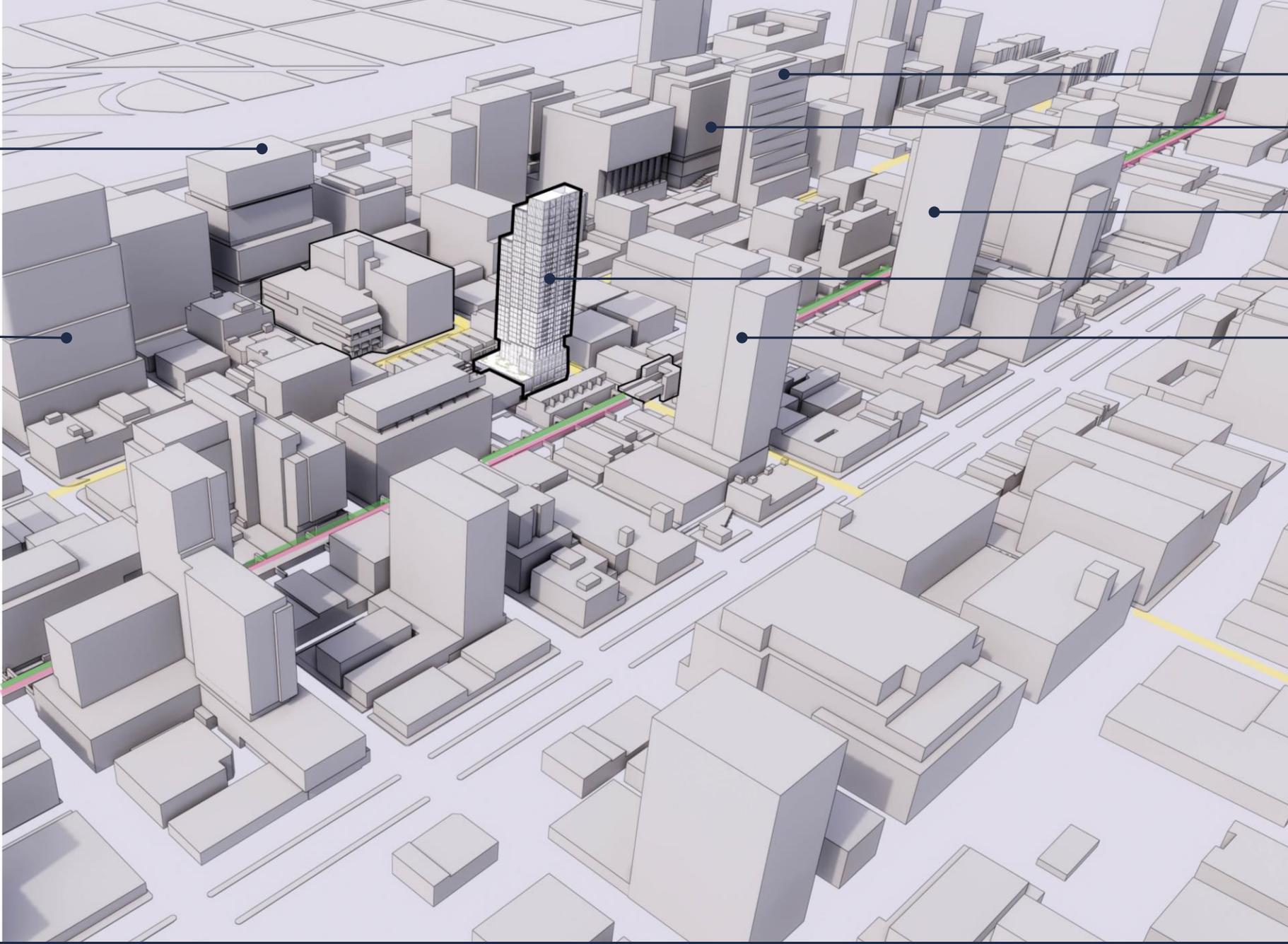
FULTON MARKET STREET

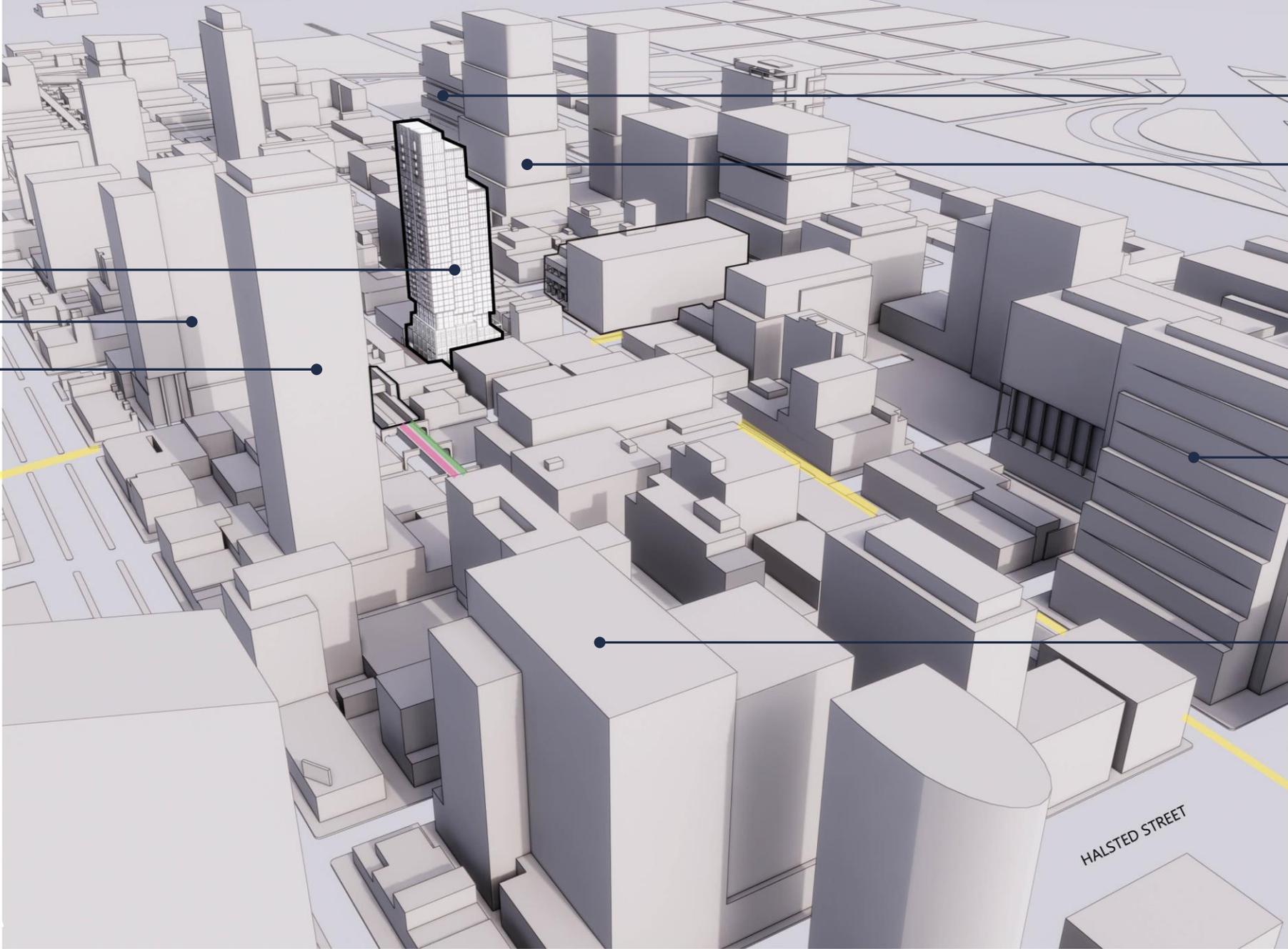
LAKE STREET

MORGAN STREET



CONTEXTUAL MASSING





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

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

210 N MORGAN, 380'-0"
PROPOSED

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

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

MORGAN STREET

800 W FULTON, 326'-0"
EXISTING

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

HALSTED STREET

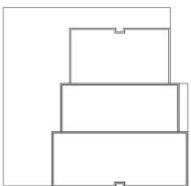
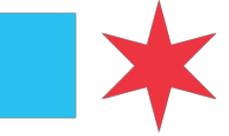
FULTON MARKET STREET



CONTEXTUAL MASSING



CONTEXTUAL RENDERING - LOOKING SOUTHWEST ALONG MORGAN



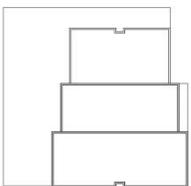
CONTEXTUAL RENDERING - LOOKING NORTH ALONG MORGAN



CONTEXTUAL RENDERING – EAST ELEVATION



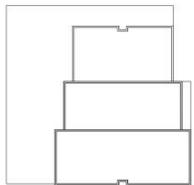
EXISTING CONDITIONS
ALONG MORGAN



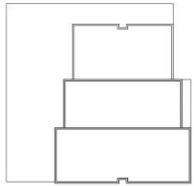
RENDERING - PEDESTRIAN VIEW LOOKING SOUTHWEST



EXISTING CONDITIONS
ALONG MORGAN



RENDERING - PEDESTRIAN VIEW LOOKING NORTHWEST



RENDERING – AERIAL VIEW OF LANDSCAPE DESIGN

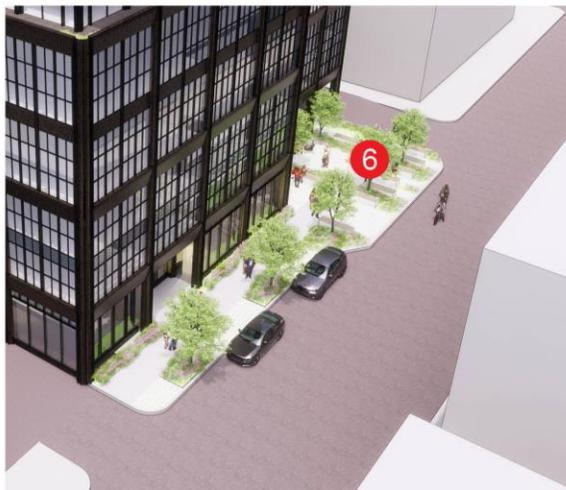


WEST LOOP DESIGN GUIDELINES

- 1 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 2 1.3.2 – Line base of building with active use to promote safe and active public realm
- 3 1.5.1 – Building entries are emphasized by architectural features/canopies
- 4 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- 5 4.2.1 – Develop underutilized public open space using people spots
- 6 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings



ACTIVE USES AT GRADE WITH NO BLANK WALLS



INCREASE SAFETY ALONG MORGAN STREET DUE TO ACTIVE USES, LIGHTING PLANTINGS AND SIDEWALK FURNISHINGS



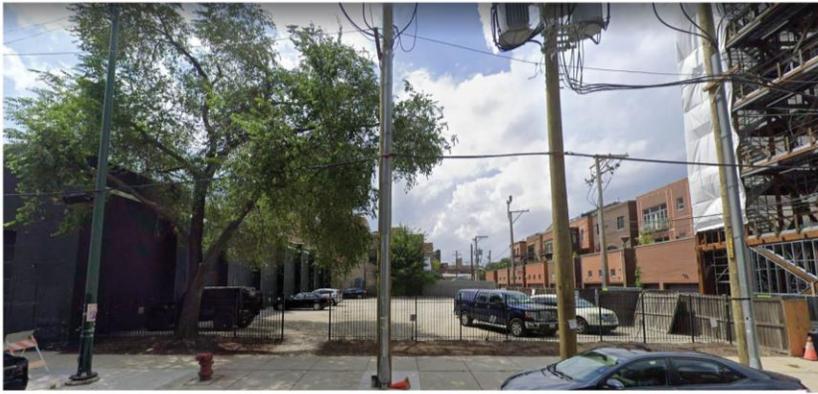
ARCHITECTURAL ELEMENT SERVING AS CANOPY TO EMPHASIZE THE BUILDING LOBBY



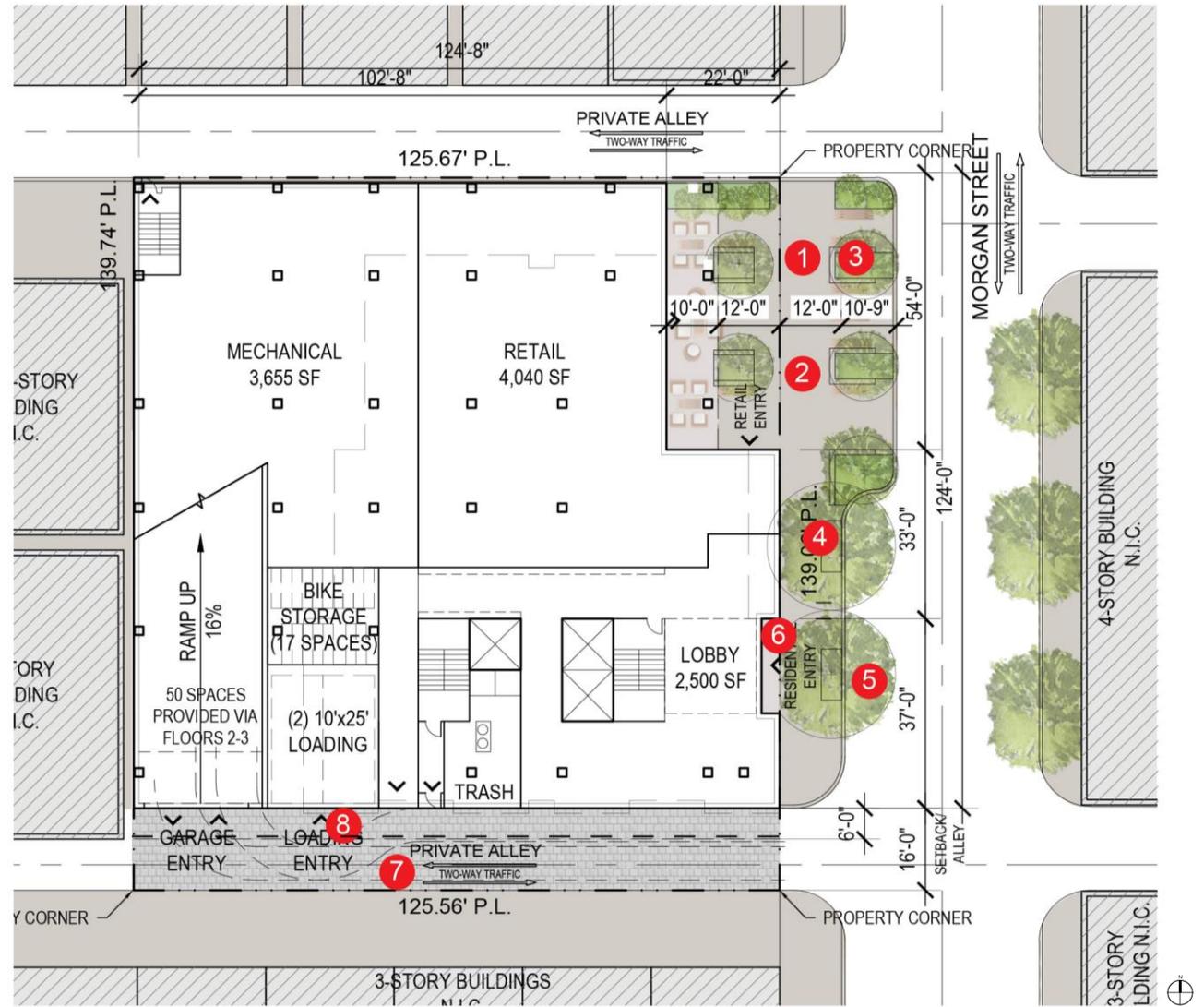
PEOPLE SPOT CONNECTED TO CORNER PLAZA ON SITE PROVIDING COVERED AND OPEN AIR OPEN SPACE



- 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



EXISTING CONDITIONS ALONG MORGAN



CONCEPTUAL SKETCH OF PROPOSED STREET-SCAPE IMPROVEMENTS TO 210 NORTH MORGAN STREET

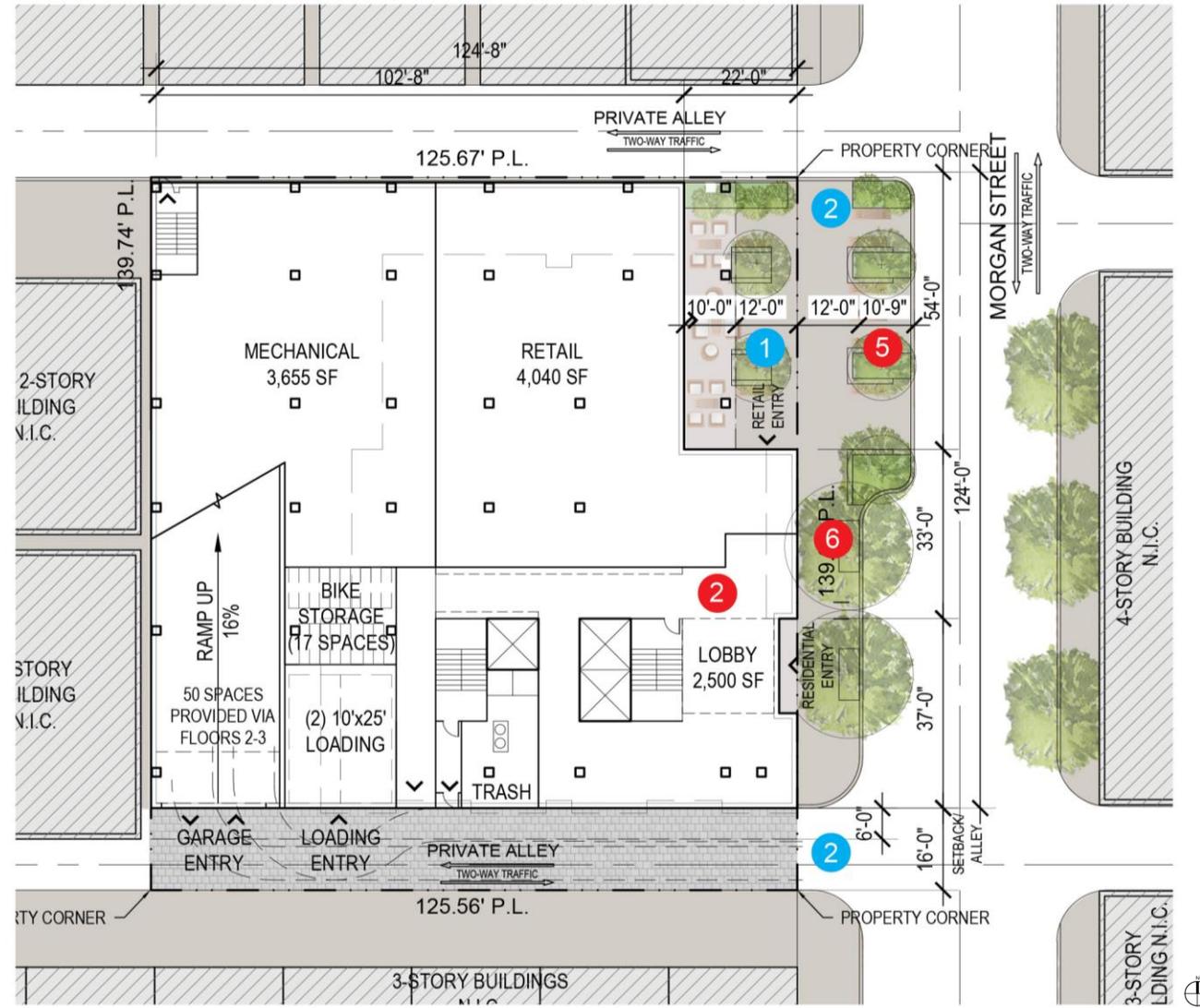


FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

- 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 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 2 1.3.2 – Line base of building with active use to promote safe and active public realm
- 3 1.5.1 – Building entries are emphasized by architectural features/canopies
- 4 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- 5 4.2.1 – Develop underutilized public open space using people spots
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CONCEPTUAL SKETCH OF PROPOSED STREET-SCAPE IMPROVEMENTS TO 210 NORTH MORGAN STREET



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



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND & PARKING FLOOR PLAN



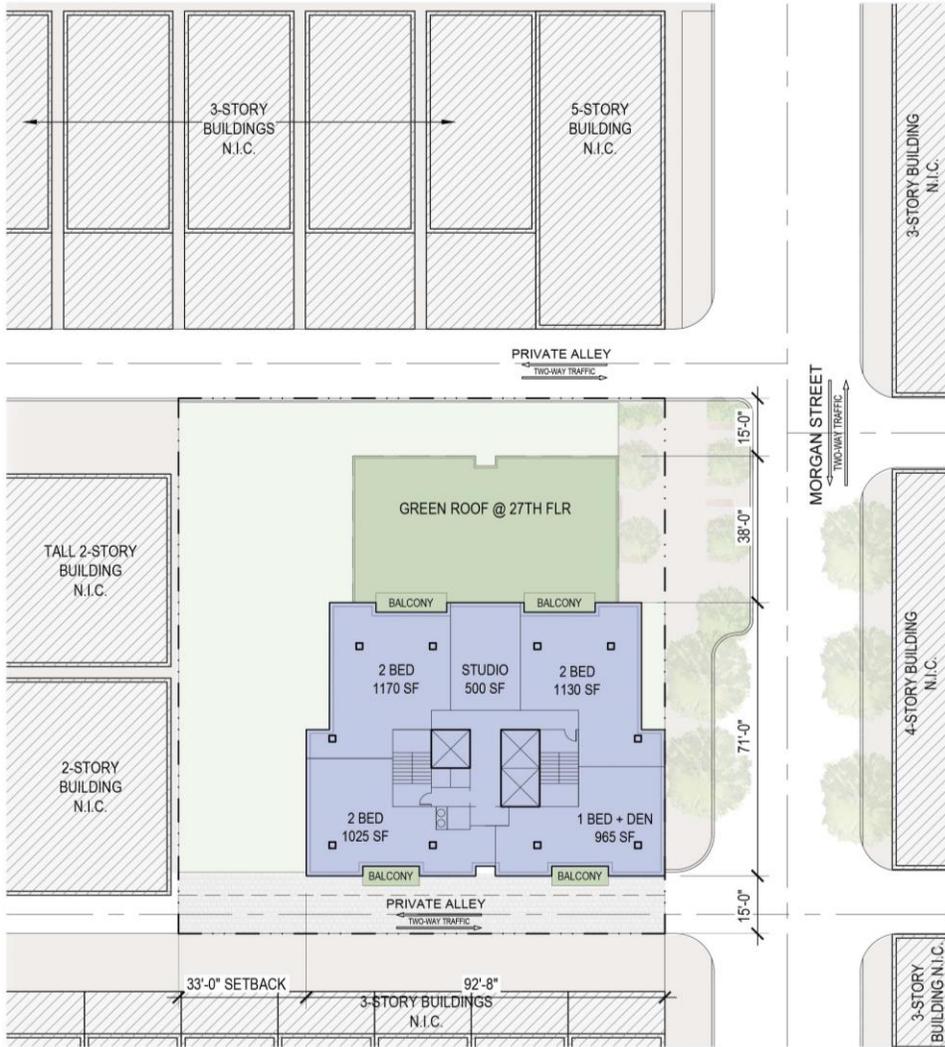
FOURTH FLOOR PLAN



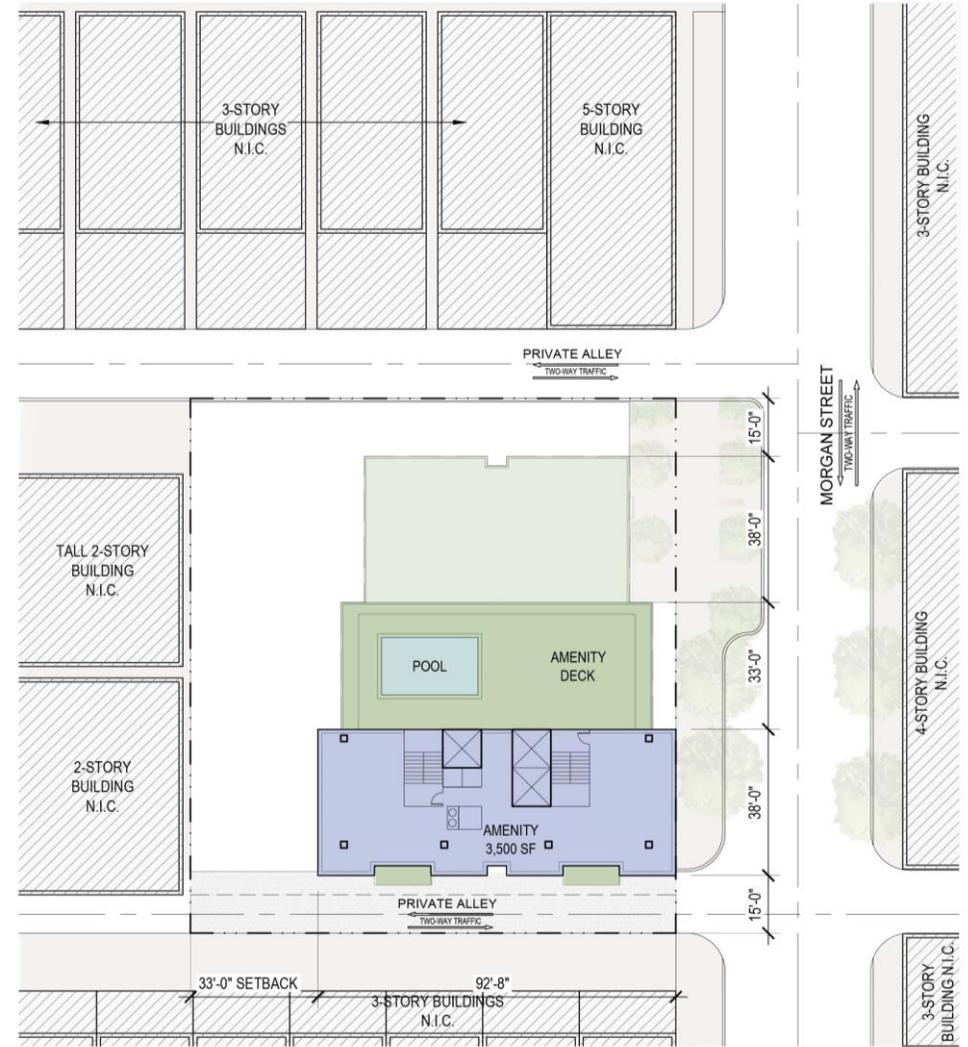
TYPICAL FLOOR PLAN



4TH FLOOR AMENITY DECK & TYPICAL FLOOR PLAN

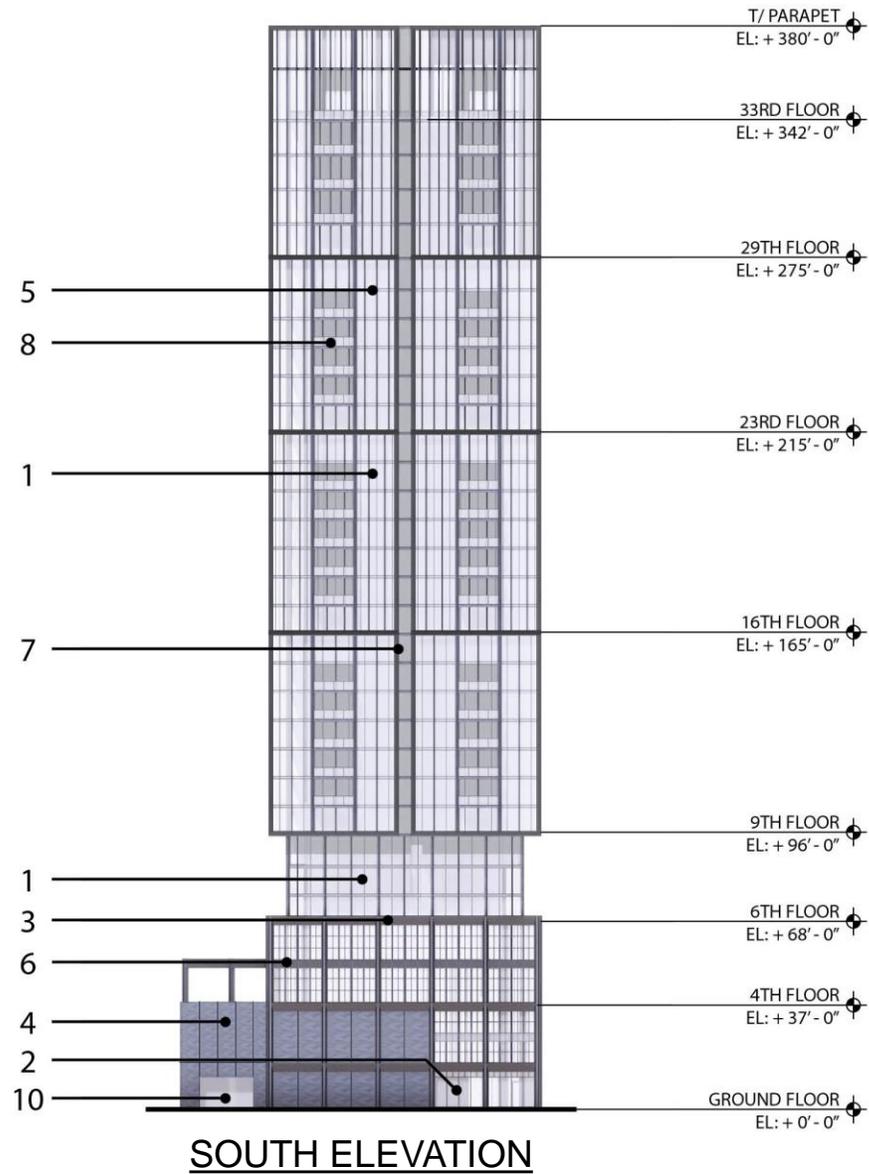


27TH FLOOR PLAN

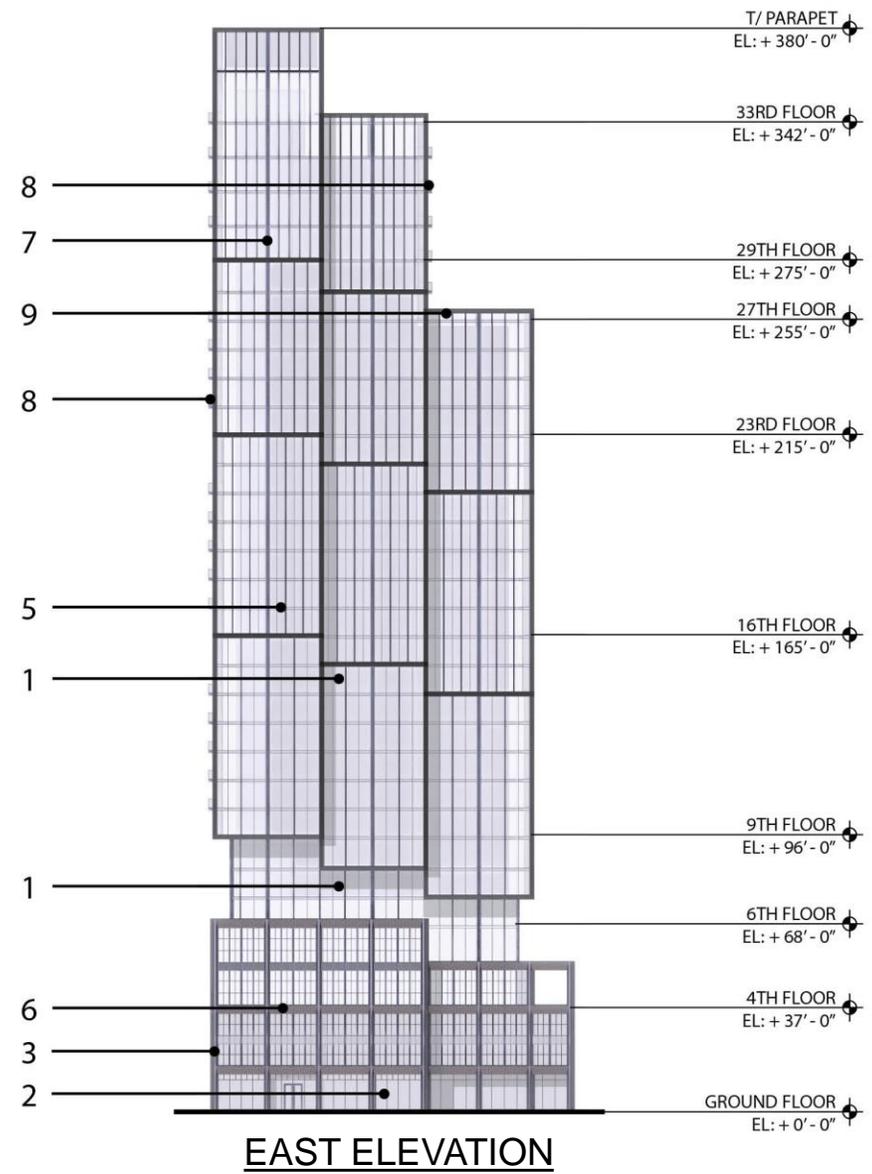


33RD FLOOR PLAN





SOUTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS

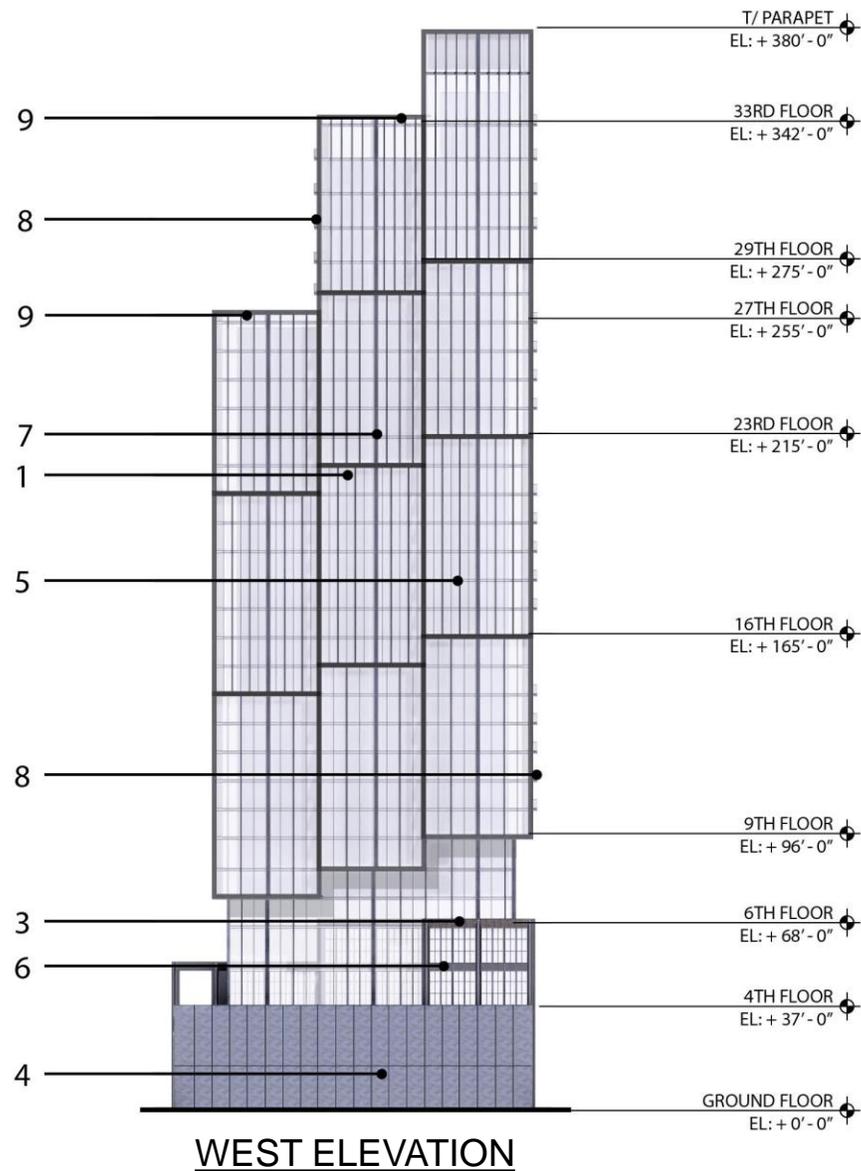
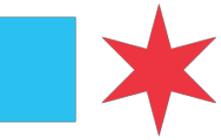
- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING

- 5. GLASS SLAB EDGE COVERS
- 6. BRICK SLAB EDGE COVERS

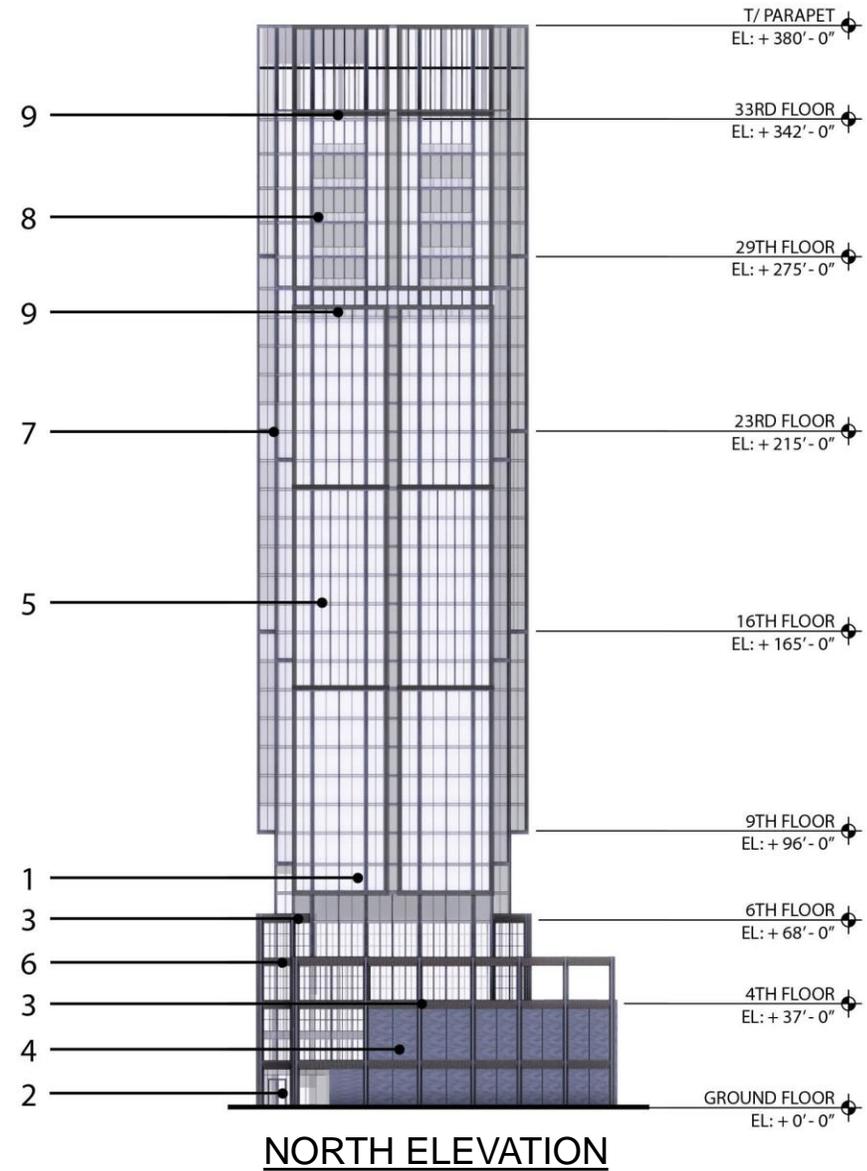
- 7. EXTRUDED VERTICAL MULLIONS
- 8. SEMI-INSET BALCONY WITH GLASS GUARDRAIL

- 9. TERRACE WITH GLASS GUARDRAIL
- 10. OVERHEAD GARAGE DOOR

EAST & SOUTH ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS

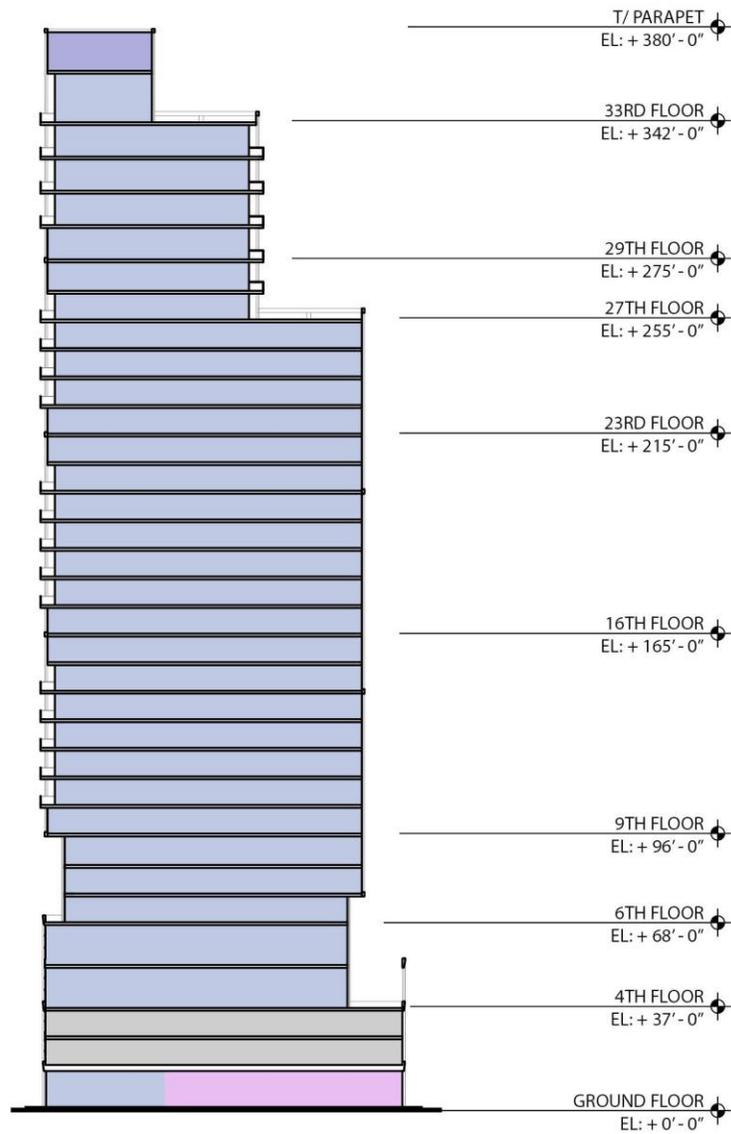
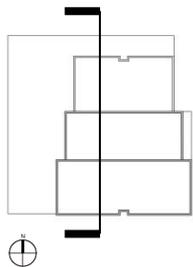
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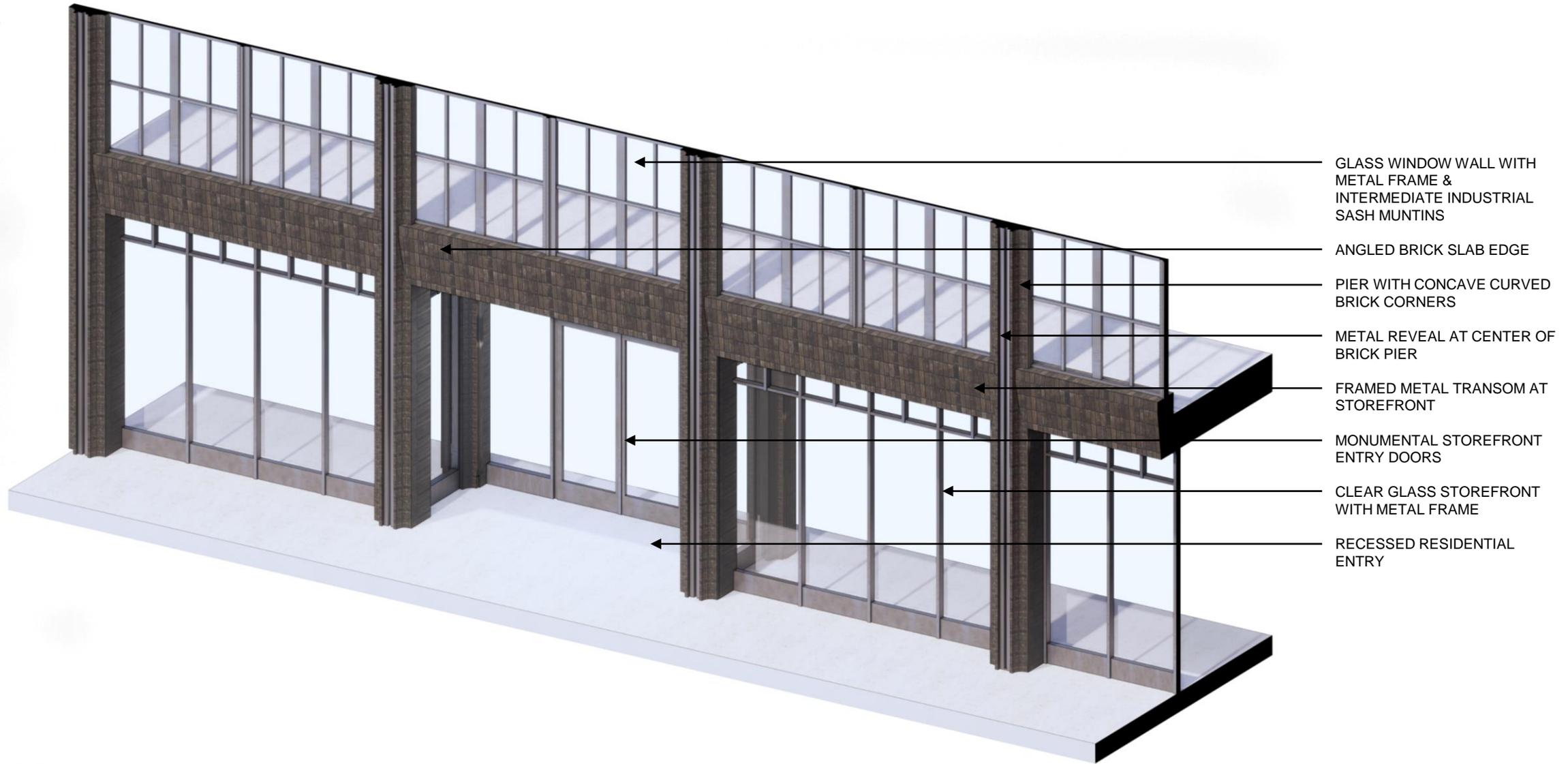
NORTH & WEST ELEVATIONS

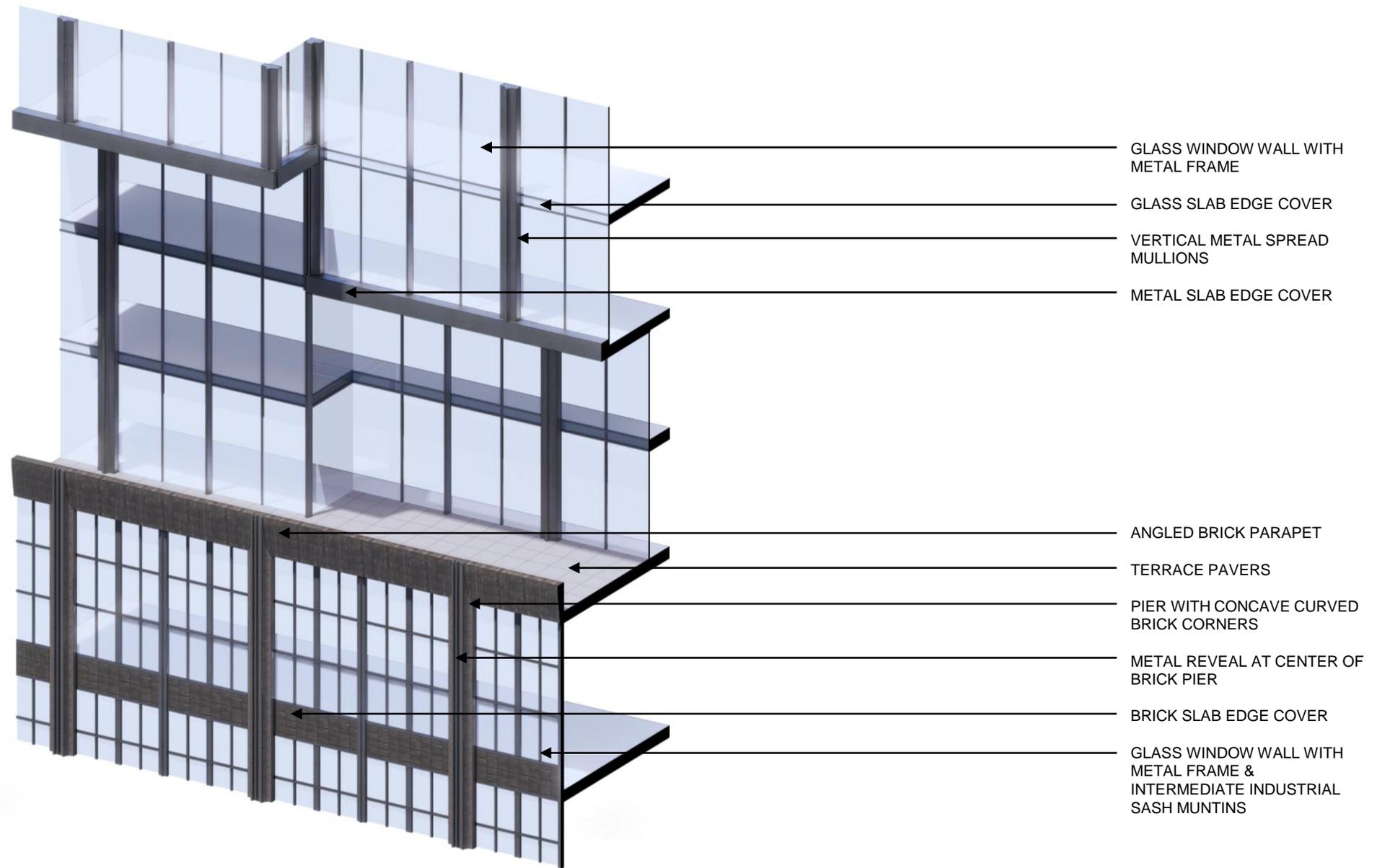


USAGE KEY:

-  RESIDENTIAL
-  RETAIL
-  PARKING
-  MECHANICAL

*TYPICAL FLOOR-TO-FLOOR FOR PROJECT IS 10'-0"







RENDERING – LOOKING UP TOWER'S EAST FACADE



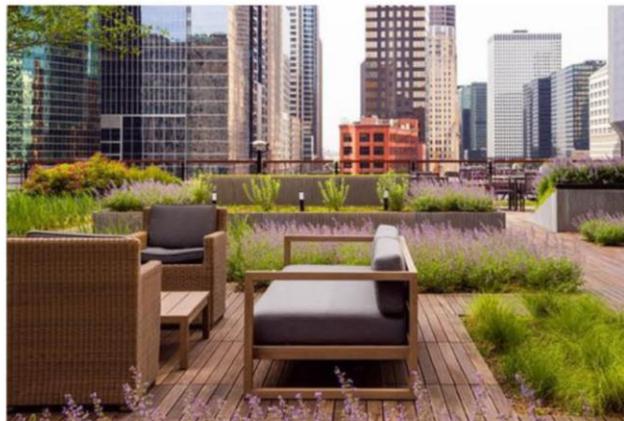
EXAMPLE: EXTERIOR METAL FINES AT WINDOW WALL



EXAMPLE: MASONRY TEXTURE



EXAMPLE: MASONRY AND STEEL



EXAMPLE: AMENITY ROOFTOP TERRACE



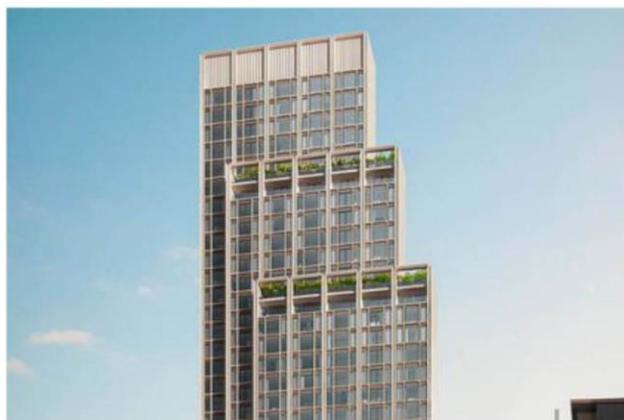
EXAMPLE: PEOPLE SPACE AT INTERSECTION



EXAMPLE: PLAZA SPACE AT GRADE



EXAMPLE: PUBLIC ART



EXAMPLE: SETBACK MASSING



EXAMPLE: MASONRY BASE AN REENTRANT CORNER

BUILDING MATERIALS



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