



# **COMMITTEE ON DESIGN**

## **Department of Planning and Development**

725 West Randolph Street

**Near West Side / 27<sup>th</sup> Ward / Ald. Burnett**

**Developer: RELATED**

**Designer: Kohn Pedersen and Fox**

**Attorneys: DLA Piper**

JANUARY 11, 2023

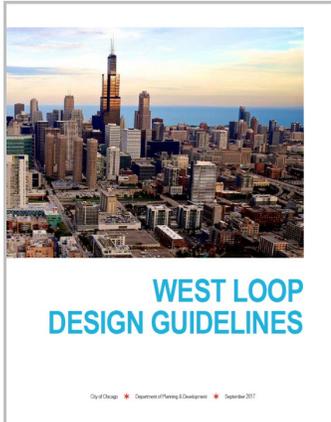


# DESIGN NARRATIVE

The 2022 Revision to the PD retains many of the qualities of the prior approved PDs from 2018 and 2020 with the following **improvements**:

1. Simplified building massing and program-Office, Equinox, Restaurant, Ground floor retail.
2. **Innovative** approach to the Post-Pandemic workplace by designing a **Lifestyle Office**:
  - Uniquely **activated** Ground floor plan that is open to the **Public**.
  - **Wellness** Focus through integration of **outdoor space** throughout the building
  - Building **amenities** that will maximize employee lifestyle
3. The **Gateway** building welcomes pedestrians to Chicago's **most exciting** 24/7 Fulton Market Neighborhood by dedicating **Open Space** on Randolph Street and Washington Boulevard.
4. **Contemporary Industrial** Aesthetic with a modern interpretation of the **historic** urban fabric

# ★ PLANNING + DESIGN GUIDELINES



## West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

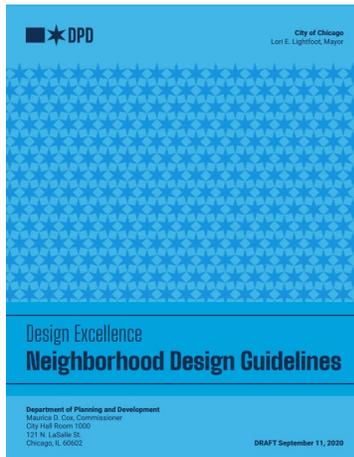
- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



## Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

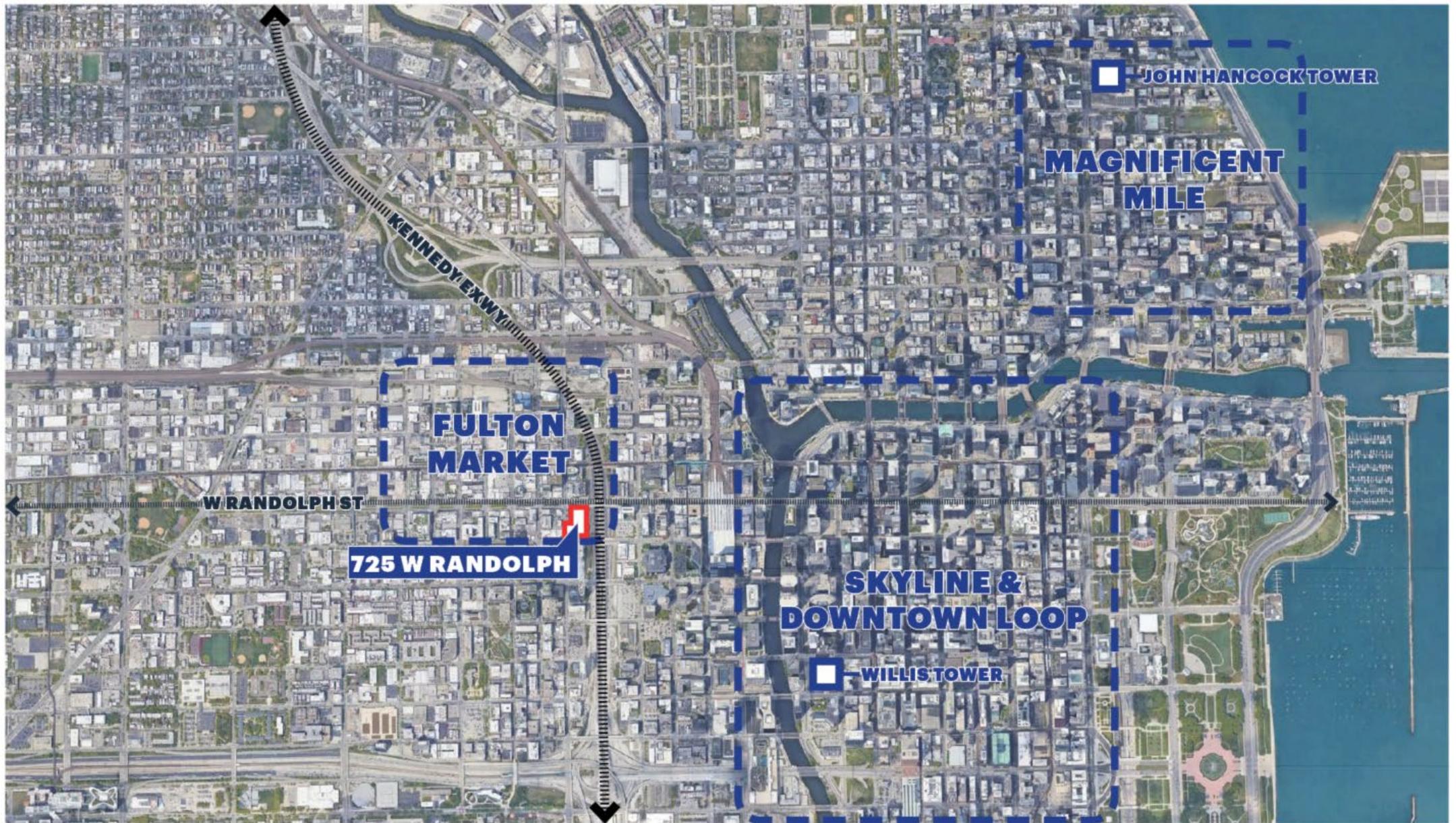
- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



## Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

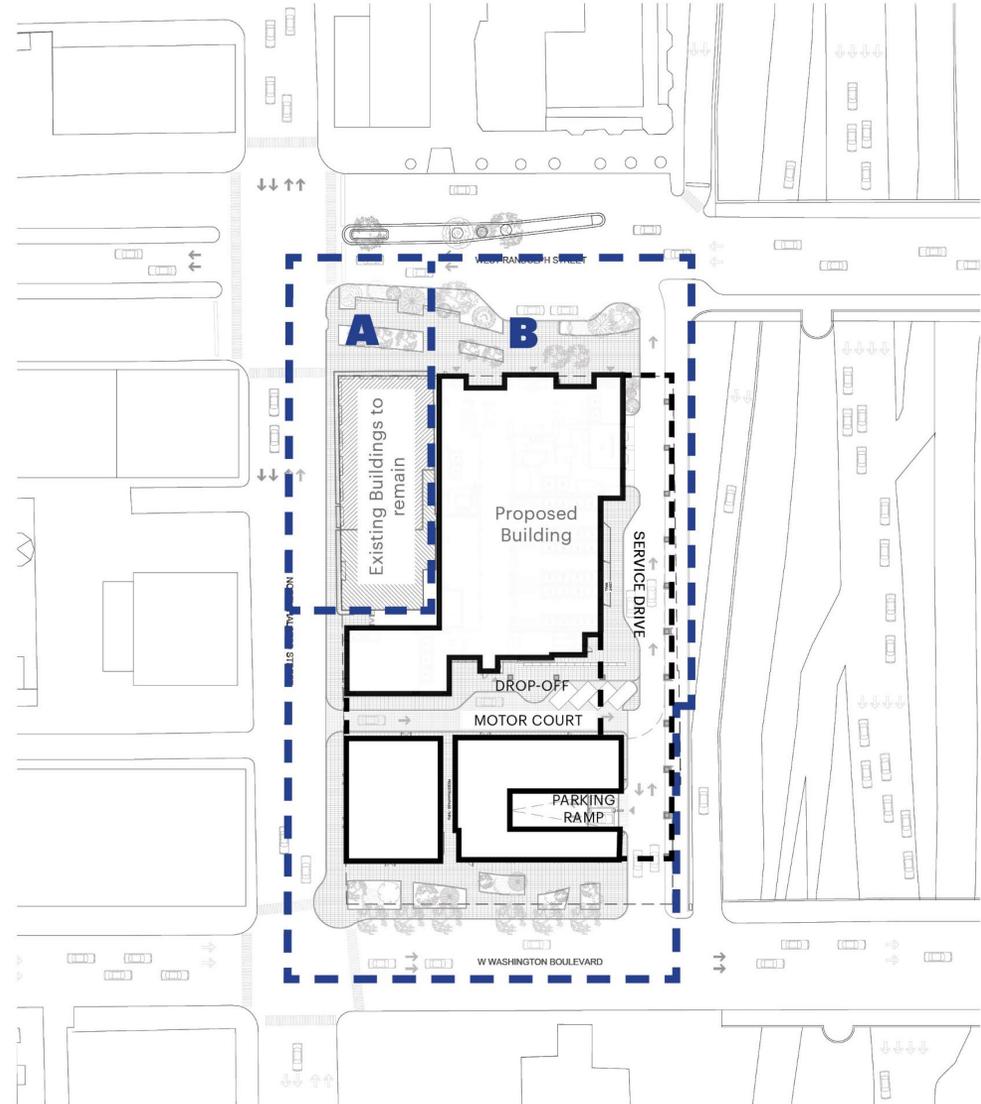
- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views



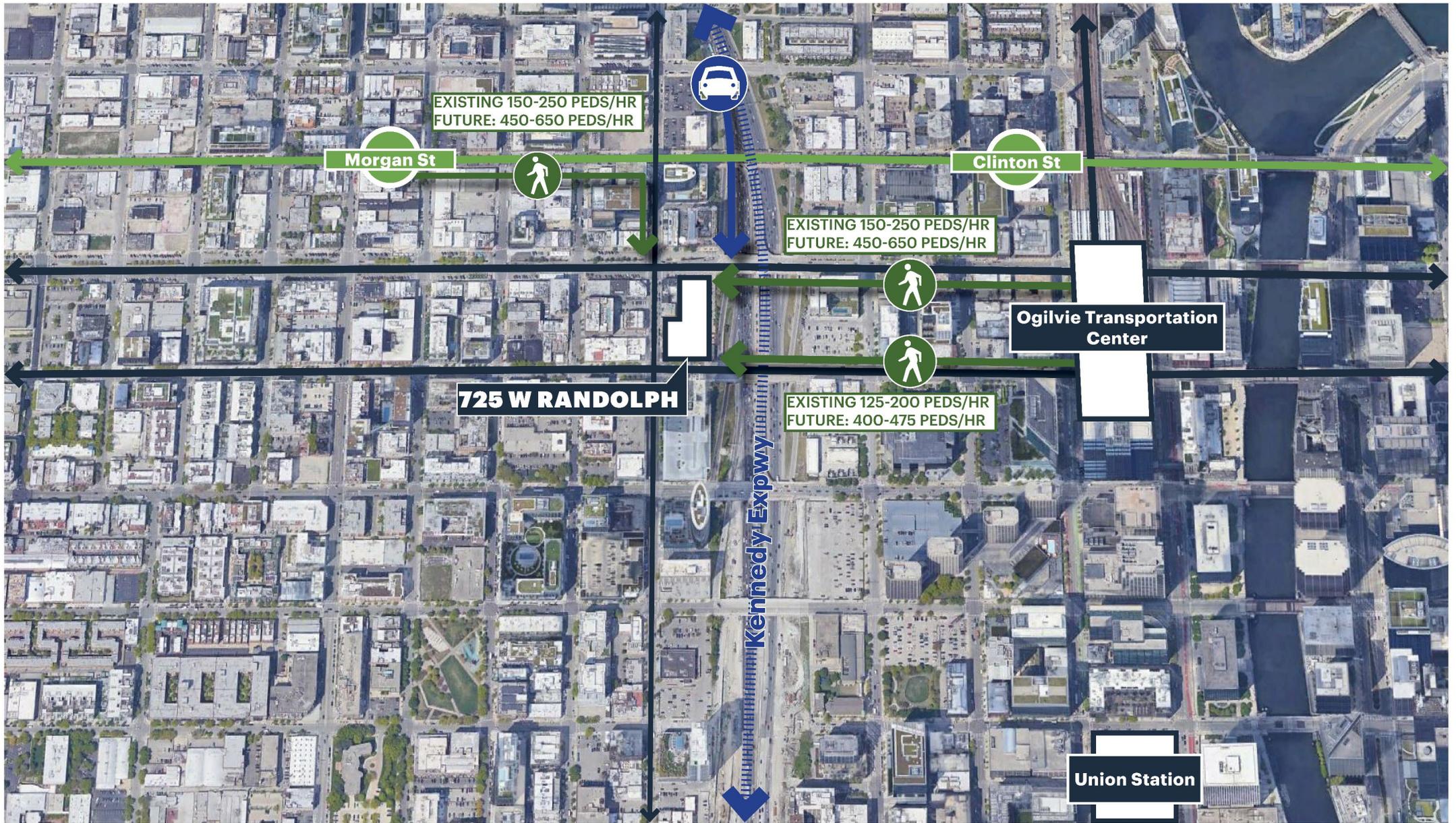
# SITE/CONTEXT ANALYSIS



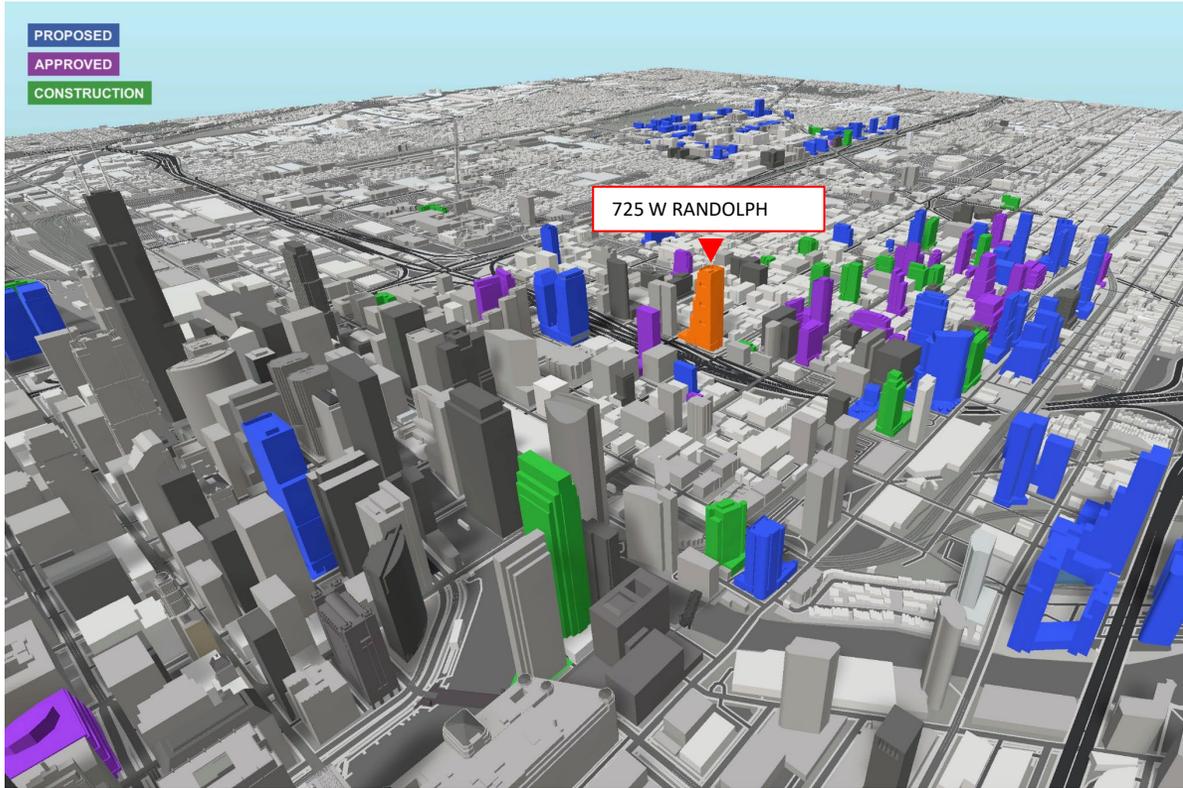
# ZONING

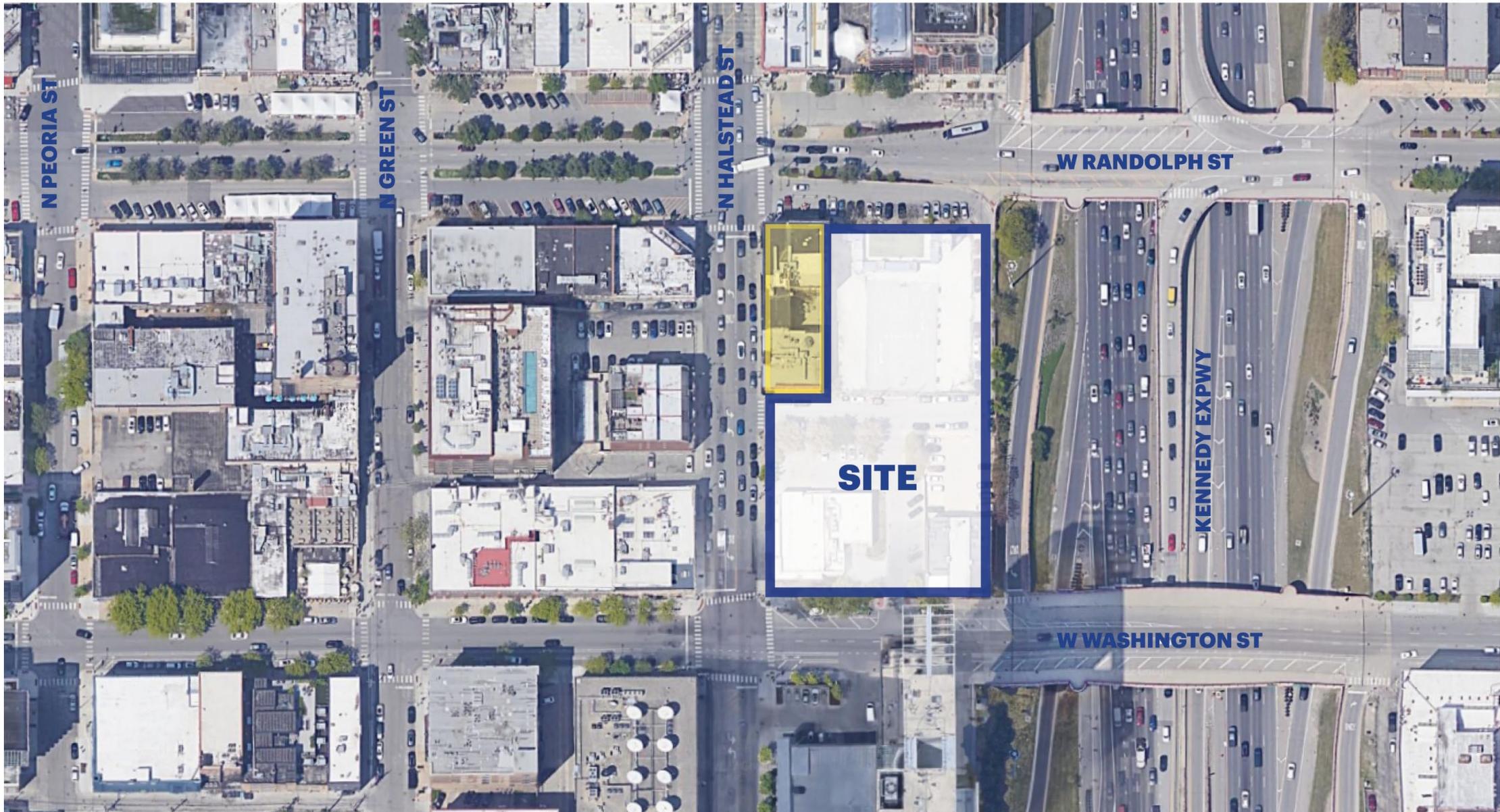


**ZONING SUB AREA MAP**



# TRANSIT ORIENTED DEVELOPMENT



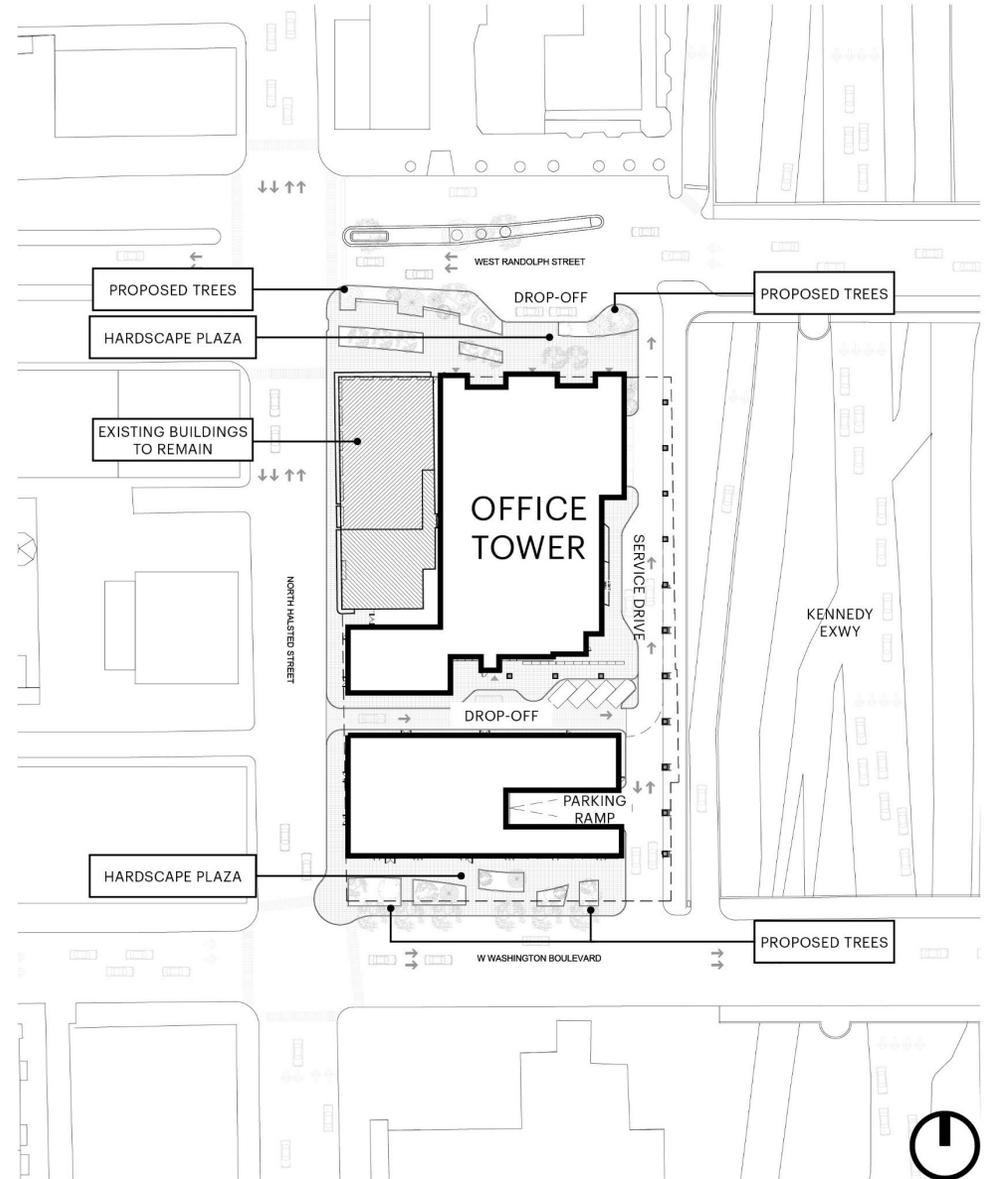
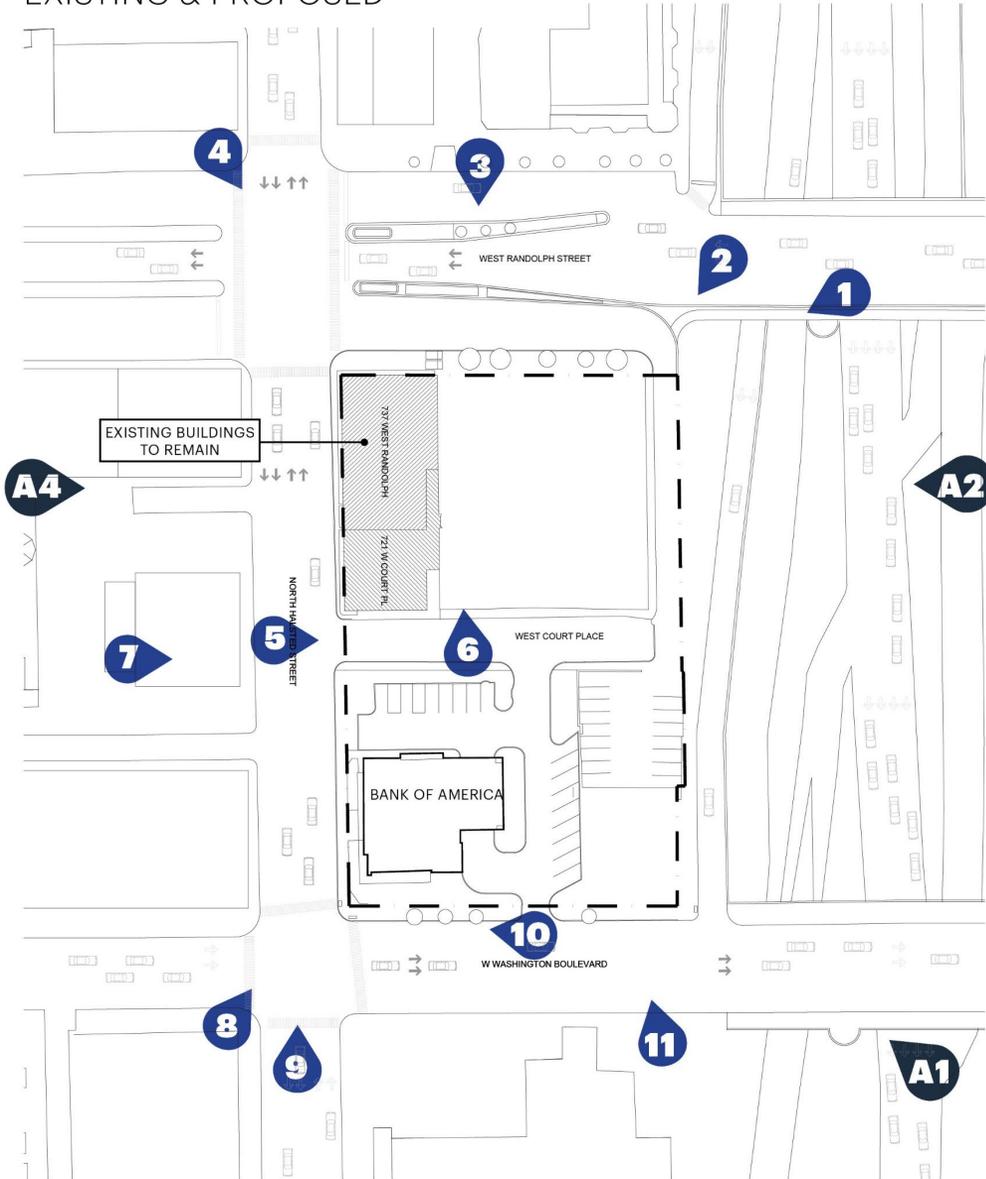


SITE



# SITE PLAN

EXISTING & PROPOSED

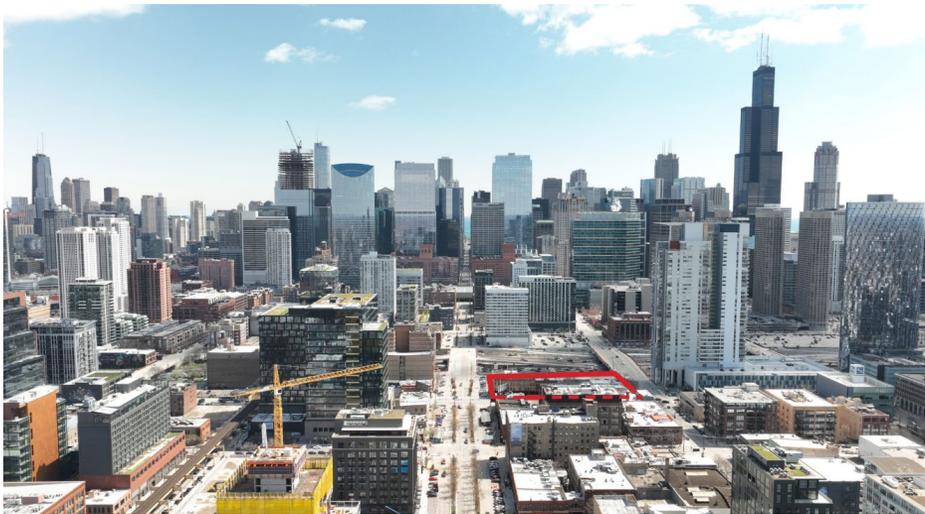




1 VIEW FROM SOUTHEAST



3 VIEW FROM NW

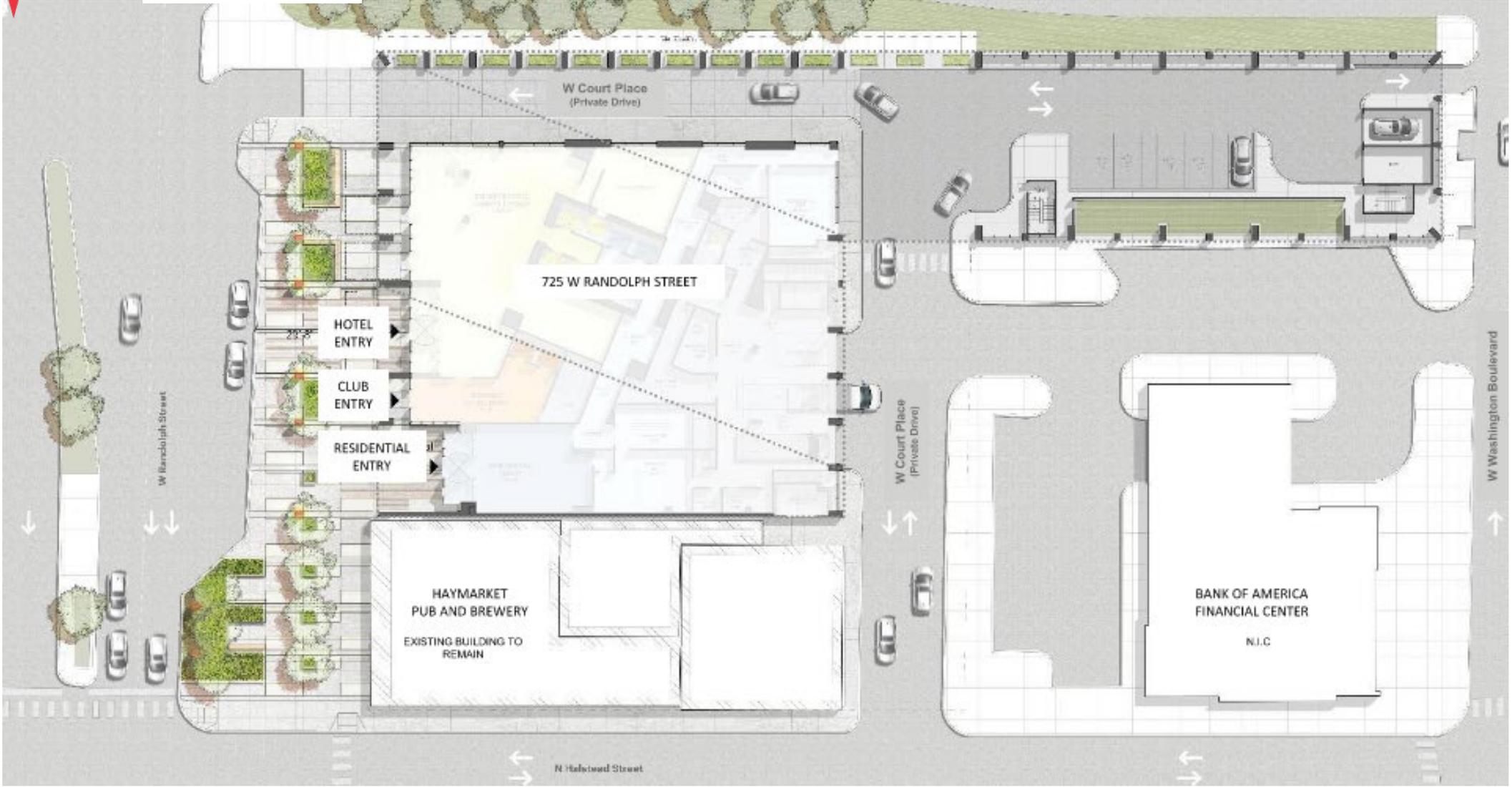


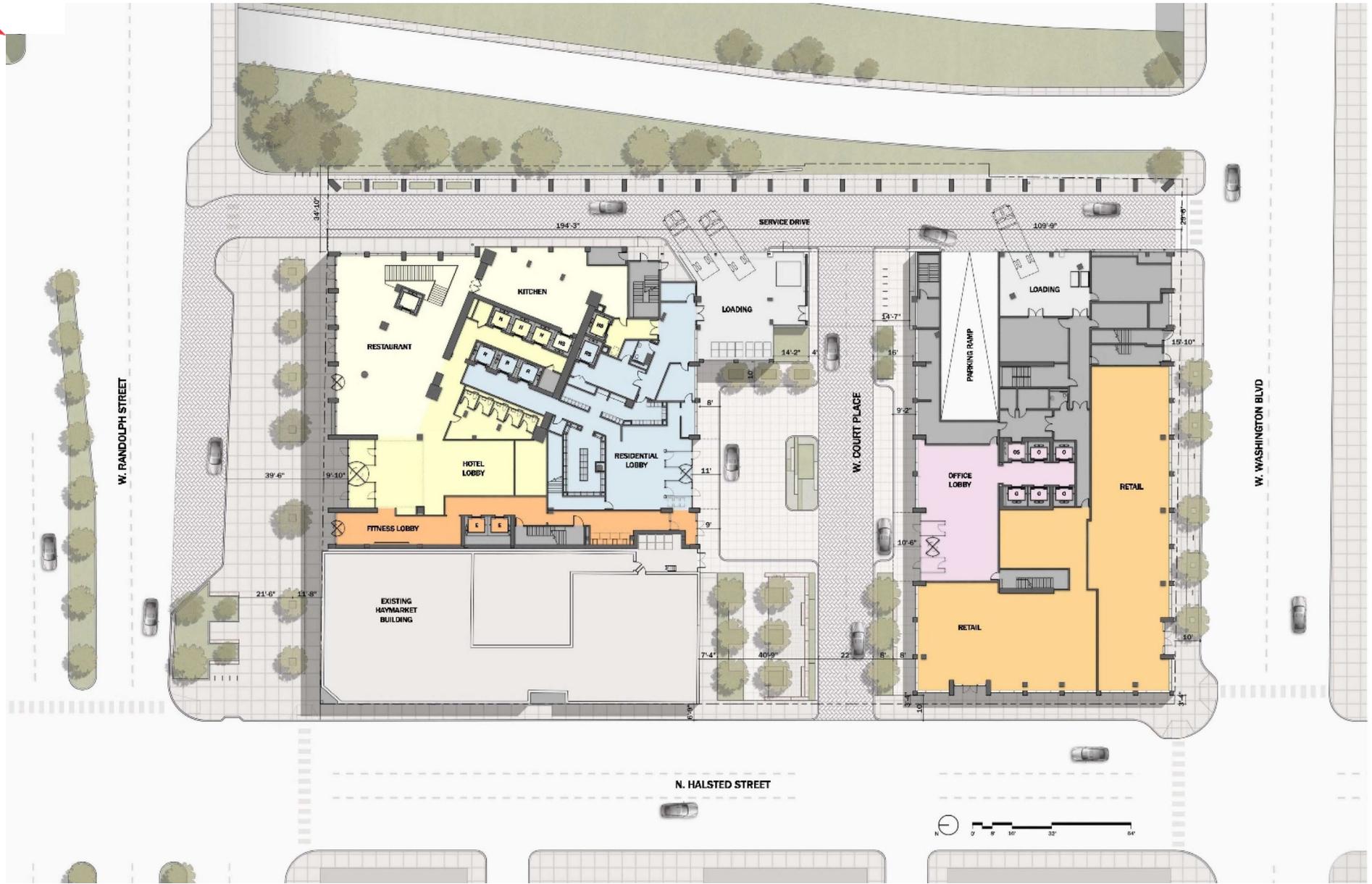
2 VIEW FROM WEST



4 VIEW FROM NE

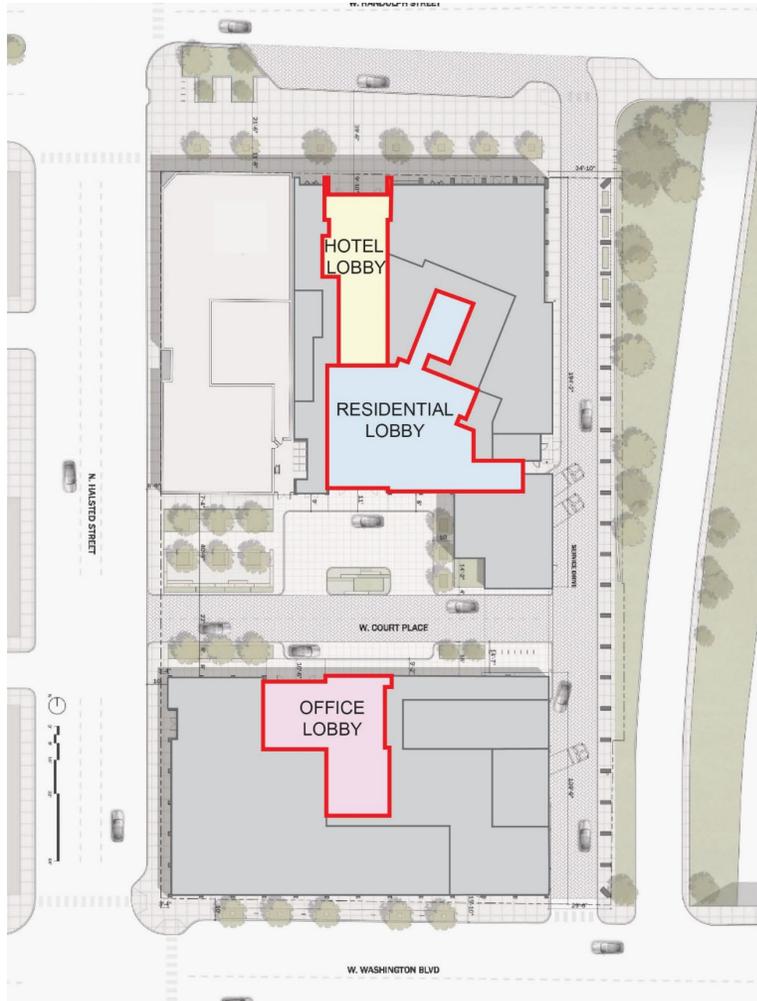
# ADJACENT SITE CONTEXT



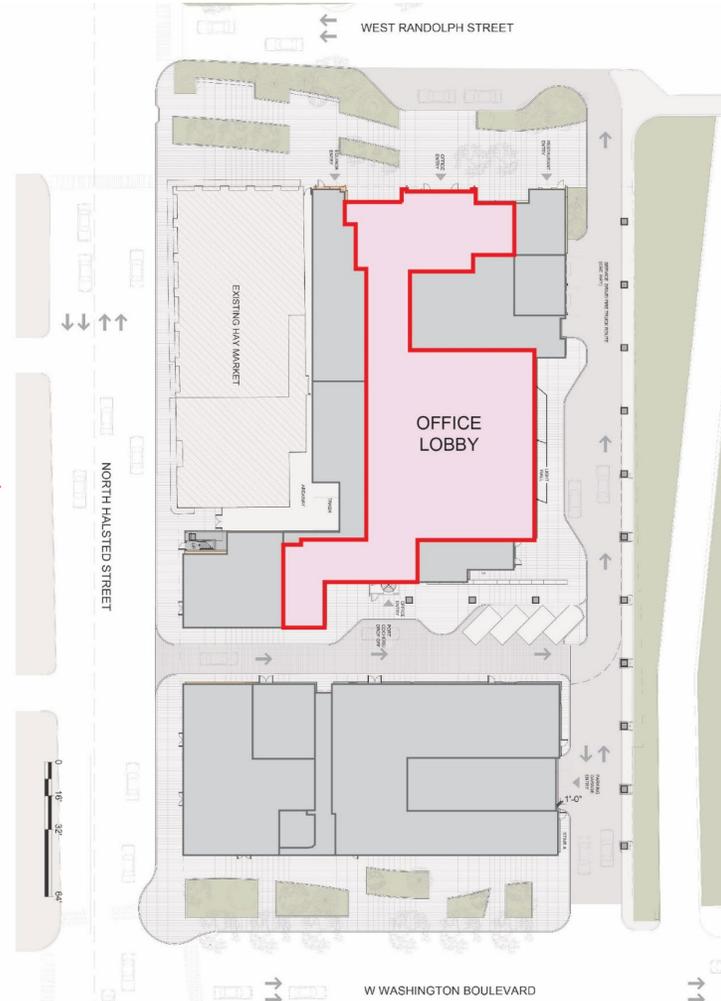




2020



2022



- Simplified Program
- Less Vehicular Traffic
- Less Congestion on the site

# SITE PLAN COMPARISON



# GATEWAY TO FULTON MARKET



**DOWNTOWN LOOP**

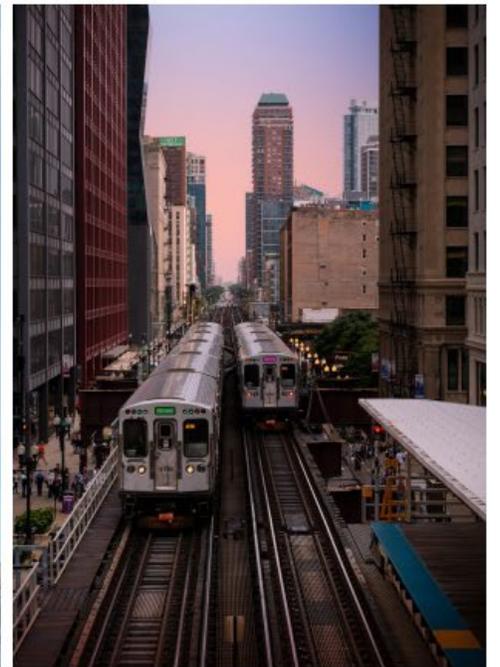


**725 W RANDOLPH**

**FULTON MARKET**







# URBAN CONTEXT



# NEIGHBORHOOD CONTEXT



# ***How Can We Create A Lifestyle Office Building?***

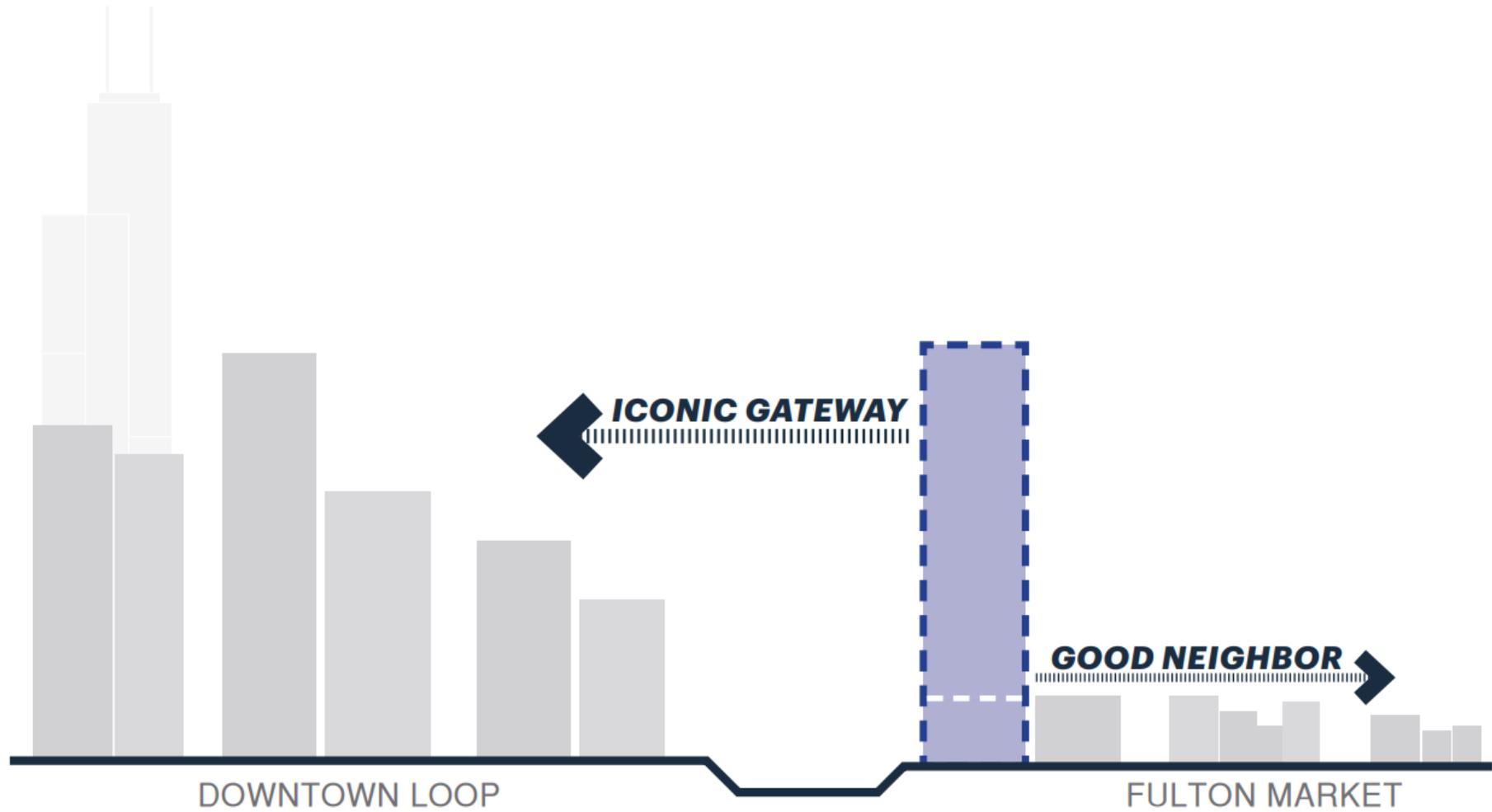


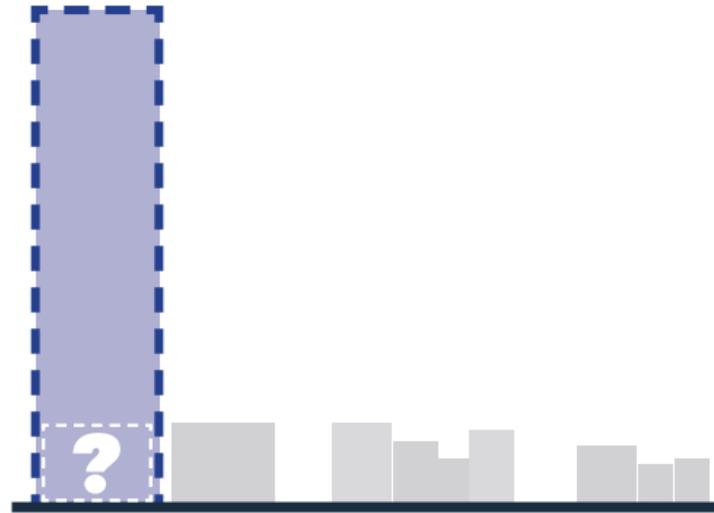
# OFFICE INNOVATION



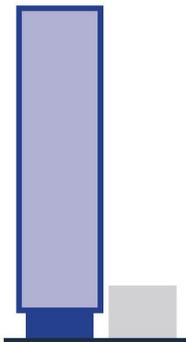
# DUAL IDENTITIES

DOWNTOWN LOOP & FULTON MARKET

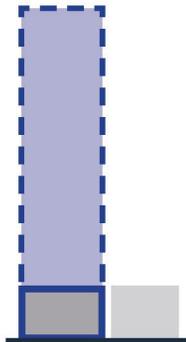




How Does the Tower Meet the Ground?



**LEVER HOUSE** NEW YORK



**HUDSON COMMONS** NEW YORK

**FLOATING TOWER**

**INTEGRATION TO  
CONTEXT**



RANDOLPH CORNER  
NORTHEAST PODIUM VIEW



RENDERING WITH PEDESTRIAN CONTEXT



RANDOLPH ENTRY  
NORTH VIEW



RENDERING WITH PEDESTRIAN CONTEXT



***How Can We Create Active Facades  
Along The Pedestrian Realm?***



# WASHINGTON CORNER

SOUTHWEST PODIUM CORNER VIEW

- EVERY ELEVATION OF THE BUILDING IS THOUGHTFULLY DESIGNED
- THE EXPRESSIVE FAÇADE CONTINUES ALONG THE EXPRESSWAY
- SCALE OF FAÇADE RESPONDS TO THE HUMAN SCALE OF THE PEDESTRIAN REALM AT THE STREET



RENDERING WITH PEDESTRIAN CONTEXT



# HALSTED ST AND WASHINGTON BLVD VIEWS



**DRAFT**



RENDERINGS WITH PEDESTRIAN CONTEXT



# HALSTED STREET FACADE

## PARKING FAÇADE SCREEN & STOREFRONTS

### COLUMNS

METAL PANEL & EXTRUSION - BLACK

### METAL FINS & FRAMES

METAL EXTRUSION - BLACK

### PERFORATED METAL PANEL

CORRUGATED PROFILE - WARM COPPER COLOR

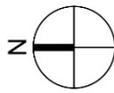
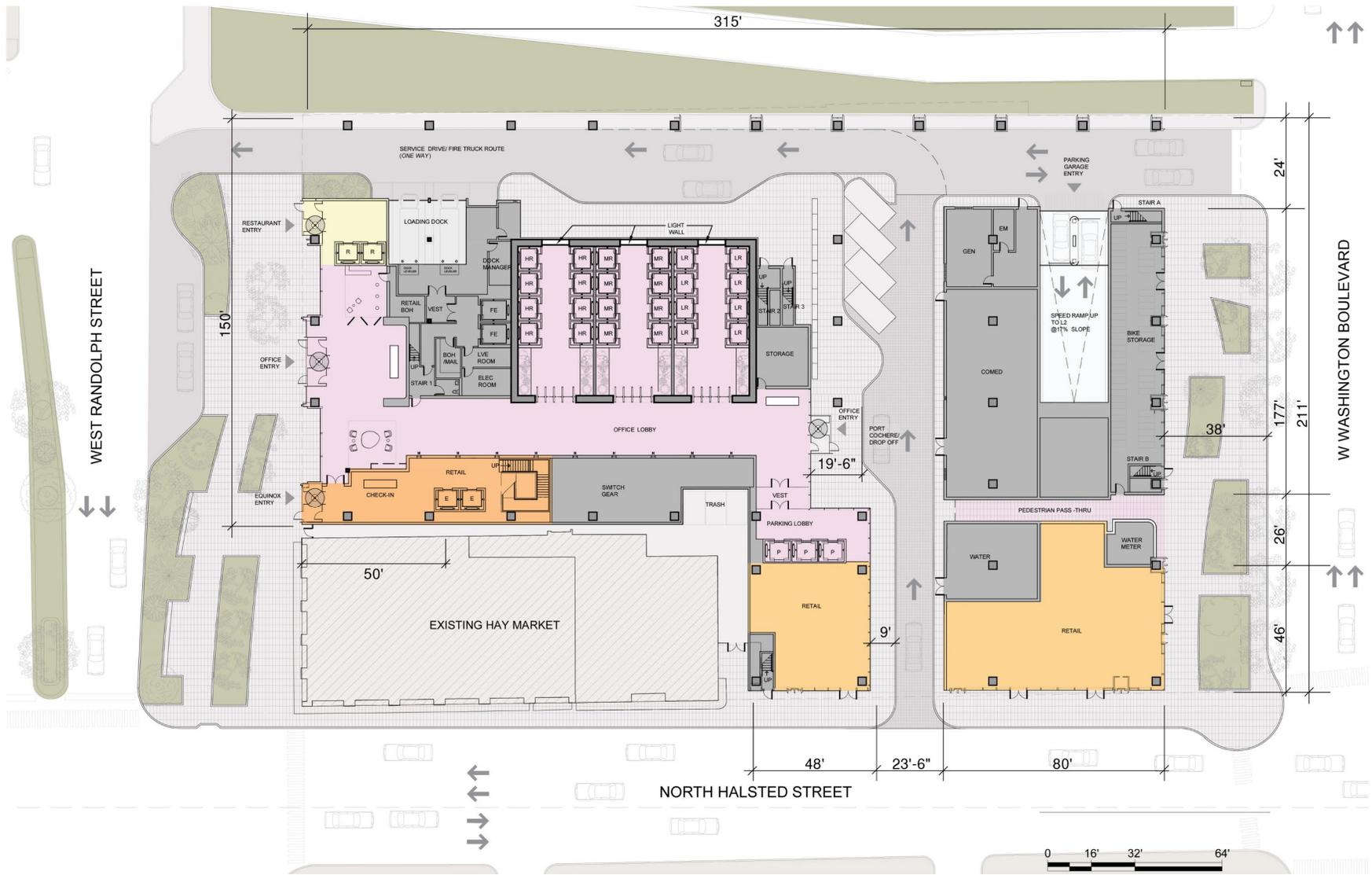
### BRACKETS

METAL EXTRUSION - BLACK

### PANEL

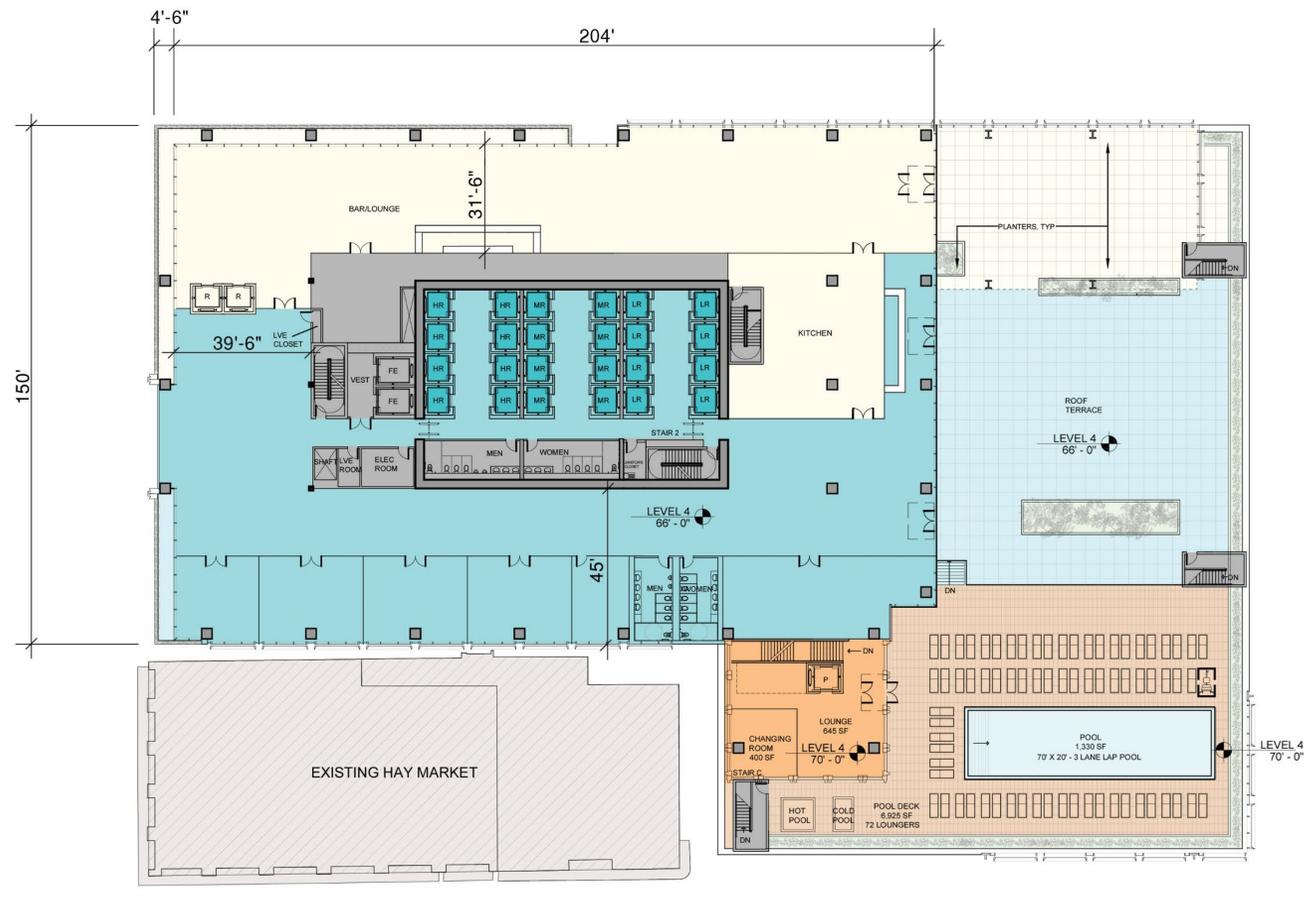
METAL PANEL - MEDIUM GREY W/ PATINA FINISH





# GROUND FLOOR PLAN





# FOURTH FLOOR PLAN



# DESIGN INSPIRATION

FRAME & TONE EXPRESSION



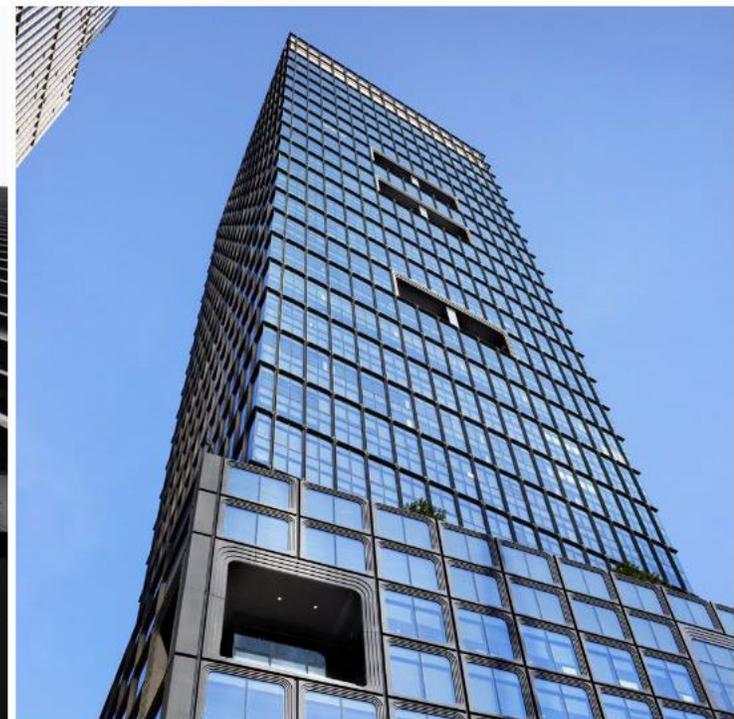
**CARBON & CARBIDE BUILDING** CHICAGO

BURNHAM BROTHERS



**FEDERAL CENTER** CHICAGO

MIES VAN DER ROHE



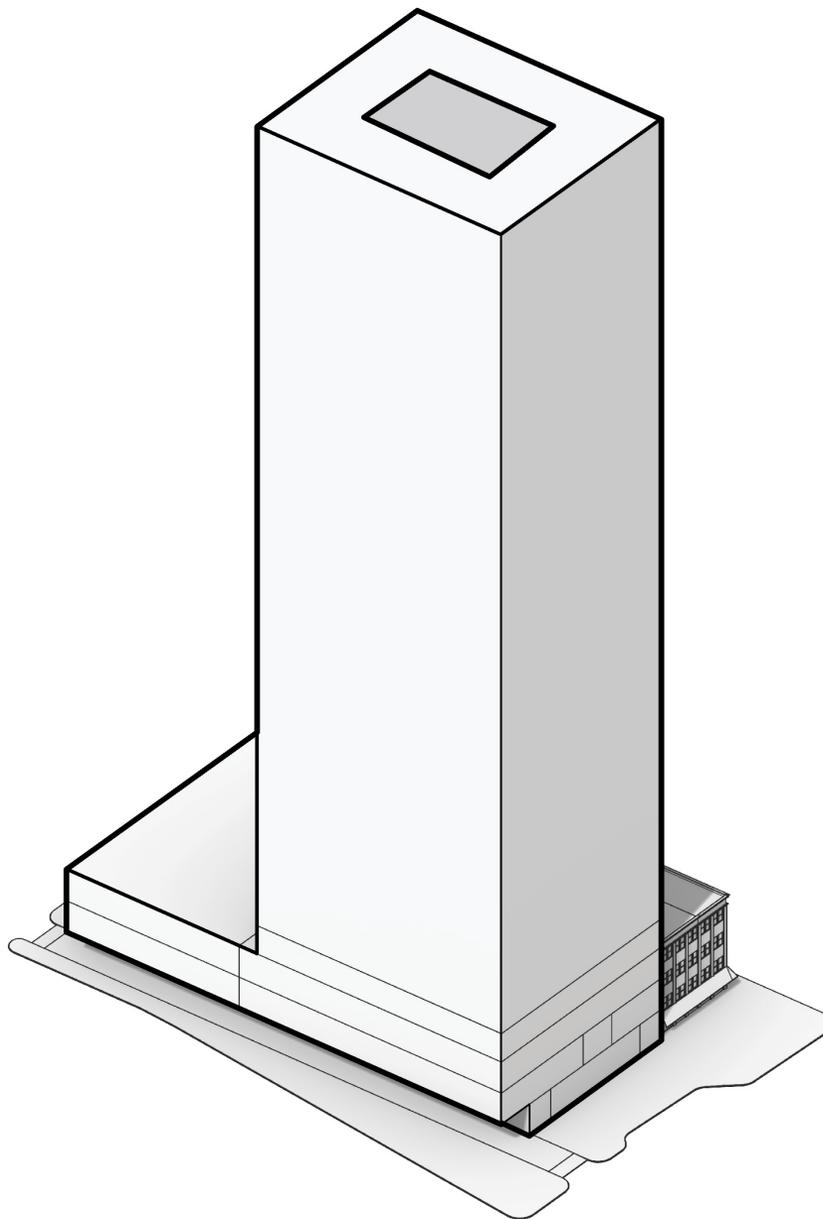
**55 HUDSON YARDS** NEW YORK

KOHN PEDERSEN FOX

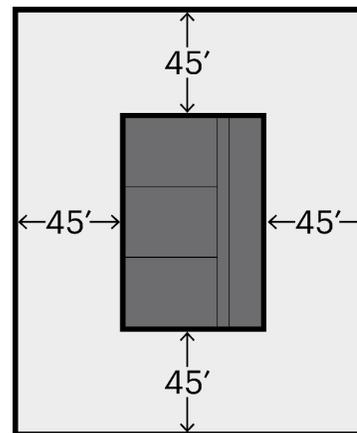


# BASE MASSING

PLAN EXTRUSION

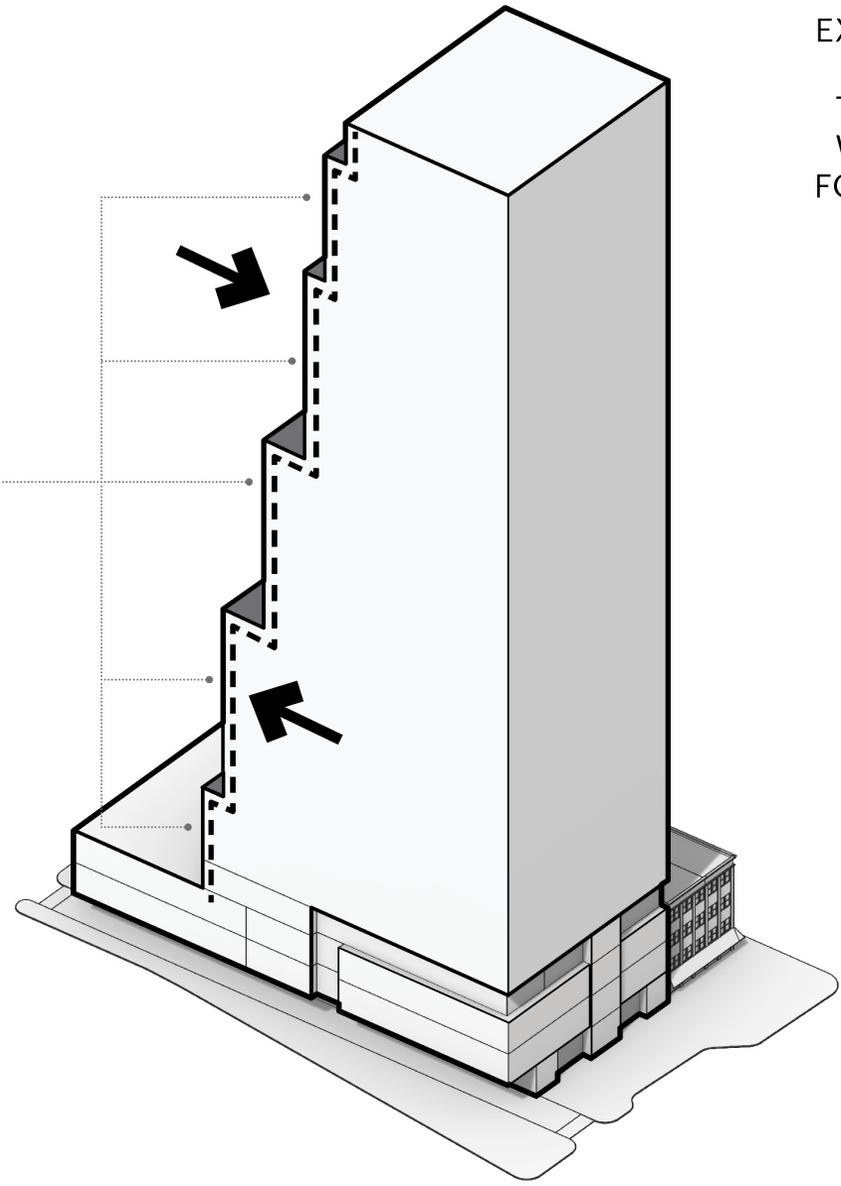


TYPICAL 45' LEASE SPANS ALLOW FOR PLANNING FLEXIBILITY FOR PERIMETER OFFICES, CONFERENCE ROOMS AND OPEN WORK SPACES

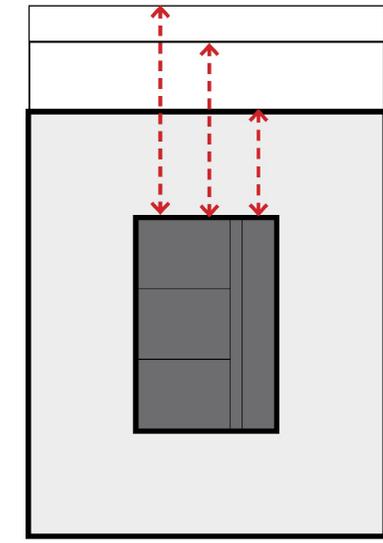


PLAN DIAGRAM

**Diversity of Floor Plates**

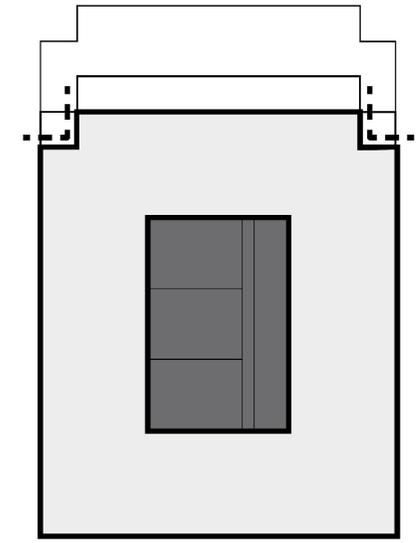
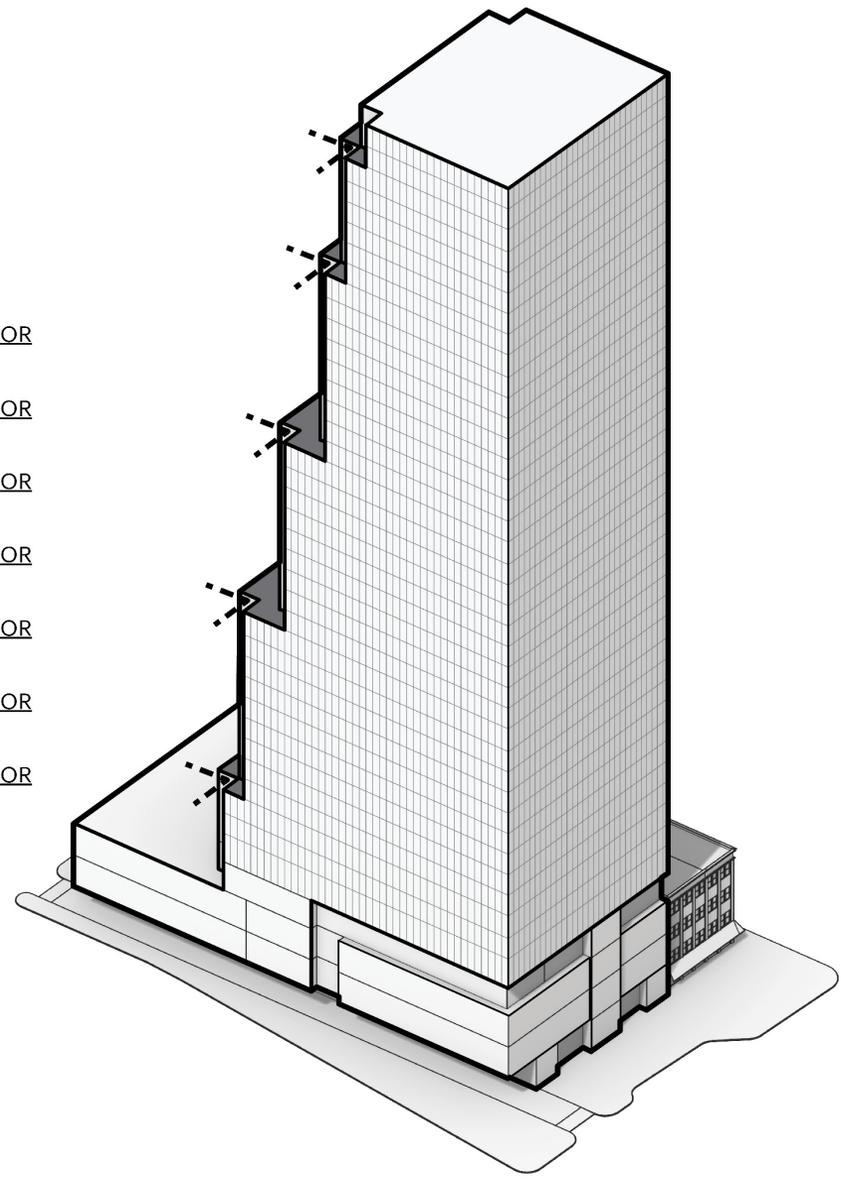
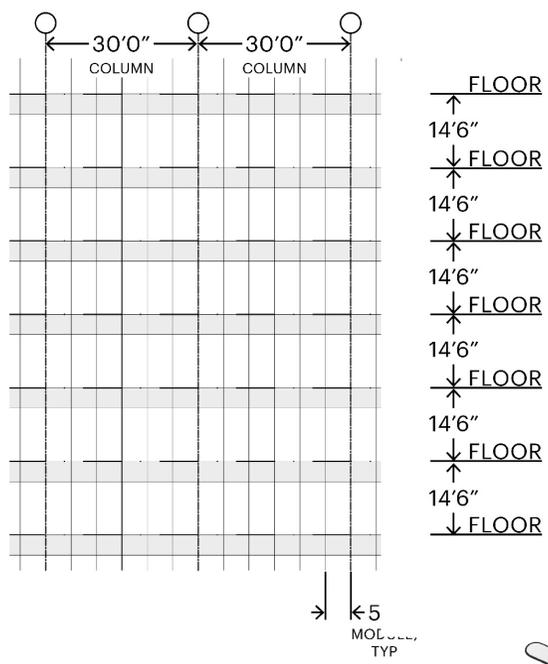


EXTENDED LEASE SPANS ALLOW FOR FLEXIBILITY OF VARYING TENANT TYPES, INCLUDING TECH TENANTS WHO REQUIRE ADDITIONAL SPACE FOR OFFICE PLANNING AND DENSITY



PLAN DIAGRAM

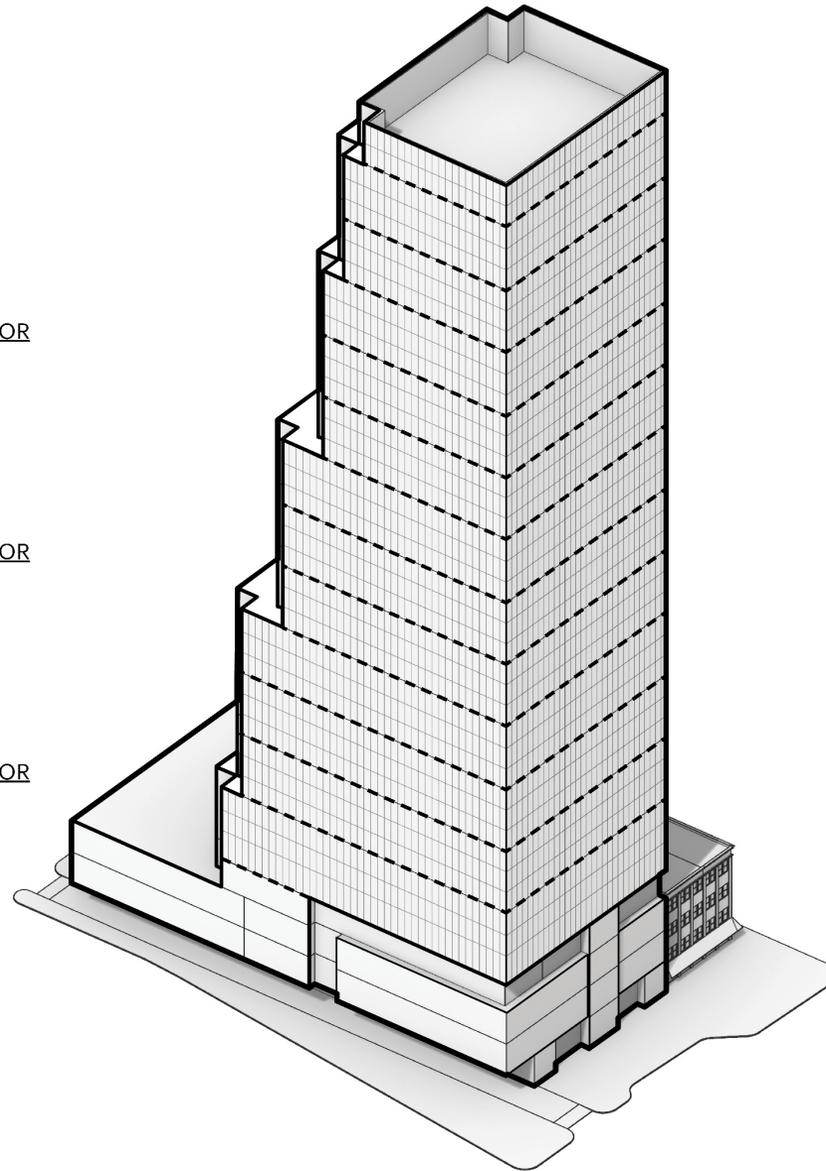
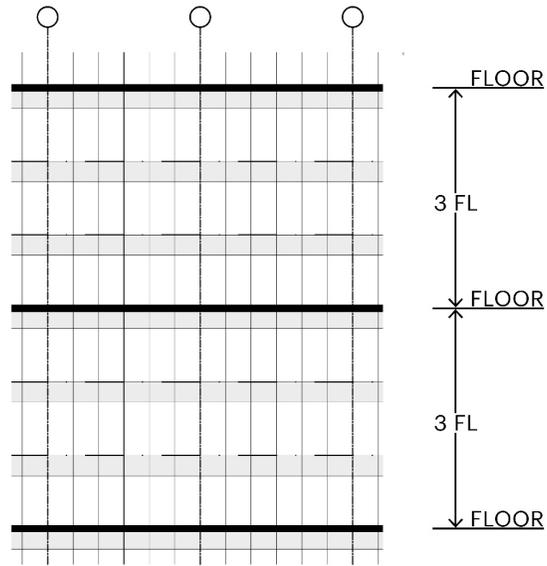
 **REENTRANT CORNERS**  
TOWER PROPORTION



PLAN DIAGRAM



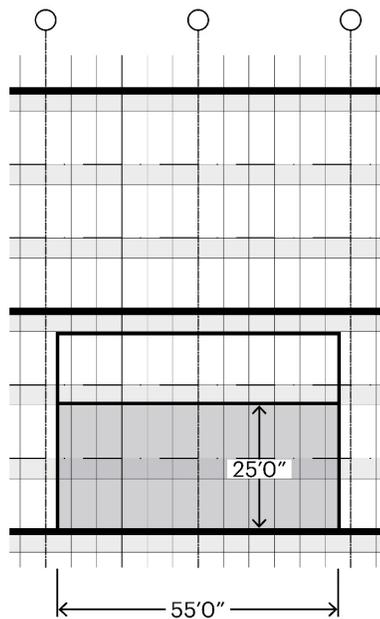
# THREE-FLOOR PACKAGING



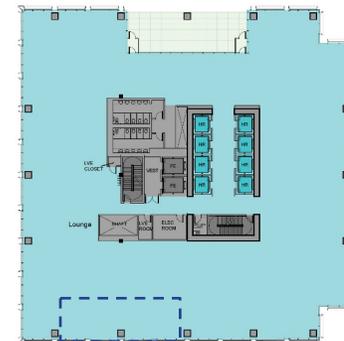
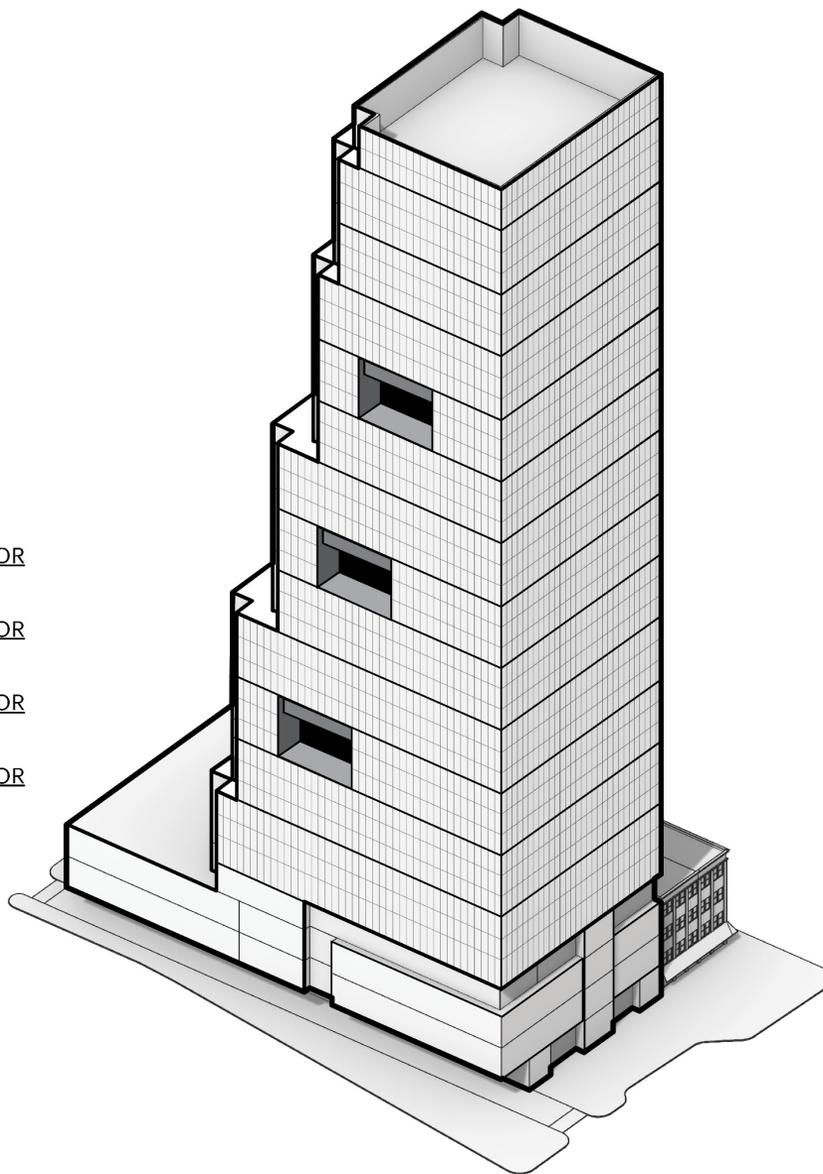


# EXTERIOR LOGGIA

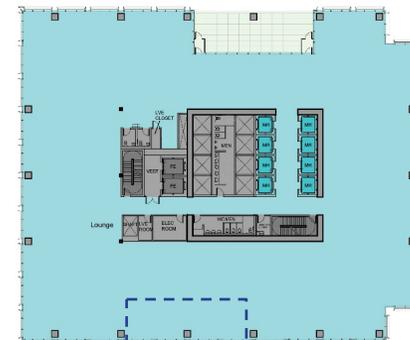
FACADE ACTIVATION



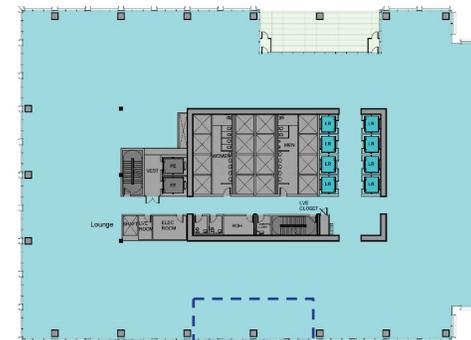
FLOOR  
 FLOOR  
 FLOOR  
 FLOOR



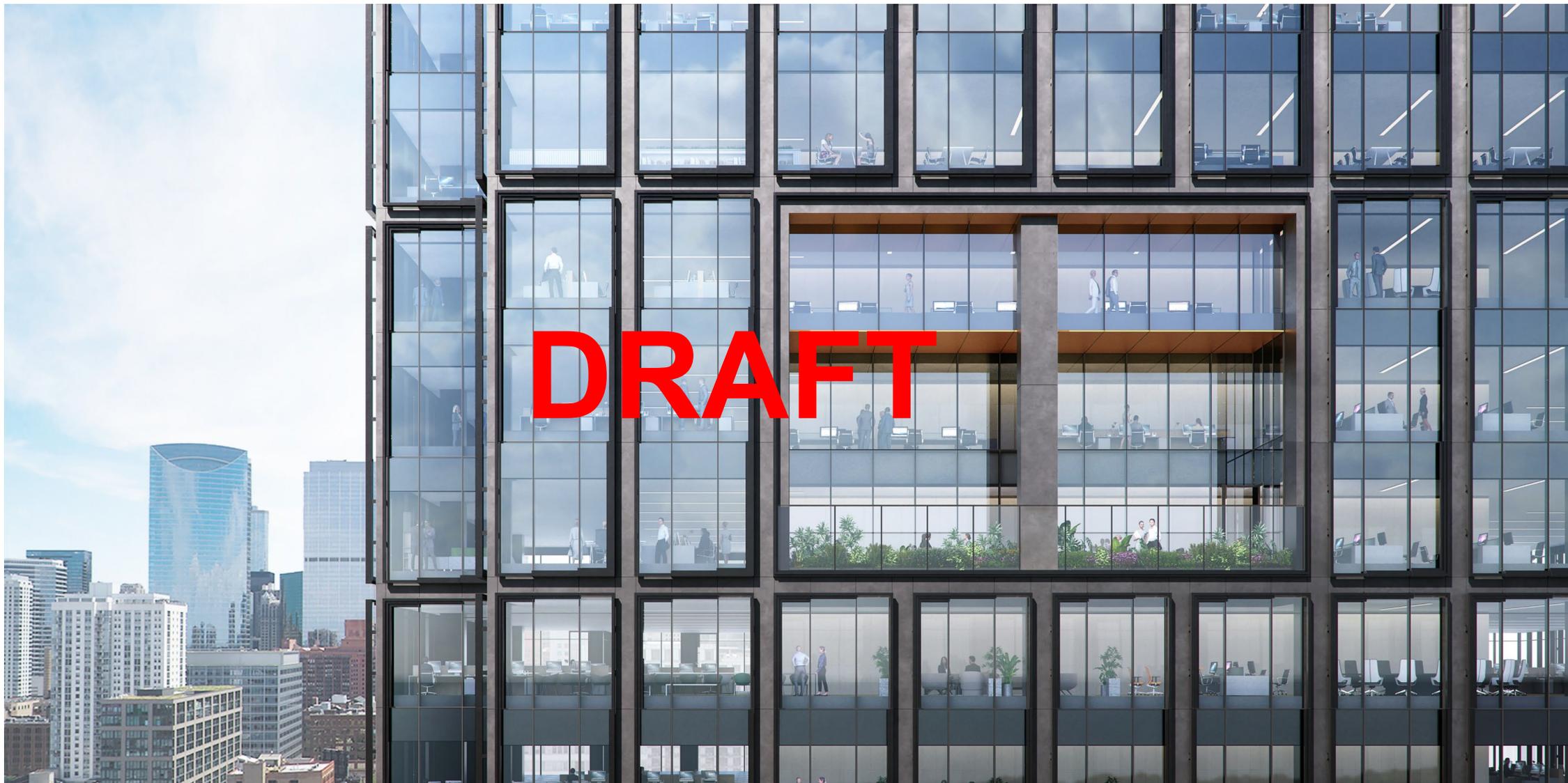
**MID-HIGH** LOGGIA PLAN

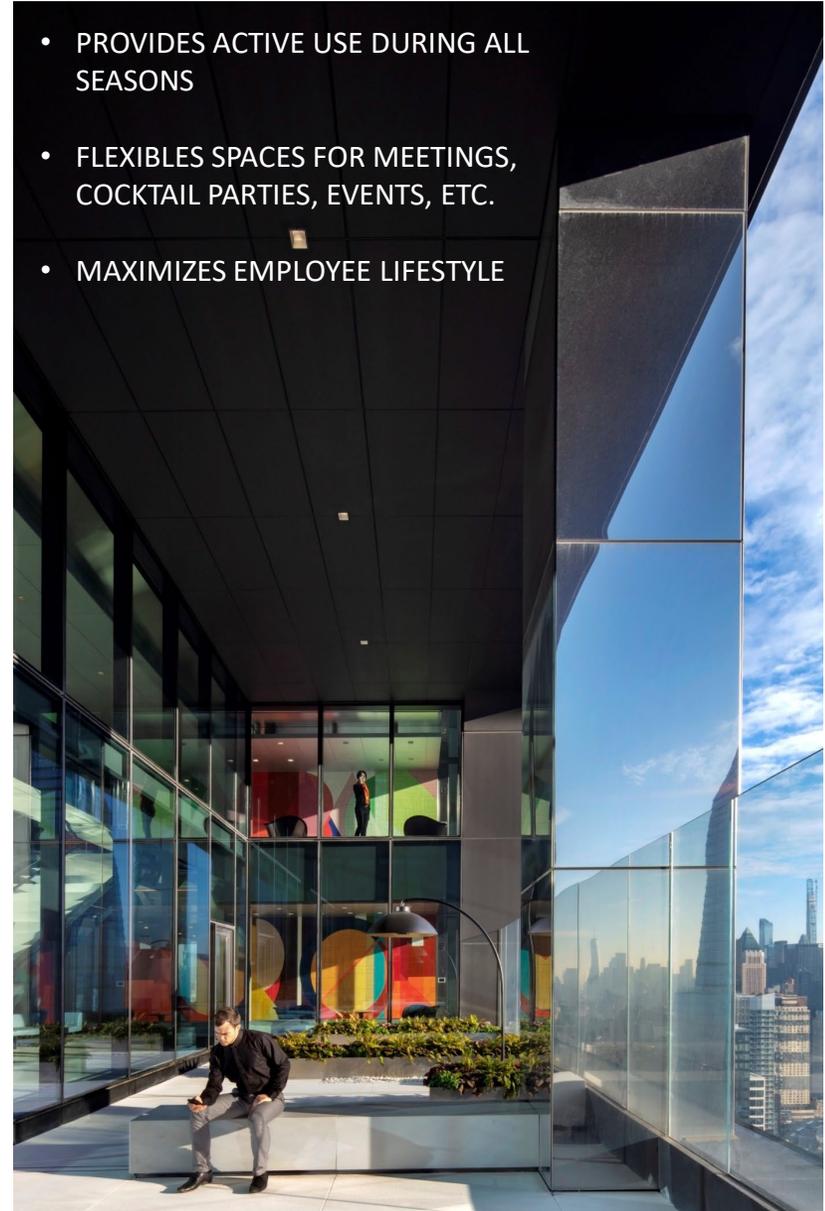


**MID** LOGGIA PLAN



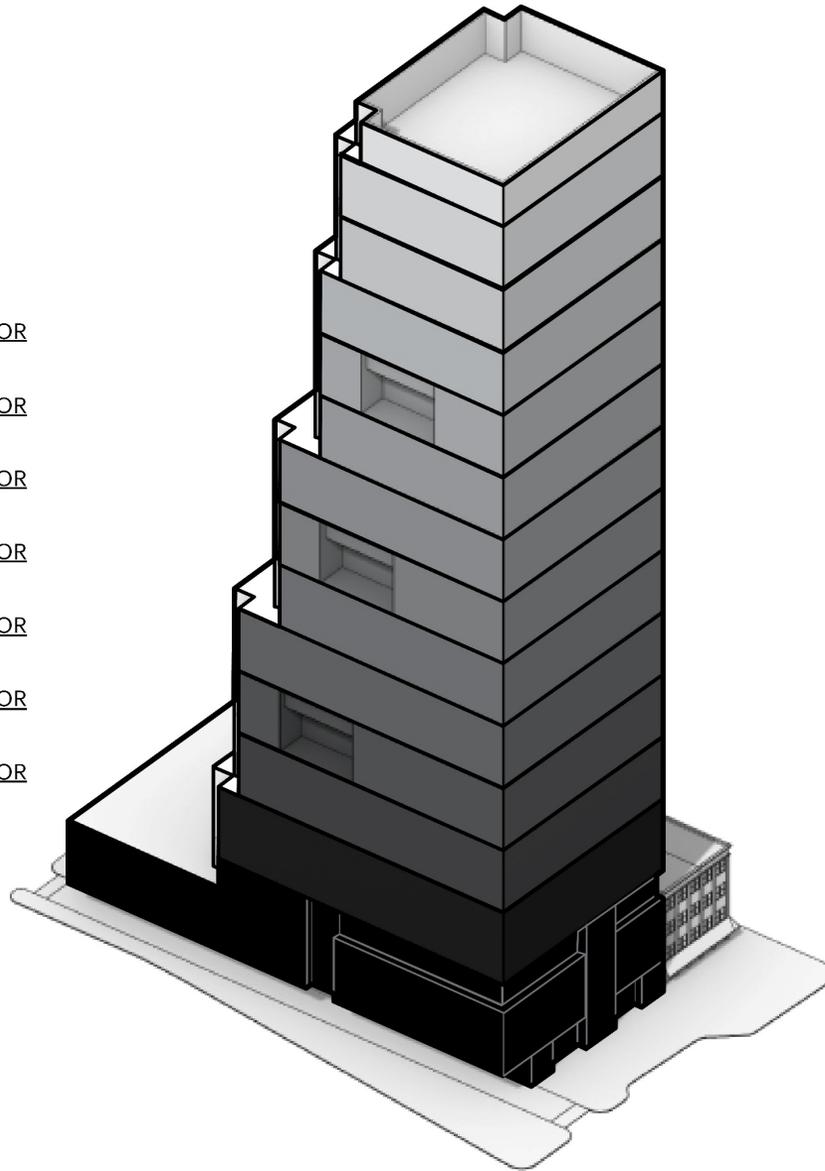
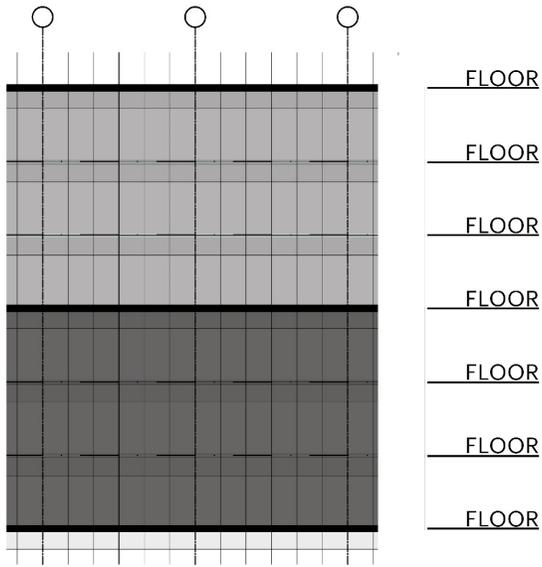
**LOW** LOGGIA PLAN





- PROVIDES ACTIVE USE DURING ALL SEASONS
- FLEXIBLE SPACES FOR MEETINGS, COCKTAIL PARTIES, EVENTS, ETC.
- MAXIMIZES EMPLOYEE LIFESTYLE

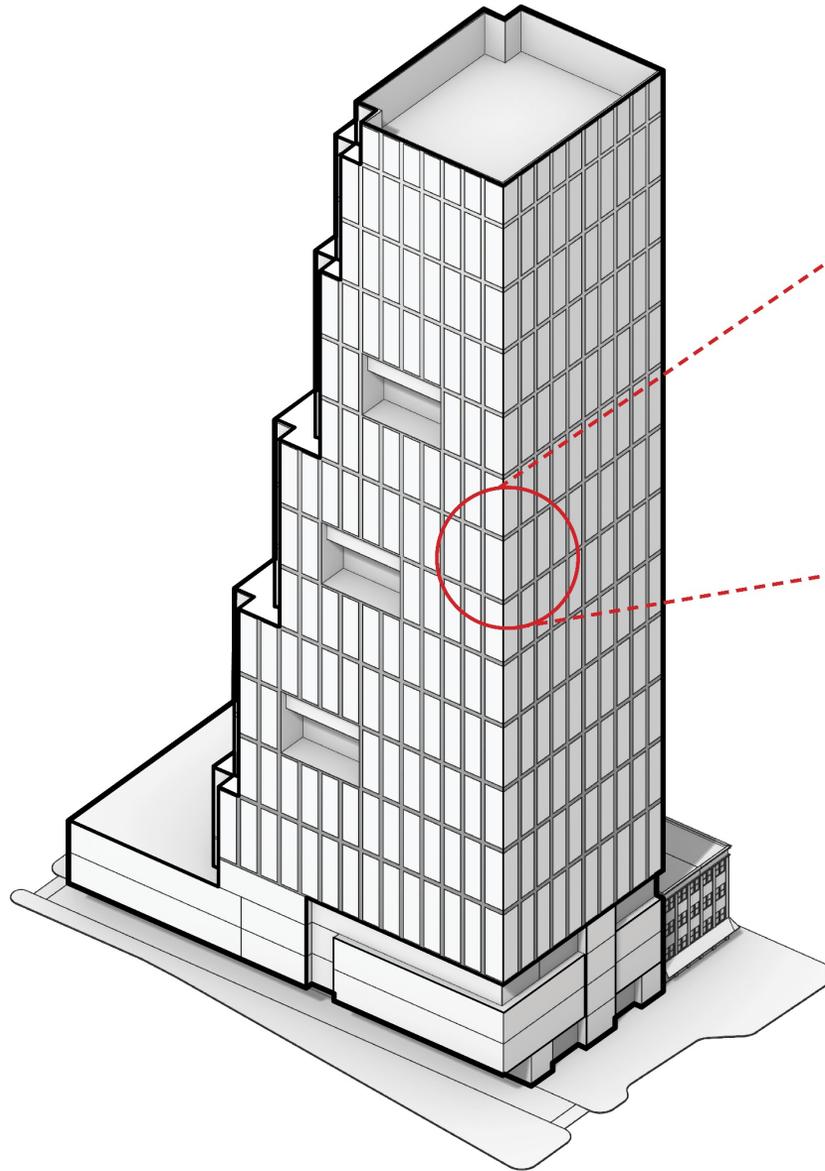
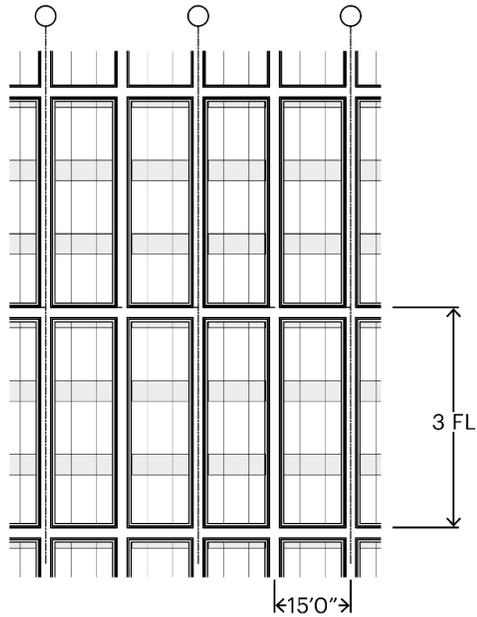
LOGGIA PRECEDENT: 55 HUDSON YARDS NEW YORK, NY





# FACADE FRAMES

FACADE RELIEF

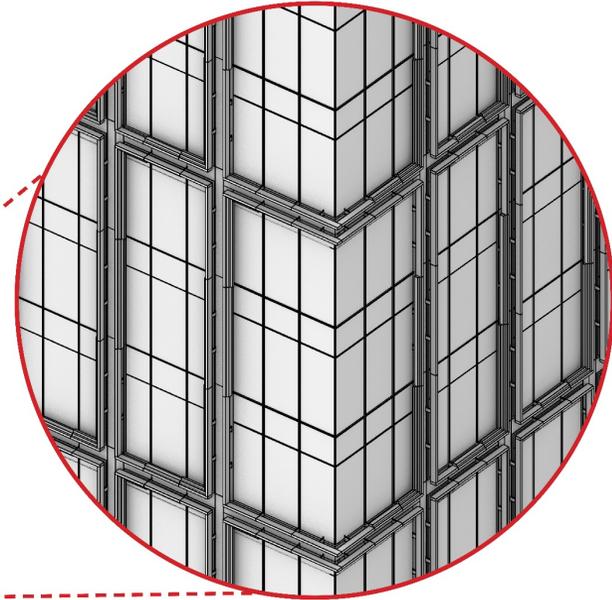
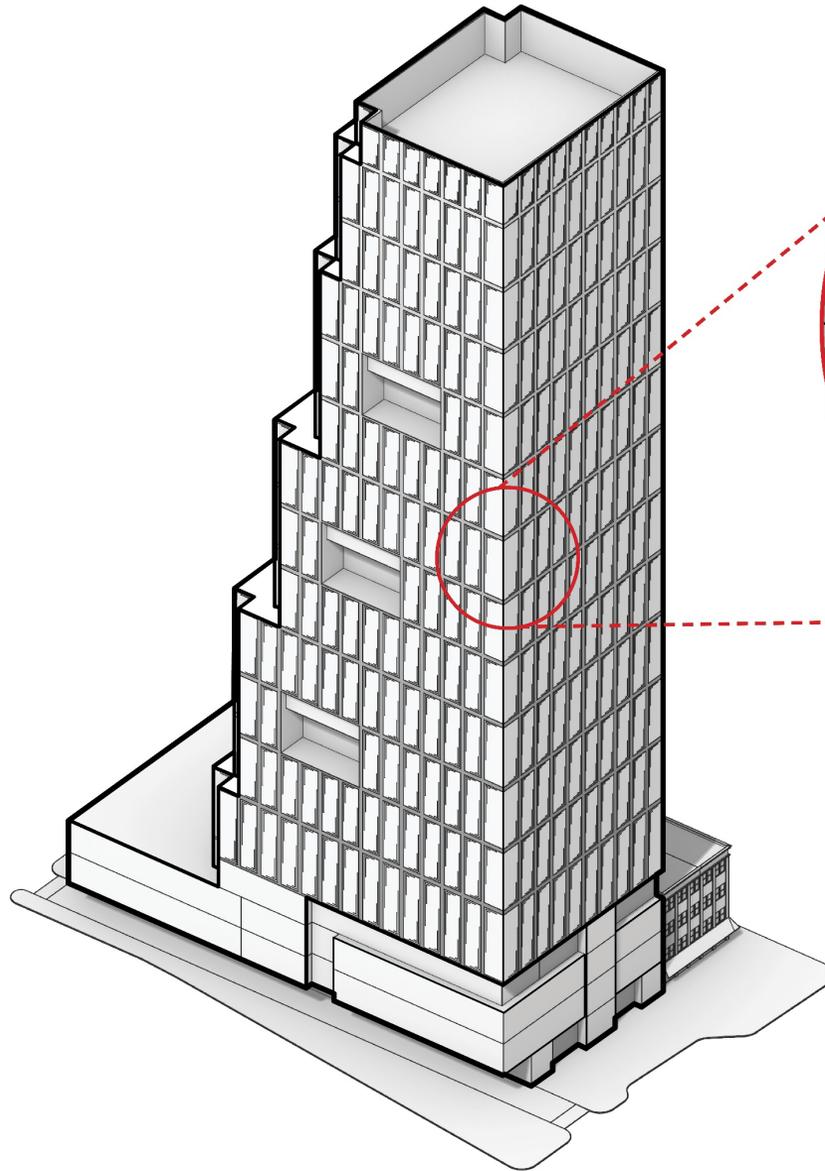
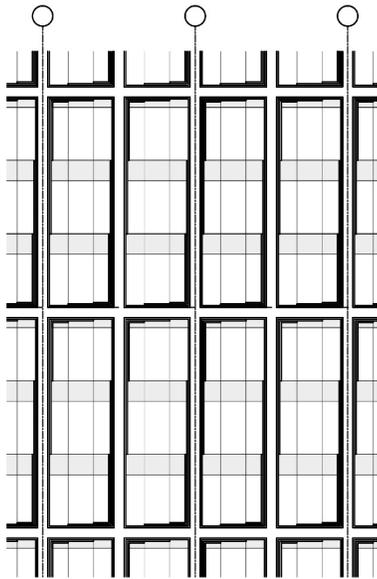


**NOVE OFFICE TOWER**  
MUNICH, GERMANY



# FACADE FRAMES

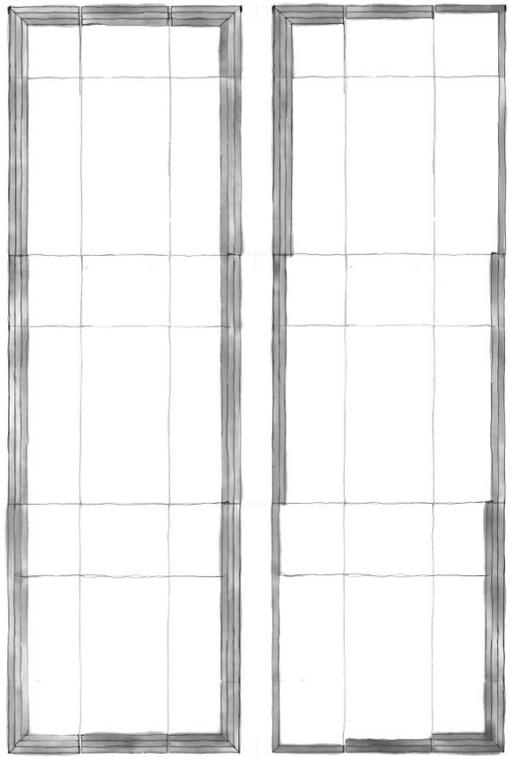
BESPOKE STEPPED EXPRESSION





# DESIGN PRINCIPLES

FRAME EXPRESSION



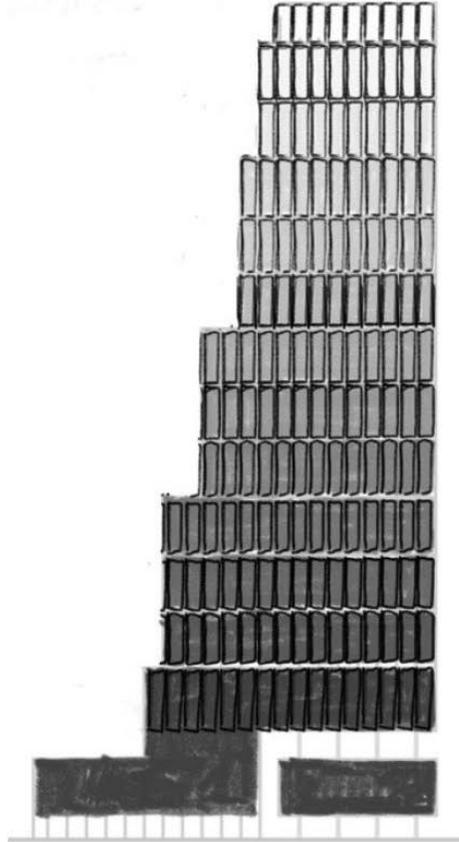
STATIC

DYNAMIC

**MODULE**



**MOVEMENT**



**VERTICAL GRADIENT**



# FACADE DETAIL

STEPPED FRAME

## FACADE FRAMES

METAL PROFILE - BLACK

## BRACKETS

METAL EXTRUSION - BLACK

## PANEL

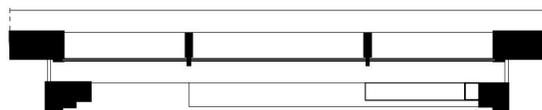
METAL PANEL - MEDIUM GREY W/ PATINA FINISH

## SHADOWBOX

KISS MULLION & METAL BACKPAN



15'-0"





# FAÇADE MATERIALITY

FRAME & TONE EXPRESSION

**Light Perforated Metal**

Tower Parapet Screen



**Warm Metal**

Tower Soffits



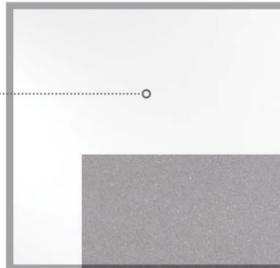
**Warm Perforated Metal**

Parking Garage Screen



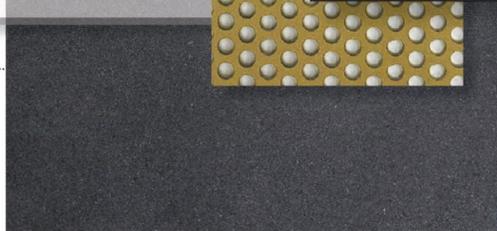
**Clear Glass**

Terrace Balustrades



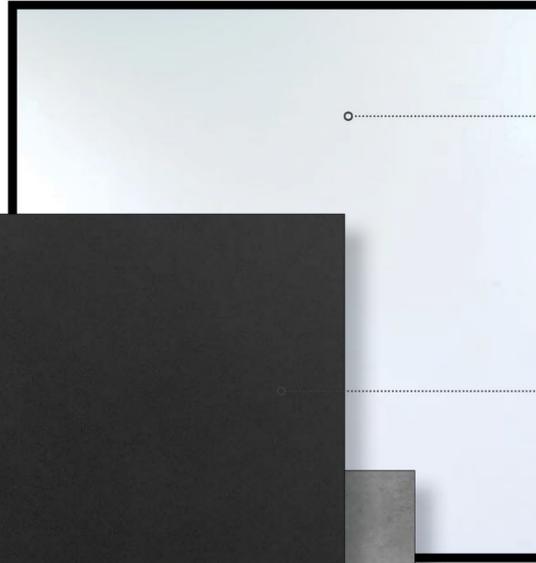
**Dark Stone**

Storefront Base



**Vision Glass**

Tower & Podium



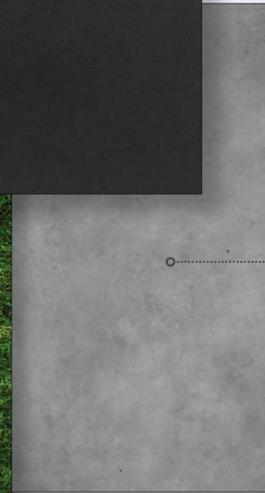
**Dark Metal**

Tower & Podium Frames



**Light Matte Metal**

Tower Facade Panels



**Planting**

Tower Terraces





# EAST AERIAL

VERTICAL GRADIENT

**HIGH ZONE**



**MID ZONE**



**LOW ZONE**



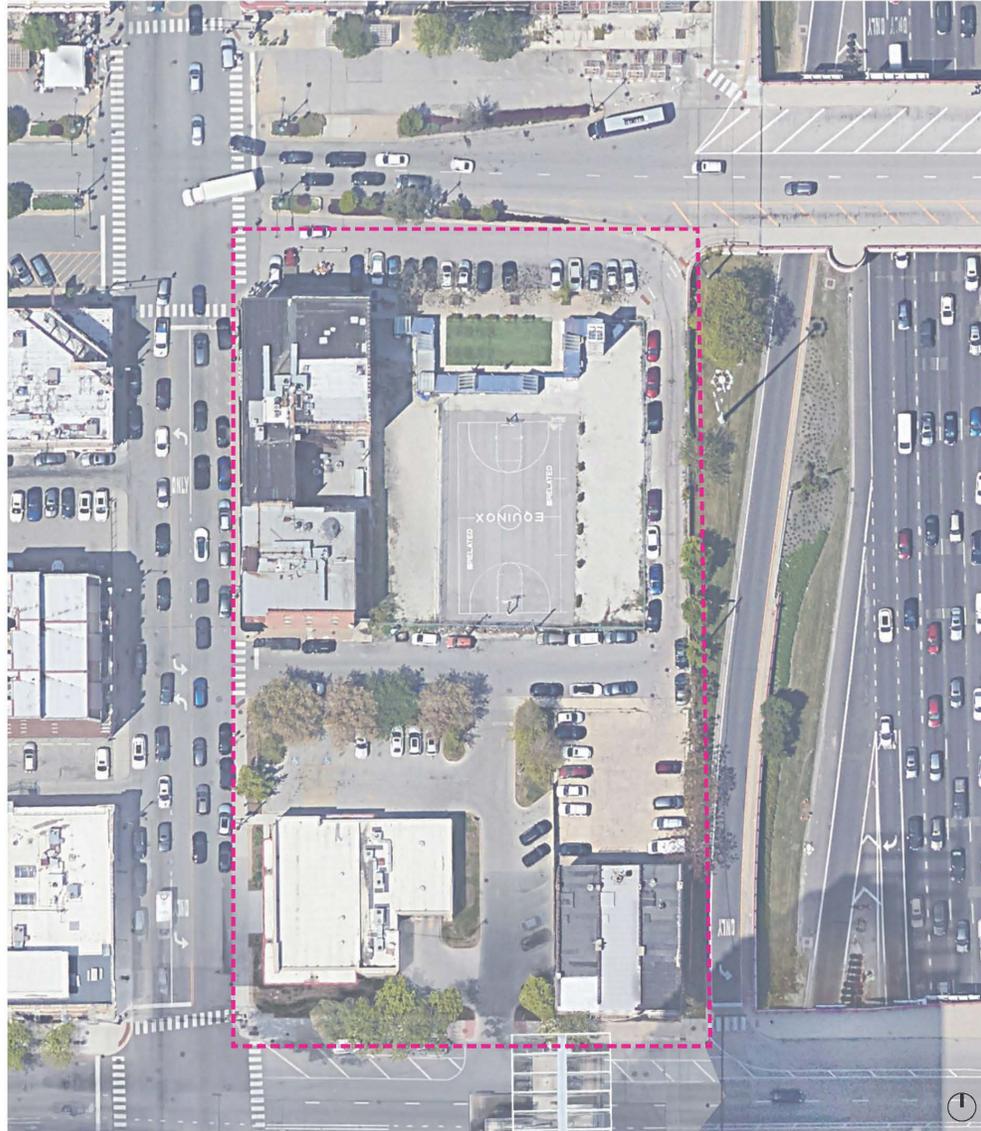


# **LANDSCAPE DESIGN REVIEW**



# PROJECT CONTEXT

EXISTING CONDITIONS



RANDOLPH ST LOOKING SOUTHWEST



HAYMARKET OUTDOOR DINING



SERVICE DRIVE LOOKING NORTH



HALSTED ST LOOKING EAST



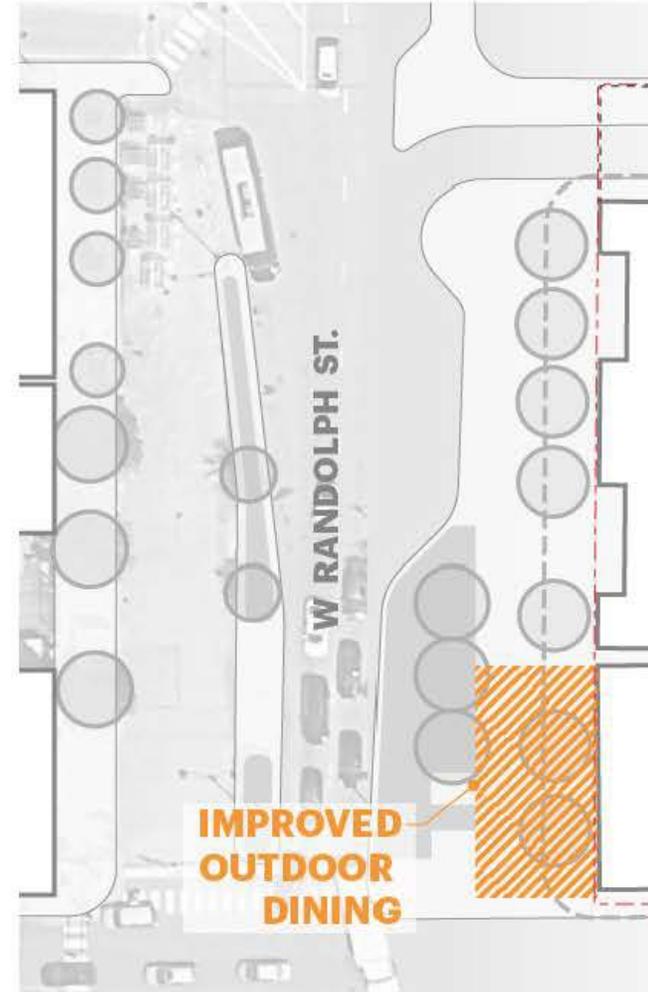
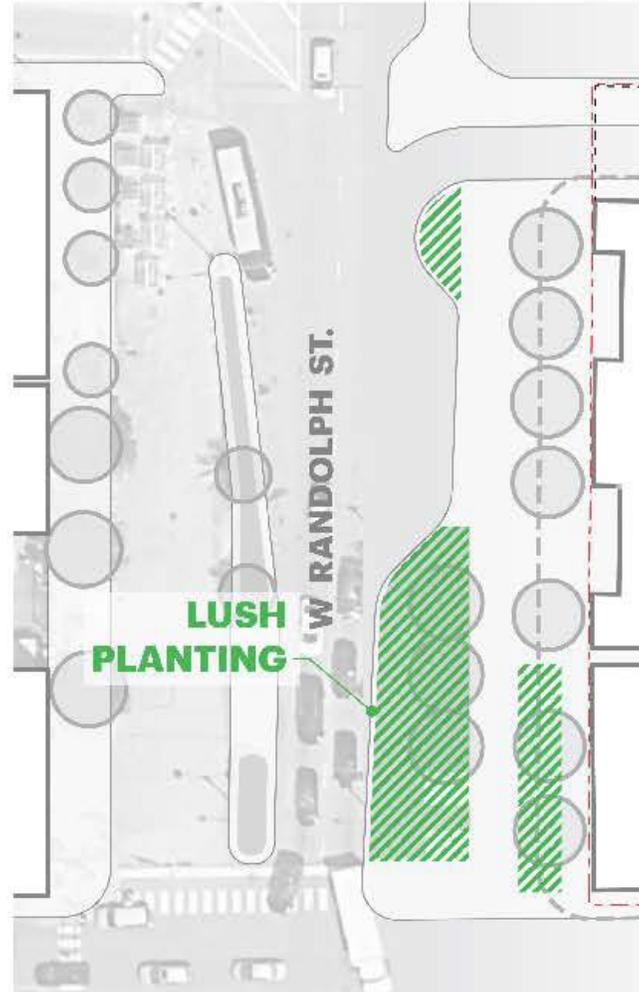
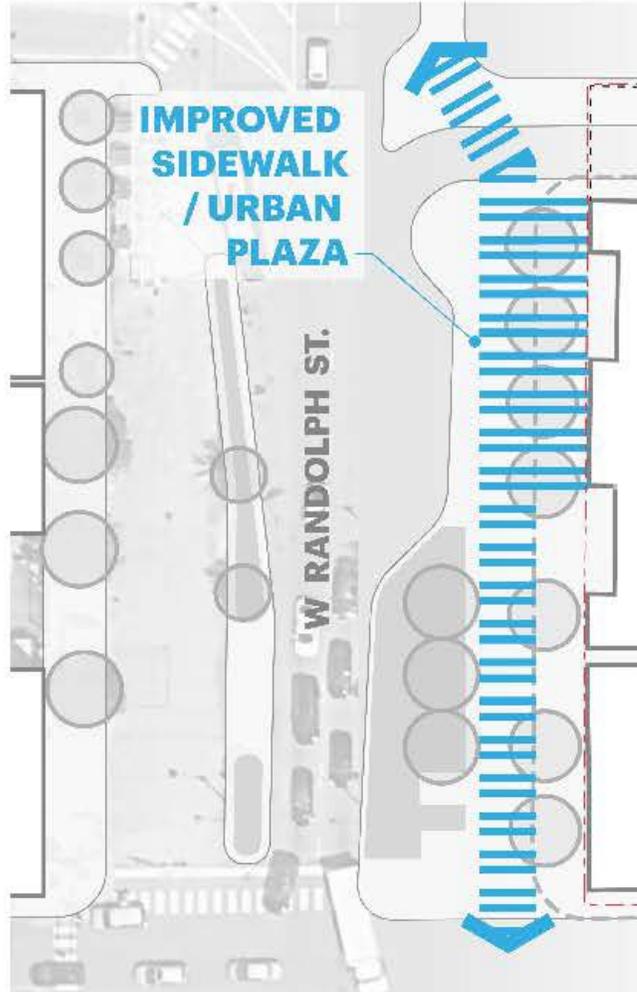
SERVICE DRIVE LOOKING SOUTH



WASHINGTON BLVD LOOKING NORTHWEST



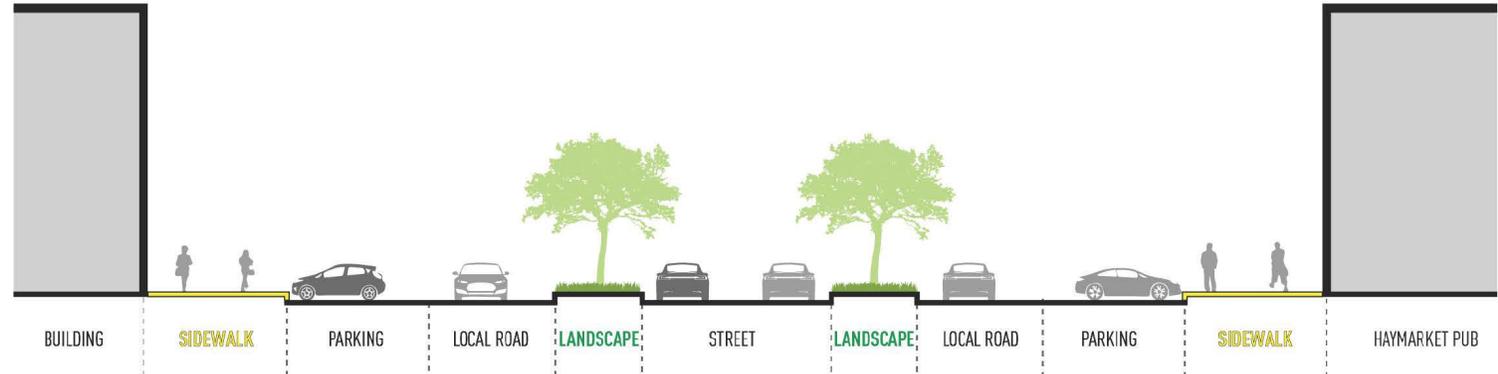
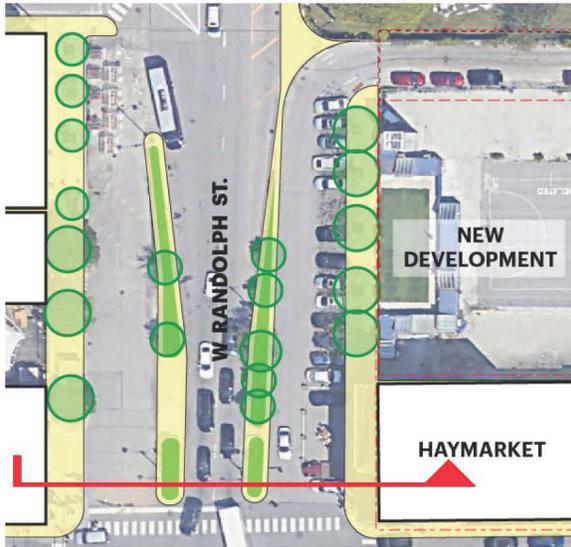
# RANDOLPH STREET OPPORTUNITIES



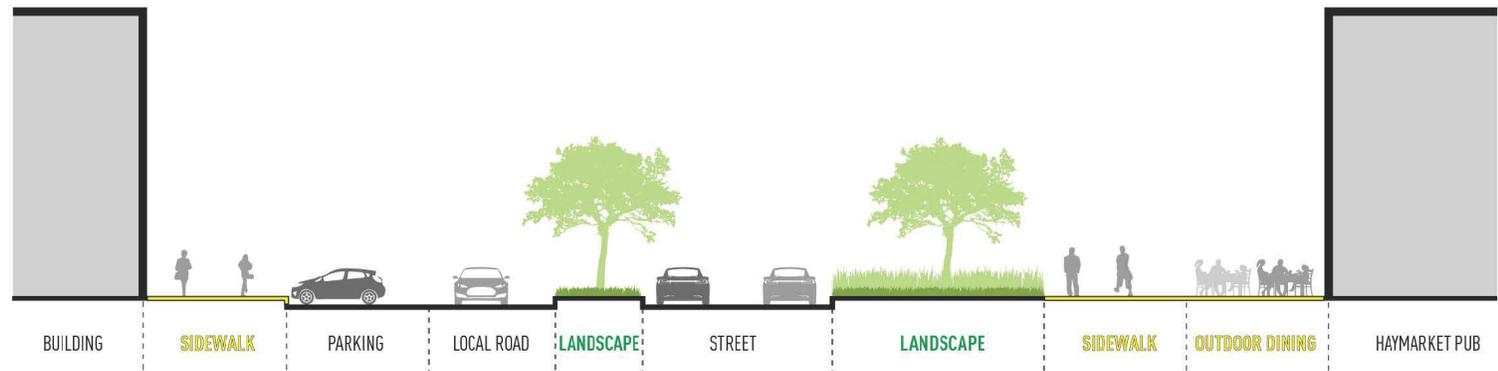
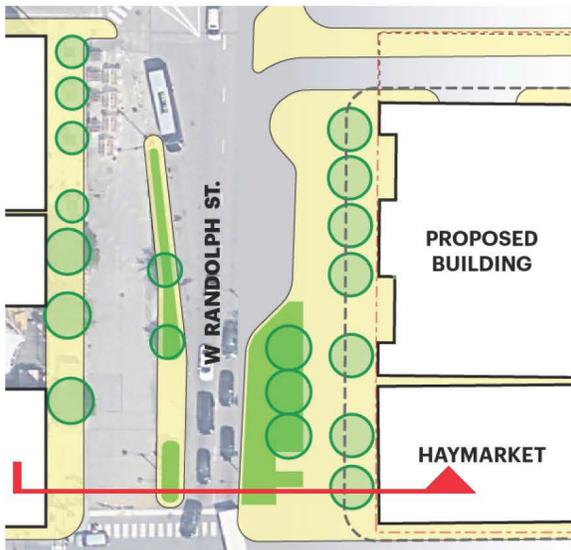


# RANDOLPH STREET SECTION COMPARISON

EXISTING & PROPOSED



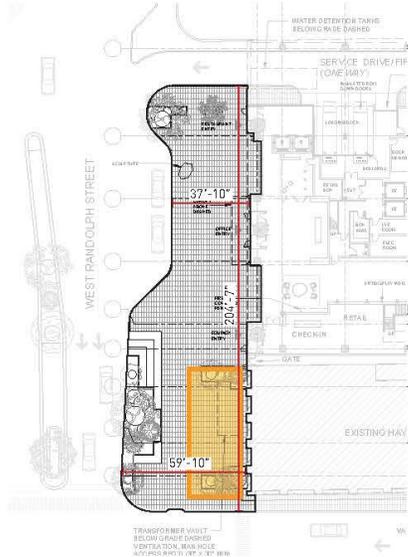
RANDOLPH ST. EXISTING SECTION



RANDOLPH ST. PROPOSED SECTION

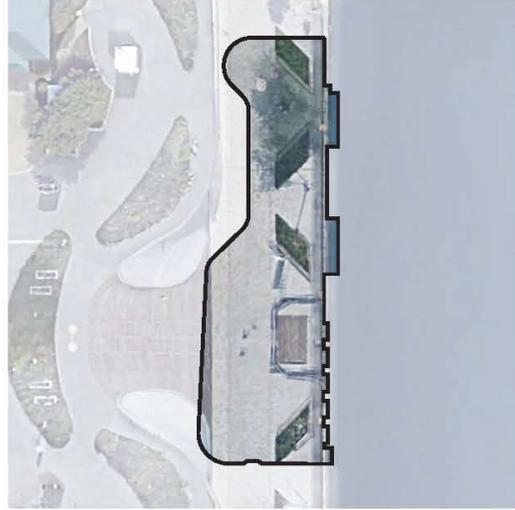


# RANDOLPH STREET SCALE COMPARISON



RANDOLPH ST PLAZA

## COMPARABLE PROJECTS OF SIMILAR SCALE



NAVY PIER

- PLANTERS W/ BUILT-IN BENCHES
- MIN. 20FT WIDE CONTINUOUS PATH
- TREES IN GRATE



## COMPARABLE PROJECTS FOR OUTDOOR SEATING



FULTON MARKET

- TIME OUT MARKET OUTDOOR DINING



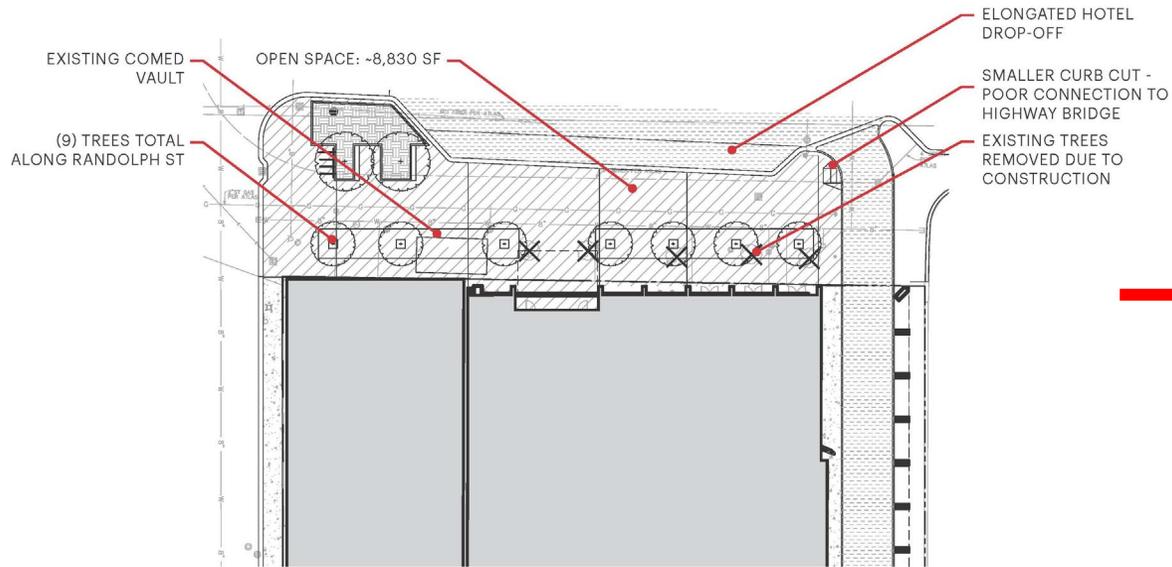
CHICAGO RIVERWALK

- NORTHMAN BEER AND CIDER GARDEN





## RANDOLPH STREET - EXISTING PD PLAN

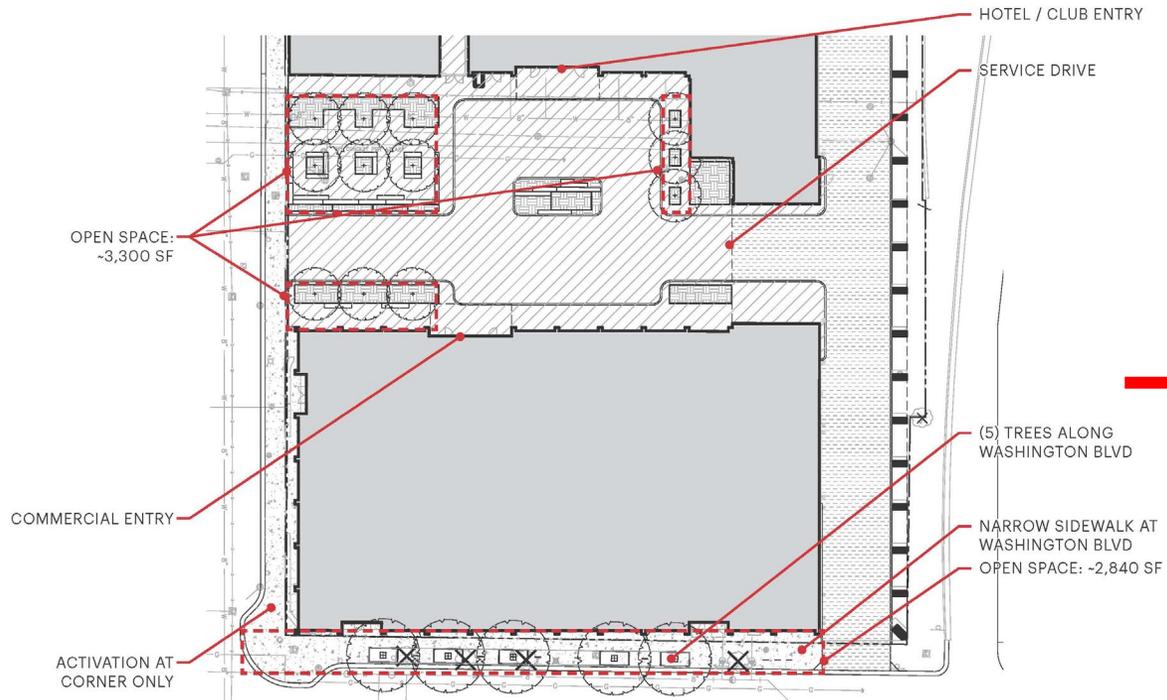


## RANDOLPH STREET DESIGN UPDATE - PROPOSED PD PLAN

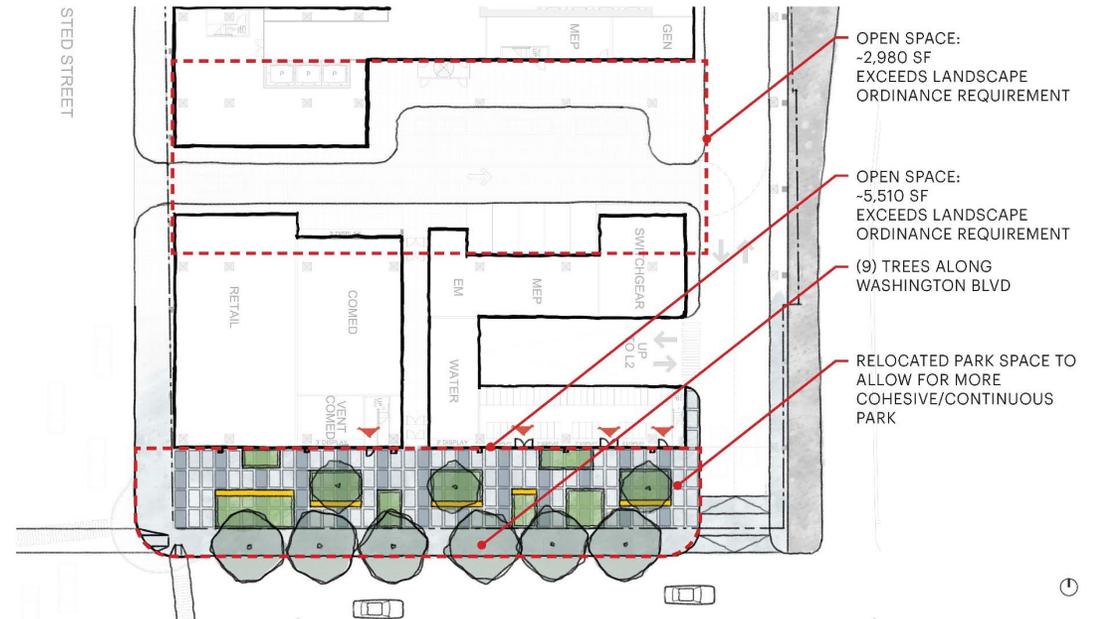




## MIDBLOCK AND WASHINGTON BOULEVARD - EXISTING PD PLAN



## MIDBLOCK AND WASHINGTON BOULEVARD - PROPOSED PD PLAN





# ZONING CODE 17-8-0909

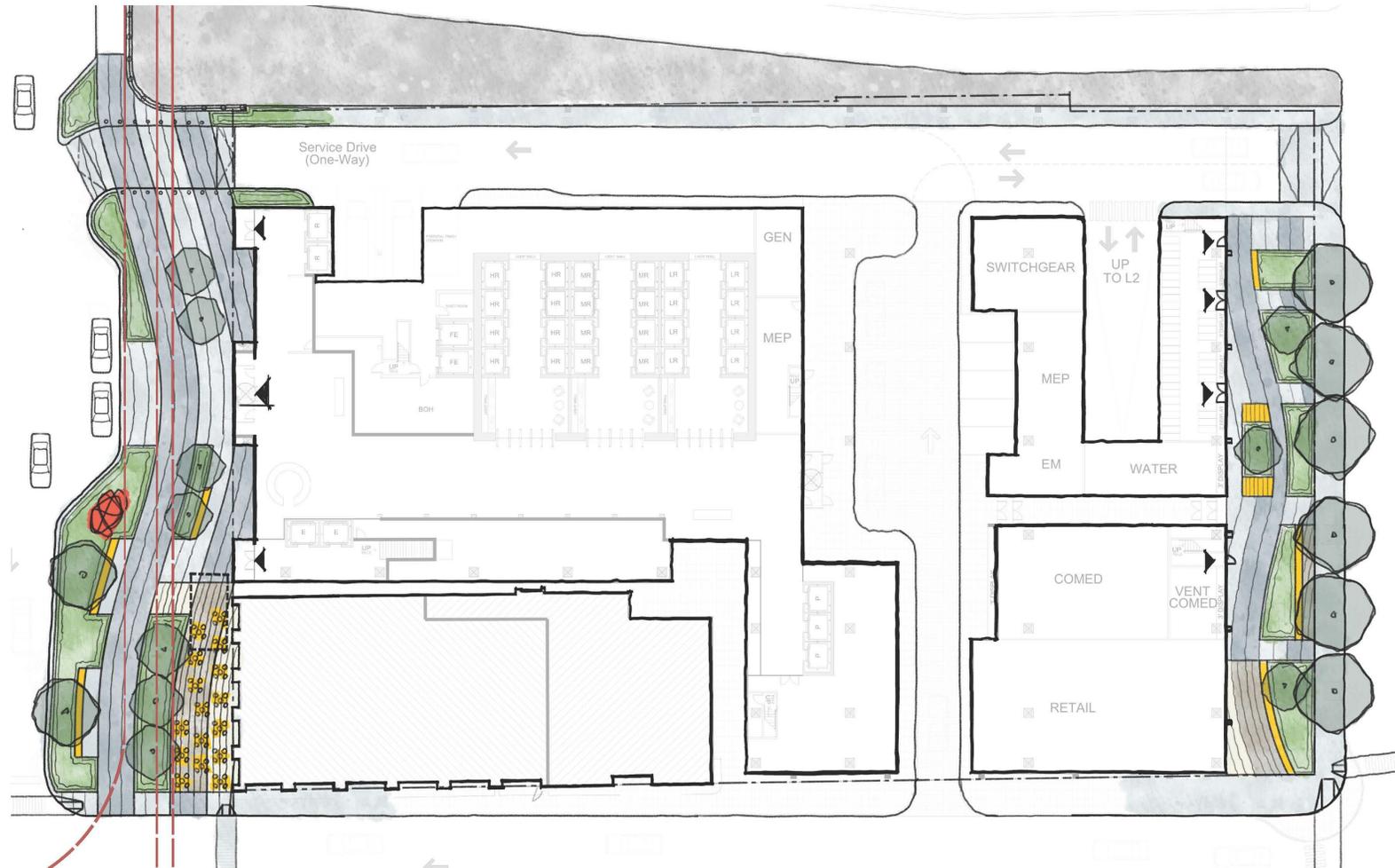
PARKS, OPEN SPACE, & LANDSCAPING

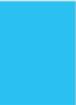
## 17-8-0909-A – GENERAL INTENT

LANDSCAPED PUBLIC PLAZA CONNECTED TO THE PUBLIC WAY SERVES AS A GATEWAY TO THE FULTON-MARKET DISTRICT, PROVIDES INVITING, USABLE, AND ACCESSIBLE RECREATION AREAS FOR WORKERS AND VISITORS. LUSH PLANTING HAS BEEN CREATED IN THE PLAZA TO PROVIDE VISUAL AND AUDITORY BUFFER TO THE RANDOLPH STREET TRAFFIC.

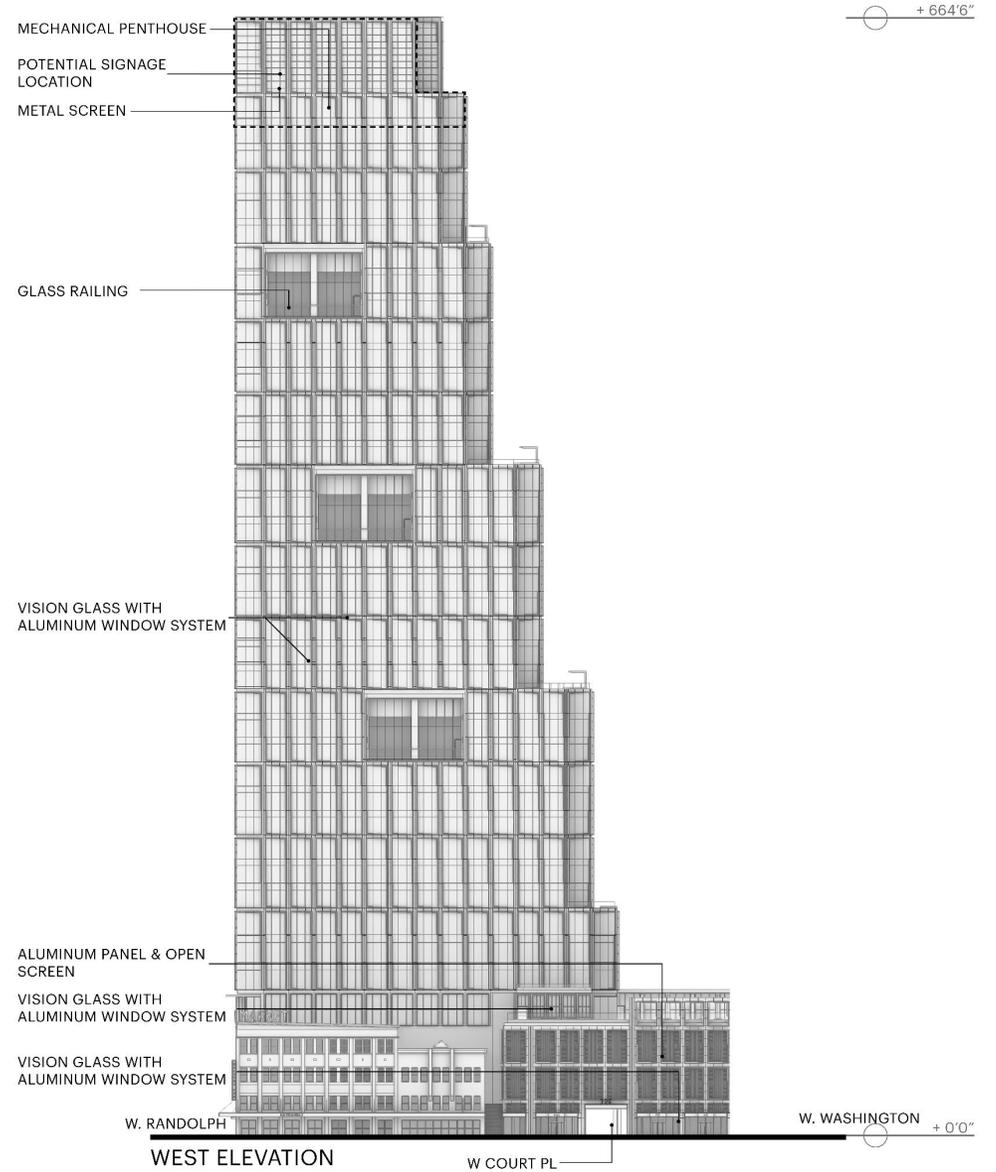
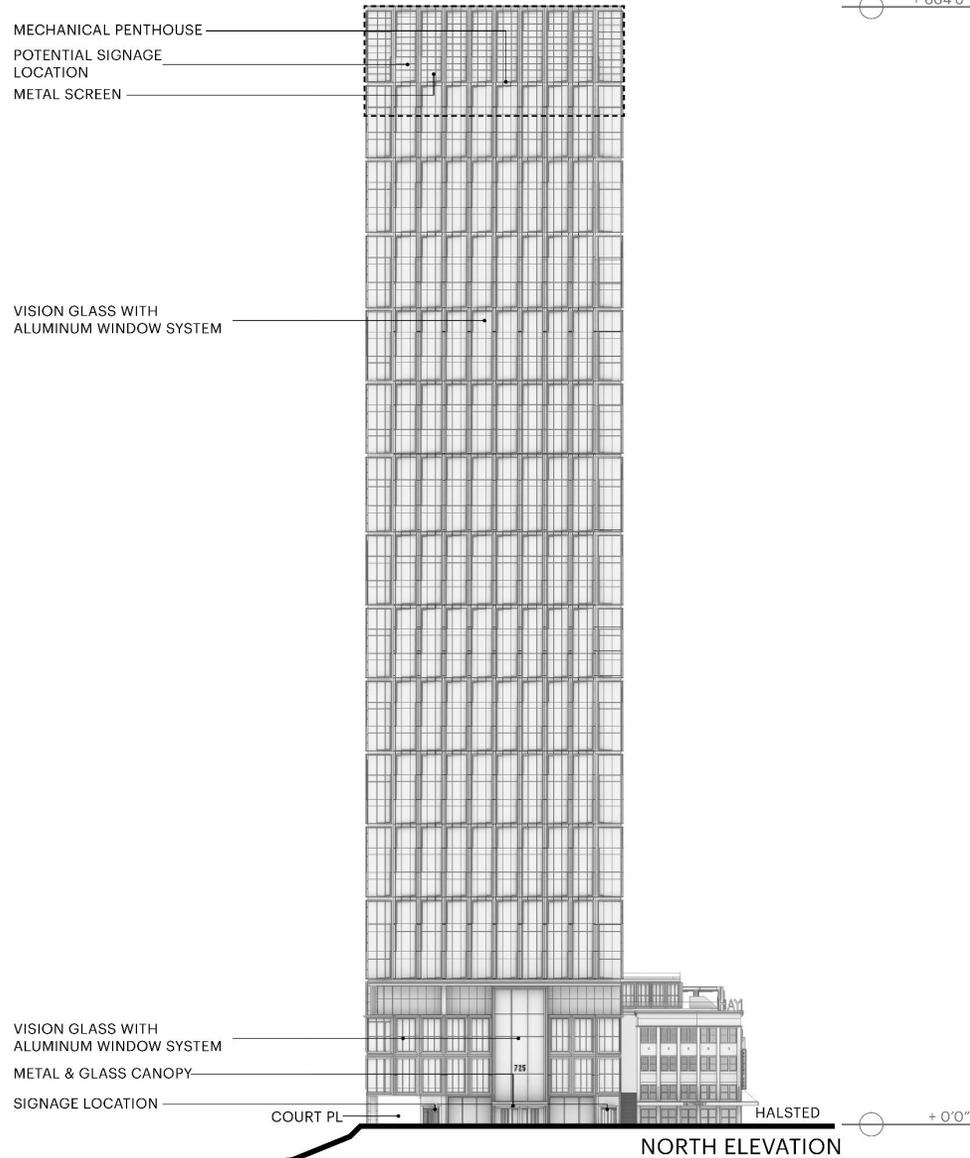
## 17-8-0909-B – DESIGN

OPEN SPACES HAVE BEEN LOCATED TO PROVIDE SUNLIGHT EXPOSURE. OUTDOOR DINING, PUBLIC SEATING AND SHADED PUBLIC AREAS HAVE BEEN CREATED TO ENCOURAGE PUBLIC GATHERING.



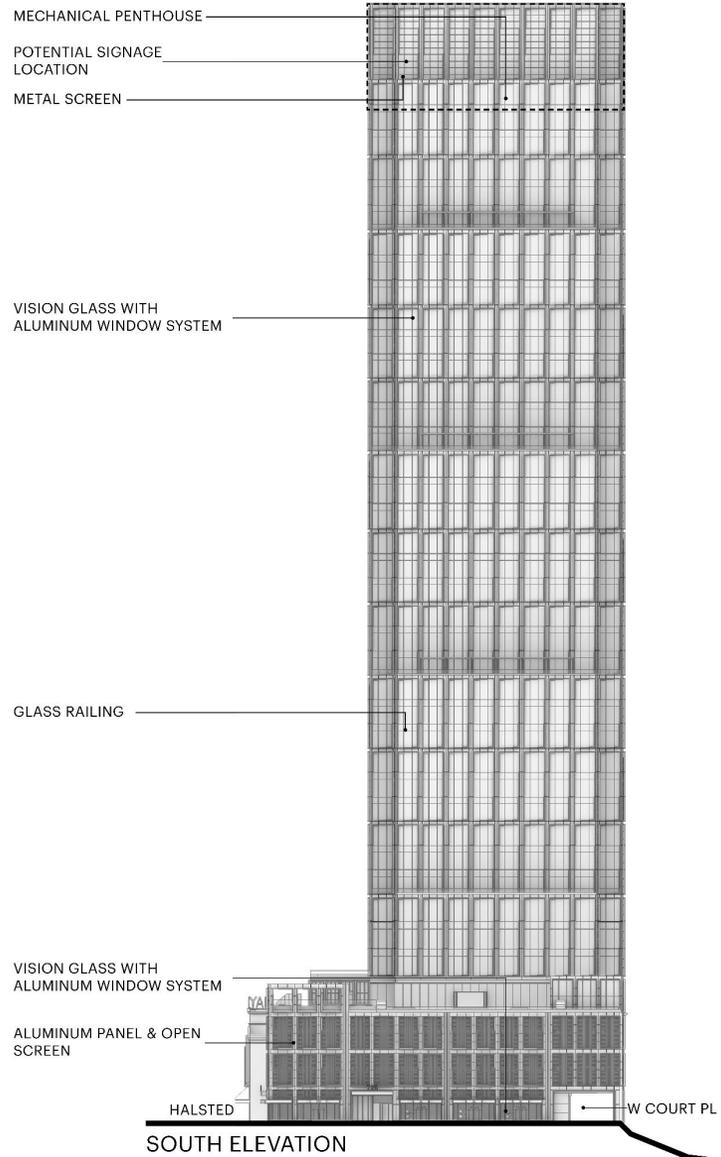


# BUILDING ELEVATIONS



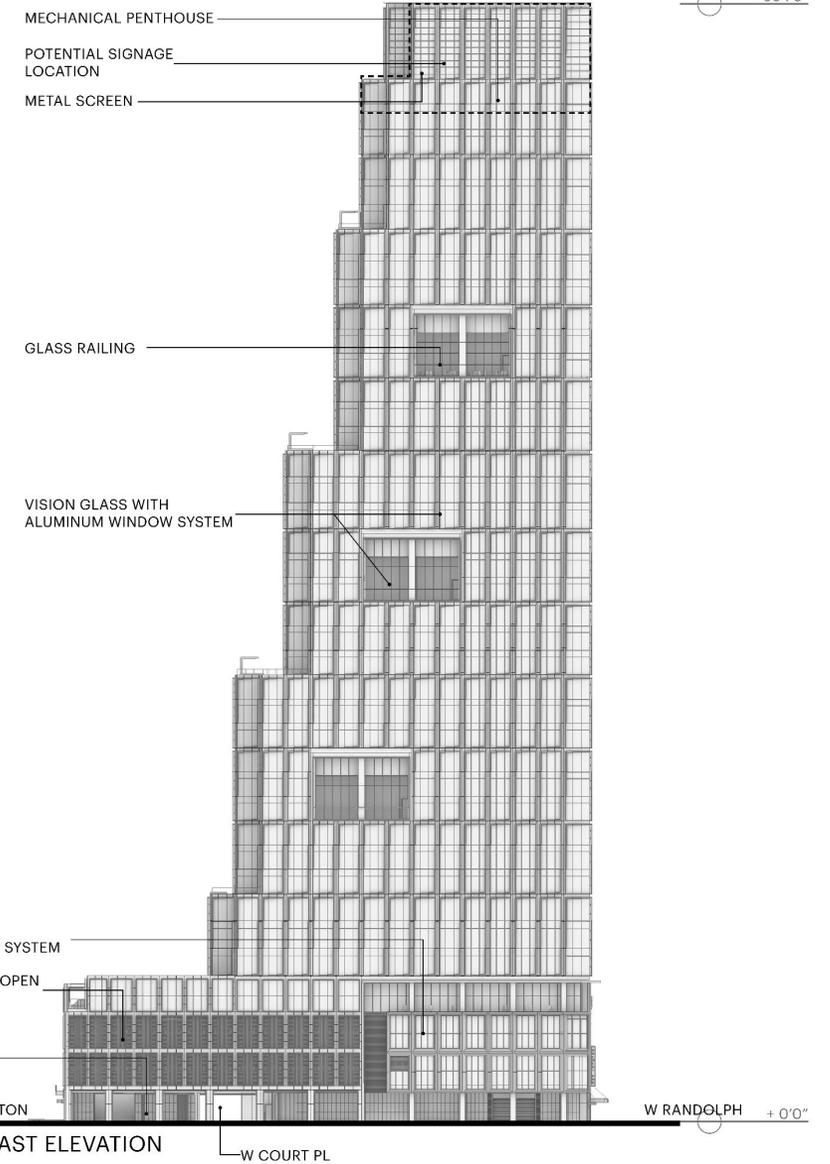


# BUILDING ELEVATIONS



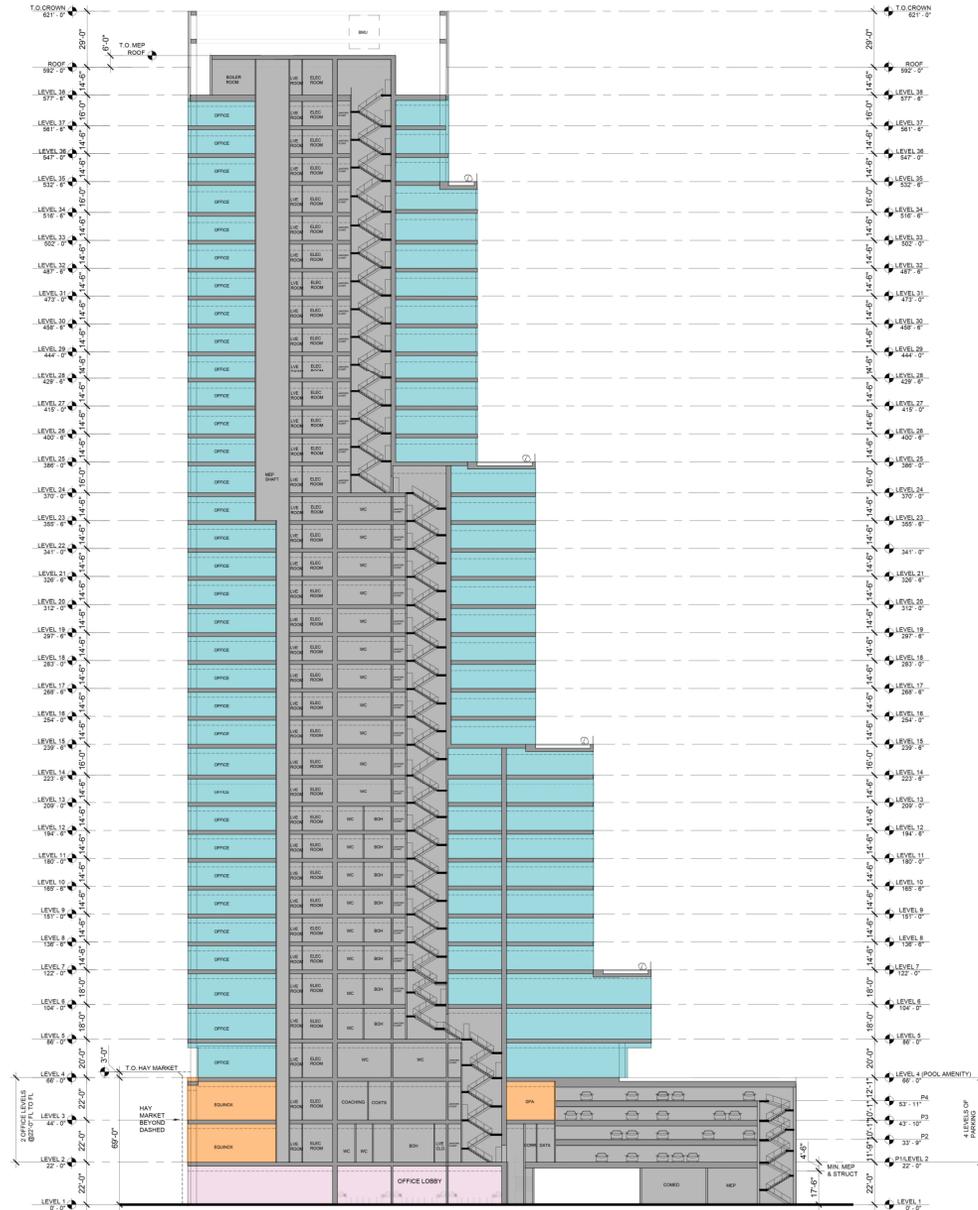
+ 664'6"

+ 0'0"



+ 664'6"

+ 0'0"

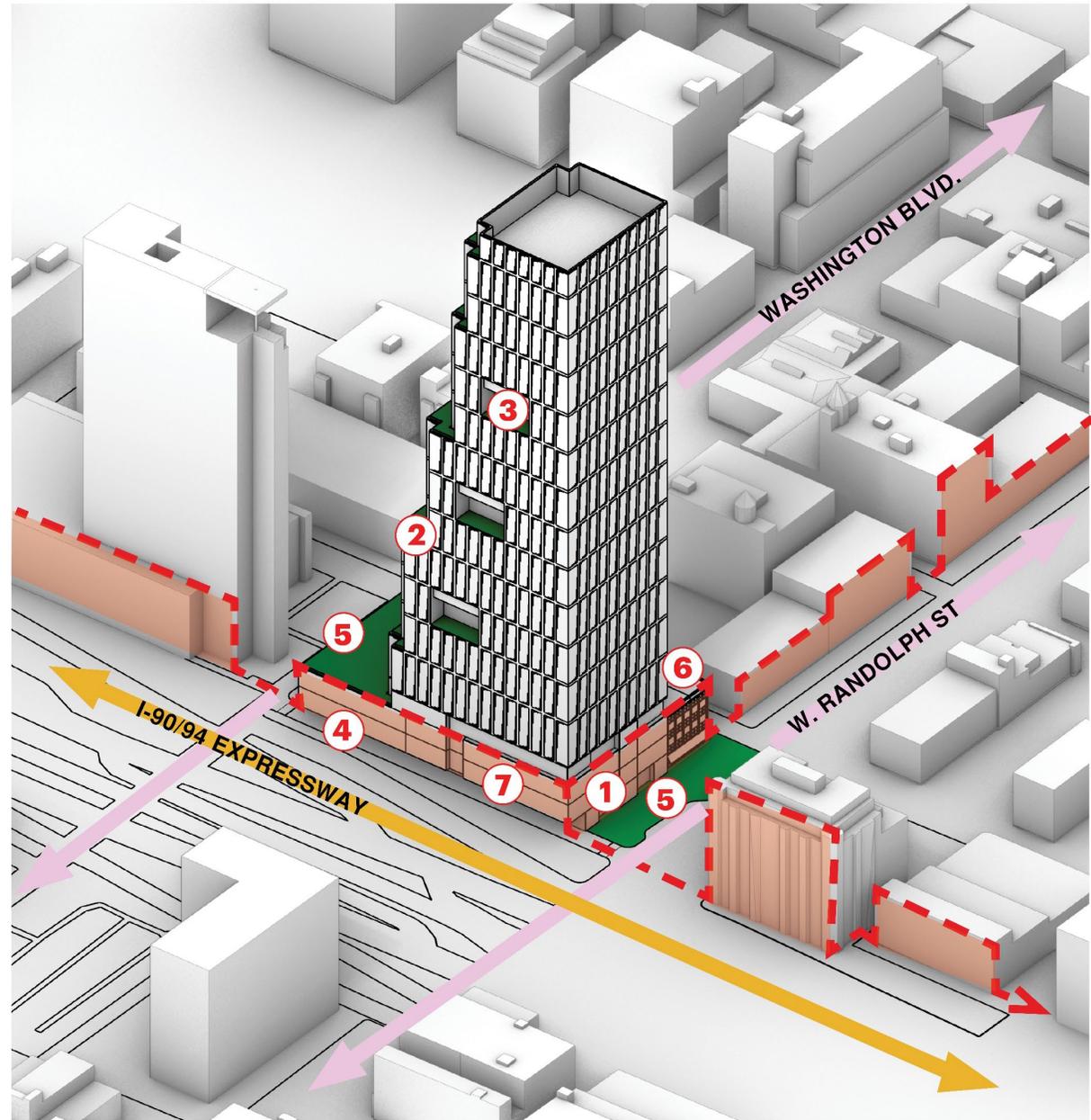


- MEP
- PARKING
- BOH
- EQUINOX LOBBY
- OFFICE LOBBY
- OFFICE AMENITIES

# BUILDING SECTION



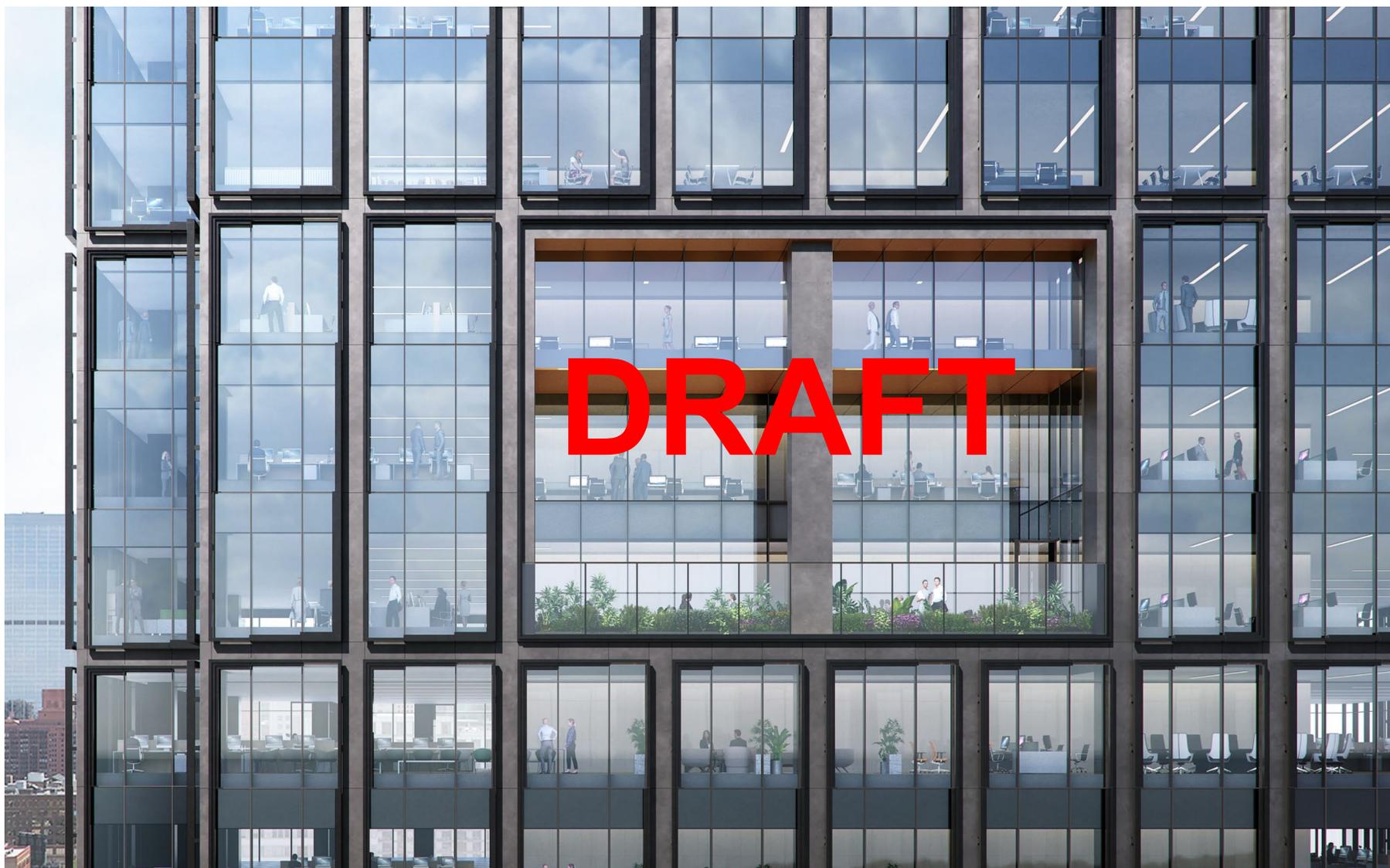
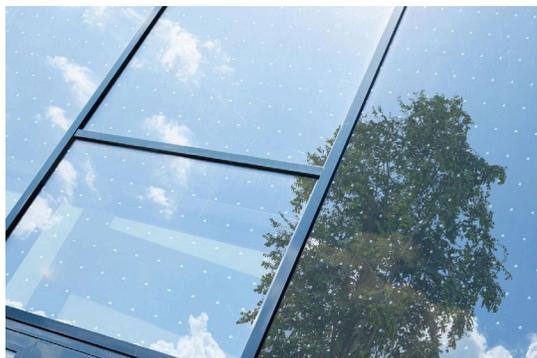
1. BUILDING BASE EXTENDS AND REINFORCES WEST LOOP STREET WALLS
2. TOWER SETBACKS RESPOND TO SCALE AND CHARACTER OF THE NEIGHBORHOOD
3. TERRACES/LOGGIAS ANIMATE EXTERIOR OF THE BUILDING
4. PARKING AND SERVICE ENTRIES LOCATED ON SERVICE DRIVE, AWAY FROM ACTIVE USE
5. ACTIVE GREEN SPACE ALONG RANDOLPH ST AND WASHINGTON BLVD
6. SCALE OF PODIUM RELATES TO NEIGHBORING BUILDINGS
7. ACTIVE USE AT PODIUM LEVELS ENHANCES THE PUBLIC REALM





## BIRD FRIENDLY DESIGN:

- REDUCED REFLECTIVITY
- PLANTED TERRACES
- MICRO-FRIT PATTERN AT LOWER LEVELS
- INCREASED FAÇADE SOLIDITY





TARGETING LEED GOLD



REDUCED ENERGY USE THROUGH HIGH PERFORMANCE BUILDING SYSTEMS AND ENHANCED BUILDING ENVELOPE



EV CHARGING IN PARKING GARAGE



TARGETING ALL ELECTRIC



PV READY



MAXIMIZE EXTERIOR GREEN ROOF SPACE



TOWER LOGGIAS PROMOTE WELLNESS



## SUSTAINABLE GOALS



**DRAFT**

**THANK YOU**

725

