



# COMMITTEE ON DESIGN

## Department of Planning and Development

**North:** 500-520 N. Des Plaines Street / 509 N. Union Street, Chicago, Illinois

**South:** 708-732 W. Hubbard / 456-476 N. Milwaukee / 461-483 N. Milwaukee / 448-470 N. Union / 449-467 N. Union, Chicago, Illinois

July 13, 2022

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

Shapack Partners

ODA

DLA Piper



# DESIGN NARRATIVE

The project is a **mixed-use** development with hotel, residential, office, and retail programs that compliment the existing and surrounding context. The mix of uses allows the project to be diverse and active – creating a vibrant morning, noon, and night neighborhood.

The massing of the project considers the surrounding context and the varying heights among adjacent neighborhoods.

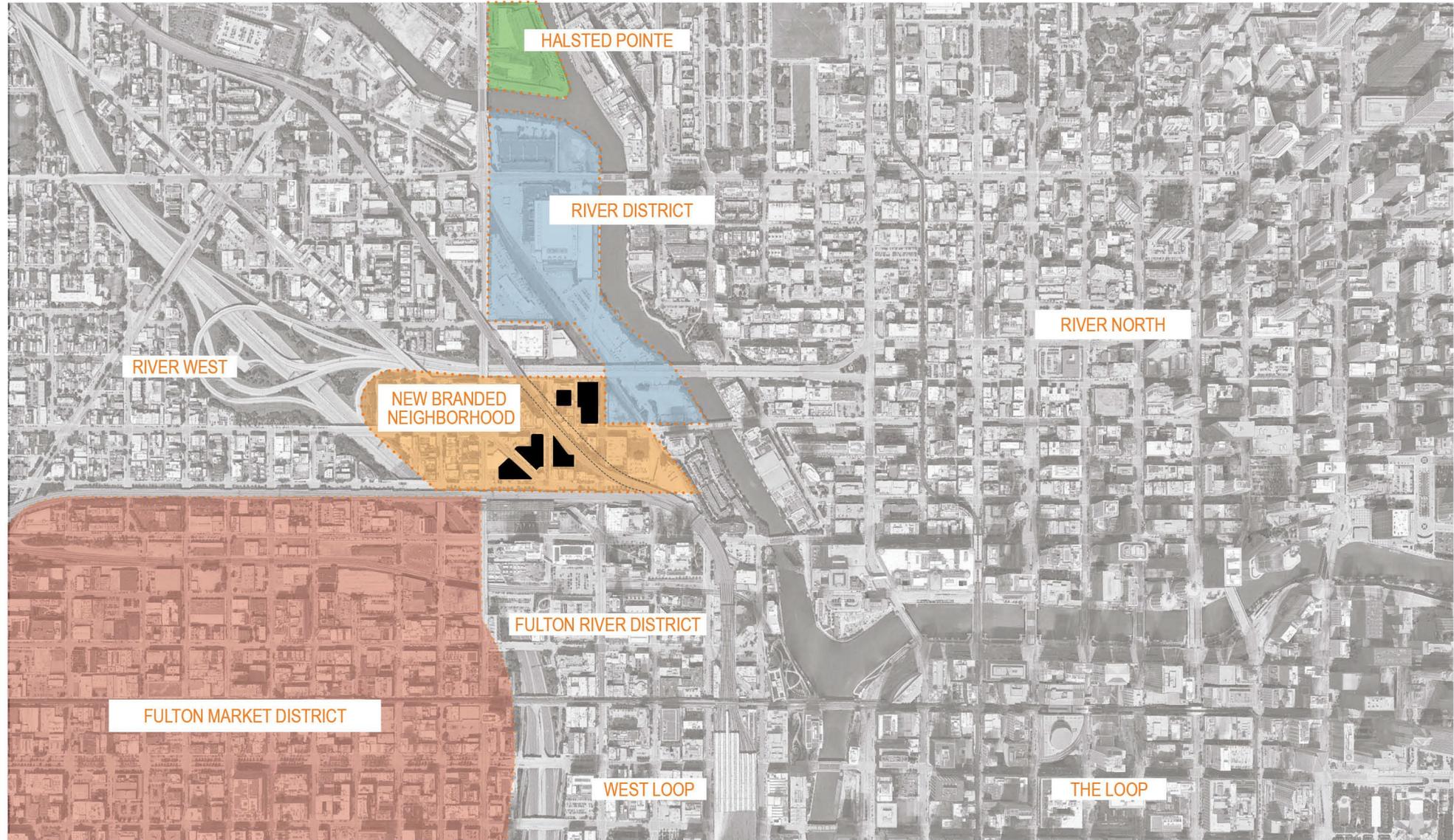
The project places high importance on the pedestrian realm using The Mews, plazas, and pedestrian connectors in order to enhance the public open space and invite pedestrians to experience the different uses and ground floor activation.



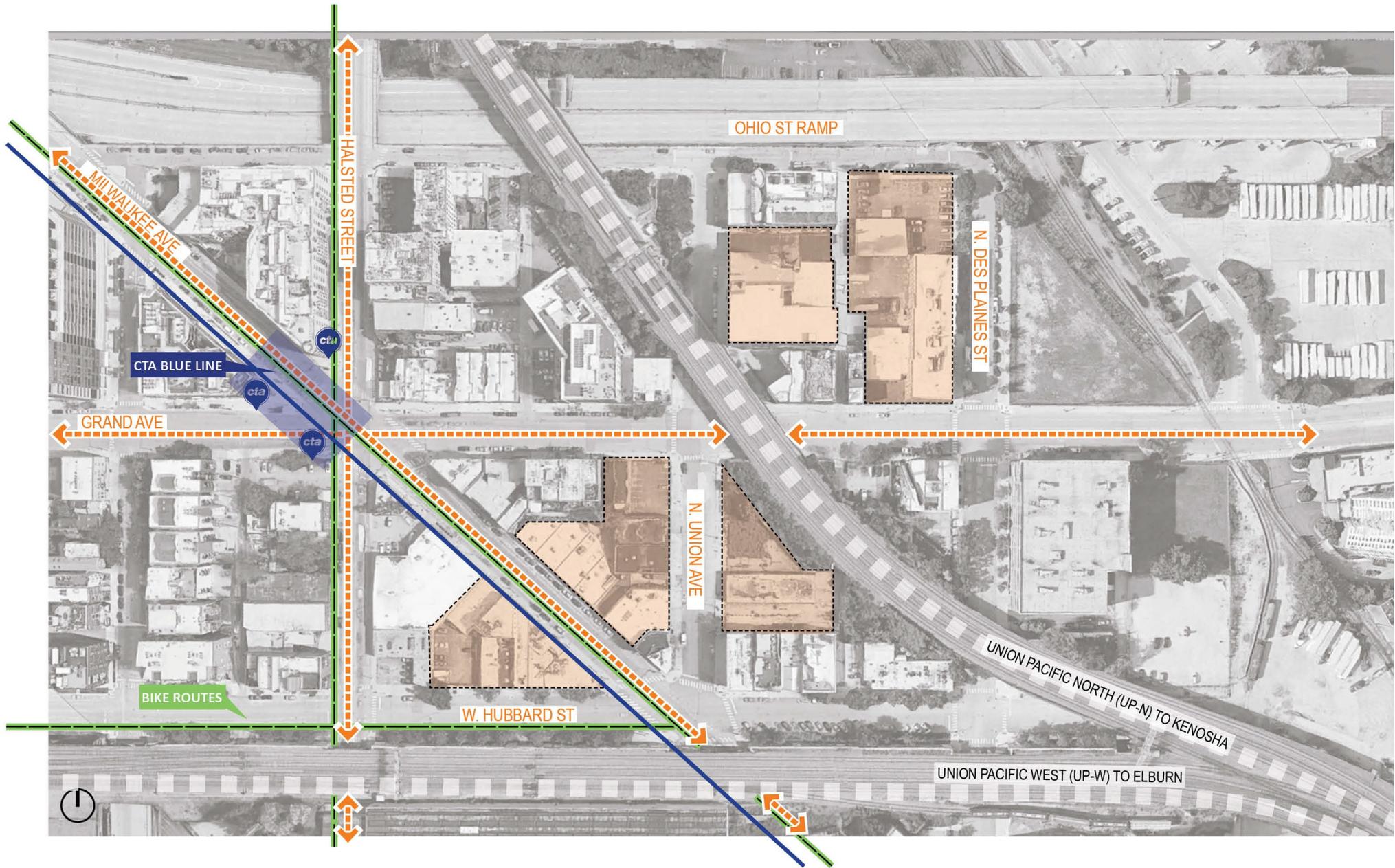
# PLANNING + DESIGN GUIDELINES

## Considerations:

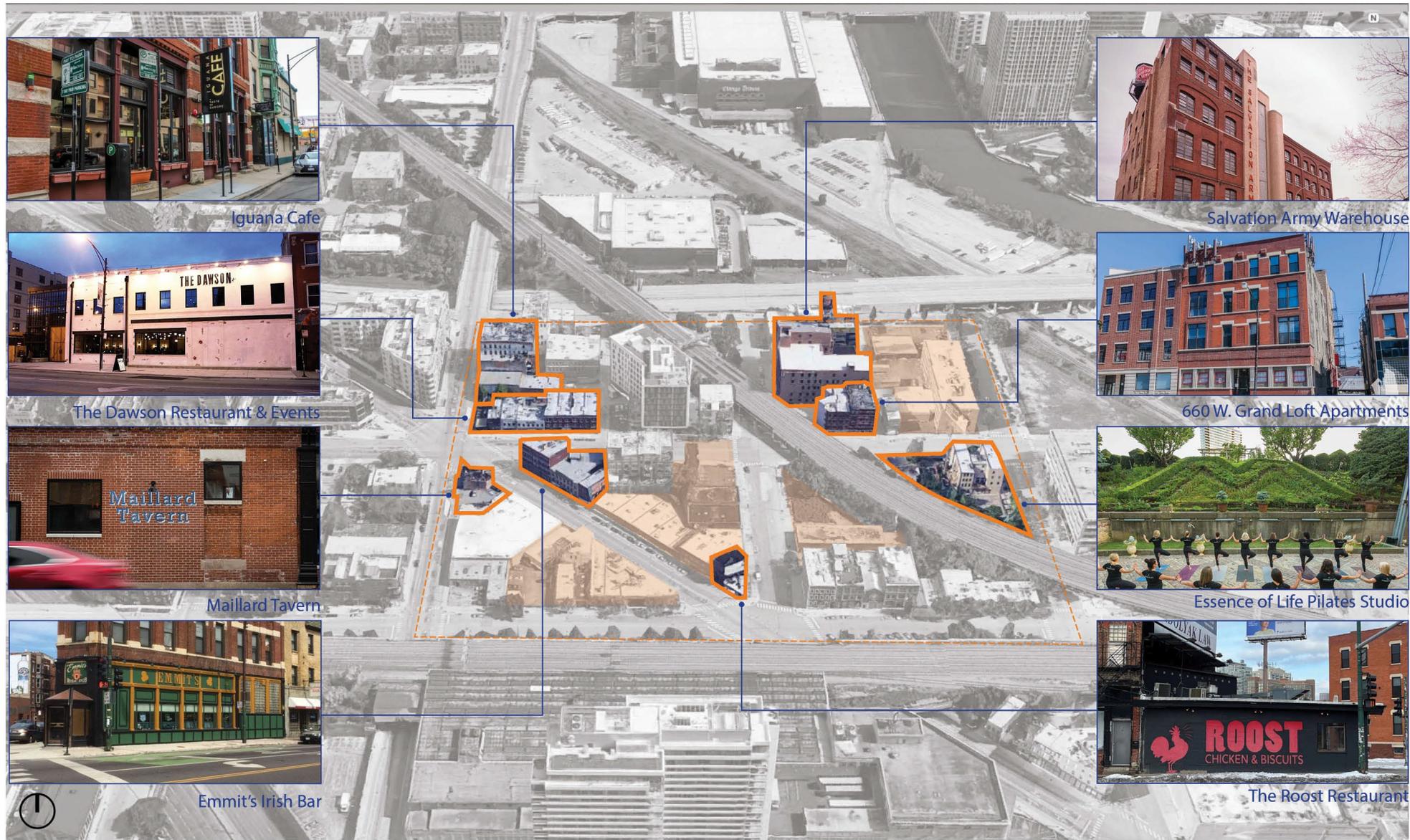
- Quality Materials
- Street Level Activation
- Emphasis on Public Realm
- Complimentary Building Massing
- Pedestrian Connectivity



# SITE/CONTEXT ANALYSIS



Existing Neighborhood – Neighborhood Circulation



Iguana Cafe

Salvation Army Warehouse

The Dawson Restaurant & Events

660 W. Grand Loft Apartments

Maillard Tavern

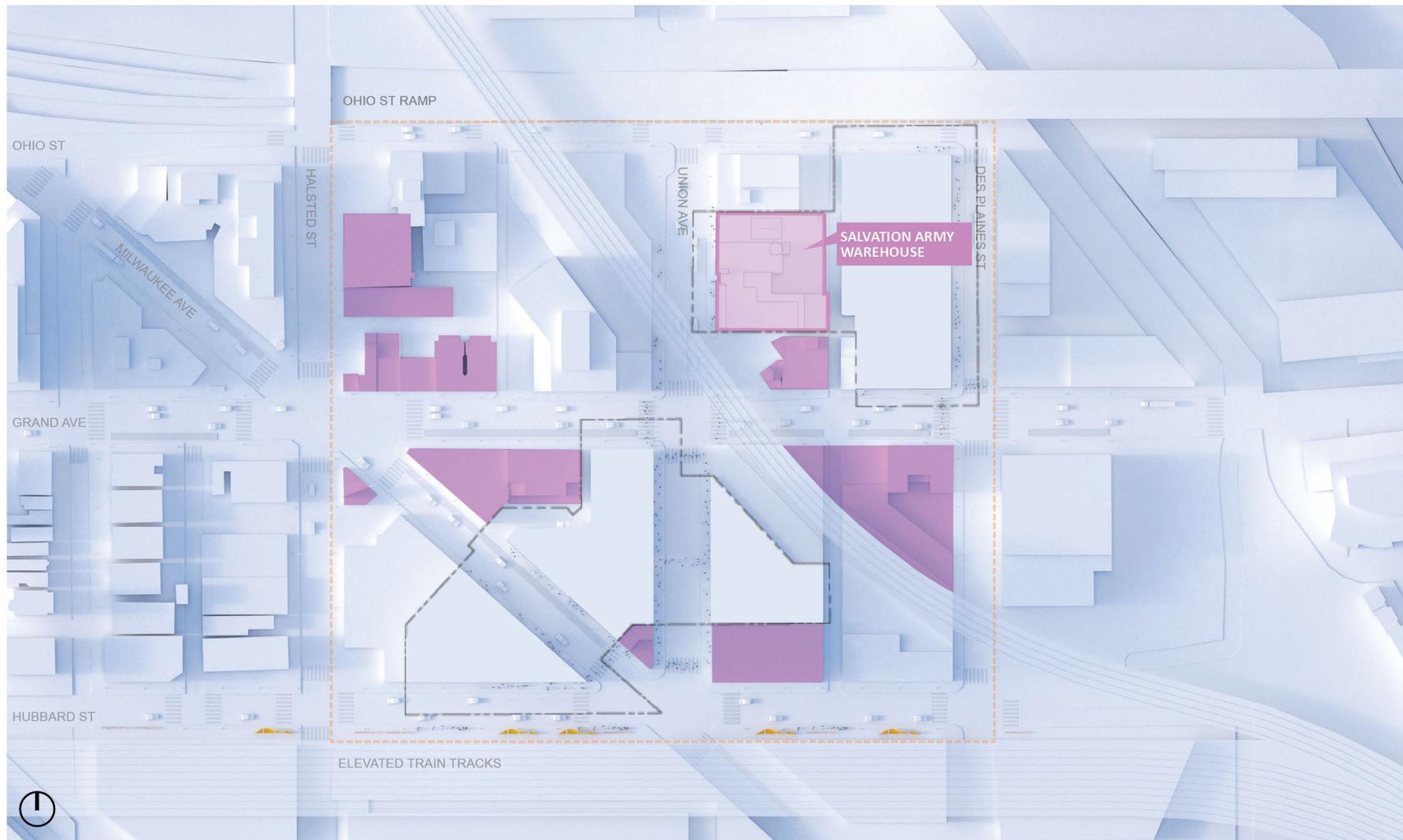
Essence of Life Pilates Studio

Maillard Tavern

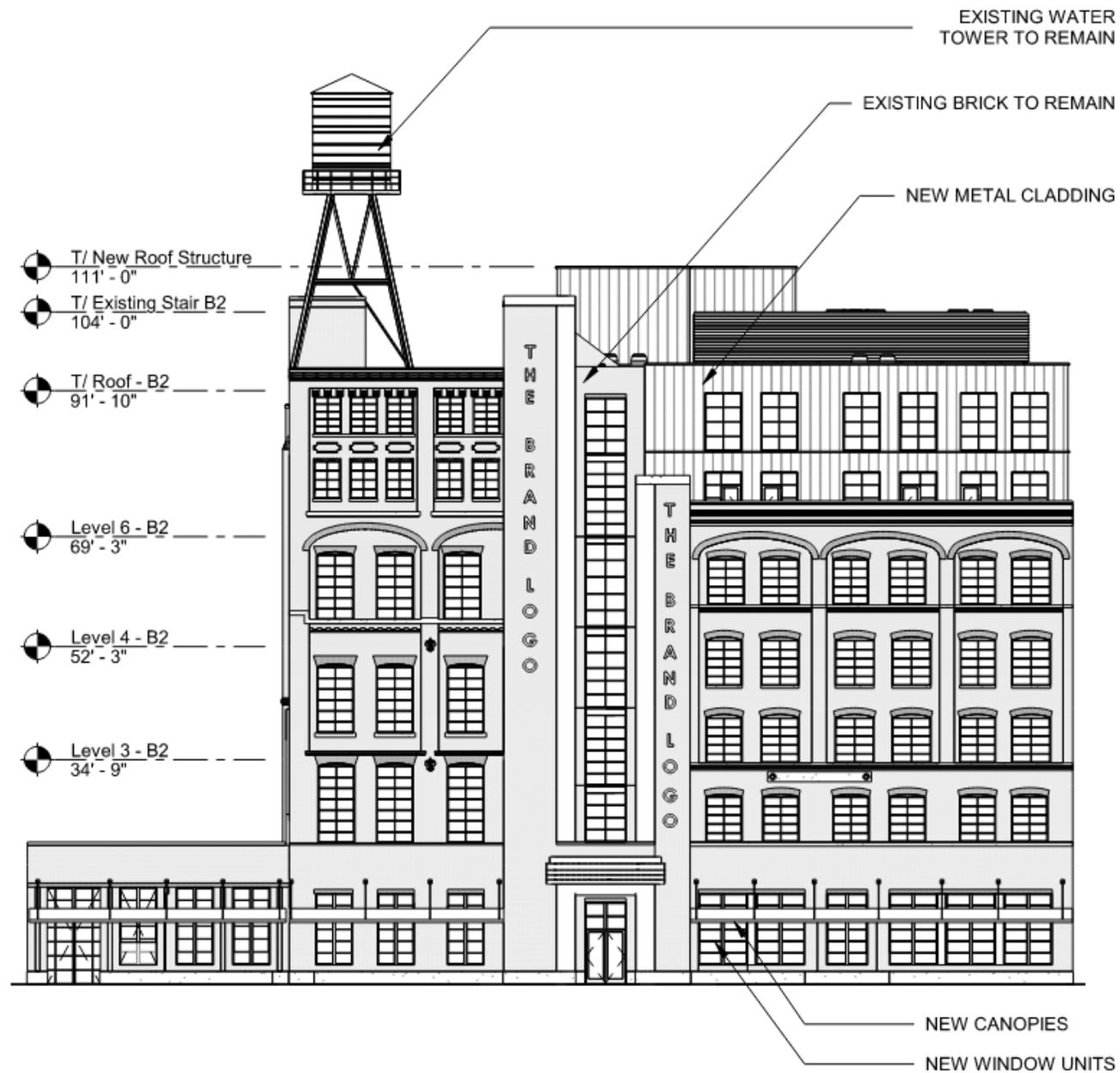
Emmitt's Irish Bar

The Roost Restaurant

# Existing Neighborhood – Character Buildings



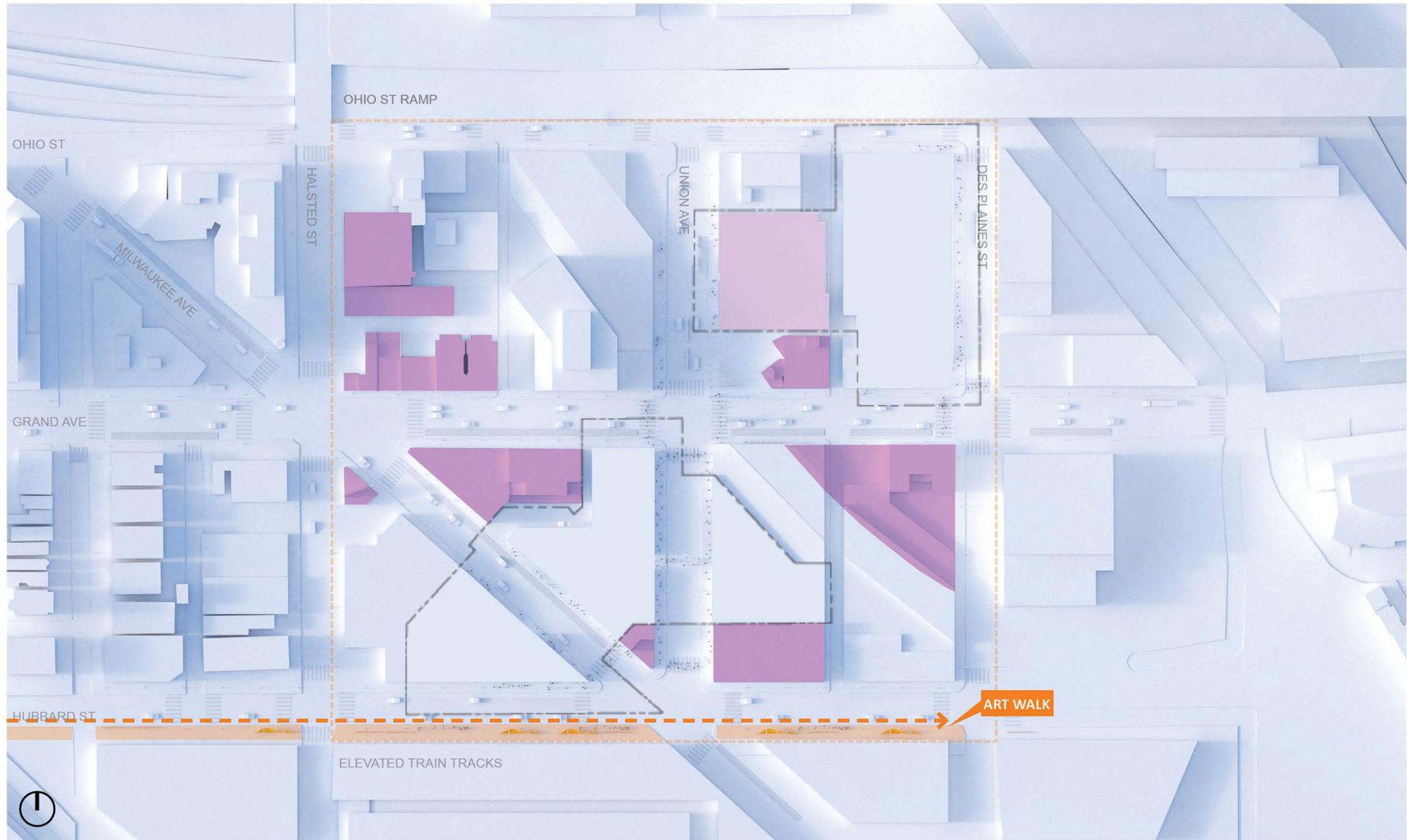
Vision Plan – Salvation Army Warehouse



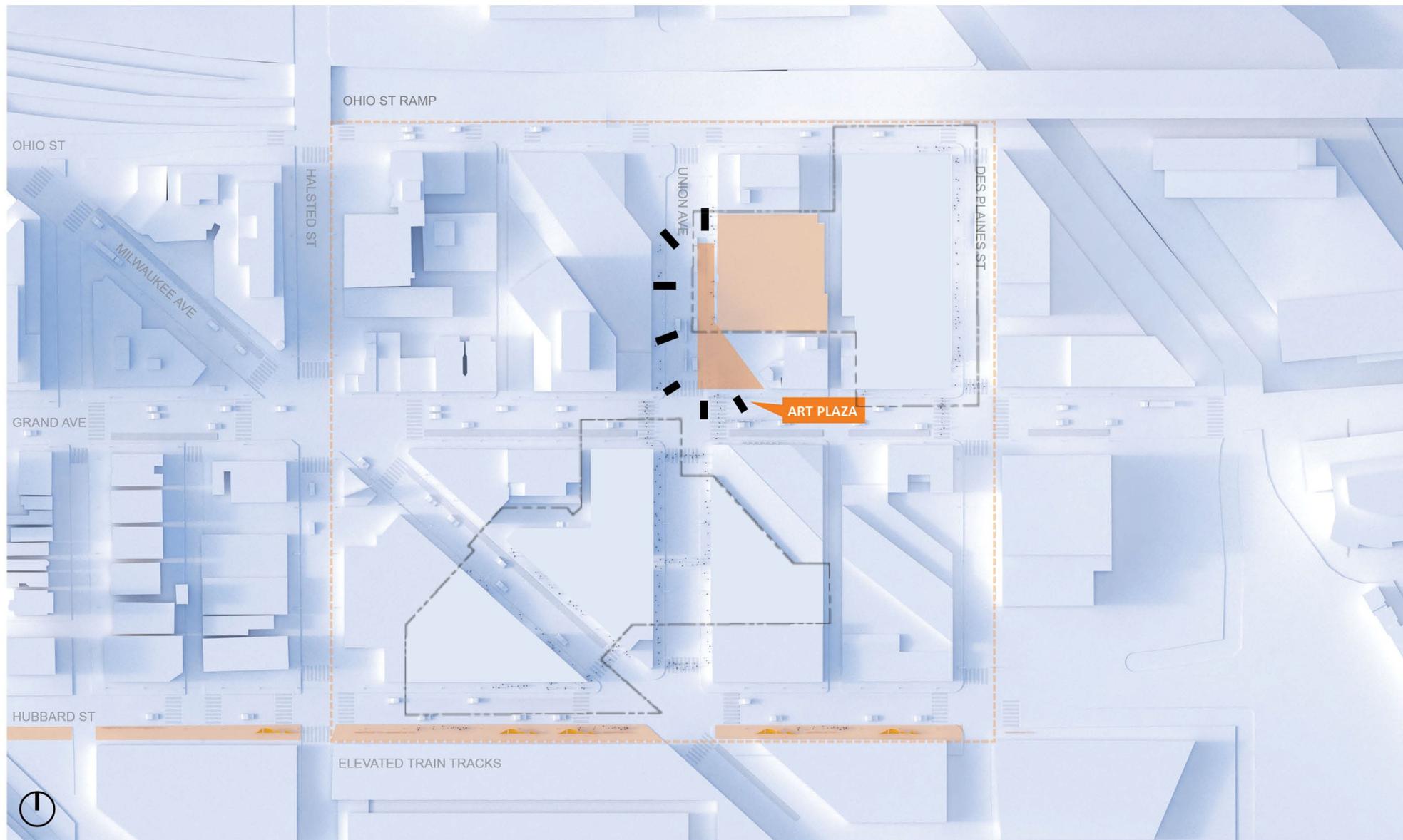
# Salvation Army Warehouse Rehabilitation



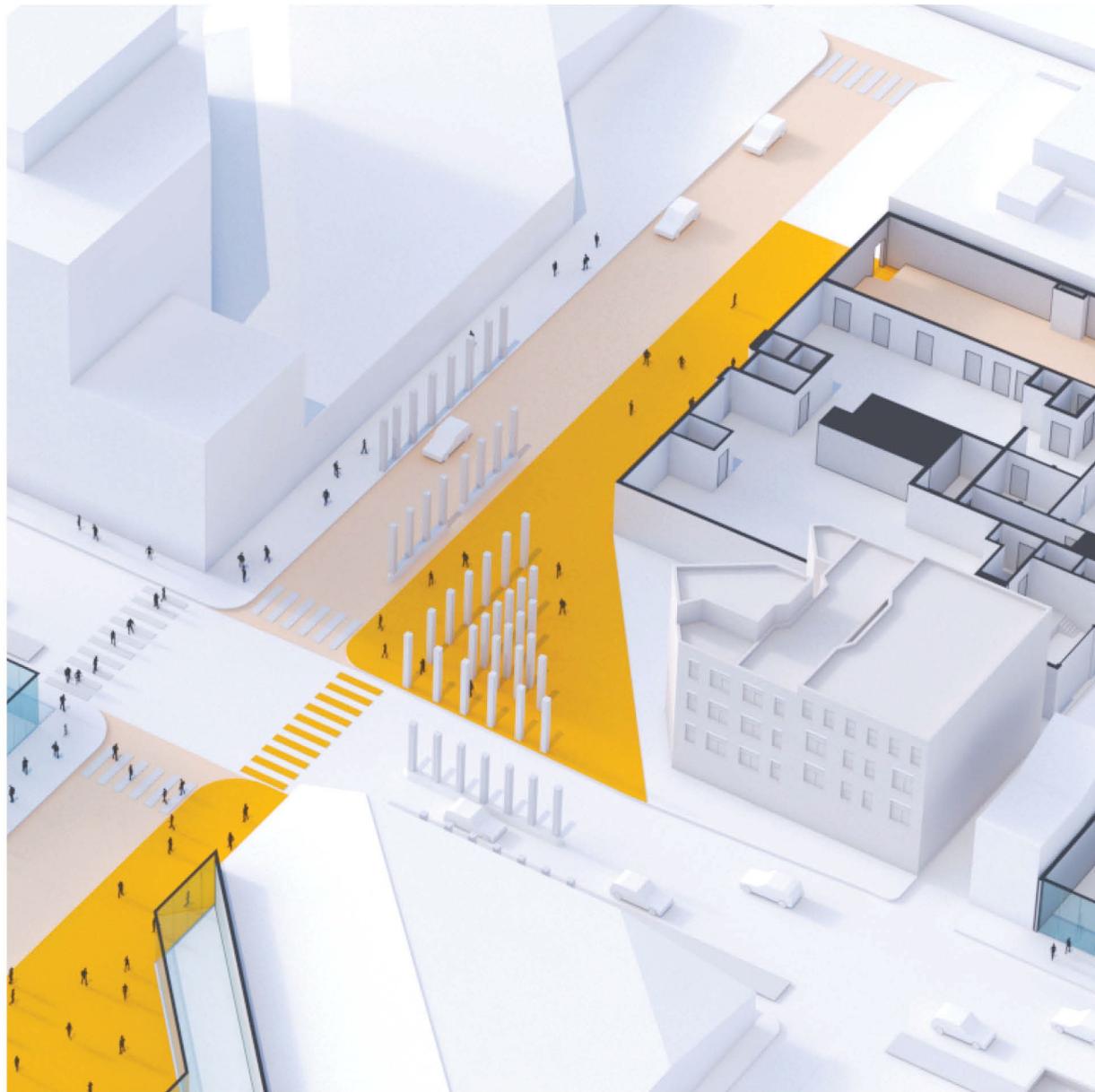
Salvation Army Warehouse Rehabilitation



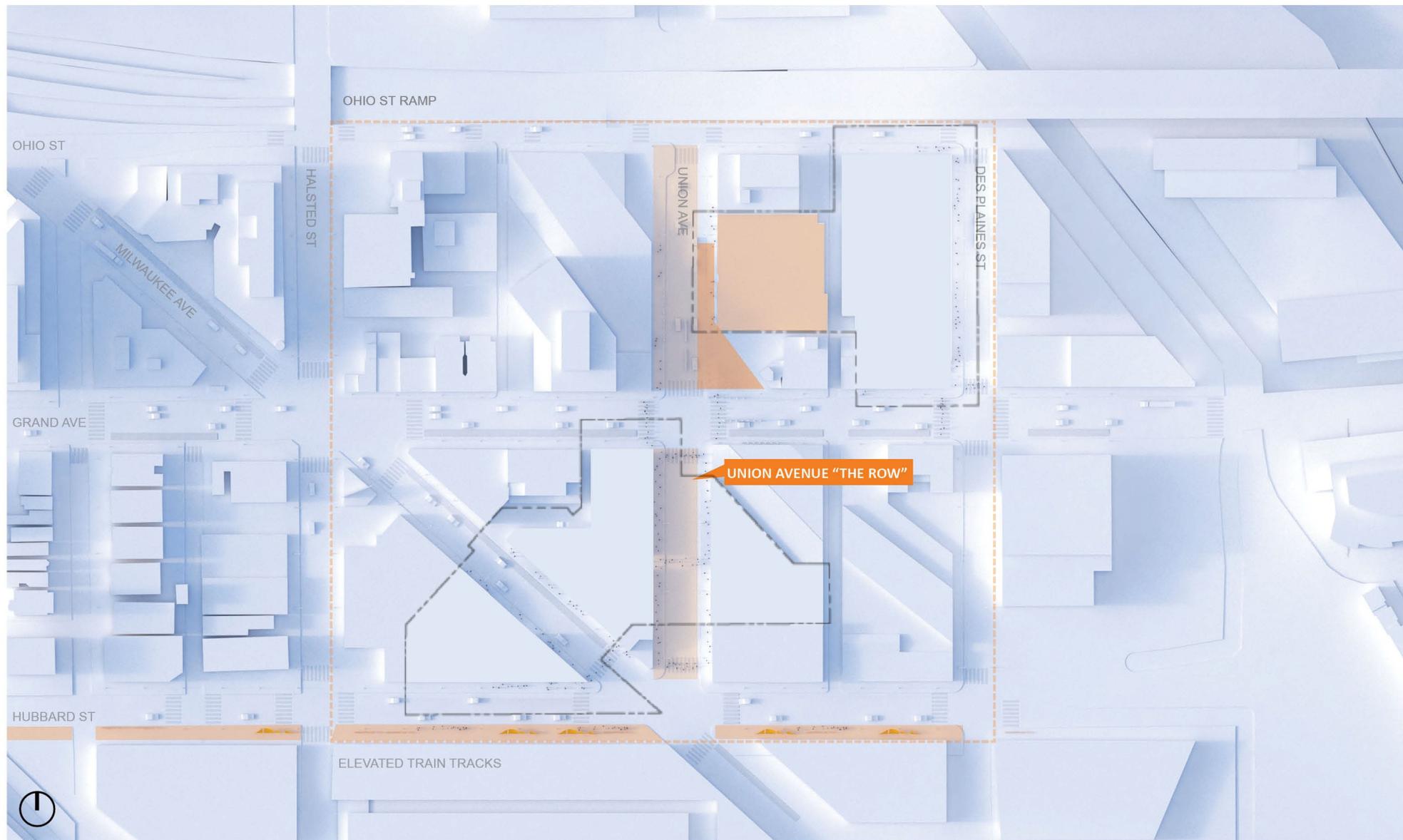
# Vision Plan – Future Art Walk



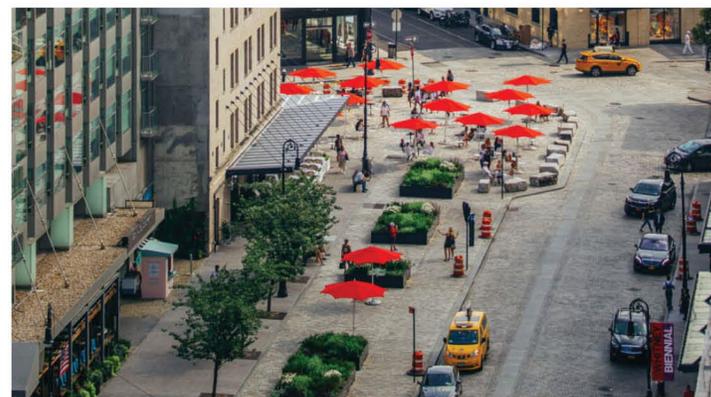
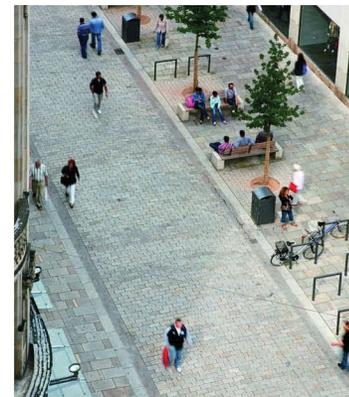
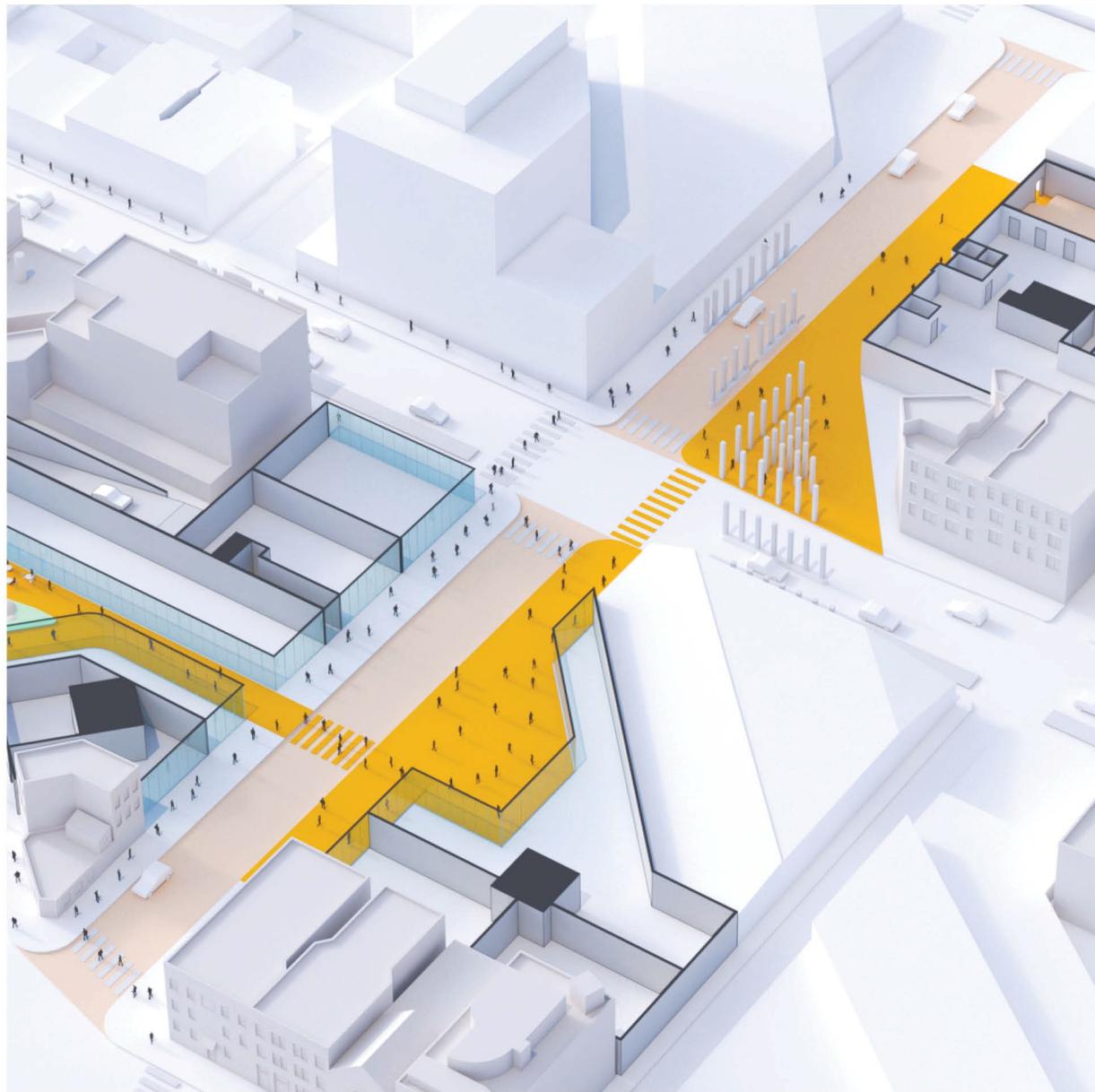
# Vision Plan – Art Plaza



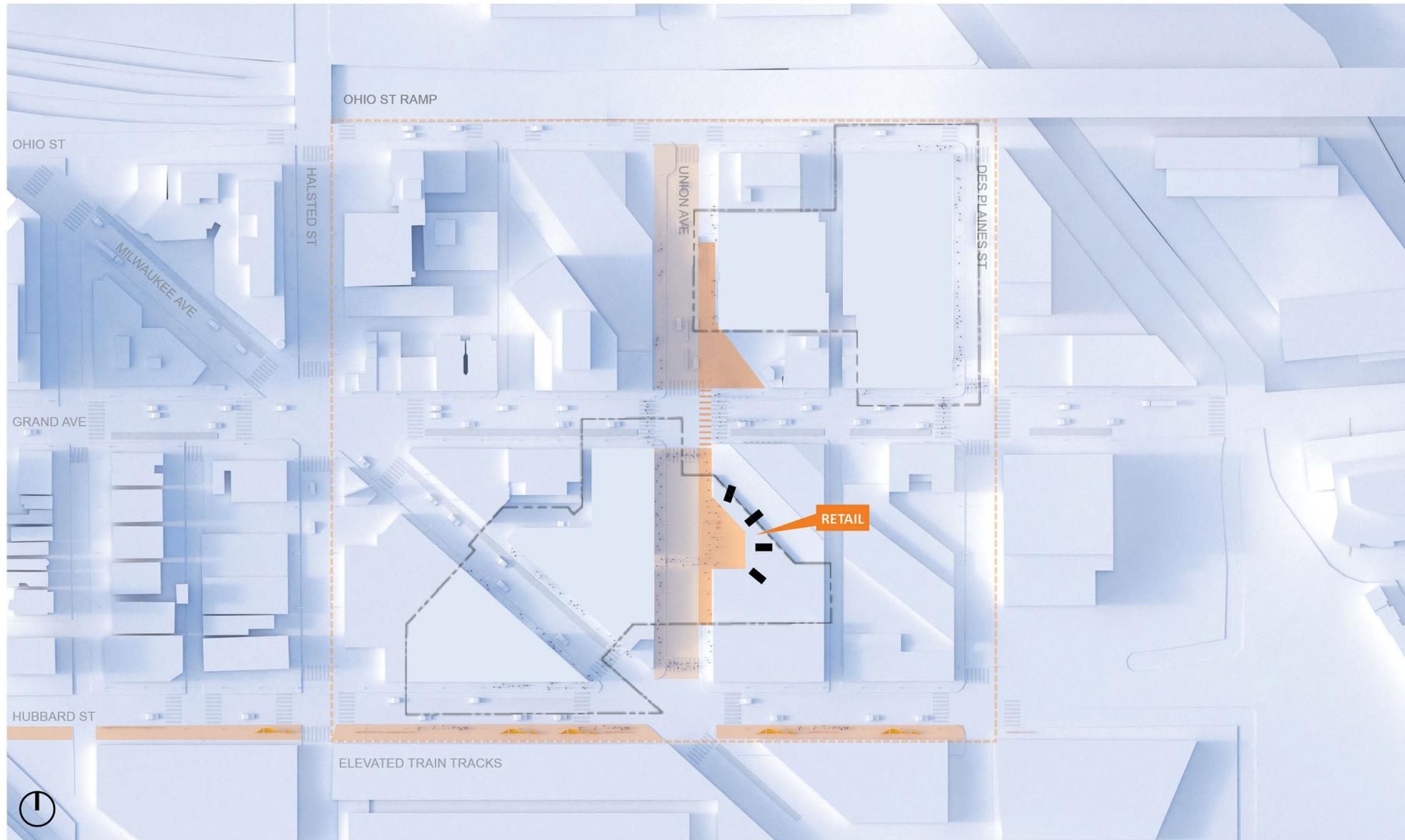
Vision Plan – Art Plaza



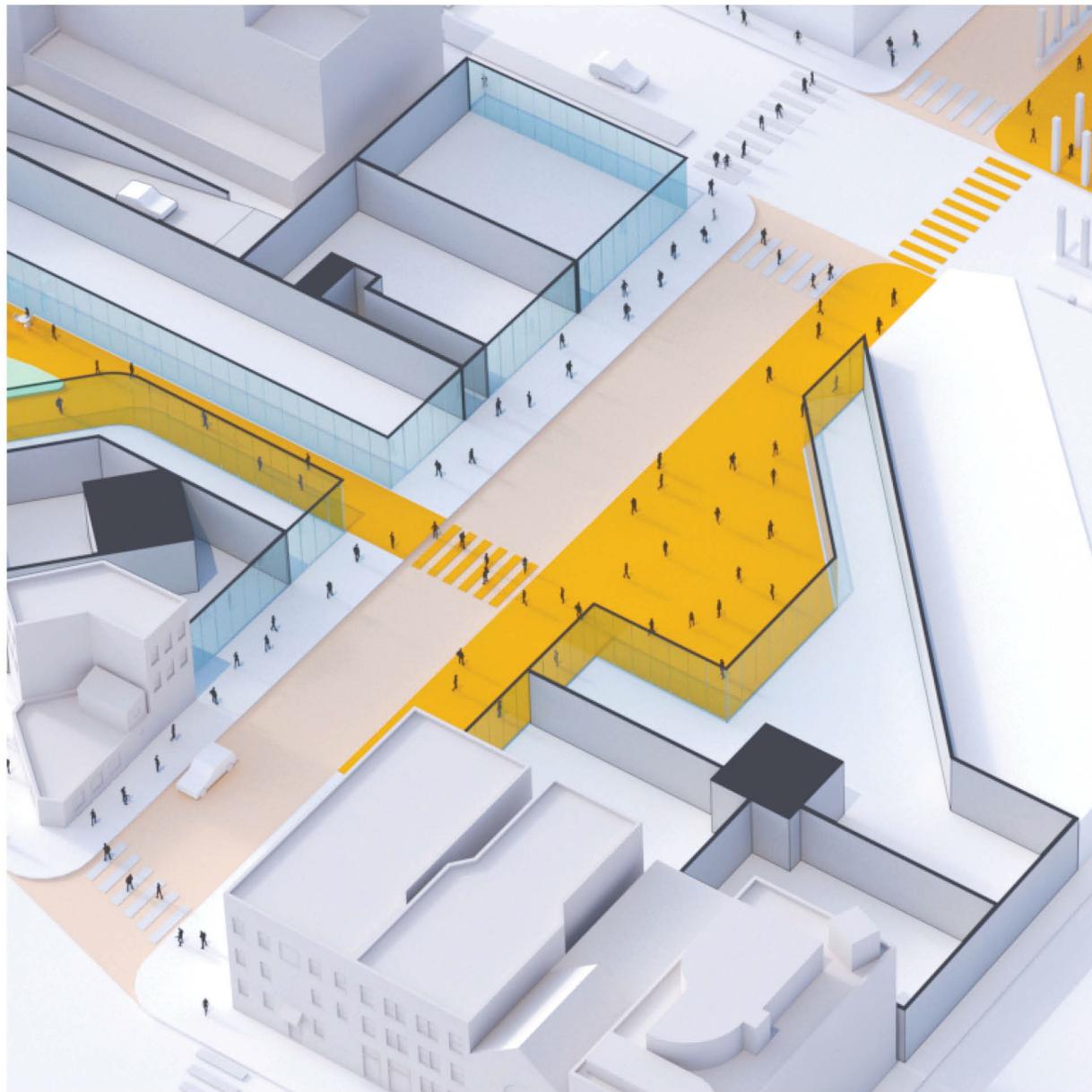
# Vision Plan – Union Avenue “The Row”



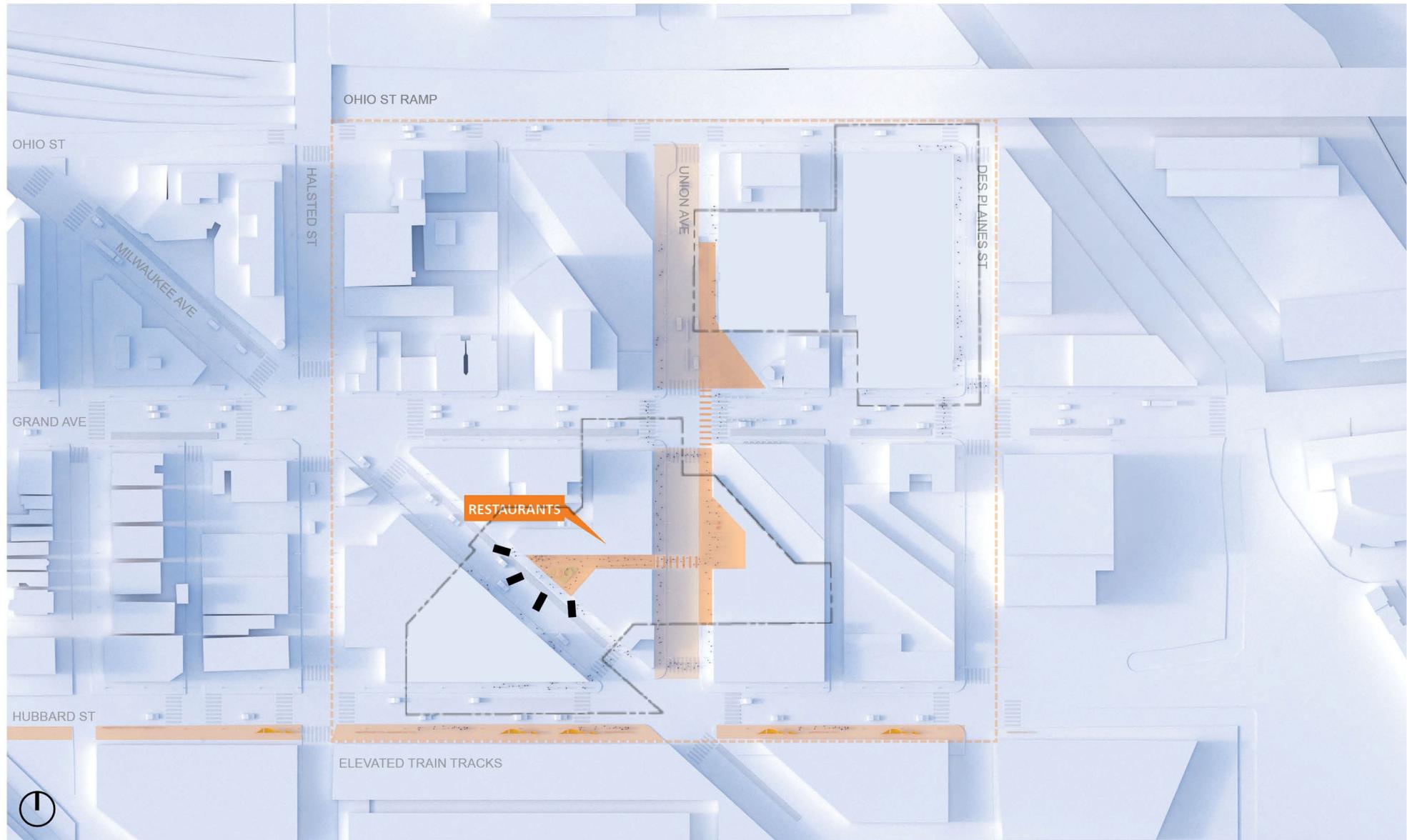
Vision Plan – Union Avenue “The Row”



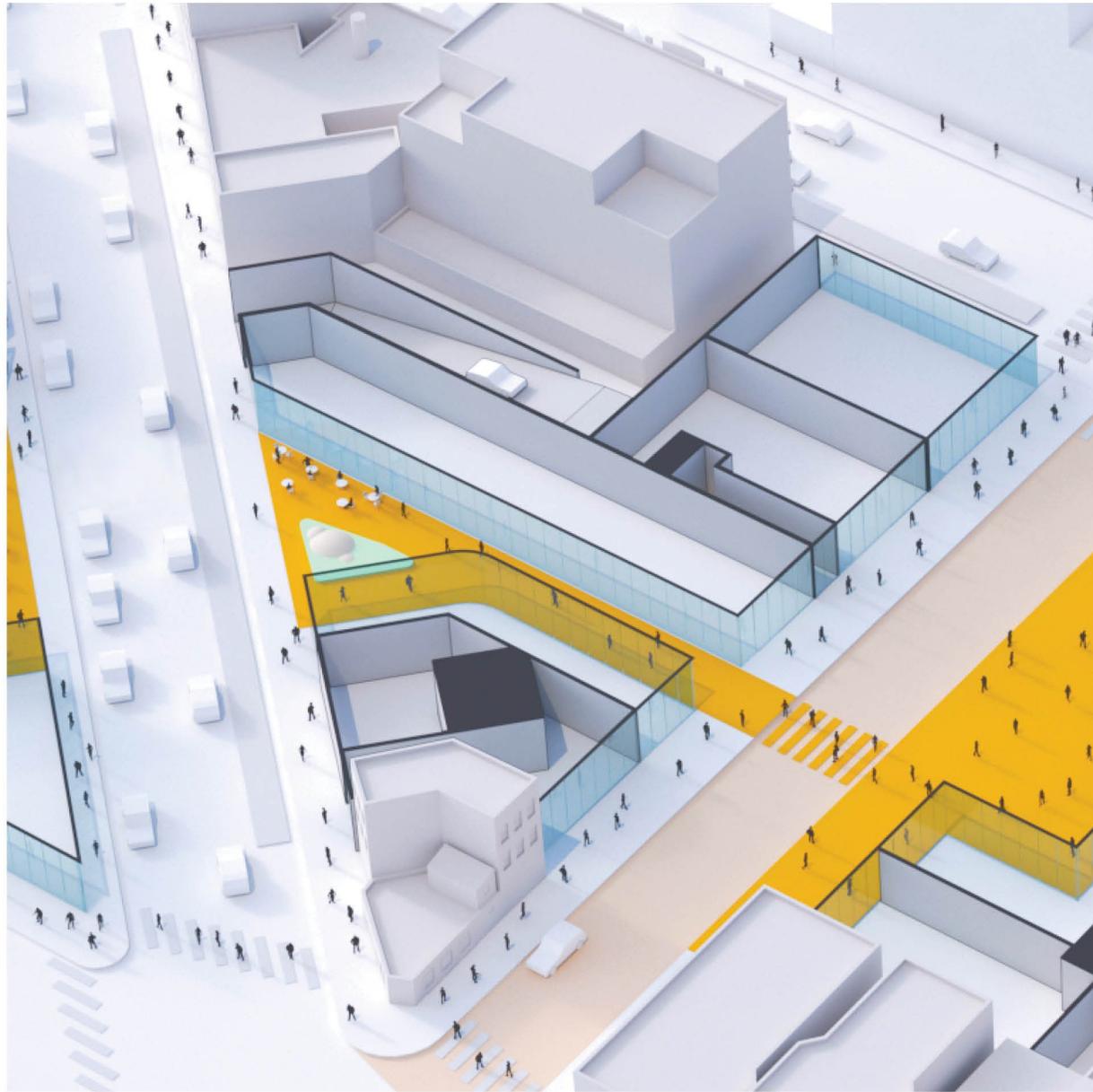
# Vision Plan – Block C Retail Plaza



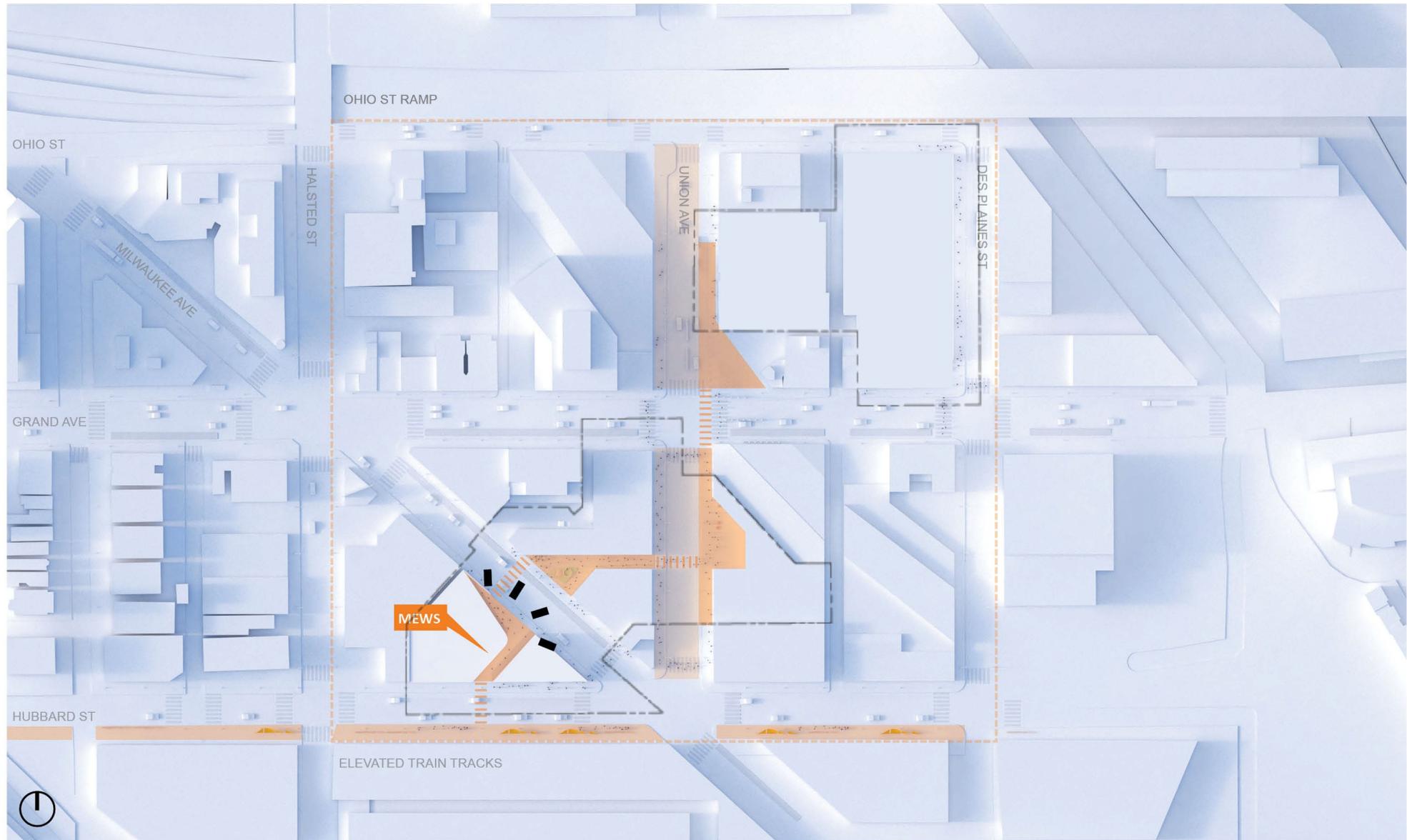
Vision Plan – Block C Retail Plaza



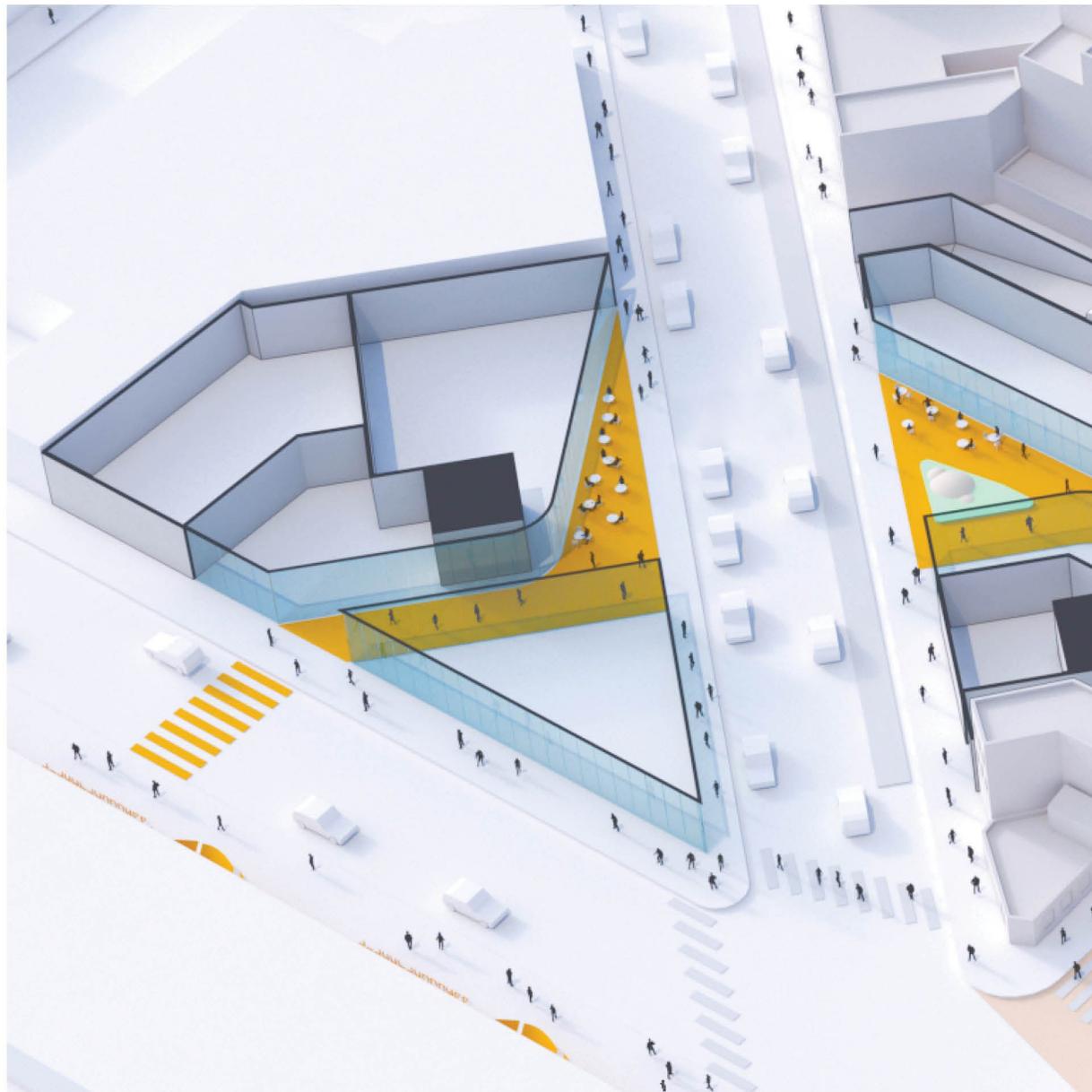
# Vision Plan – Block B Restaurants



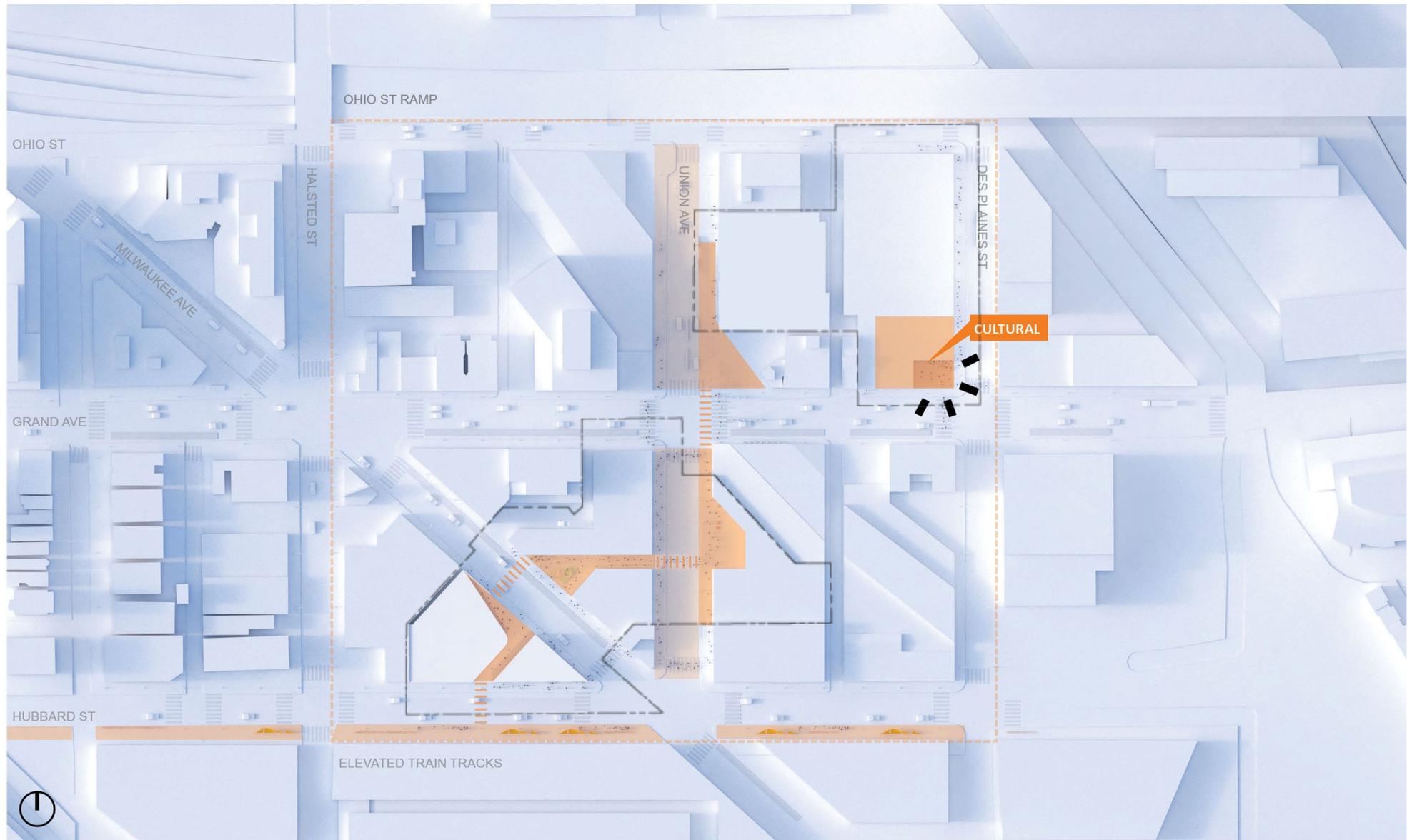
Vision Plan – Block B Restaurants



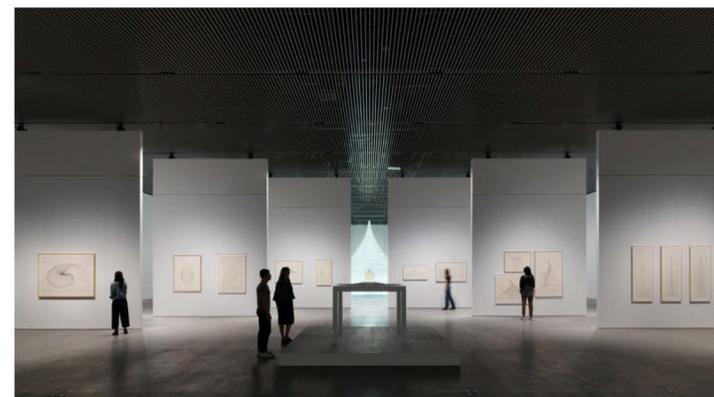
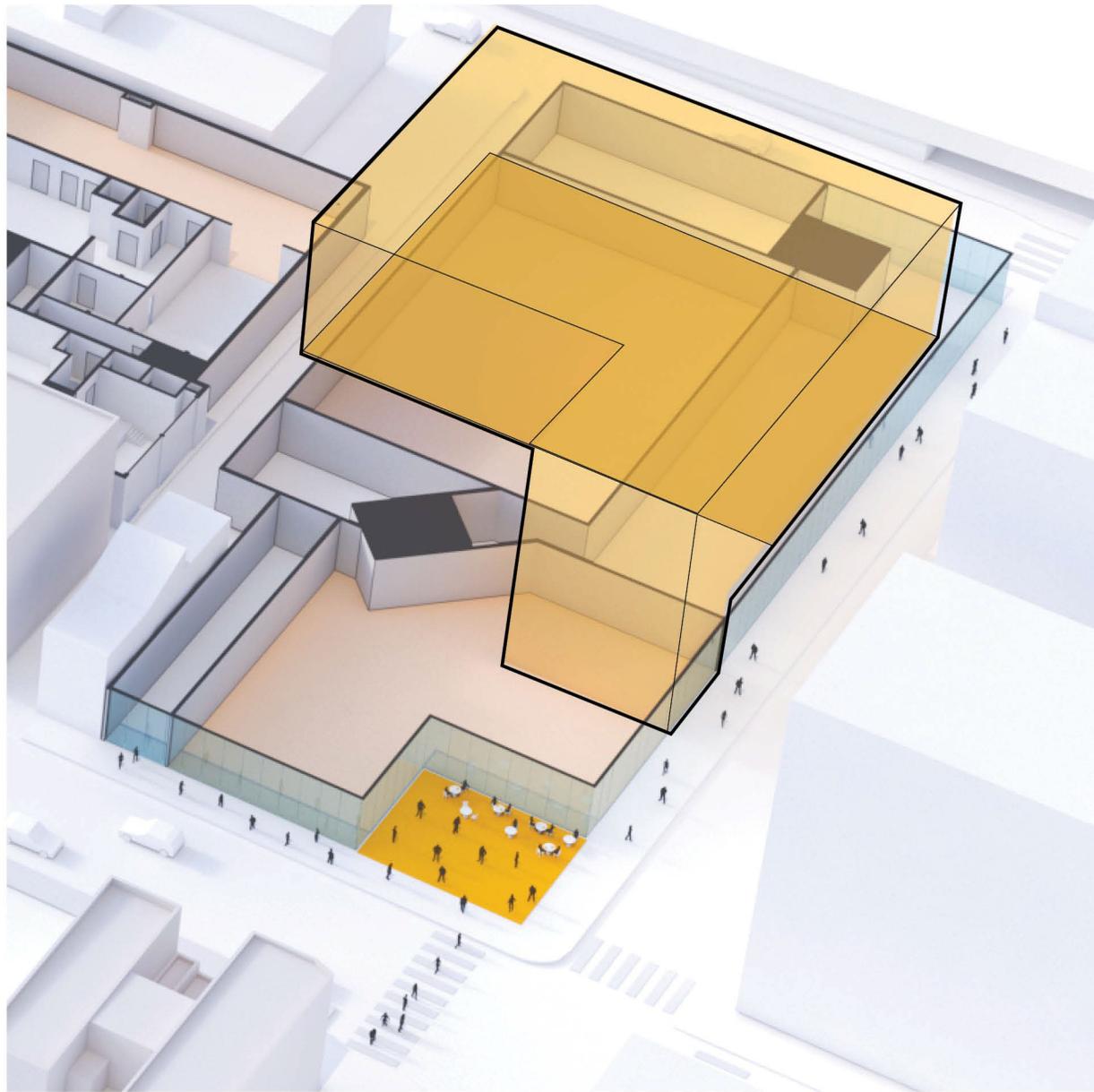
# Vision Plan – Block A Mews



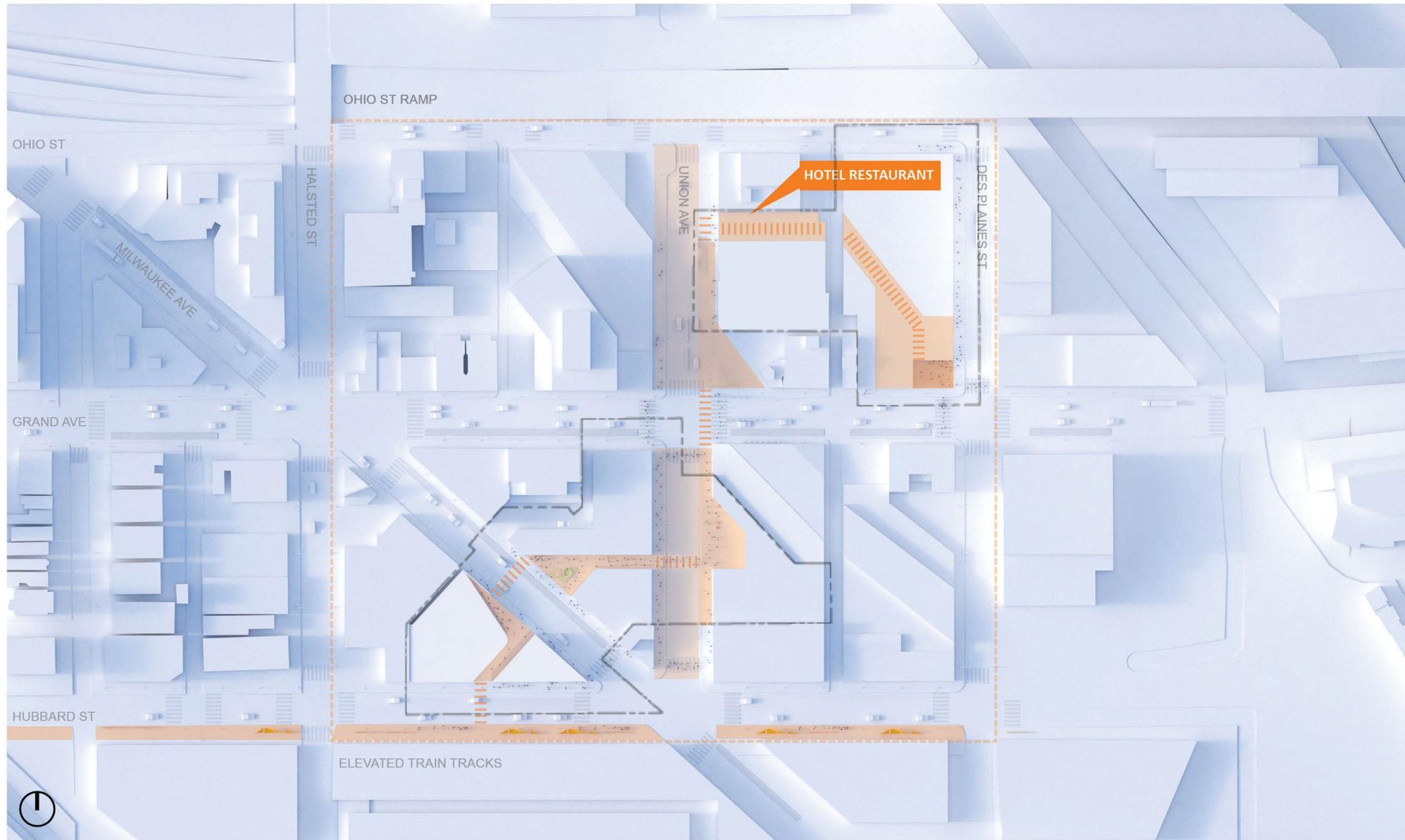
Vision Plan – Block A Mews



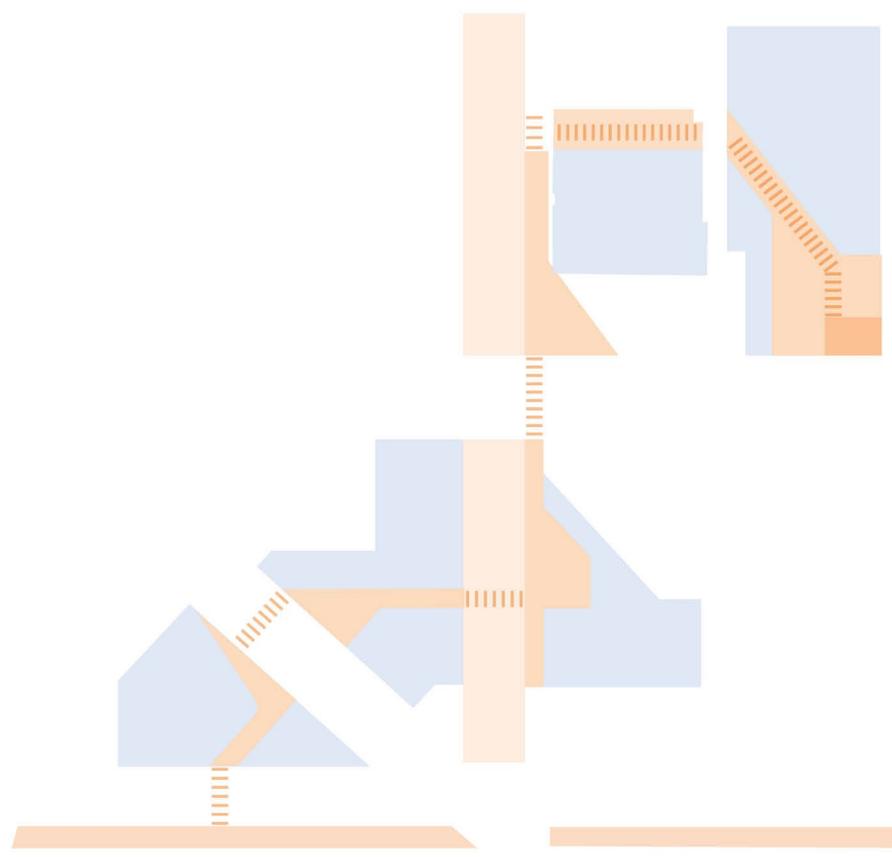
# Vision Plan – Block G Cultural



Vision Plan – Cultural – Flexible Exhibition Space

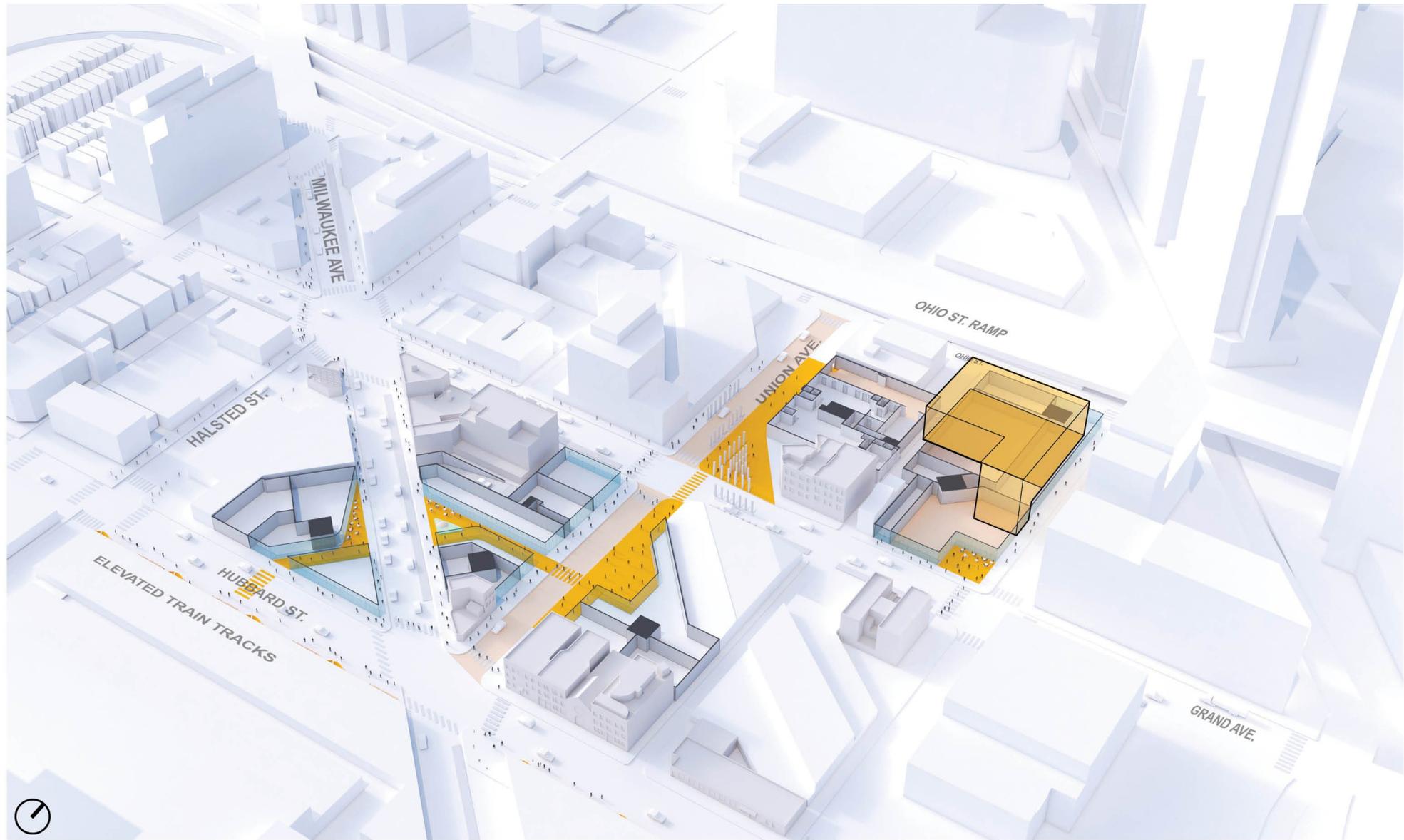


Vision Plan – Block H Hotel Restaurant





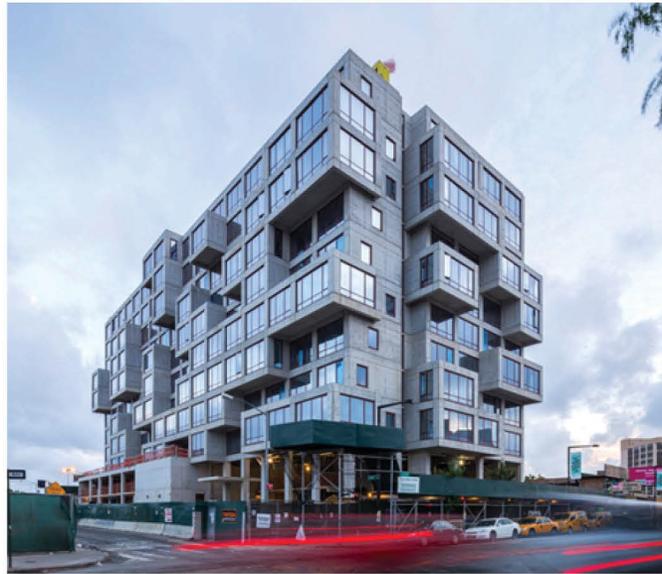
Vision Plan – Ground Floor Parti



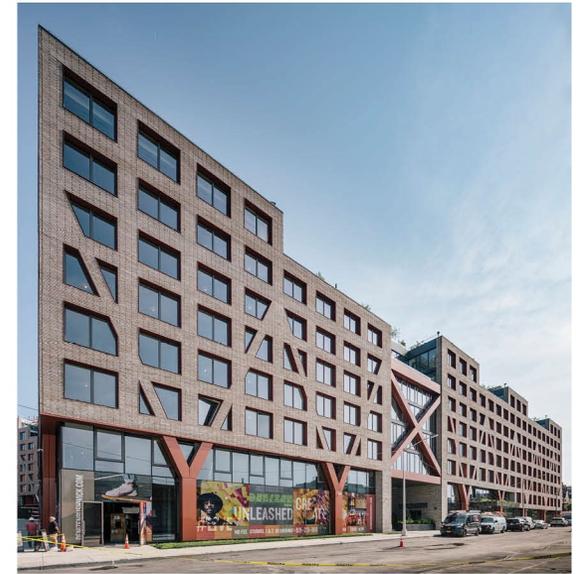
Vision Plan – Ground Floor Connections



1040 Dean St, Brooklyn, NY



2222 Jackson, Long Island City, NY



Denizen Bushwick, Brooklyn, NY



1040 Dean St, Brooklyn, NY



2222 Jackson, Long Island City, NY



135 E56th St, New York



135 E56th St, New York



Denizen Bushwick

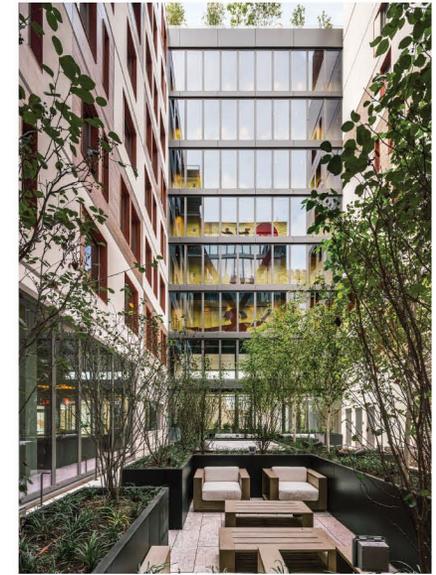
# Precedent Images – Building Scale



1040 Dean St, Brooklyn, NY



Innovation QNS, Queens, NY



Denizen Bushwick, Brooklyn, NY



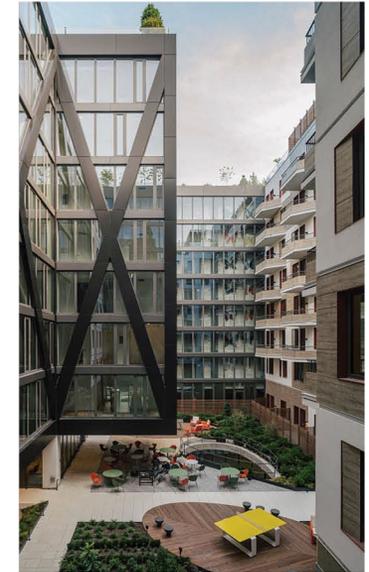
Innovation QNS, Queens, NY



Denizen Bushwick

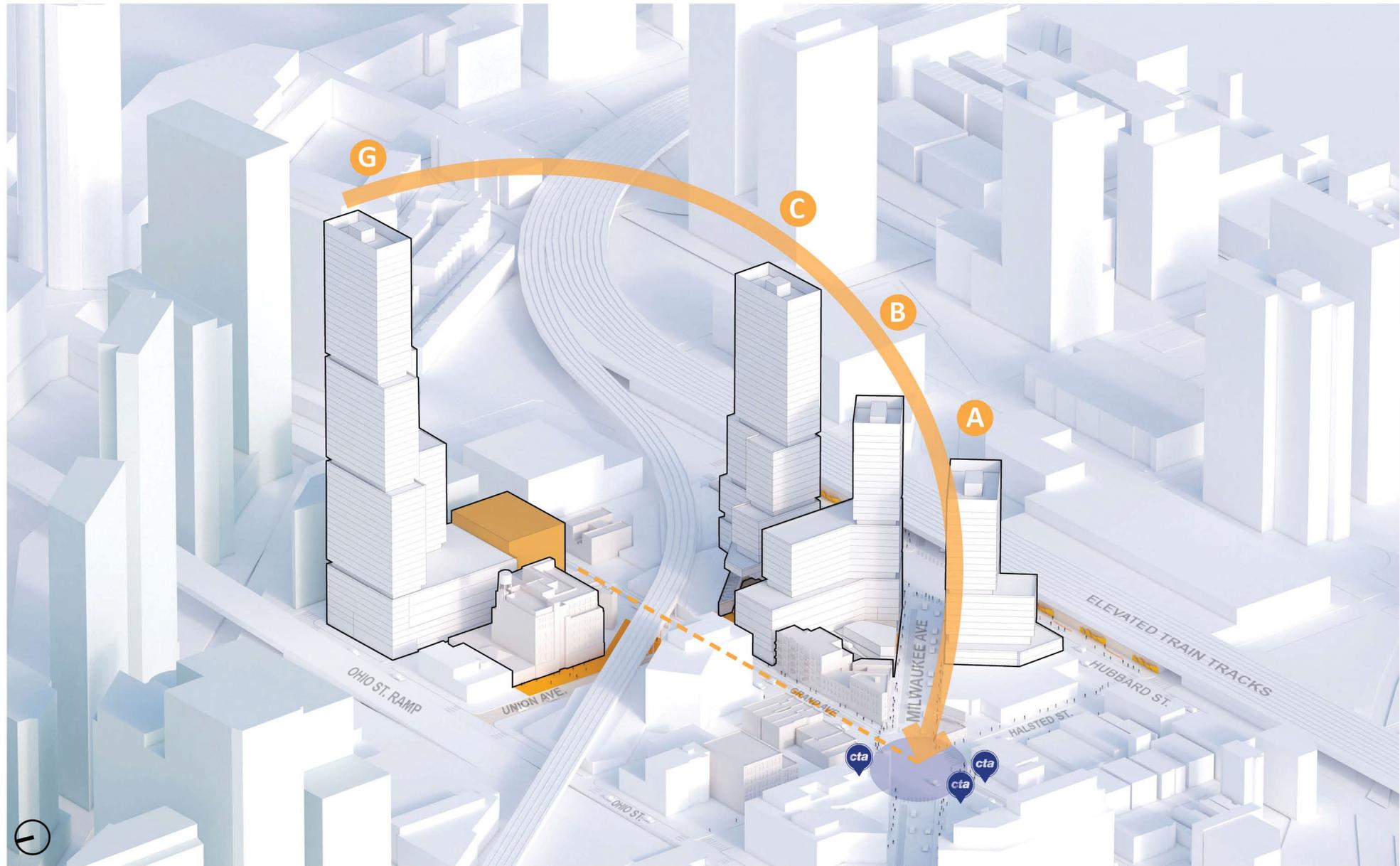


Denizen Bushwick

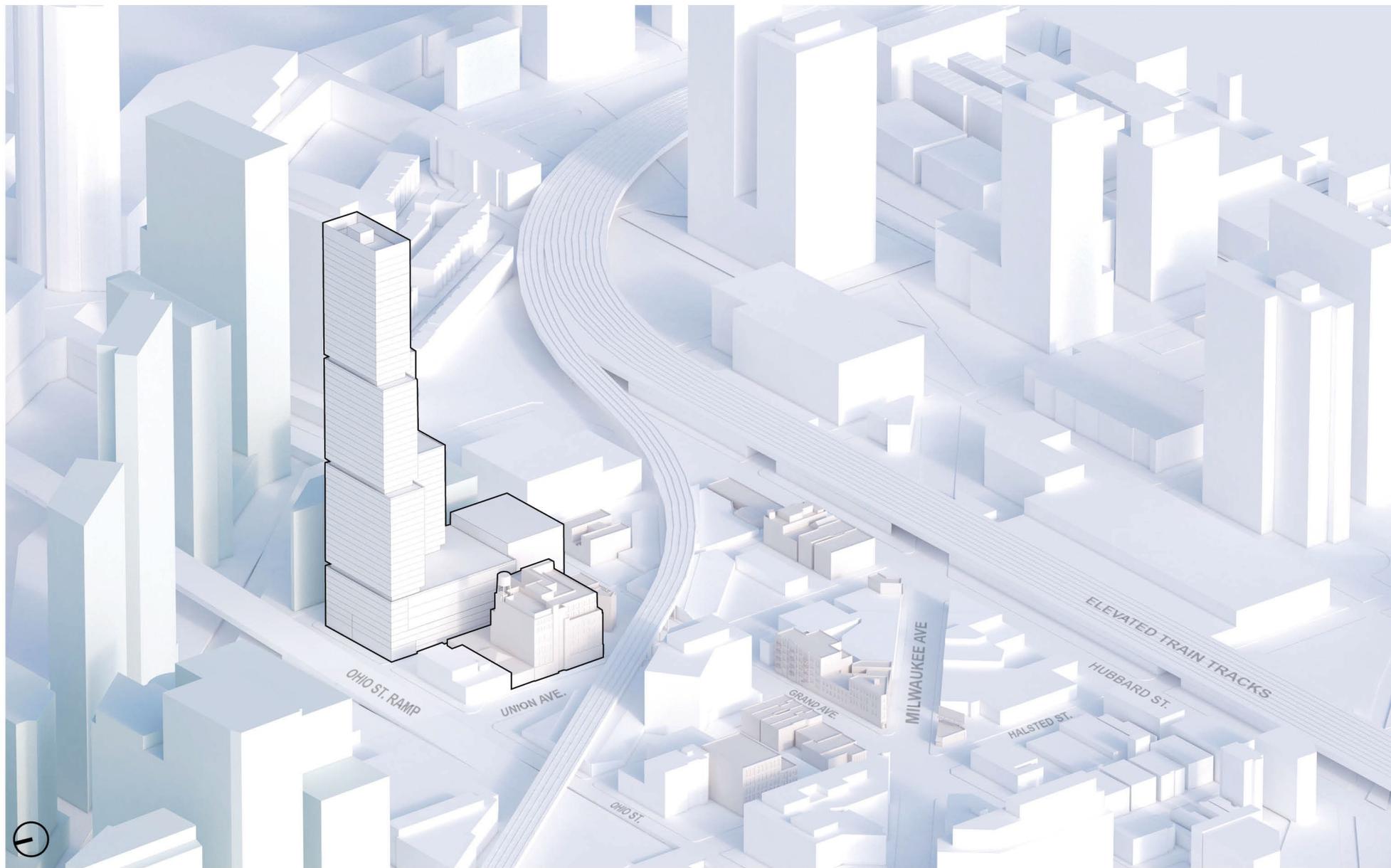


Denizen Bushwick

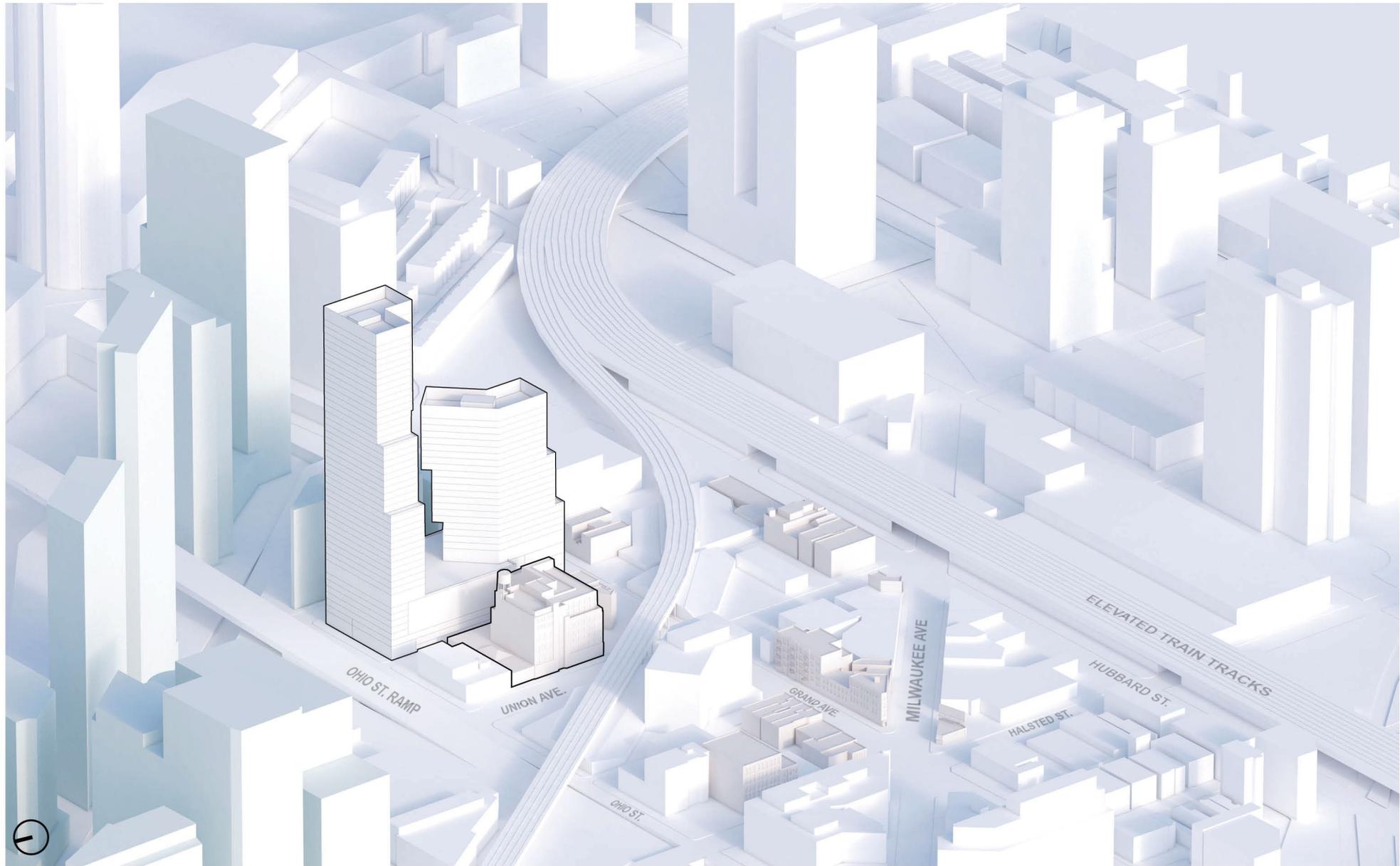
# Precedent Images – Pedestrian Scale



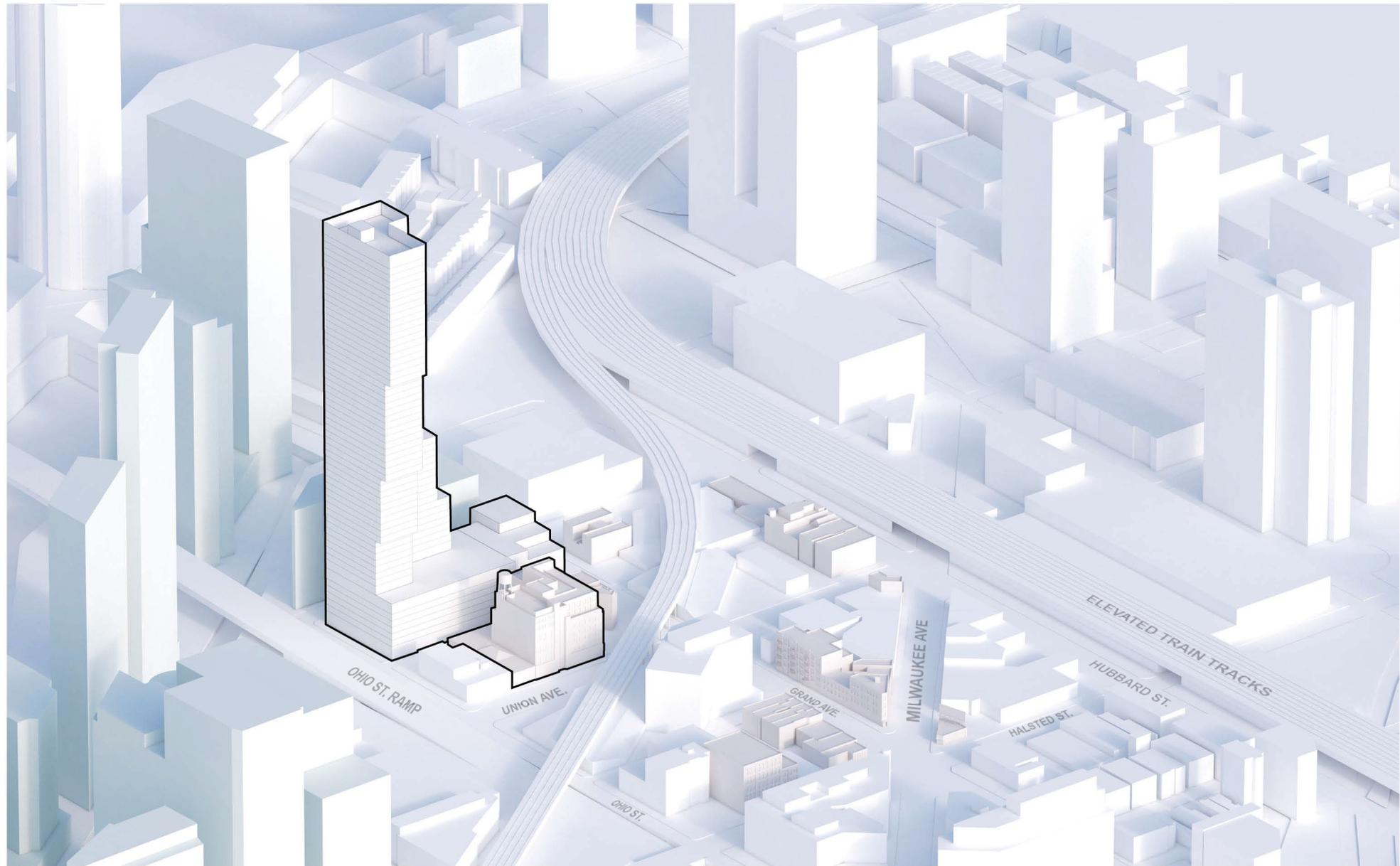
Vision Plan Massing



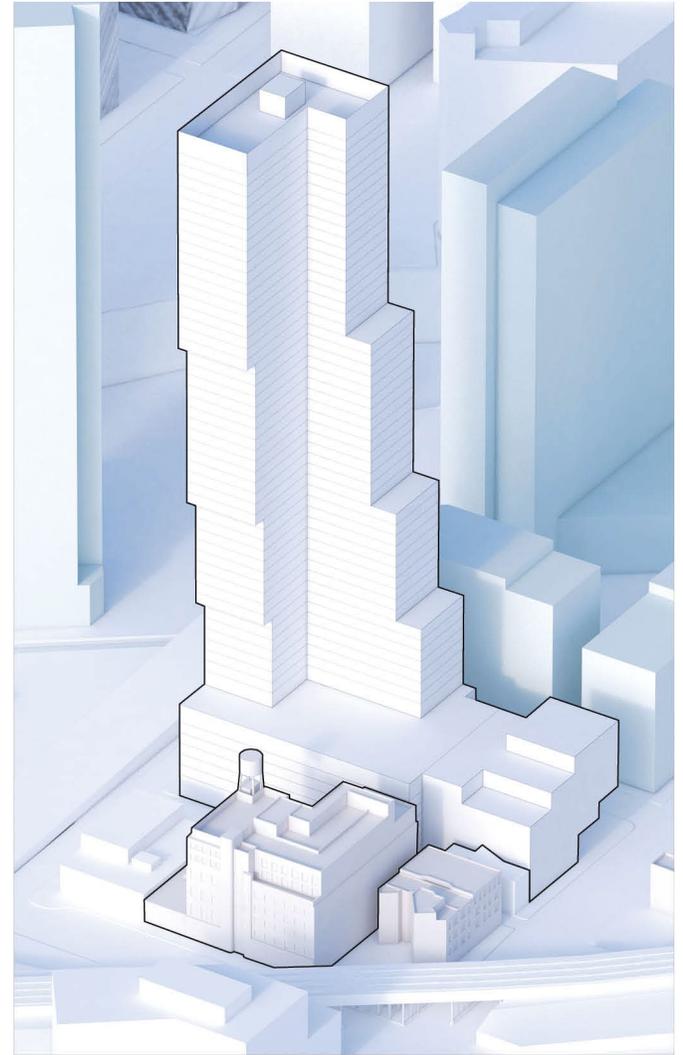
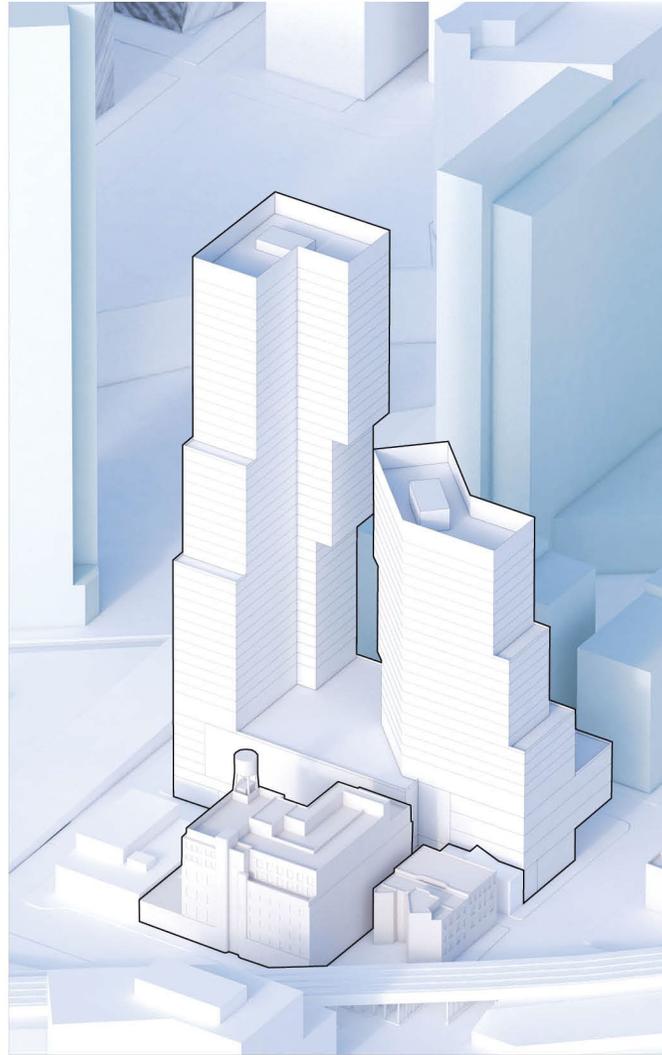
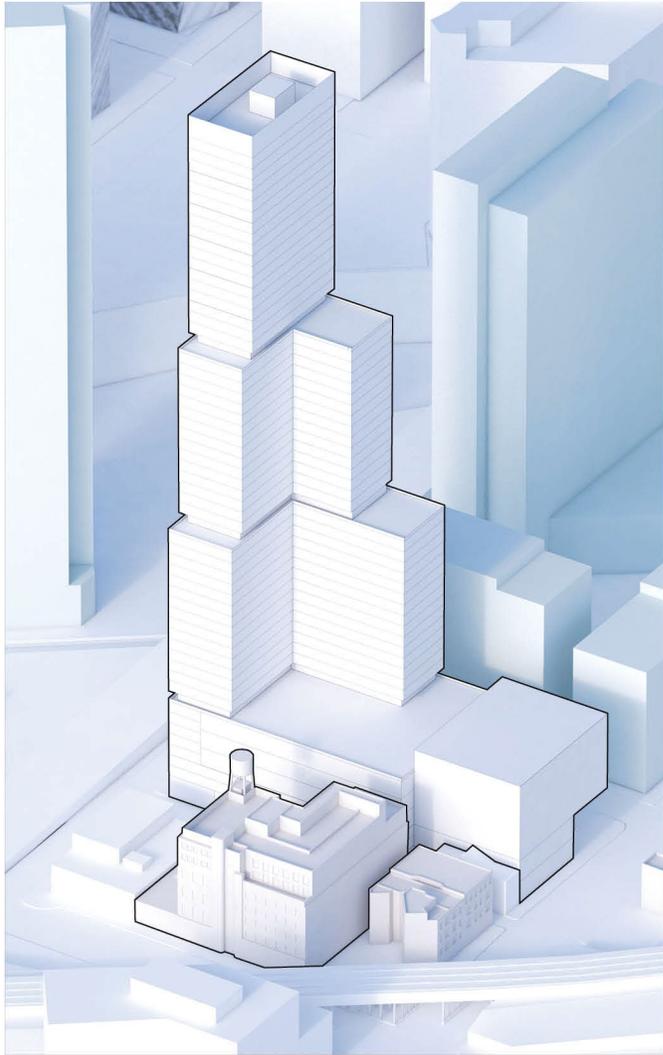
Massing Option 1

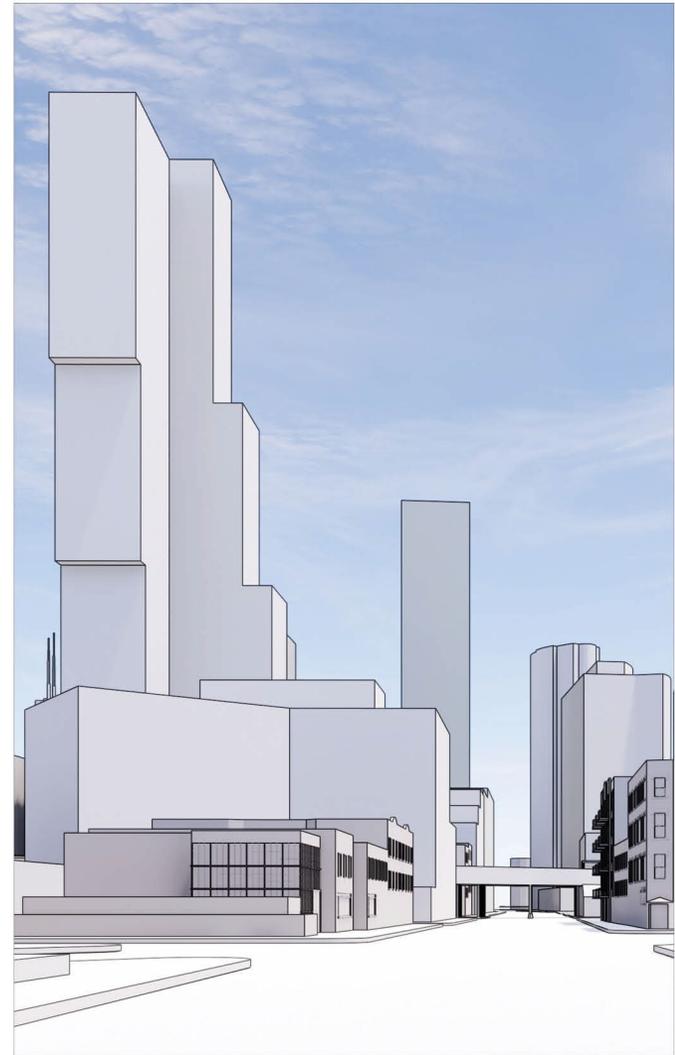
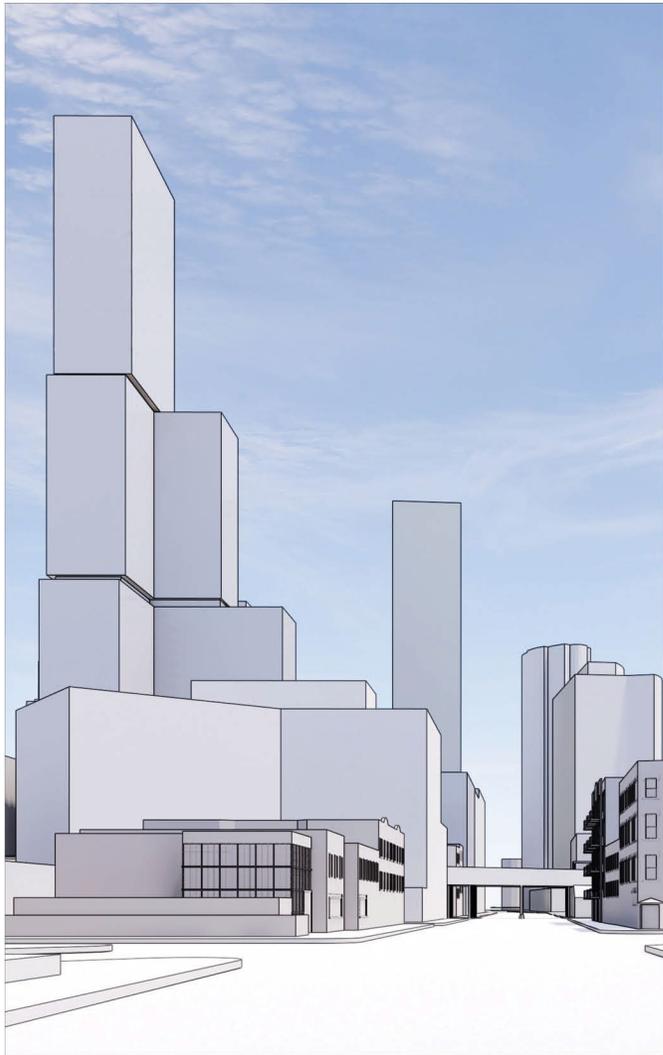


Massing Option 2

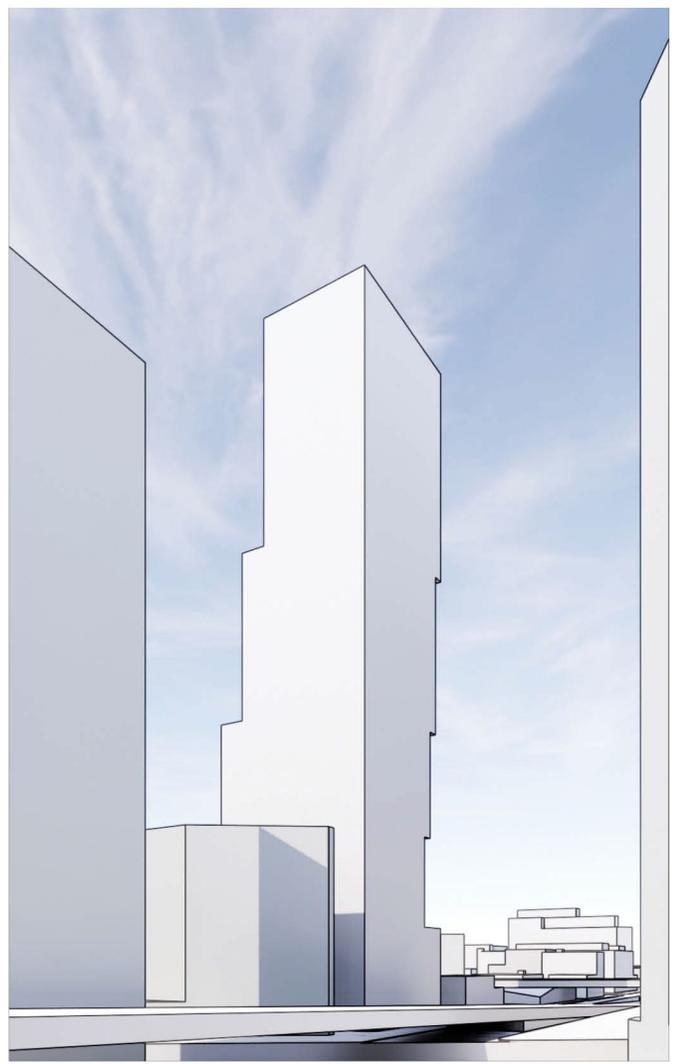
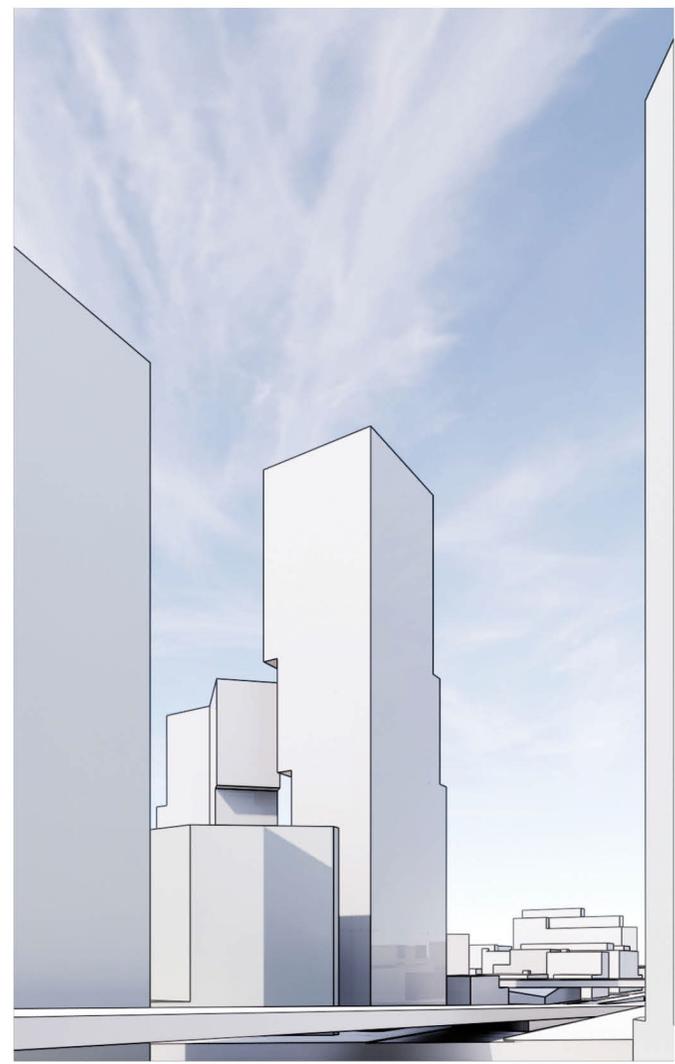
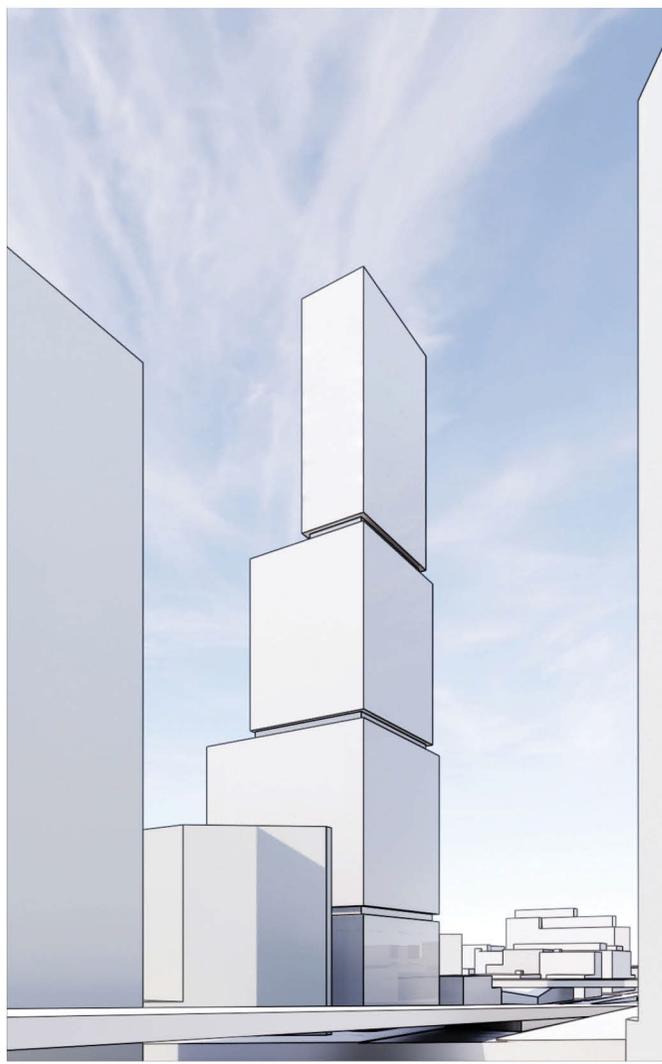


Massing Option 3

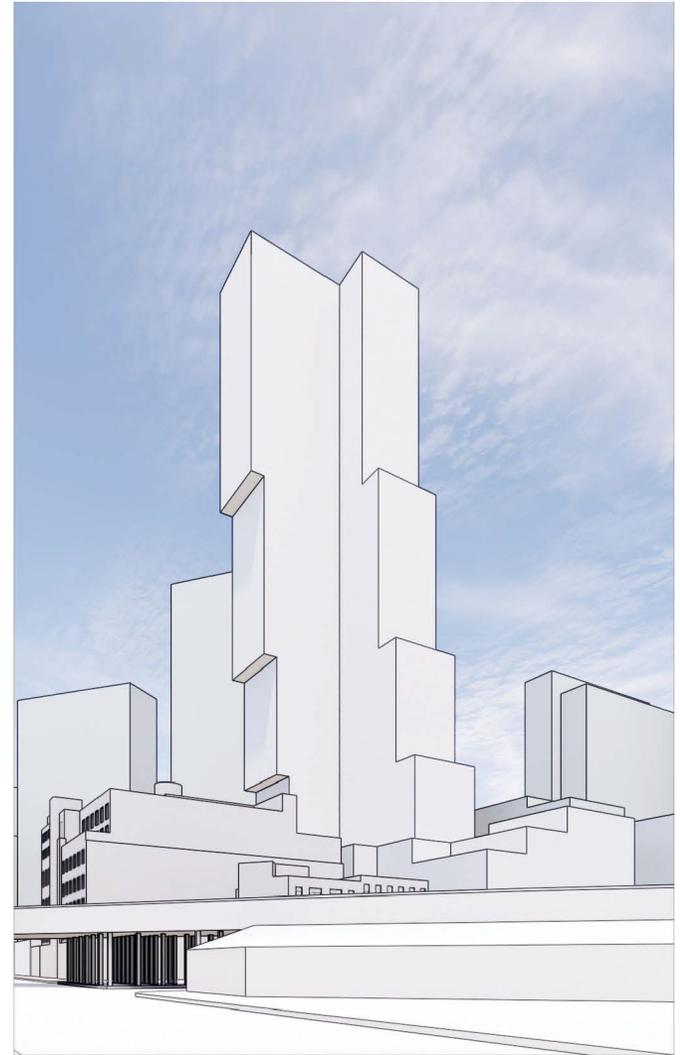
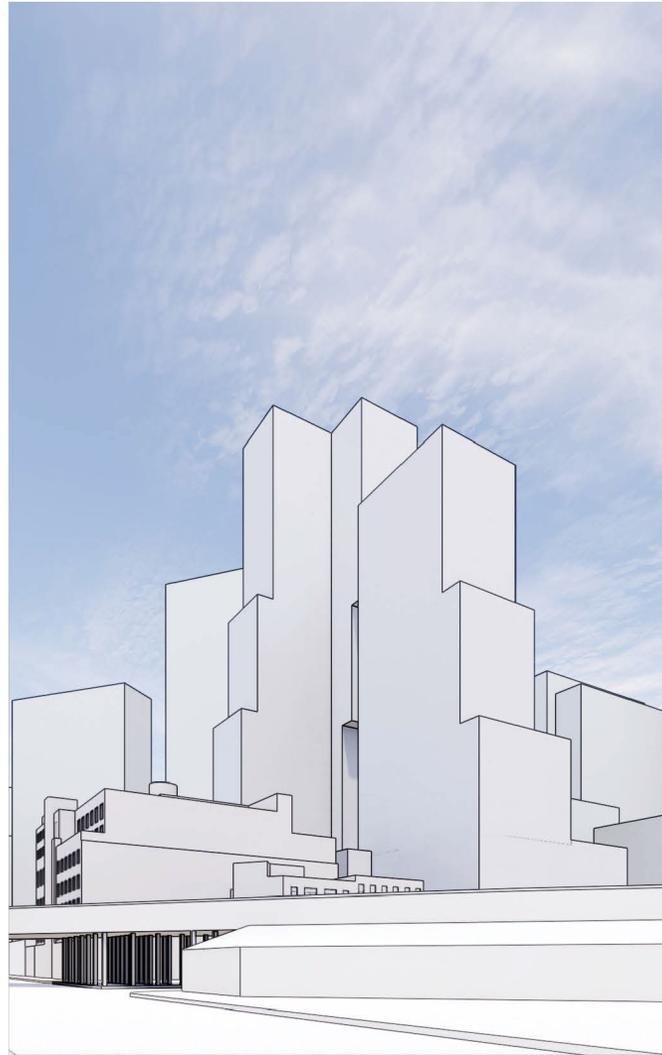
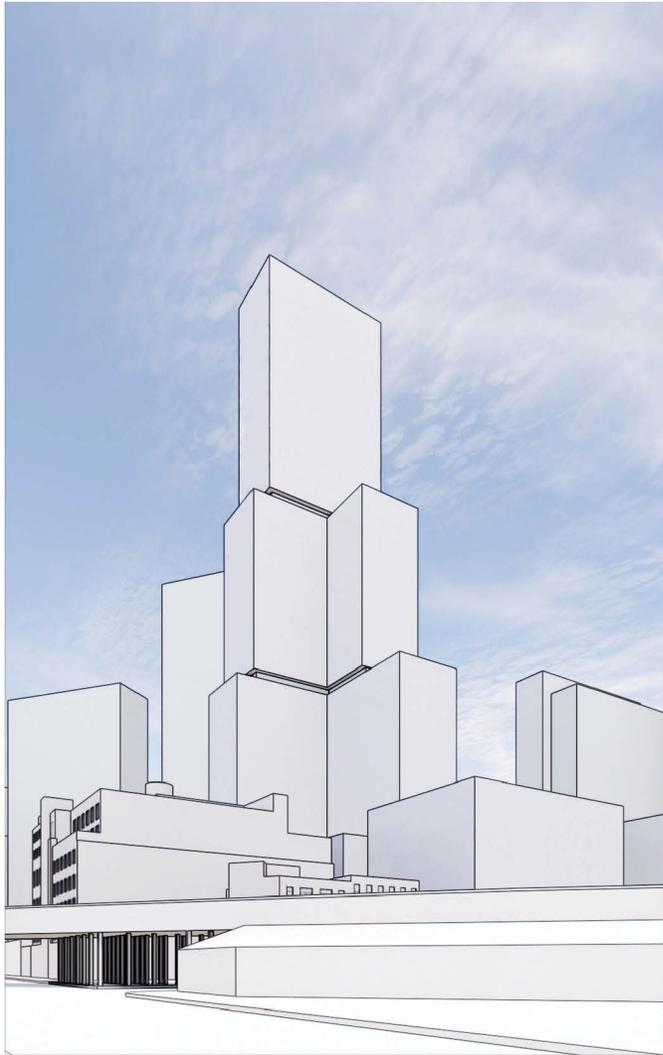




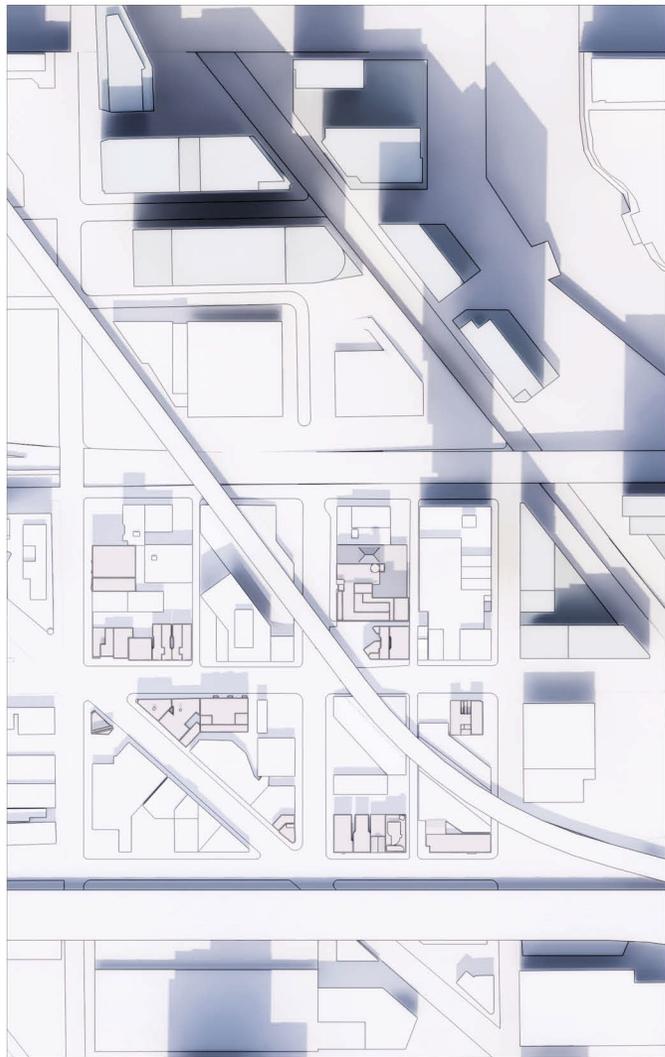
Massing Options – Perspective View



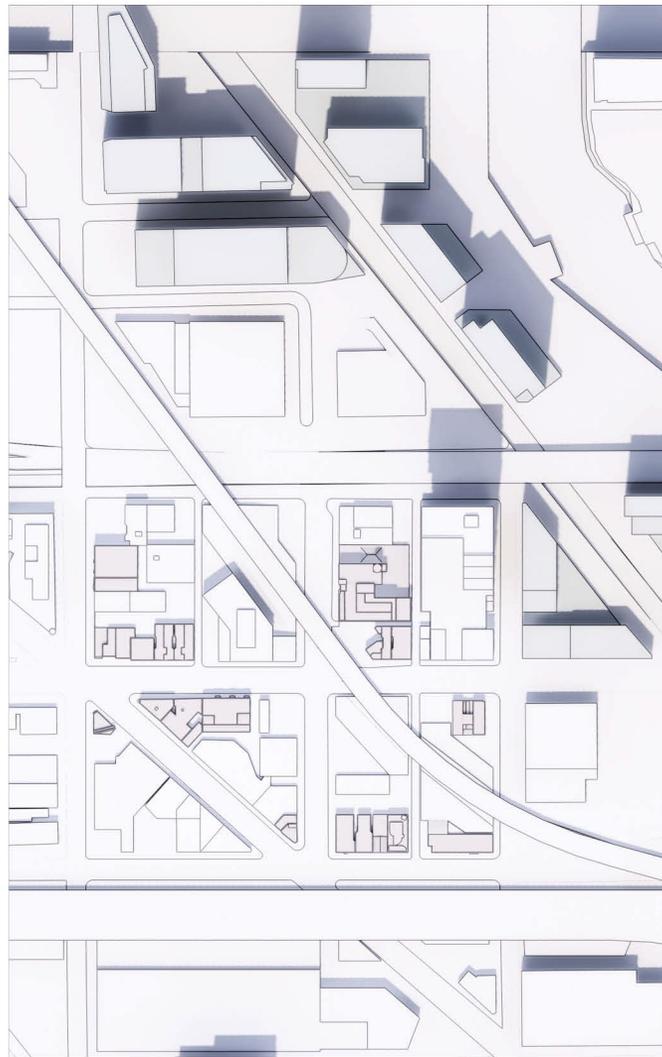
Massing Options – Perspective View



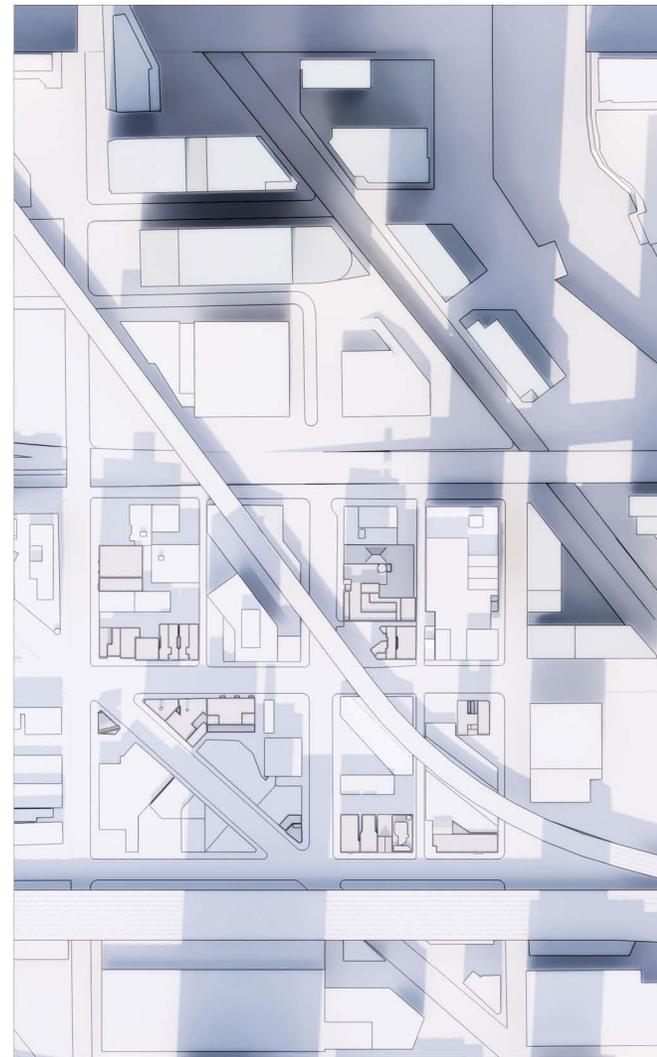
Massing Options – Perspective View



MARCH 21



JUNE 21



DECEMBER 21

# Massing Option 3 – Shadow Analysis



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