



CHICAGO PLAN COMMISSION

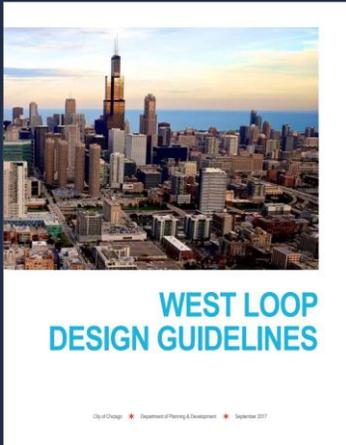
Department of Planning and Development

725 W. Randolph St. (27th Ward)

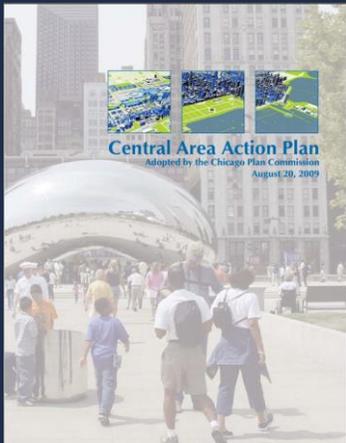
Related Midwest

February 21, 2020

★ Planning Context

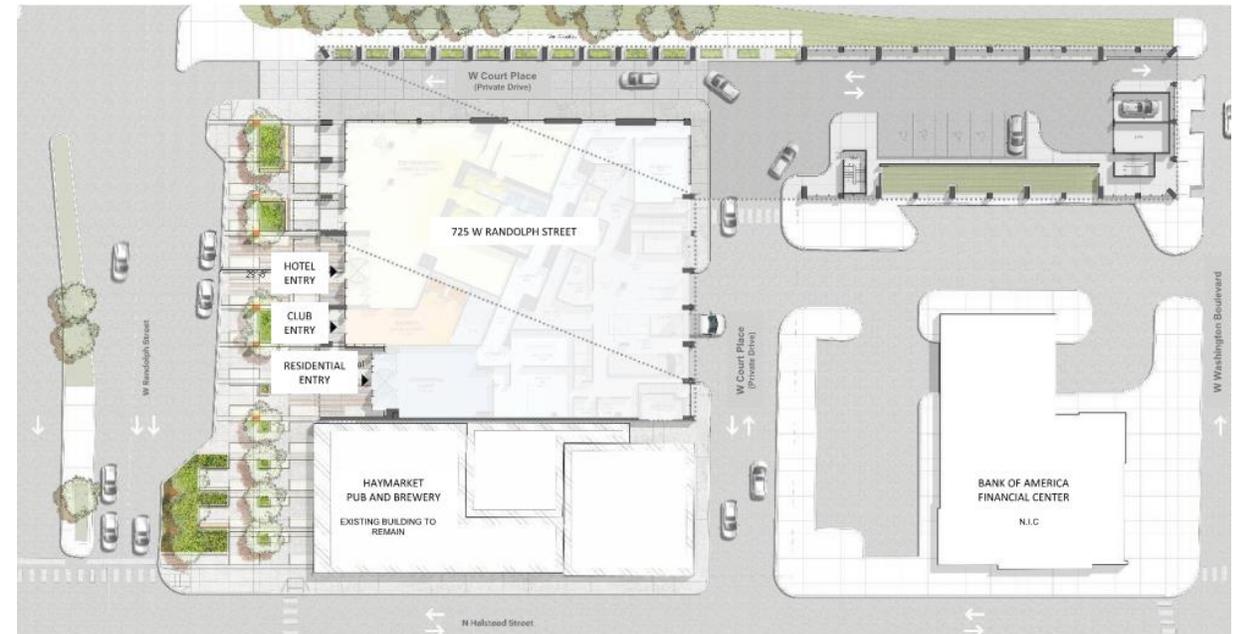


- West Loop Design Guidelines, 2017
 - Help the West Loop build on the central area characteristics of an employment , transportation, cultural and residential center for the city; while reserving the urban character and scale that has made the West Loop so attractive
- Chicago Central Area Action Plan, 2009
 - The mixed-use expansion of Chicago’s Central Area does more than highlight its appeal to residents, workers and visitors. It also underscores the area’s potential for future growth. As one of the world’s most livable cities, Chicago must build on its existing assets while creating new opportunities for neighborhood expansion and improvement. The Chicago Central Area Action Plan is a strategy for both.

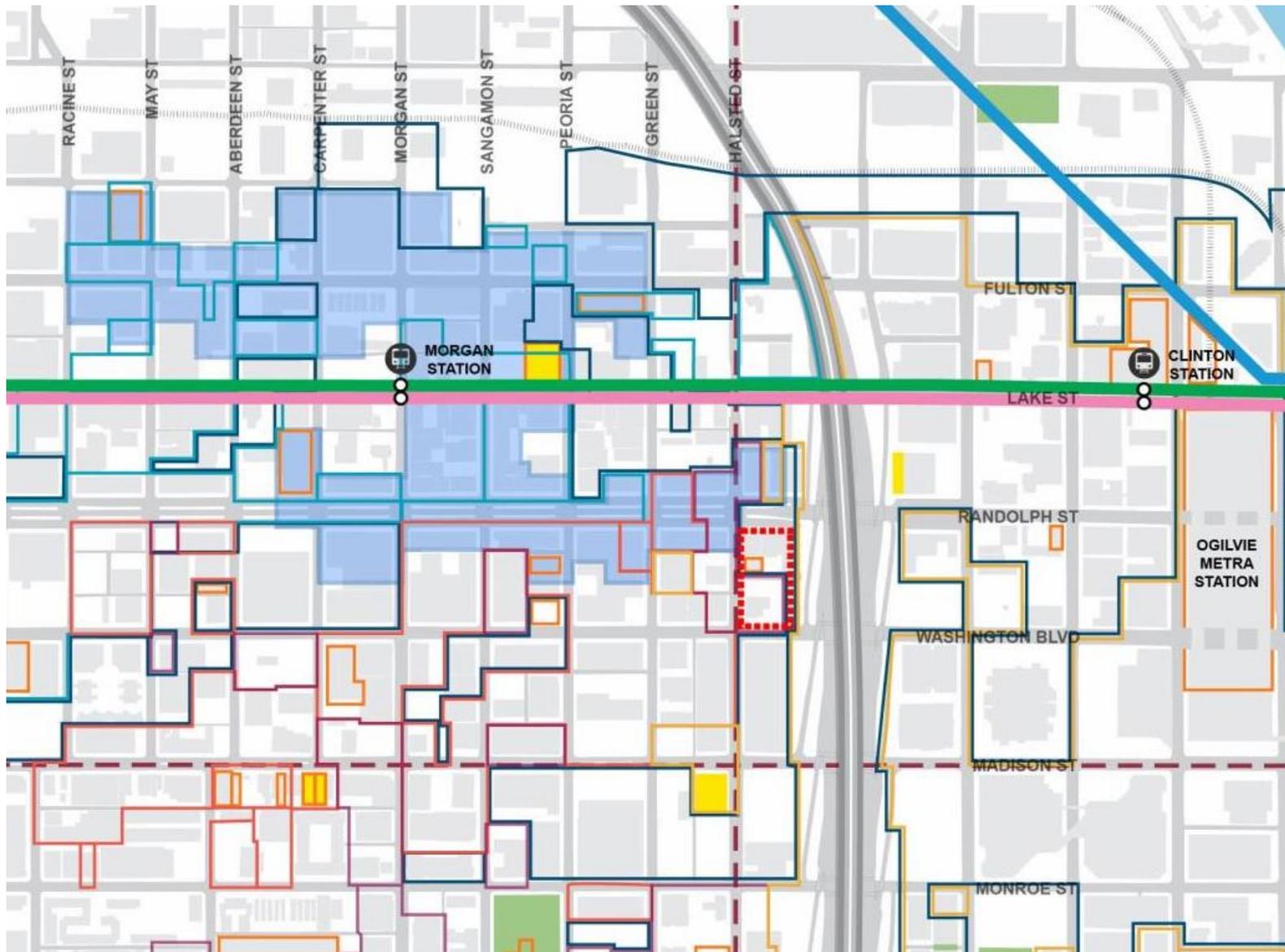


★ Project Timeline + Community Outreach

- Tower 1 Amendment Approved July 25, 2018
- Date of PD Filing: October 16, 2019
- Community Organization Meetings Held On:
 - October 14, 2019 (NOWL)
 - October 15, 2019 (WLCO)
 - October 16, 2019 (WCA)
- Alderman Sponsored Community Meeting:
 - January 7, 2020



Previously Approved Site Plan



Map Key

- CTA Blue Line
- CTA Green Line
- CTA Pink Line
- Transit Station
- Fulton-Randolph Market
- Chicago Landmark
- Chicago Historic Resources Survey
- Bus line
- C1 zoning
- DX-3 zoning
- DX-5 zoning
- DX-7 zoning
- PD zoning
- Site Boundary



SITE CONTEXT PLAN

Pedestrian Context



Pedestrian Context



EXISTING CONDITION

Pedestrian Context

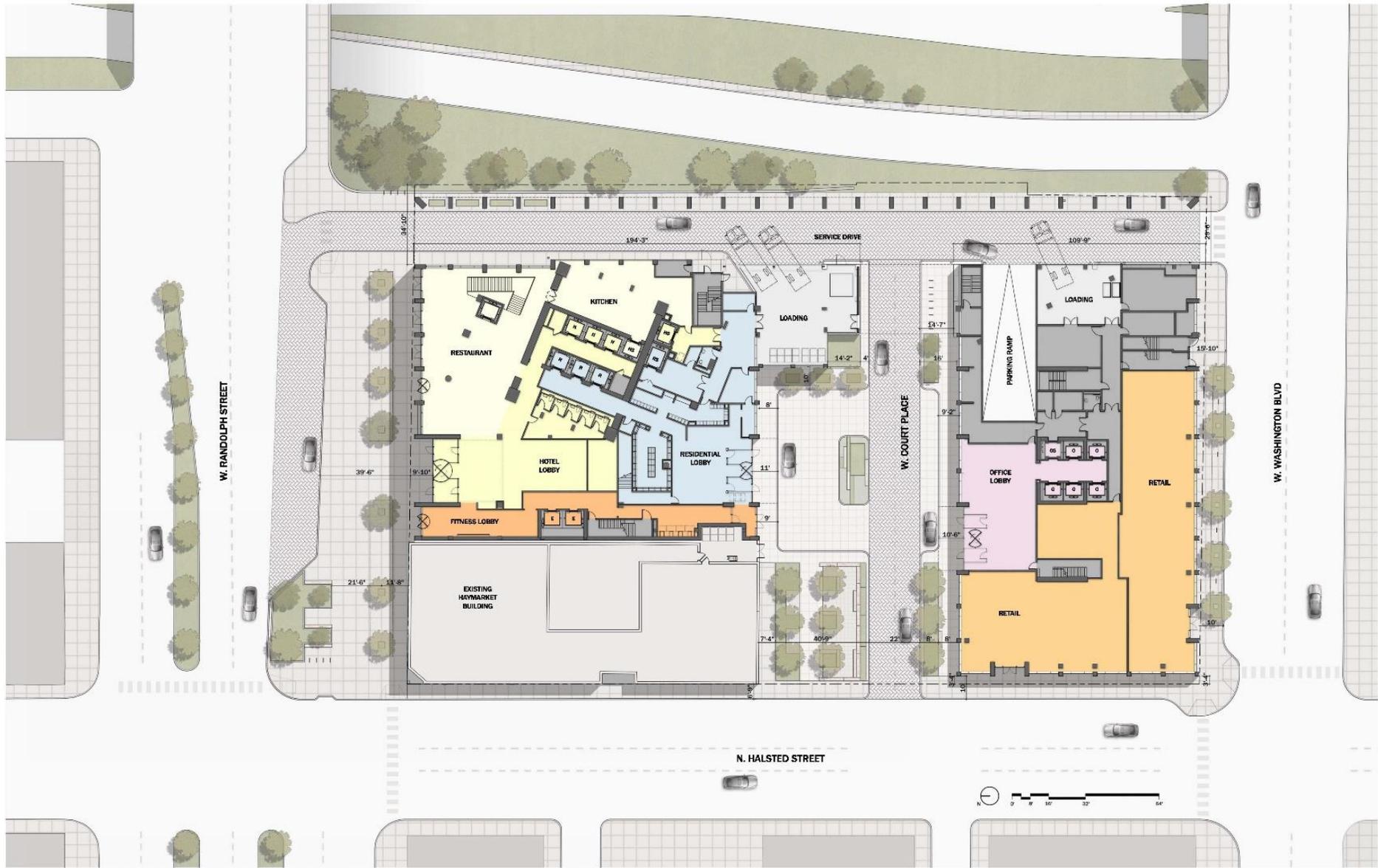




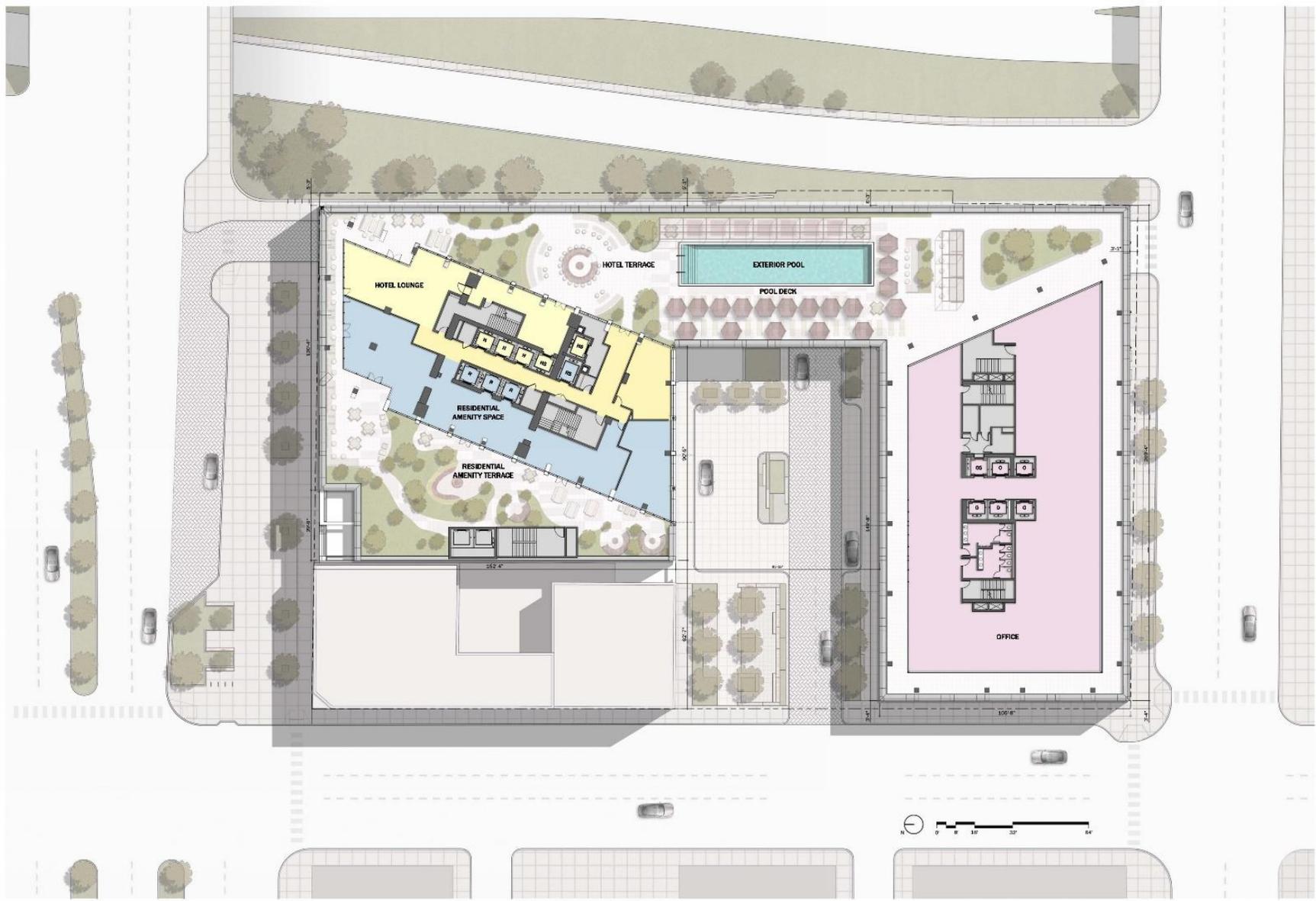
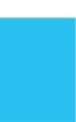
AERIAL VIEW FROM NORTHEAST DIRECTION



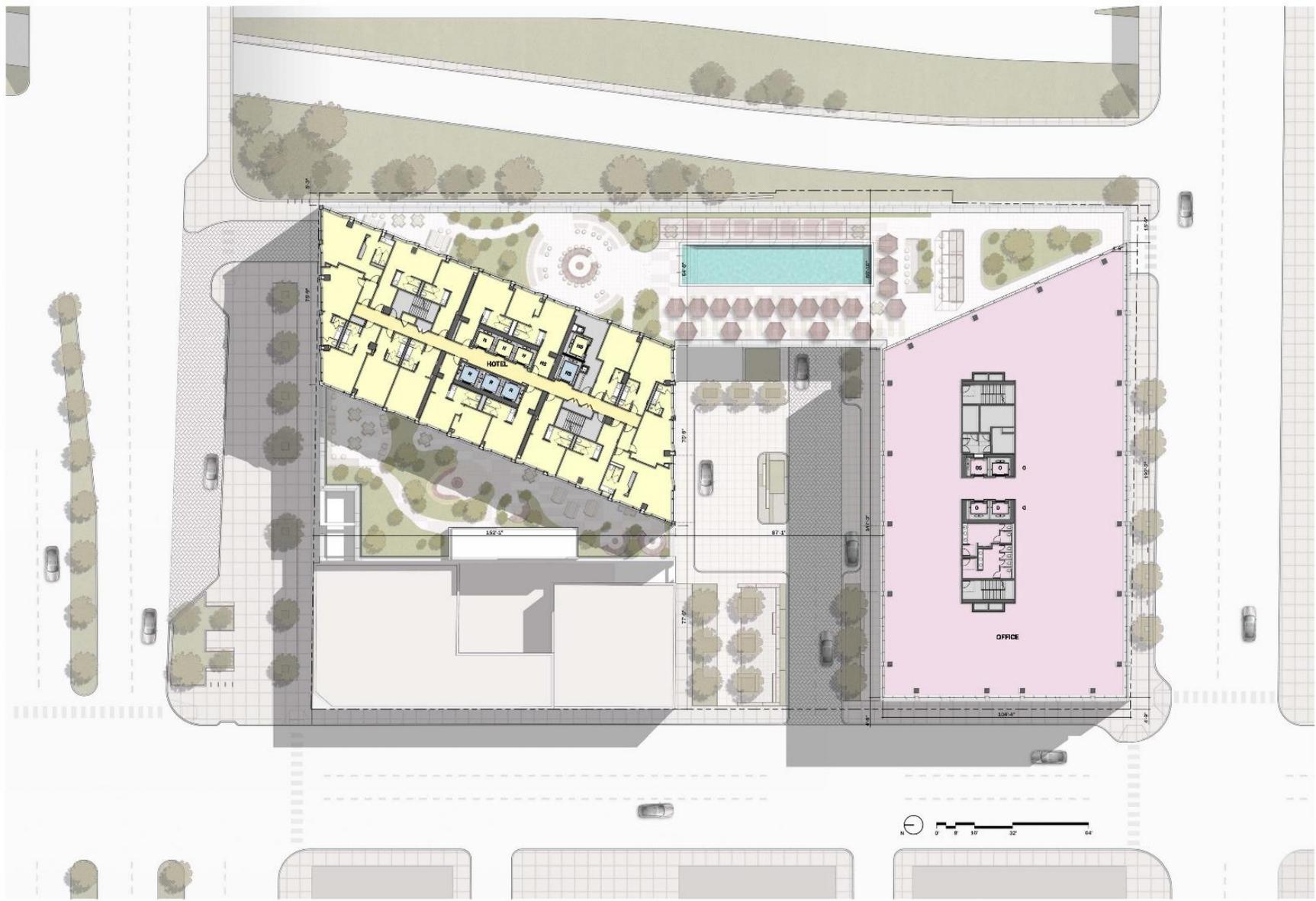
VIEW FROM SOUTHEAST DIRECTION



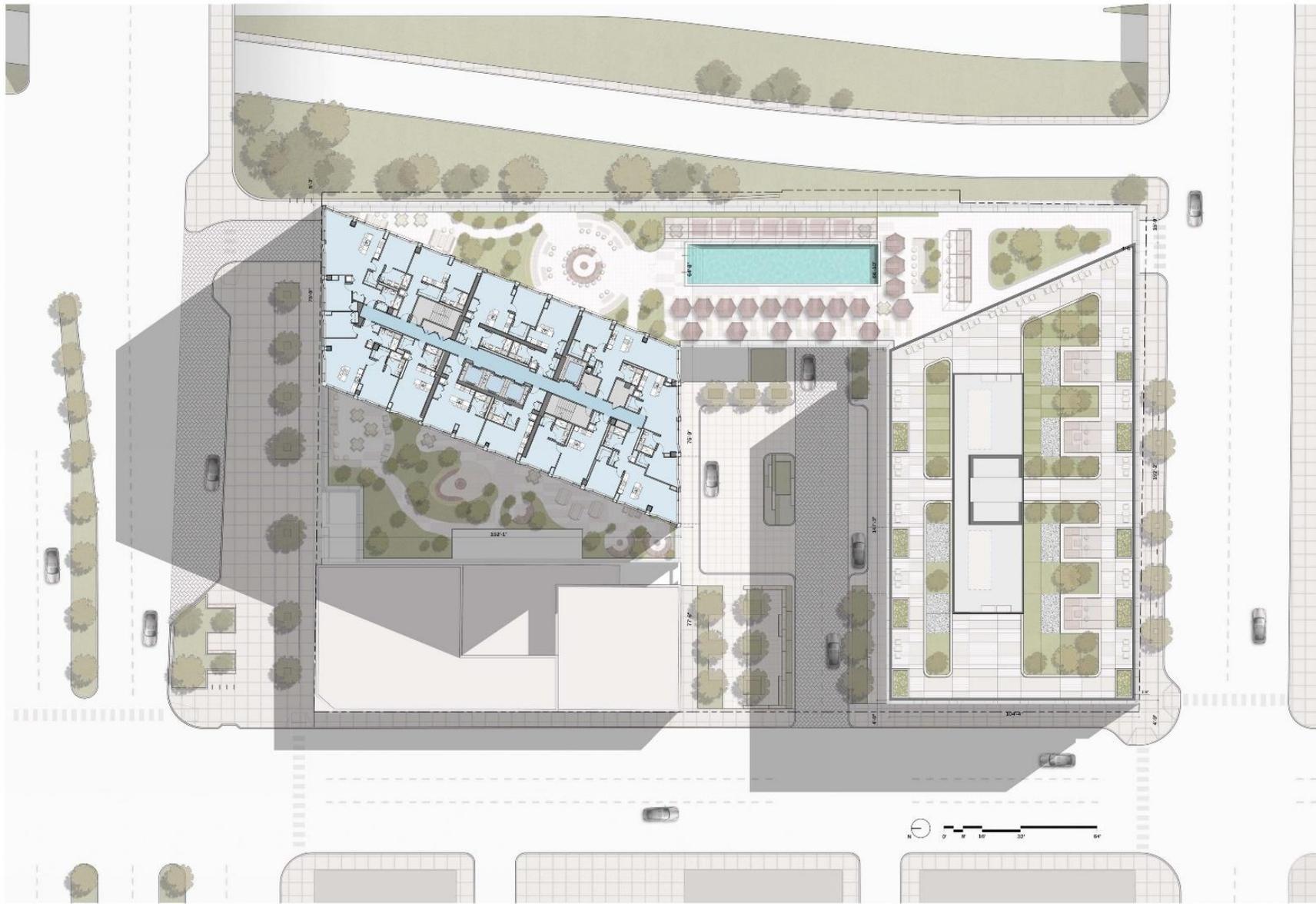
SITE + GROUND FLOOR PLAN



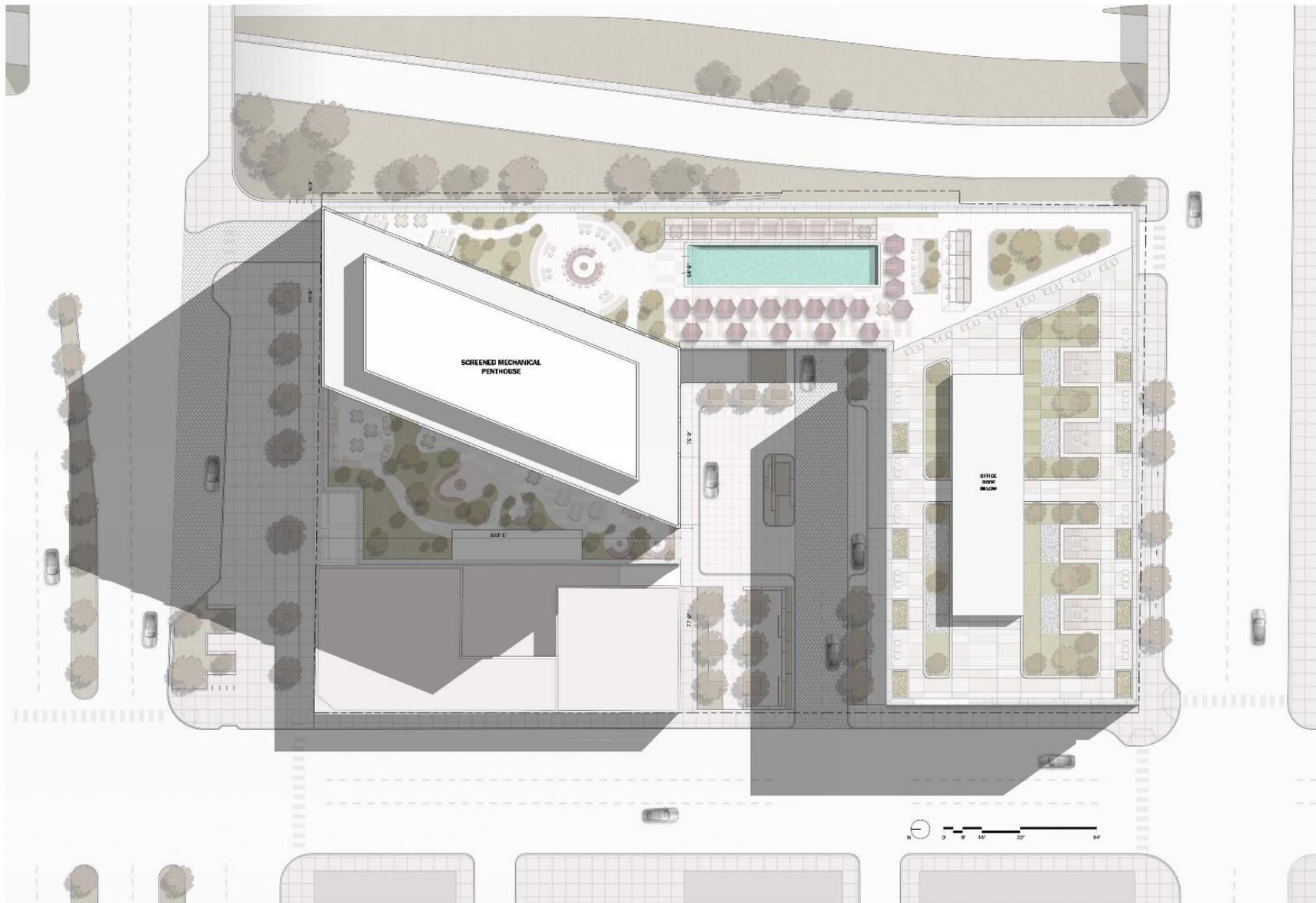
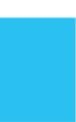
AMENITY FLOOR PLAN



TYPICAL HOTEL + OFFICE FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN



ROOF PLAN



PAINTED ALUMINUM COMPOSITE PANELS
 SIGNAGE LOCATION
 VISION GLASS WITH ALUMINUM WINDOW SYSTEM
 METAL PANEL VERTICAL PIERS AND HORIZONTAL SILLS

EL: + 550'-0"

METAL LOUVERS
 PAINTED ALUMINUM COMPOSITE PANELS
 SIGNAGE LOCATION
 GLASS RAILING
 GLASS RAILING
 SIGNAGE LOCATION
 METAL LOUVERS
 W. WASHINGTON
 W. RANDOLPH
 EL: + 0'-0"

EL: + 250'-0"

EL: + 60'-0"

W. RANDOLPH
 EL: + 0'-0"

EAST ELEVATION

SIGNAGE LOCATION
 VISION GLASS WITH ALUMINUM WINDOW SYSTEM
 METAL PANEL VERTICAL PIERS AND HORIZONTAL SILLS
 PAINTED ALUMINUM COMPOSITE PANELS

EL: + 550'-0"

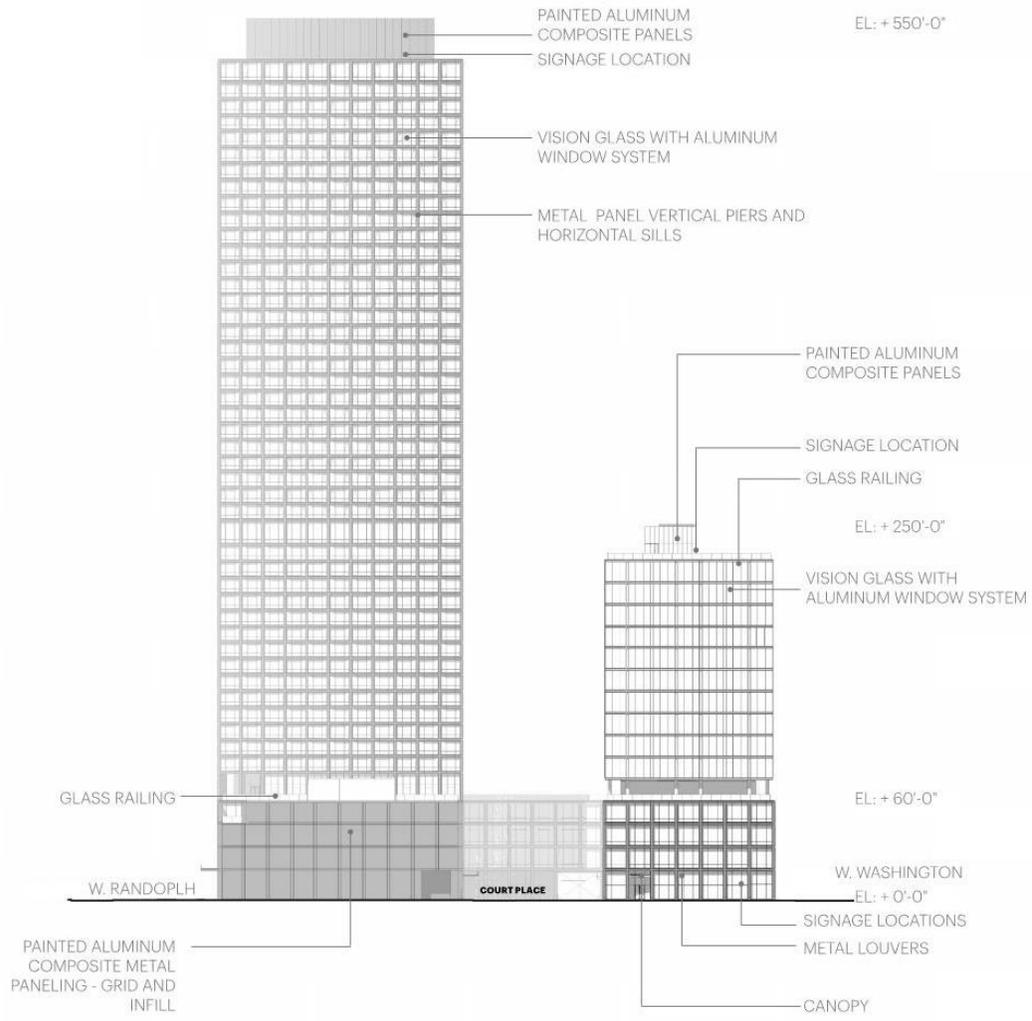
GLASS RAILING
 VISION GLASS WITH ALUMINUM WINDOW SYSTEM
 COURT PLACE
 SIGNAGE LOCATIONS
 CANOPY
 N. HALSTED

EL: + 250'-0"

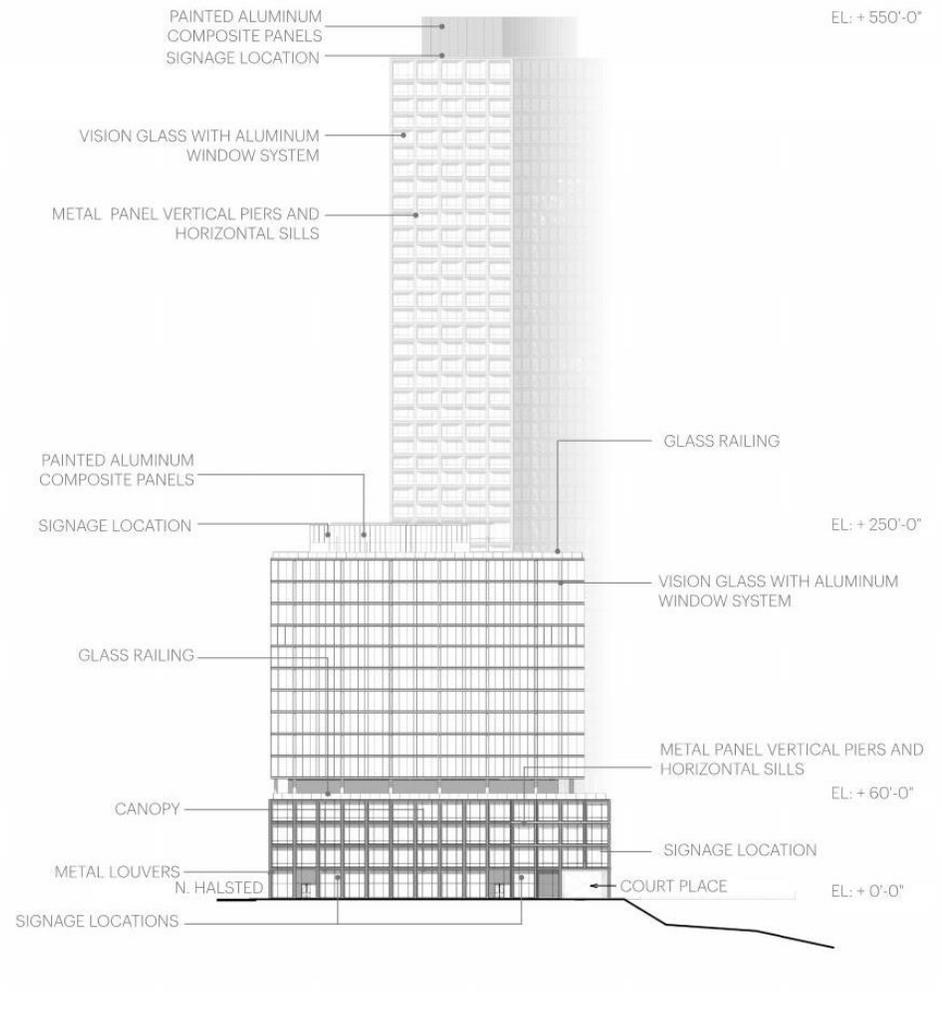
EL: + 60'-0"

EL: + 0'-0"

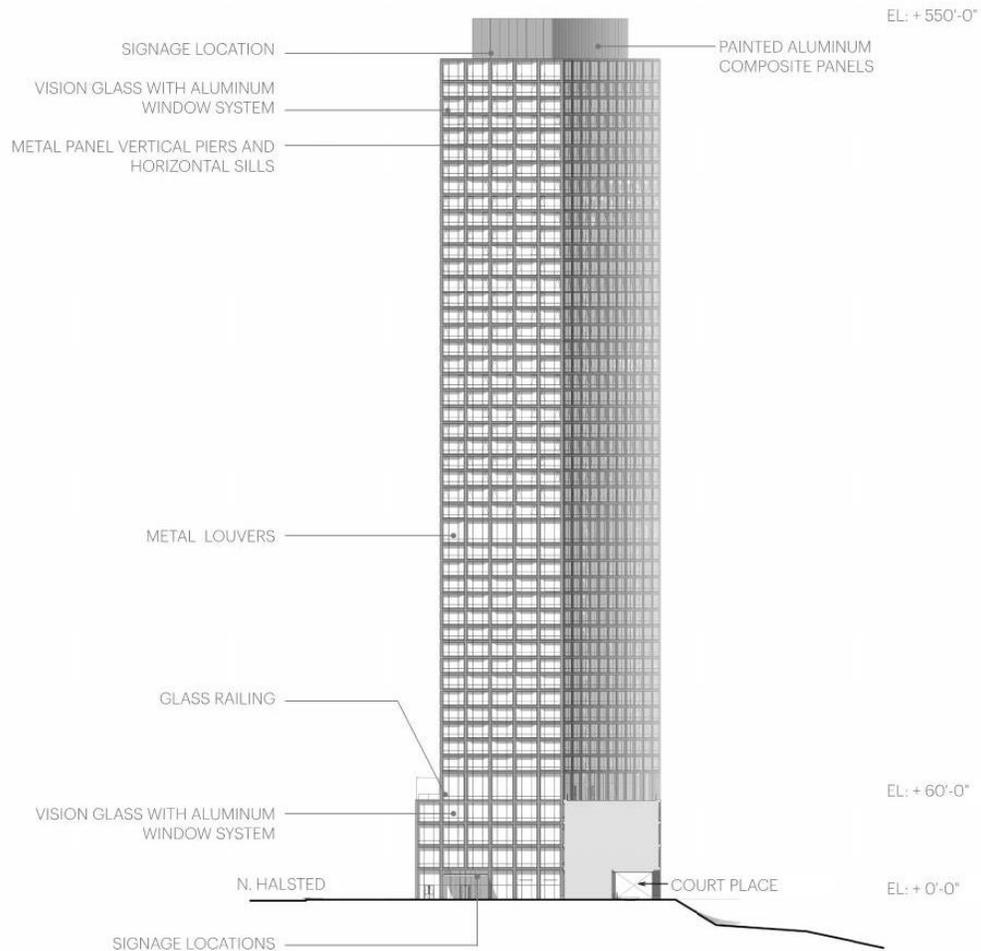
NORTH ELEVATION



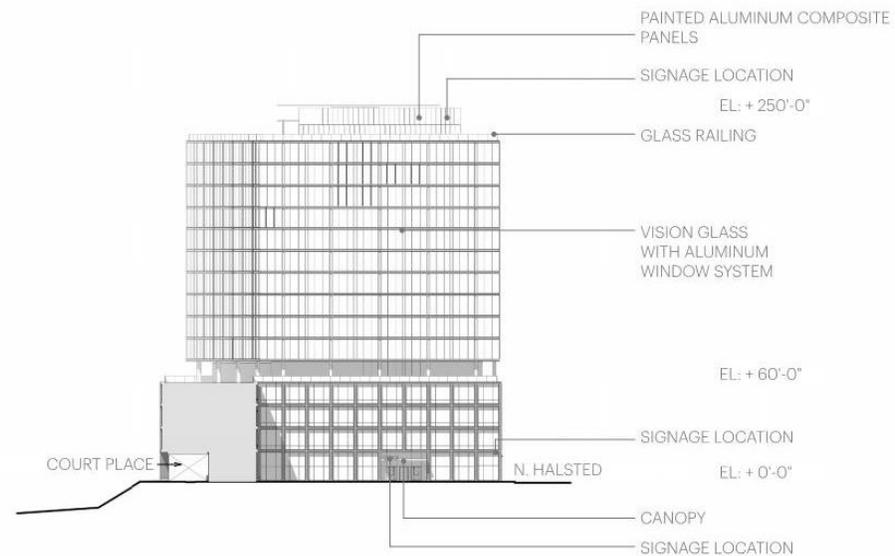
WEST ELEVATION



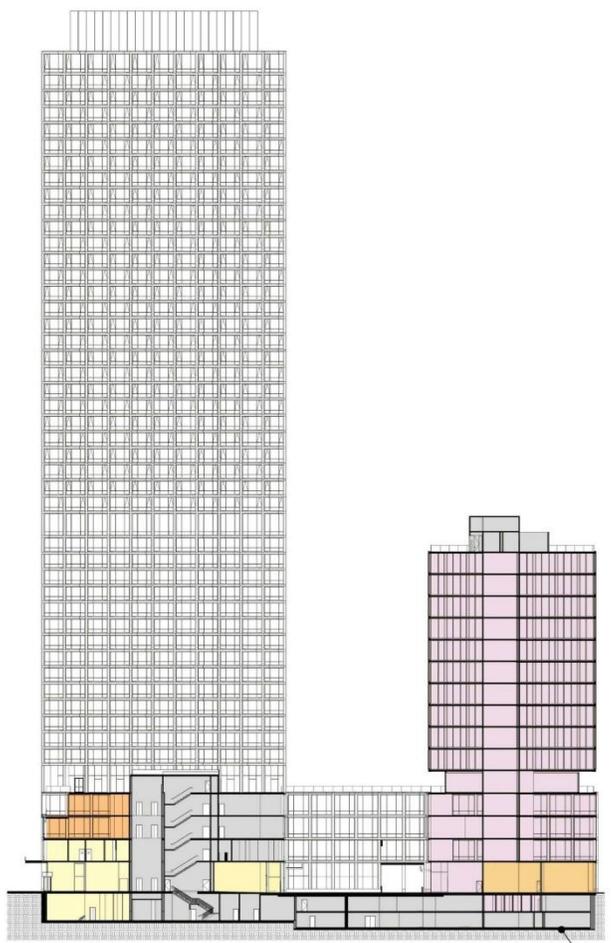
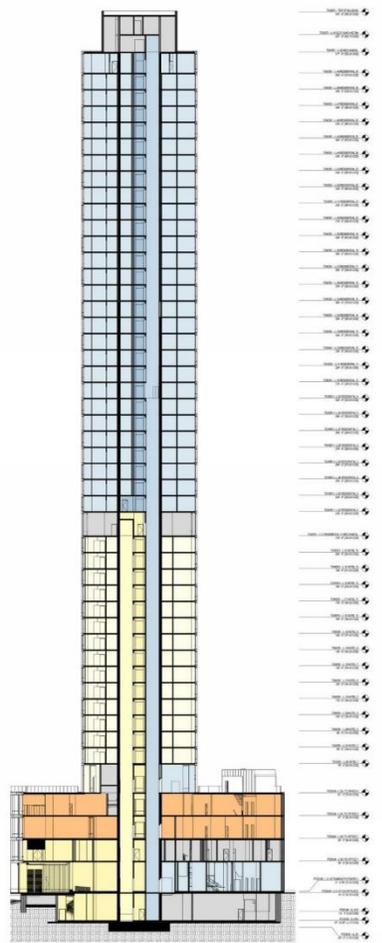
SOUTH ELEVATION



NORTH ENTRY COURT ELEVATION



SOUTH ENTRY COURT ELEVATION

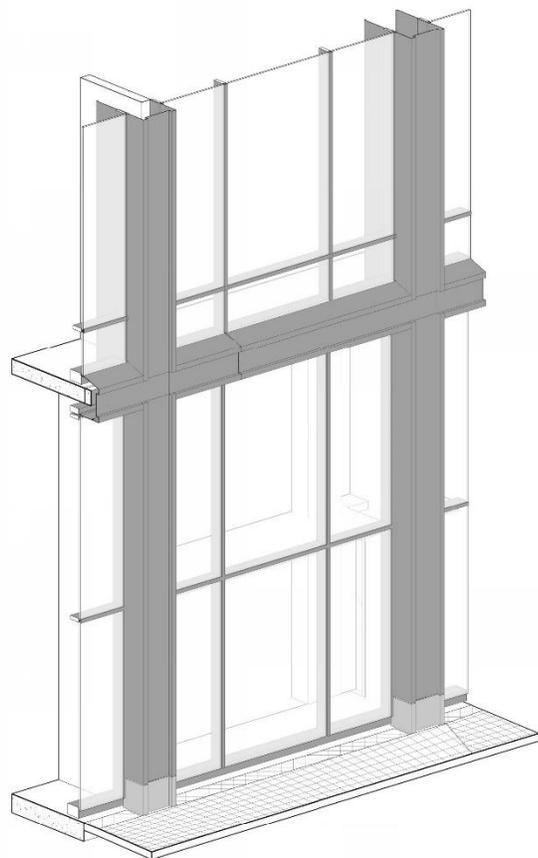


○ TOP OF TOWER I +541'-6"
FLOOR-TO-FLOOR 10'-0"

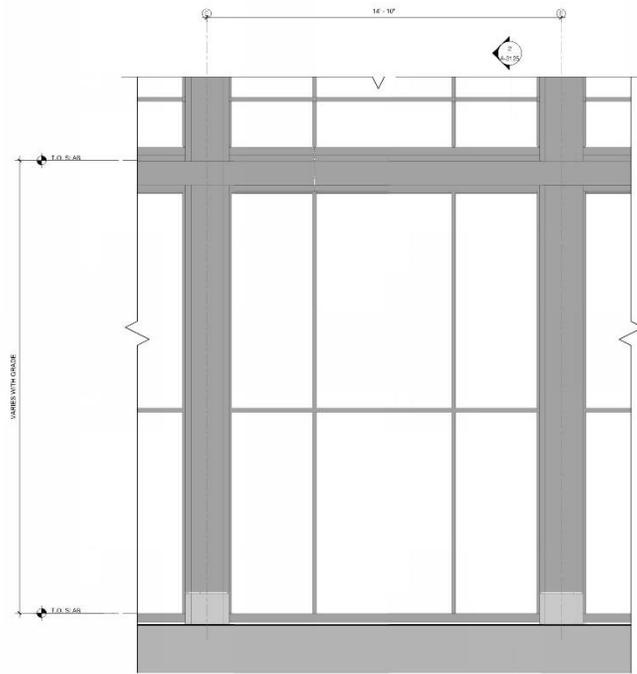
○ TOP OF TOWER II +231'-2"
FLOOR-TO-FLOOR 13'-5"
○ TOP OF PODIUM +61'-0"

BASEMENT PARKING

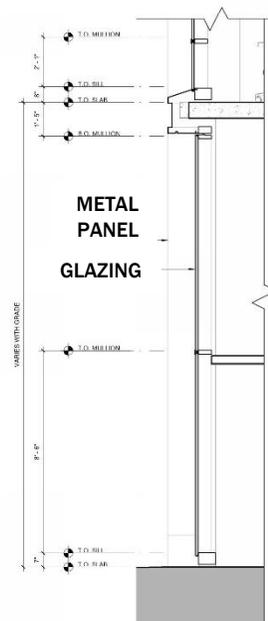
BUILDING SECTIONS



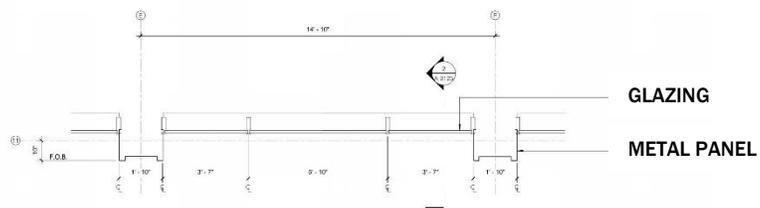
AXON



ELEVATION

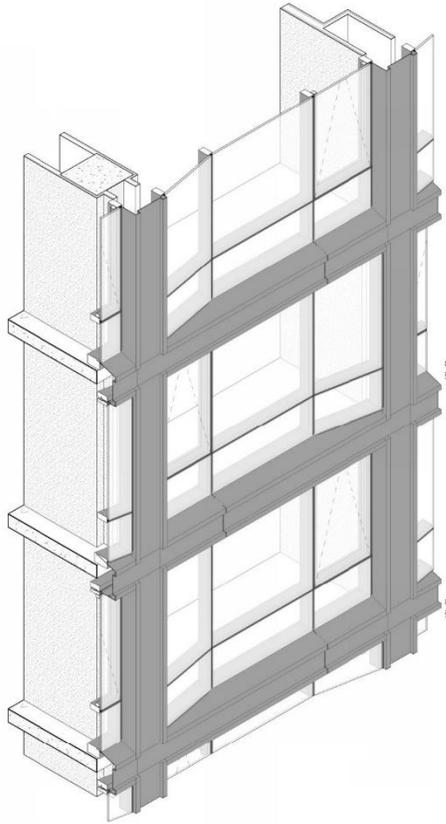
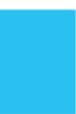


SECTION

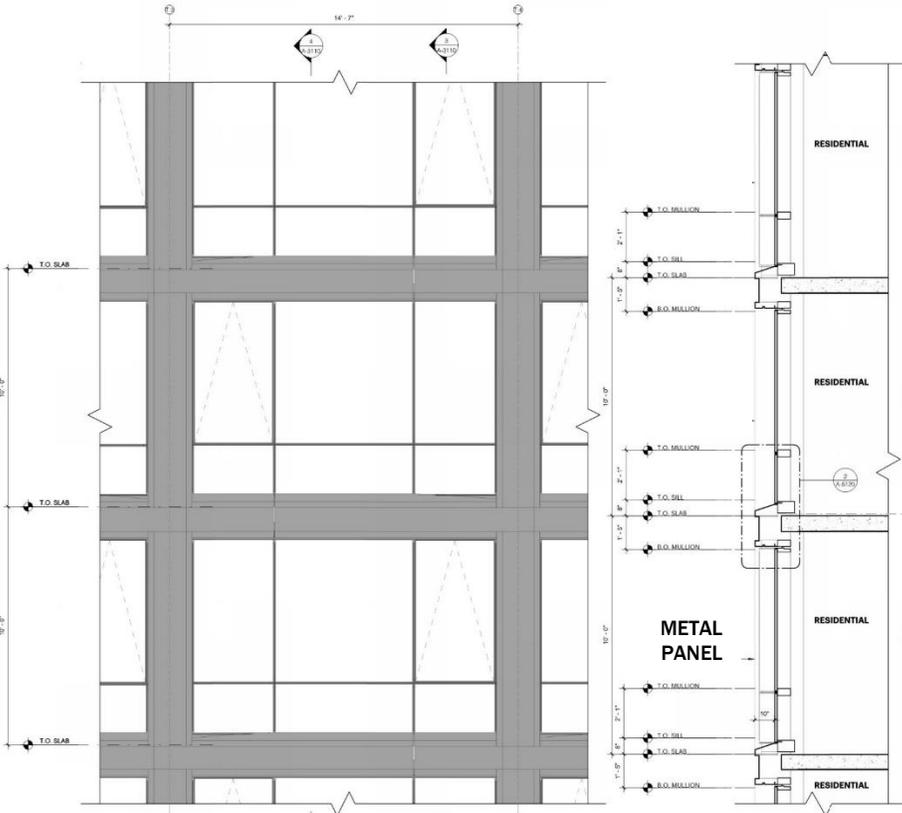


PLAN

TYPICAL PODIUM FACADE

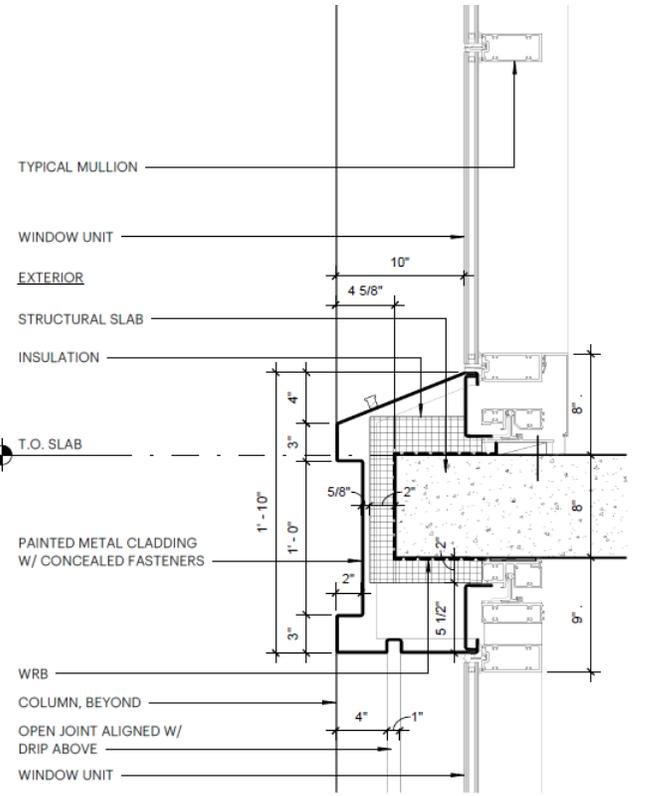


AXON



ELEVATION

SECTION



TYPICAL MULLION

WINDOW UNIT

EXTERIOR

STRUCTURAL SLAB

INSULATION

T.O. SLAB

PAINTED METAL CLADDING
W/ CONCEALED FASTENERS

WRB

COLUMN, BEYOND

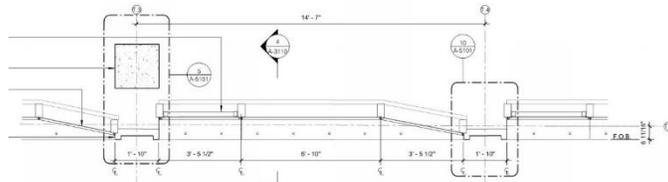
OPEN JOINT ALIGNED W/
DRIP ABOVE

WINDOW UNIT

OPERABLE WINDOW UNIT

FLANKER WINDOW UNIT

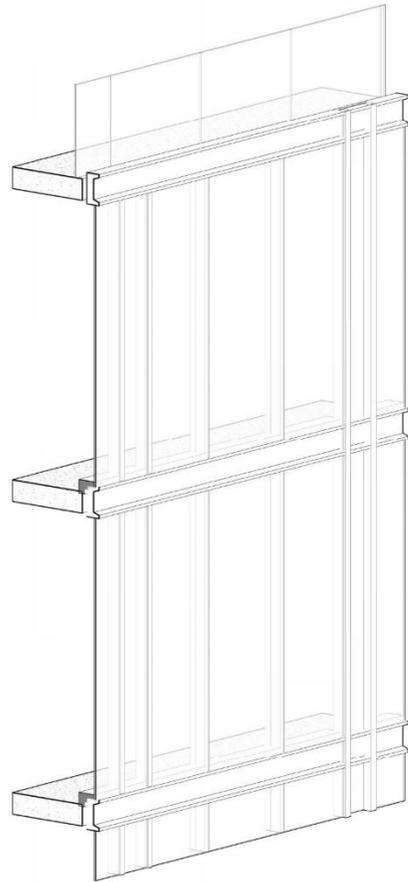
METAL PANEL



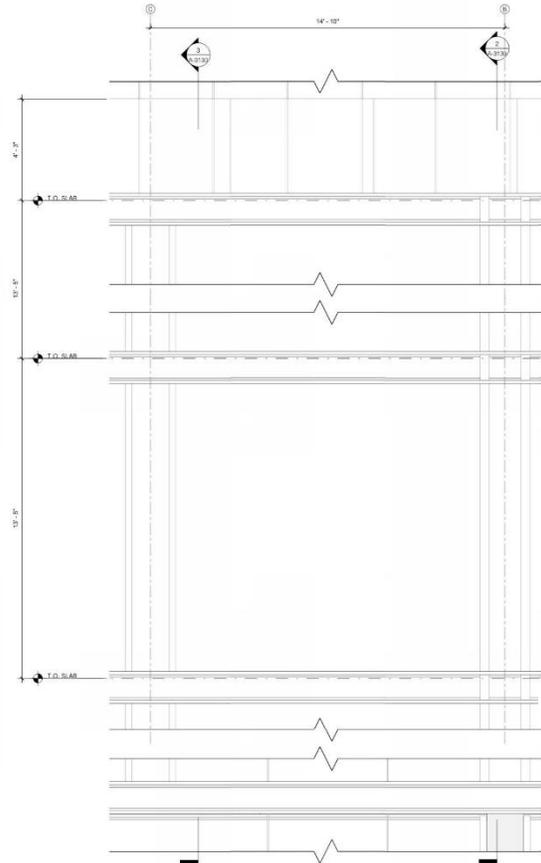
PLAN

2 WT-2 TYPICAL SECTION DETAIL
A-5120 1 1/2" = 1'-0"

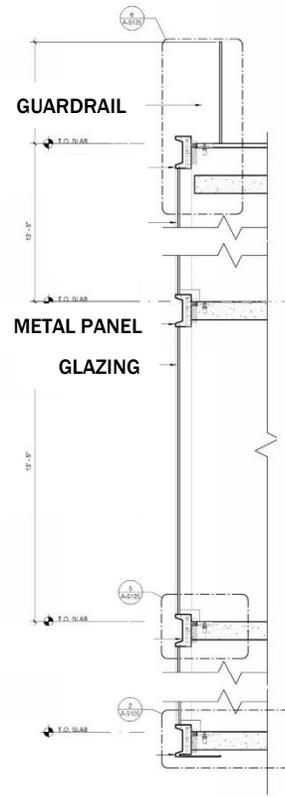
TYPICAL TOWER I FACADE



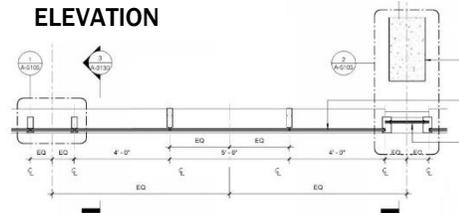
AXON



ELEVATION

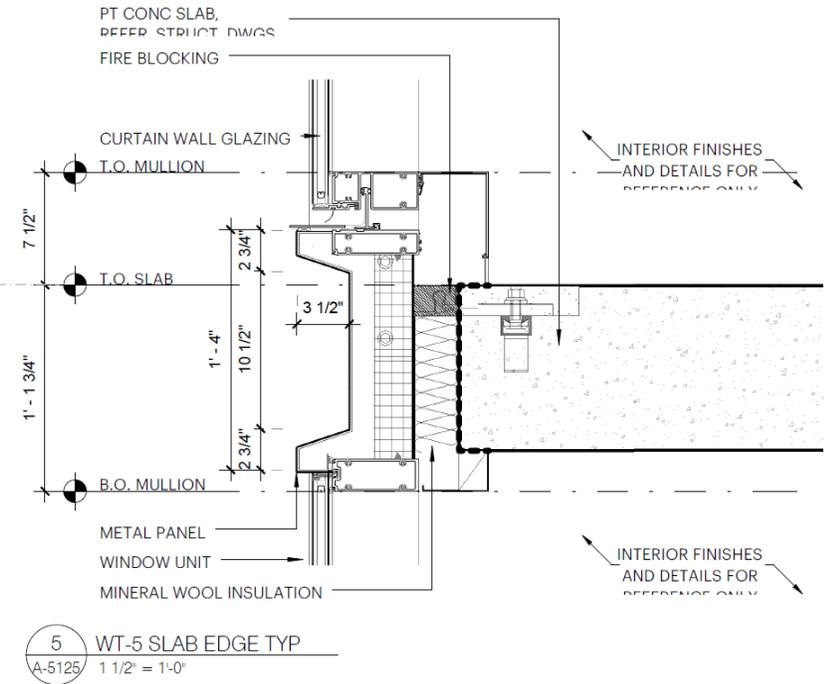


SECTION



PLAN

GLAZING

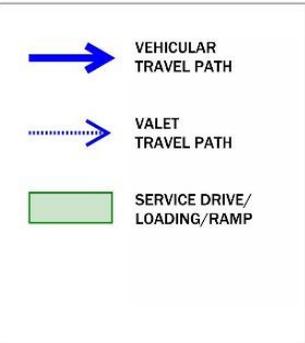
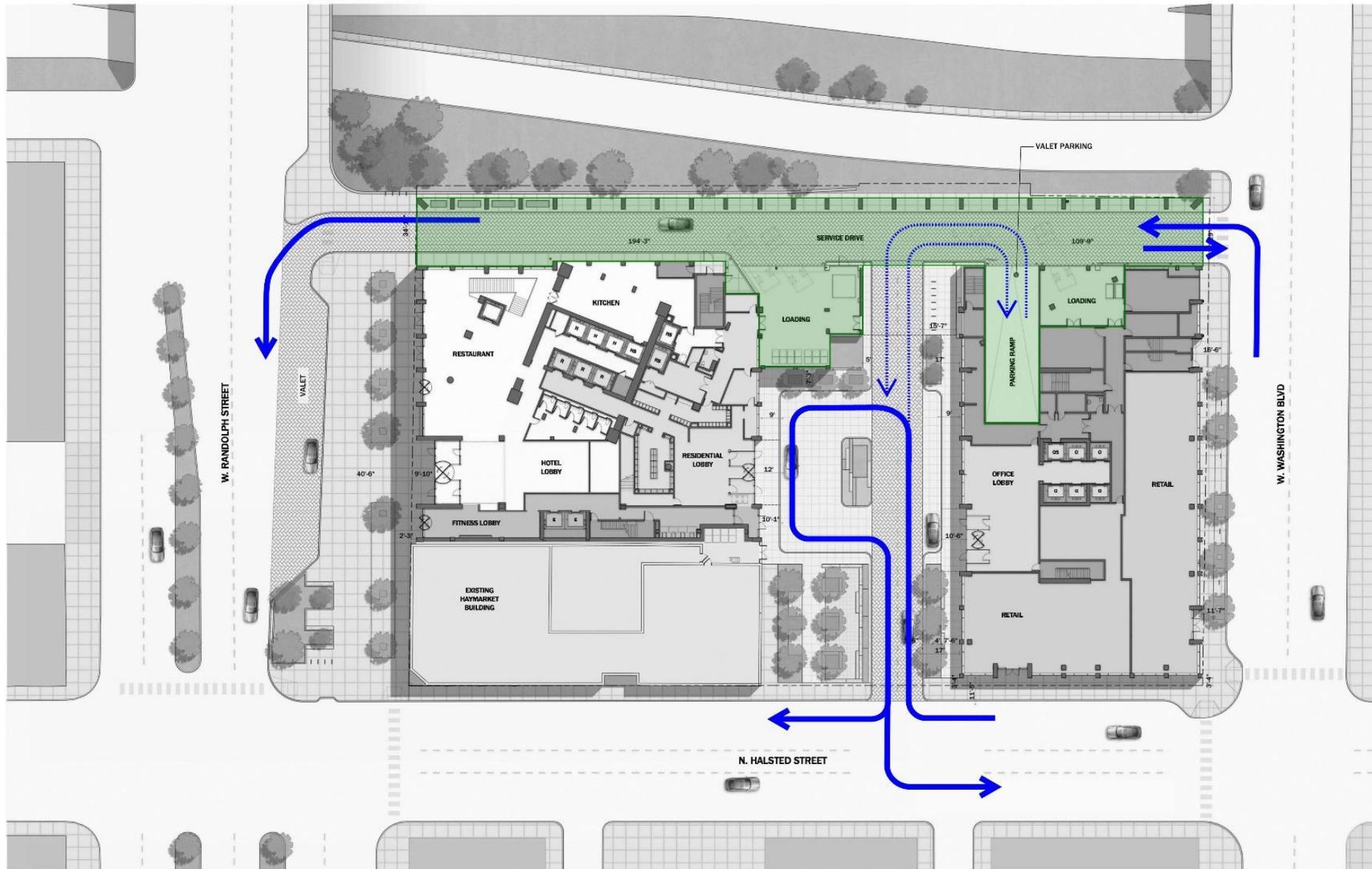


5 WT-5 SLAB EDGE TYP
A-5125 1 1/2" = 1'-0"

INTERIOR FINISHES AND DETAILS FOR REFERENCE ONLY

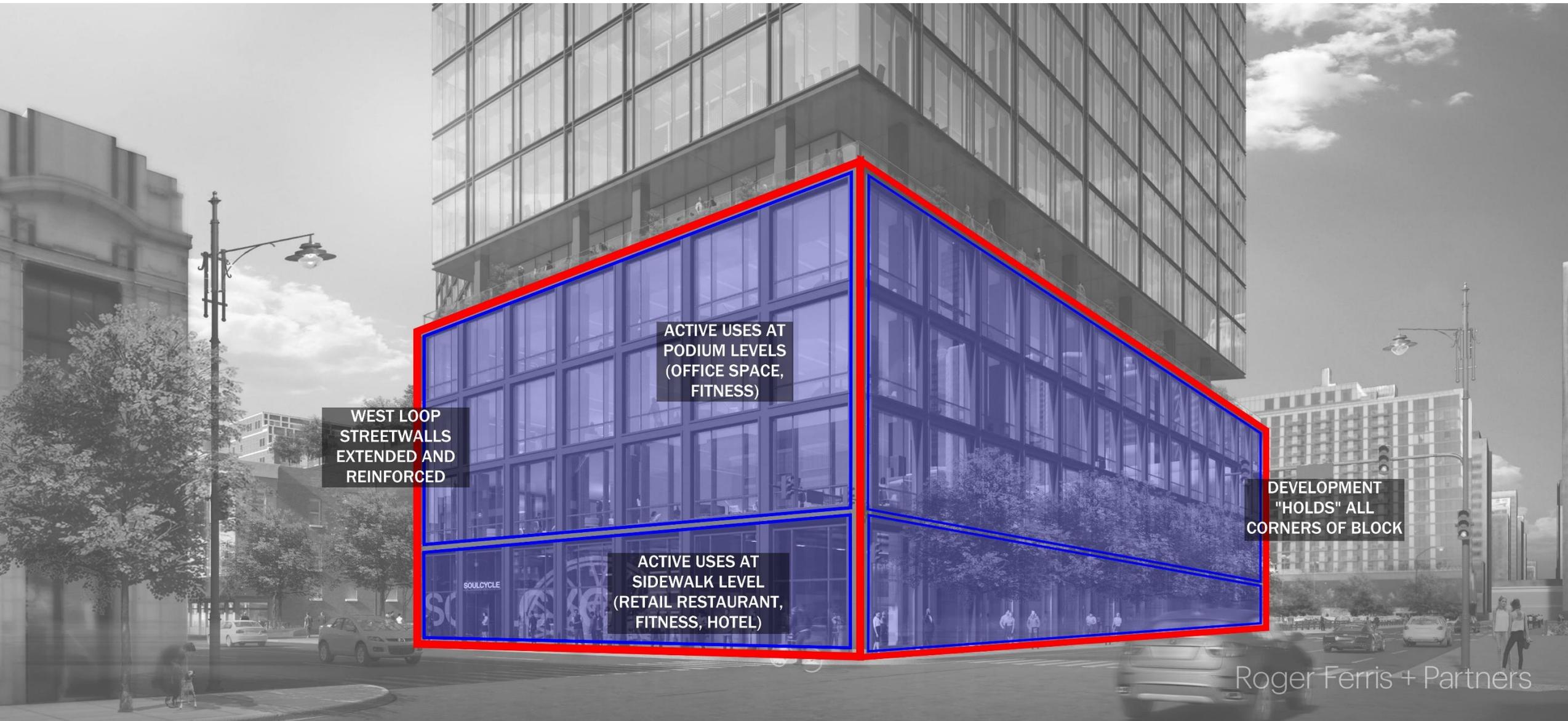
INTERIOR FINISHES AND DETAILS FOR REFERENCE ONLY

TYPICAL TOWER II FACADE



VEHICULAR CIRCULATION

TRANSPORTATION, TRAFFIC, AND PARKING



WEST LOOP
STREETWALLS
EXTENDED AND
REINFORCED

ACTIVE USES AT
PODIUM LEVELS
(OFFICE SPACE,
FITNESS)

ACTIVE USES AT
SIDEWALK LEVEL
(RETAIL RESTAURANT,
FITNESS, HOTEL)

DEVELOPMENT
"HOLDS" ALL
CORNERS OF BLOCK

Roger Ferris + Partners



- Expanded Randolph streetscape and new pocket park add inviting open space to the public realm and pedestrian environment
- Landscaping, site furnishing, and lighting selections are a natural extension of the surrounding urban fabric
- Open space is oriented to allow for maximum natural light and ventilation



Roger Ferris + Partners



OPEN SPACE + LANDSCAPING



1.0 GENERAL STRATEGIES

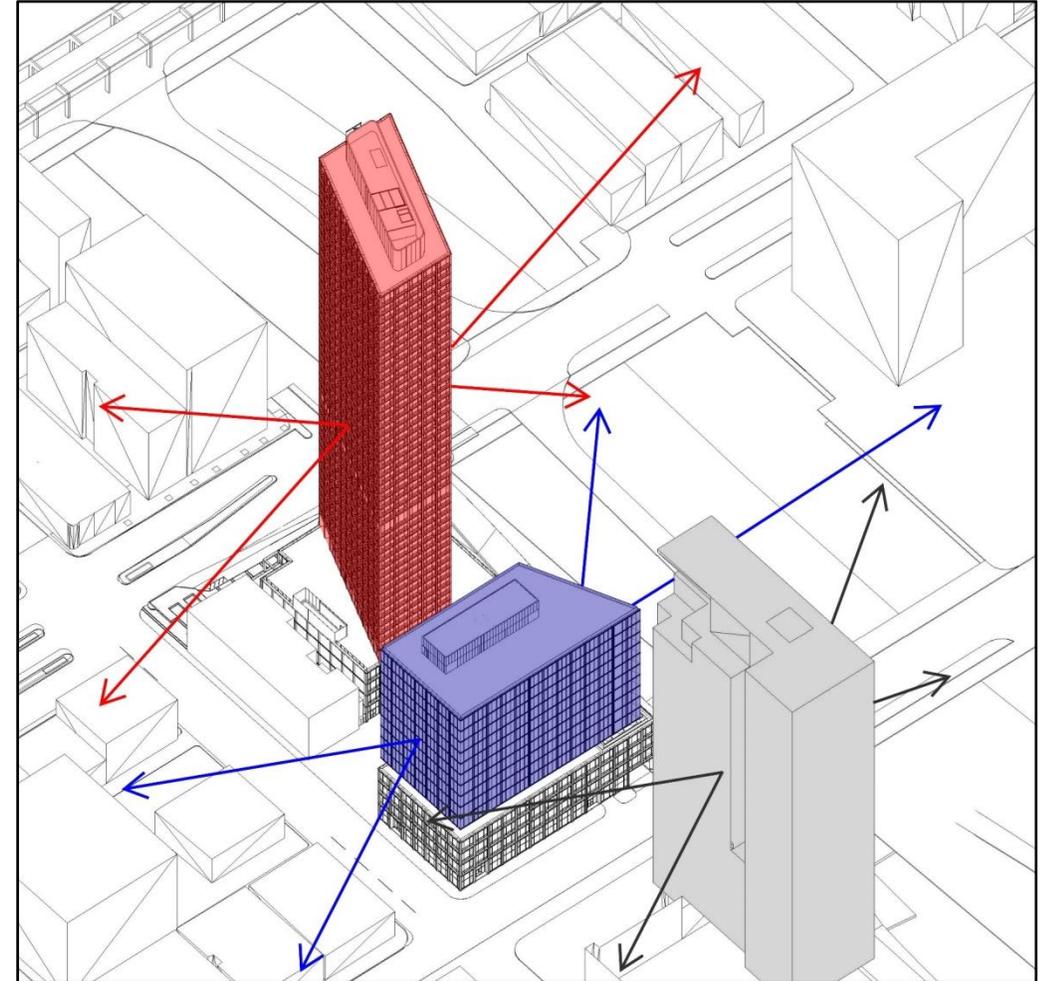
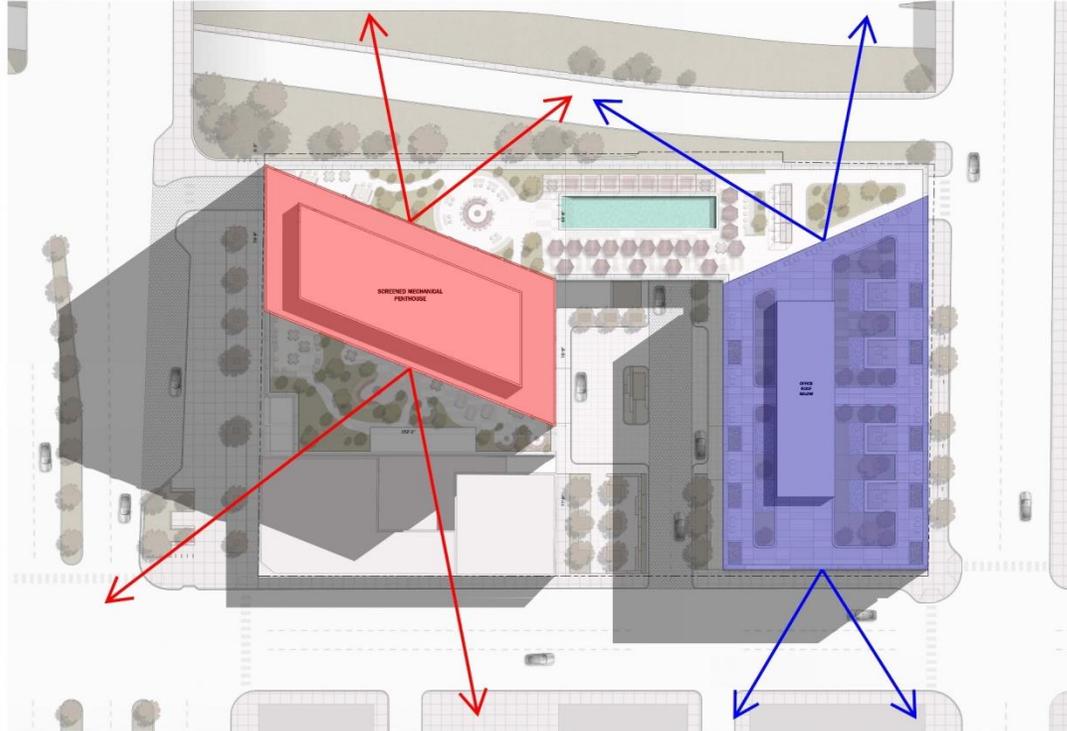
- Unique and innovative design will add to the diversity of the West Loop
- High-quality glass and metal facades illustrate forward-facing Chicago architecture
- Enclosure design distinguishes major program elements (residential and hotel character, office character)





2.0 TALL BUILDING DESIGN GUIDELINES

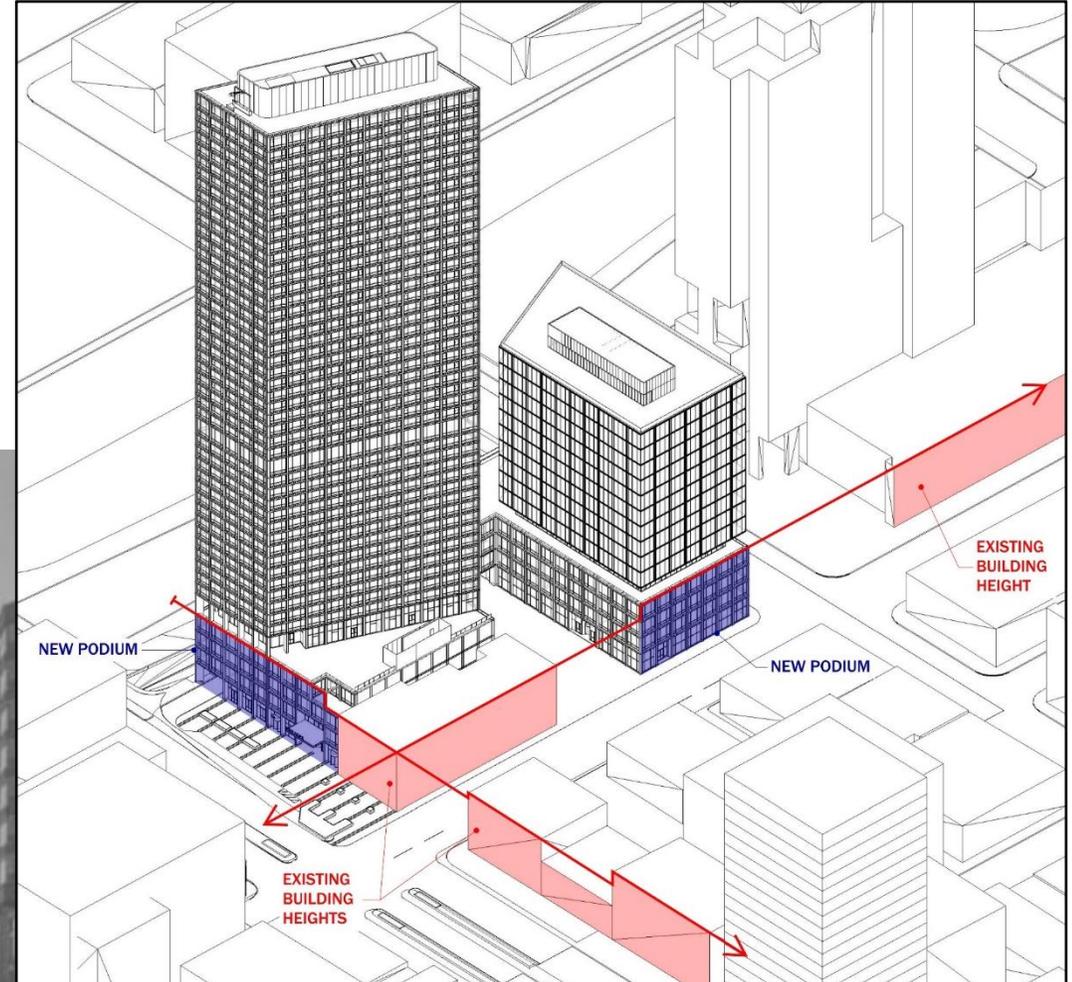
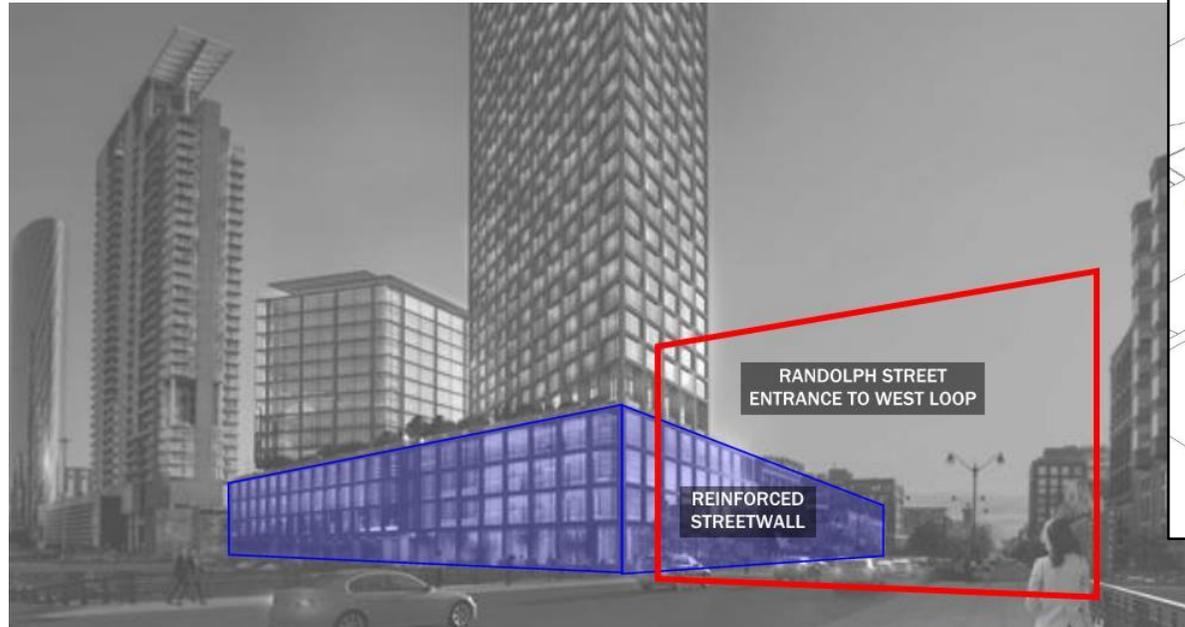
- Towers are set back from podium to respect the existing street scale
- Diversity of tower heights relates to West Loop neighborhood context
- Towers are separated from each other to maximize solar access and city views





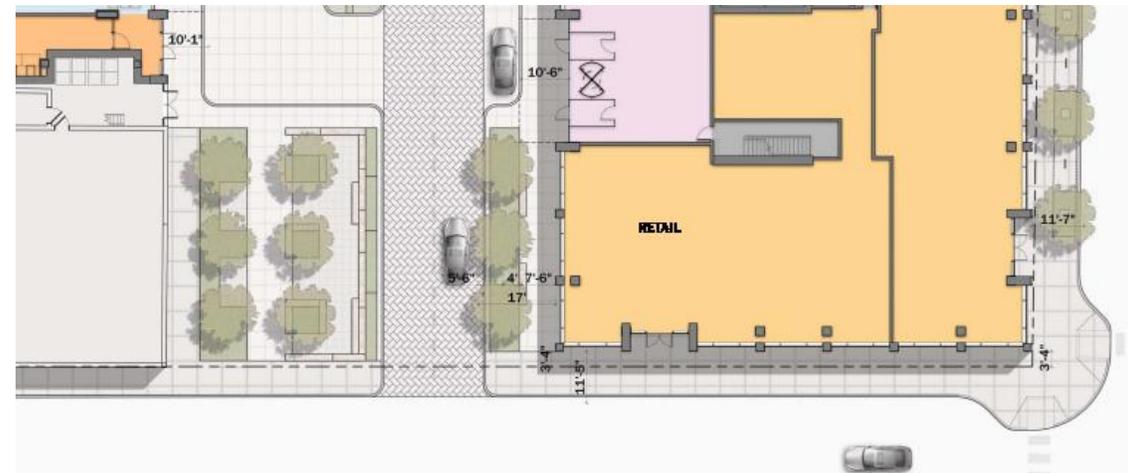
3.0 SITE SPECIFIC GUIDELINES

- Tower and podium frame the entrance into the historic West Loop
- Proposed program includes restaurant, hotel, bank, and two fitness clubs, enhancing Randolph, Washington, and Halsted as commercial and retail corridors
- Active uses in podium enrich neighborhood pedestrian environment
- Podium massing infills and strengthens urban neighborhood street-walls



4.0 PUBLIC REALM

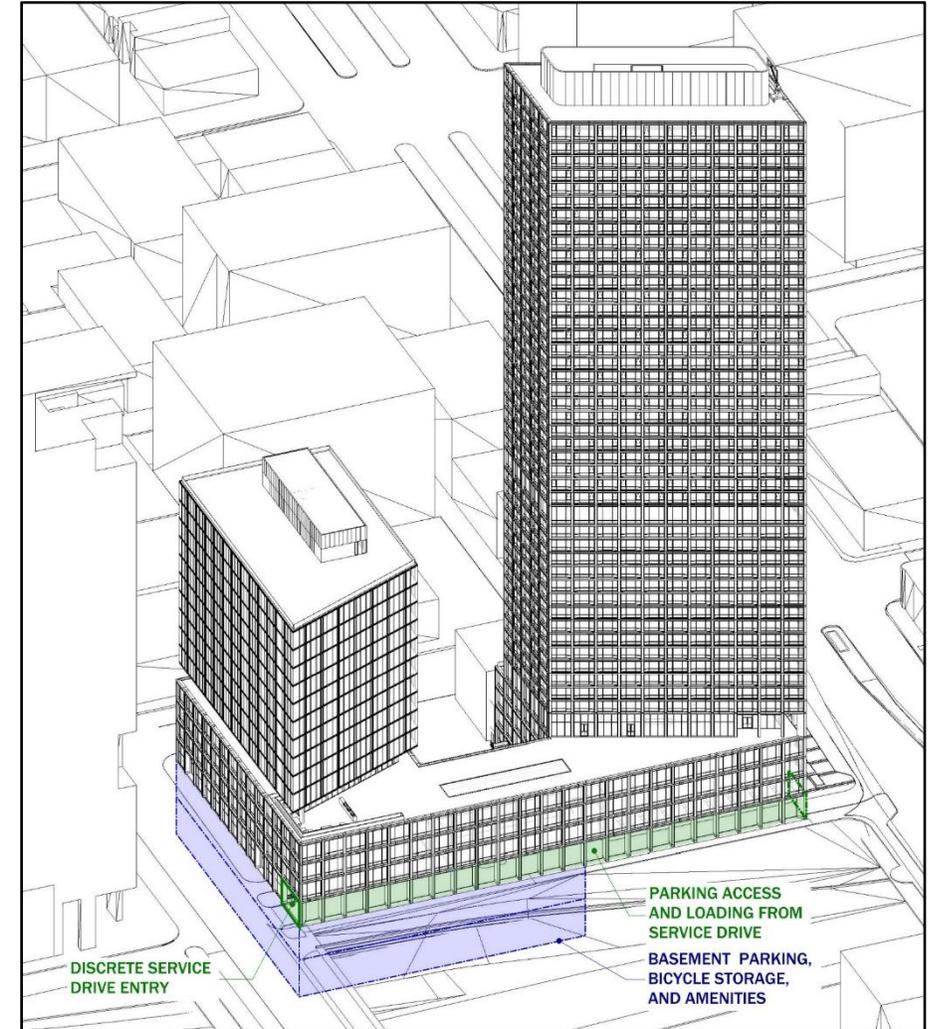
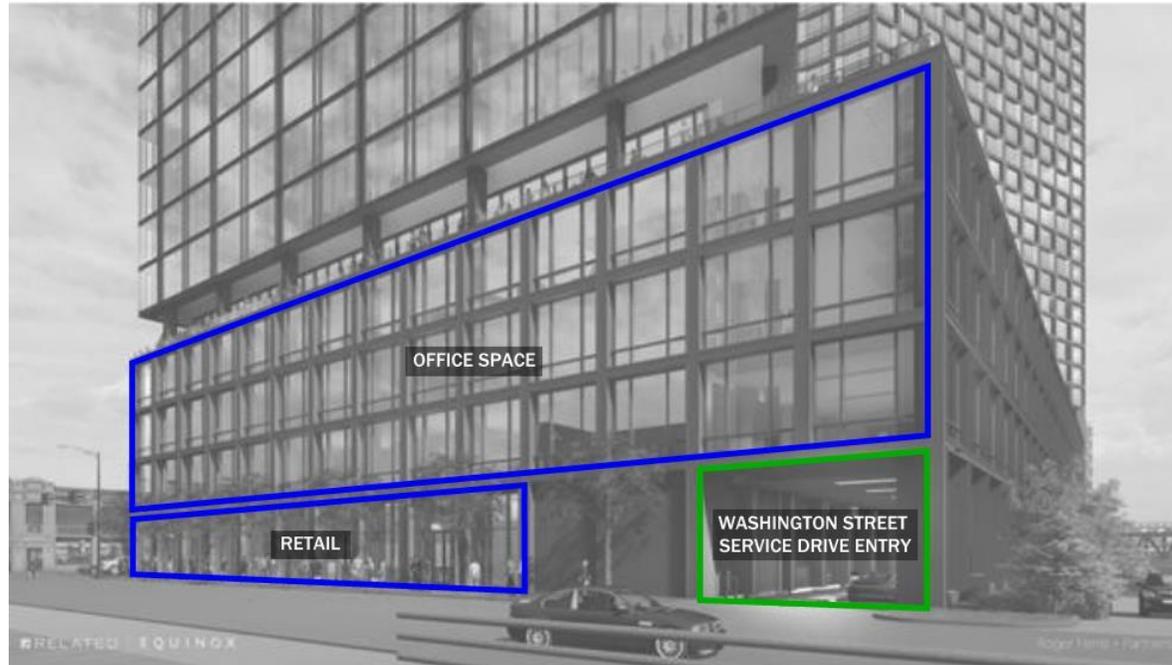
- Expanded Randolph sidewalk area improves “sense of place” at entry to West Loop
- New corner bump-outs and lay-by enhance pedestrian and bicyclist safety
- Streetscape enhanced with new high-quality paving, lighting, landscaping, and furnishings





5.0 PARKING & SERVICE GUIDELINES

- Basement parking garage accessed via Court Place, keeping traffic away from Randolph and Halsted Streets
- Loading dock accessed by Court Place, which acts as an internal service drive
- Public bicycle racks installed around site
- Secure bicycle amenities and storage for office tenants and residents provided in basement





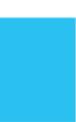
Project targeting LEED Silver Certification **80 points**

EV charging stations **10 points**

80% waste diversion **10 points**

100 points total





- 370 total units
- Located in Near North Pilot Zone
- 220 units subject to 2007 ARO - \$541,650.40 bonus payment
- 20% (30 units) subject to 2015 ARO Requirement / Near North Pilot
 - First 10% to be provided on-site (15 units)
 - Second 10% to be provided off-site within Pilot Area (15 units)
 - Off-site location TBD; Applicant to work with DPD to locate qualified off-site units
- 10 additional off-site units per community feedback





Project Investment / Hiring Goals

Cost:	Approx. \$550 million
Temporary Jobs:	1200
Permanent Jobs:	250

This project has adopted the City’s participation goals of:
26% participation from qualified **Minority Business Enterprises**
6% participation from qualified **Women Business Enterprises**
50% hiring of Chicago residents





We prioritize collaboration with individuals and businesses that **MEET INCLUSION STANDARDS AND INVEST IN THE COMMUNITY SUPPLY CHAIN.**



We create a **DIVERSE AND INCLUSIVE WORKFORCE** that prioritizes lead roles for local minority, women, veteran and disabled-owned businesses.



RELATED
INVEST. HIRE. EMPOWER.



We work with the most impactful organizations to create **SUSTAINABLE CAREERS AND OPPORTUNITIES** — in sectors ranging from advertising to construction management.




We **CREATE AND SUSTAIN NEW STANDARDS FOR INCLUSION AND LONG-TERM VISION** — sharing best practices with projects across the city and beyond.



Related Midwest

LONGSTANDING COMMITMENT TO EQUALITY, DIVERSITY AND INCLUSION

A QUARTER OF A BILLION DOLLARS awarded to MBE/WBE by Related Midwest and Affiliated Entities

450+ COMMUNITY HIRES across 25 projects

15+ start-up companies provided a first opportunity

Sustained support, mentorship and continued training for over 25 SMALL BUSINESSES

MODEL IN ACTION

LATHROP

44% MBE/WBE Participation

48% Section 3 Hires

14% Section 3 Business Concerns

TAYLOR STREET APARTMENTS AND LIBRARY

45% MBE/WBE PARTICIPATION

36% SECTION 3 HIRES

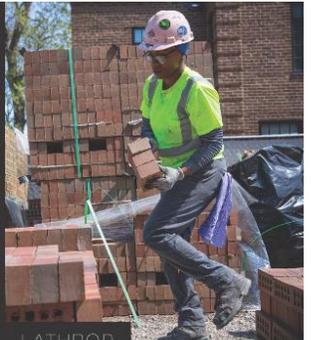
11% SECTION 3 BUSINESS CONCERNS



COMMUNITY PLAY LOT BUILDERS
TAYLOR STREET LIBRARY AND APARTMENTS



SMALL BUSINESS MENTORSHIP PROGRAM



LATHROP
SMALL BUSINESS LOAN FUNDRAISER



ART ON SEDGWICK





Related Midwest: Our Community Commitment Programs



WORKFORCE DEVELOPMENT
For both construction and permanent operations, hiring will prioritize underrepresented populations and local residents.



LOCAL AND SMALL BUSINESS DEVELOPMENT
Provide committed mentorship to emerging Chicago businesses and offer opportunities to grow sustainably.

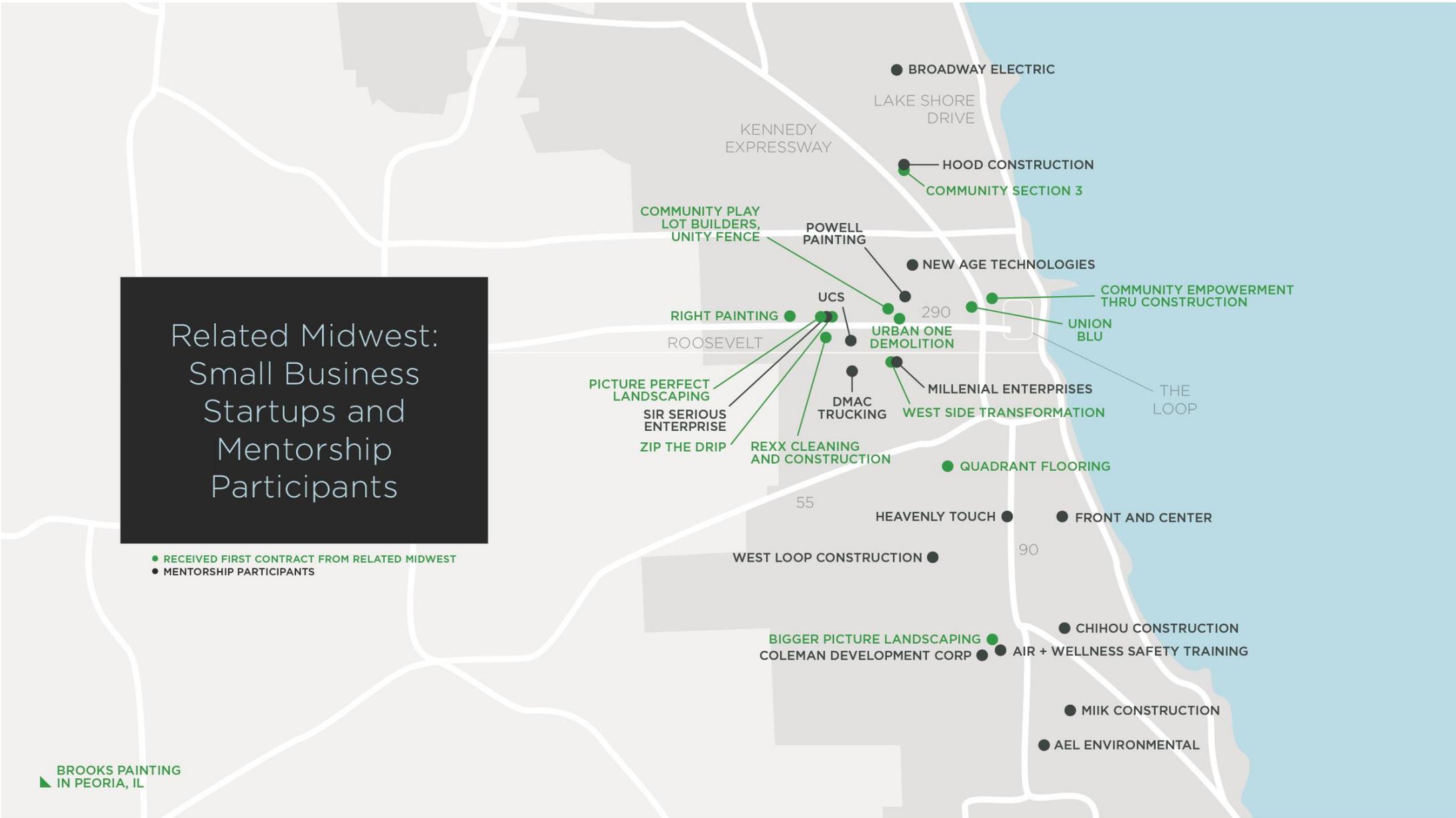


SUPPLY CHAIN INVESTMENT
Related Midwest And our partners will be contractually committed to meet inclusion standards and invest in the community supply chain.



Related Midwest: Small Business Startups and Mentorship Participants

- RECEIVED FIRST CONTRACT FROM RELATED MIDWEST
- MENTORSHIP PARTICIPANTS





Neighborhood Opportunity Bonus Payment: \$7,022,382

- 80% (\$5,617,862) to the Neighborhood Opportunity Fund
- 10% (\$702,238) to the Citywide Adopt-a-Landmark Fund
- 10% (\$702,238) to the Local Impact Fund

Creation of pedestrian gateway along Randolph Street

Creation of pocket park along Halsted Street

ECONOMIC AND COMMUNITY BENEFITS



DPD Recommendations