CHICAGO PLAN COMMISSION
Department of Planning and Development

725 W. Randolph St. (27th Ward)
Related Midwest

February 21, 2020
Community Area Snap Shot

COMMUNITY AREA INFORMATION:
• Near West Side Community Area
• Current Zoning RBPD 1230 and DX-5
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.
CATALYZE 10 VIBRANT NEIGHBORHOODS ON THE SOUTH AND WEST SIDES Austin Humboldt Park North Lawndale New City Bronzeville (North Kenwood, Oakland, Grand Boulevard, Douglas Park)

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
Pedestrian Context
Pedestrian Context

EXISTING CONDITION
Pedestrian Context
AERIAL VIEW FROM NORTHEAST DIRECTION
TYPICAL HOTEL + OFFICE FLOOR PLAN
BUILDING ELEVATIONS
FAÇADE SECTIONS

TYPICAL PODIUM FACADE

AXON

ELEVATION

SECTION

PLAN

METAL PANEL

GLAZING

METAL PANEL

GLAZING
TYPICAL TOWER I FACADE

- Metal Panel
- Flanker Window Unit
- Operable Window Unit

Axon, Elevation, Section, Plan
TRANSPORTATION, TRAFFIC, AND PARKING

PEDESTRIAN AND BICYCLE CIRCULATION
- 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
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
SUSTAINABLE DEVELOPMENT POLICY

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.

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
43% MBE/WBE Participation
28% 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

ECONOMIC AND COMMUNITY BENEFITS
ECONOMIC AND COMMUNITY BENEFITS

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.
ECONOMIC AND COMMUNITY BENEFITS
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
VIBRANT NEIGHBORHOODS ON THE SOUTH AND WEST SIDES of Austin, Humboldt Park, North Lawndale, New City, Bronzeville (North Kenwood, Oakland, Grand Boulevard, Douglas Park), and Pullman & West Pullman.

DPD Recommendations