



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**601-611 West Randolph Street (42<sup>nd</sup> Ward)**

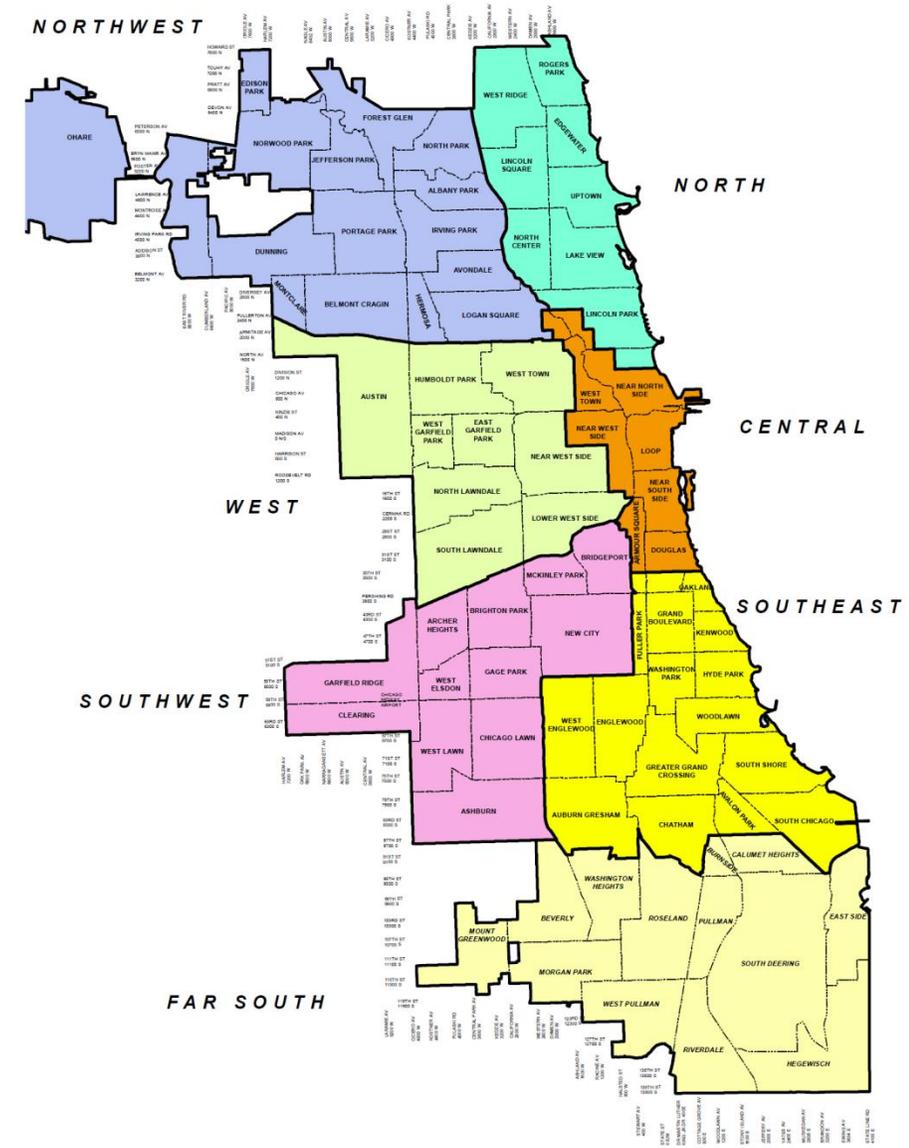
**Chicago 601 Randolph LLC**

October 15, 2020

# ★ Community Area Snap Shot

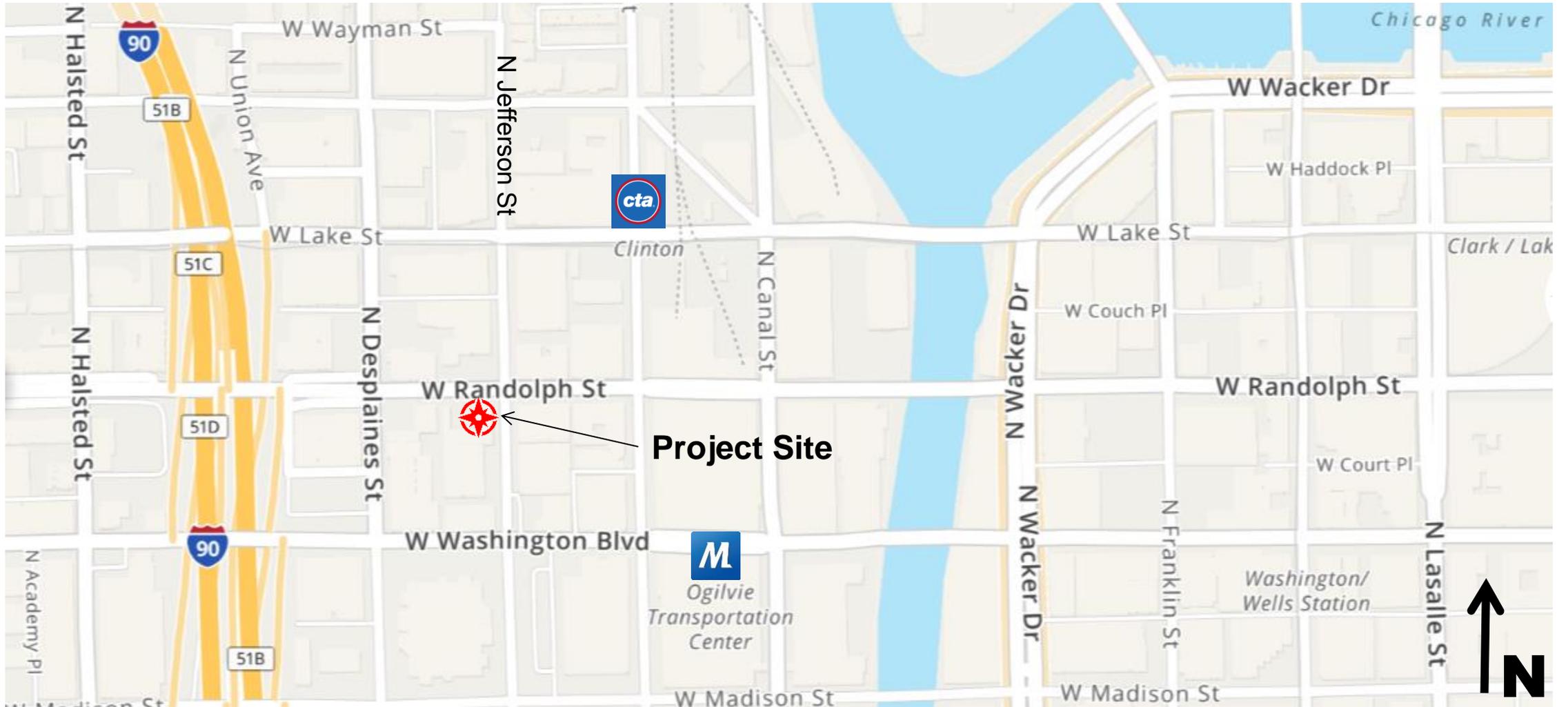
## COMMUNITY AREA INFORMATION:

- Near West Side
- Demographic Data\*
  - 62,733 total population
  - 42.5% of residents are between age of 20-34
  - 67.4% have a bachelor's degree or higher
  - 79% of residents live in a one or two-person household
  - 70.4% of residents are employed within the City limits
  - 41.6% employed in the Loop or Near West Side
- DX-7 (Downtown Mixed-Use District)



\*CMAP Community Data Snapshot: Near West Side, Chicago Community Area June 2020 Release

# ★ Access to Transit





AERIAL IMAGE OF PLANNED DEVELOPMENT SITE



VIEW FROM JEFFERSON LOOKING NORTH



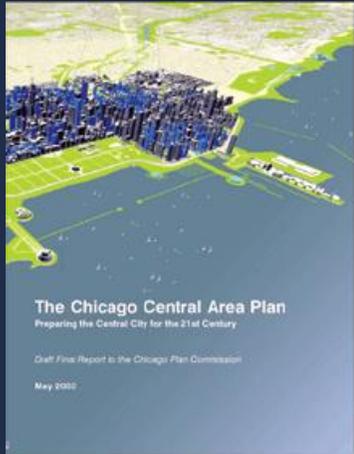
VIEW FROM RANDOLPH LOOKING SOUTHWEST



VIEW FROM RANDOLPH LOOKING SOUTHEAST

# COMMUNITY AREA SNAPSHOT: EXISTING PHOTOGRAPHS

# ★ Planning Context



## CHICAGO CENTRAL AREA PLAN, 2003

- Department of Planning and Development
- Guide for continued growth and success of Chicago's Downtown
- Create a dynamic Central Area with vibrant and diverse mixed-use districts
- Extend the highest density office core into the West Loop around transit stations
- Strengthen connections to keep the Central Area easy to reach by making transit the first choice for people coming to the area



## CENTRAL AREA ACTION PLAN, 2009

- Department of Planning and Development
- Maintenance of Central Area's majority share of regional office growth
- Maximize densities in high-use corridors and around transit lines to create a walkable environment

# ★ Project Timeline

- PD Intake Meeting: July 2019
- PD filing: September 2, 2020
- Project Changes Based on Feedback
  - 601 W. Randolph remains intact with limited cantilever of office tower
  - Elimination of proposed school use
  - Elimination of parking and curb cuts



North Elevation



**JULY 2019 PROPOSAL**

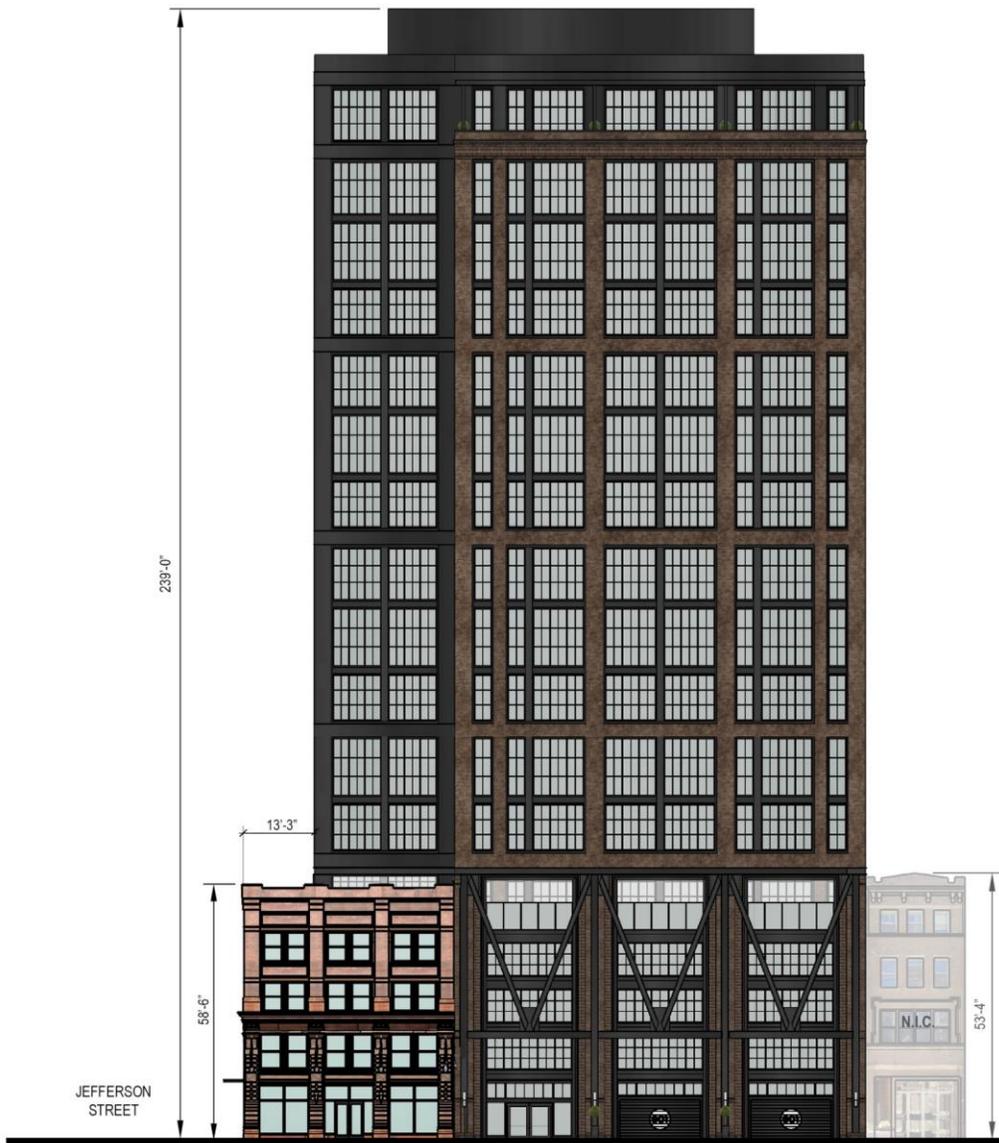
- 17-Story / 239'-0" Building
- 2-Story Urban Academy
- 2-Story Parking Garage
- Existing 601 W. Randolph facade to be dismantled and reapplied on new structure
- 13'-3" setback from Jefferson Street (new construction encroached upon footprint of existing 601 W. Randolph building)



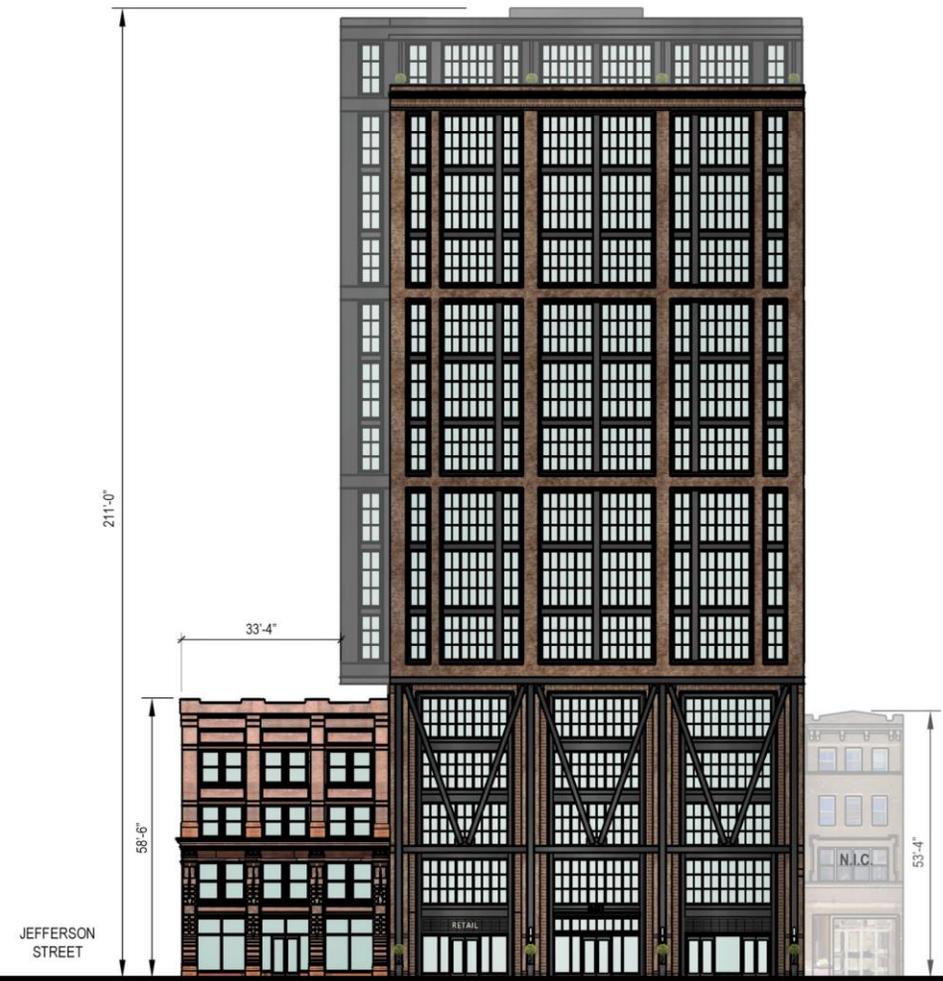
**CURRENT PROPOSAL**

- 15-Story / 211'-0" Building
- 2-Story Urban Academy will no longer be a part of this project, removing concerns about pick-up and drop-off traffic along Jefferson Street.
- No Parking (2 existing curb cuts on Randolph Street removed)
- Existing 601 W. Randolph building will remain in place (retaining existing exterior walls and interior structure and floor plates)
- 33'-4" setback from Jefferson Street (new construction cantilevers over existing 601 W. Randolph building)
- Building design will focus on health and wellness of building occupants, targeting WELL Certification, employing post-COVID workplace design strategies such as increased air quality and monitoring, along with contactless "Smart" technologies.

## PROJECT TIMELINE

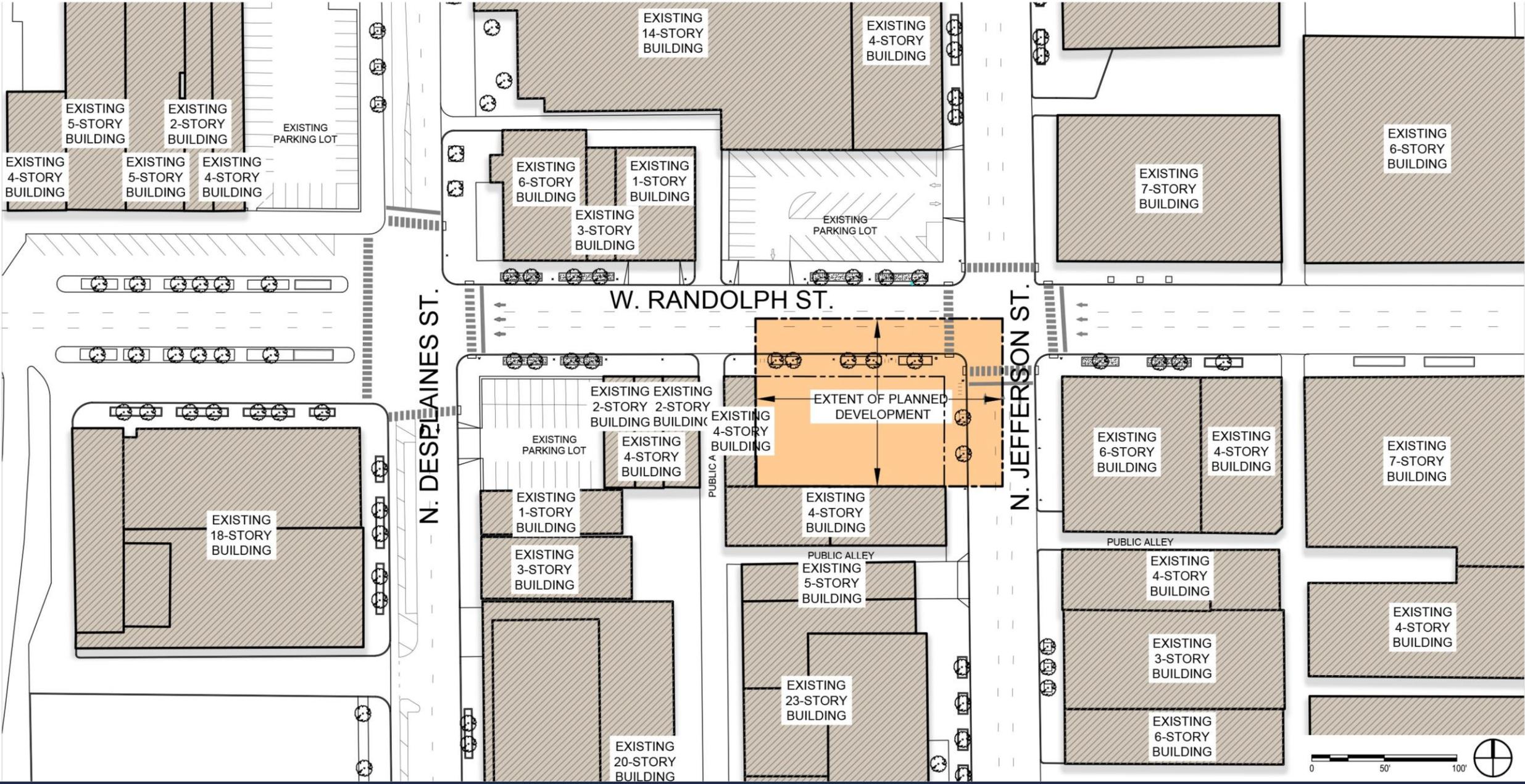


JULY 2019 PROPOSAL

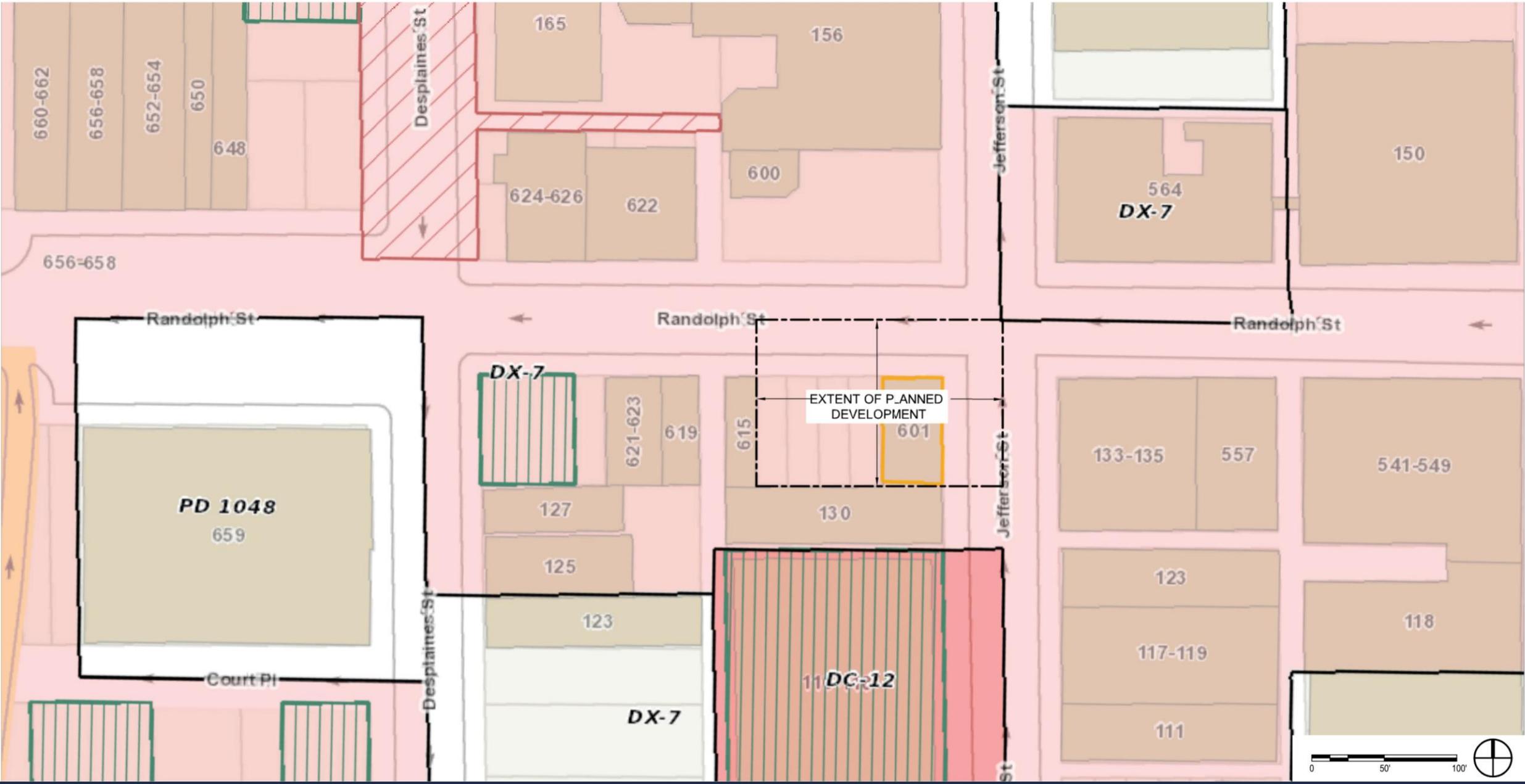


CURRENT PROPOSAL

# PROJECT TIMELINE



**SITE CONTEXT PLAN**



**ZONING MAP**

# Pedestrian Context



# Pedestrian Context



# Pedestrian Context



CONCEPTUAL RENDERING



EXISTING PHOTOGRAPH



601-611 W. RANDOLPH

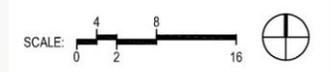
AERIAL VIEW LOOKING SOUTHEAST



**SITE + GROUND FLOOR PLAN**



**TYPICAL FLOOR PLANS**

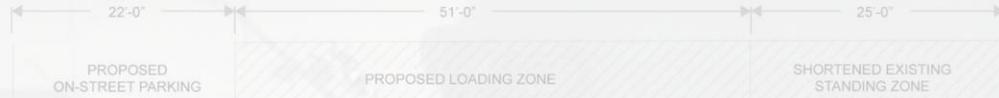


**TYPICAL FLOOR PLANS**



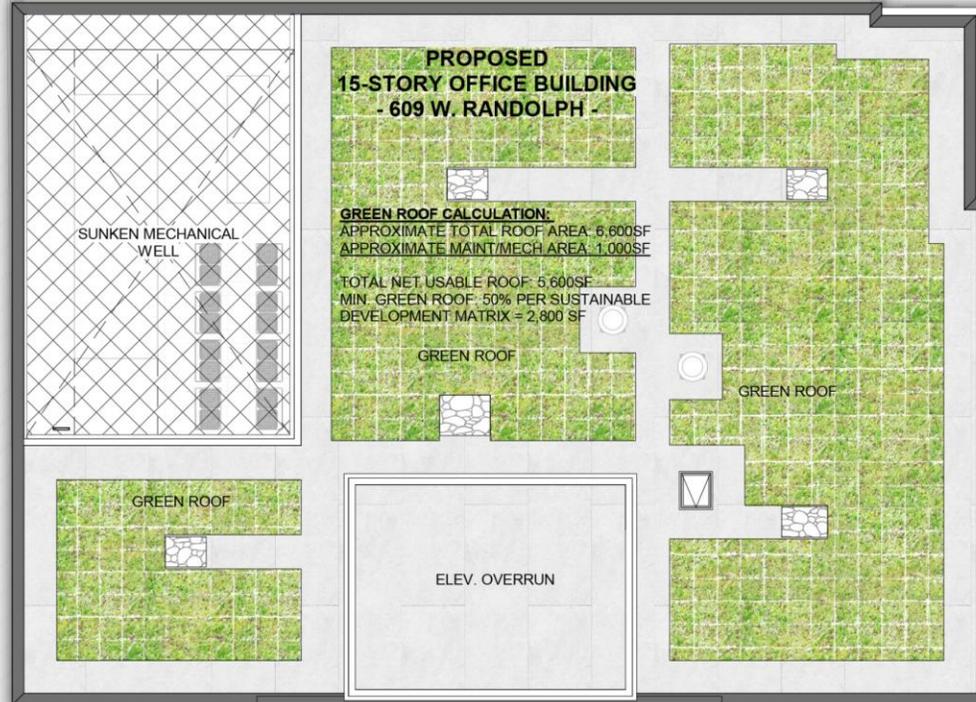
TYPICAL FLOOR PLANS

W. RANDOLPH STREET



EXISTING ALLEY

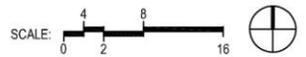
N.I.C.



N. JEFFERSON STREET

EXISTING STANDING ZONE

ON-STREET



ROOF PLAN



ORNAMENTAL LIGHT FIXTURE ⑥



DIVIDED LITE WINDOW SYSTEM ④



GLAZING ⑤



GRANITE BASE: COLDSRING MASABI BLACK ①

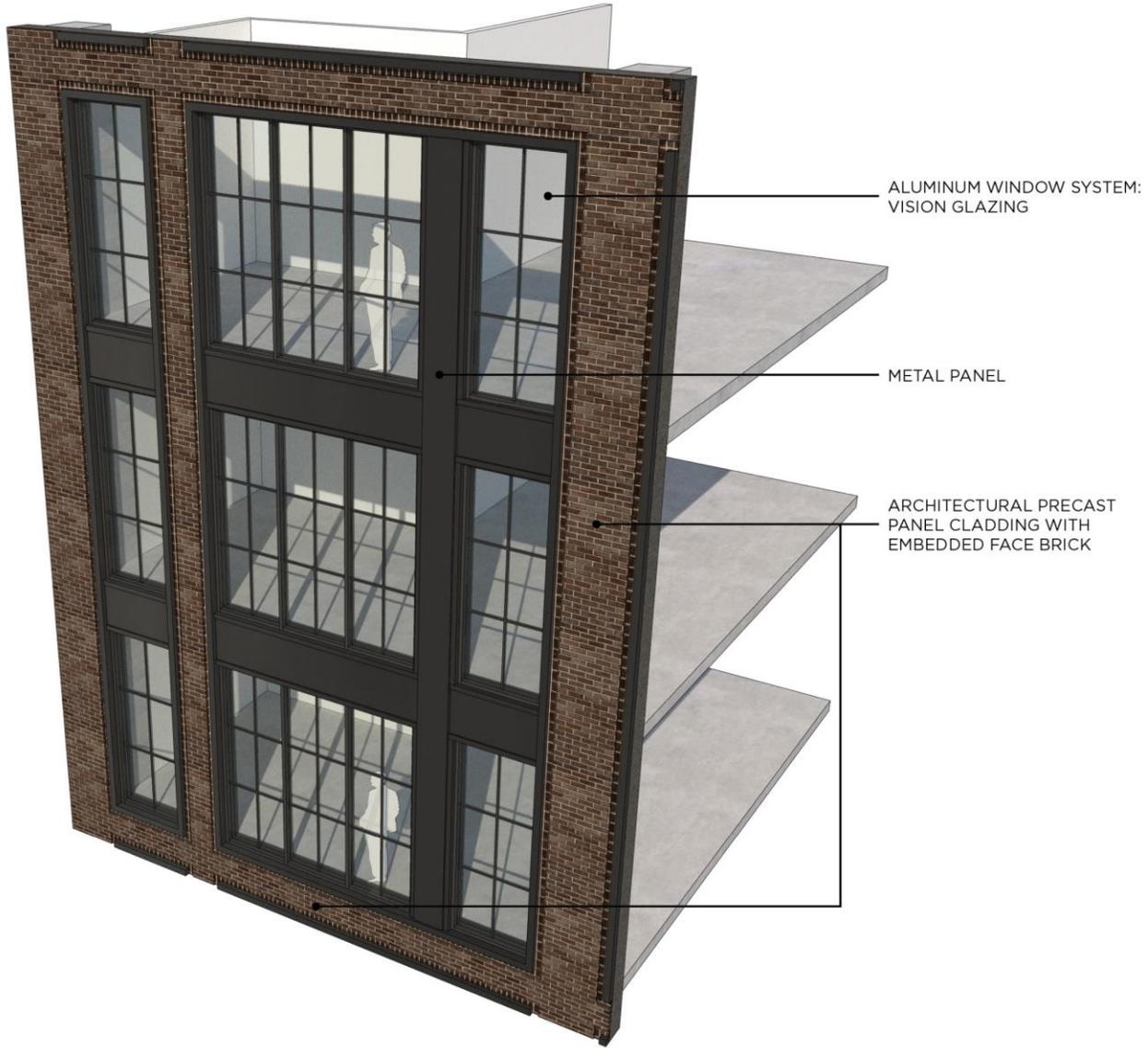


BRICK: ENDICOTT IRONSPOT #46 (VELOUR) ②

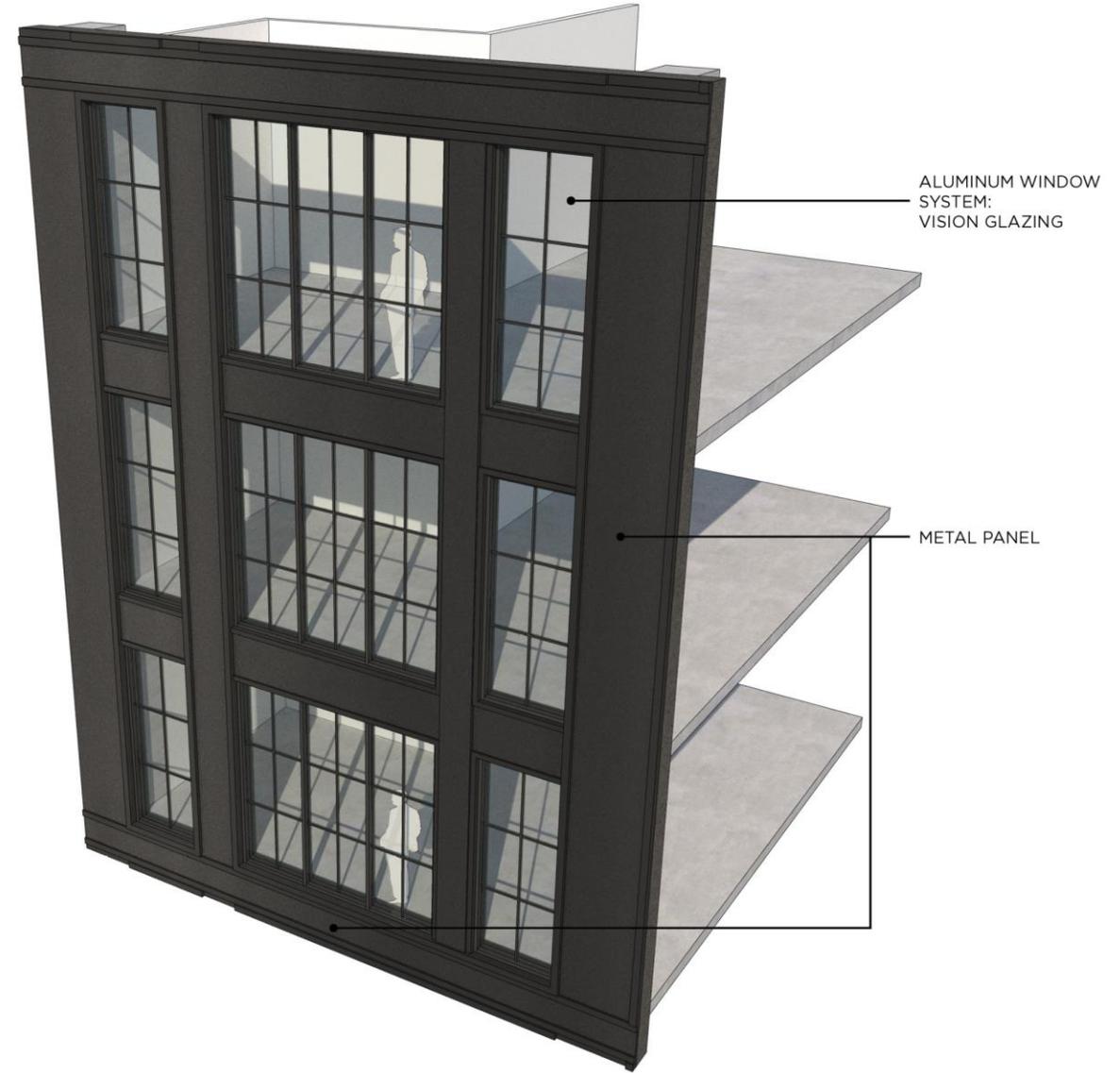


BLACK METAL PANEL ③

# MATERIAL BOARD

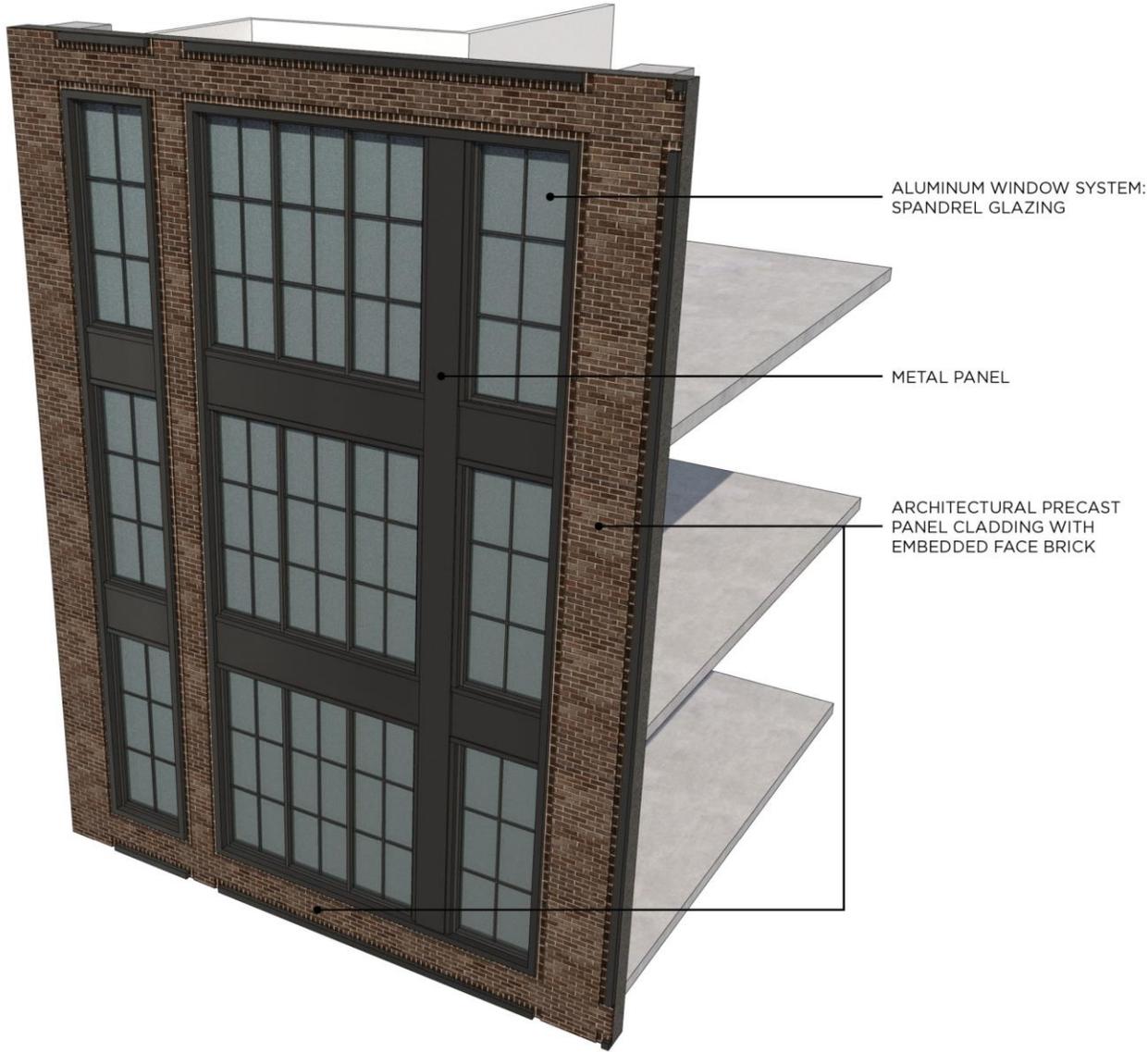


WALL TYPE 01

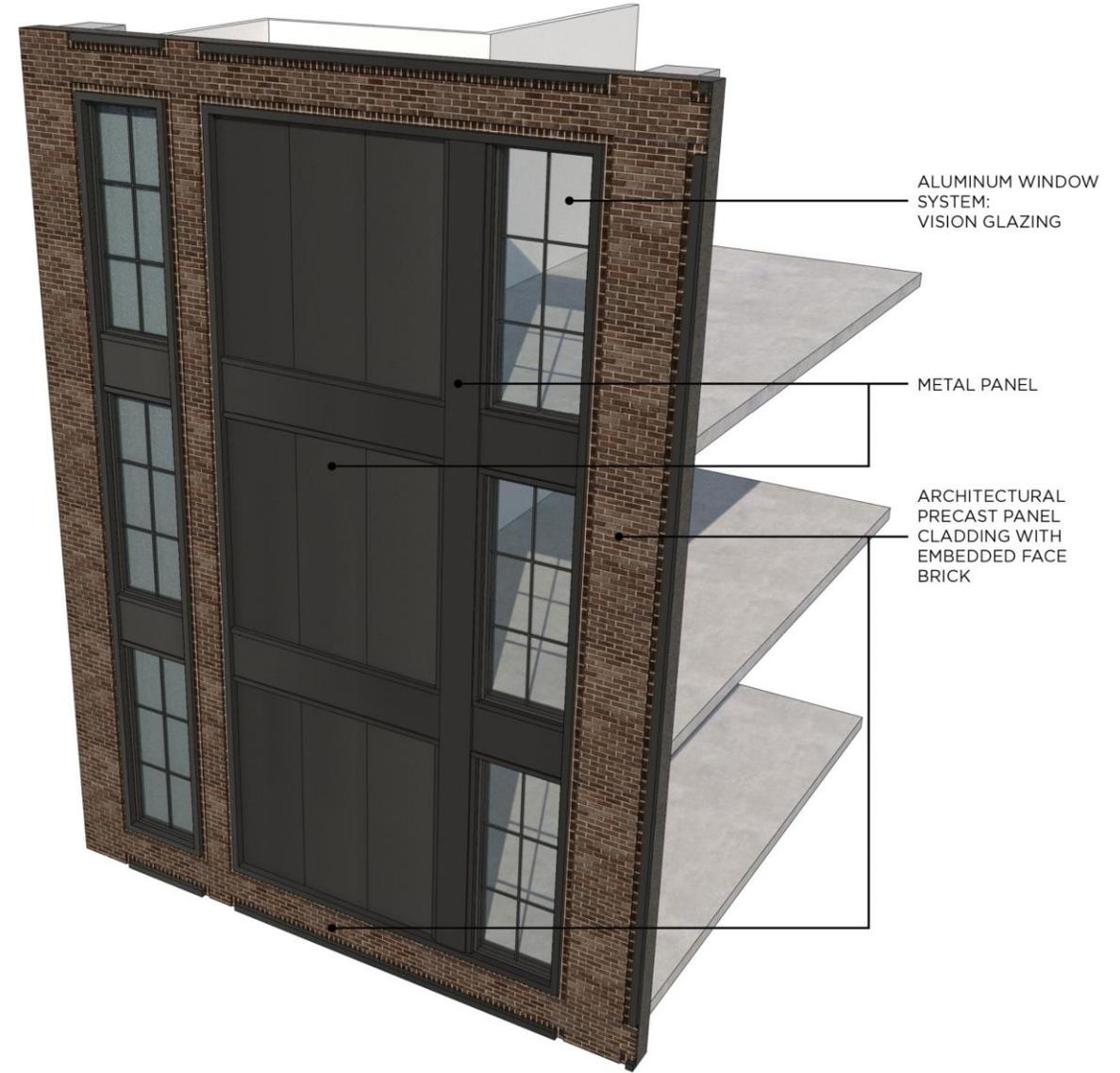


WALL TYPE 02

# FAÇADE SECTIONS



**WALL TYPE 03**



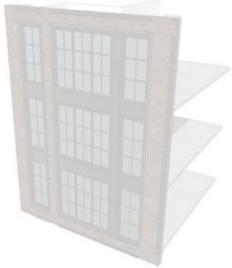
**WALL TYPE 04**



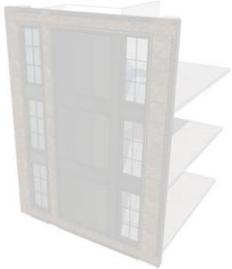
WALL TYPE 01



WALL TYPE 02



WALL TYPE 03



WALL TYPE 04



NORTH ELEVATION

EAST ELEVATION



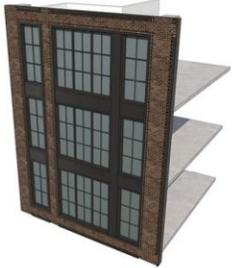
# BUILDING ELEVATIONS



WALL TYPE 01



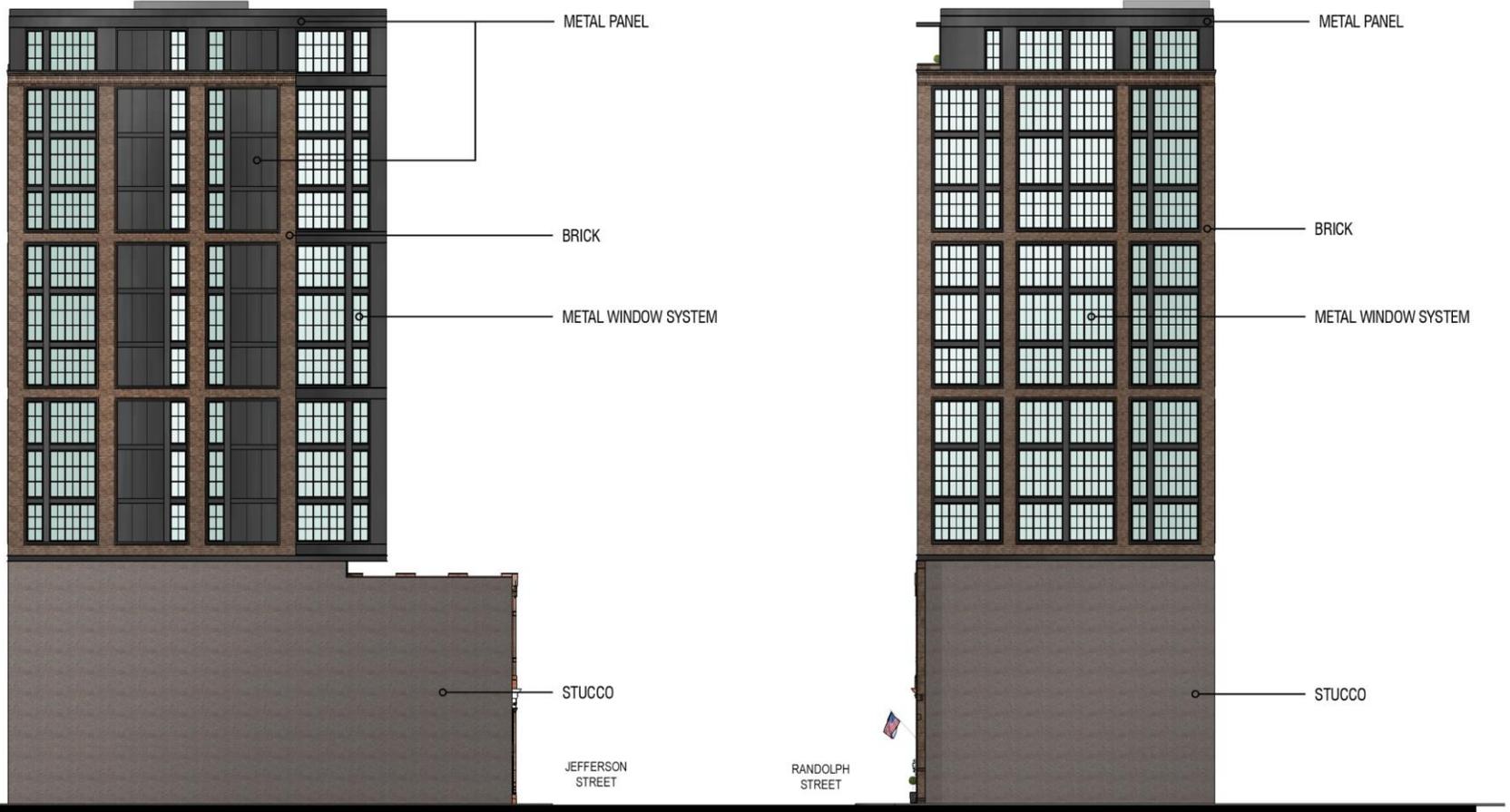
WALL TYPE 02



WALL TYPE 03



WALL TYPE 04



SOUTH ELEVATION

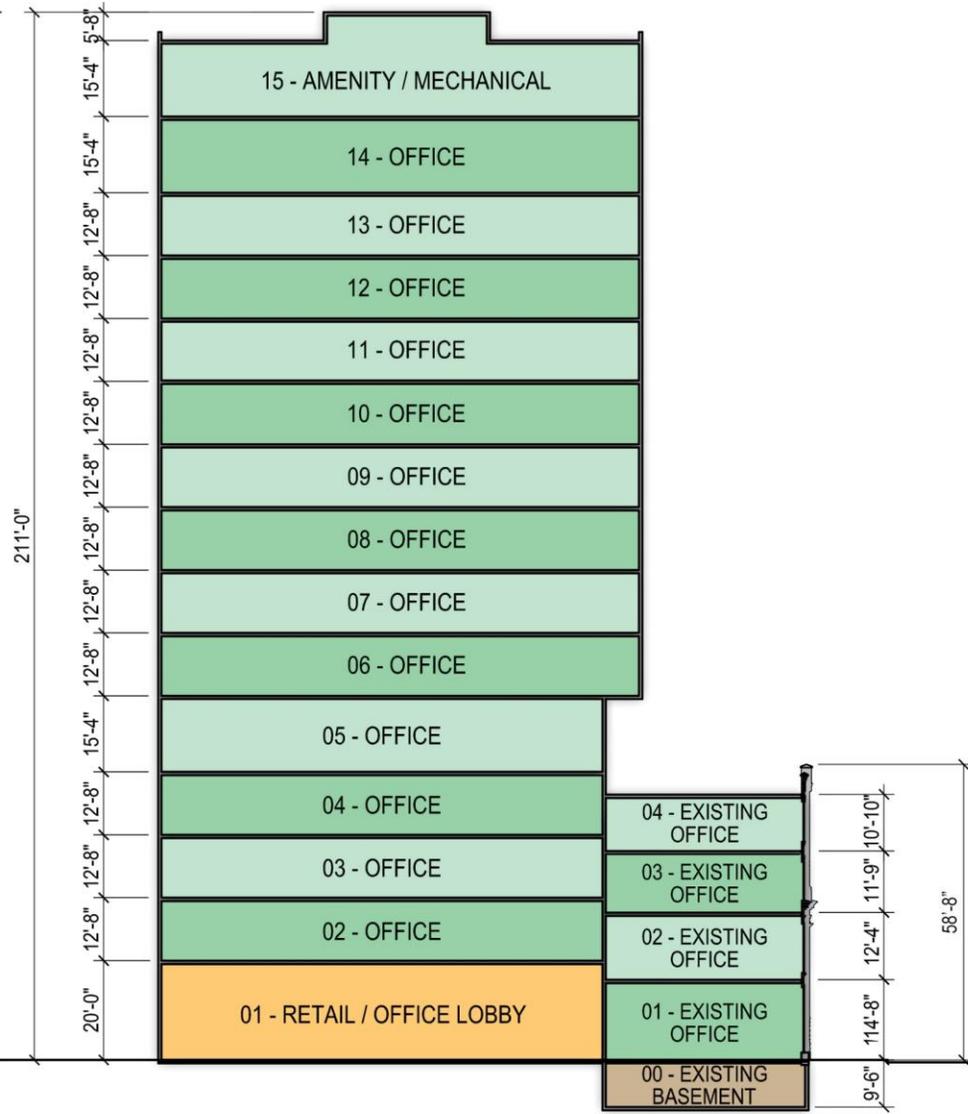
WEST ELEVATION



# BUILDING ELEVATIONS

BLDG HEIGHT  
ELEV: +211'-0"

GROUND FLOOR  
ELEV: 0'-0"



SCALE: 0 4 8 16



# BUILDING SECTION

## Transportation, Traffic, and Parking Guidelines From Zoning Code Section 17-8-0904:

- Promotes safe and efficient circulation of pedestrians by eliminating existing curbcuts.
- Promotes transit, pedestrian and bicycle use by eliminating on-site parking in TSL location.
- Minimizes conflicts with existing traffic patterns by providing standing and loading zones.
- Minimizes traffic congestion by eliminating on-site parking.



## Pedestrian-Oriented and Urban Design Guidelines From Zoning Code Sections 17-8-0905 and -0906:

- Creates safe and attractive walkways and pedestrian routes by eliminating curb cuts.
- Avoids blank walls along the sidewalks.
- Emphasizes building entries.
- Buildings abut the sidewalk with sidewalk-level entrances.
- Active sidewalk level uses.
- Appropriately-scaled pedestrian level building facade.
- Creates seamless transition in bulk of existing 601 W. Randolph building.
- Continued street wall with no gap between existing 601 W. Randolph building or existing building to the west.



## Building Design Guidelines from Zoning Code 17-8-0907:

- Respects the 601 West Randolph building by setting back the tower from eastern property line.
- Modern urban design of new building respects but does not mimic the design and materials of the 601 West Randolph building.
- All four facades of the building utilize high-quality materials, finishes, and architectural details.
- Building has a clearly defined vertical appearance.









CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT



<b>Project Cost:</b>	<b>\$25 Million</b>
<b>Additional City Property Tax Revenue:</b>	<b>Approximately \$800,000 per year (previously under \$95,000)</b>
<b>Construction Jobs:</b>	<b>250+ Construction Jobs</b>

**Planning for the Future:**

Building design will focus on health and wellness of building occupants, targeting WELL Certification. Project will focus on post-COVID workplace design strategies, focusing on increased air quality and monitoring, along with contactless “Smart” technologies.

**Neighborhood Opportunity Fund: 4.5 Bonus FAR at a cost of \$1,034,395**

80% (\$827,516) of bonus contributions to support development projects within under-served West, Southwest and South side commercial corridors, including grocery stores, restaurants and cultural facilities.

10% (\$103,439) of bonus contributions to support the restoration of structures designated as official landmarks by City Council.

10% (\$103,349) to support improvements within one mile of the development site generating the development funds, including public transit facilities, streetscapes, open spaces, river walks, and other sites, including landmarks.

**Enhanced Public Safety & CDOT Restoration Agreement**

Activation of existing surface parking lot on Randolph Street

Removal of 2 curb cuts on Randolph Street

The building facades are highly articulated and designed with the pedestrian scale in mind.

Increased street lighting

Agreement to provide for improvements and restoration of adjacent public way, including streets, alleys, curb/gutter, etc.

All work to be in accordance with CDOT standards and any changes in scope must be approved by CDOT



CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

**NEIGHBORHOOD OPPORTUNITY FUND**

[www.NeighborhoodOpportunityFund.com](http://www.NeighborhoodOpportunityFund.com)

★ ★ RAHM EMANUEL, MAYOR ★ ★



# ECONOMIC AND COMMUNITY BENEFITS

# ★ DPD Recommendations

- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1).
- The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and providing active uses within buildings facing the street (17-8-0905-A-1&2).
- The building's orientation and massing creates active "street or building walls" on Randolph and Jefferson Streets (17-8-0906-B).
- Respects the 601 West Randolph building by setting back the tower from eastern property line (17-8-0907).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.

