



# **COMMITTEE ON DESIGN**

## **Department of Planning and Development**

357 N Green Street

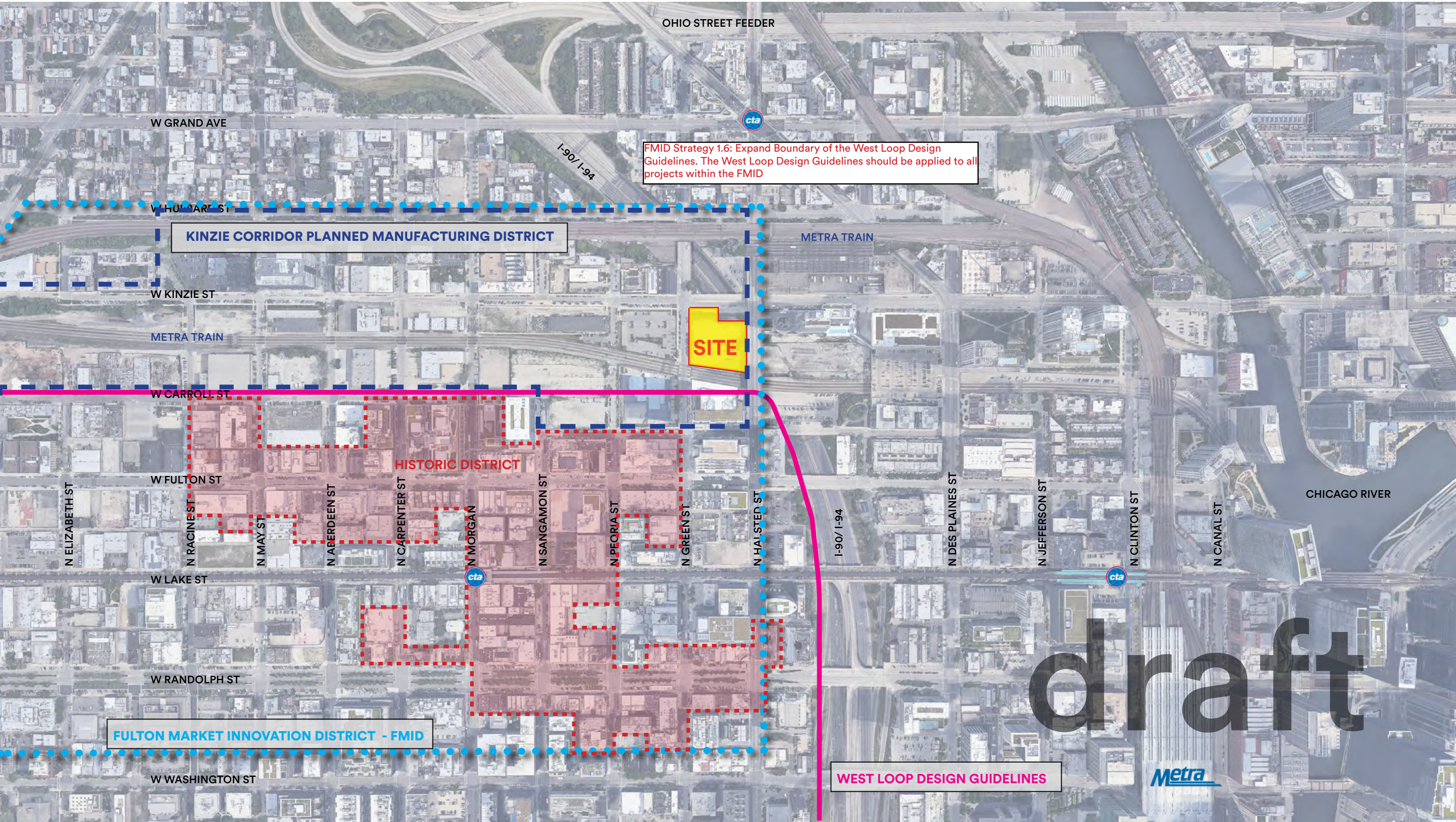
**Near West Side / 27<sup>th</sup> Ward / Ald. Burnett**

**Developer: Onni Group**

**Designer: SCB**

**Attorneys: Edward Kus, Taft Law**

December 1, 2022



OHIO STREET FEEDER

W GRAND AVE



FMID Strategy 1.6: Expand Boundary of the West Loop Design Guidelines. The West Loop Design Guidelines should be applied to all projects within the FMID

KINZIE CORRIDOR PLANNED MANUFACTURING DISTRICT

METRA TRAIN

W KINZIE ST

METRA TRAIN

SITE

W CARROLL ST

HISTORIC DISTRICT

W FULTON ST

CHICAGO RIVER

N ELIZABETH ST

N RACINE ST

N MAY ST

N ABERDEEN ST

N CARPENTER ST

N MORGAN

N SANGAMON ST

N PEORIA ST

N GREEN ST

N HAI STED ST

I-90/ I-94

N DES PLAINES ST

N JEFFERSON ST

N CLINTON ST

N CANAL ST

W LAKE ST



W RANDOLPH ST

draft

FULTON MARKET INNOVATION DISTRICT - FMID

W WASHINGTON ST

WEST LOOP DESIGN GUIDELINES








CONFLUENCE

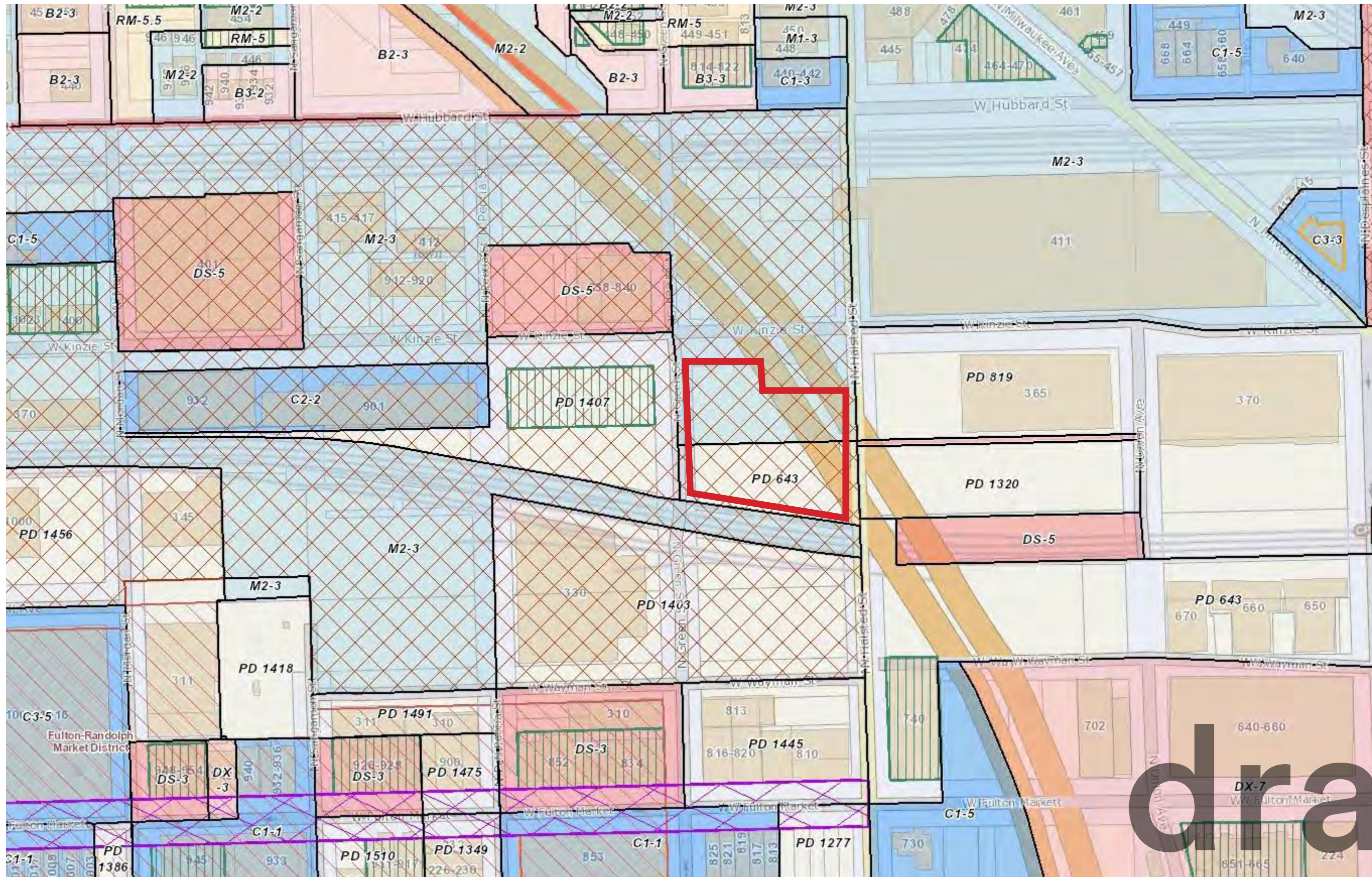
Existing Site District Map







-  357 N Green
-  Proposed
-  Approved
-  Under Construction
-  Built



- CTA Station
  - Non-Accessible
  - Accessible
- METRA Station
- Chicago Public Schools
- TIFs
- Industrial Corridors
- Wards
- Community Area
- City Parcels
- Planned Developments
- Lakefront Zoning
  - Private
  - Public
- Pedestrian Street
  - Pedestrian
  - Retail
  - Six Corner
- Chicago Landmarks
- Chicago Landmark Districts
- Chicago Historic Resources Survey
  - Orange
  - Red
- National Register
  - NRHP - Property
  - NRHP - District
  - NHL - Property
  - NHL - District
- Special Districts
- FEMA Floodplain 2021
  - 100 Year Floodplain
  - 500 Year Floodplain

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190/94

N GREEN ST

**SITE**

N HALSTED ST

W KINZIE ST

METRA UP WEST LINE

W FULTON ST

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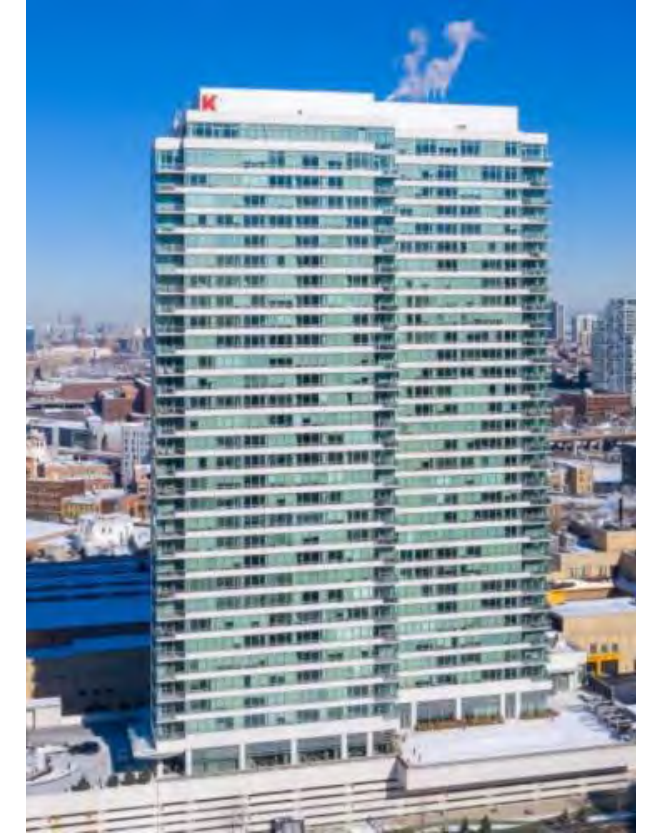
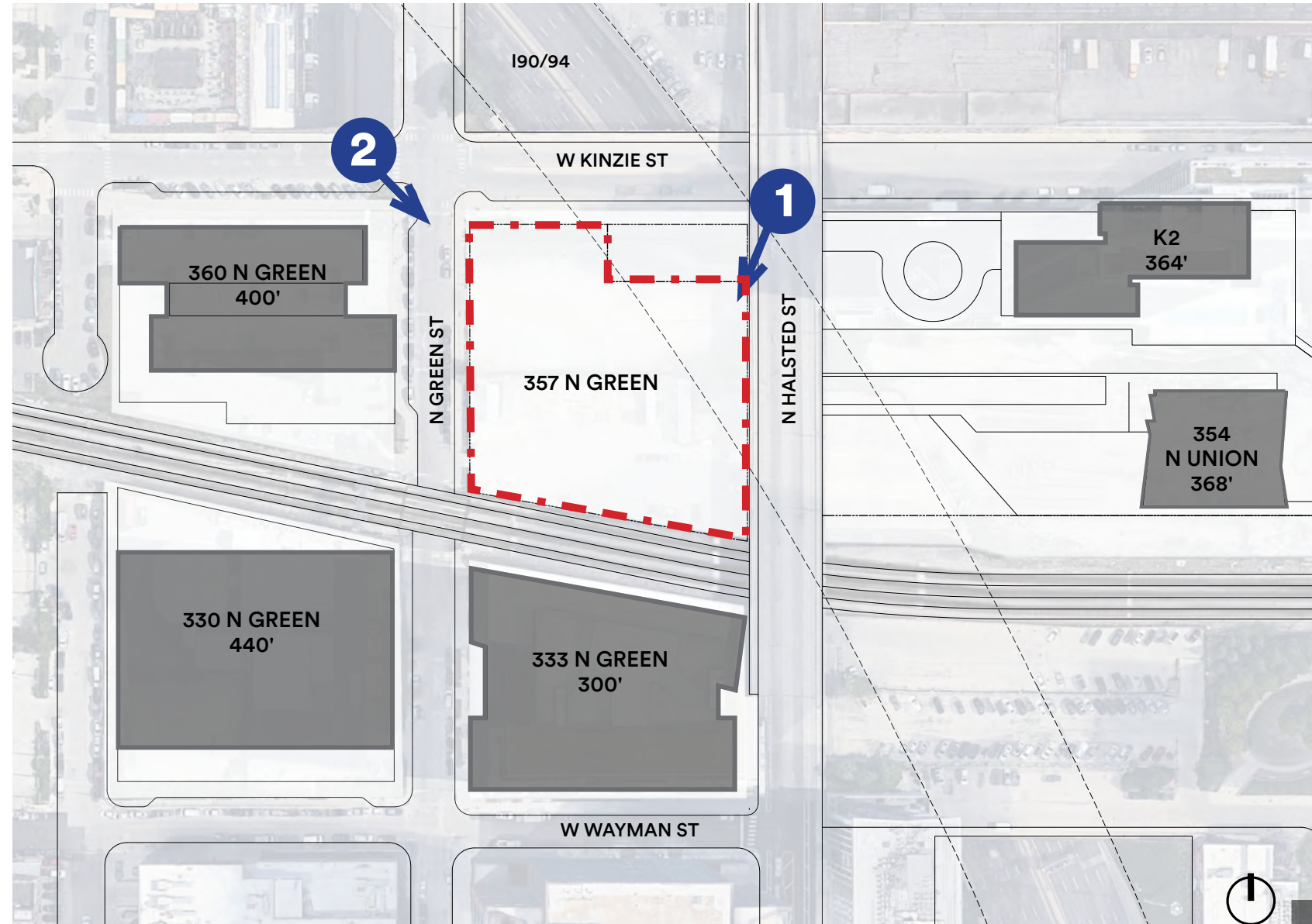
360 N GREEN - 400'



333 N GREEN - 300'



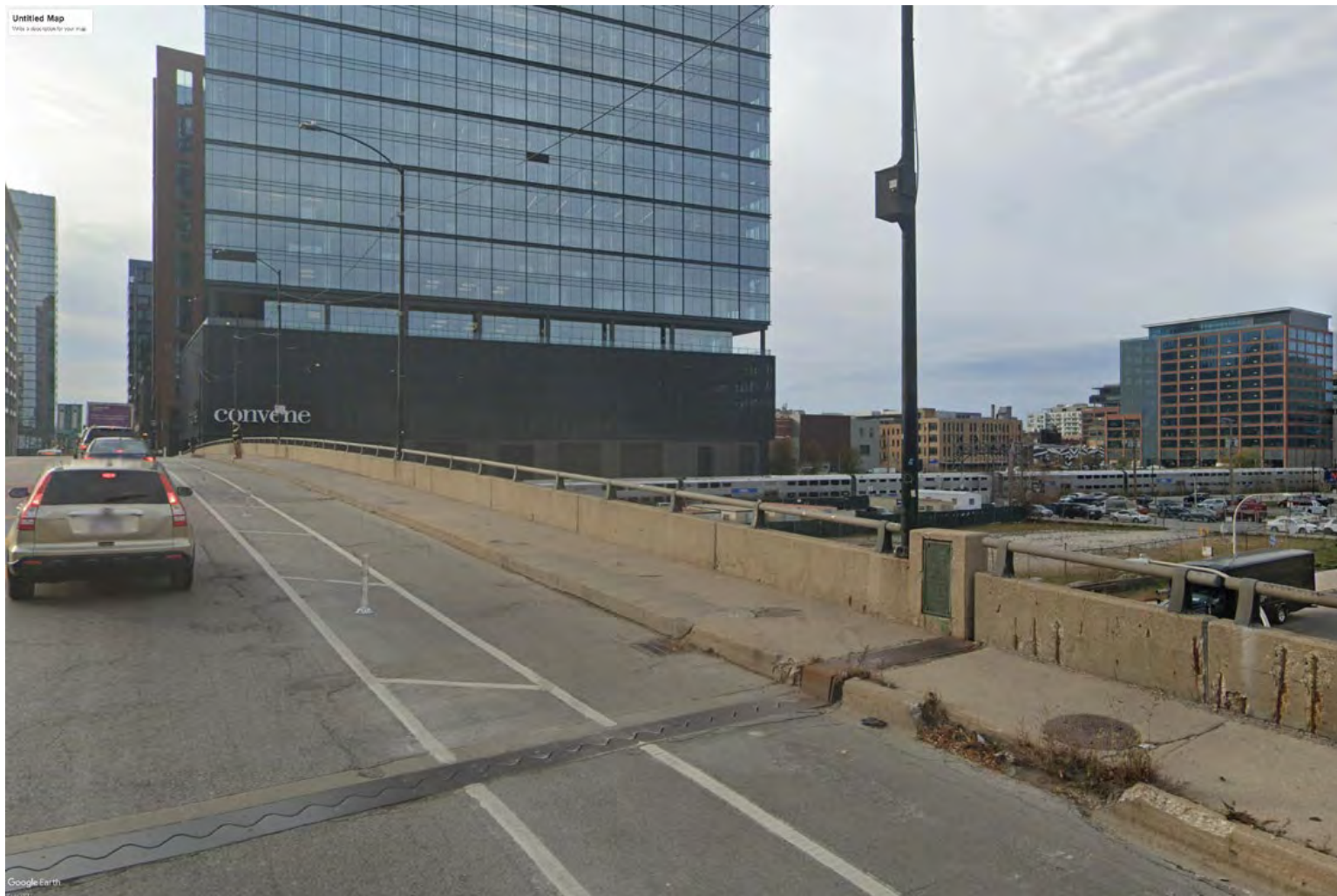
330 N GREEN - 440'



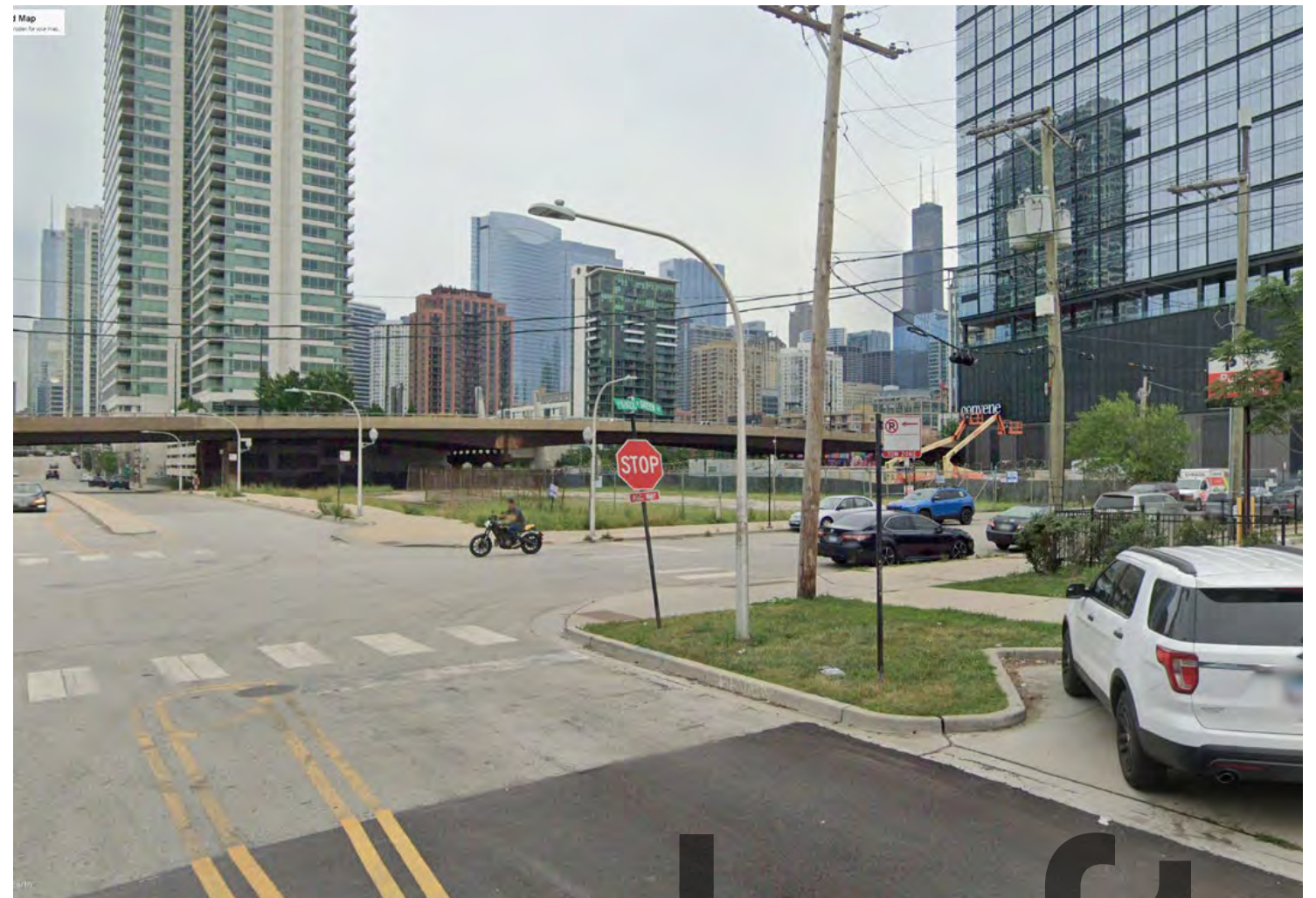
K2 APARTMENTS (365 N HALSTED) - 364'



354 N UNION - 368'



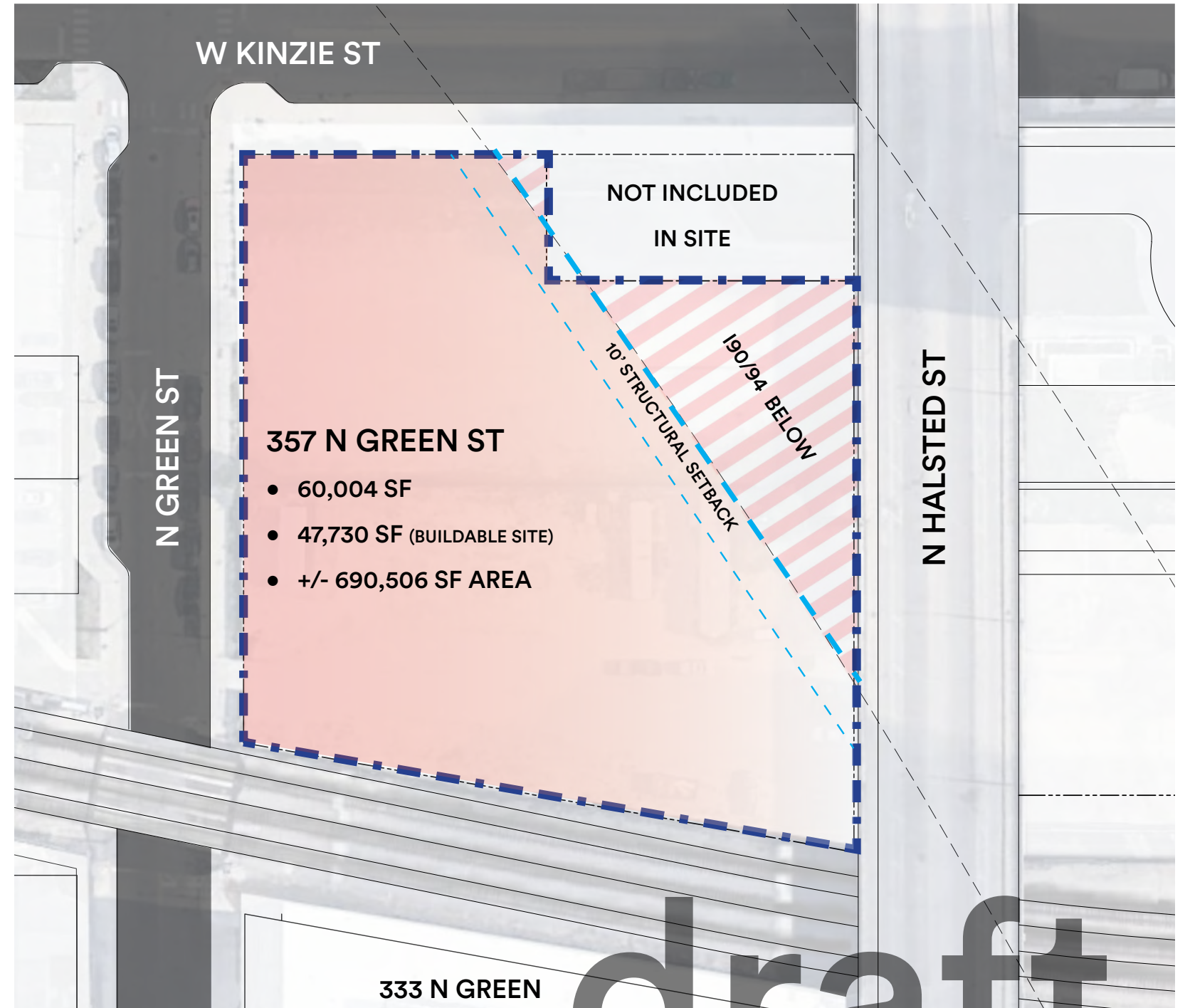
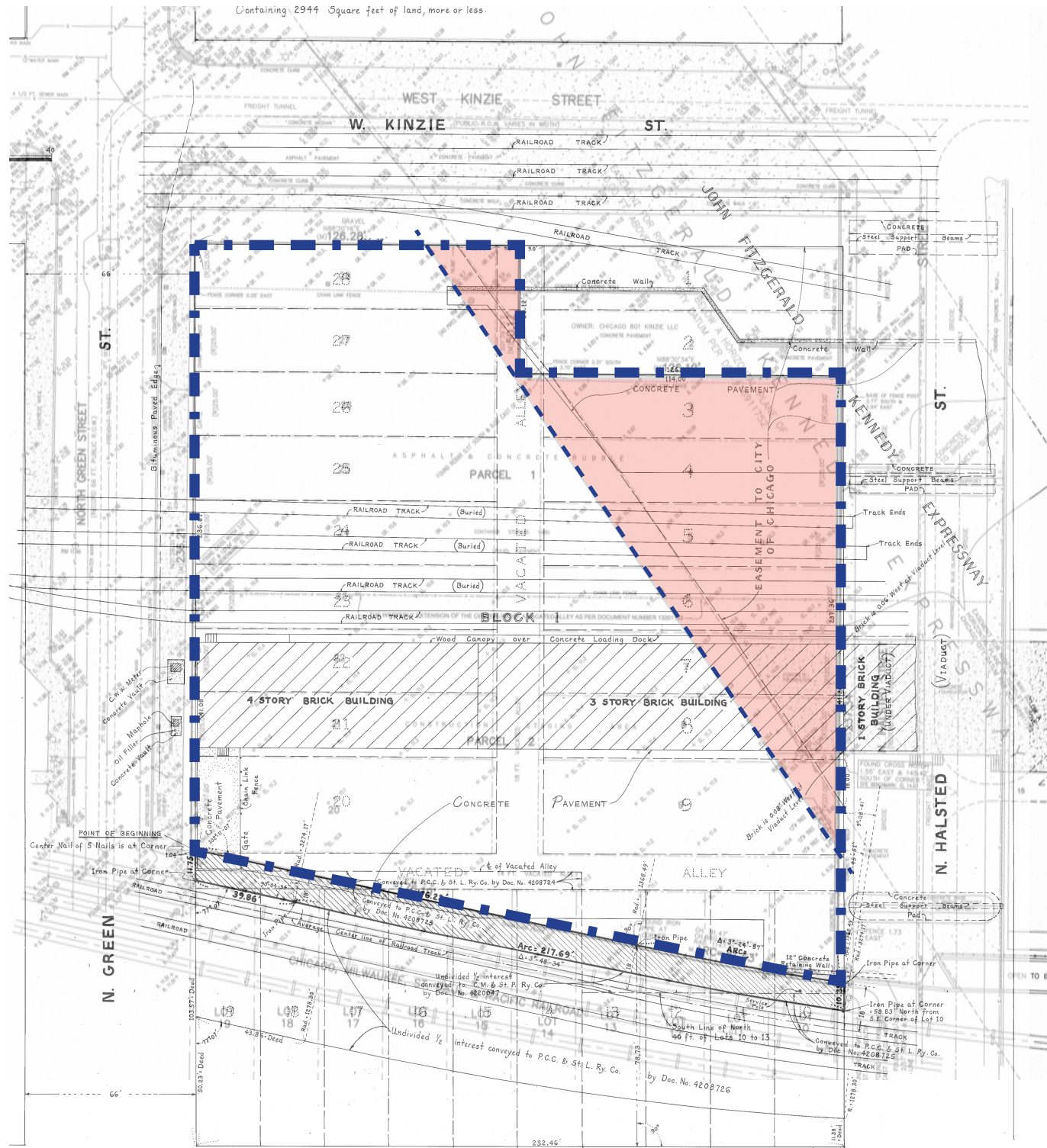
View 1 View South on Halsted St



View 2 View SE at Kinzie/Green St

draft



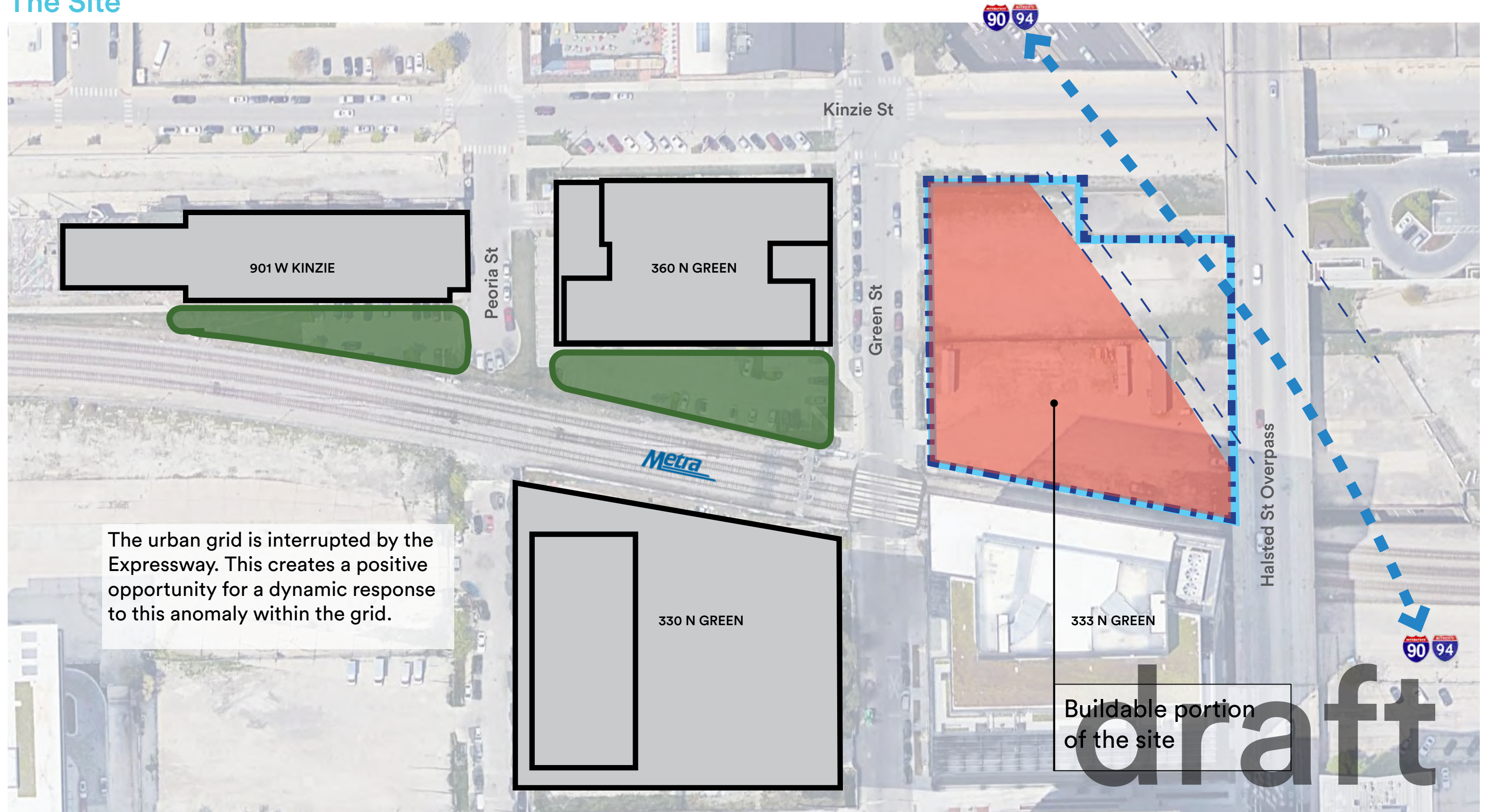


draft



# URBAN DESIGN

## The Site



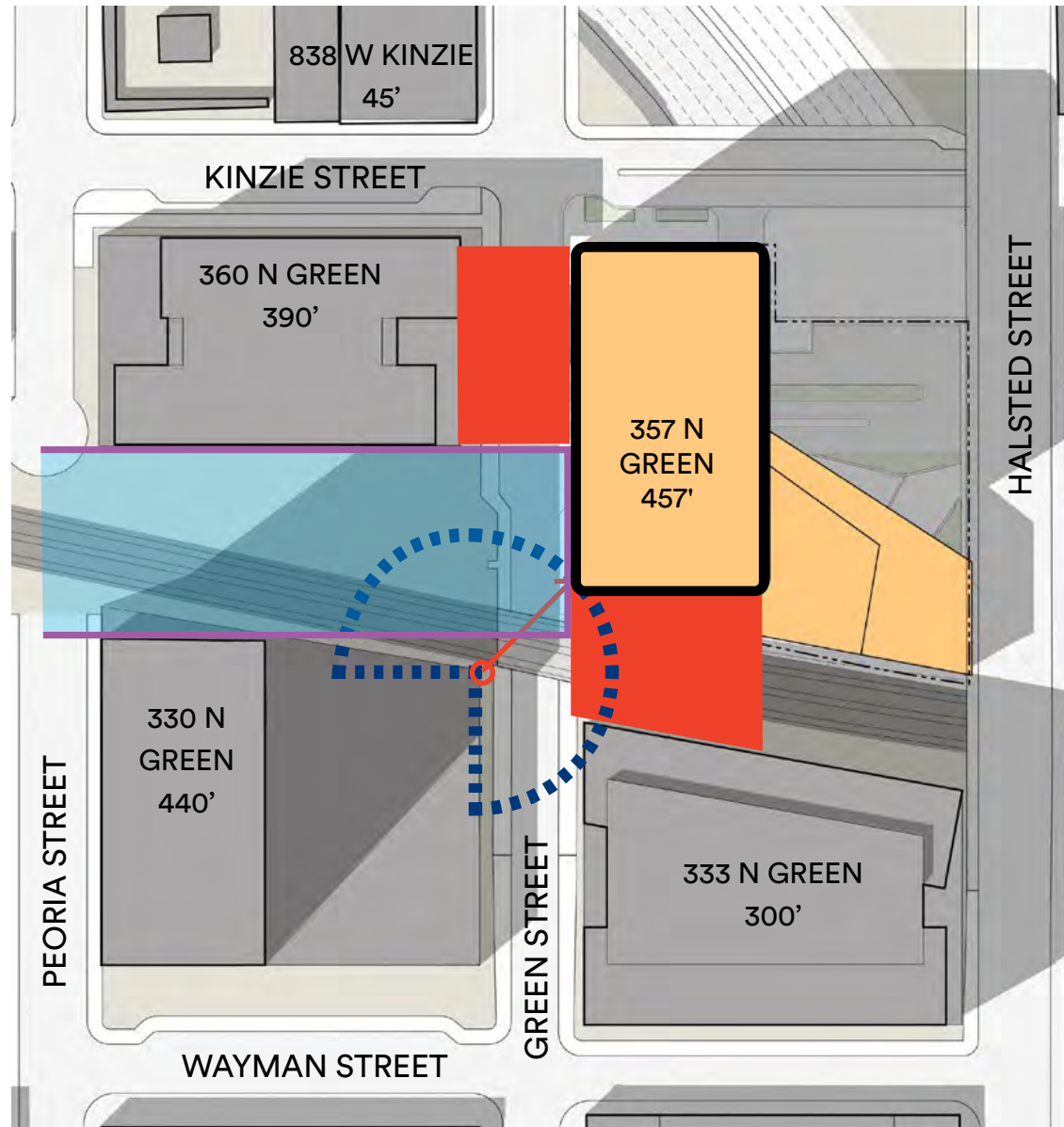
The urban grid is interrupted by the Expressway. This creates a positive opportunity for a dynamic response to this anomaly within the grid.

Buildable portion of the site

# URBAN DESIGN

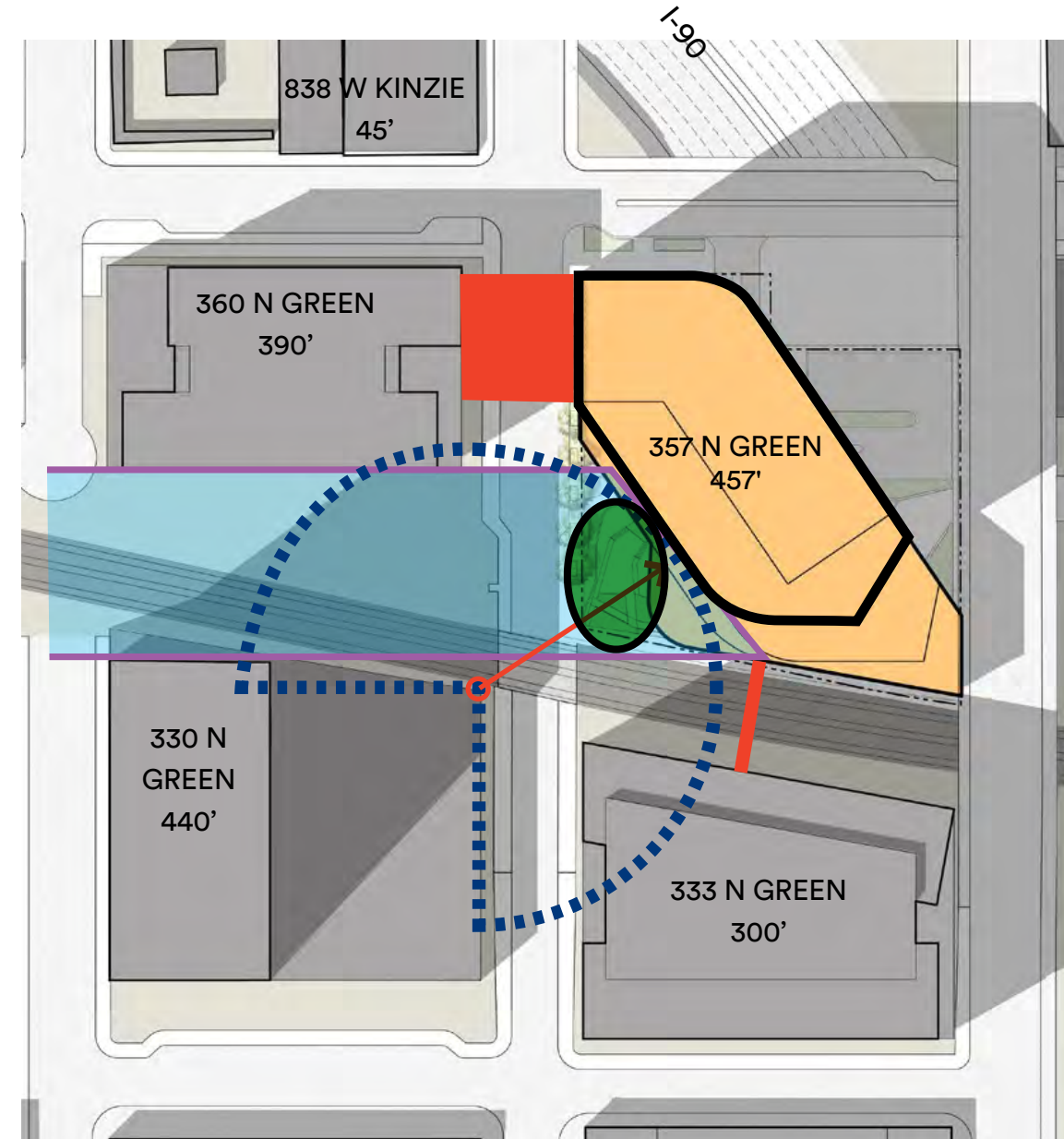
## Tower Relationship To Abutters

- Direct adjacency to abutter across R.O.W.
- Open space sky-plane



**Tower Element Aligned To Grid**

- Less Air and Light
- Larger abutment with neighboring buildings
- Open space to the east, least accessible area
- The maximum floor plate size is smaller than current market demands



**Tower Element Aligned To Expressway**

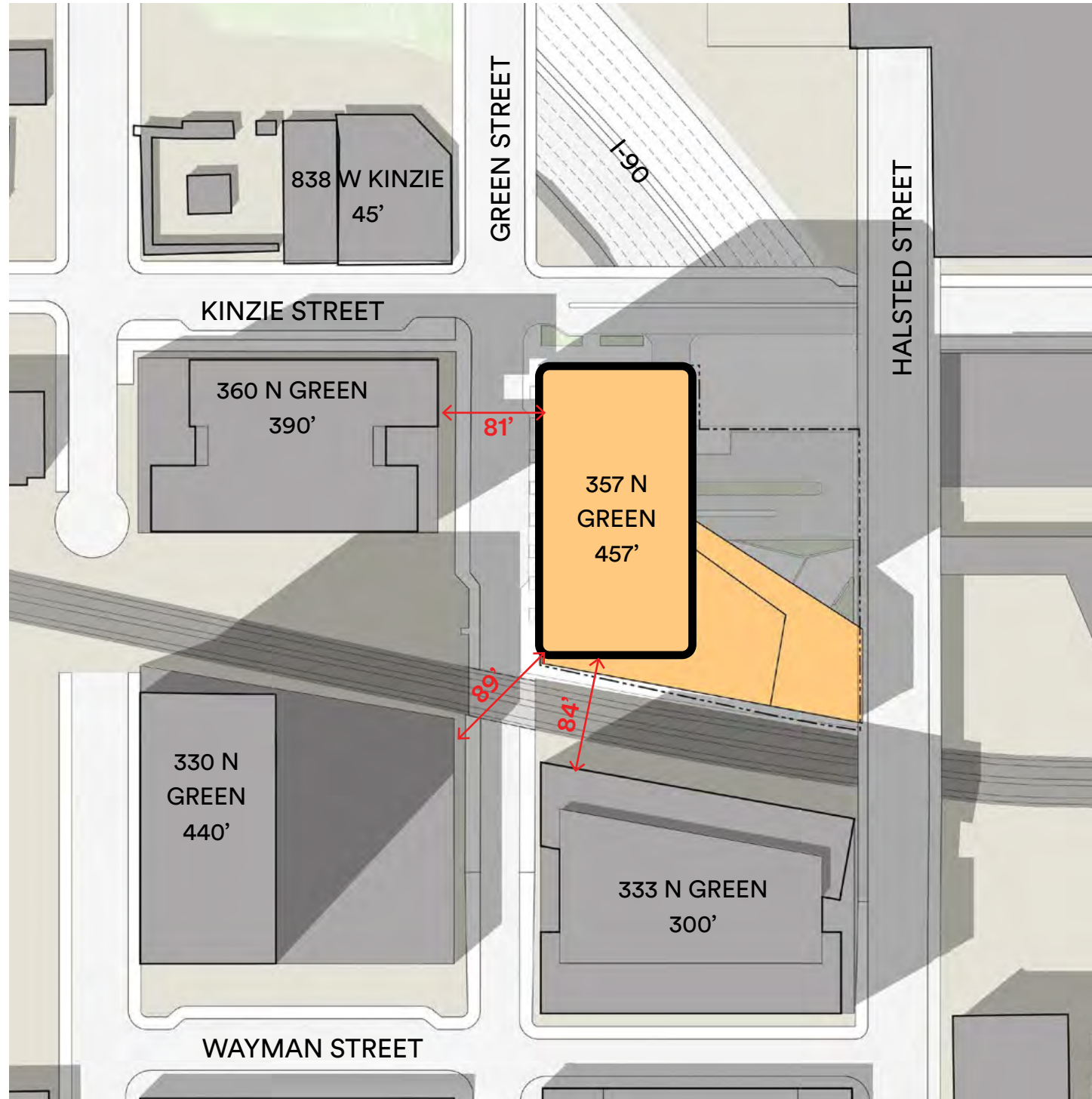
- Increased air and light
- Less View Encroachment
- Open space moved to west, most accessible area

draft

# URBAN DESIGN

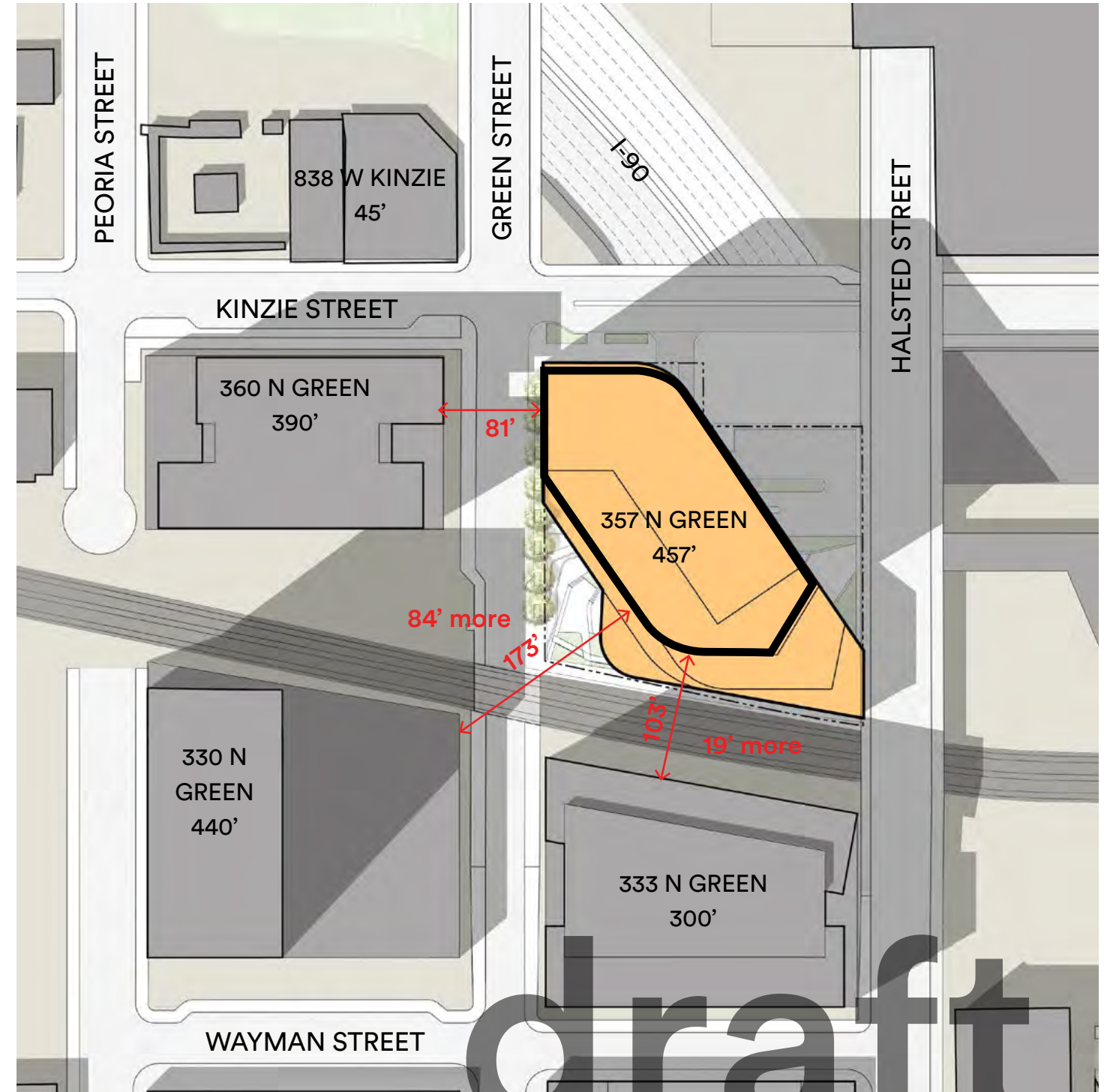
## Tower Relationship To Abutters

### Building Aligned with Green Street



40 % more space  
minimum on average from  
neighboring buildings

### Building Aligned with Expressway

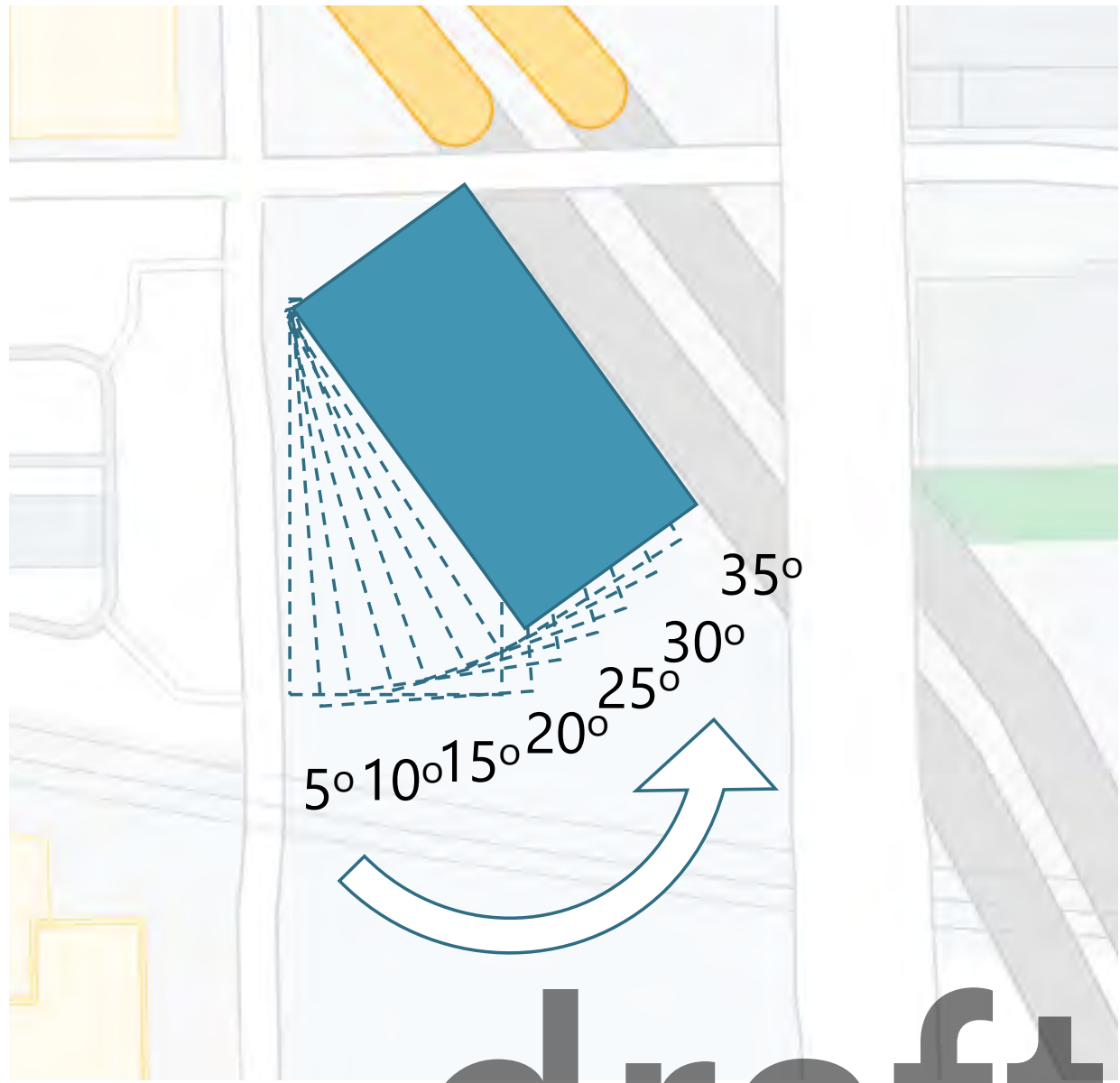
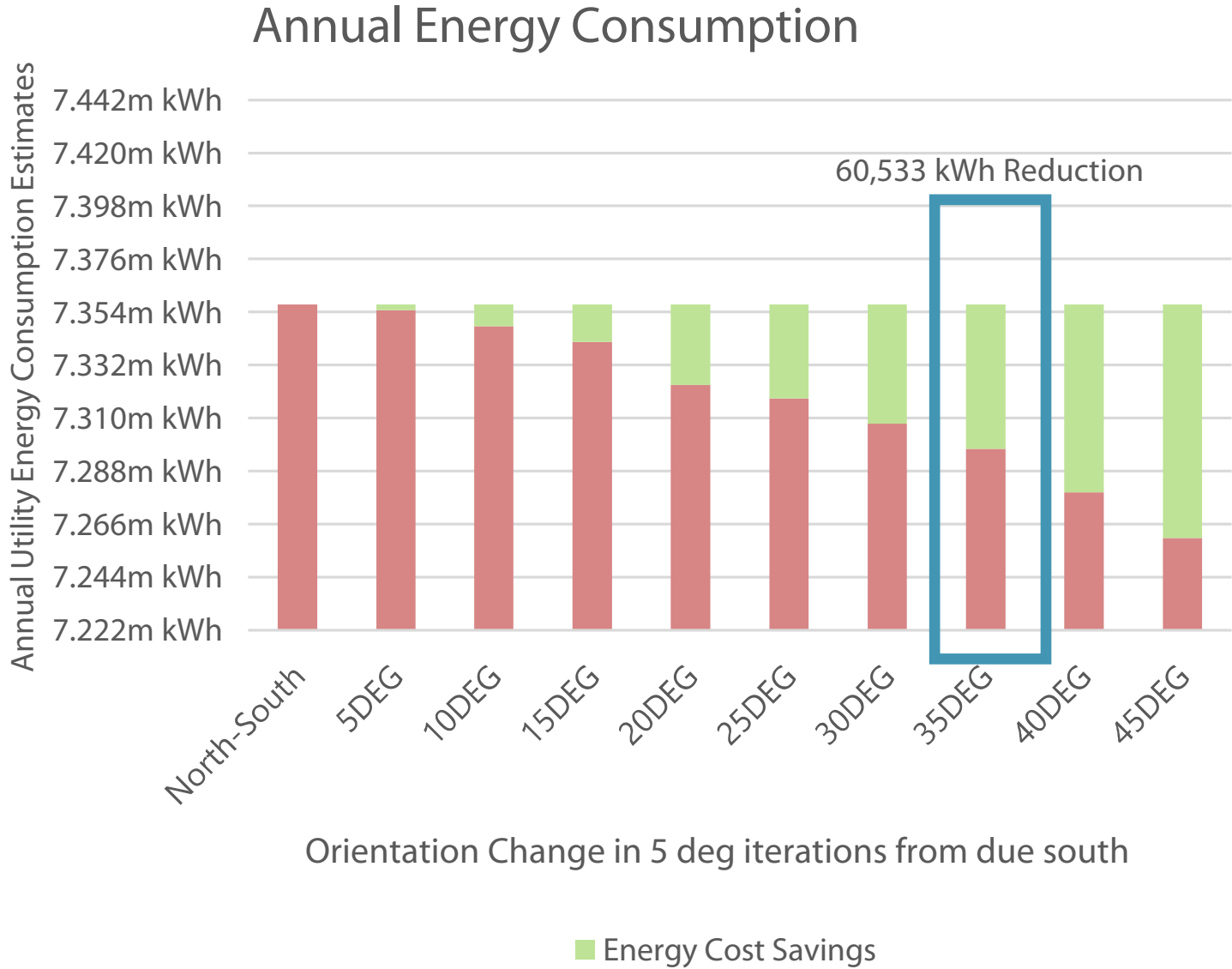


draft



# URBAN DESIGN

## Energy Study








**draft**

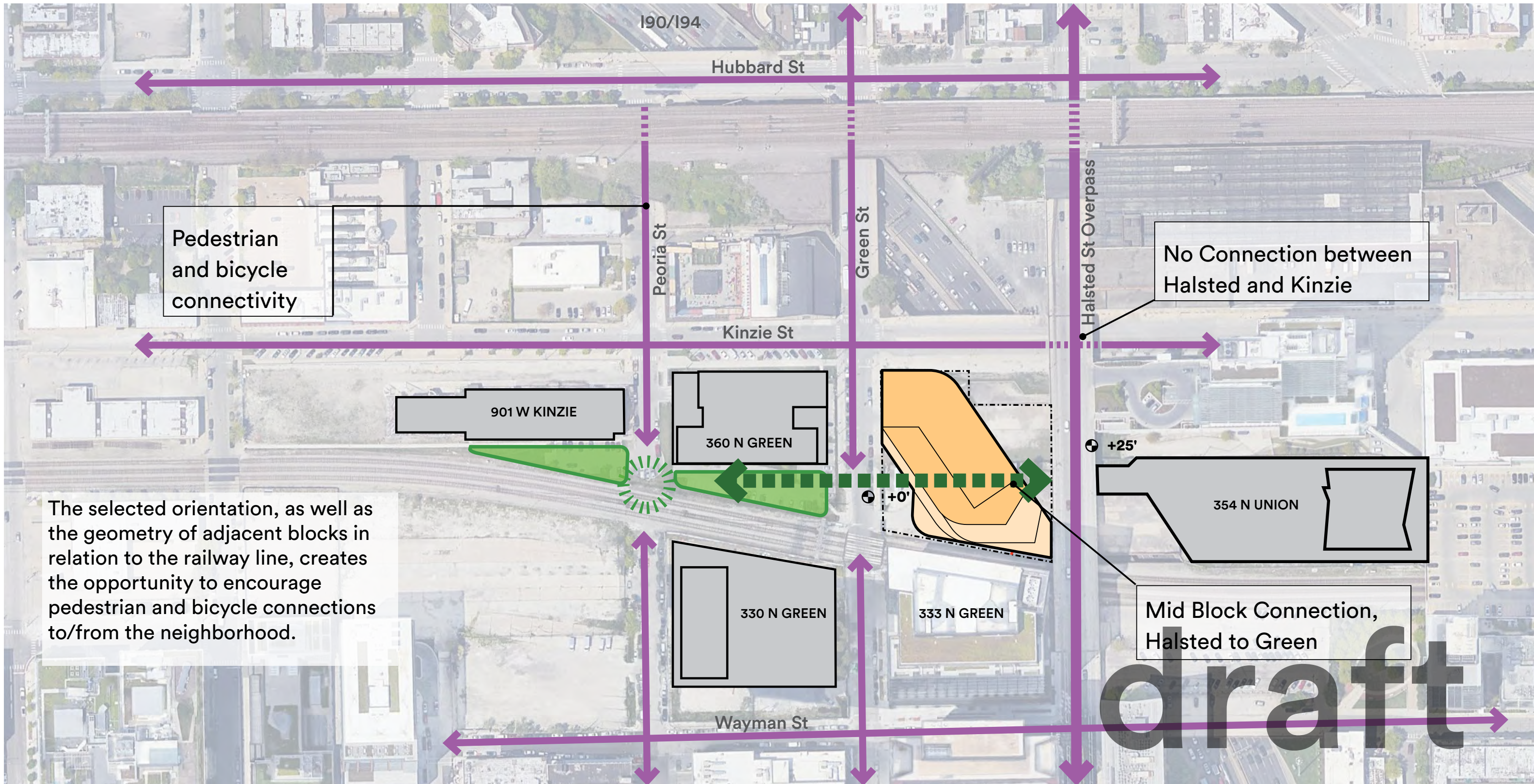
Building Orientation

35 degree rotation shows enhanced energy performance

# URBAN DESIGN

## Pedestrian/Bicycle Connectivity To Halsted

-  Building
-  Pedestrian/Bike Access
-  Underside Connection
-  Park/ Public Plaza
-  Public Passage



Pedestrian and bicycle connectivity

No Connection between Halsted and Kinzie

The selected orientation, as well as the geometry of adjacent blocks in relation to the railway line, creates the opportunity to encourage pedestrian and bicycle connections to/from the neighborhood.

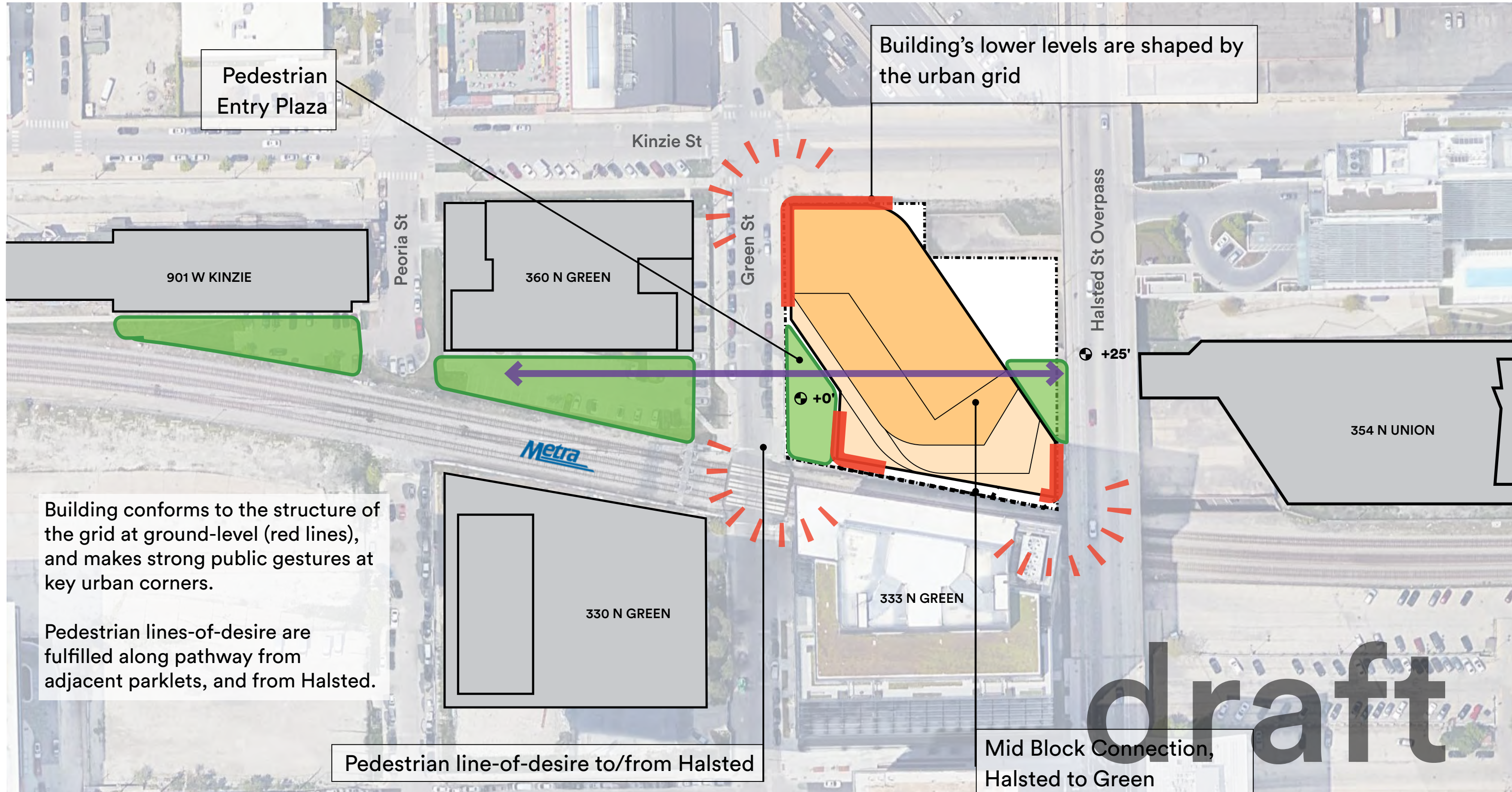
Mid Block Connection, Halsted to Green

draft

# URBAN DESIGN

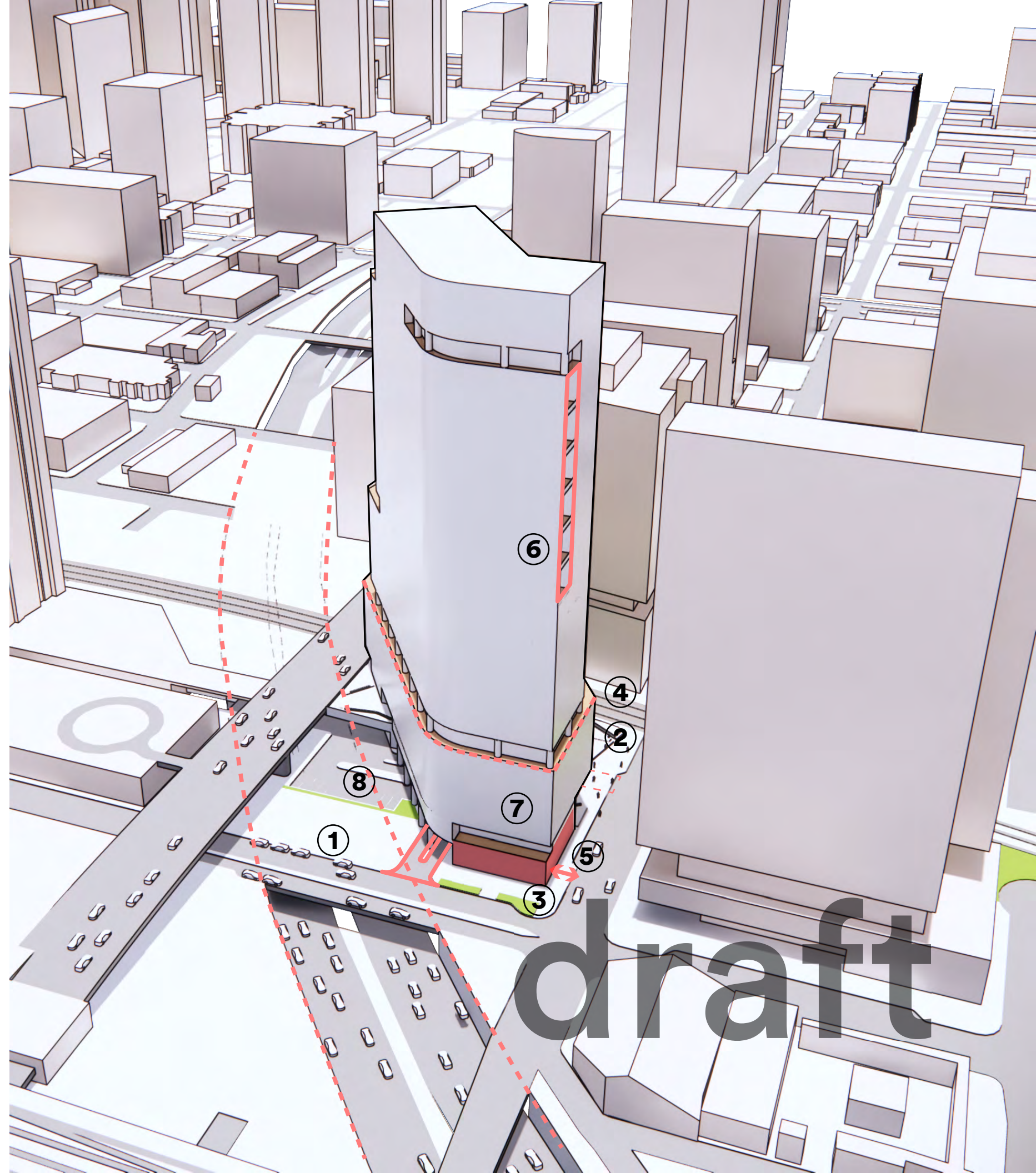
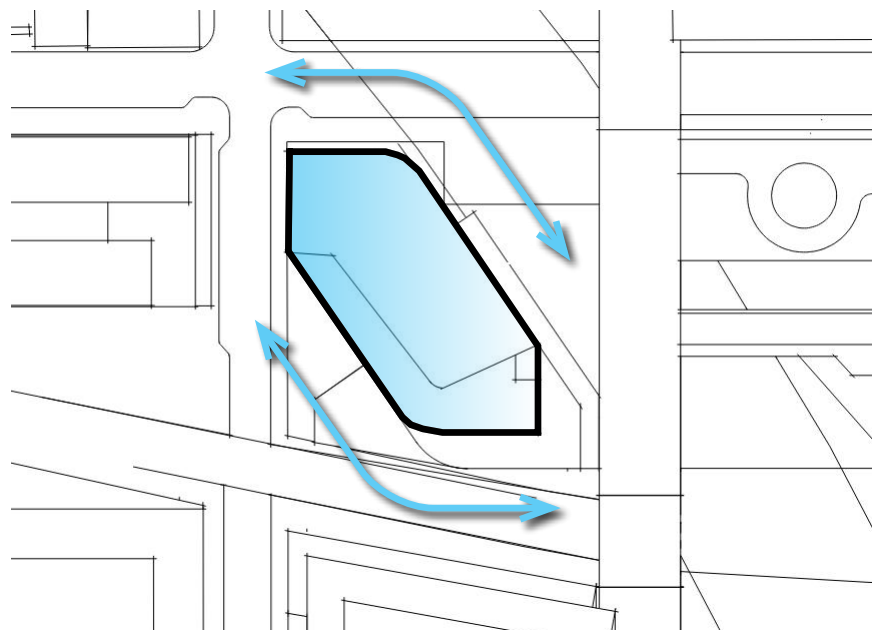
## Responding To The Grid At the Lower Level

-  Building
-  Pedestrian/Bike Access
-  Active Facade
-  Park/ Public Plaza
-  Active Intersection



## West Loop Design Guidelines

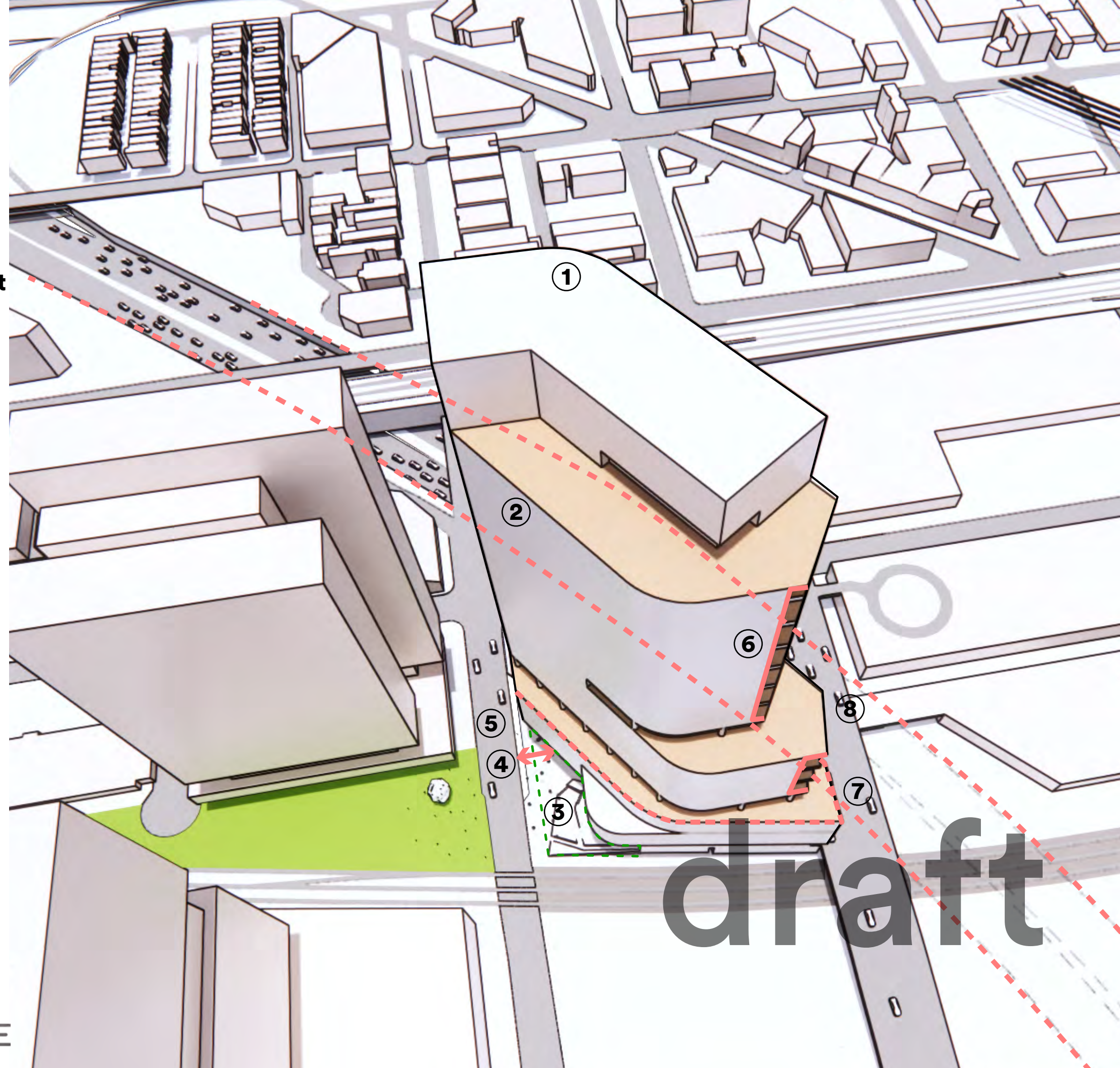
1. Tower aligned with Expressway
2. Public open plaza
3. Increased sidewalk
4. Shape building for increase air and light
5. Active ground use facing Green St
6. Inset terraces throughout tower for tenant outdoor access.
7. Tower setback to respect scale of street
8. Off street vehicular access





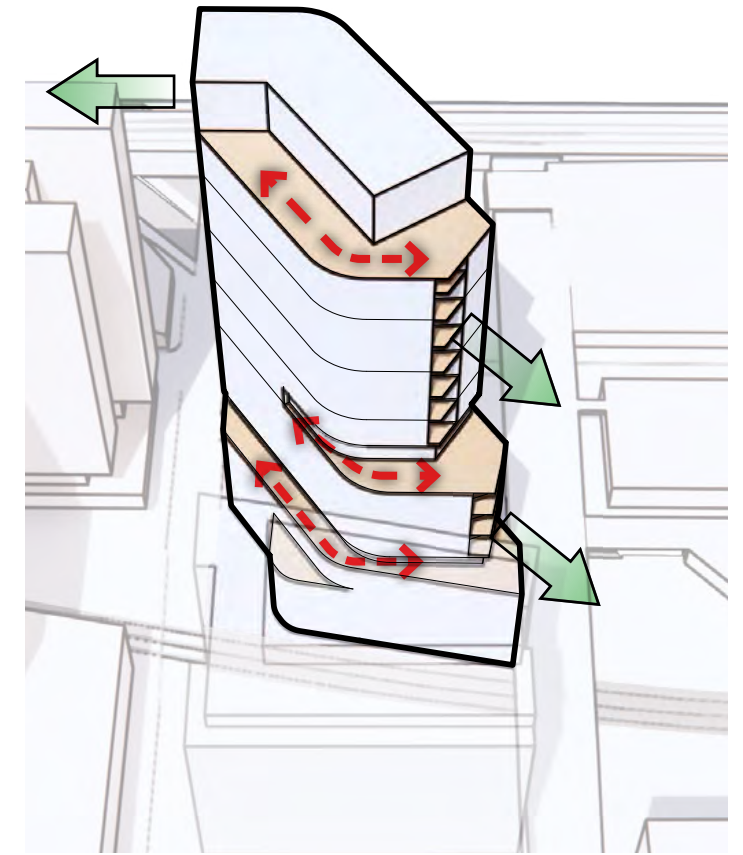
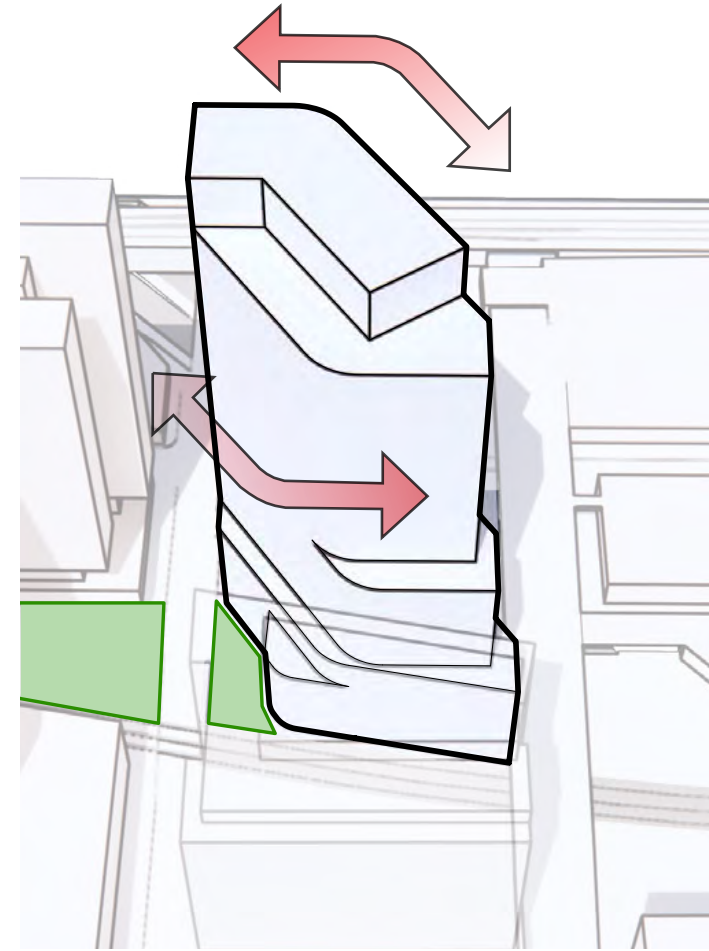
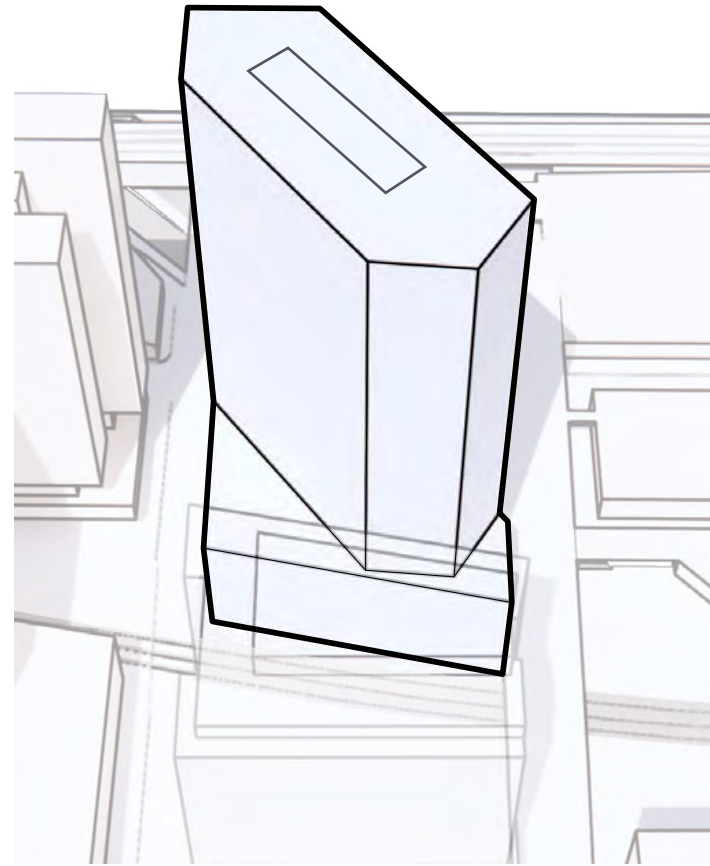
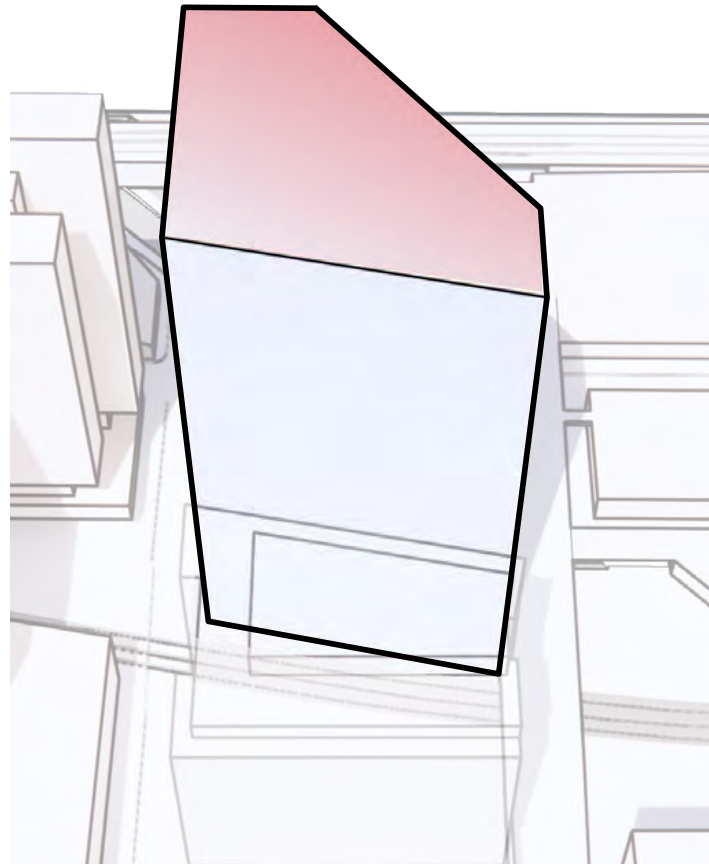
## West Loop Design Guidelines

1. Tower aligned with Expressway
2. Shape tower for increased air and light
3. Public entry plaza
4. Increased sidewalk
5. Active ground use facing Green St
6. Inset terraces throughout tower for tenant outdoor access.
7. 2nd parking access at Halsted St
8. Public connection from Halsted to Green St.



# DESIGN

## Concept Design



- EXTRUSION FROM SITE TO CREATE LAYOUT FOR DESIRABLE OFFICE FLOOR PLATE SIZE AND ORIENTATION

- TOWER FLOOR PLATE ALIGNMENT WITH EXPRESSWAY
- ANCHOR STREET AT CORNERS OF THE PODIUM TO MAINTAIN STREET GRID

- BREAK UP MASSING CREATE LEASABLE FLOOR PLATES
- CREATE RADIUS AT OUTER CORNERS TO RESPOND TO CONTEXT AND SUPPORT INCREASED VIEWS / DAYLIGHT
- SETBACK BUILDING ALONG GREEN STREET TO CREATE PUBLIC PLAZA

- SET BACK HIGHER FLOORS SOUTH TO CREATE USABLE OUTDOOR SPACE
- CARVE OUT TERRACES AT NW & SE CORNER FOR OUTDOOR ACCESS AT EVERY LEVEL
  - CREATE TEXTURED FACADE THAT SUPPORTS AND ENHANCES THE BUILDING FORM

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**draft**

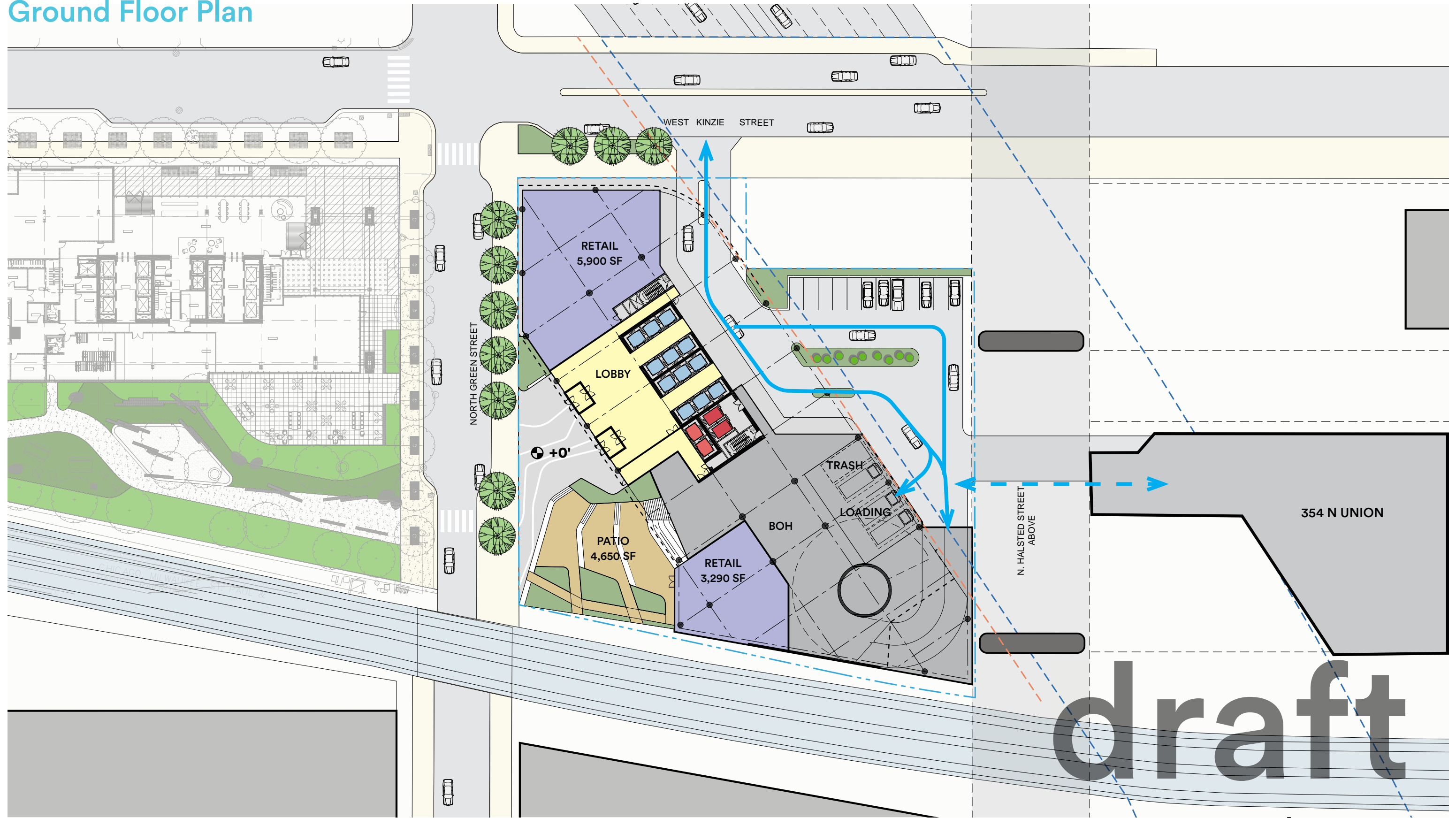


draft

# DESIGN

## Ground Floor Plan

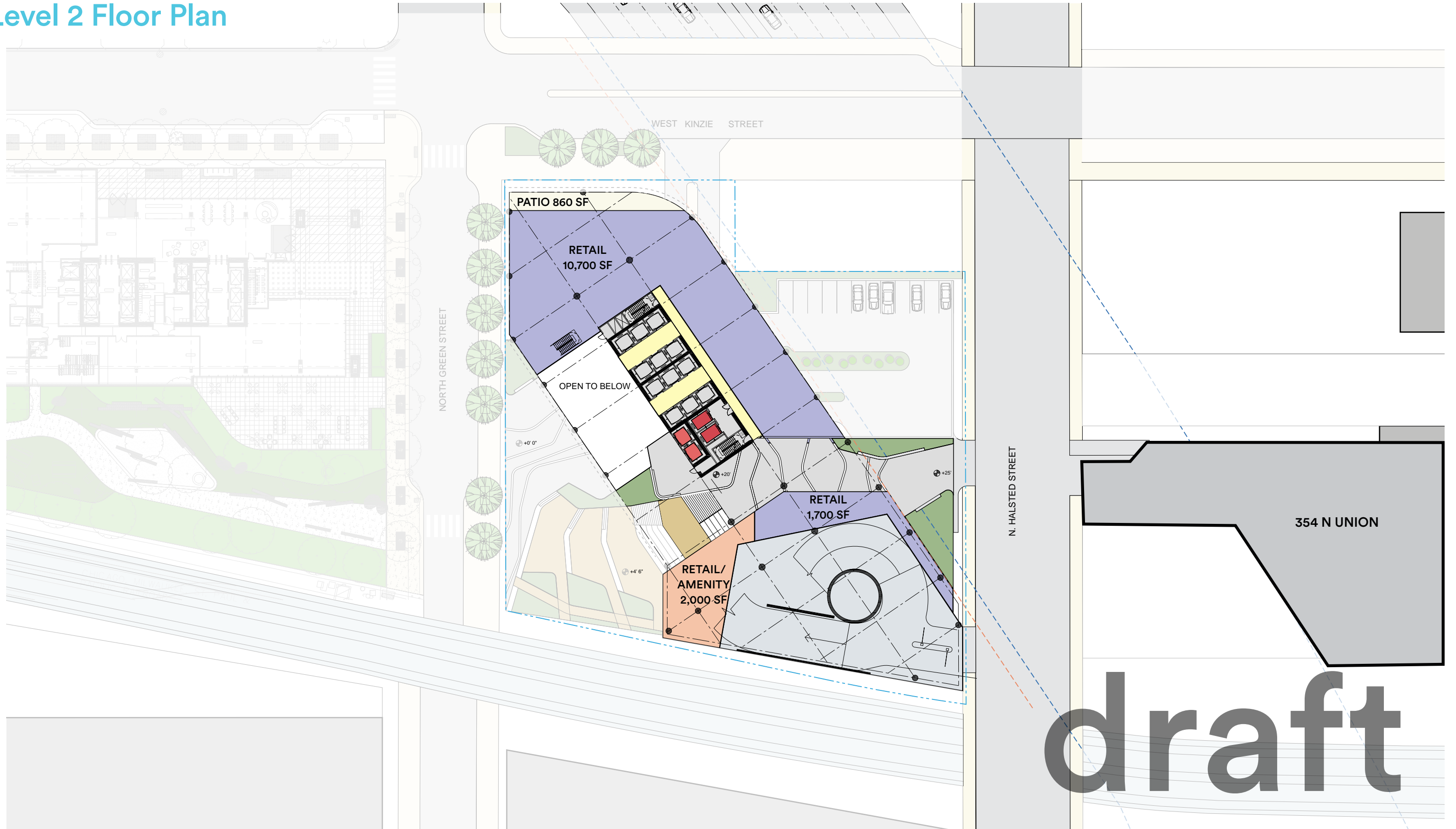
— Vehicular Access



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# DESIGN

## Level 2 Floor Plan





# DESIGN

## Podium Circulation Diagram

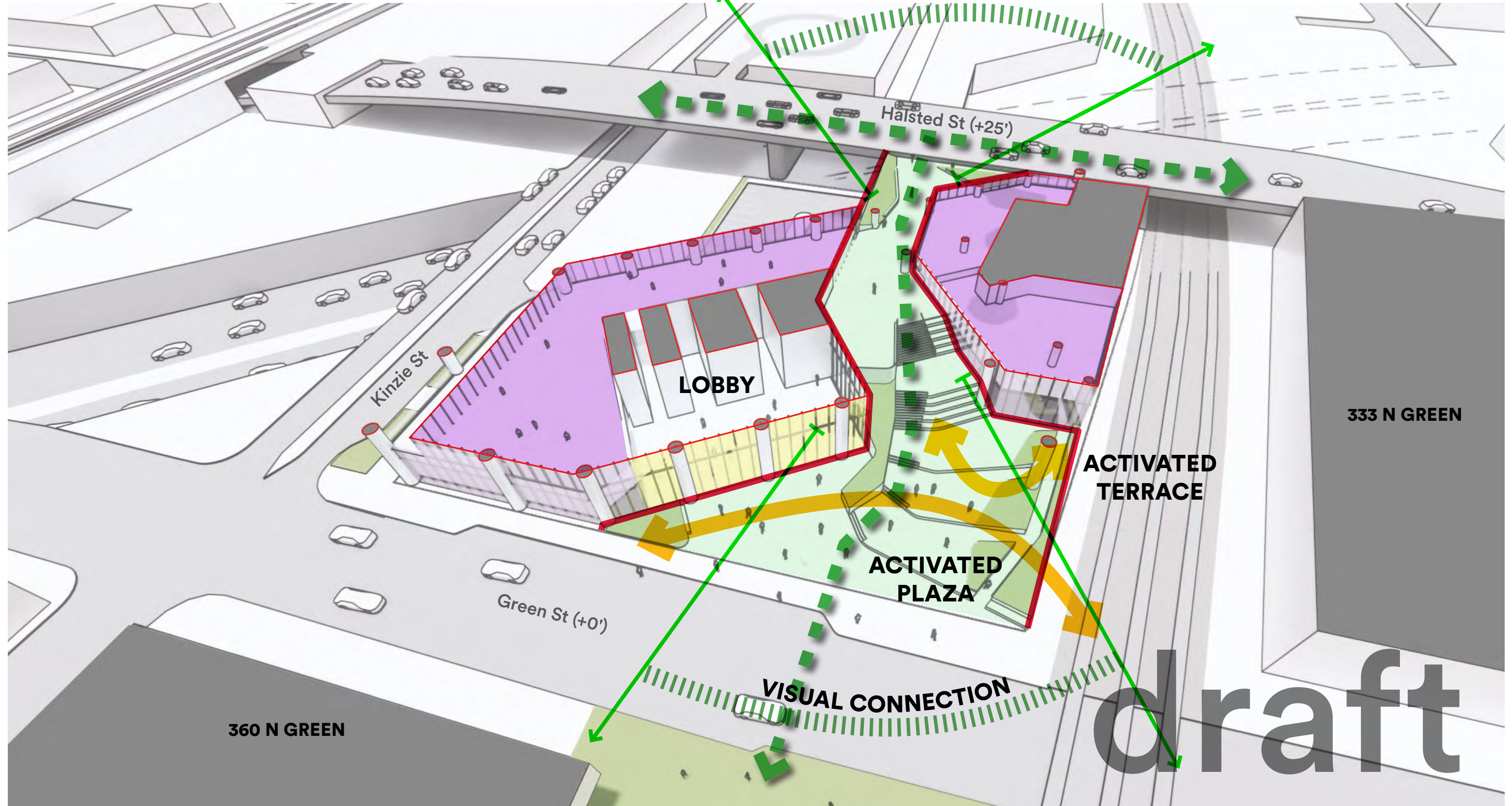
PASEO

PUBLIC PEDESTRIAN PATH

ACTIVATED AREAS

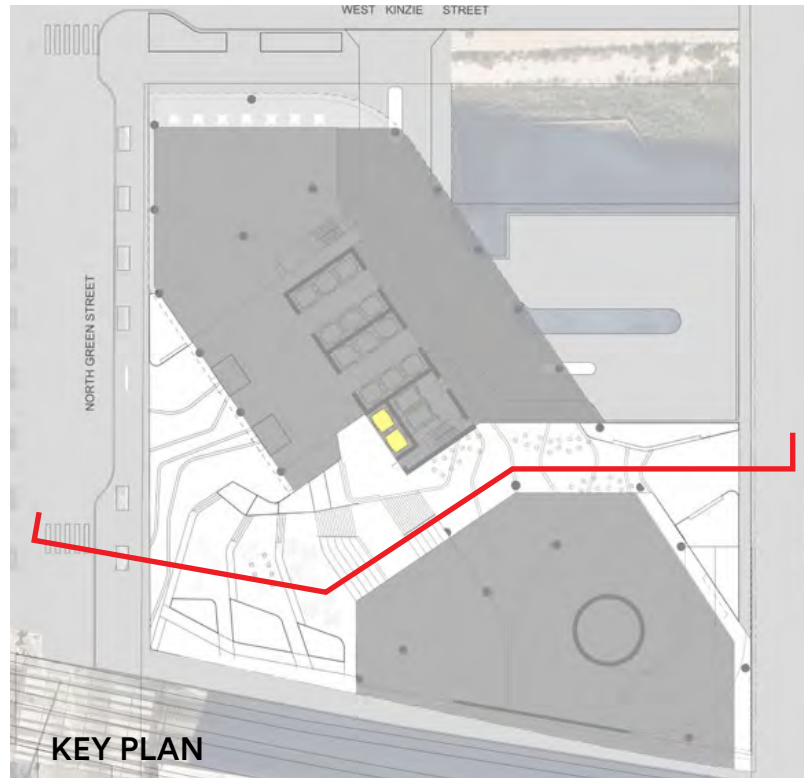
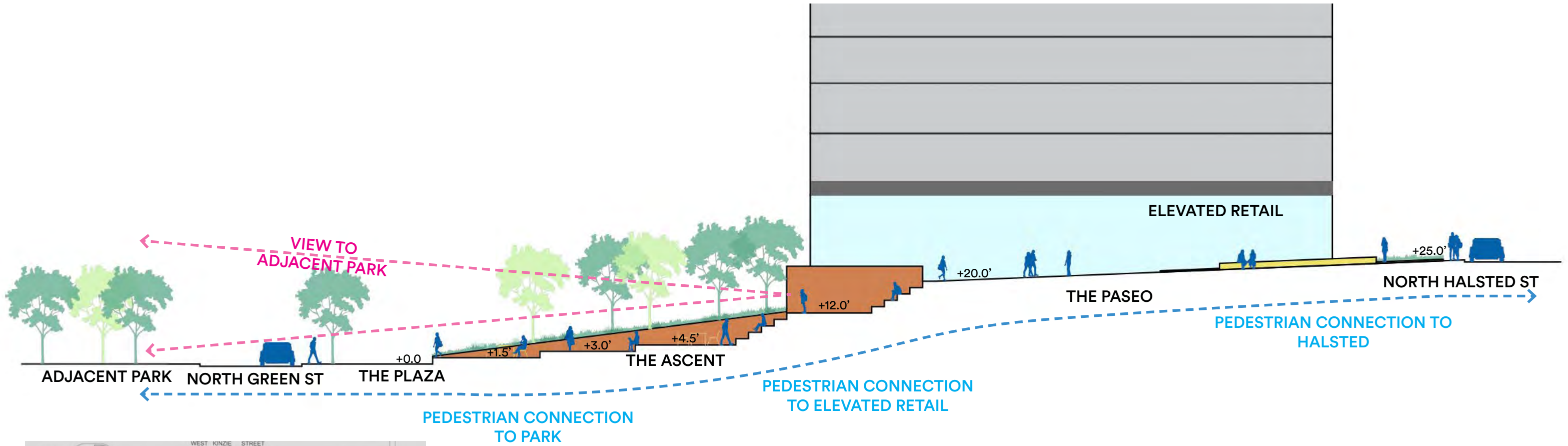
RETAIL

MAIN LOBBY



# LANDSCAPE DESIGN

## Key Connections



draft

# LANDSCAPE DESIGN

## Open Space Scale Studies



APPLE MICHIGAN AVENUE (EXTERIOR) - CHICAGO, IL  
0.14 ACRE  
WIDTH OF STEPS: 35-80 FT



LITTLE ISLAND AMPHITHEATER - NYC, NY  
0.20 ACRES  
WIDTH OF STEPS: 35-50 FT



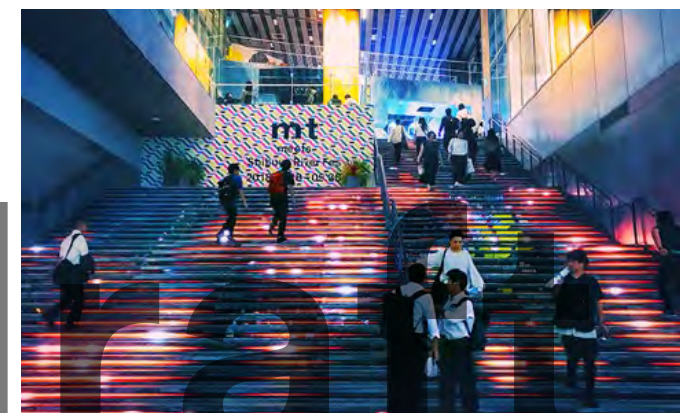
BALLSTON QUARTER MALL - ARLINGTON, VA  
0.79 ACRES  
WIDTH OF STEPS: 50 FT



CULVER STEPS AND MAIN PLAZA - CULVER CITY, CA  
1.26 ACRES  
WIDTH OF STEPS: 50 FT



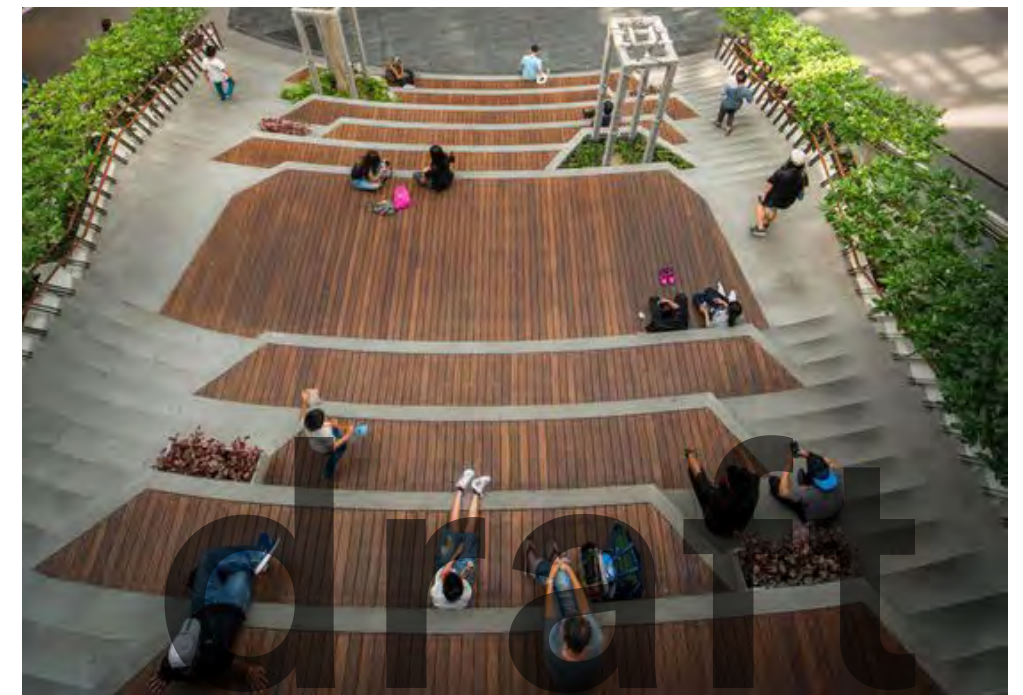
WAVE WALL AT NAVY PIER - CHICAGO, IL  
2.0 ACRES  
WIDTH OF STEPS: 50-90 FT



SHIBUYA STREAM - SHIBUYA, TOKYO  
0.04 ACRES (JUST STAIRS)  
WIDTH OF STEPS: 40 FT

# LANDSCAPE DESIGN

## Programming Approach



A Way to Rise

A Place to Revel

A Space to Rest

# LANDSCAPE DESIGN

## Public Space Plan

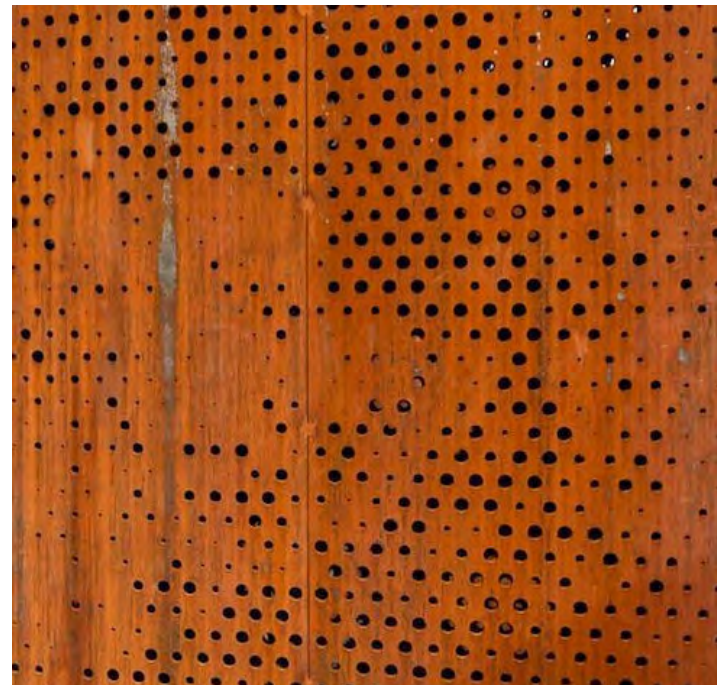


- ### LEGEND
1. Trees in grates to match adjacent development
  2. 12" wide paving bands
  3. 4x4" granite setts
  4. Terraced decking with FFE
  5. Precast seat walls
  6. Precast steps
  7. Corten steel wall with IPE drink rail
  8. 4" ht corten planter
  9. Freestanding pot
  10. Broom finish concrete sidewalk
  11. Flush parkway planter

odraft

# LANDSCAPE DESIGN

## Public Space Materials Palette





357

360

draft

DESIGN

Aerial View of Green Street Plaza Looking East



357

onni

draft



DESIGN

View of Green Street Plaza looking East



draft

DESIGN

View of Halsted Street looking North



draft

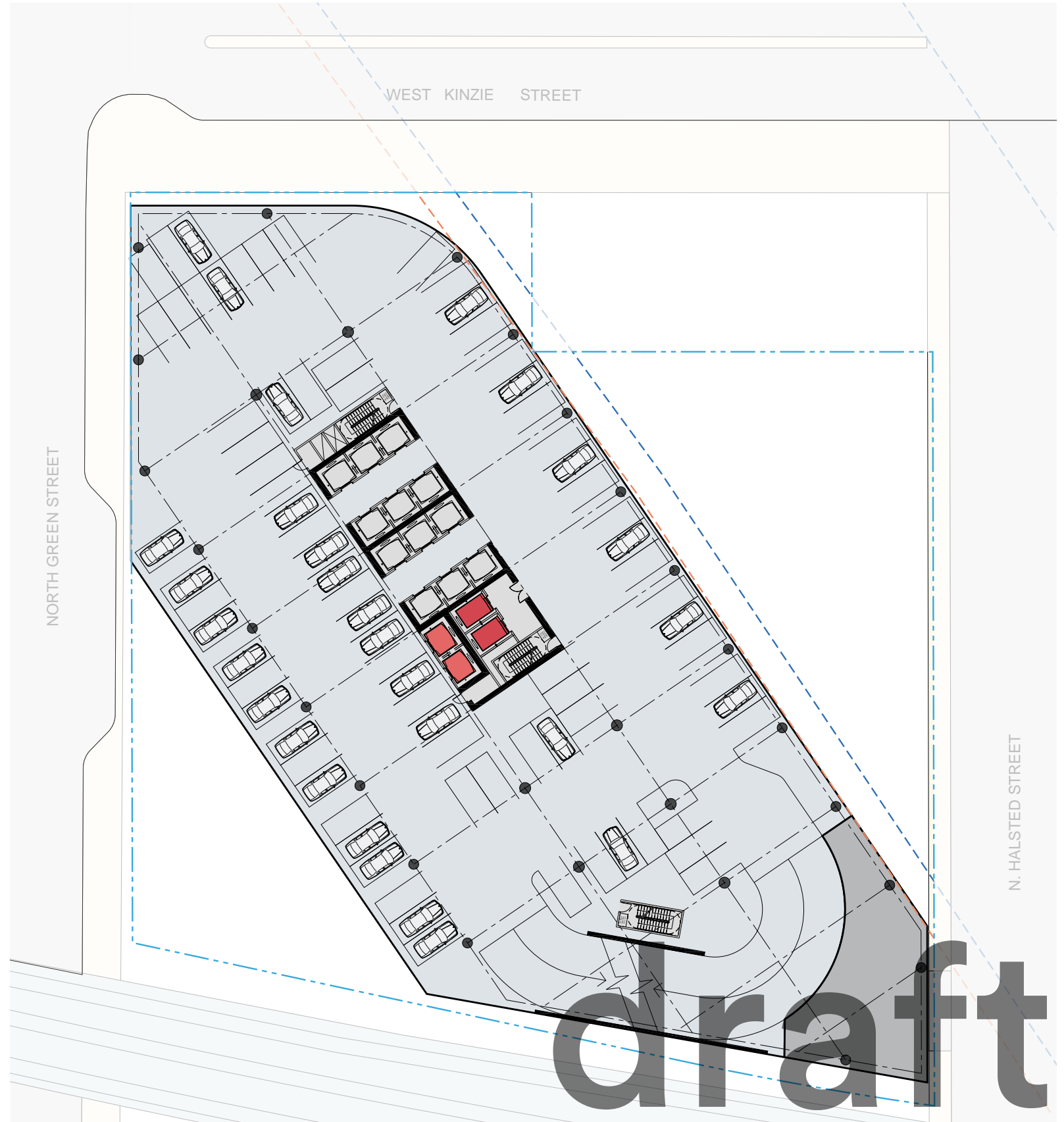
onni<sup>®</sup>  
group

SCB

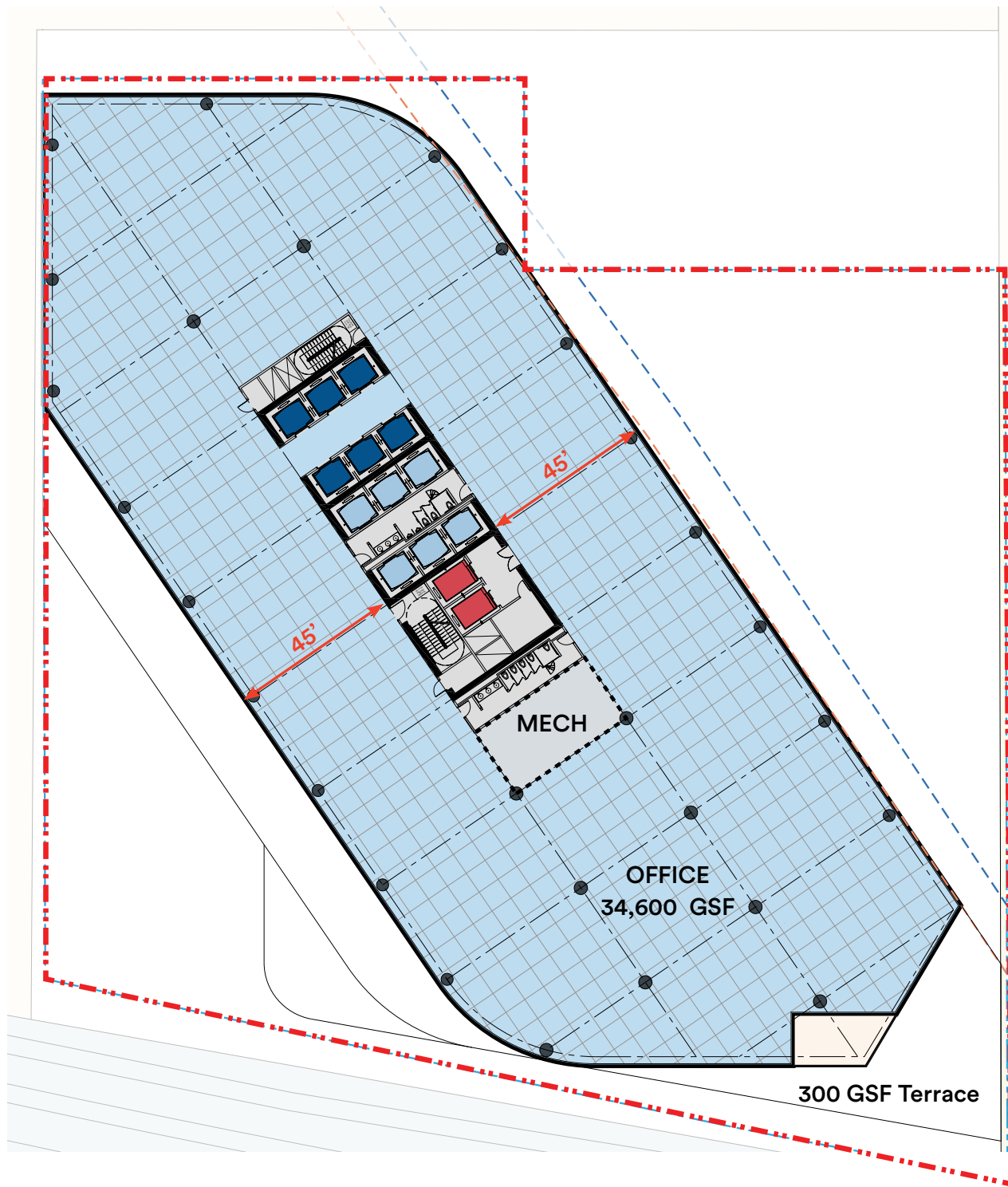
CONFLUENCE

# DESIGN

## Parking Levels 3-7 Floor Plan

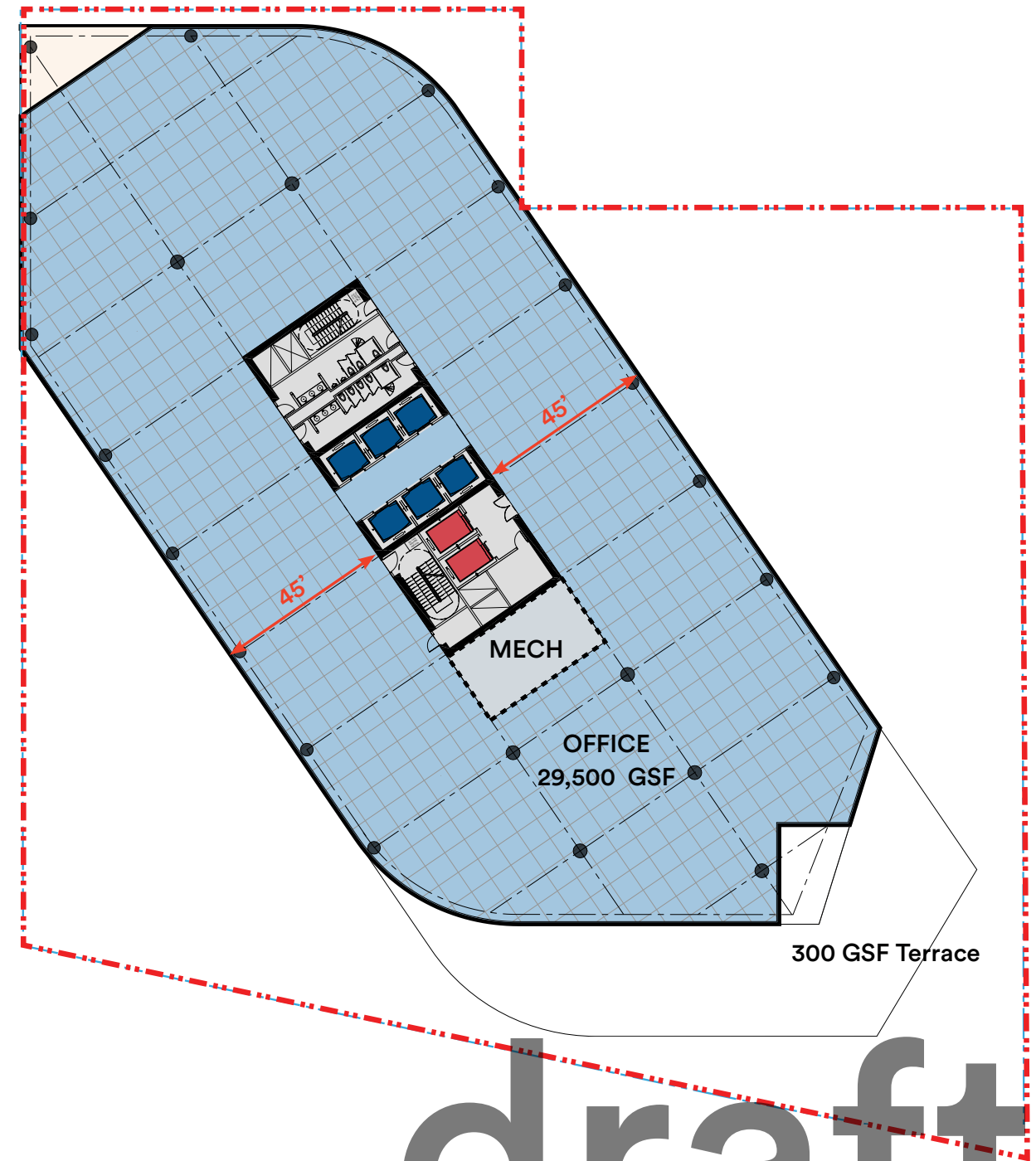


# DESIGN



Typical Low-Rise Office Plan

300 GSF Terrace  
(alt floor)

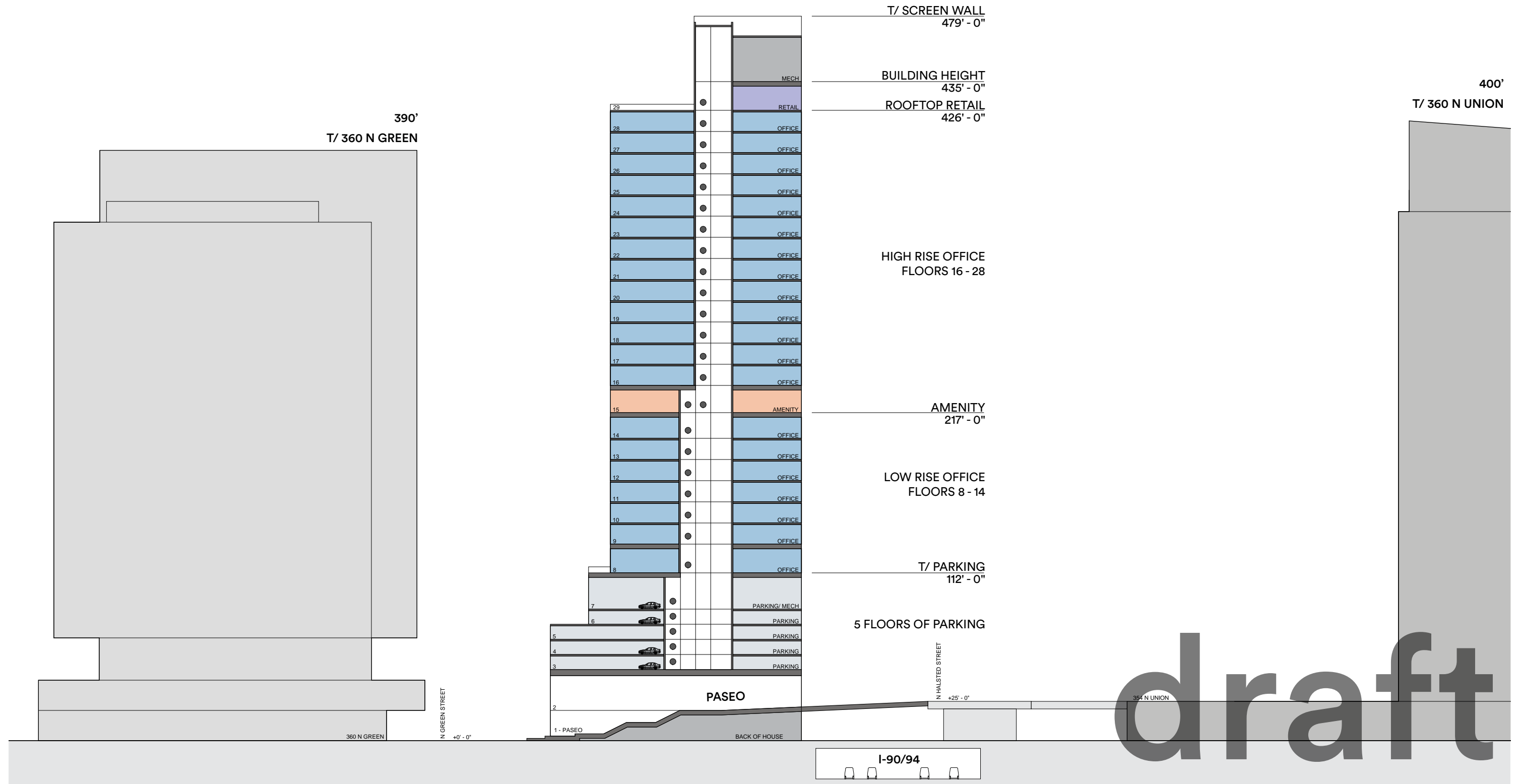


Typical High-Rise Office Plan

draft

# DESIGN

## Building Section



# DESIGN

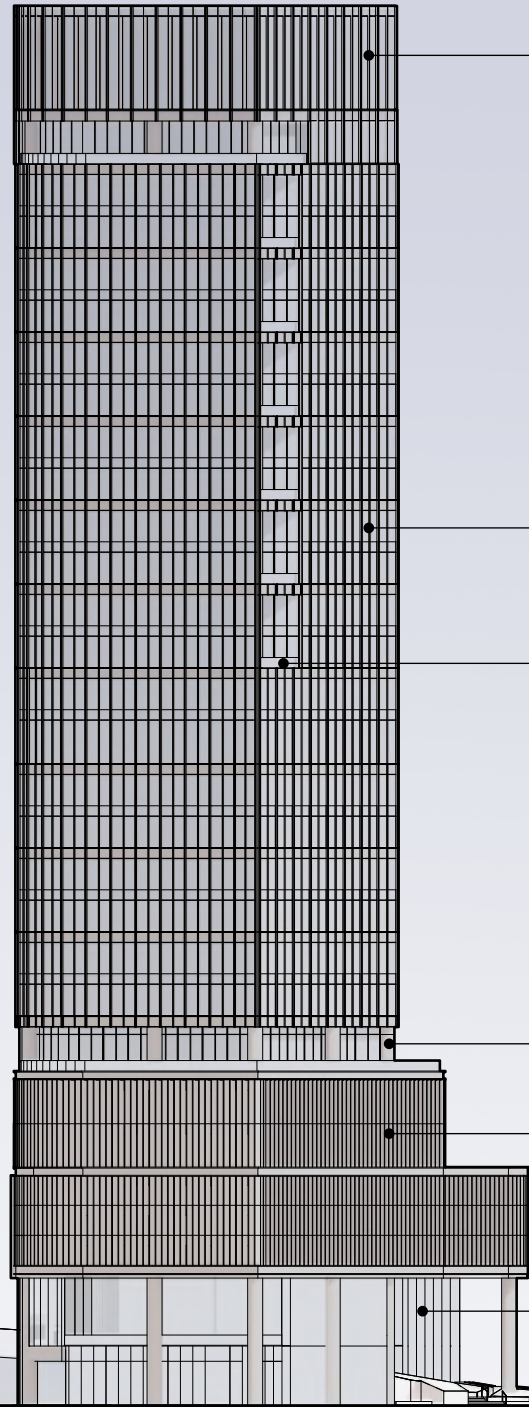
## Building Elevations

T/ SCREEN WALL  
479' - 0"

BUILDING HEIGHT  
435' - 0"

AMENITY  
217' - 0"

T/ PARKING  
112' - 0"



ARCHITECTURAL GLASS AND METAL PANEL  
SYSTEM (COPPER COLOR COATED)  
AT MECHANICAL ENCLOSURE

ARCHITECTURAL GLASS AND METAL PANEL  
(COPPER COLOR COATED)  
CURTAIN WALL SYSTEM

GLASS GUARDRAIL

METAL PANEL CLADDING  
(COPPER COLOR COATED)

ARCHITECTURAL GLASS AND METAL PANEL  
(COPPER COLOR COATED)  
CURTAIN WALL SYSTEM WITH EXTRUDED  
METAL MULLION

WOOD PANEL

ARCHITECTURAL GLASS  
CURTAIN WALL SYSTEM

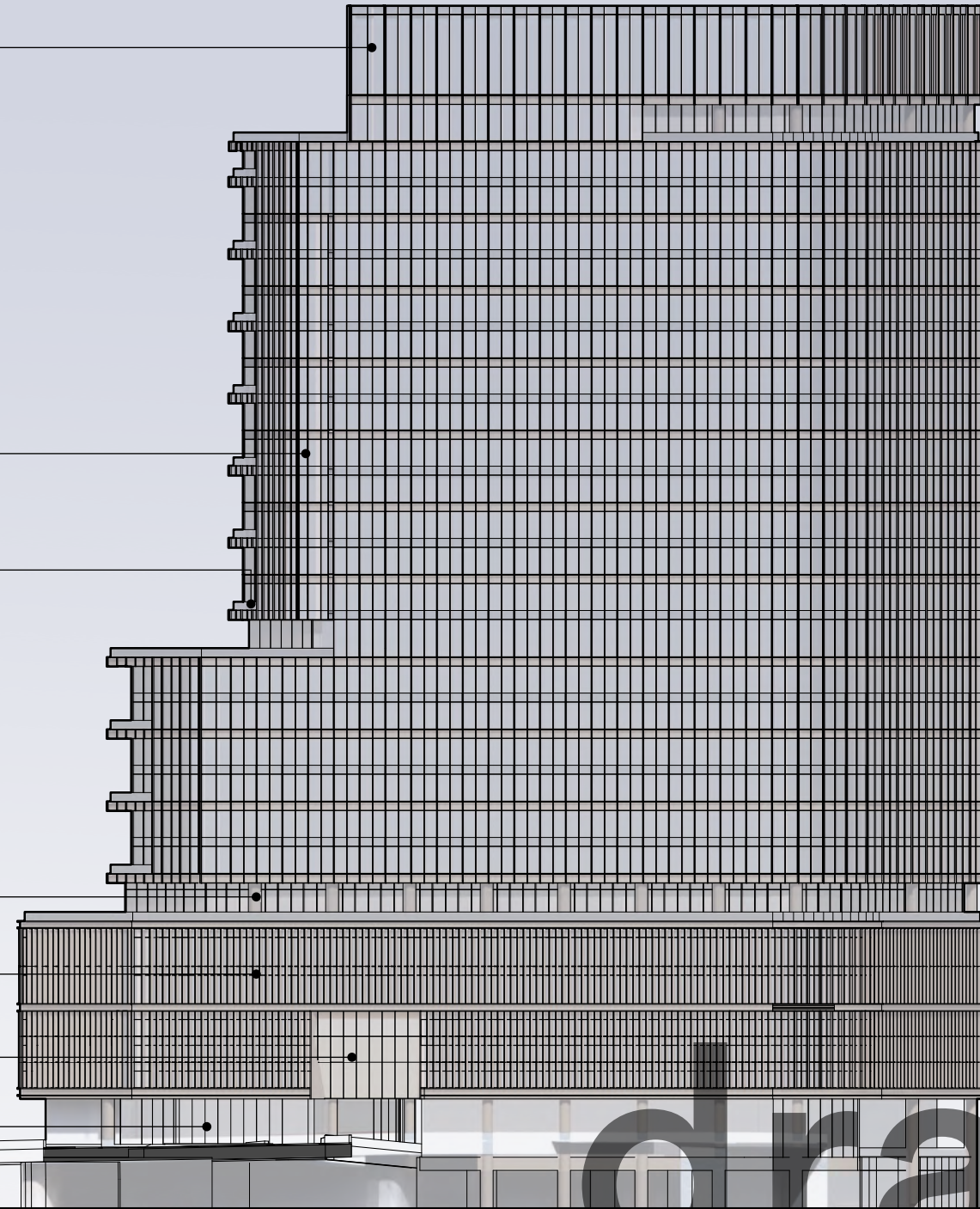
Building Elevation - North

T/ SCREEN WALL  
479' - 0"

BUILDING HEIGHT  
435' - 0"

AMENITY  
217' - 0"

T/ PARKING  
112' - 0"



ARCHITECTURAL GLASS AND METAL PANEL  
SYSTEM (COPPER COLOR COATED)  
AT MECHANICAL ENCLOSURE

ARCHITECTURAL GLASS AND METAL PANEL  
(COPPER COLOR COATED)  
CURTAIN WALL SYSTEM

GLASS GUARDRAIL

METAL PANEL CLADDING  
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(COPPER COLOR COATED)  
CURTAIN WALL SYSTEM WITH EXTRUDED  
METAL MULLION

WOOD PANEL

ARCHITECTURAL GLASS  
CURTAIN WALL SYSTEM

Building Elevation - East

draft

# DESIGN

## Building Elevations

T/ SCREEN WALL  
479' - 0"

BUILDING HEIGHT  
435' - 0"

AMENITY  
217' - 0"

T/ PARKING  
112' - 0"



ARCHITECTURAL GLASS AND METAL PANEL  
SYSTEM (COPPER COLOR COATED)  
AT MECHANICAL ENCLOSURE

ARCHITECTURAL GLASS AND METAL PANEL  
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CURTAIN WALL SYSTEM WITH EXTRUDED  
METAL MULLION

ARCHITECTURAL GLASS  
CURTAIN WALL SYSTEM

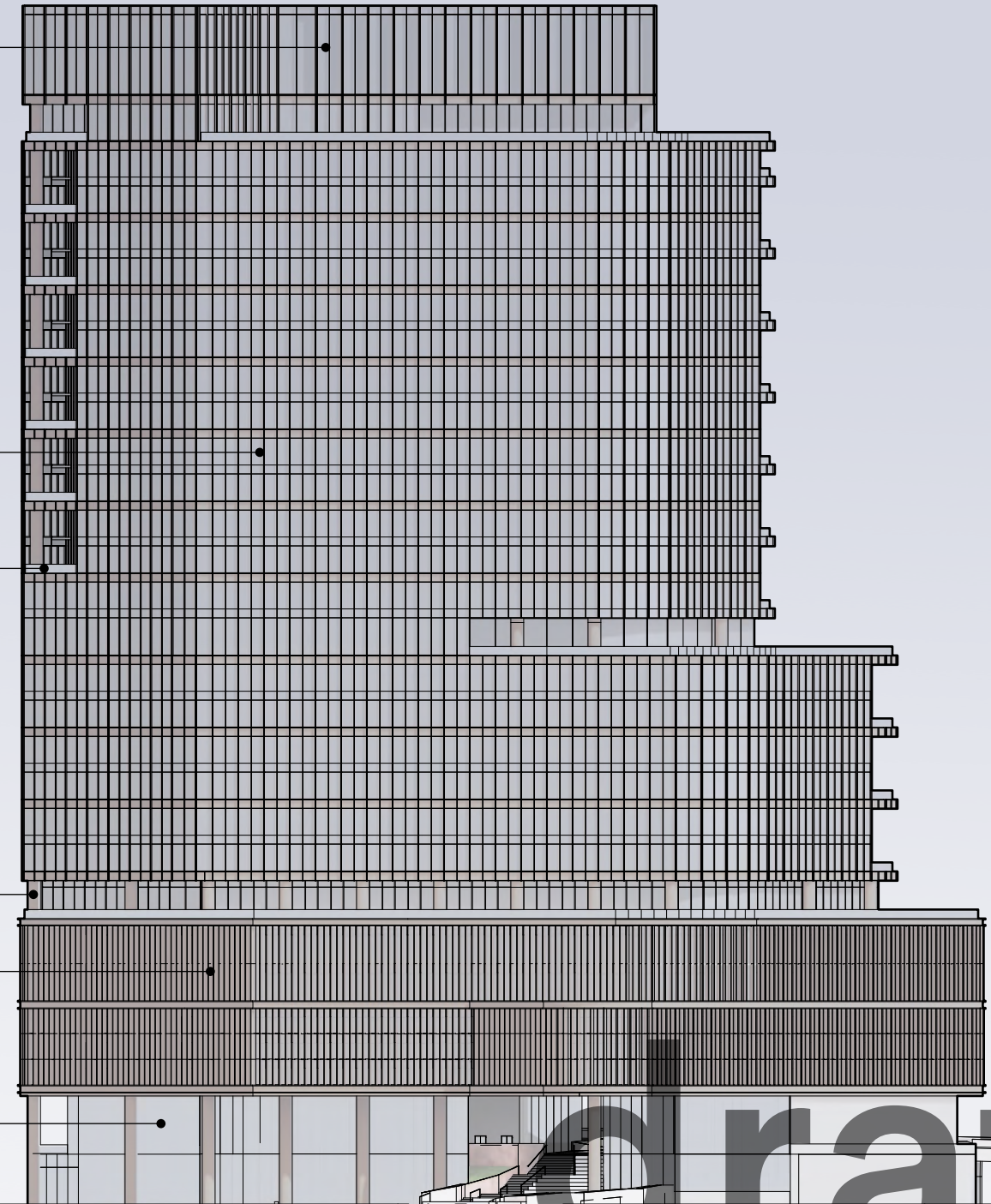
Building Elevation - South

T/ SCREEN WALL  
479' - 0"

BUILDING HEIGHT  
435' - 0"

AMENITY  
217' - 0"

T/ PARKING  
112' - 0"



ARCHITECTURAL GLASS AND METAL PANEL  
SYSTEM (COPPER COLOR COATED)  
AT MECHANICAL ENCLOSURE

ARCHITECTURAL GLASS AND METAL PANEL  
(COPPER COLOR COATED)  
CURTAIN WALL SYSTEM

GLASS GUARDRAIL

METAL PANEL CLADDING  
(COPPER COLOR COATED)

ARCHITECTURAL GLASS AND METAL PANEL  
(COPPER COLOR COATED)  
CURTAIN WALL SYSTEM WITH EXTRUDED  
METAL MULLION

ARCHITECTURAL GLASS  
CURTAIN WALL SYSTEM

Building Elevation - West

draft

A low-angle photograph of a modern skyscraper with a glass and wood facade against a clear blue sky. The building features a grid of windows and a prominent wooden slat facade on the lower levels. The text "Thank You" is centered on the building's facade.

**Thank You**

**draft**