



COMMITTEE ON DESIGN

Department of Planning and Development

420 N. MAY ST.

Near West Side / 27th Ward / Ald. Burnett

Developer: Crescent Heights

Designer: Hartshorne Plunkard Architecture

Attorneys: DLA Piper

DECEMBER 14, 2022



DESIGN NARRATIVE / PROJECT VISION

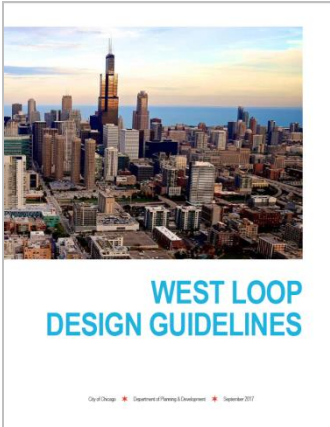
PROJECT METRICS

- Zoning: DX-5
- Site Area: 71,176 SF
- F.A.R. (5.0 + 3.1): 600,826 SF
- Net Rentable: 427,000 SF
- Stories: 52
- Units: 587
- Parking: 339

PROJECT VISION

- The location and scale of the project site necessitate an **iconic** design. The building is a **focal point** from the highway interchange at the North, from Racine St. at the South, and from adjacent train lines running East and West. This prominence makes the project a **gateway** to the West Loop.
- The dynamic massing of the building reflects the **convergence** of the surrounding neighborhoods, districts, and influences. Stepping the building horizontally acknowledges view opportunities and **extends** the life and activity of the street vertically up the façade.
- The building forms a **connection to history** by creating a pedestrian corridor where Ann St. once continued through the project site. An existing Fulton Market masonry building is preserved and **complemented** with a modernist point tower.

★ PLANNING + DESIGN GUIDELINES



West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Sustainability - Features that have long-term environmental, sociocultural and human health impacts
- Program - Targeted uses that complement a property's surrounding context
- Site Design - Building orientation, layout, open space, parking, and services
- Public Realm - Improvements within and near the public right-of-way adjacent to the site
- Massing - Bulk, height, and form of a building
- Façade - Architectural expression of a building's exterior, including entrances and windows



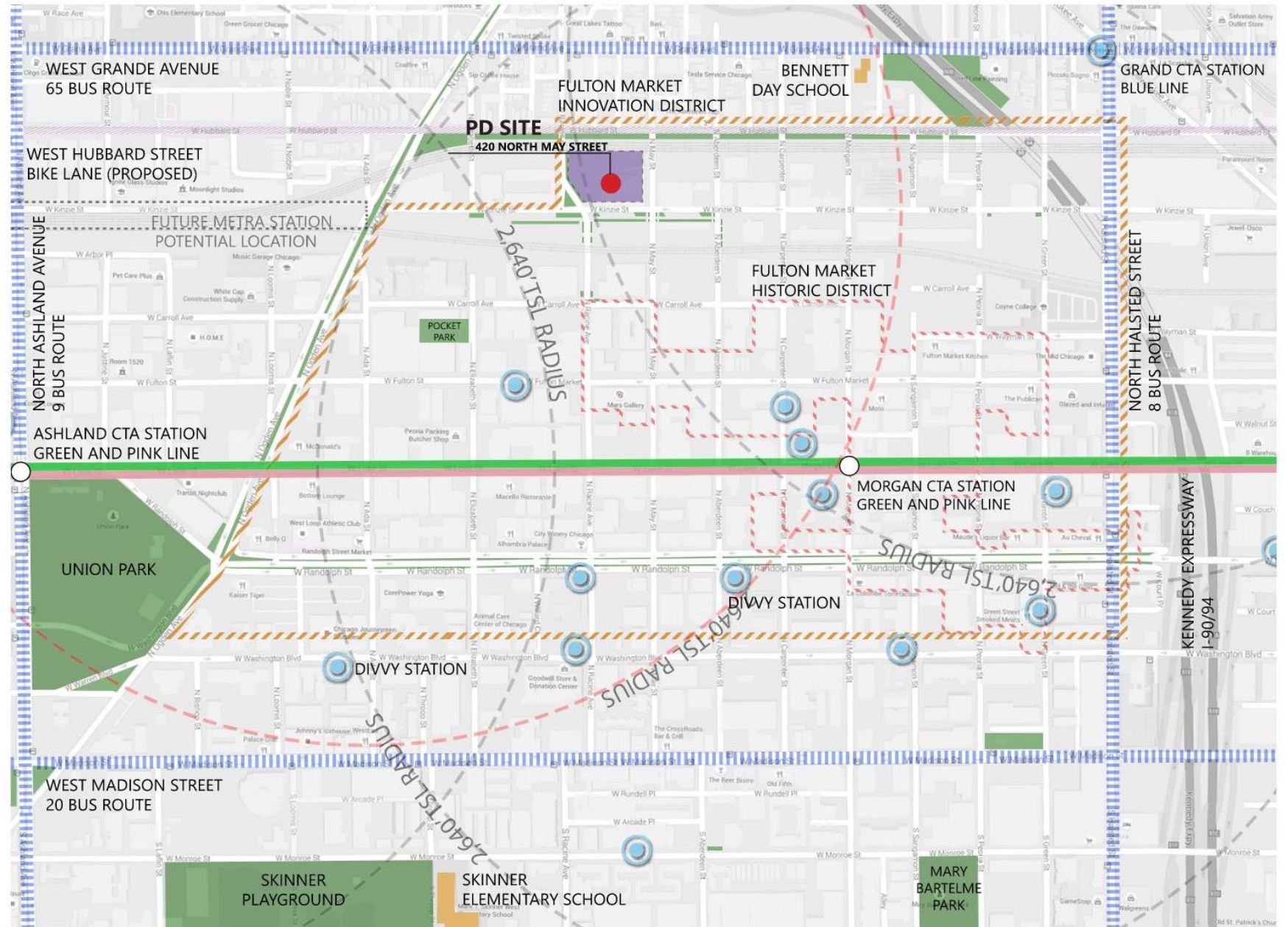
Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

- Equity and Inclusion - Achieving fair treatment, targeted support, and prosperity for all citizens
- Innovation - Implementing creative approaches to design and problem-solving
- Sense of Place - Celebrating and strengthening the culture of local communities
- Sustainability - Committing to environmental, cultural, and financial longevity
- Communication - Fostering design appreciation and responding to community needs



- 420 N MAY IS LOCATED ON THE NORTH END OF THE FULTON MARKET INNOVATION DISTRICT, BUT NOT WITHIN FULTON / RANDOLPH HISTORIC DISTRICT
- 420 N MAY IS LOCATED WITHIN THE 2,640' TSL RADIUS FROM THE MORGAN CTA STATION, THE GRAND CTA STATION, AND THE POTENTIAL FUTURE METRA STATION



SITE/CONTEXT ANALYSIS



EXISTING CONDITIONS ALONG RACINE, LOOKING SOUTH



EXISTING CONDITIONS ALONG MAY LOOKING SOUTHEAST



EXISTING CONDITIONS ALONG KINZIE, LOOKING WEST



EXISTING CONDITIONS ALONG MAY LOOKING NORTHEAST

ADJACENT SITE CONTEXT



EXISTING CONDITIONS ALONG RACINE, LOOKING EAST



EXISTING CONDITIONS ALONG MAY LOOKING SOUTH

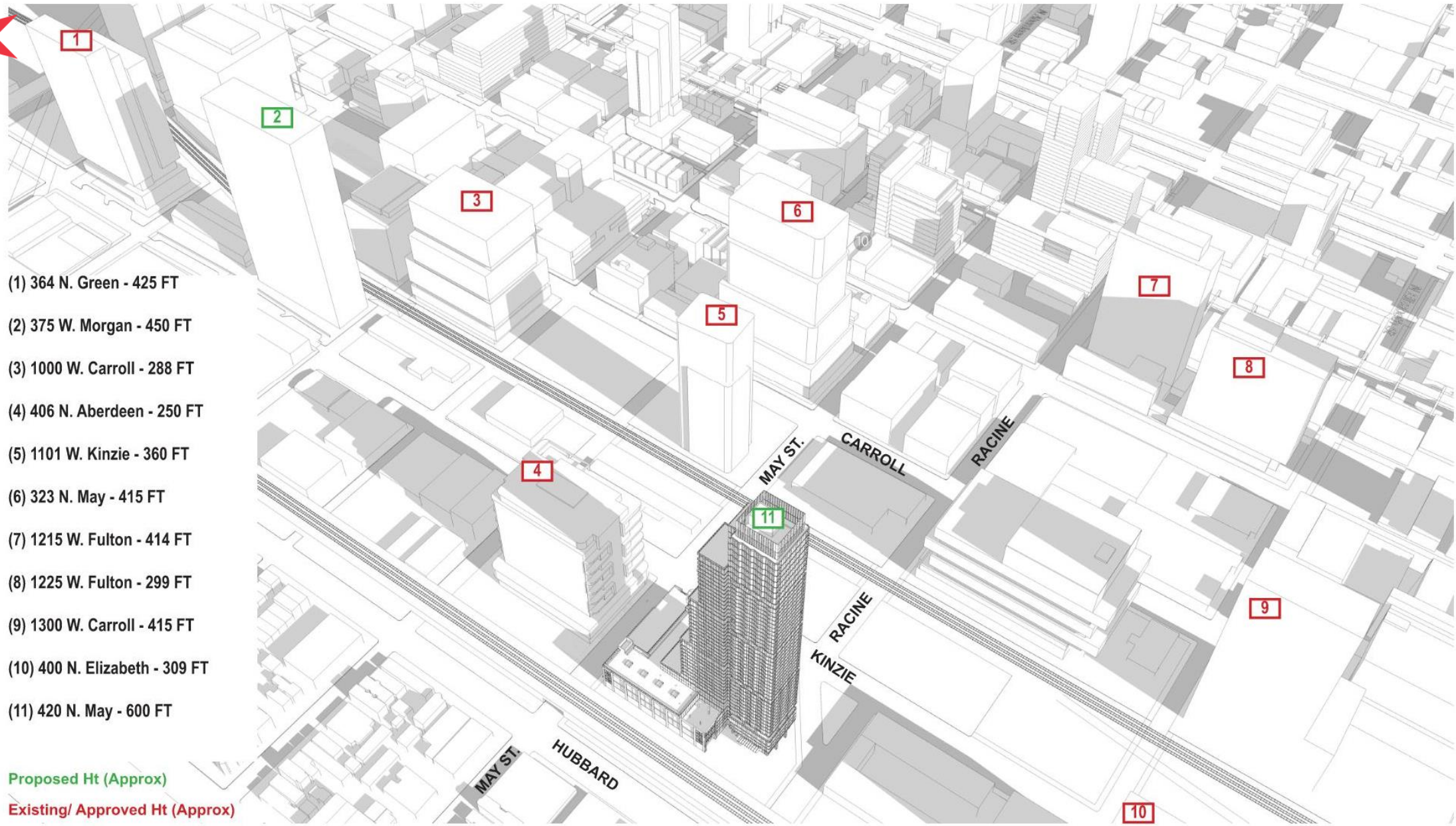


EXISTING CONDITIONS ALONG KINZIE AND RACINE, LOOKING NORTHEAST



EXISTING CONDITIONS ALONG KINZIE AND MAY LOOKING NORTHWEST

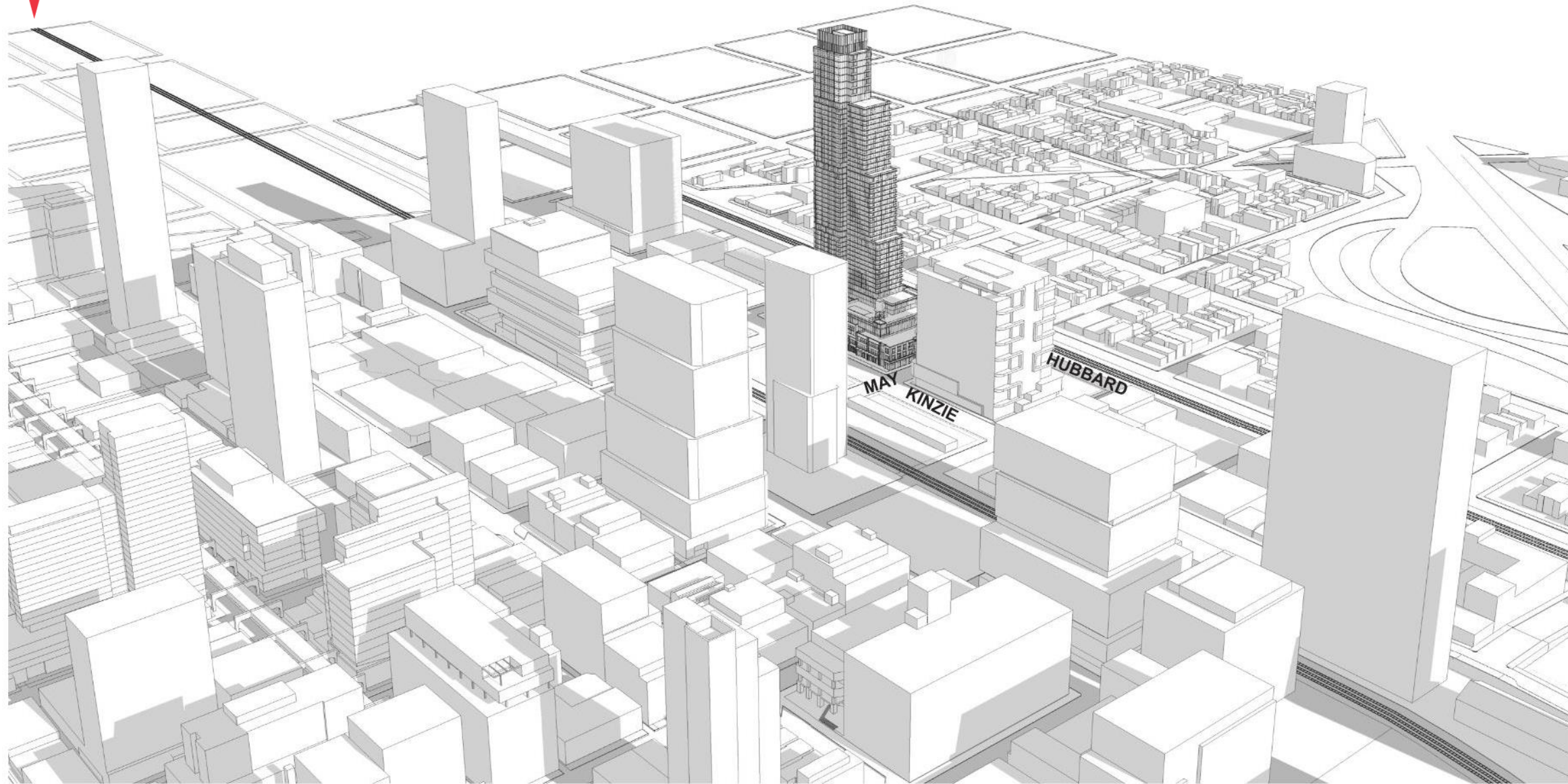
EXISTING SITE CONDITIONS



- (1) 364 N. Green - 425 FT
- (2) 375 W. Morgan - 450 FT
- (3) 1000 W. Carroll - 288 FT
- (4) 406 N. Aberdeen - 250 FT
- (5) 1101 W. Kinzie - 360 FT
- (6) 323 N. May - 415 FT
- (7) 1215 W. Fulton - 414 FT
- (8) 1225 W. Fulton - 299 FT
- (9) 1300 W. Carroll - 415 FT
- (10) 400 N. Elizabeth - 309 FT
- (11) 420 N. May - 600 FT

Proposed Ht (Approx)
Existing/ Approved Ht (Approx)

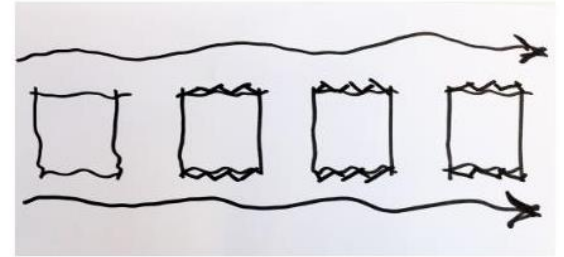
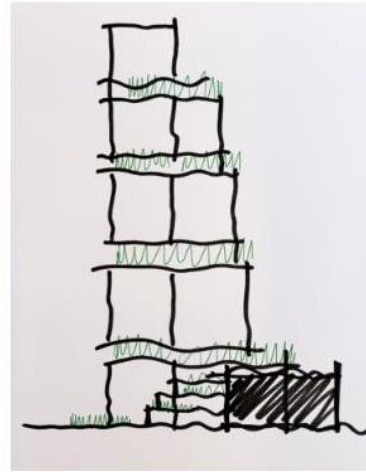
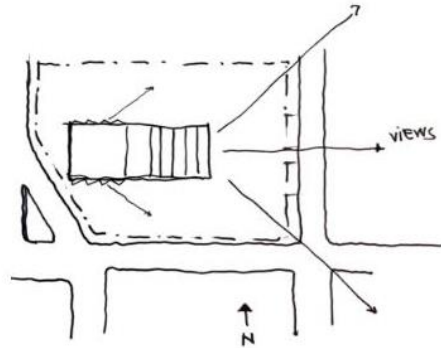
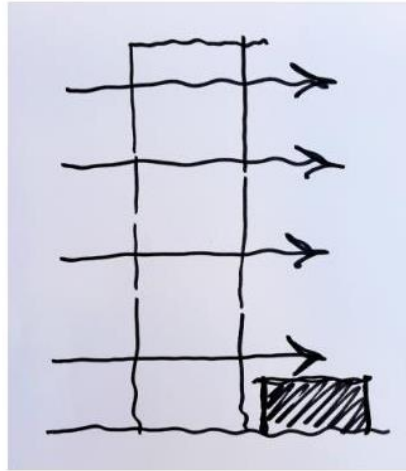
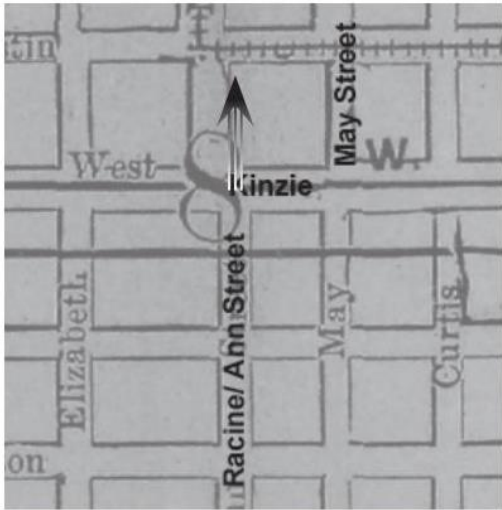
CONTEXTUAL MASSING – VIEW LOOKING SOUTHEAST



CONTEXTUAL MASSING – VIEW LOOKING NORTHWEST



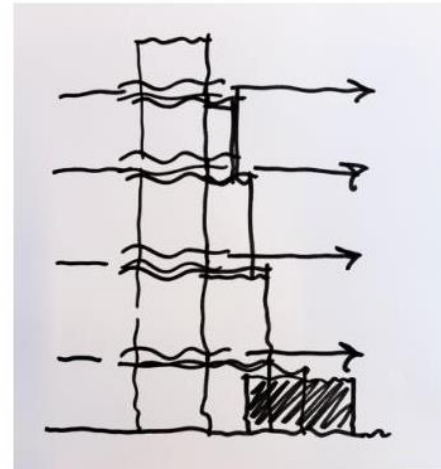
EXISTING SITE CONDITIONS – MASONRY FAÇADE AT MAY ST.



HISTORY



MOMENTUM



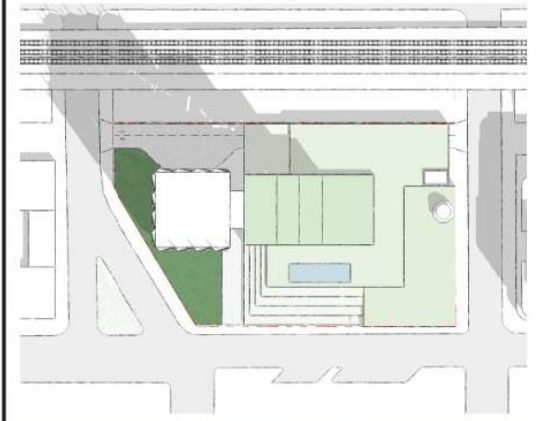
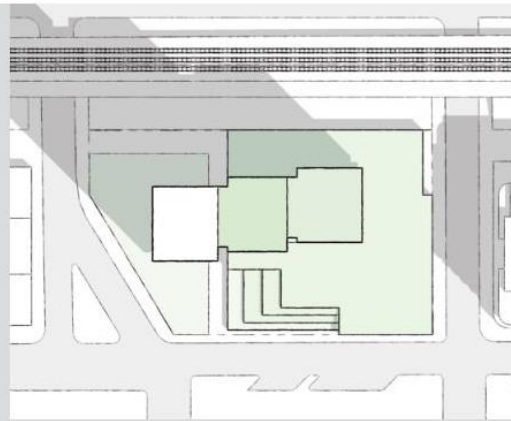
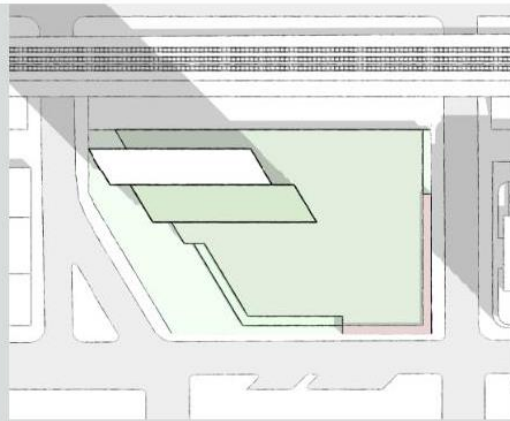
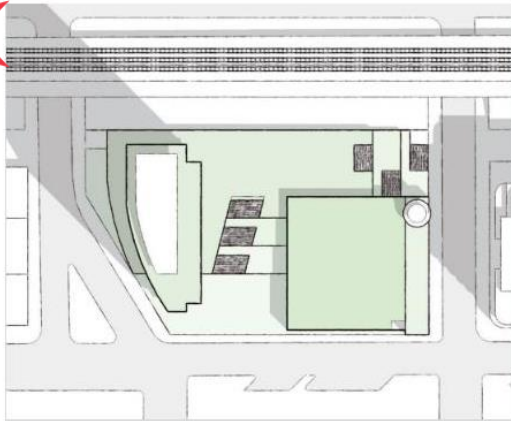
SITE ORIENTATION & VIEWS



RELIEF | LANDSCAPE



FACADE ARTICULATION | SHADE & SHADOW



SCHEME 1 | DX5+3.1
N/S TOWER, WEST BIAS

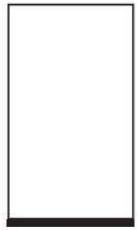
SCHEME 2 | DX5+3.1
E/W TOWER, NW BIAS

OPTION 3 | DX7+4.5
E/W TOWER, CENTERED

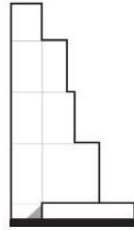
DPD PREFERRED SCHEME
DX5+3.1
E/W TOWER, STEPPED



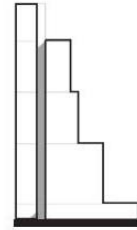
EXTRUDE



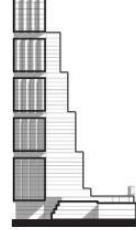
STEP



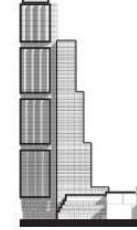
REVEAL



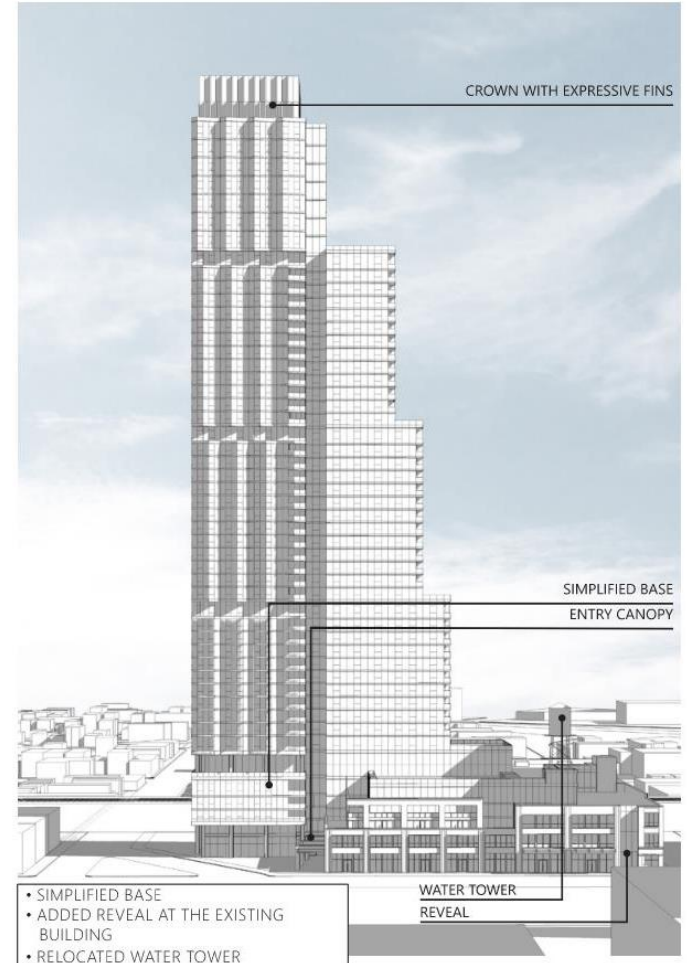
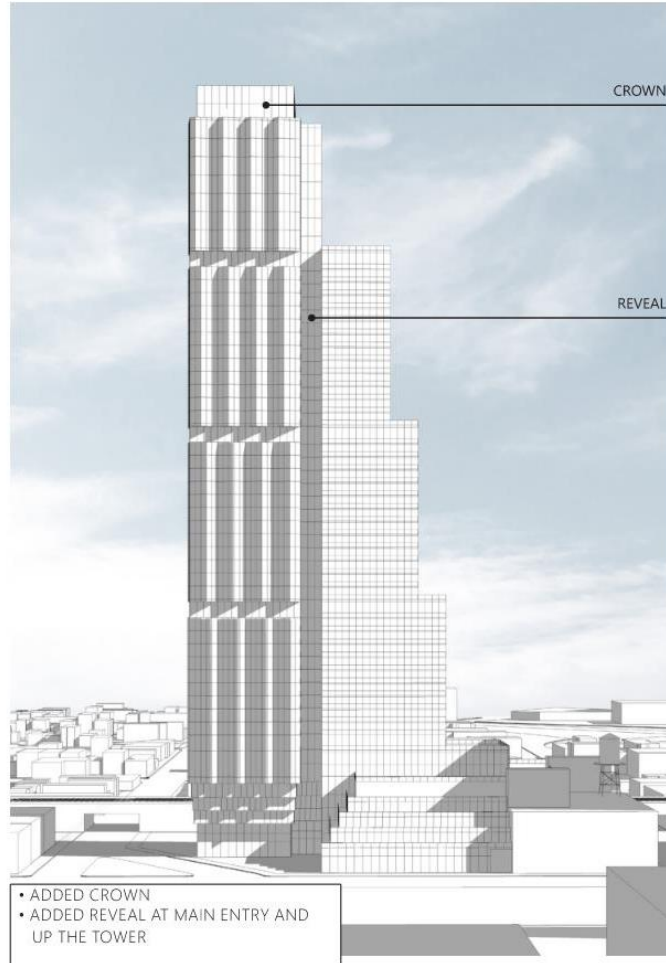
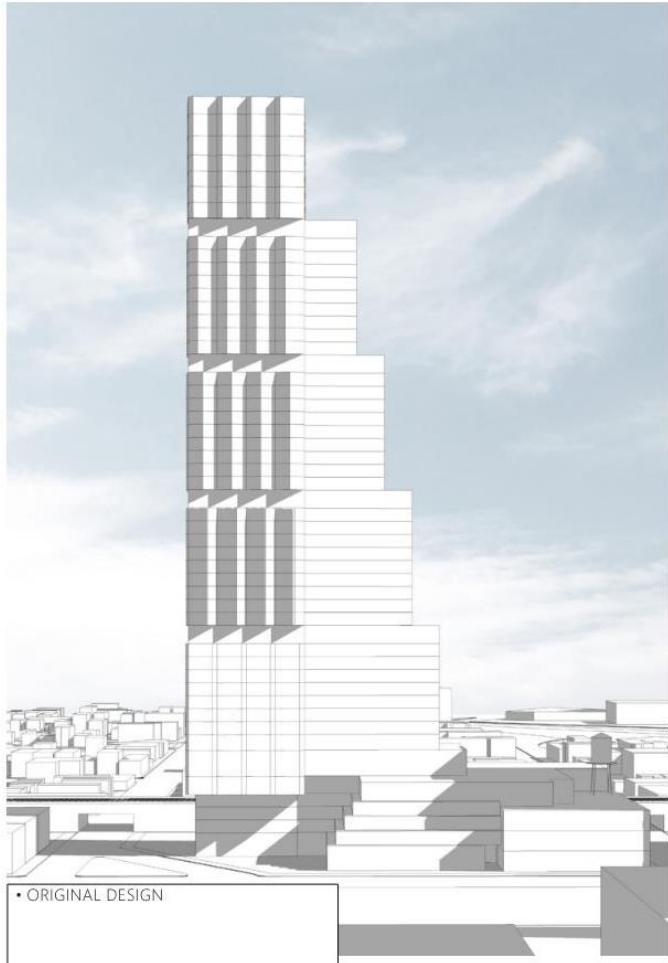
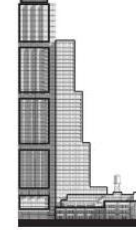
FACET



CROWN



CONTEXTUAL



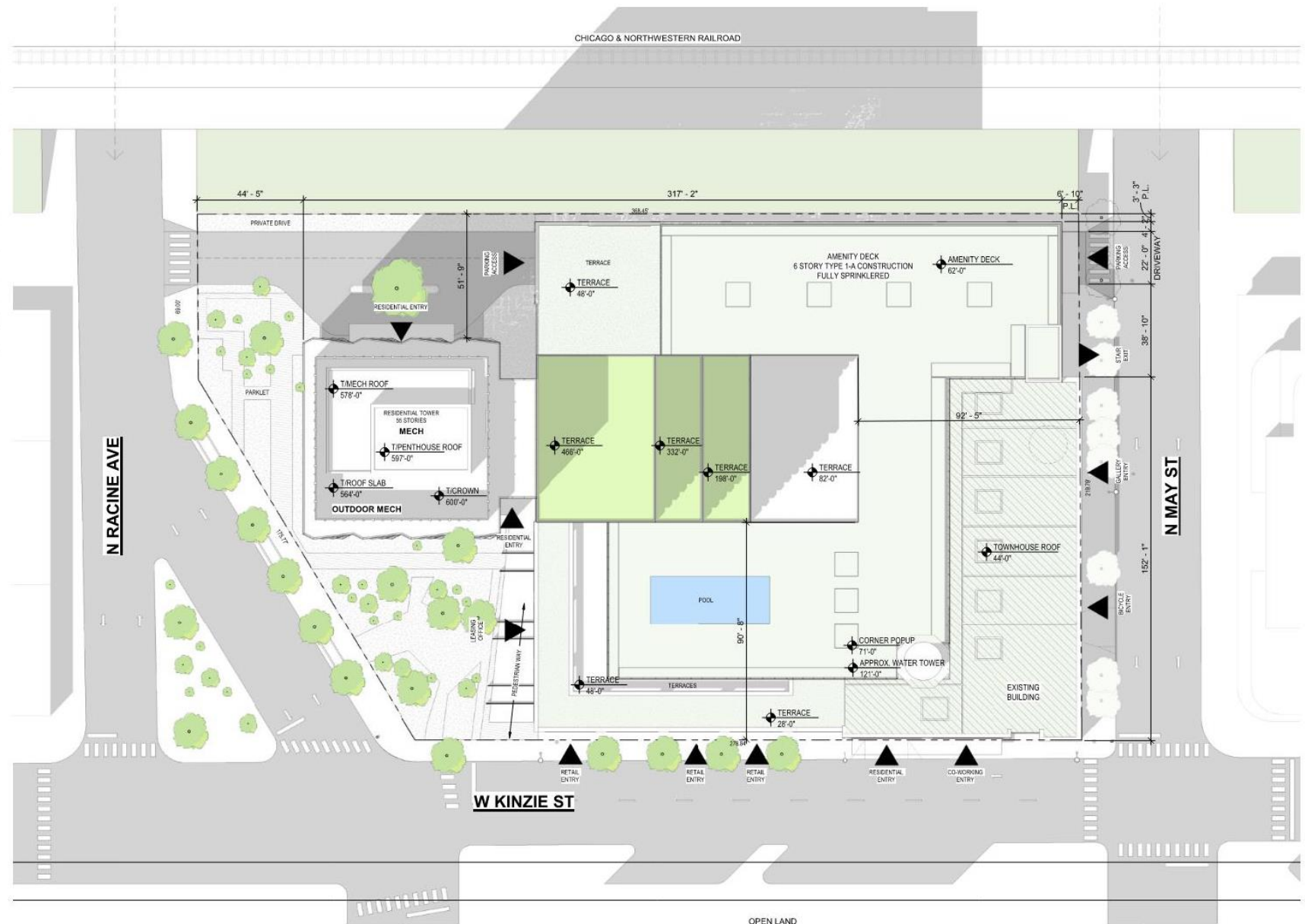
DESIGN HISTORY

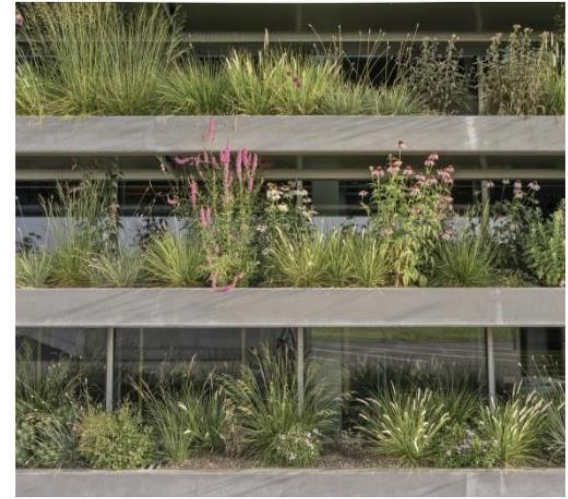


DATA:

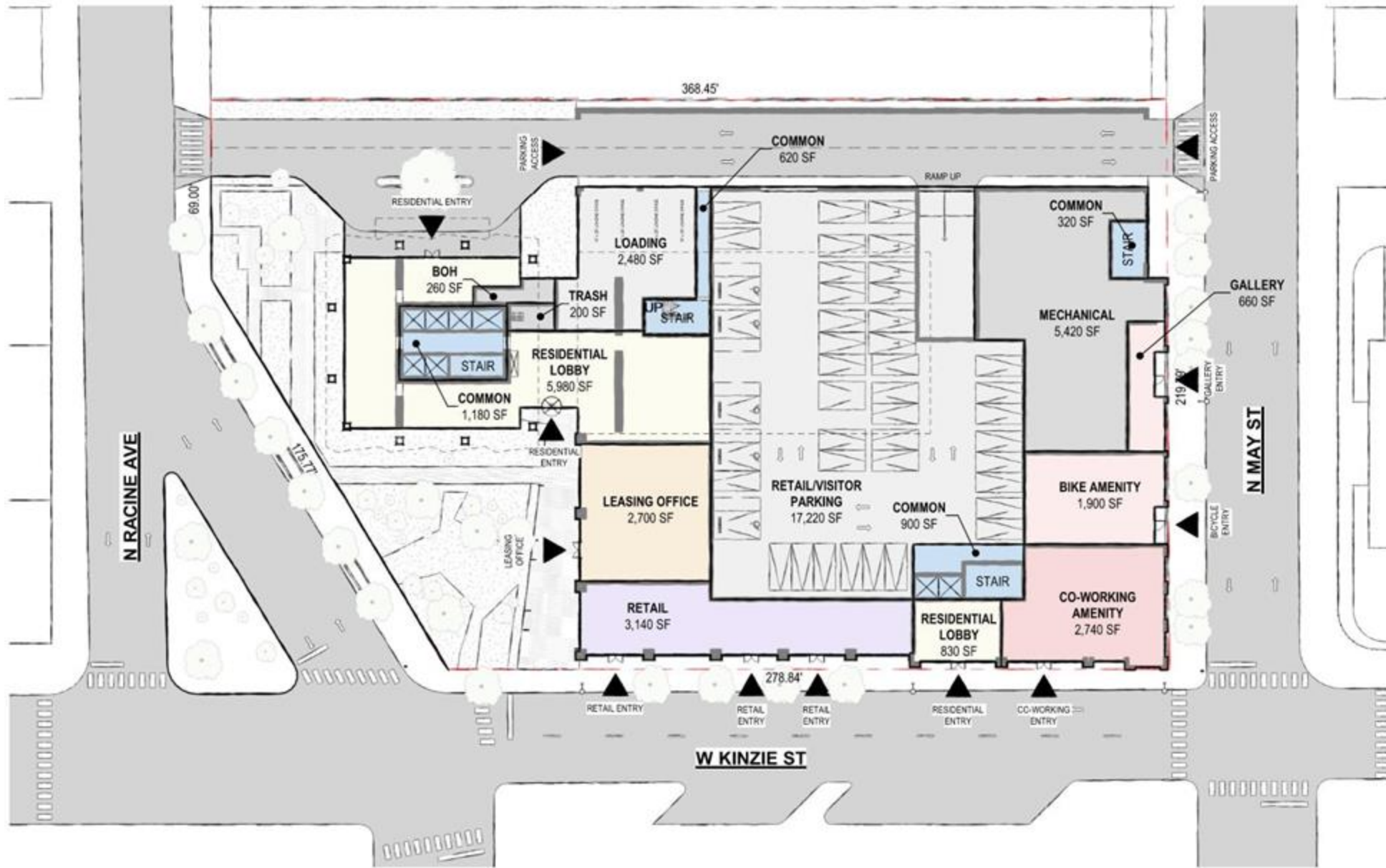
SITE AREA.....71,176 SF
 ZONING.....DX-5
 FAR (5+3.1).....600,826 SF
 NET RENTABLE.....427,000 SF

UNITS.....587
 AMENITY.....35,000 SF
 CO-WORKING.....10K
 NUMBER OF FLOORS.....52
 PARKING.....339

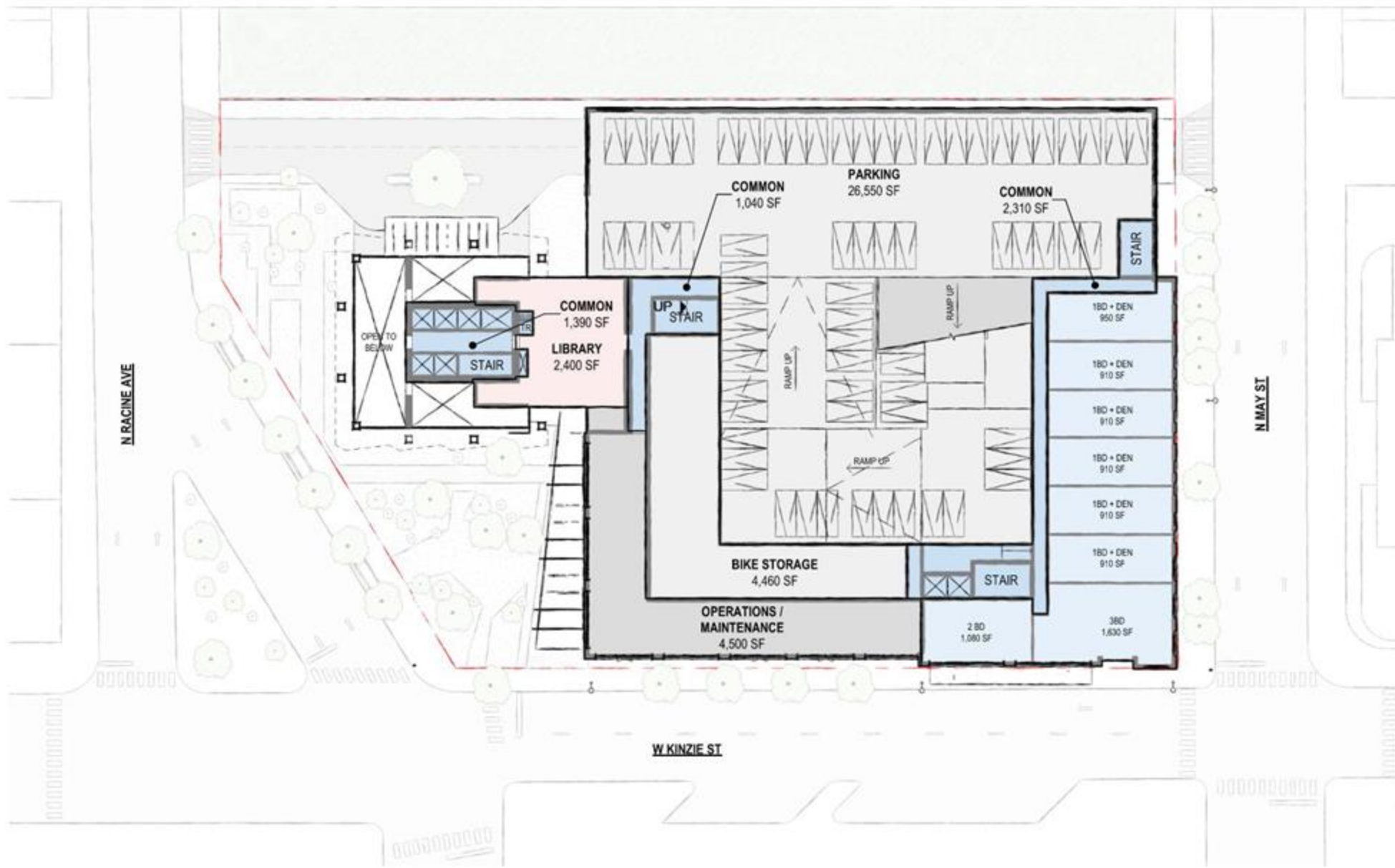




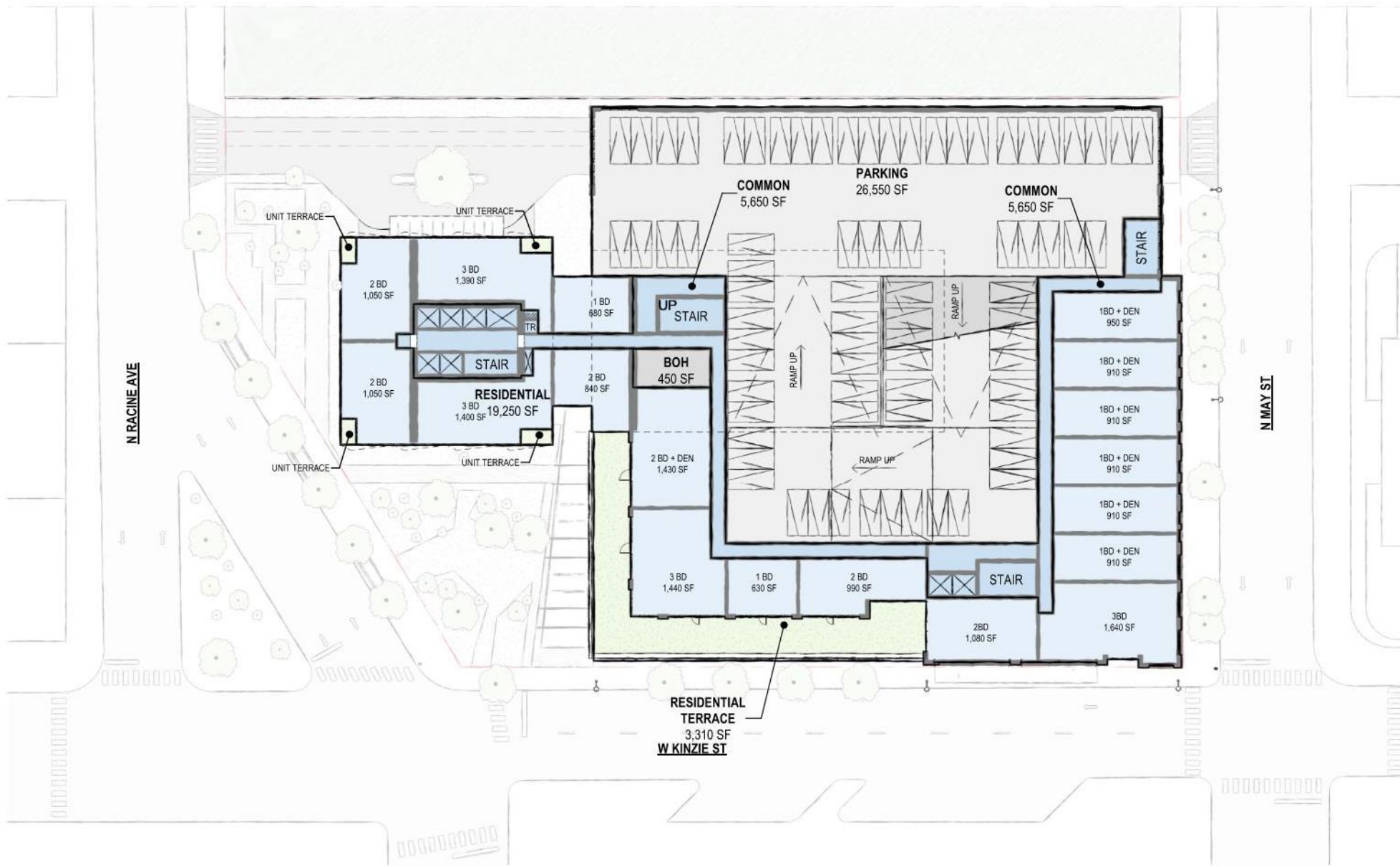
OPEN SPACE CONCEPT AND MATERIALITY

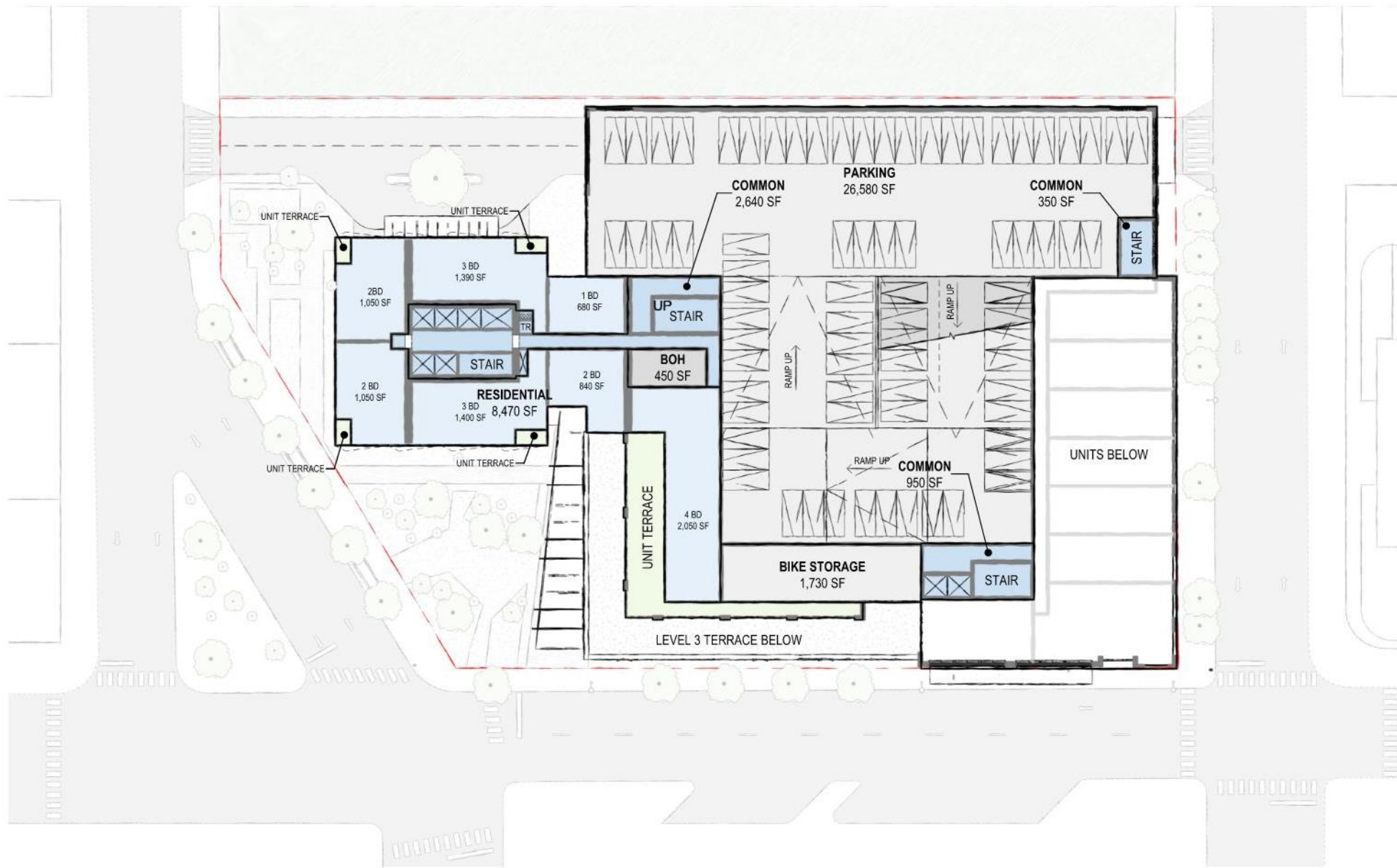


1ST FLOOR PLAN

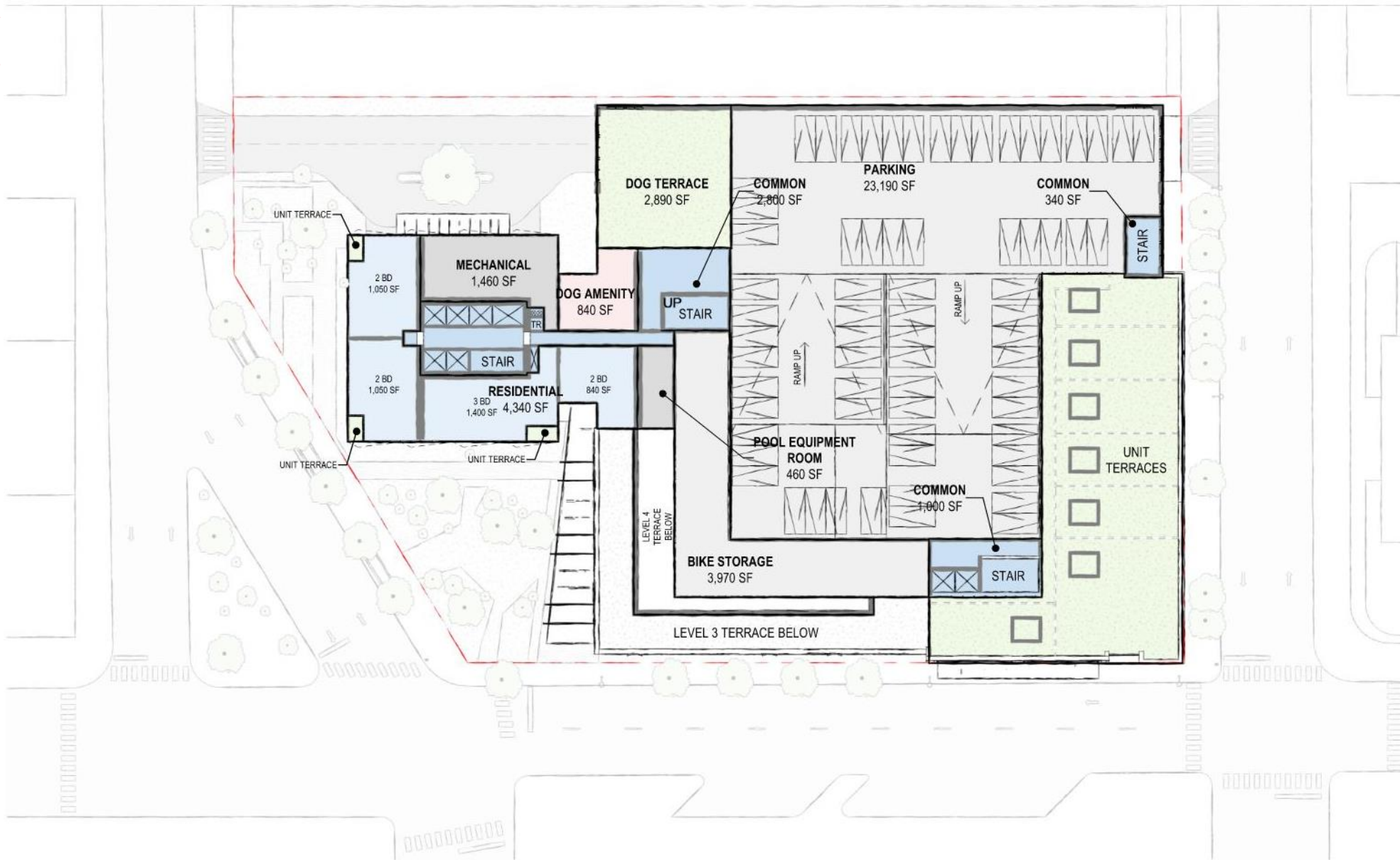


2ND FLOOR PLAN

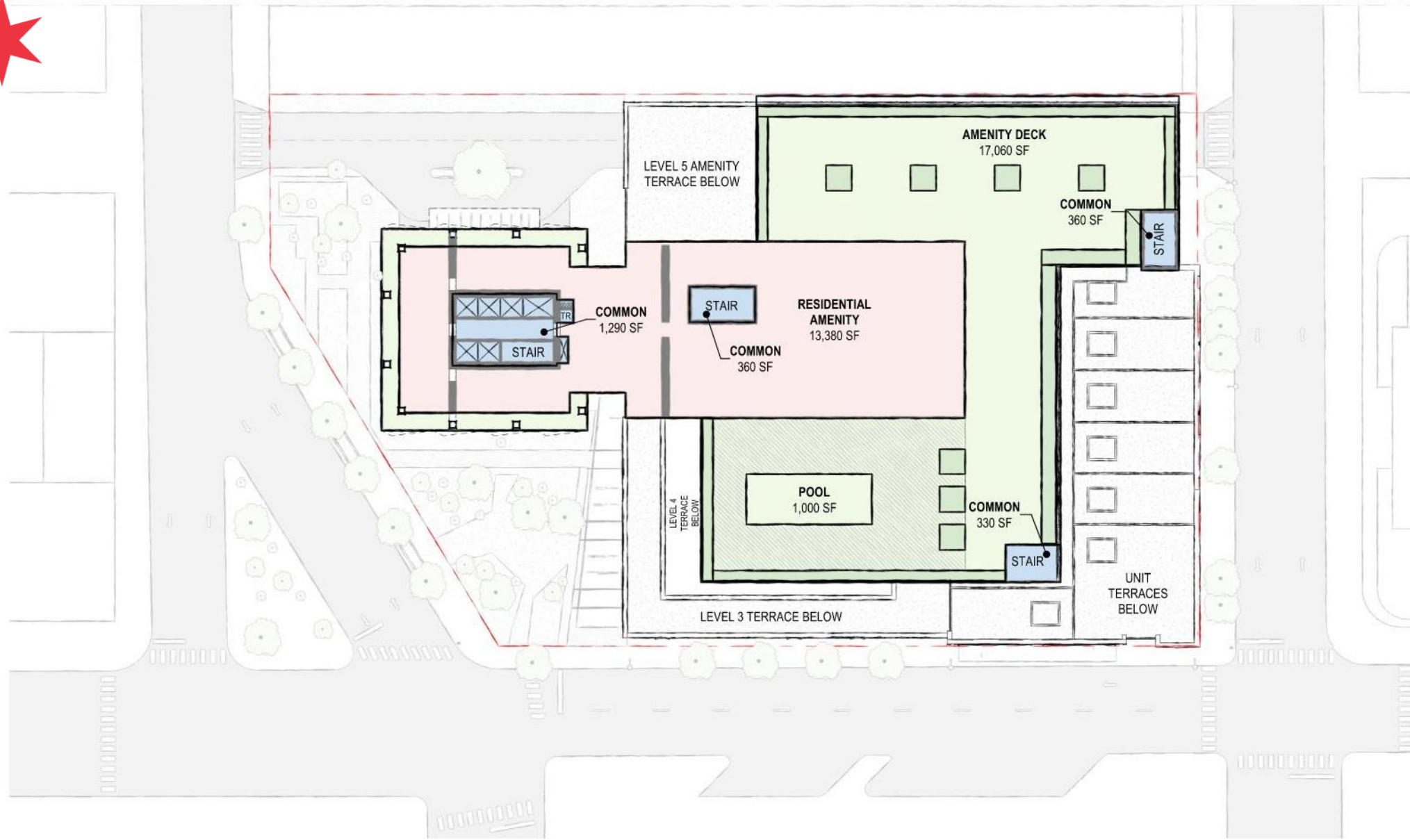




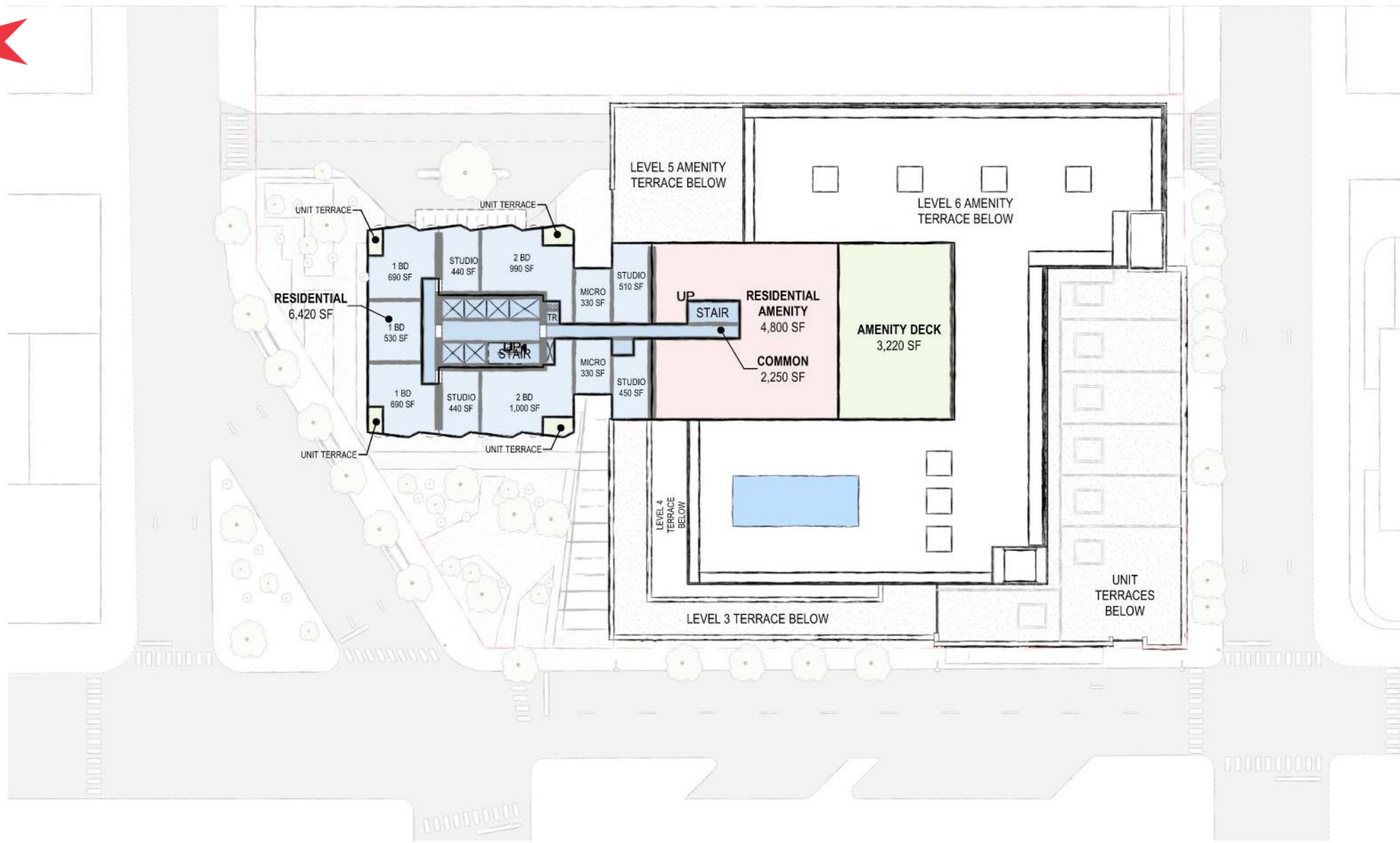
4TH FLOOR PLAN



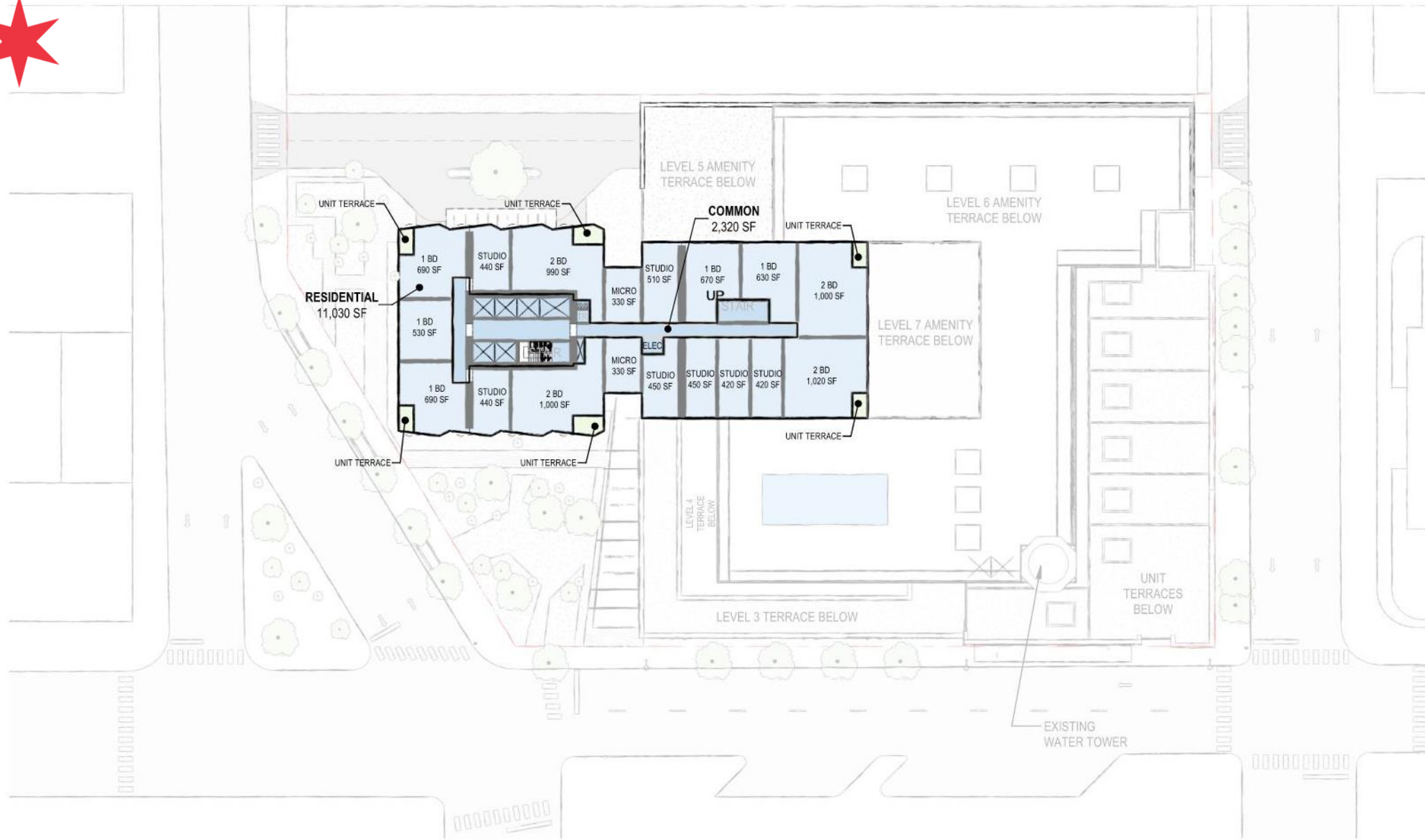
5TH FLOOR PLAN



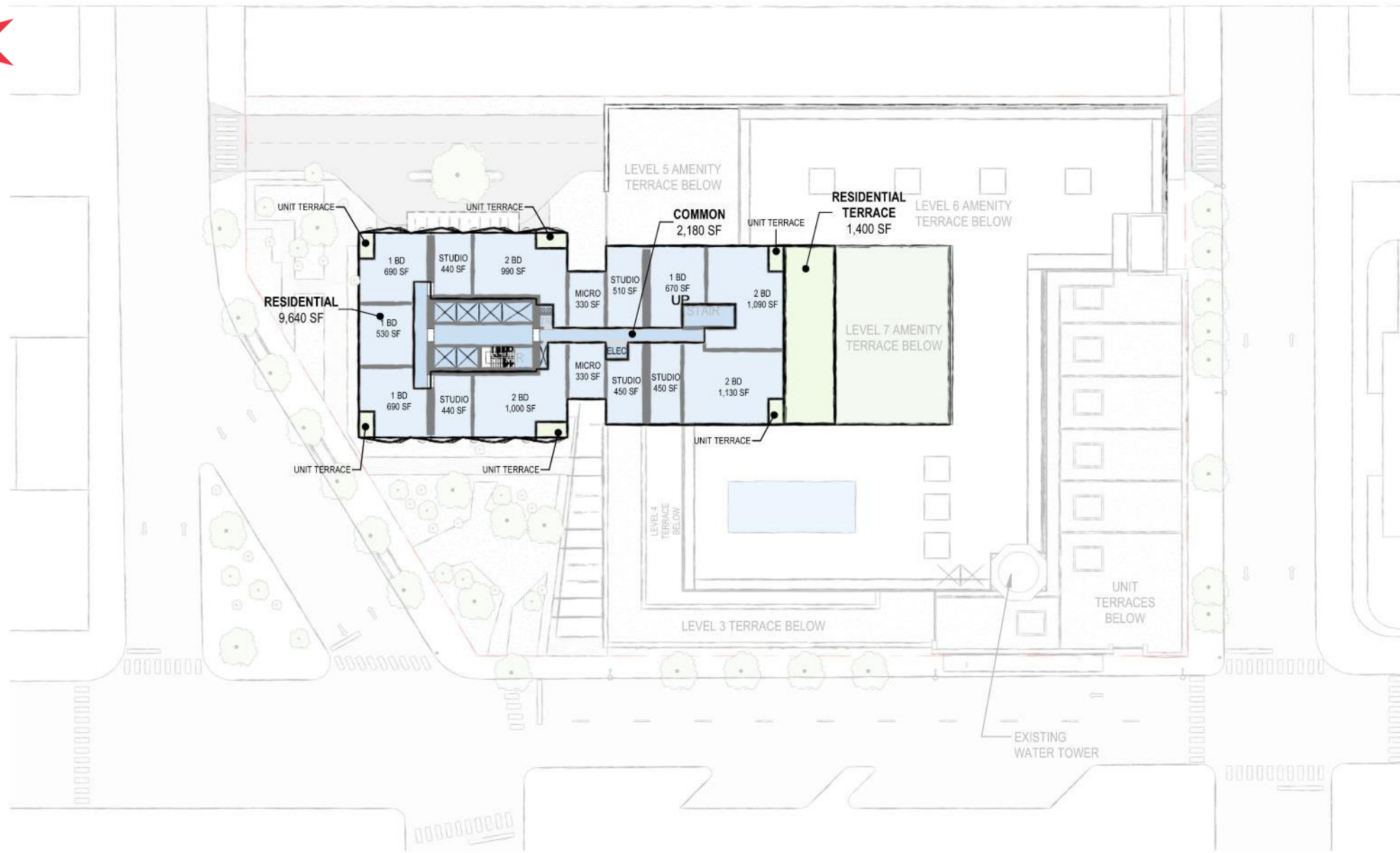
6TH FLOOR PLAN



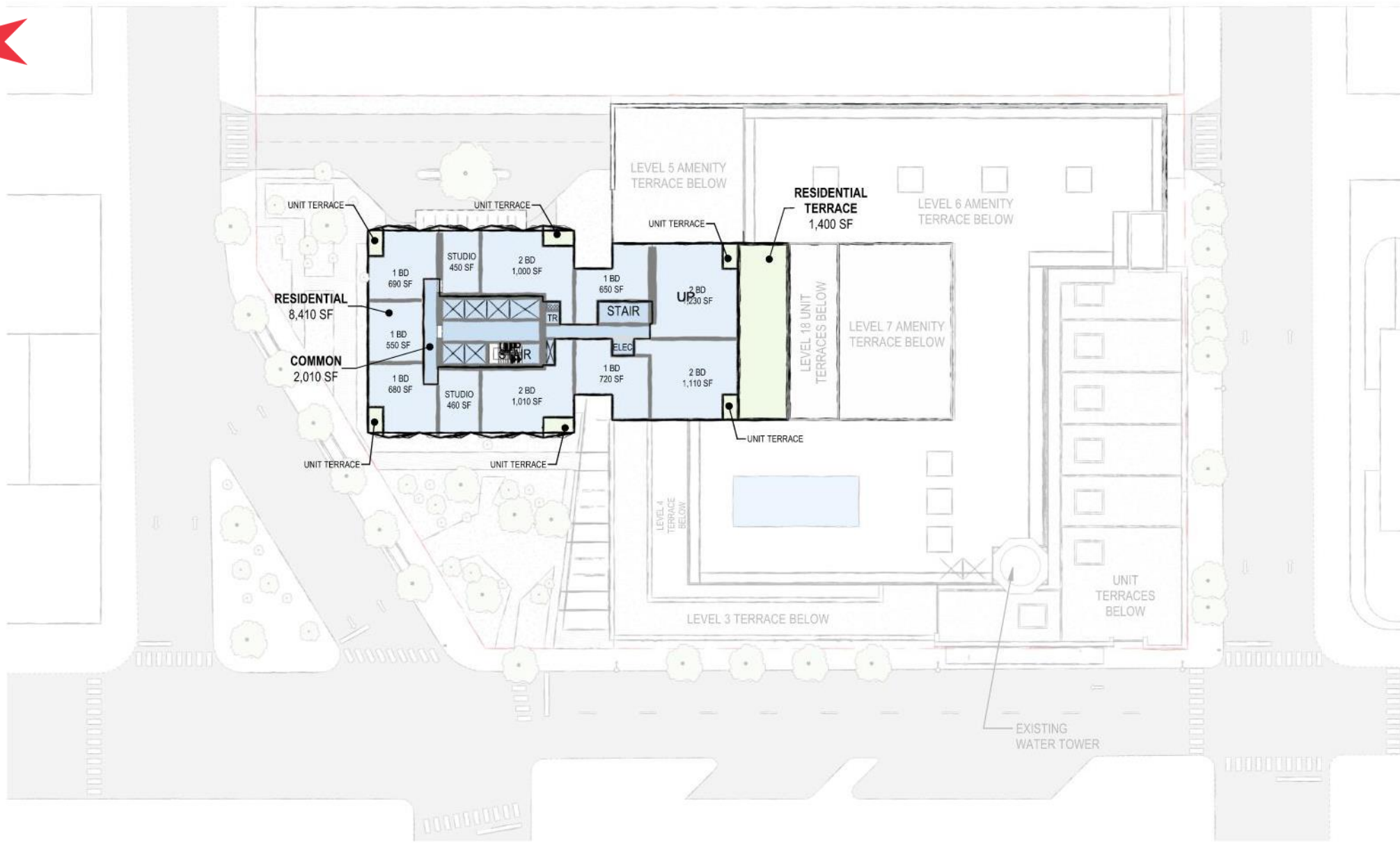
7TH FLOOR PLAN



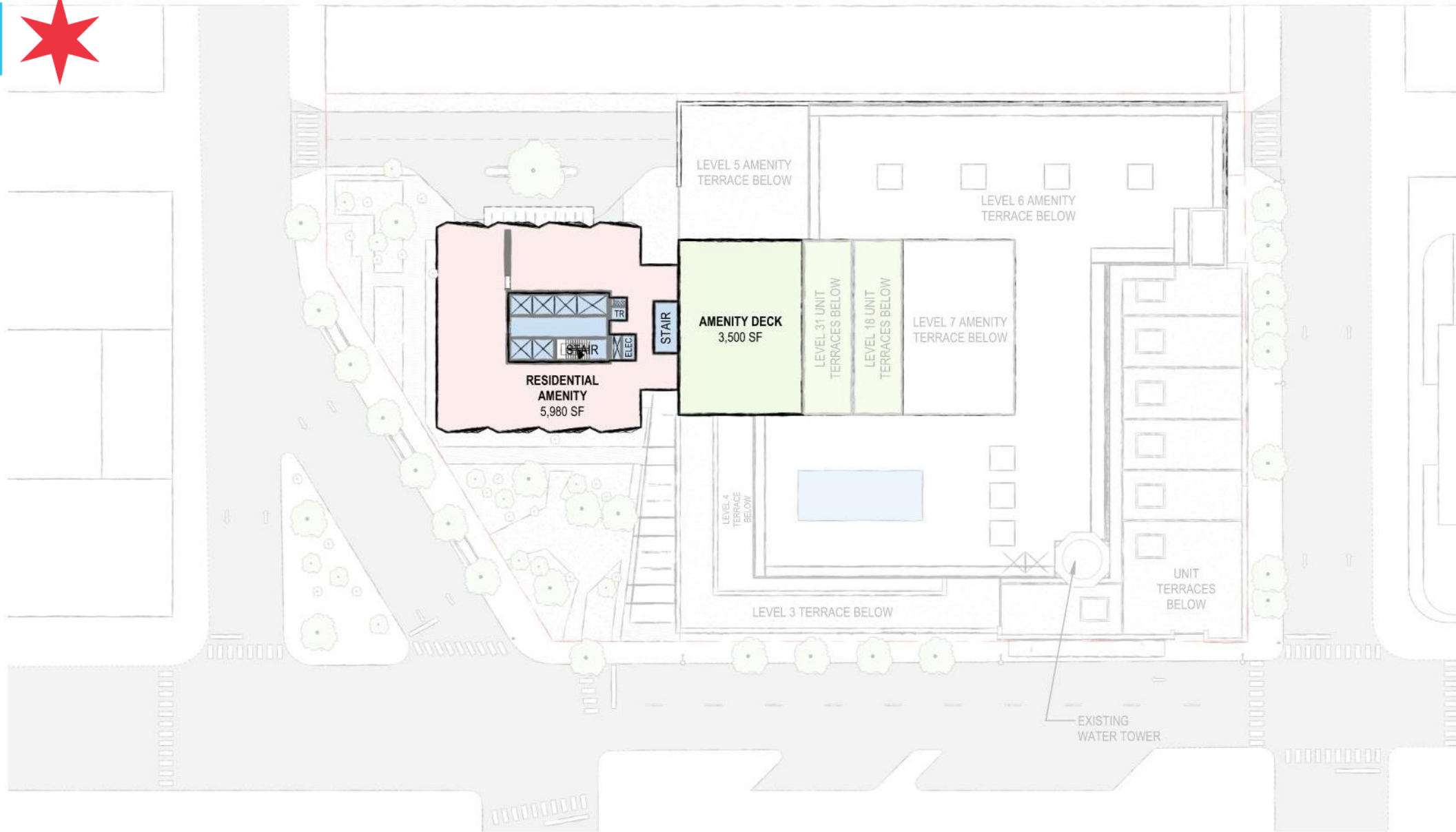
TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 8-17)

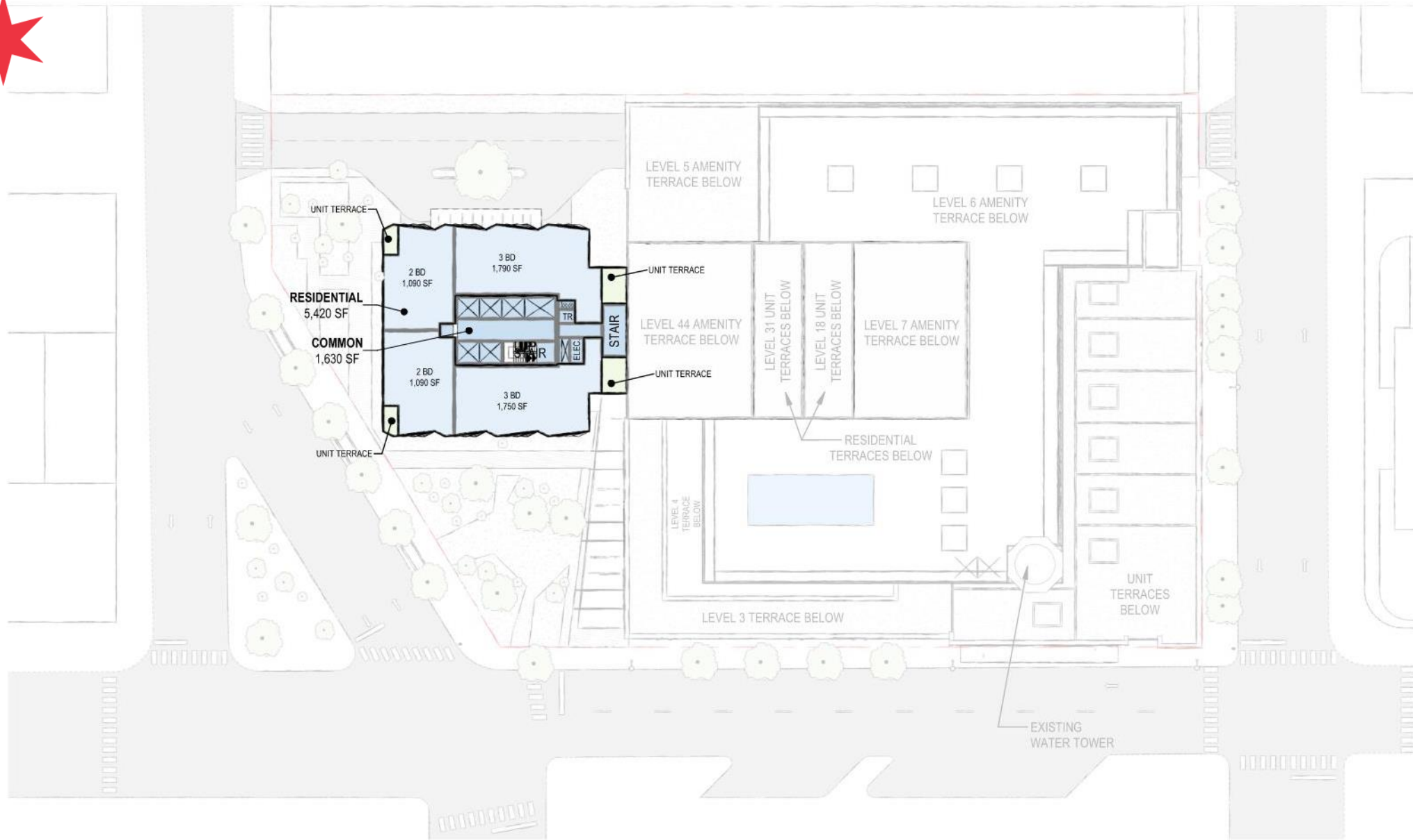


TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 18-30)

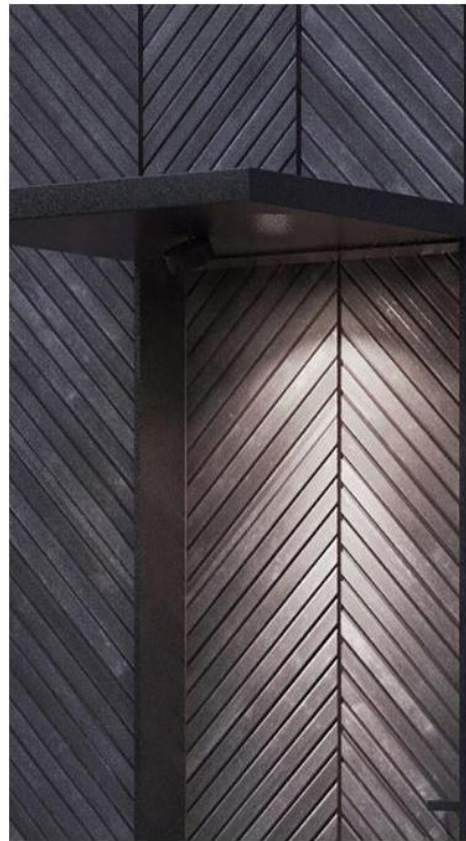
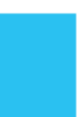


TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 31-43)





TYPICAL PENTHOUSE PLAN (LEVELS 45-50)

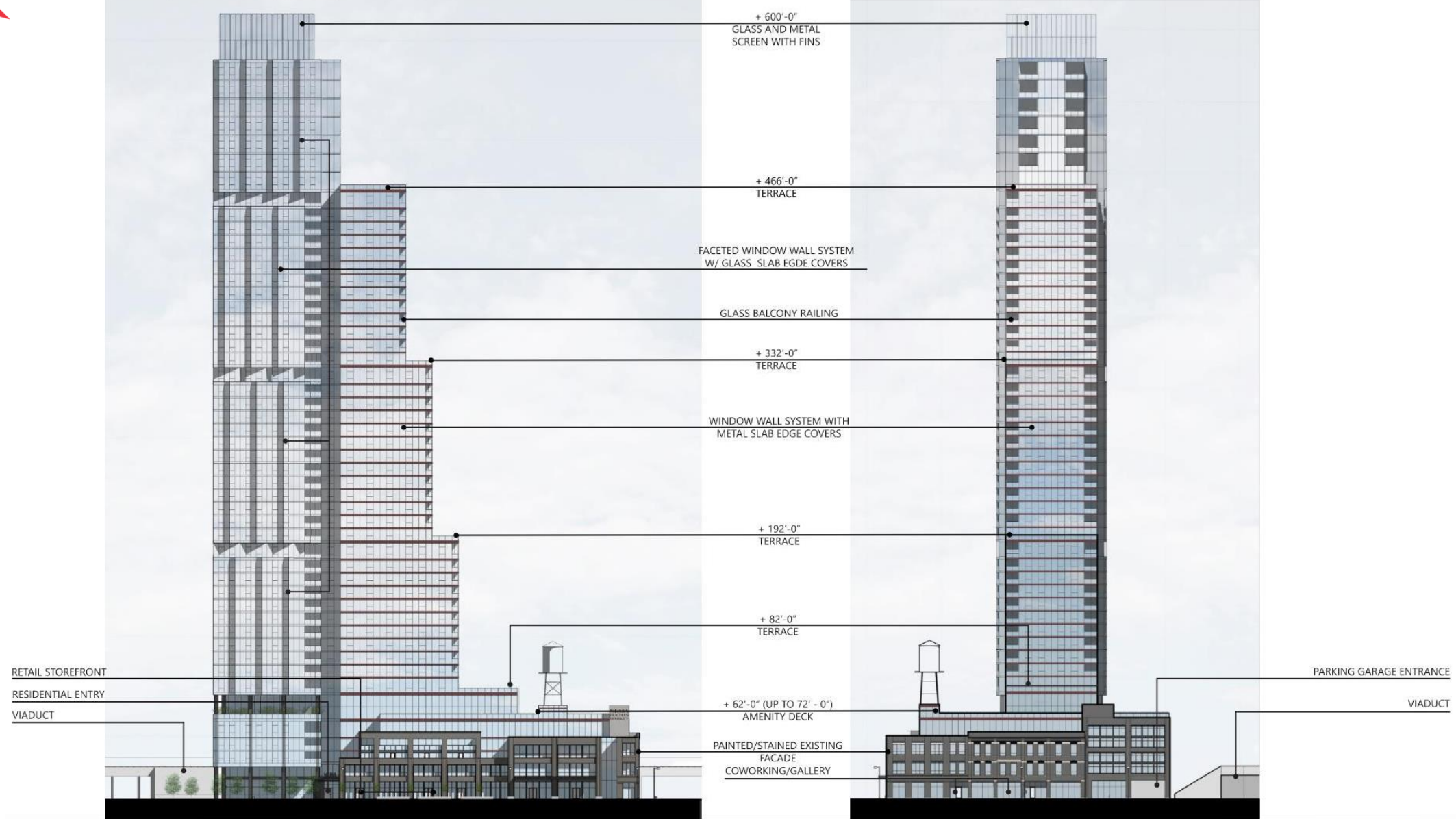


MATERIALITY



SOUTH ELEVATION

EAST ELEVATION

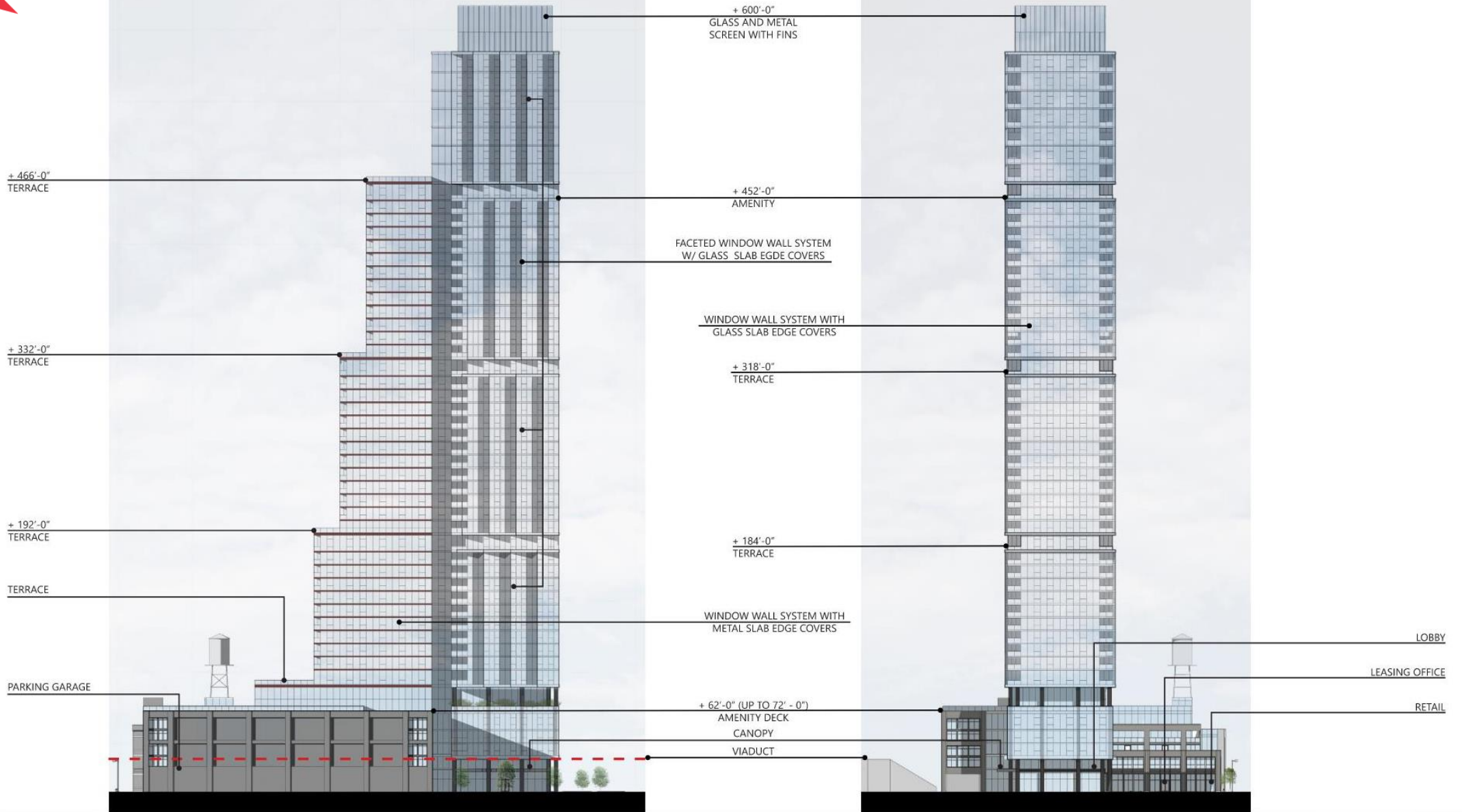


PRIMARY ELEVATIONS

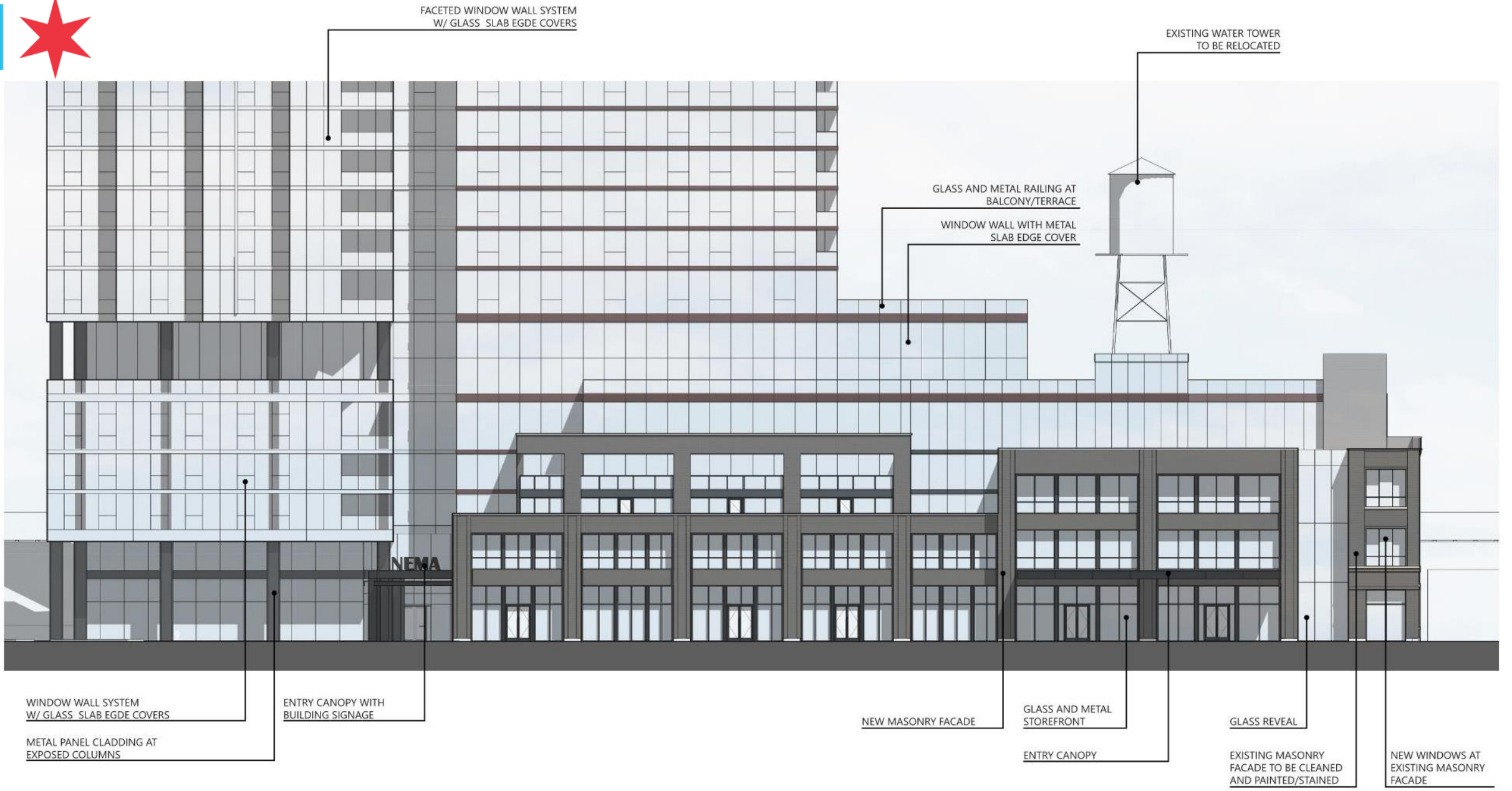


NORTH ELEVATION

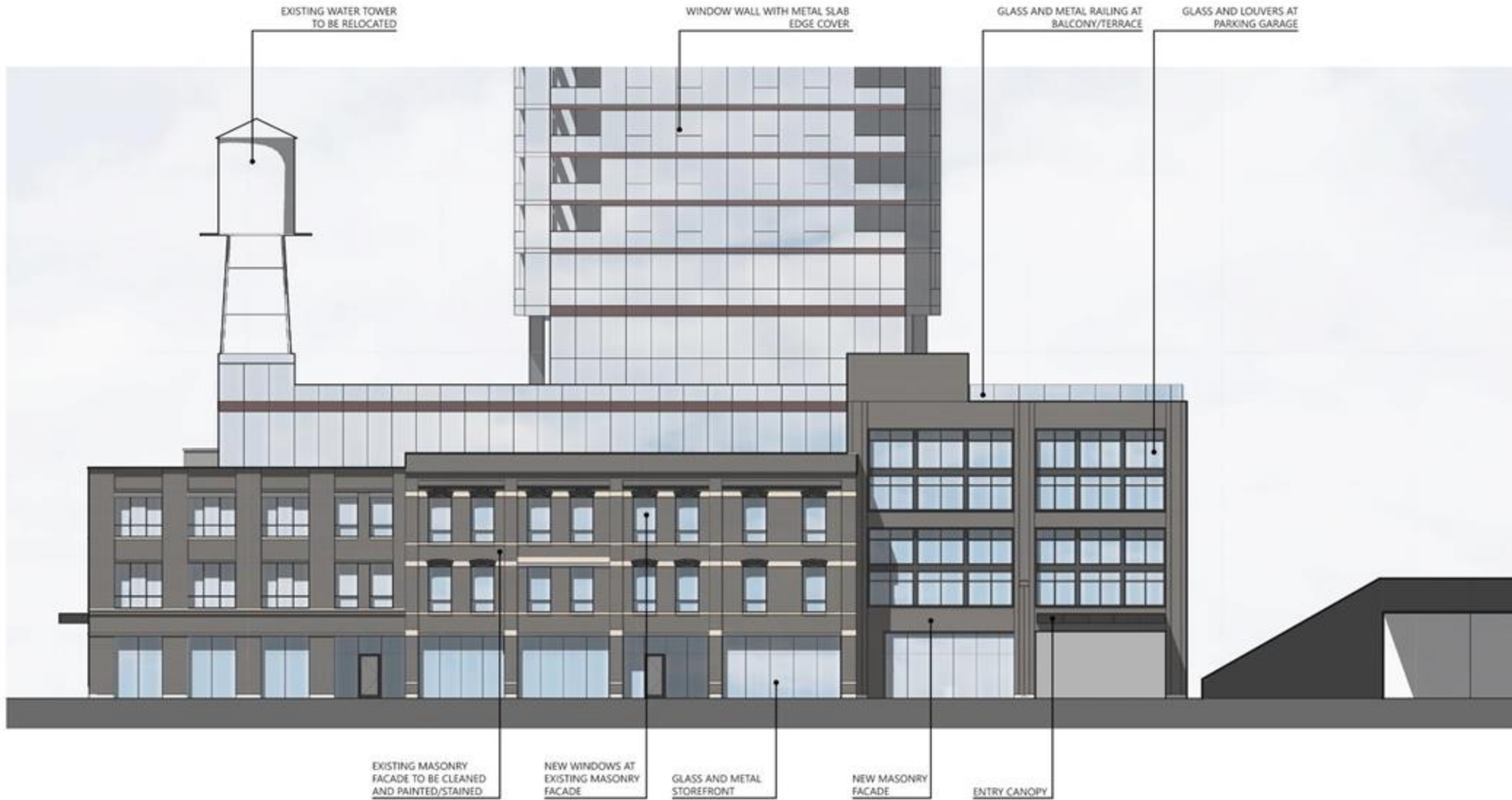
WEST ELEVATION



PRIMARY ELEVATIONS



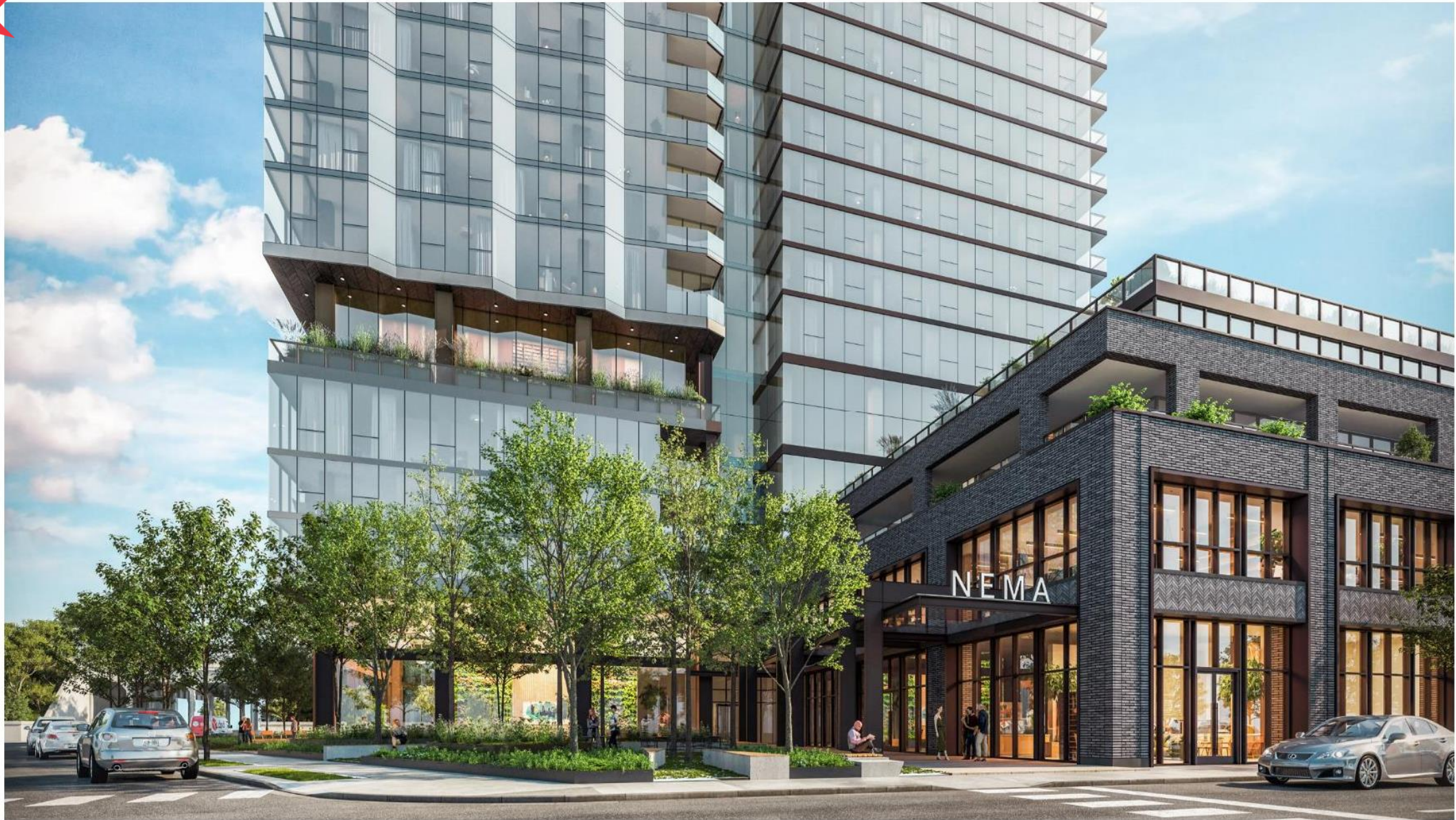
ENLARGED ELEVATION – KINZIE ST.



ENLARGED ELEVATION – MAY ST.



CONTEXTUAL RENDERING – LOOKING NORTHEAST



RENDERING WITH PEDESTRIAN CONTEXT – MAIN RESIDENTIAL ENTRY



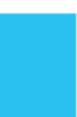
RENDERING WITH PEDESTRIAN CONTEXT – VEHICULAR DROP-OFF



RENDERING WITH PEDESTRIAN CONTEXT – CORNER OF KINZIE & MAY ST.



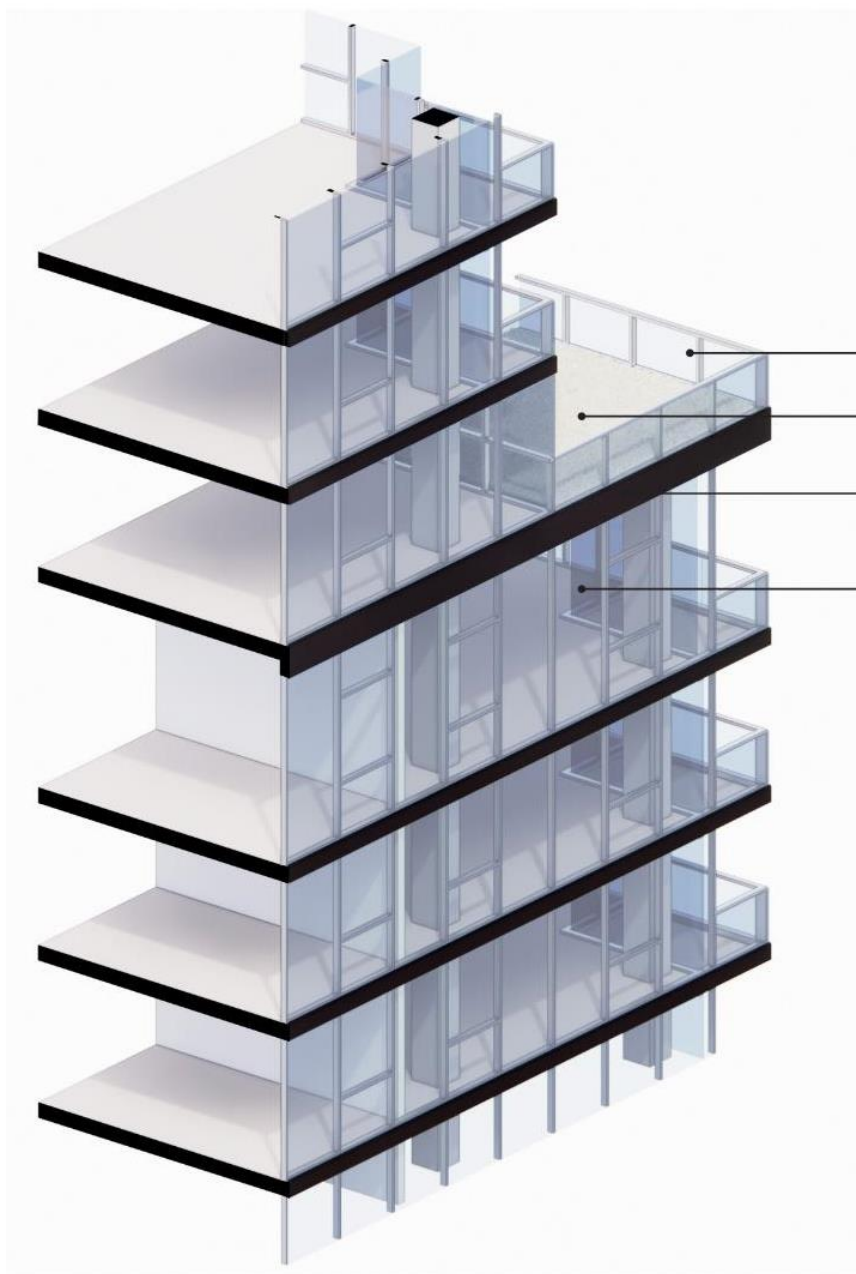
CONTEXTUAL RENDERING – LOOKING SOUTHWEST



CONTEXTUAL RENDERING – LOOKING SOUTHEAST



FAÇADE DESIGN – MASONRY PODIUM & ENTRY CANOPY



METAL AND GLASS RAILING

TERRACE PAVERS

METAL SLAB EDGE COVER

WINDOW WALL

FAÇADE DESIGN – EAST TOWER, STEPPING DETAIL



WINDOW WALL

SPANDREL GLASS SLAB EDGE COVER

GLASS WALL EXTENTION AT BALCONY

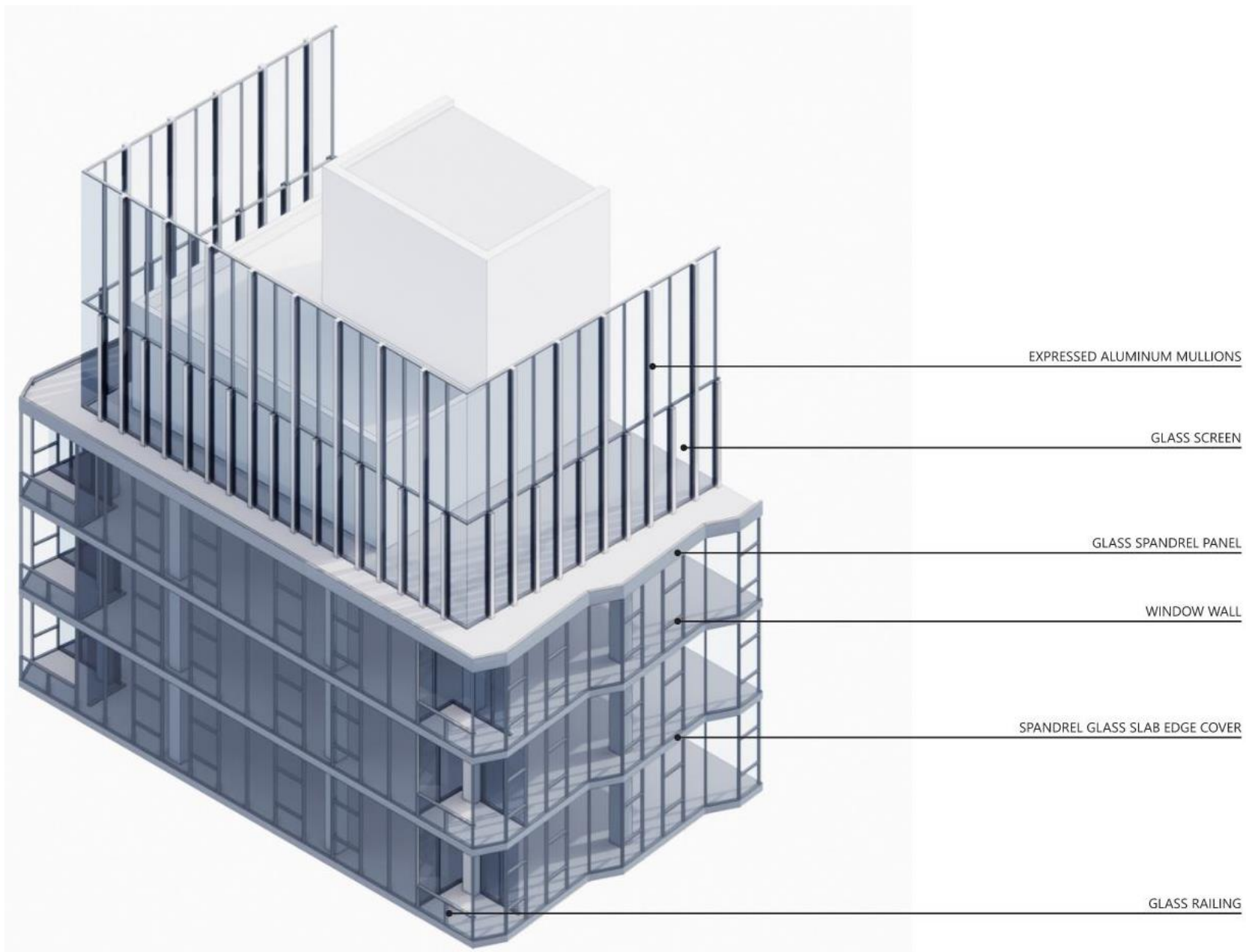
METAL PANEL CLADDING

TERRACE PAVERS

GLASS RAILING



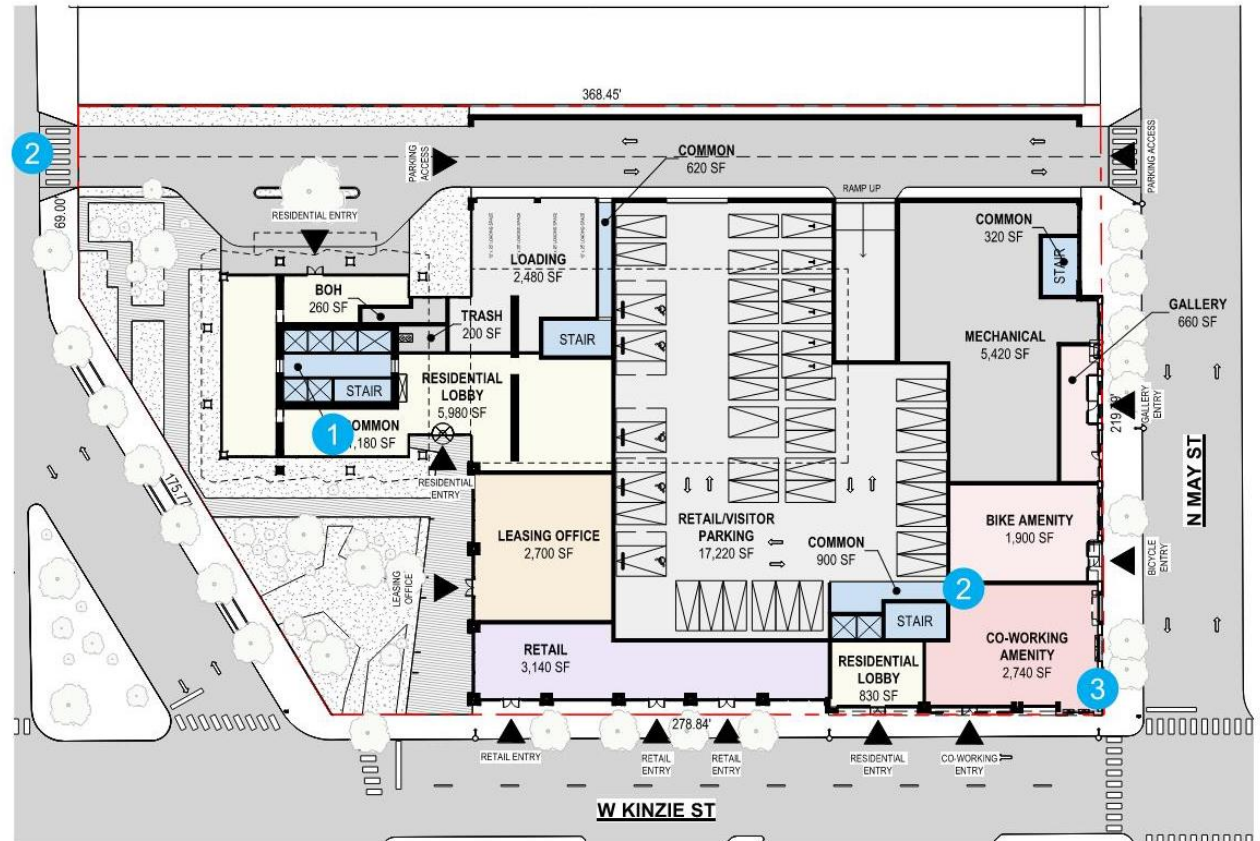
FAÇADE DESIGN – WEST TOWER, FACETED GLAZING & RECESSED BALCONIES





FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

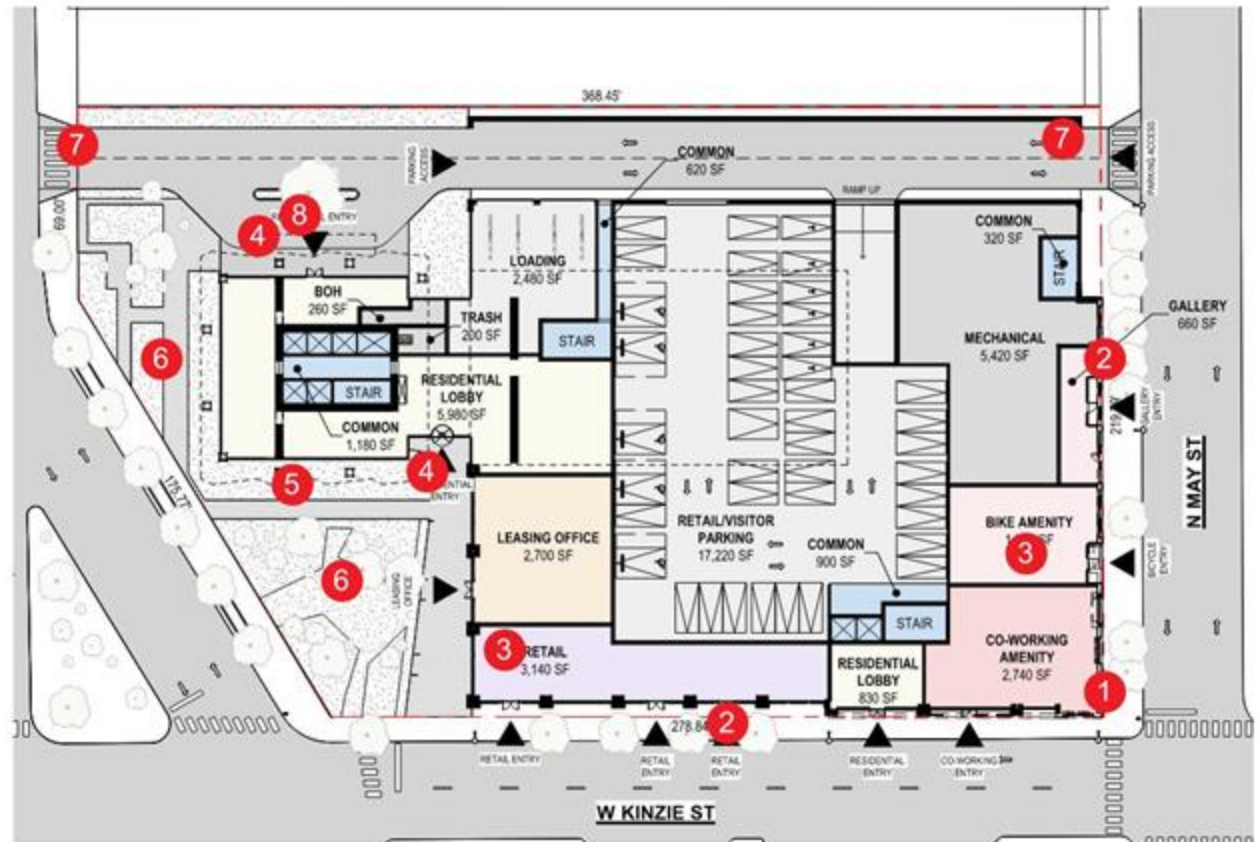
- 1 **(1.1)** 420 N May is intended to be a mixed use and mixed-income development. It will have retail space at the ground floor and residential units above.
(1.2) 20% of units will be affordable and be provided on site.
(1.5) There is also an at-grade open space planned for the corner of Racine and Kinzie – creating a buffer and connection to the future promenade along Hubbard.
(1.7) Incorporating a sense of place is a goal for the developer and design team on all projects.
- 2 **(2.1)** The design team will work with CDOT to coordinate all infrastructure on our site.
(2.2) A drive-thru drop off area and access to loading and parking from a private drive on the north side of the site. There will be ample bike parking for tenants. The open space provided at Racine and Kinzie will help promote a positive pedestrian experience.
- 3 **(3.1)** We are saving the façade of the building located at 420 N May and incorporating warm textured elements to the base of the façade along Kinzie to maintain a similar street elevation as the existing building.





WEST LOOP DESIGN GUIDELINES (SEPT. 2017 UPDATE):

- 1 1.1.5 – Preserve and Integrate adjacent and on-site historic buildings in a complementary manner
- 2 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 3 1.3.2 – Line base of building with active use to promote safe and active public realm
- 4 1.5.1 – Building entries are emphasized by architectural features/canopies
- 5 2.3.2 – Design Building Program into thinner structures to allow for publicly accessible open space on site
- 6 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings
- 7 5.1.3 – Consider incorporating an internal alley to handle service and loading
- 8 5.2.8 – Consider off-street motor courts





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OFF-STREET MOTOR COURT & INTERNAL



ARCHITECTURAL ELEMENT SERVING AS CANOPY TO EMPHASIZE THE BUILDING LOBBY



PRESERVE ON-SITE BUILDINGS AND PROVIDE ACTIVE USES AT GRADE WITH NO BLANK WALLS



CHICAGO ZONING CODE DESIGN CRITERIA 17-8-905:

- 1 A2 - Provide street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest
- 2 B1 - Building setbacks allows a plaza or open space
- 3 B2 - Primary entrances form a significant focal element of the building, helping provide building identity and presence on the street.
- 4 B5 - Minimum of 60% of the street-facing building façade between 2 feet and 8 feet should be clear, non-reflective windows allowing views of indoor commercial space
- 5 B7 - Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape

CHICAGO ZONING CODE DESIGN CRITERIA 17-8-906:

- 1 A1 – Reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics
- 2 B1 - Create active “street or building walls” lining the sidewalk



PRESERVE ON-SITE BUILDINGS AND PROVIDE ACTIVE USES AT GRADE WITH NO BLANK WALLS



ARCHITECTURAL ELEMENT SERVING AS CANOPY TO EMPHASIZE THE BUILDING LOBBY



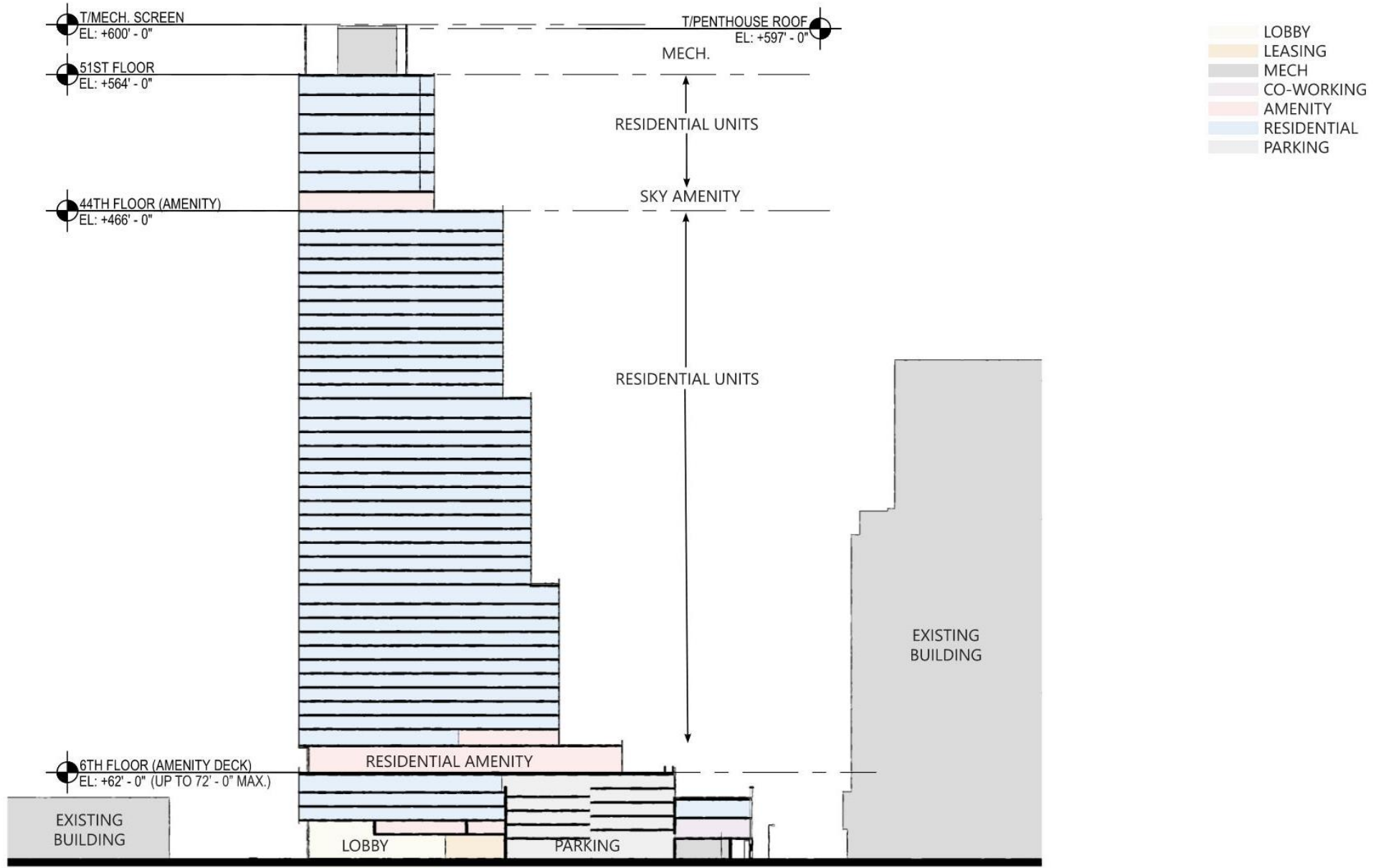
OFF-STREET MOTOR COURT & INTERNAL



CHICAGO ZONING CODE DESIGN CRITERIA 17-8-907:

- 1 A2 – The creativity and flexibility inherent in planned developments require building designs that uniquely respond to the program and location.
- 2 B3 - All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.
- 3 C1 – Buildings should have a clearly defined vertical appearance, comprised of a base, midsection, and top.





SITE SECTION



Compliance Options	Points Required	Sustainable Strategies Menu																																			
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife							
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
Options Without Certification																																					
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	10	5	10	
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10		
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10		

*only available to affordable housing projects funded by DPD's Housing Bureau

100 POINTS ACHIEVED THROUGH A SERIES OF SUSTAINABLE STRATEGIES:

- ENERGY REDUCTION
- EXCEEDING THE STORMWATER ORDINANCE
- NATIVE LANDSCAPING
- GREEN ROOF
- BIKE PARKING
- EV STATIONS
- WASTE DIVERSION
- BIRD FRIENDLY GLAZING



**MARCH 20TH/
SEPTEMBER 21ST
VERNAL EQUINOX/
AUTUMNAL EQUINOX**

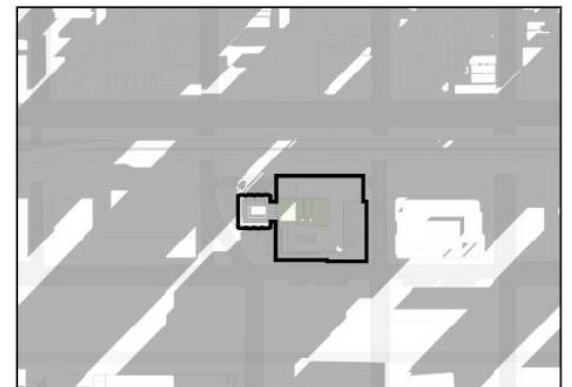
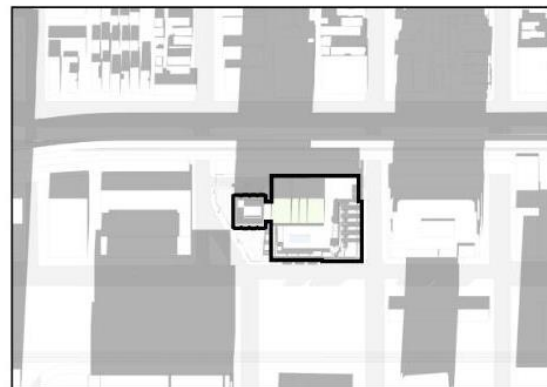
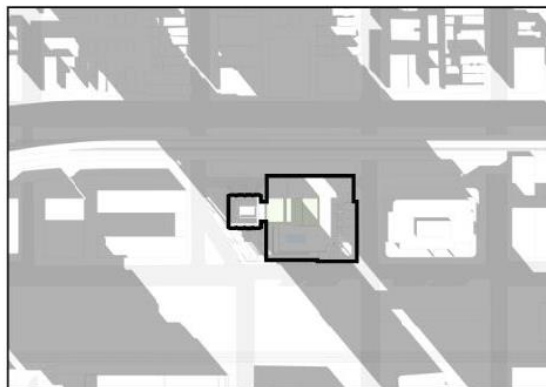
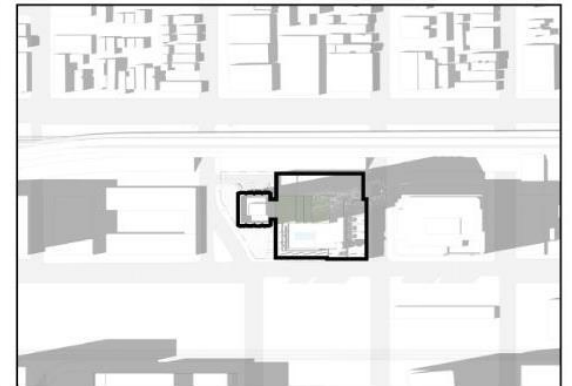
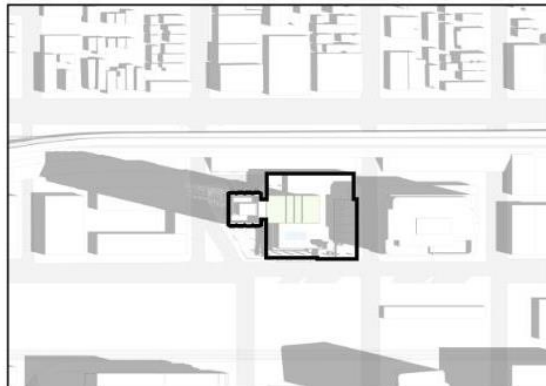
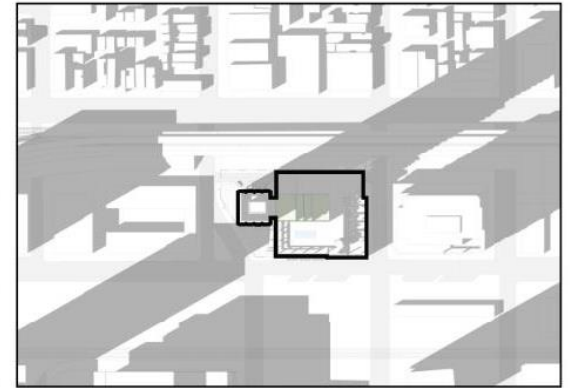
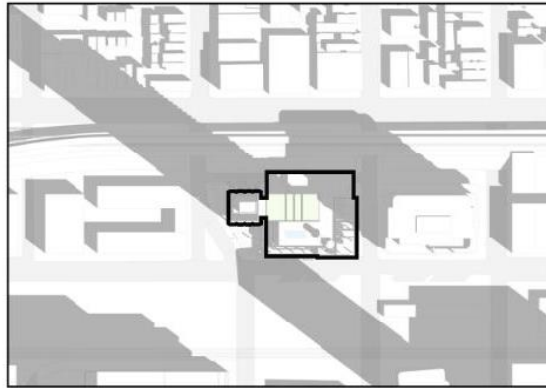
**JUNE 20TH
SUMMER SOLSTICE**

**DECEMBER 21ST
WINTER SOLSTICE**

9 AM

12 PM

3 PM





THANK YOU



420 N. MAY ST.



COMMITTEE ON DESIGN

Department of Planning and Development

420 N. MAY ST.

Near West Side / 27th Ward / Ald. Burnett

Developer: Crescent Heights

Designer: Hartshorne Plunkard Architecture

Attorneys: DLA Piper

DECEMBER 14, 2022