

West Loop Design Guidelines

City of Chicago, Department of Planning and Development

**Community Meeting
July 13, 2017**



West Loop Design Guidelines

Today's Agenda

Welcome and Introductions (5 min)

Project Recap (10 min)

Community Feedback Summary (5 min)

Design Guidelines Methodology (5 min)

Urban Design Best Practice (5 min)

Draft Design Guidelines Review (45 min)

Next Steps (5 min)

West Loop Design Guidelines

Purpose of Today's Meeting

1. Provide a Project Recap/Introduction
2. Recap Community Input to Date
3. Review Urban Design Best Practice
3. Gather Feedback on Draft Design Guidelines

West Loop Design Guidelines

What exactly are design guidelines?

Design guidelines intend to generally balance the interaction of the following elements of the built environment:

- Architectural Scale and Proportion
- Land Use
- Pedestrian Realm (Streets)
- Open Space
- Relationship to Context



West Loop Design Guidelines

What aren't design guidelines?

In this case, design guidelines should be based on principles and not be prescriptive.

They will NOT cover:

- Architectural Styles
- Zoning/Land Use Changes
- Specific capital improvement projects



Project Recap



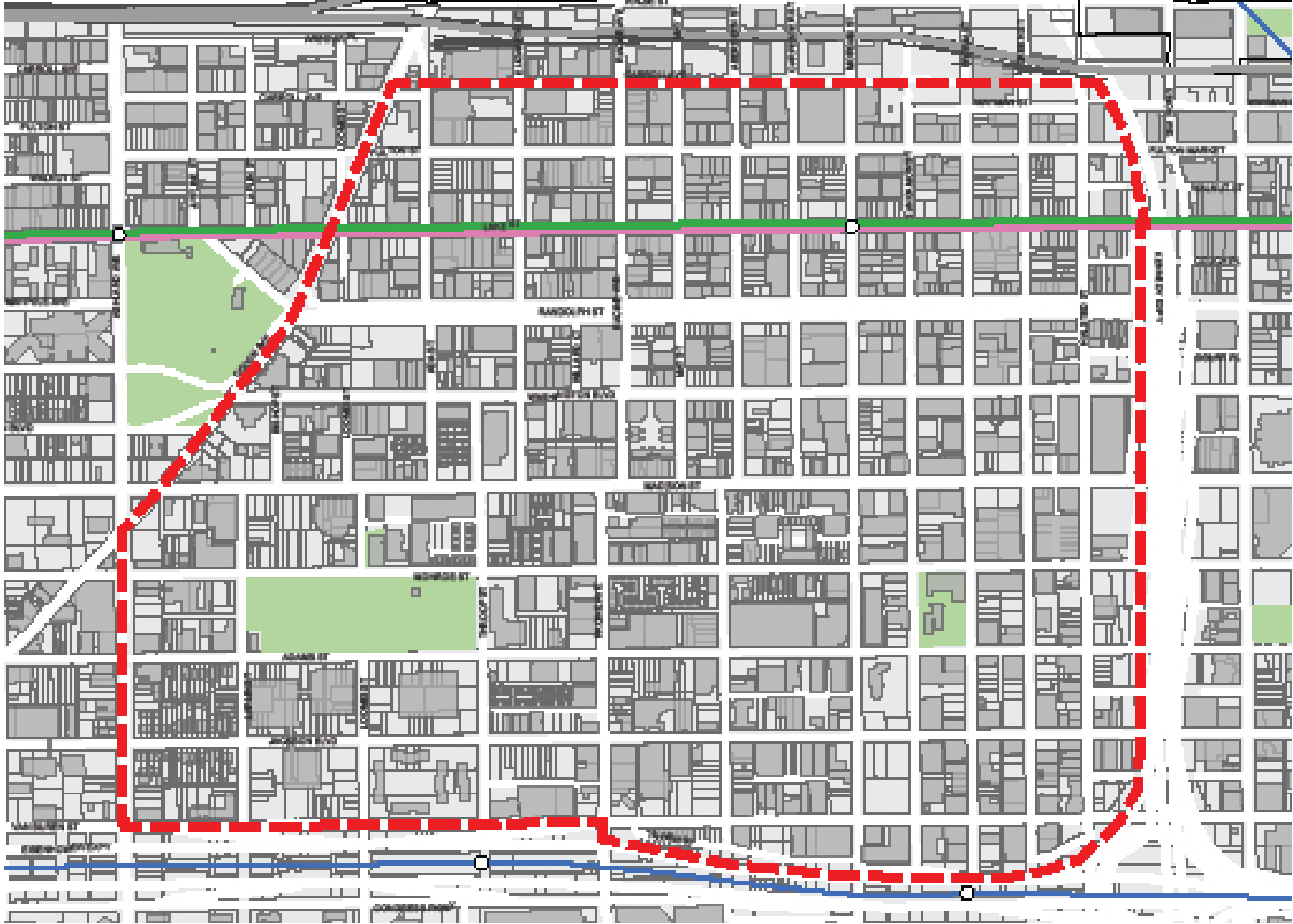
West Loop Design Guidelines

Where are we in the Process?



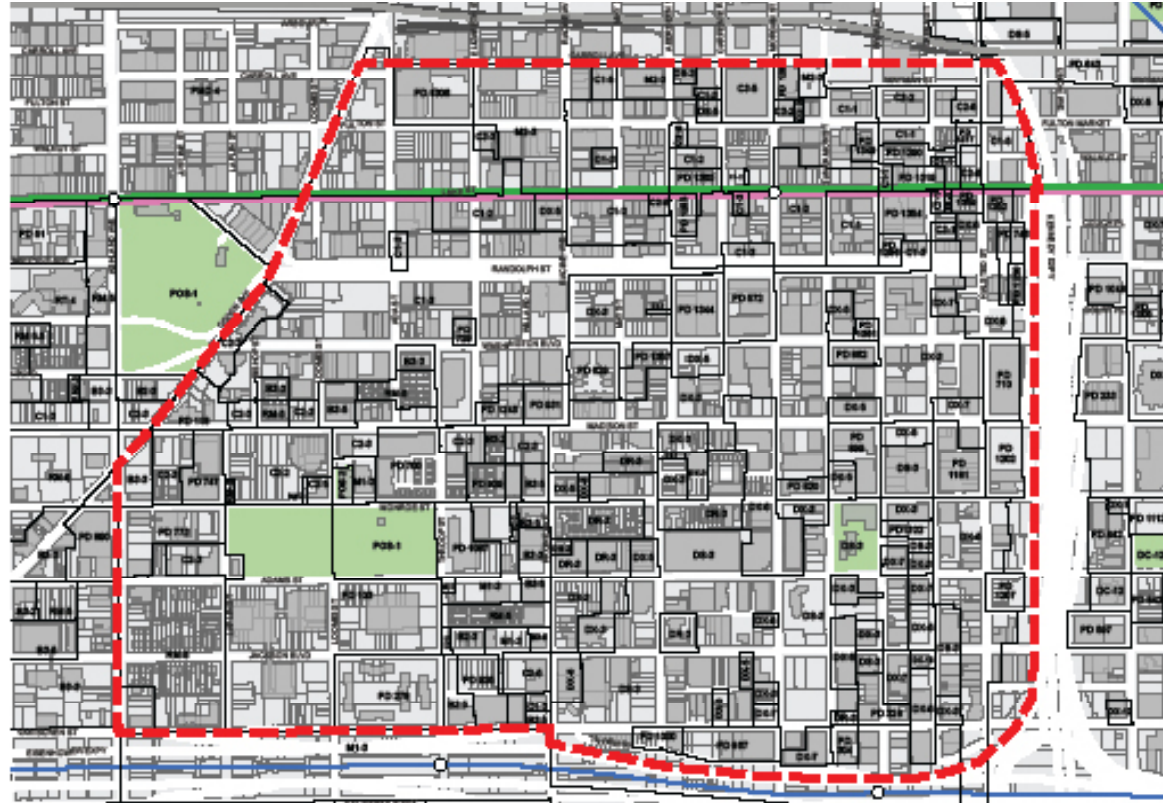
Project Recap

Study Area



Zoning Purpose

As of Right Zoning vs. Planned Developments

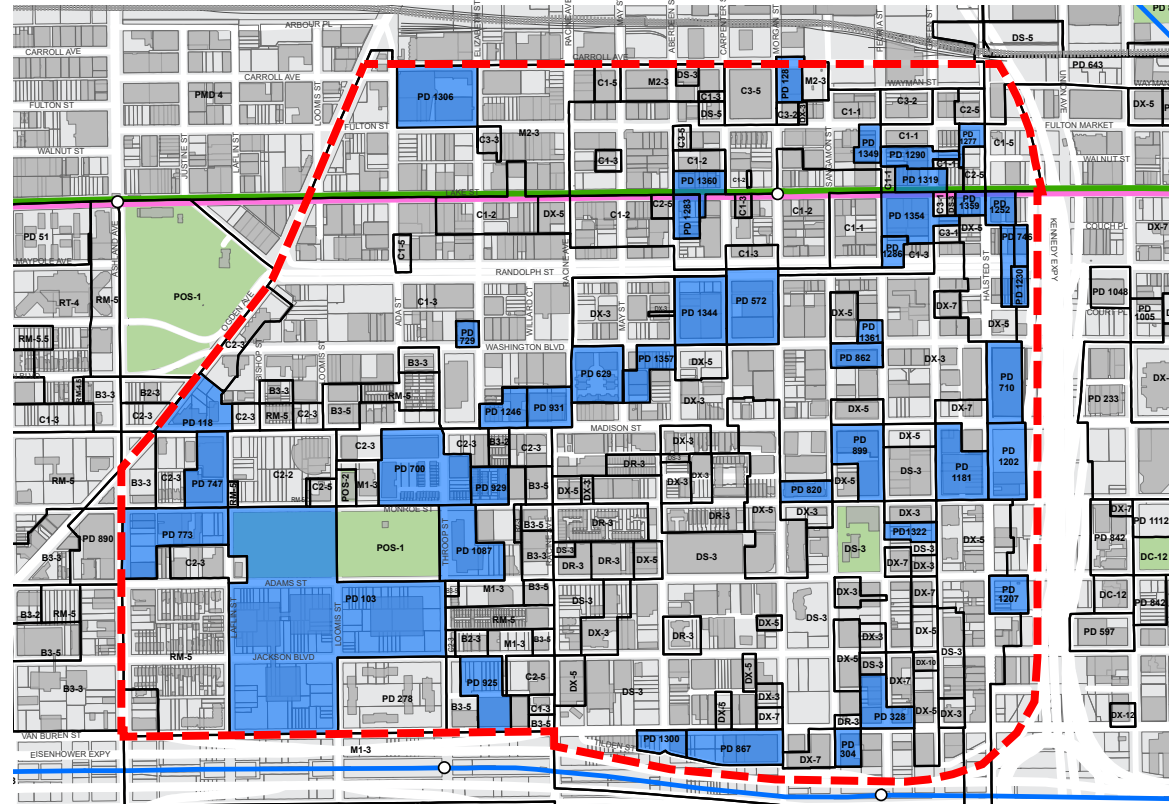


As of Right Zoning

An as-of-right development complies with all applicable zoning regulations and does not require any discretionary action by the Chicago Planning Commission or Zoning Board of Appeals.

Zoning Purpose

As of Right Zoning vs. Planned Developments



Planned Developments

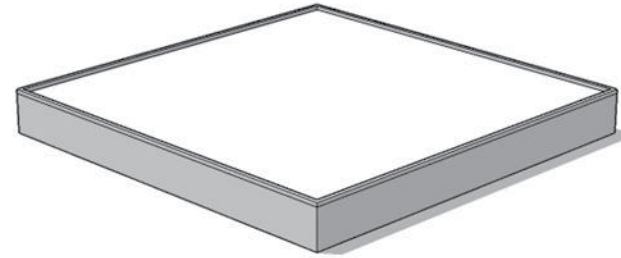
Planned Developments (PDs) are special zoning designations established for individual development projects due to their size, use, scale, complexity or location. Planned Developments are approved by Plan Commission.

Zoning Purpose

Floor Area Ratio (FAR)

What is FAR?

FAR is an acronym for Floor Area Ratio. FAR is the relationship between the amount of usable floor area that a building has and the total area of the lot on which the building stands.

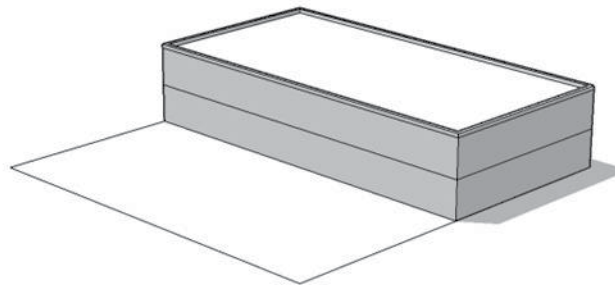


FAR = 1.0

Lot = 100 ft x 100 ft = 10,000 sf

1.0 FAR x 10,000 sf lot = 10,000 sf building

Covering 100% of lot

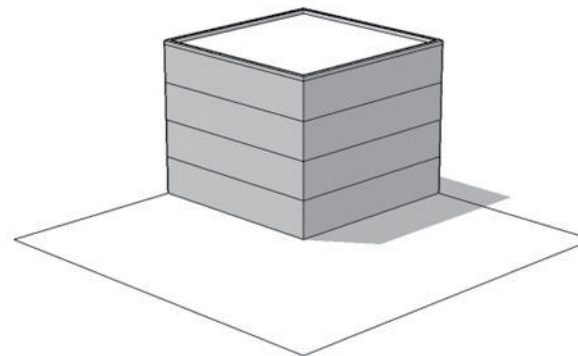


FAR = 1.0

Lot = 100 ft x 100 ft = 10,000 sf

1.0 FAR x 10,000 sf lot = 10,000 sf building

Covering 50% of lot



FAR = 1.0

Lot = 100 ft x 100 ft = 10,000 sf

1.0 FAR x 10,000 sf lot = 10,000 sf building

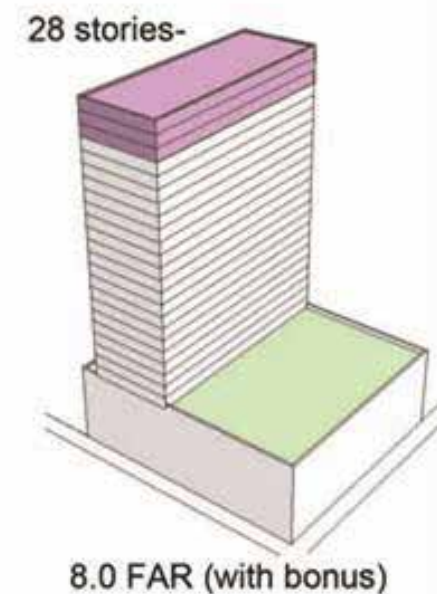
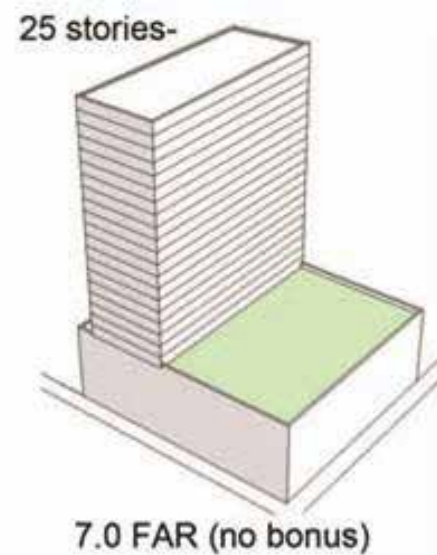
Covering 25% of lot

Zoning Purpose

Neighborhood Opportunity Bonus

Previous density bonuses included:

- setbacks
- winter gardens
- green roofs
- plazas
- mostly consisted of on-site amenities

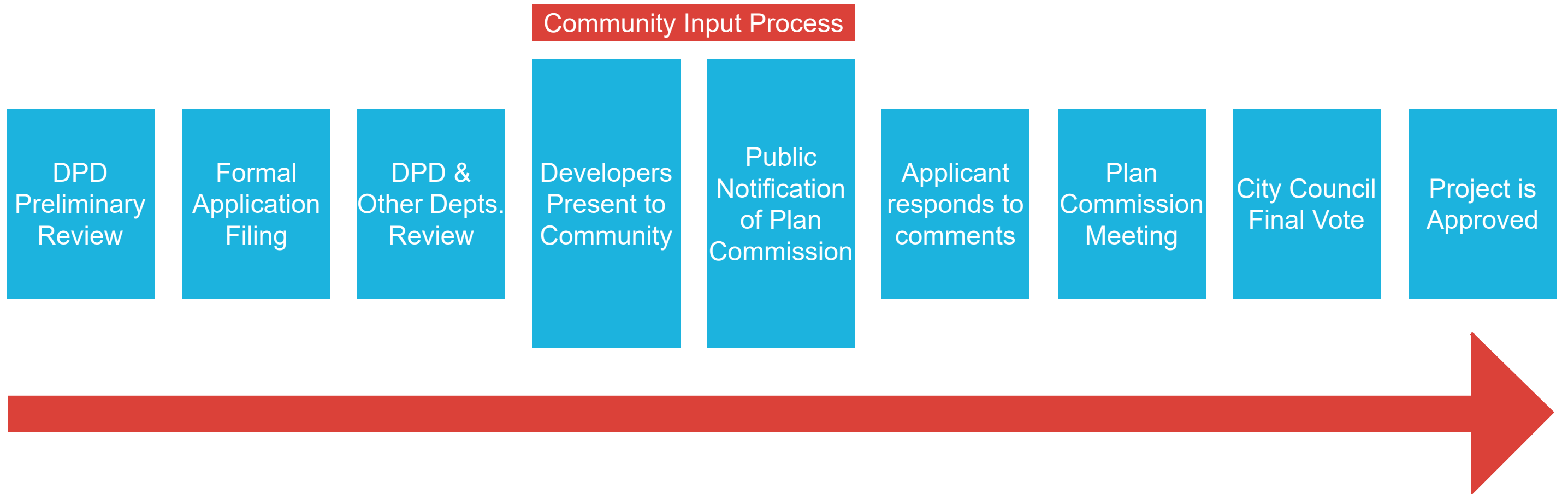


Neighborhood Opportunity Bonus

Recent changes to the Neighborhood Opportunity Bonus program simplify and update the downtown floor area bonus system; provide new funding sources to encourage commercial development in neighborhoods lacking private investment; and accommodate ongoing central area growth through an expanded downtown zoning district.

Zoning Purpose

Planned Development Review Timeline



Zoning Purpose

Planned Developments

1. Are reviewed by DPD and other city agencies to promote healthy, functional neighborhoods that accommodate the needs of residents, businesses and visitors, while also enabling the development community to further the City of Chicago's economic development
2. Adhere to a set of principles in the zoning code from which DPD design review staff review proposals
3. Incorporate community feedback throughout the process
4. Are required for any project seeking the Neighborhood Opportunity Bonus
 - Contributions to the Neighborhood Opportunity Bonus are paid at time of permit

Zoning Purpose

Public Participation in Planned Development Review

How can the public provide valuable and appropriate input when developers present their proposals to the community?

- Public comments are stronger when consistent with the City zoning code and applicable design guidelines
- Provide comments in writing and demonstrate connection to existing regulations
- Quantify how many of your neighbors share your idea



Community Feedback



West Loop Design Guidelines

Community Feedback

- Survey Respondents
- Architectural Diversity
- Design Excellence
- Street Network Map
- Pedestrian Experience
- Community Improvement Priorities
- Character Areas

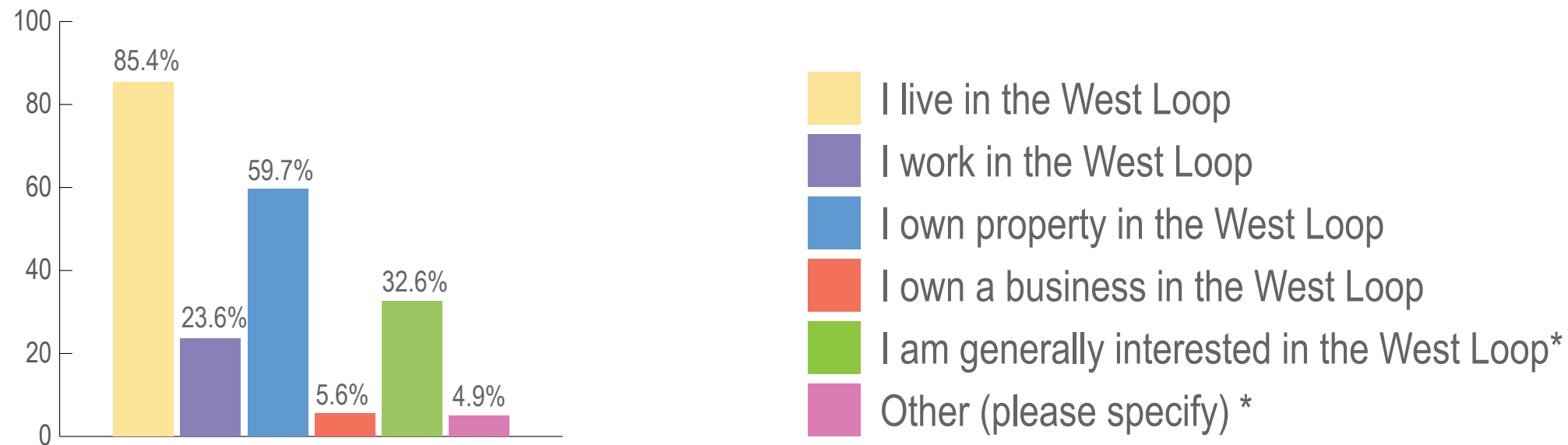


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Community Feedback

1. Survey Respondents

Please describe your relationship to the West Loop. You may select as many answers as are appropriate.



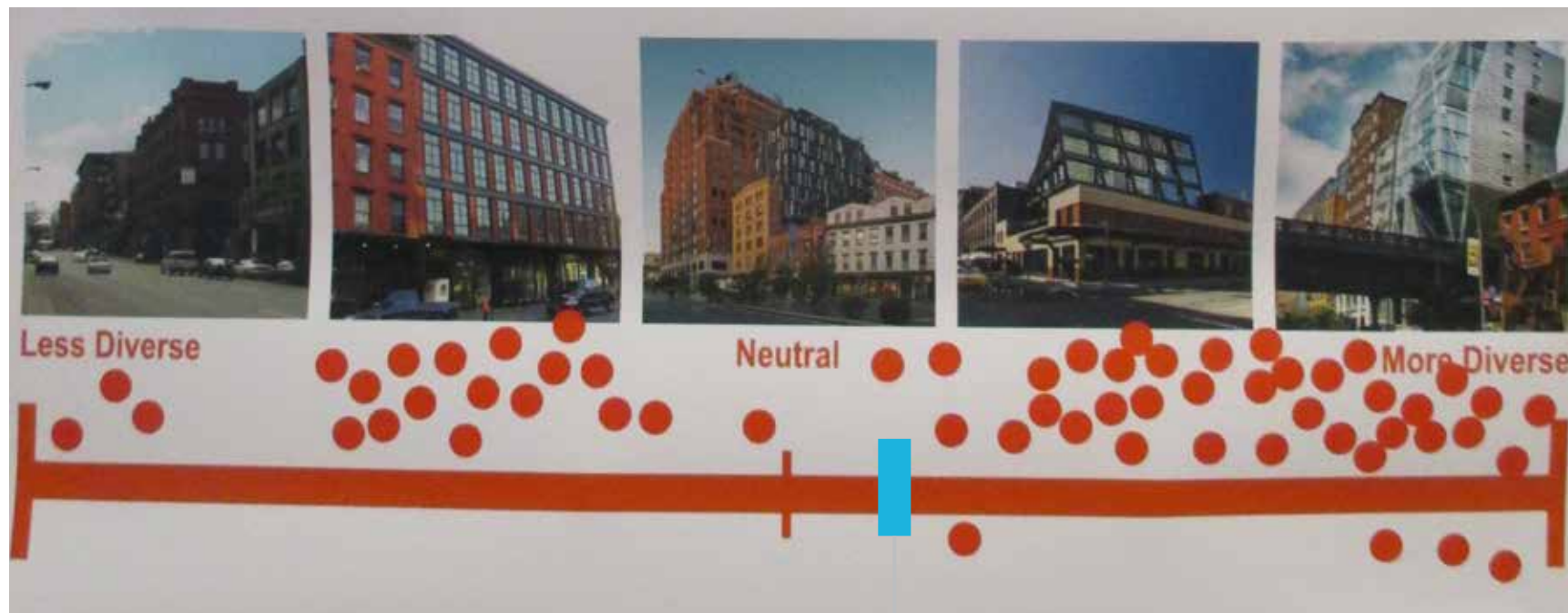
* Survey respondents who only selected “I am generally interested in the West Loop” or “Other” were not included in the results summarized in this report. The intention of this is to make sure the feedback reflects the opinions of those with direct ties to the West Loop.

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Community Feedback

2. Architectural Styles

Is a variety of architectural styles and materials important? Or, do you prefer a related 'family' of design and materials?



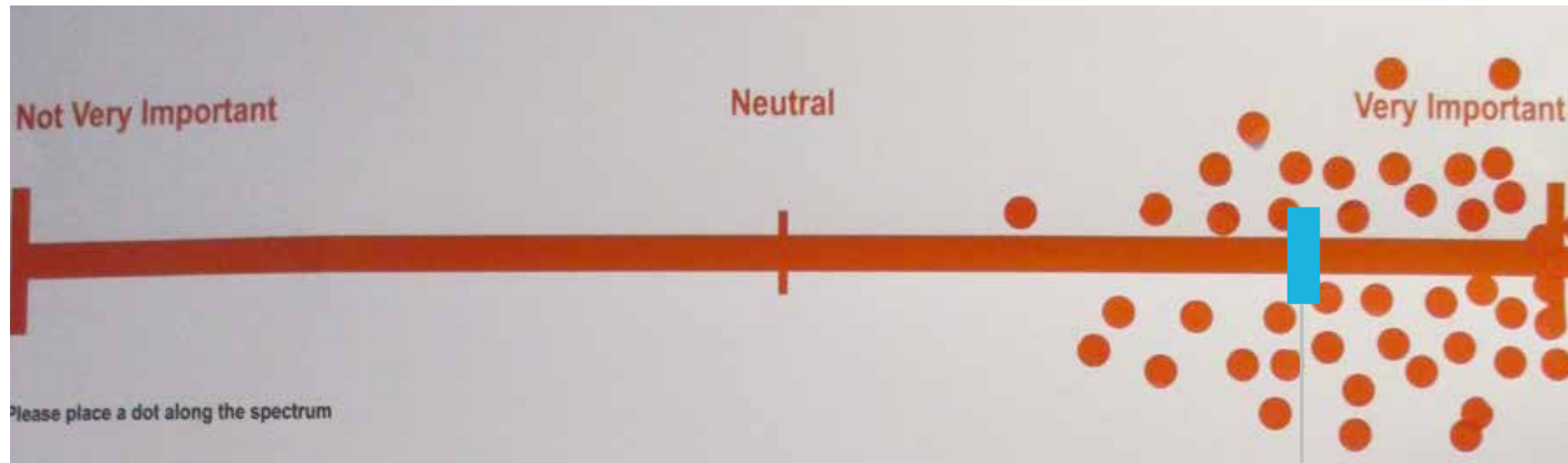
AVERAGE SURVEY RESPONSE

West Loop Design Guidelines

Community Feedback

3. Design Excellence

How important is design excellence to you?



WEST LOOP DESIGN GUIDELINES

Examples of Design Excellence



Project Type: Office Building
Location: Chicago
Award: AIA Chicago Design Excellence Award
Architect: Harshome Plunkard Architecture



Project Type: Restaurant
Location: Chicago
Award: AIA Chicago Design Excellence Award
Architect: Range



Project Type: Residential
Location: Chicago
Award: AIA Chicago Design Excellence Award
Architect: Pappageorge Haynes Partners



Project Type: Residential
Location: New York
Award: Architizer A+ Awards
Architect: SS Architecture



Project Type: School
Location: Chicago
Award: AIA Chicago Design Excellence Award
Architect: John Roman Architects



Project Type: Residence Hall
Location: New York
Award: Architizer A+ Awards
Architect: Jackson Clements Burrows Architects



Project Type: Office
Location: Minneapolis
Award: Architizer A+ Awards
Architect: Michael Green Architecture



Project Type: Residential
Location: Antwerp, Belgium
Award: Architizer A+ Awards
Architect: Studio Farris Architects



Project Type: Residential
Location: Lima, Peru
Award: Architizer A+ Awards
Architect: Marsino Arquitectura



Project Type: Residential
Location: New York
Award: Architizer A+ Awards
Architect: Handel Architects



Project Type: Residential
Location: Chicago
Award: Richard H. Driehaus Foundation Award
Architect: Landon Bone Baker Architects



Project Type: Residential
Location: Chicago
Award: AIA Chicago Design Excellence Award
Architect: Perkins+Will

West Loop Design Guidelines

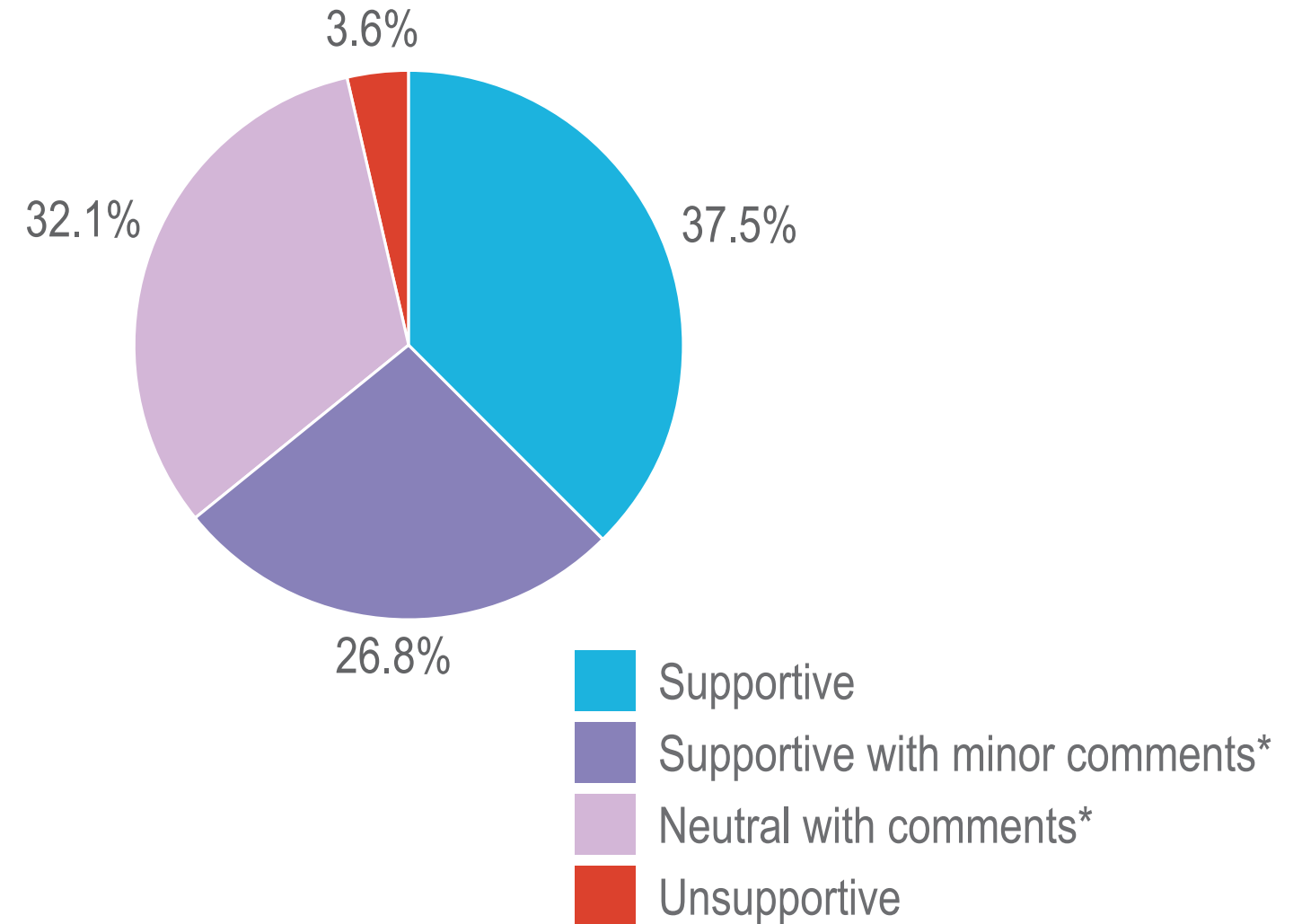
Community Feedback

4. Street Network Map

Does this street network seem accurate to you?



Commercial Street Character
Neighborhood Street Character



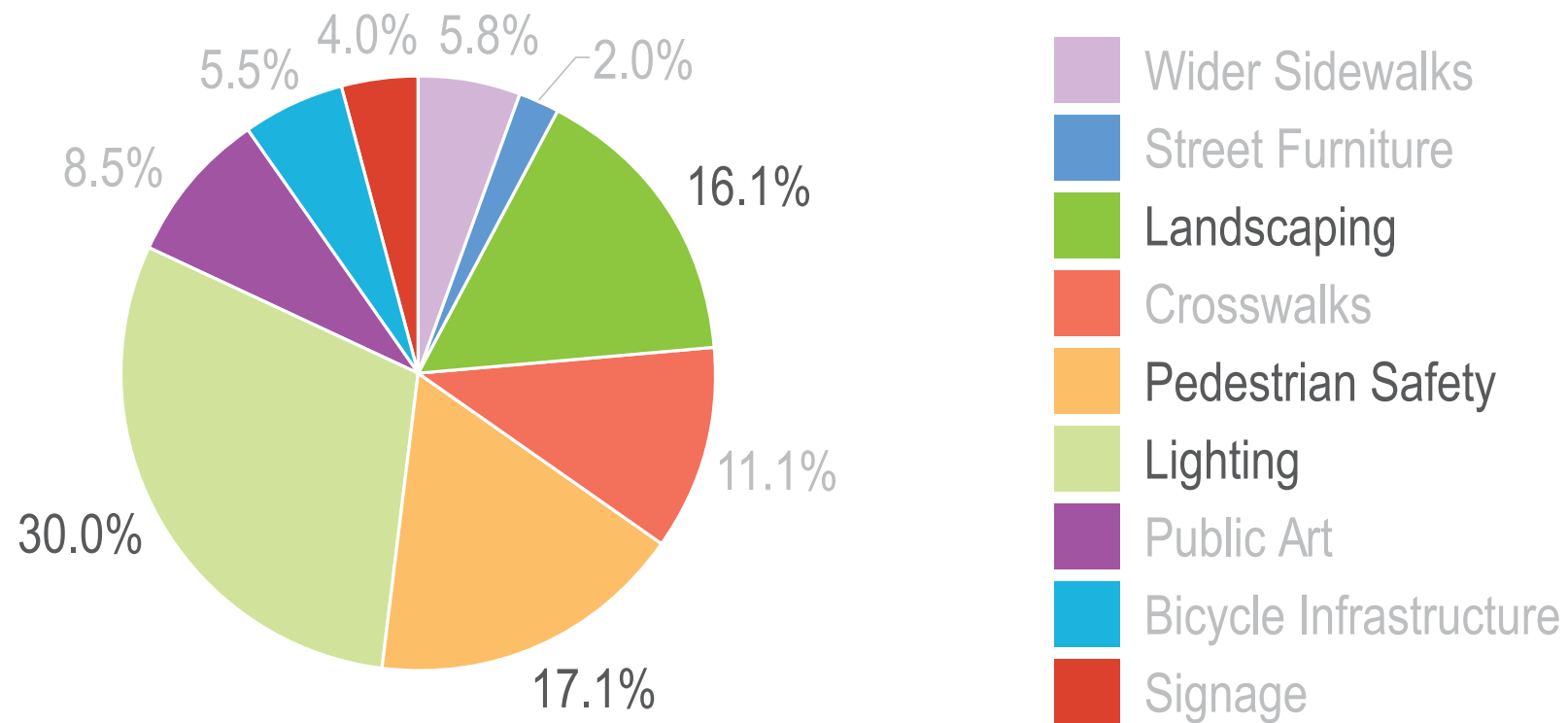
* A transcript of comments can be found in the meeting summary document.

West Loop Design Guidelines

Community Feedback

5. Pedestrian Experience: Lake Street

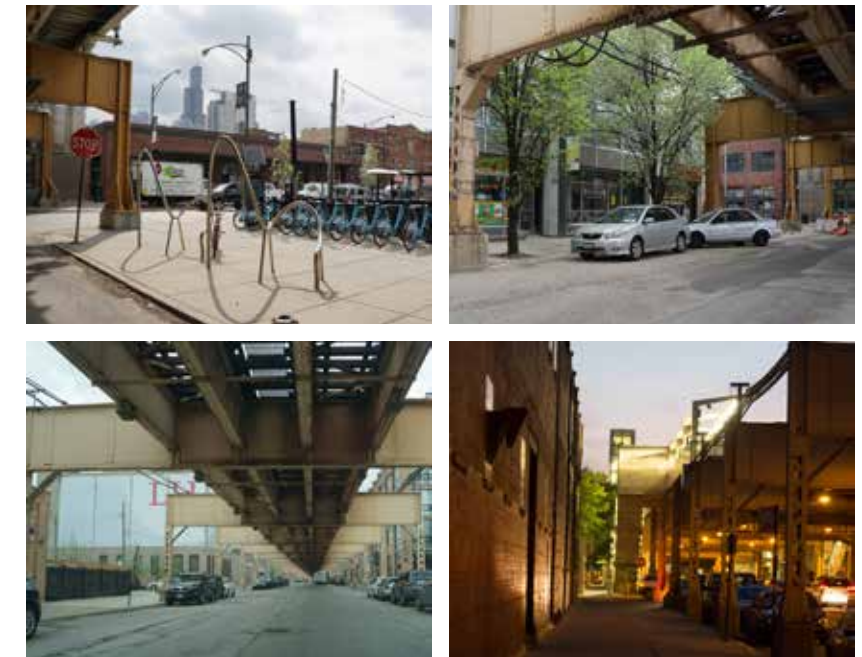
What would most enhance the pedestrian experience along Lake Street?



WEST LOOP DESIGN GUIDELINES

Lake Street

What would enhance the pedestrian experience along this corridor for both public and private investment?



Place your dots in the categories below based on priority.

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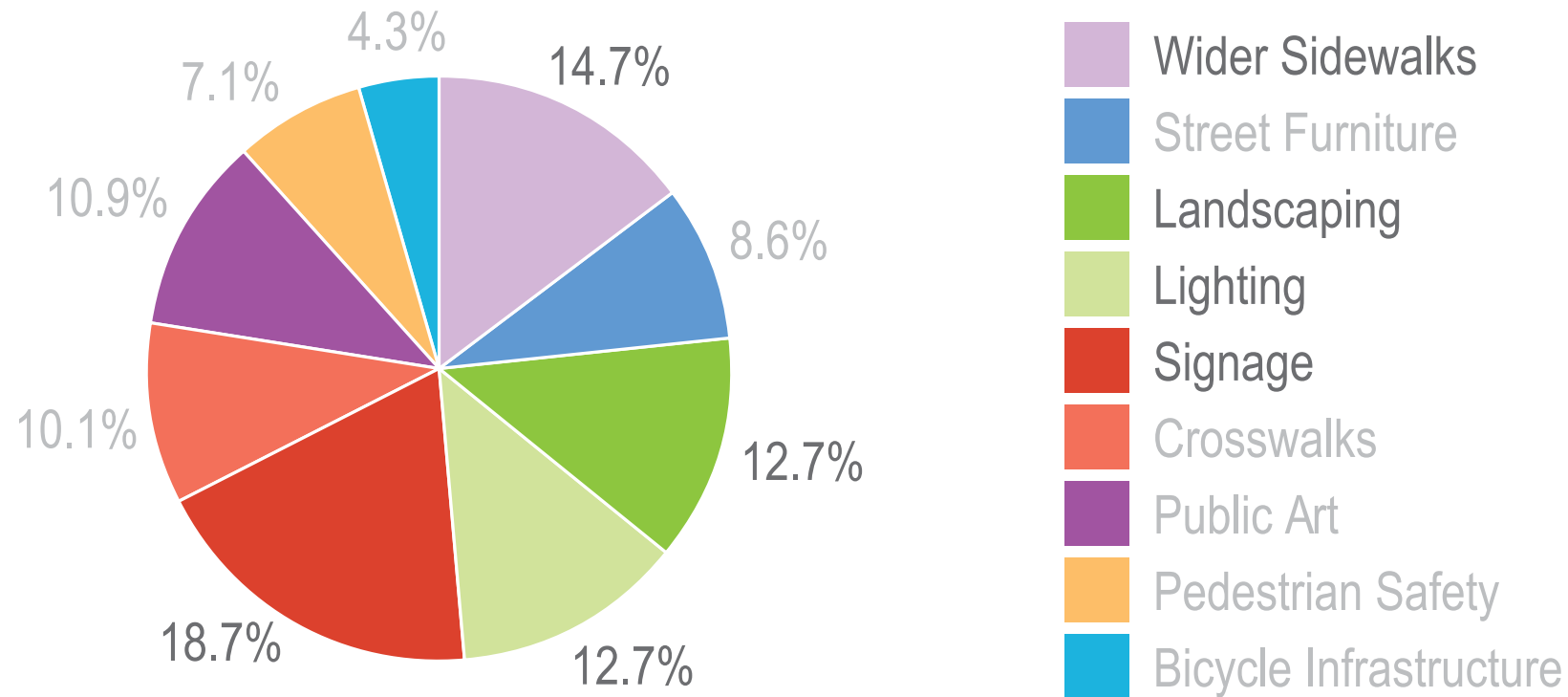
| | | |
|-----------------|--------------------------------|-------------|
| Wider Sidewalks | Street Furniture | Landscaping |
| Crosswalks | Pedestrian Safety Improvements | Lighting |
| Public Art | Bicycle Infrastructure | Signage |

West Loop Design Guidelines

Community Feedback

6. Pedestrian Experience: Randolph Street

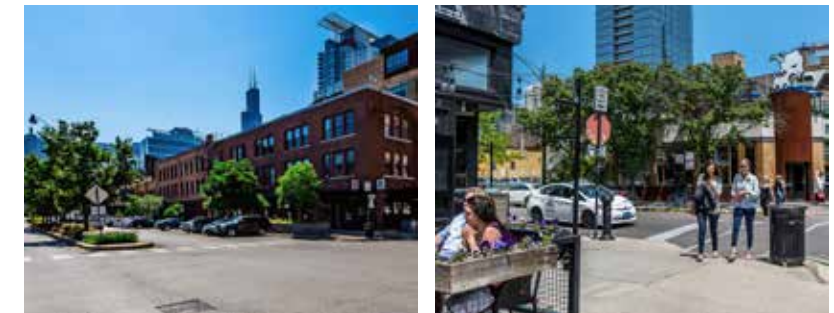
What would most enhance the pedestrian experience along Randolph Street?



WEST LOOP DESIGN GUIDELINES

Randolph Street

What would enhance the pedestrian experience along this corridor for both public and private investment?



Place your dots in the categories below based on priority.

Place your dots in the categories below based on priority.

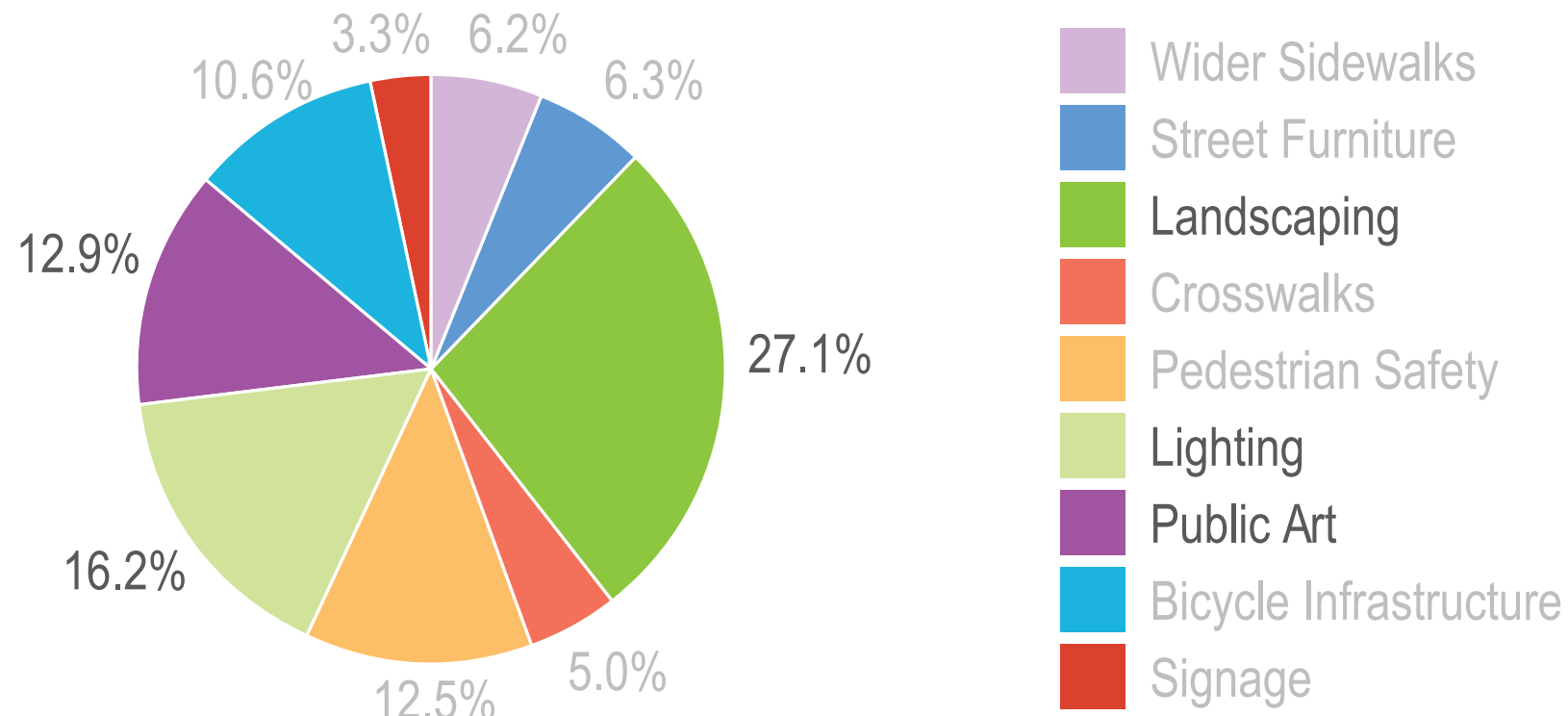
| | | |
|-----------------|--------------------------------|-------------|
| Wider Sidewalks | Street Furniture | Landscaping |
| Crosswalks | Pedestrian Safety Improvements | Lighting |
| Public Art | Bicycle Infrastructure | Signage |

West Loop Design Guidelines

Community Feedback

7. Pedestrian Experience: Washington Street

What would most enhance the pedestrian experience along Washington Street?



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Washington Street

What would enhance the pedestrian experience along this corridor for both public and private investment?



Place your dots in the categories below based on priority.

Place your dots in the categories below based on priority.

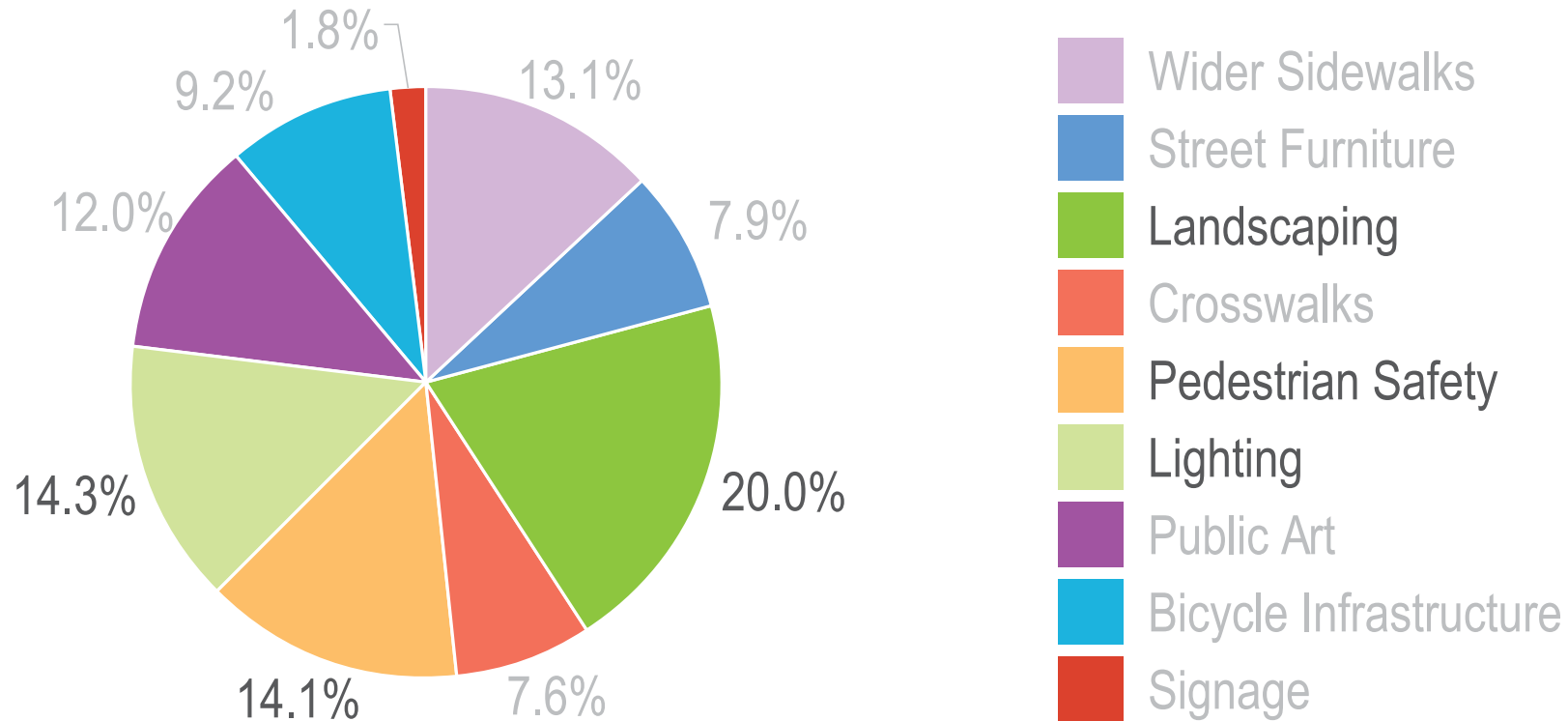
| | | |
|-----------------|--------------------------------|-------------|
| Wider Sidewalks | Street Furniture | Landscaping |
| Crosswalks | Pedestrian Safety Improvements | Lighting |
| Public Art | Bicycle Infrastructure | Signage |

West Loop Design Guidelines

Community Feedback

8. Pedestrian Experience: Madison Street

What would most enhance the pedestrian experience along Madison Street?



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Madison Street

What would enhance the pedestrian experience along this corridor for both public and private investment?



Place your dots in the categories below based on priority.

Place your dots in the categories below based on priority.

| | | |
|-----------------|--------------------------------|-------------|
| Wider Sidewalks | Street Furniture | Landscaping |
| Crosswalks | Pedestrian Safety Improvements | Lighting |
| Public Art | Bicycle Infrastructure | Signage |

West Loop Design Guidelines

Community Feedback

9. Community Improvement Priorities

How would you prioritize public and private spending on the following community improvement options? Please rank your answers below (1 = highest priority).

| TOPIC | WORKSHOP RANKING | SURVEY RANKING |
|--|------------------|----------------|
| Public art | 1 | 7 |
| Commercial corridor open space | 2 (tie) | 6 |
| Pedestrian safety | 2 (tie) | 1 |
| Lighting | 4 | 3 |
| Enhanced landscape | 5 | 2 |
| Reclaimed space | 6 | 5 |
| Capital improvements for public facilities | 7 | 4 |
| Bicycle infrastructure | 8 | 8 |
| Community identifiers and wayfinding | 9 | 10 |
| Street furniture | 10 | 9 |



West Loop Design Guidelines

What have we heard to date?

Community Workshop Key Themes

- Strong desire to further explore and define design excellence in relation to architecture and community character through a design approval committee or other formal process for reviewing project proposals.
- Concern that new developments lack architectural diversity and that the character of the neighborhood might get lost.
- Some support new residential development north of Lake Street.
- While some participants are comfortable with increased density, there is significant concern about building height impacts on viewshed, solar access, and (in particular) retaining the existing architectural character of the West Loop.
- The community sees the following design interventions as priorities for future development:
 - Pedestrian safety
 - Publicly accessible open space, especially in commercial corridors and along Randolph Avenue
 - Enhanced landscapes within the public right-of-way (e.g. planters, median planting, etc.)
 - Lighting for pedestrians and vehicles
 - Opportunities to integrate public art (e.g. murals, sculptures, water features, etc.)

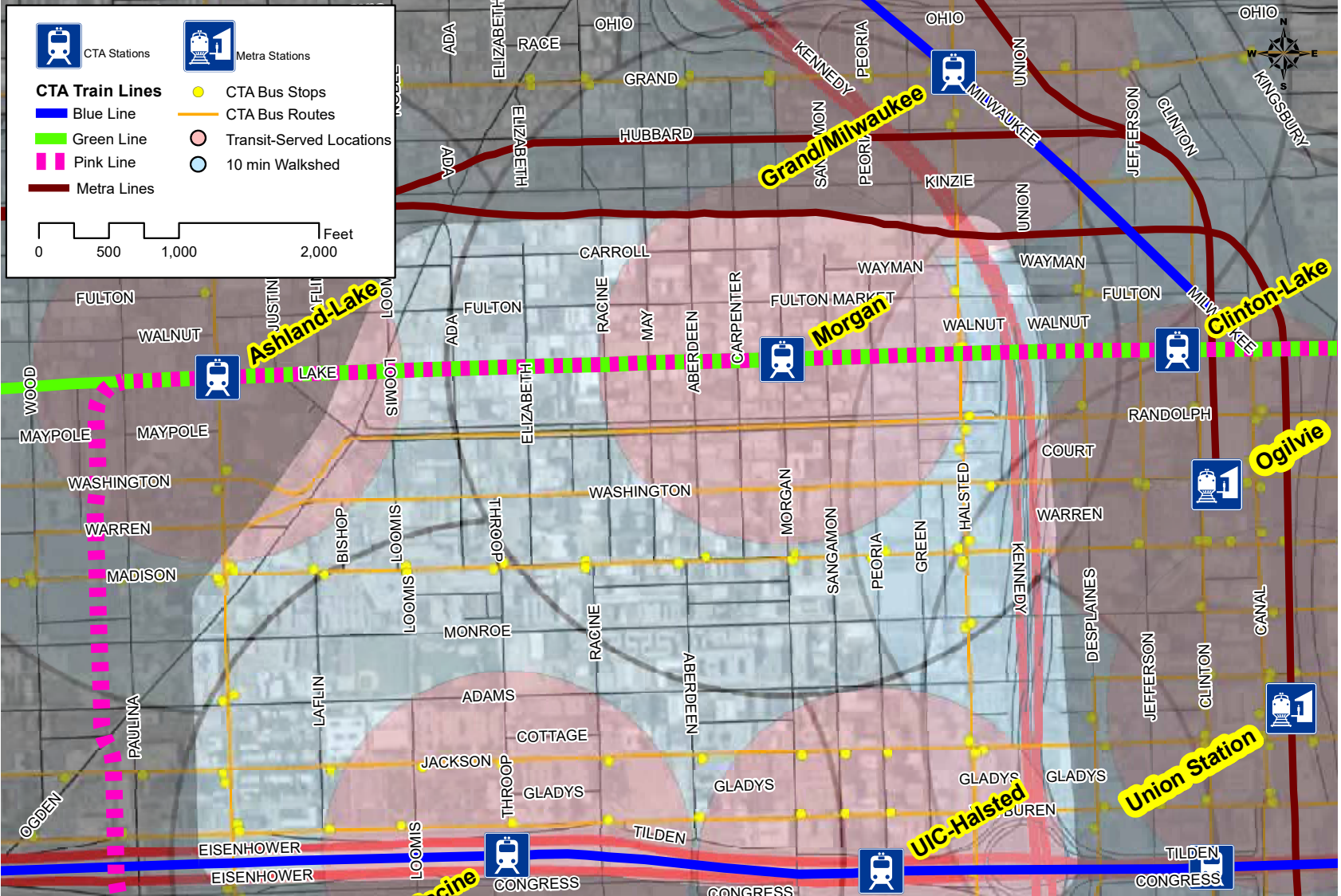
Design Guideline Methodology



West Loop Design Guidelines

The Case for the West Loop

Transit Connectivity



West Loop Design Guidelines

The Case for the West Loop

Retail and Commercial Zones



- CTA GREEN/PINK LINE STATION
- EXISTING COMMERCIAL STOREFRONT
- PROMINENT VEHICULAR CORRIDOR
- PROPOSED RETAIL ZONE

West Loop Design Guidelines

The Case for the West Loop

Current Development Patterns



900 W. Washington Boulevard



1 S. Halsted Street



110 N. Carpenter Street



1115 W. Washington Boulevard



845 W. Madison Street



1045 W. Washington Boulevard



935 W. Washington Boulevard



1000 W. Monroe Street



1050 W. Monroe Street



1035 W. Van Buren Street



1061 W. Van Buren Street



111 S. Peoria Street



855 W. Adams Street



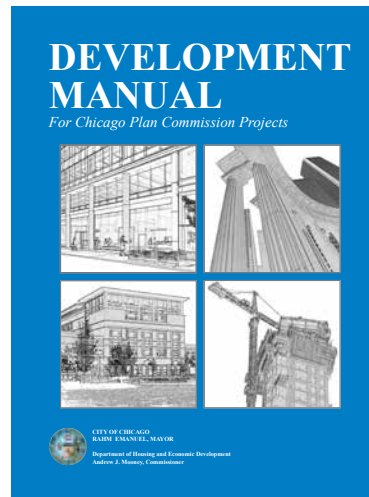
236 S. Racine Avenue



20 N. Loomis Street

West Loop Design Guidelines

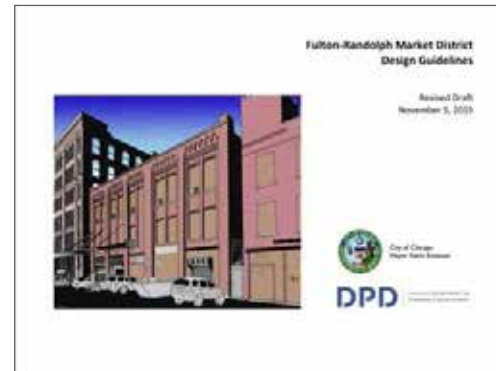
Previous Planning Efforts



City of Chicago
Zoning PD Requirements



City of Chicago
Fulton Market Innovation District Plan



City of Chicago
Historic Fulton-Randolph Market
District Design Guidelines



Neighbors of West Loop
"The Neighborhood Plan"



West Central Association &
Metropolitan Planning Council
"A Future for the Near West Side"



West Loop Community
Organization
Needs Assessment

Urban Design Best Practice



West Loop Design Guidelines

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West Loop Design Guidelines

Urban Design Principles

Building Design

- Encourage taller, thinner buildings with substantial setbacks
- Orient the longest building facades and/or concentrate height along wider streets

Base Design

- Building bases should be mindful of existing context, particularly at infill sites
- Provide seamless or gradual transition in bulk and scale near areas with lower-scale and character buildings - including those in the Landmark Districts
- Reinforce desirable urban features found within the surrounding area such as siting patterns, massing arrangements and streetscape characteristics.

Commercial Uses

- Buildings for commercial uses that require large floor plates should respect the mass, scale and architectural character of adjacent buildings.

West Loop Design Guidelines

Massing Scenarios



Scenario 1



Scenario 2



Scenario 3

West Loop Design Guidelines

Scenario #3 in Detail



LEGEND

| | |
|-----------------------------------|--|
| OFFICE FLOORS (BY RIGHT) | RESIDENTIAL FLOORS (BY RIGHT) |
| OFFICE FLOORS POSSIBLE WITH BONUS | RESIDENTIAL FLOORS POSSIBLE WITH BONUS |
| GROUND FLOOR RETAIL | |

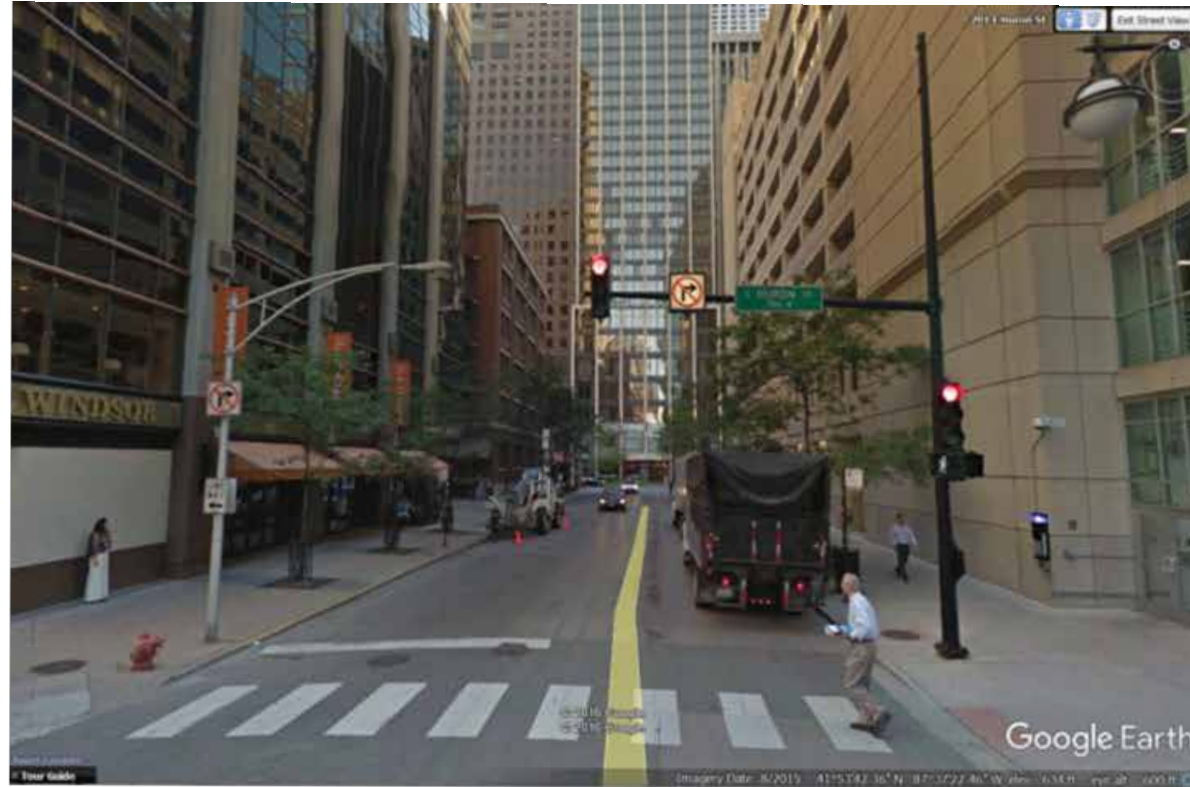
URBAN DESIGN STRATEGIES TO STEP FORMS & CREATE TALLER, THINNER BUILDINGS

- 1** RESIDENTIAL DESIGNED IN A THIN TOWER THAT IS SET BACK FROM THE STREET TO ALLOW FOR MORE LIGHT, AIR, & VIEWS.
- 2** LARGER RESIDENTIAL UNITS LINE THE STREET FRONTAGE TO DISGUISE THE PARKING PODIUM.
- 3** MIX OF USES ON SITE ENSURES ACTIVITY THROUGHOUT THE DAY. SMALLER OFFICE CORNER BUILDING PROVIDES A HEIGHT TRANSITION TO THE SURROUNDING BUILDINGS.
- 4** COMPRESSING THE BUILDING GFA INTO TALLER STRUCTURES ALLOWS FOR PUBLICLY ACCESSIBLE OPEN SPACE ON SITE. THIS SPACE COULD BE USED FOR OUTDOOR CAFES, OR AS LEISURE SPACE FOR OFFICE AND RESIDENTIAL UNITS.
- 5** PARKING GARAGE IS ACCESSED FROM AN ALLEY, AND IS BUILT AWAY FROM THE PRIMARY STREET FRONTAGE.



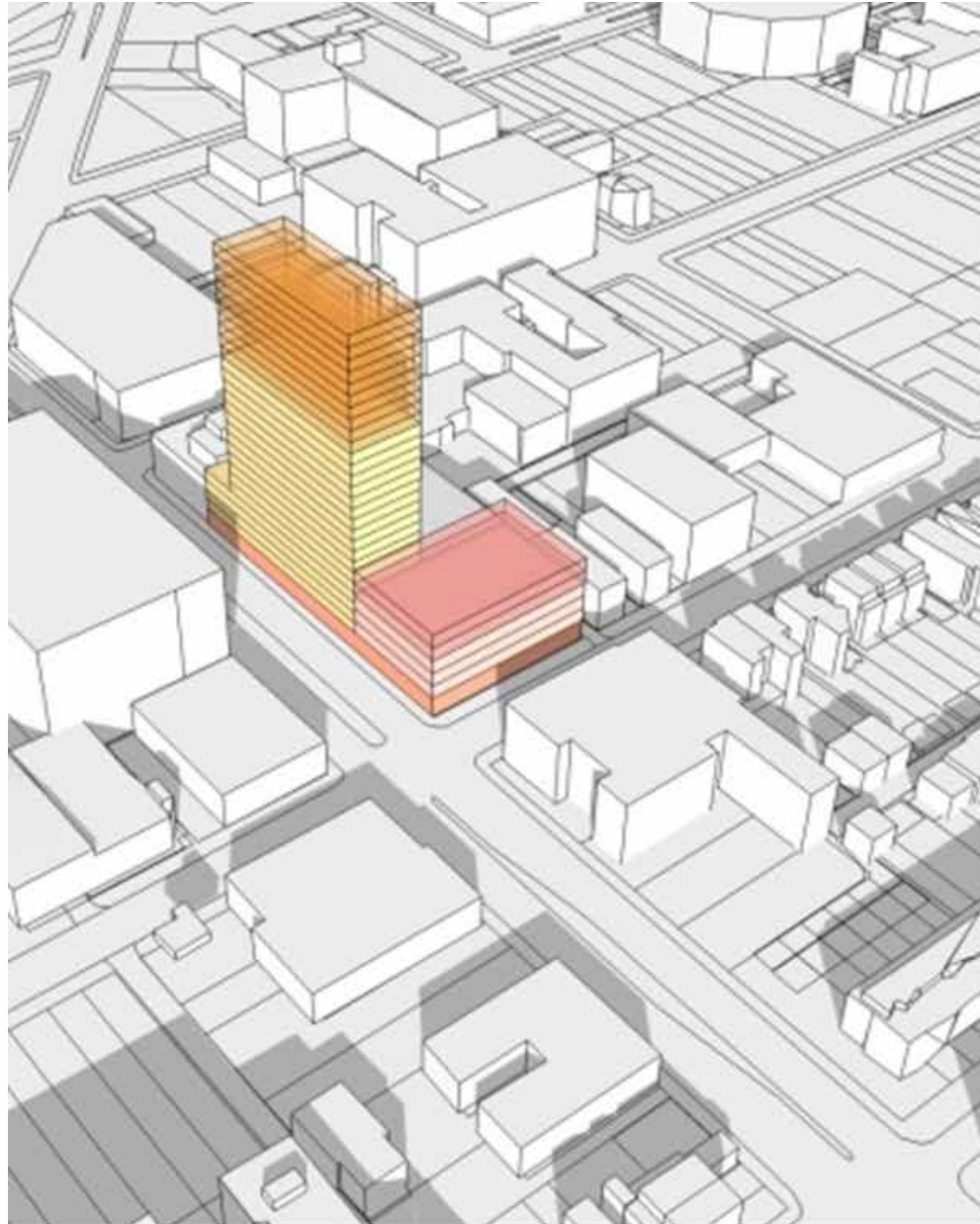
West Loop Design Guidelines

Massing Scenarios in Practice - Scenario #1



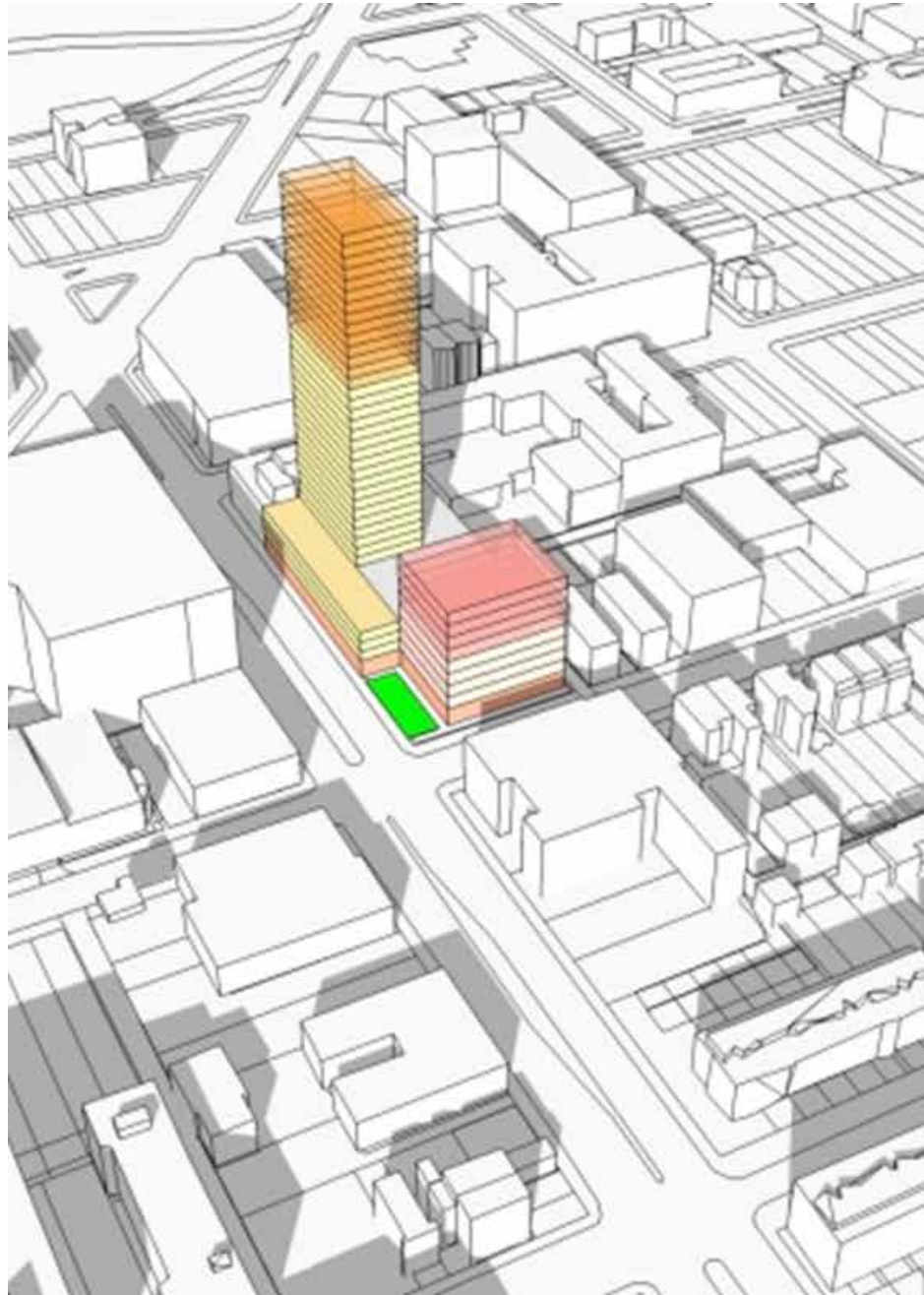
West Loop Design Guidelines

Massing Scenarios in Practice - Scenario #2



West Loop Design Guidelines

Massing Scenarios in Practice - Scenario #3



West Loop Design Guidelines

Massing Scenarios in Practice



West Loop Design Guidelines

Massing Scenarios in Practice



West Loop Design Guideline Organization



West Loop Design Guidelines

Guideline Organization

- 1.0 General Strategies
- 2.0 Tall Building Design Guidelines
- 3.0 Corridor Specific Guidelines
- 4.0 Public Realm Guidelines
- 5.0 Alley, Parking and Service Guidelines

West Loop Design Guidelines

General Strategies

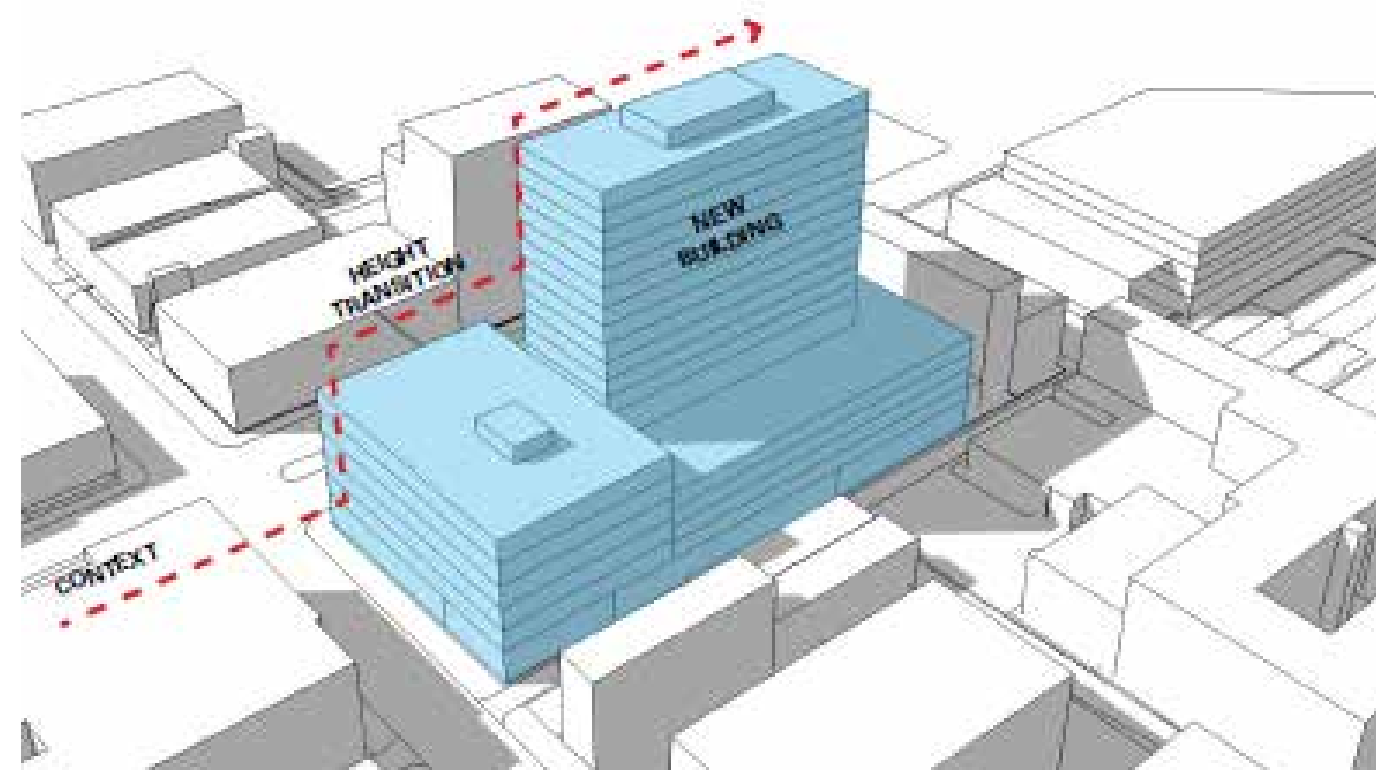
- 1.1 Design Excellence
- 1.2 Preserve and Enhance Streetwalls in the West Loop
- 1.3 Design of the Building Base
- 1.4 Location and Parking Podium
- 1.5 Architectural Components
- 1.6 Material Guidelines



West Loop Design Guidelines

Tall Building Design Guidelines

- 2.1 Building Setbacks
- 2.2 Tall Building Design
- 2.3 Tower Design to Maintain High Quality Public Realm
- 2.4 Height Transitions



West Loop Design Guidelines

Site Specific Guidelines

- 3.1 Halsted Street and Van Buren Street Corridors
- 3.2 Ogden Avenue Corridor
- 3.3 Washington Street Corridor
- 3.4 Randolph Street Corridor
- 3.5 Lake Street Corridor
- 3.6 Areas adjacent to Historic Districts
- 3.7 Areas adjacent to Open Space
- 3.8 Retail Nodes



West Loop Design Guidelines

Public Realm Guidelines

- 4.1 Pedestrian Safety
- 4.2 Placemaking
- 4.3 Sustainable Design
- 4.4 Streetscape
- 4.5 Signage & Identity



West Loop Design Guidelines

Alley Parking & Service Guidelines

- 5.1 Alley / Service / Loading Access
- 5.2 Off-Street Parking
- 5.3 Bicycle Amenities



West Loop Design Guidelines

Design Guideline Review

- Posters depict design guidelines by topic area
- Take your time and review as many as you'd like
- Post-it notes are available for comments
- Staff will be present to answer questions

Next Steps



West Loop Design Guidelines

Next Steps

| | |
|--|-----------------|
| Publish Draft Document with Proposed Design Guidelines | July 27, 2017 |
| Public Open House | August 3, 2017 |
| Present to Plan Commission | August 17, 2017 |