

THE JOHN BUCK COMPANY

655 W MADISON

CITY OF CHICAGO

*DEPARTMENT OF PLANNING & DEVELOPMENT
COMMITTEE ON DESIGN*

2022 JULY 13

JOHN BUCK

+

JEON & COOPER

DESIGN NARRATIVE



This new office building located on the western edge of downtown Chicago represents a new era in office buildings in Chicago. The two-tower development includes 1.5 million square foot project, 39-story tower on the Madison side and 29-story tower on the Monroe side.

The project will be among the most high-tech, healthy buildings in North America to challenge norms in workplace design. The building explores the use of multiple floor plate sizes for companies with large and small employee counts. Each office floor will have a dedicated fresh air intake system to minimize air mixing with other floors. The podium rooftop will be programmed as a one-acre elevated park connecting the two towers and include exterior amenities for office tenants.

Programmatically the building is one of the most amenitized office buildings in the nation, with ground floor retail, covered porte-cochere, conference center, wellness and several floors throughout the building solely dedicated to workplace amenities. The entire building has been designed with the workplace of the future in mind.

COMMUNITY ENGAGEMENT:

Local Organizations which will play a role in the Community Engagement process (Dates TBD):

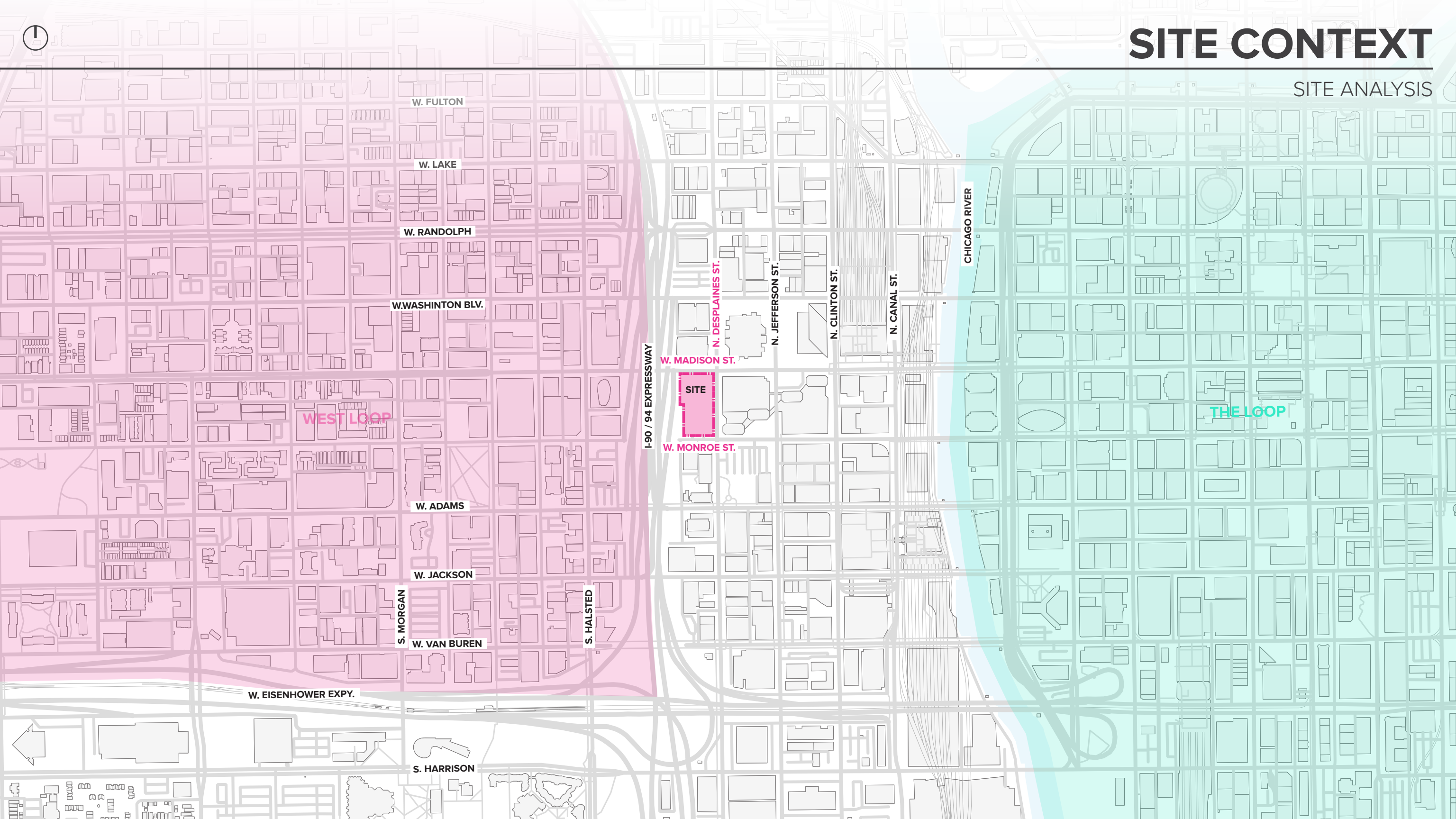
- West Loop Community Organization (WLCO)
- Neighbors of West Loop (NOWL)
- West Central Association (WCA)
- Public-Hosted Community-Wide Meeting

SITE ANALYSIS



SITE CONTEXT

SITE ANALYSIS



W. FULTON

W. LAKE

W. RANDOLPH

W. WASHINGTON BLV.

WEST LOOP

W. ADAMS

W. JACKSON

W. VAN BUREN

W. EISENHOWER EXPY.

W. HARRISON

I-90 / 94 EXPRESSWAY

N. DESPLAINES ST.

SITE

W. MONROE ST.

N. JEFFERSON ST.

N. CLINTON ST.

N. CANAL ST.

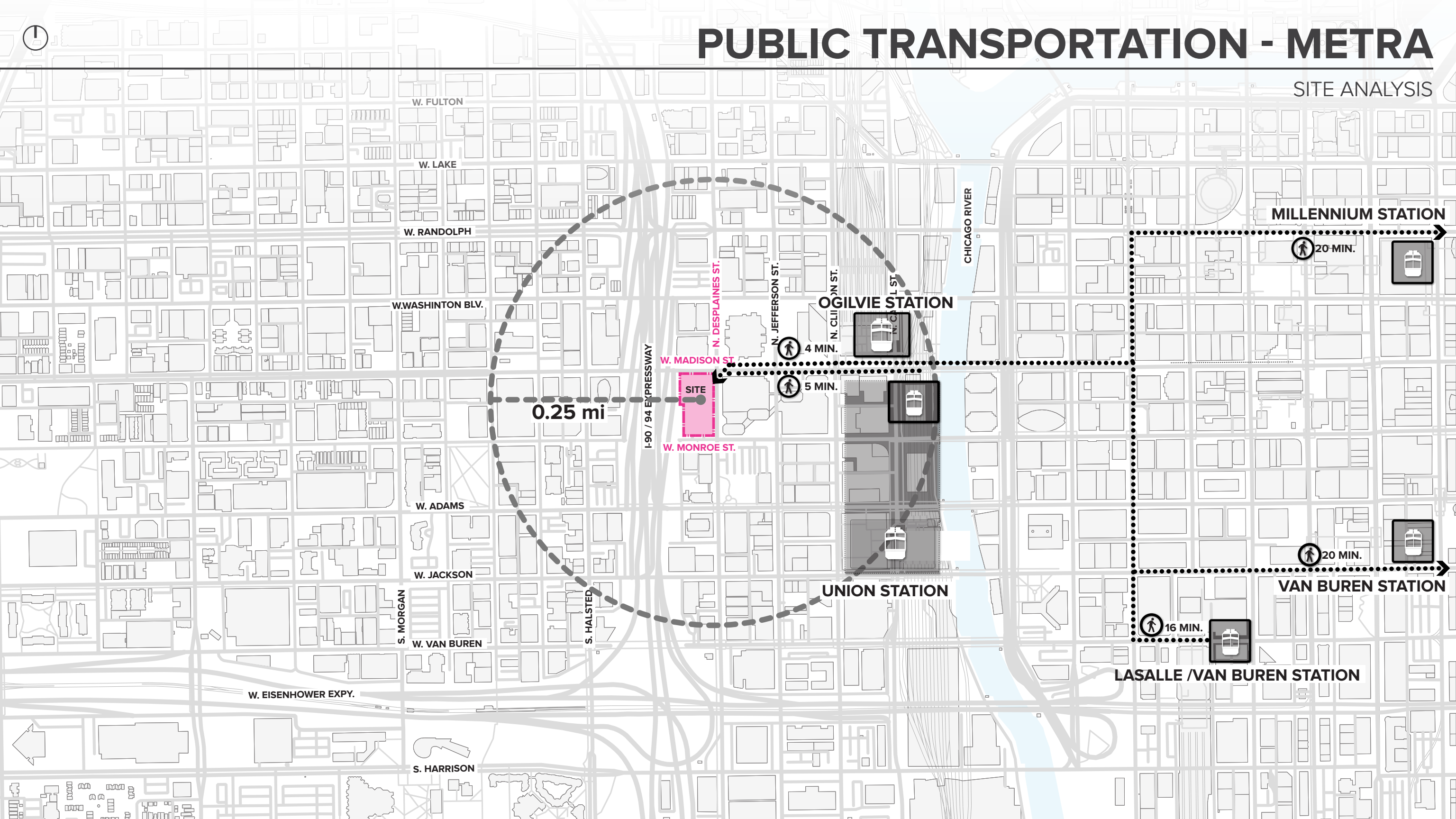
CHICAGO RIVER

THE LOOP



PUBLIC TRANSPORTATION - METRA

SITE ANALYSIS



W. FULTON

W. LAKE

W. RANDOLPH

W. WASHINGTON BLV.

W. ADAMS

W. JACKSON

W. VAN BUREN

S. HARRISON

W. EISENHOWER EXPY.

I-90 / 94 EXPRESSWAY

CHICAGO RIVER

N. DESPLAINES ST.

N. JEFFERSON ST.

N. CLARK ST.

N. LA SALLE ST.

W. MADISON ST.

W. MONROE ST.

OGILVIE STATION

UNION STATION

MILLENNIUM STATION

20 MIN.

0.25 mi

4 MIN.

5 MIN.

20 MIN.

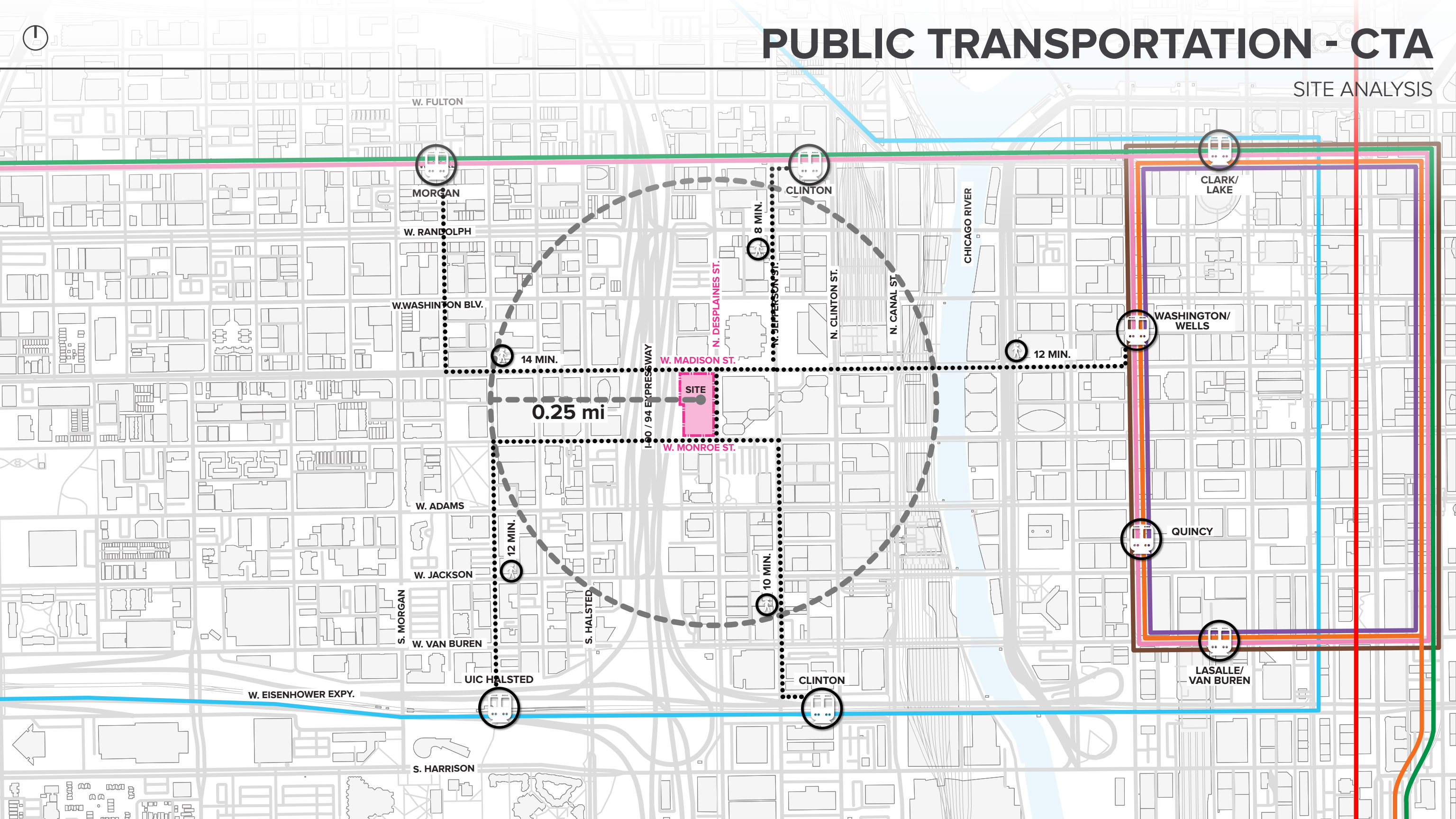
16 MIN.

LASALLE / VAN BUREN STATION

VAN BUREN STATION

PUBLIC TRANSPORTATION - CTA

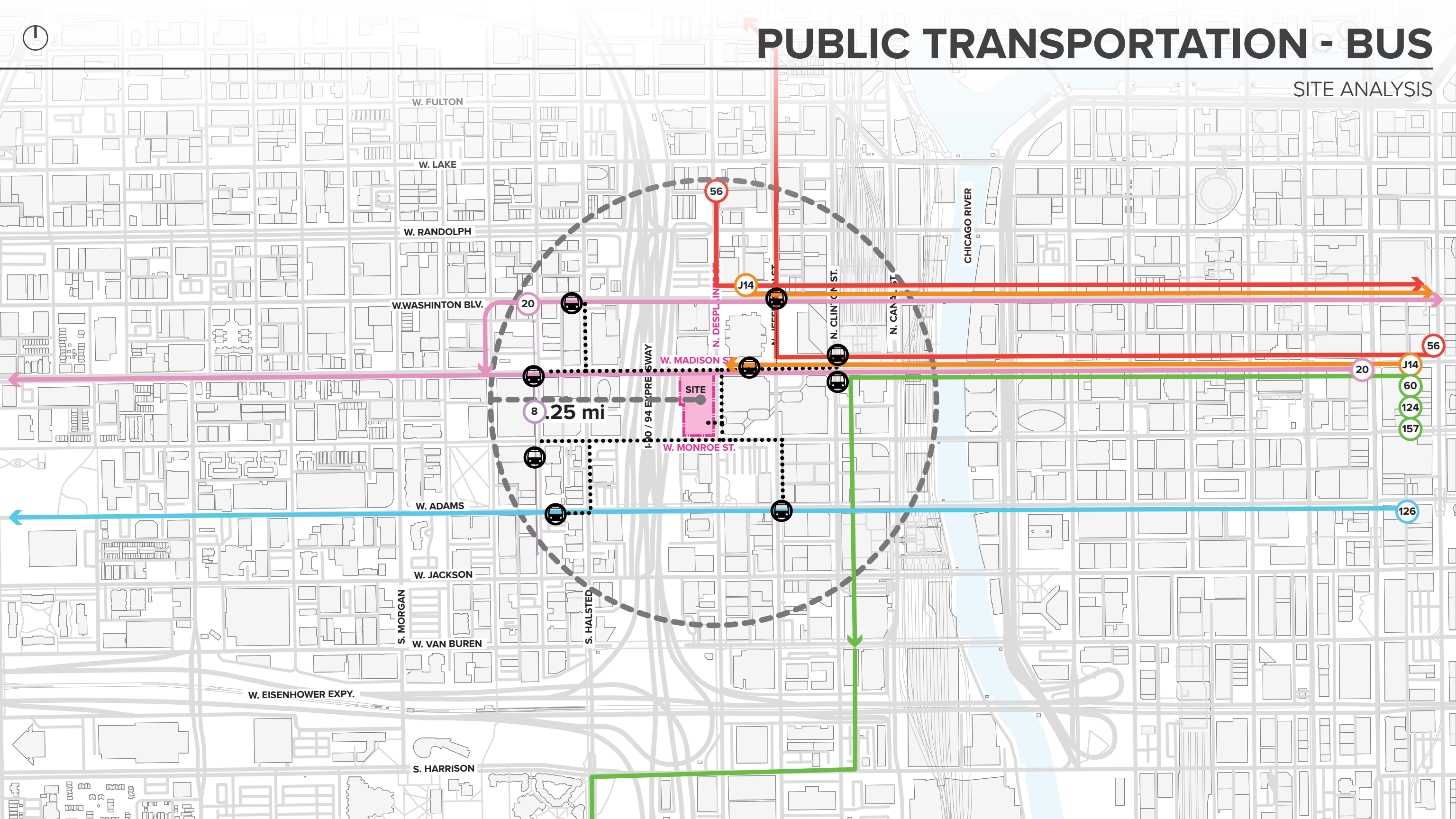
SITE ANALYSIS





PUBLIC TRANSPORTATION - BUS

SITE ANALYSIS



W. FULTON

W. LAKE

W. RANDOLPH

W. WASHINGTON BLV.

W. ADAMS

W. JACKSON

W. VAN BUREN

W. EISENHOWER EXPY.

S. HARRISON

56

J14

20

8

.25 mi

I-90 / 94 EXPRE SWAY

SITE

W. MADISON ST.

W. MONROE ST.

56

J14

20

60

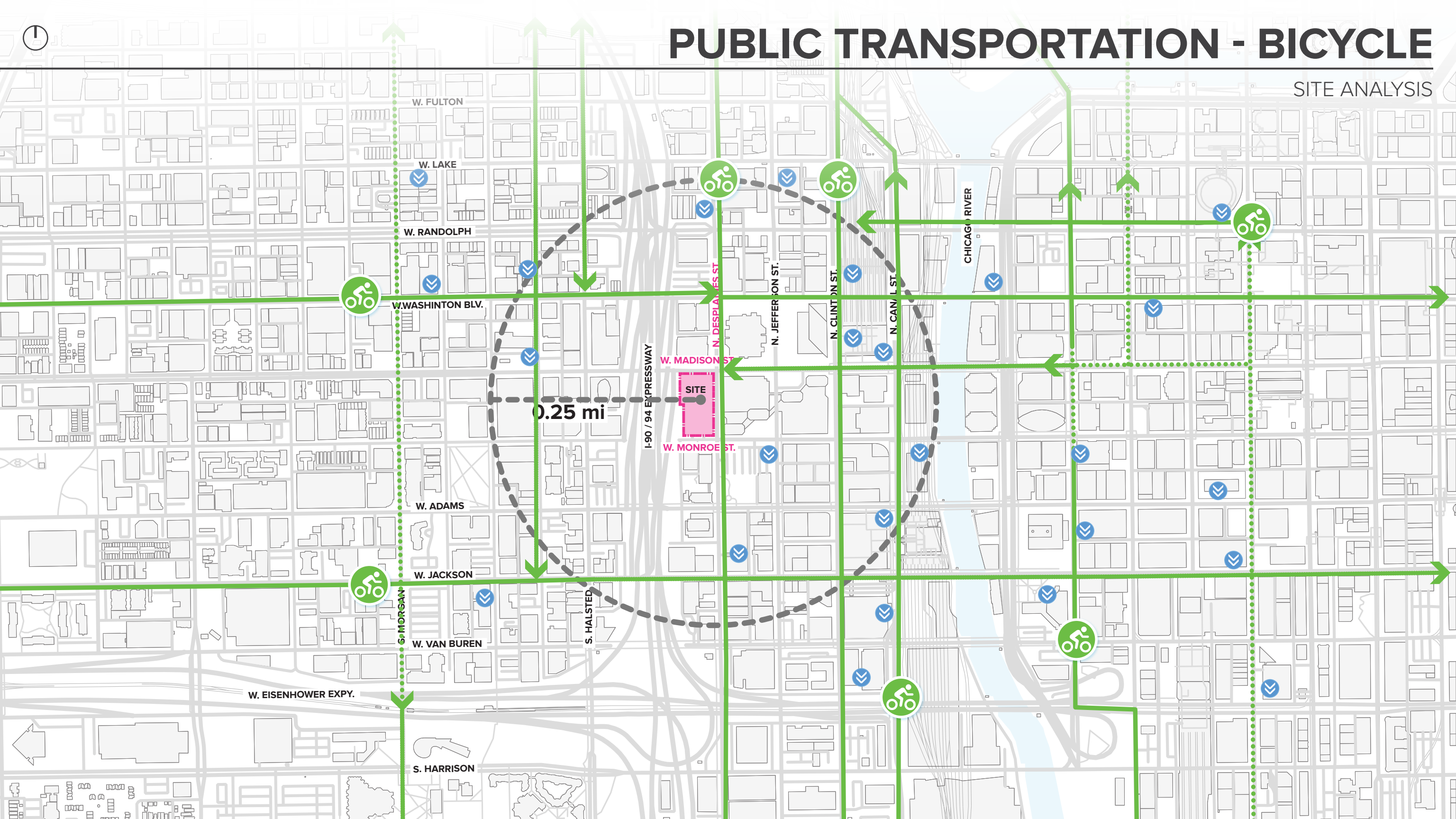
124

157

126

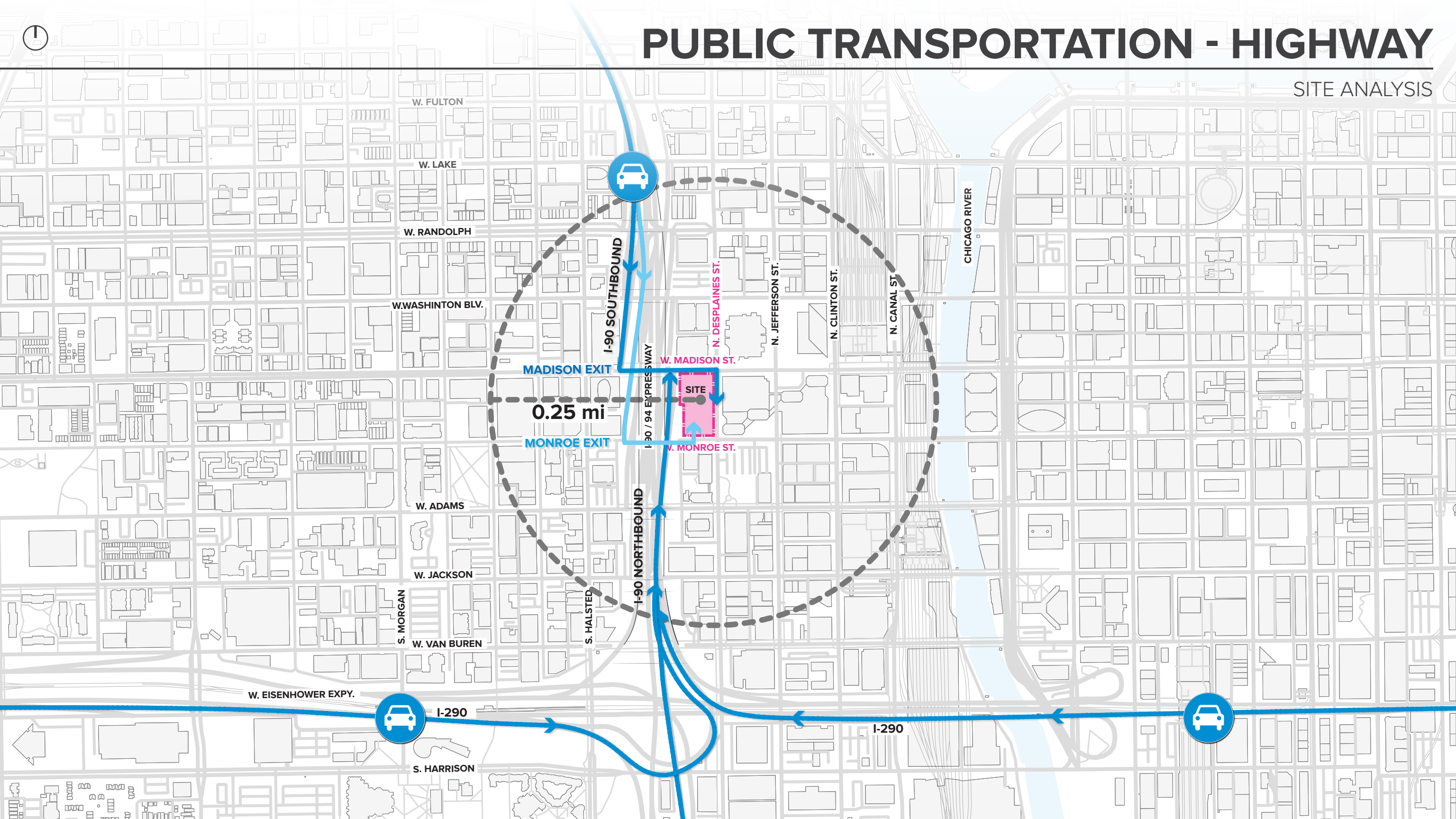
PUBLIC TRANSPORTATION - BICYCLE

SITE ANALYSIS



PUBLIC TRANSPORTATION - HIGHWAY

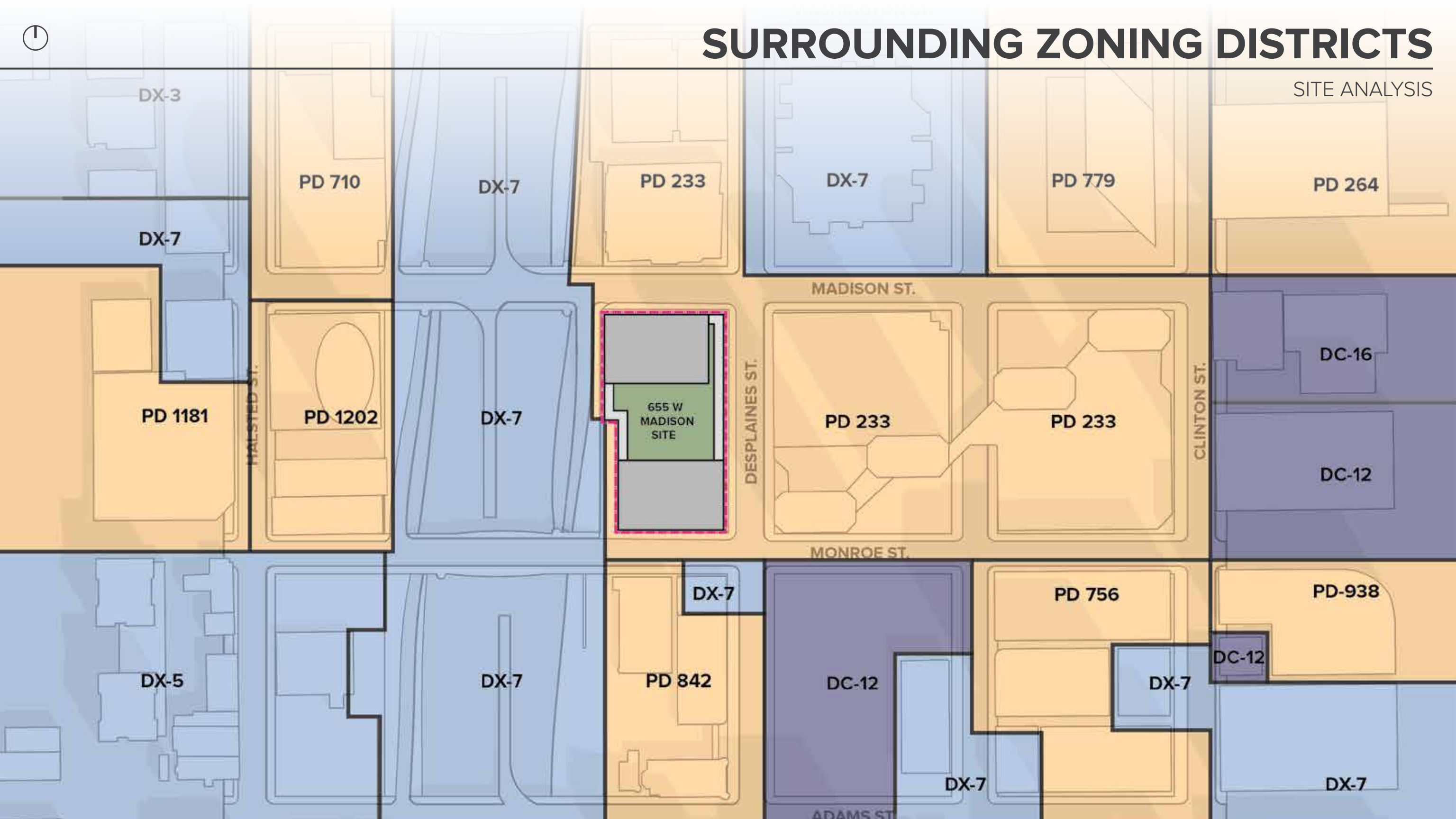
SITE ANALYSIS





SURROUNDING ZONING DISTRICTS

SITE ANALYSIS





EXISTING LAND USE

SITE ANALYSIS

WASHINGTON ST.

MADISON ST.

MONROE ST.





ADAMS ST.

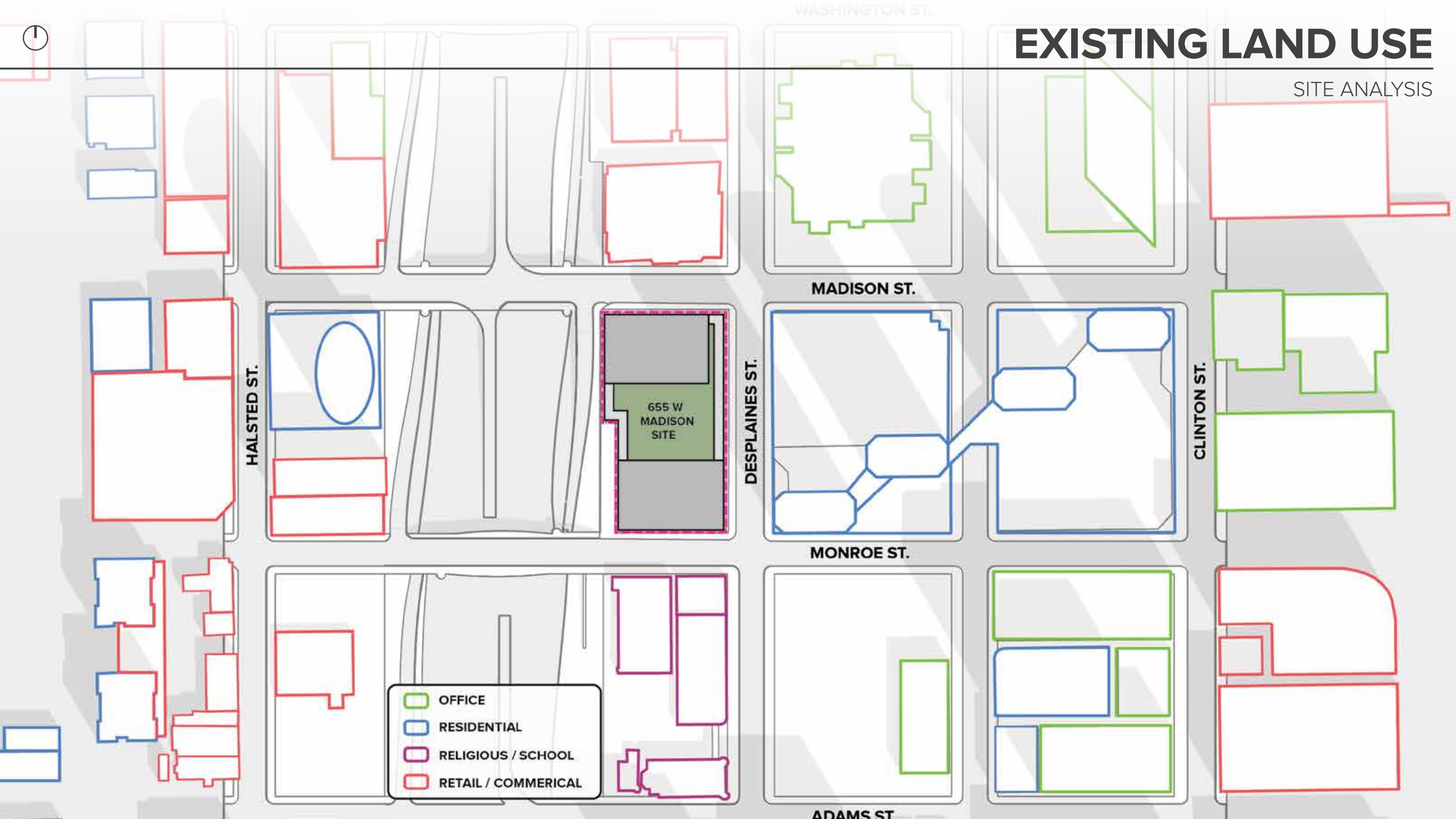
HALSTED ST.

DESPLAINES ST.

CLINTON ST.

655 W
MADISON
SITE

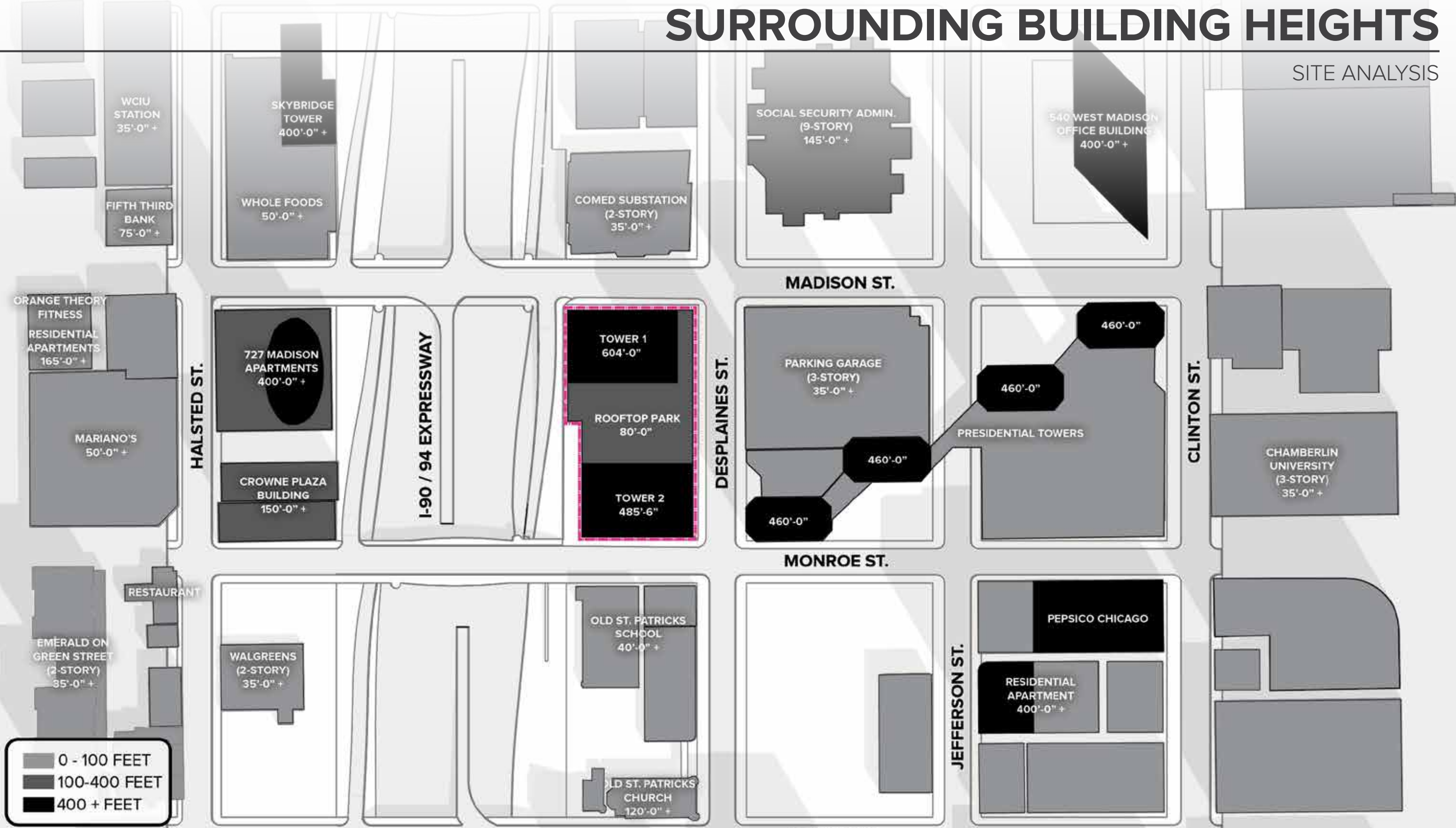
-  OFFICE
-  RESIDENTIAL
-  RELIGIOUS / SCHOOL
-  RETAIL / COMMERCIAL





SURROUNDING BUILDING HEIGHTS

SITE ANALYSIS



- 0 - 100 FEET
- 100-400 FEET
- 400 + FEET

WCIU STATION
35'-0" +

FIFTH THIRD BANK
75'-0" +

SKYBRIDGE TOWER
400'-0" +

WHOLE FOODS
50'-0" +

COMED SUBSTATION
(2-STORY)
35'-0" +

SOCIAL SECURITY ADMIN.
(9-STORY)
145'-0" +

540 WEST MADISON
OFFICE BUILDING
400'-0" +

MADISON ST.

ORANGE THEORY FITNESS
RESIDENTIAL APARTMENTS
165'-0" +

HALSTED ST.

727 MADISON APARTMENTS
400'-0" +

I-90 / 94 EXPRESSWAY

TOWER 1
604'-0"

ROOFTOP PARK
80'-0"

TOWER 2
485'-6"

DESPLAINES ST.

PARKING GARAGE
(3-STORY)
35'-0" +

460'-0"

PRESIDENTIAL TOWERS

460'-0"

460'-0"

CLINTON ST.

CHAMBERLIN UNIVERSITY
(3-STORY)
35'-0" +

MARIANO'S
50'-0" +

CROWNE PLAZA BUILDING
150'-0" +

MONROE ST.

RESTAURANT

EMERALD ON GREEN STREET
(2-STORY)
35'-0" +

WALGREENS
(2-STORY)
35'-0" +

OLD ST. PATRICKS SCHOOL
40'-0" +

ADAMS ST.

OLD ST. PATRICKS CHURCH
120'-0" +

JEFFERSON ST.

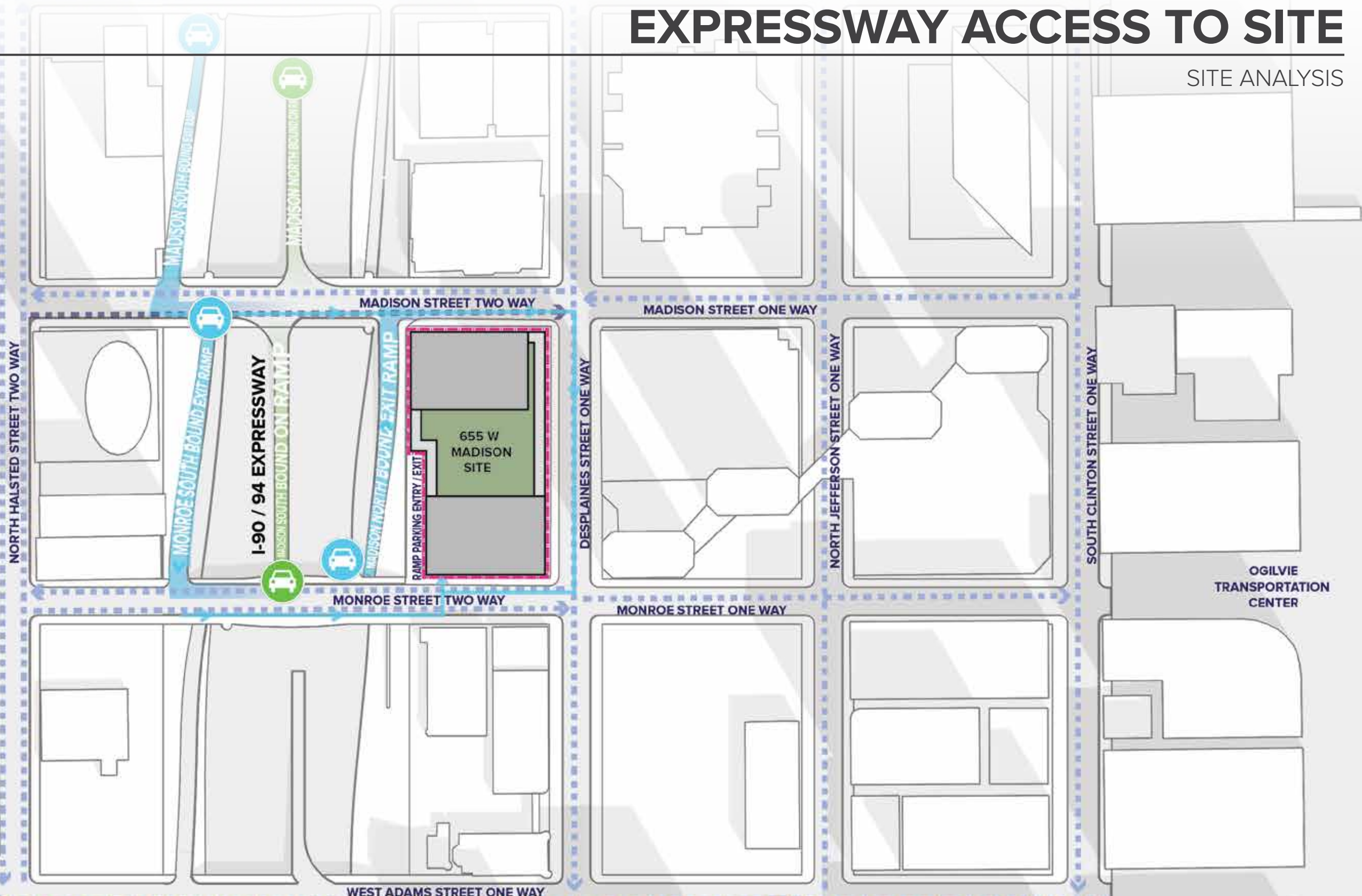
PEPSICO CHICAGO

RESIDENTIAL APARTMENT
400'-0" +



EXPRESSWAY ACCESS TO SITE

SITE ANALYSIS

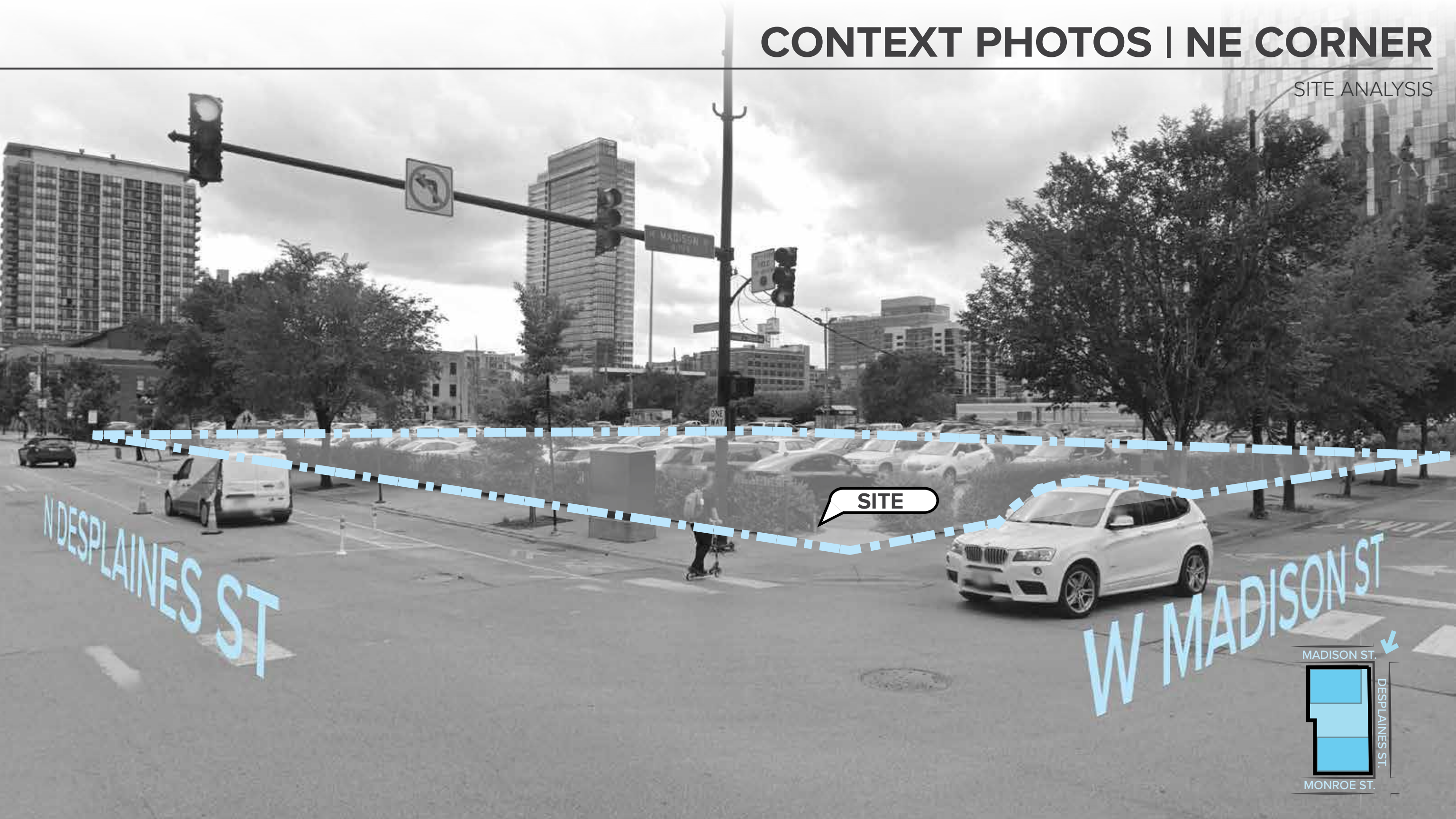


655 W
MADISON
SITE

OGILVIE
TRANSPORTATION
CENTER

CONTEXT PHOTOS | NE CORNER

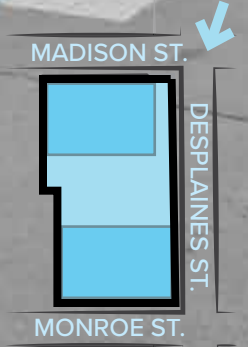
SITE ANALYSIS



SITE

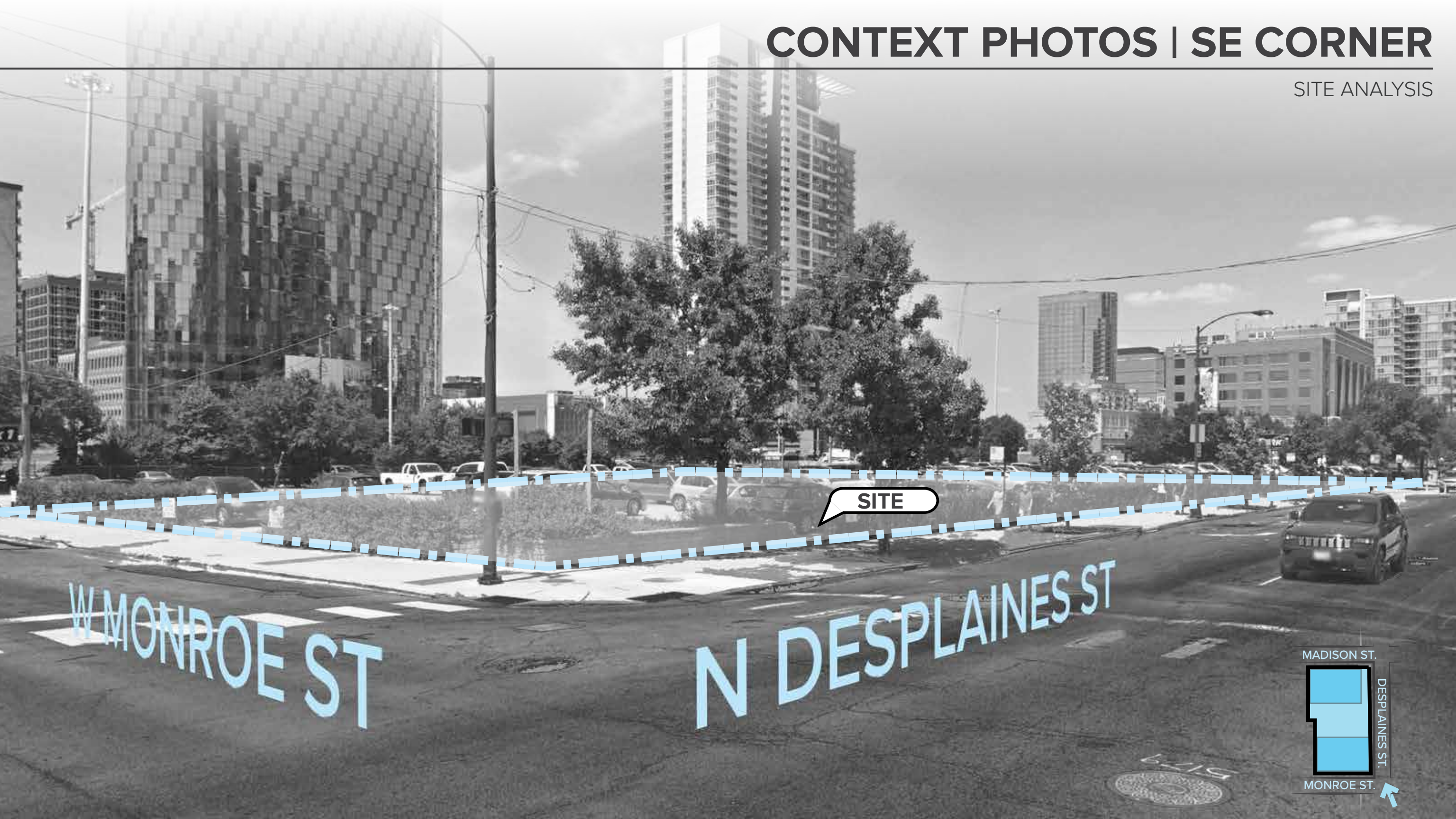
N DESPLAINES ST

W MADISON ST



CONTEXT PHOTOS | SE CORNER

SITE ANALYSIS



SITE

W MONROE ST

N DESPLAINES ST

MADISON ST.

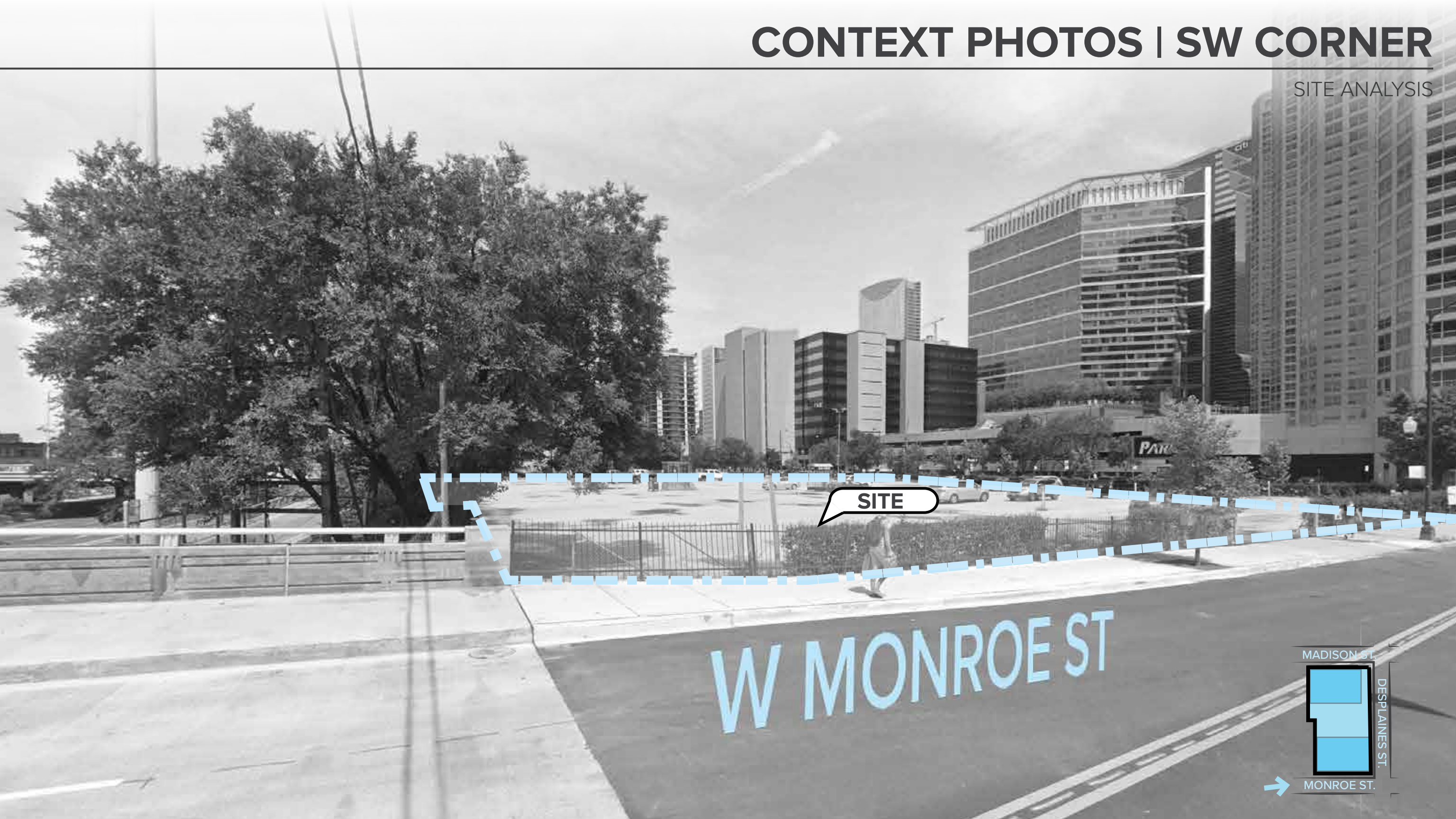
DESPLAINES ST.

MONROE ST.



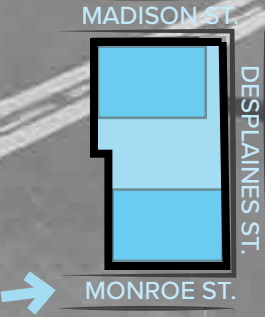
CONTEXT PHOTOS | SW CORNER

SITE ANALYSIS



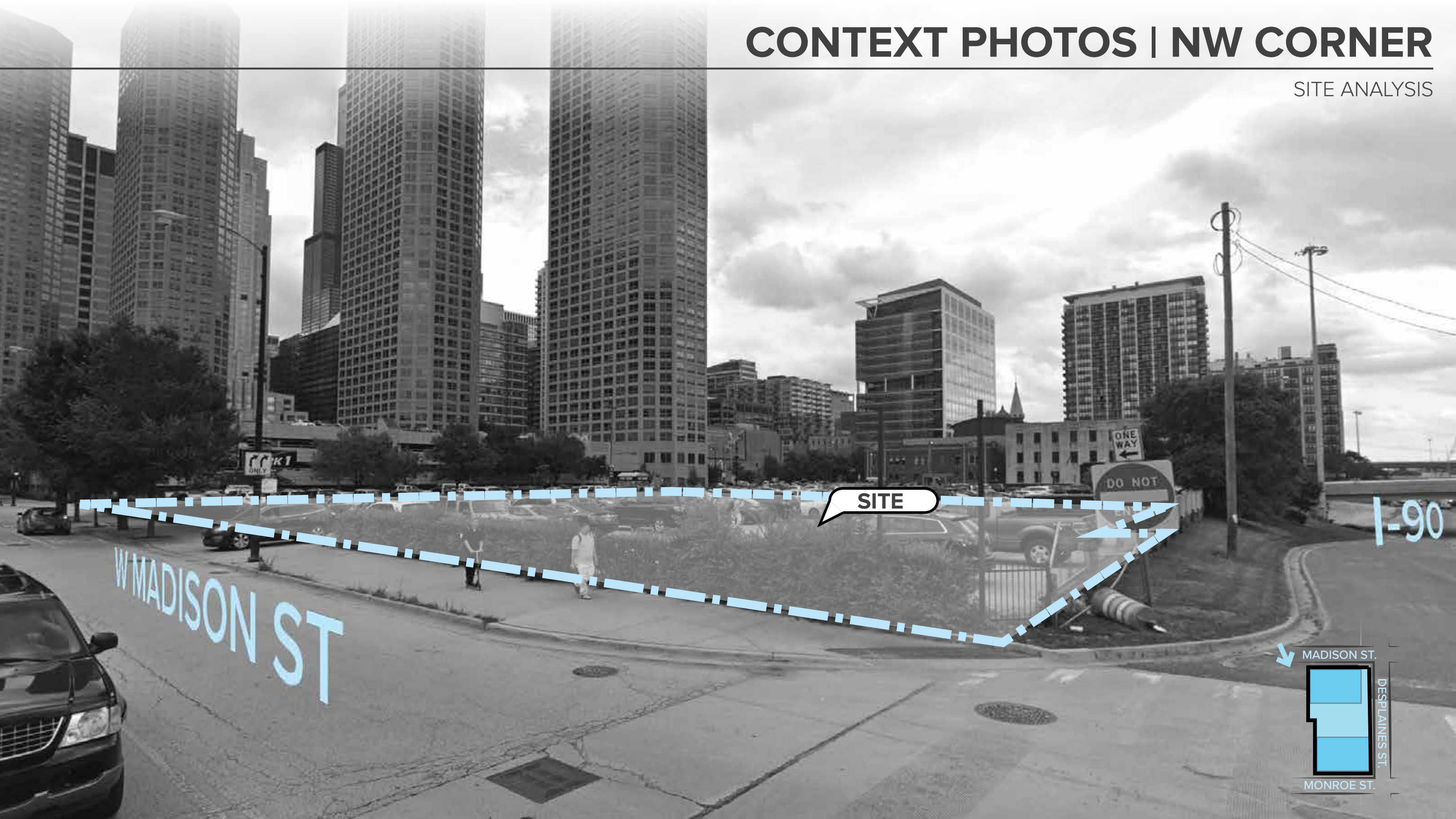
SITE

W MONROE ST



CONTEXT PHOTOS | NW CORNER

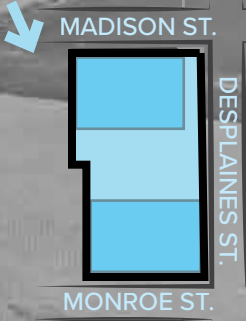
SITE ANALYSIS



SITE

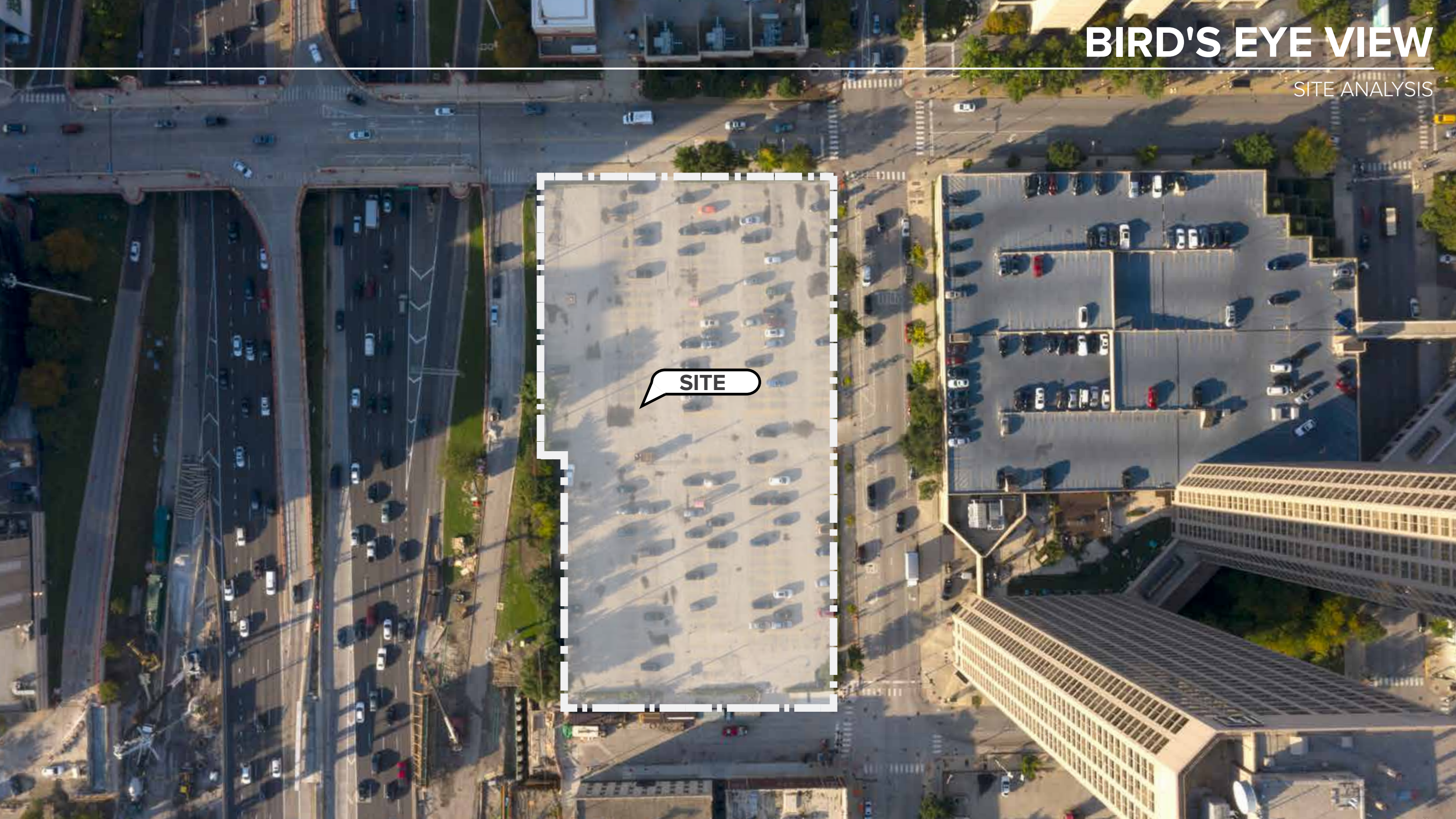
W MADISON ST

I-90



BIRD'S EYE VIEW

SITE ANALYSIS



SITE

VIEW LOOKING SOUTHEAST

SITE ANALYSIS



SITE

VIEW LOOKING EAST

SITE ANALYSIS



SITE

CASE STUDIES

NANJING YOUTH CENTER

NANJING, CHINA - ZAHA HADID





GREATWALL COMPLEX

WUHAN, CHINA - 10 DESIGN



CONCEPTUAL EVOLUTION

PROJECT EVOLUTION

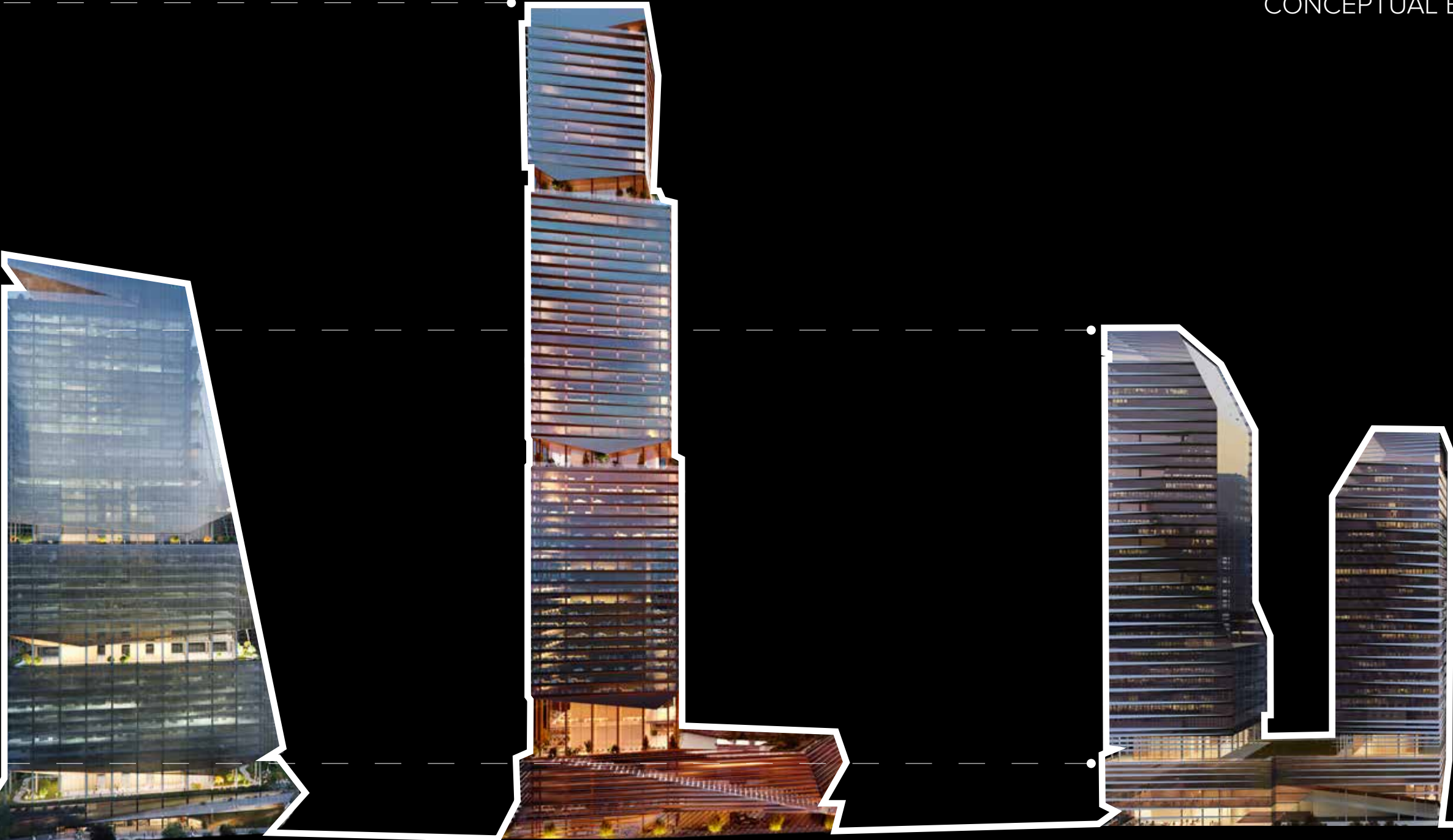
CONCEPTUAL EVOLUTION

T/ 2021 TOWER
971' - 0"

T/ 2019 TOWER
656' - 0"

T/ 2022 TOWER
604' - 0"

LEVEL 06 ROOFTOP PARK
80' - 0"



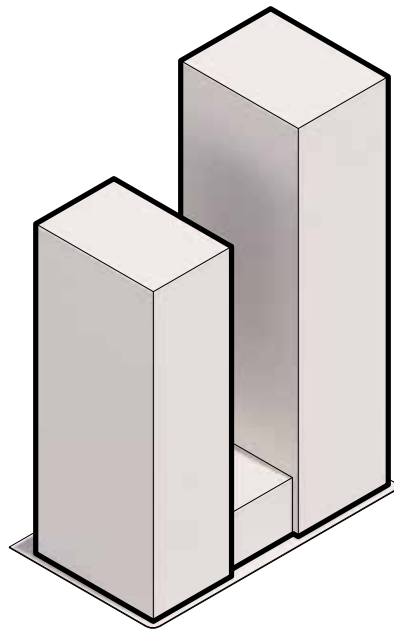
2019

2021

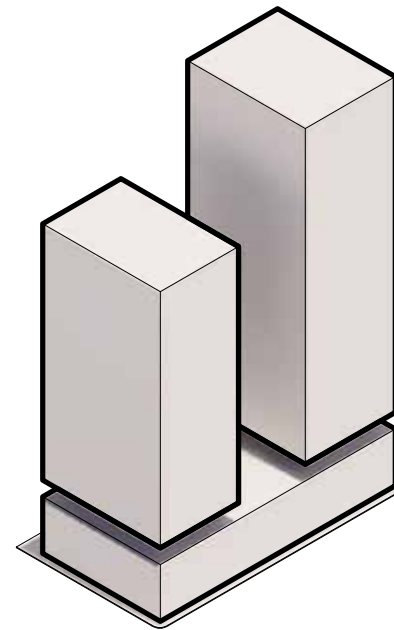
2022

MASSING OPTIONS

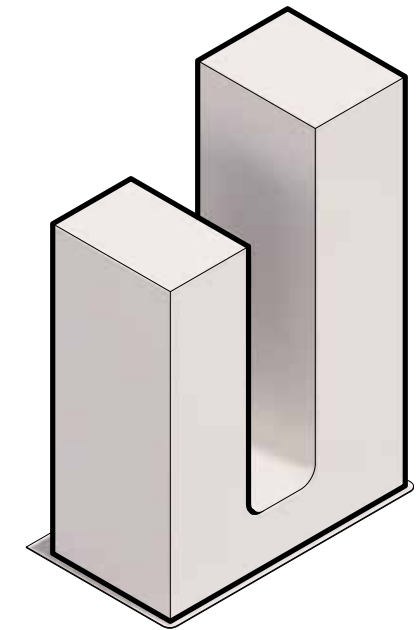
PROJECT COMPARISON



ANCHORED



SEPARATED

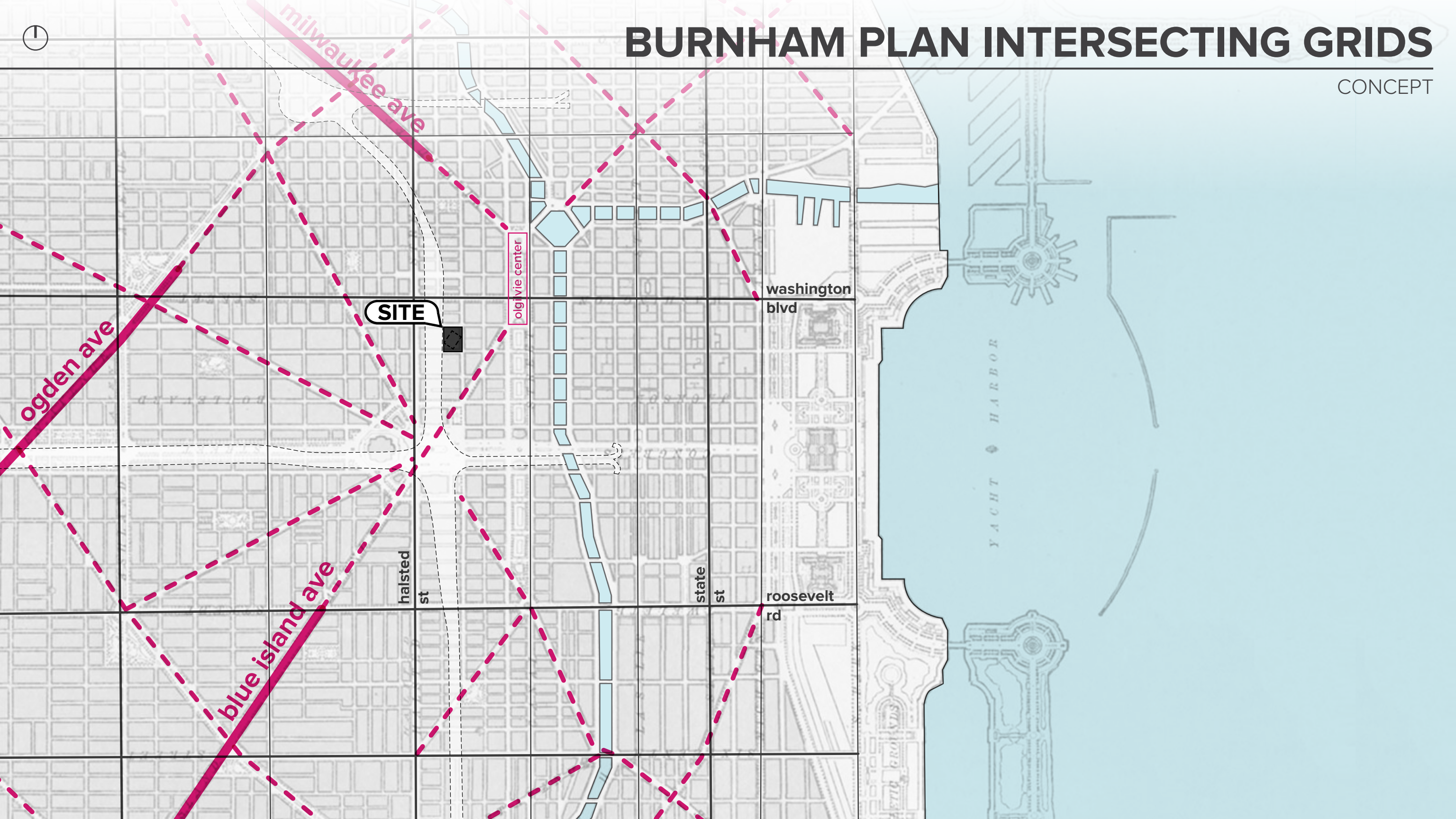


CONNECTED

CONCEPT

BURNHAM PLAN INTERSECTING GRIDS

CONCEPT



milwaukee ave

ogden ave

blue island ave

SITE

oligvie center

washington
blvd

halsted
st

state
st

roosevelt
rd

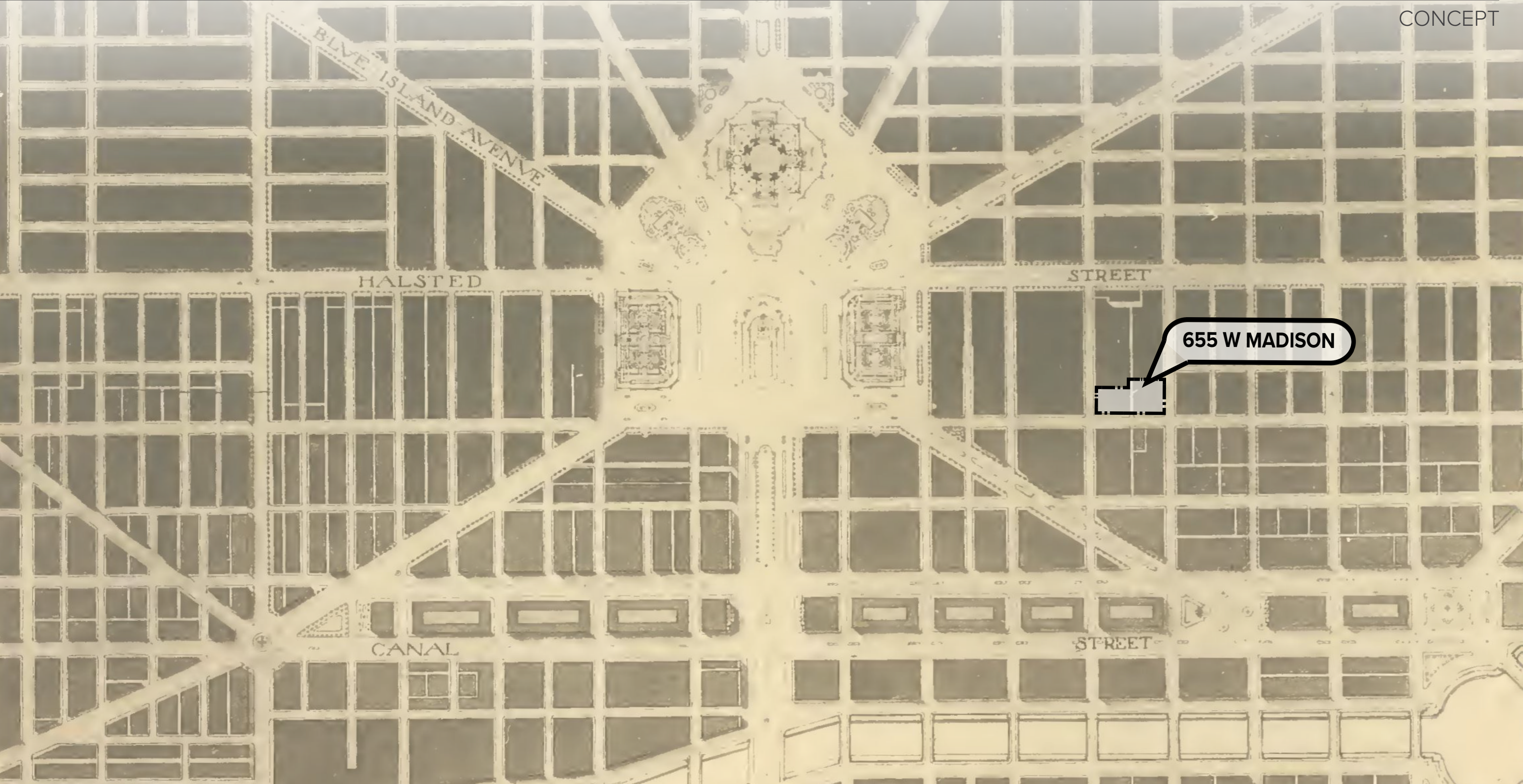
YACHT HARBOR





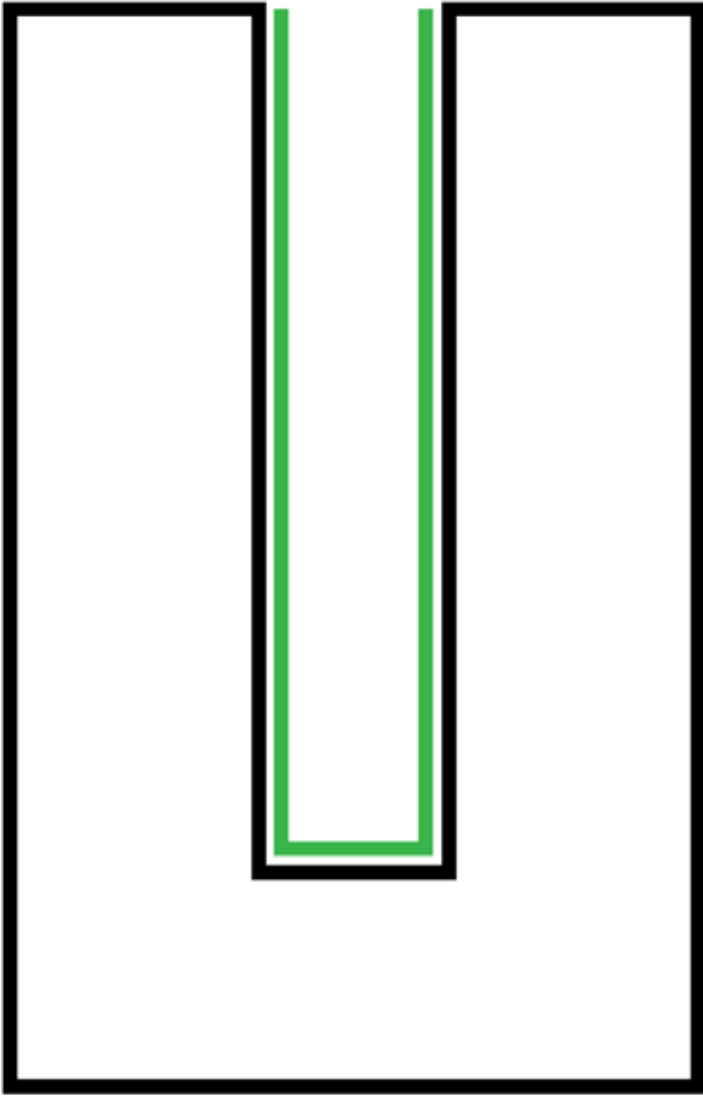
BURNHAM PLAN INTERSECTING GRIDS

CONCEPT



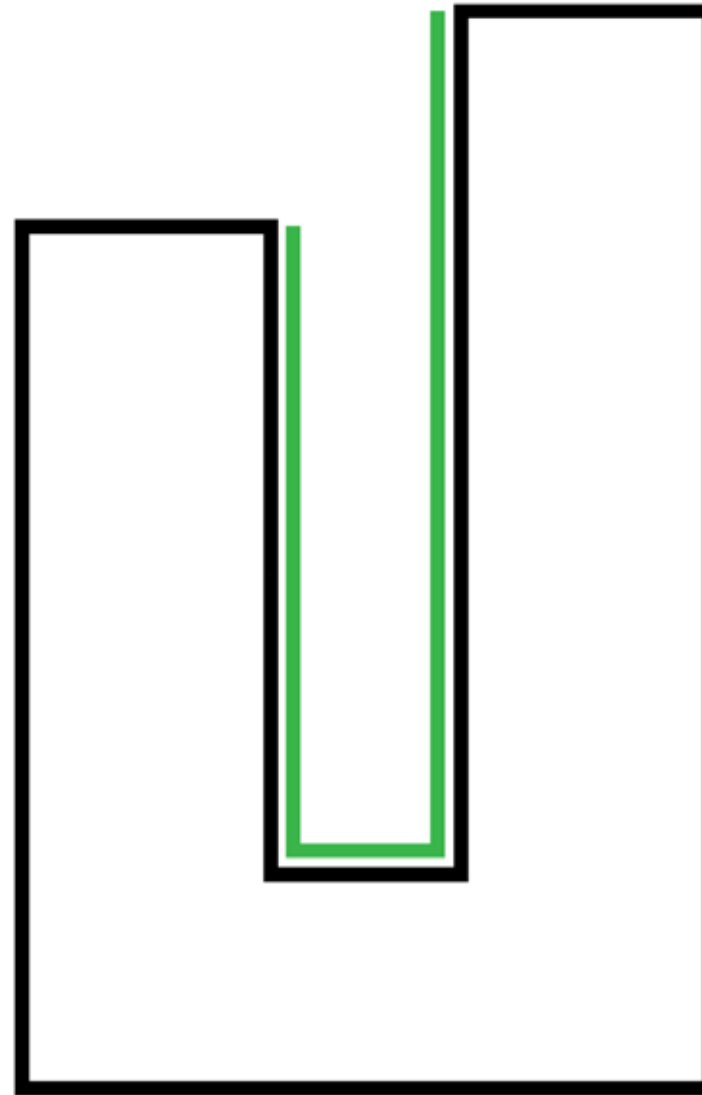
655 W MADISON





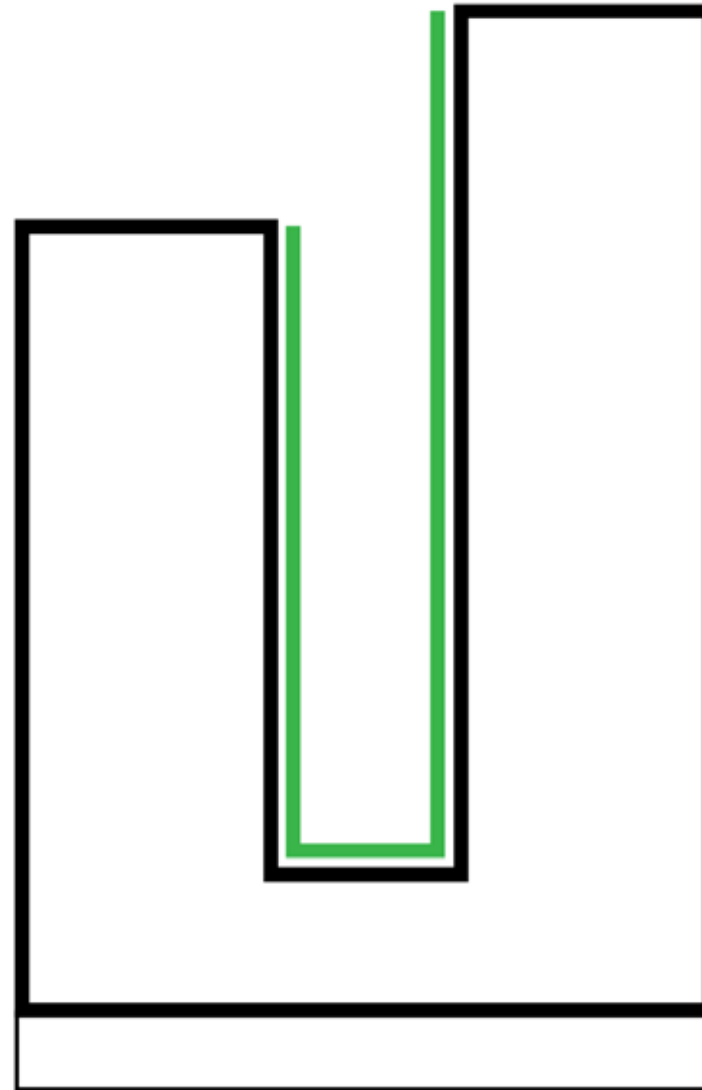
STAGGERED HEIGHT

CONCEPTUAL EVOLUTION



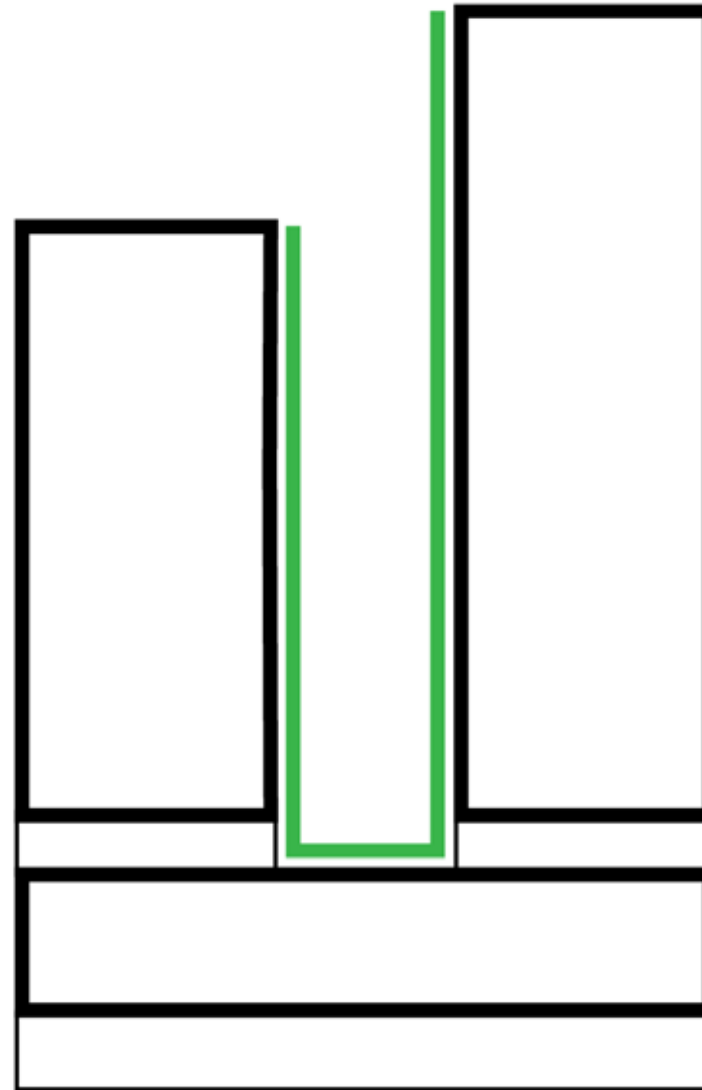
HUMAN SCALE

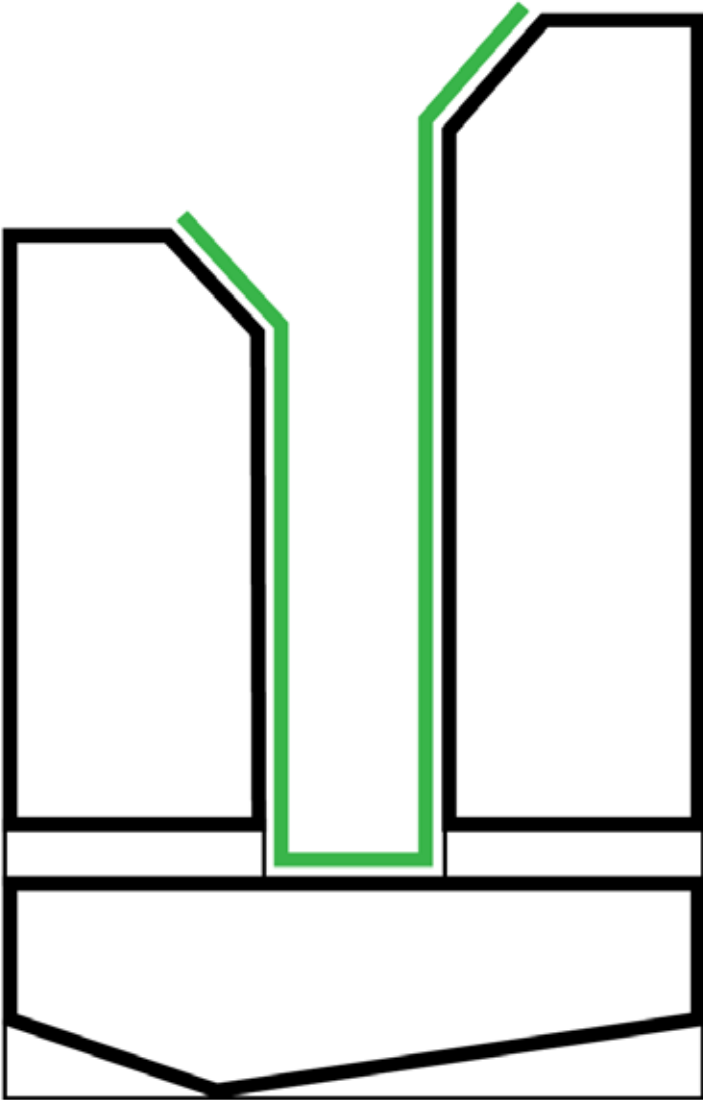
CONCEPTUAL EVOLUTION



SEPARATION

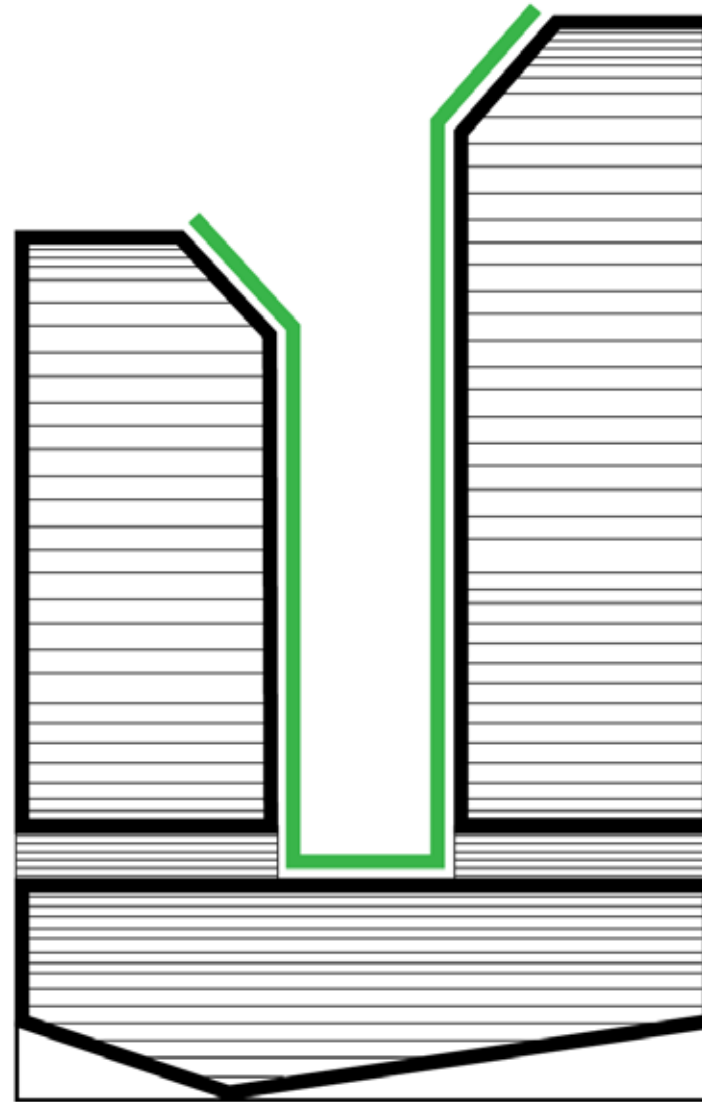
CONCEPTUAL EVOLUTION





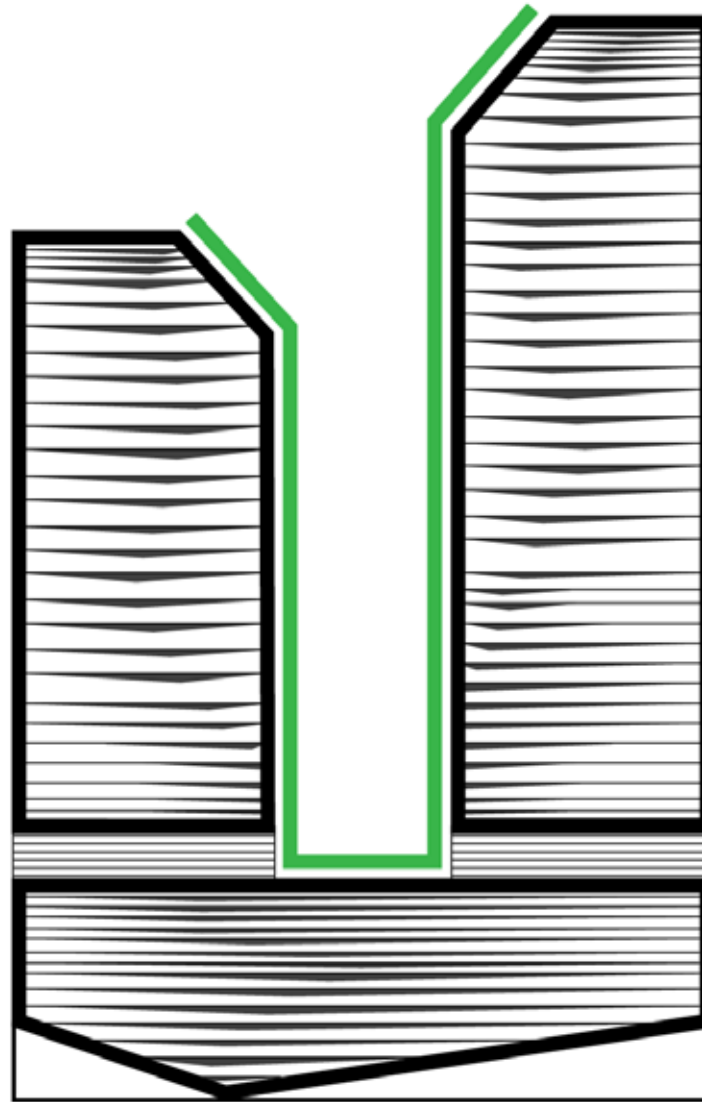
HORIZONTAL FACADE EXPRESSION

CONCEPTUAL EVOLUTION



AIR MOVEMENT

CONCEPTUAL EVOLUTION



TOWER DESIGN

PROGRAM STACKING - PHASE I

TOWER DESIGN

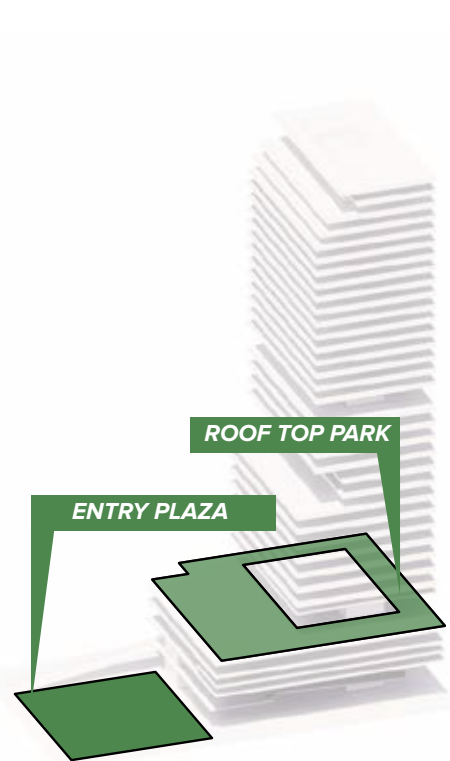
AREA TAKEOFFS	54,827 SF
ENTRY PLAZA	24,400 SF
ROOF TOP PARK	30,387 SF

AREA TAKEOFFS	95,630 SF
LOBBY SPACES	16,454 SF
PORTE-COCHERE	5,429 SF
PARKING RAMP	13,096 SF
BOH / SUPPORT	5,055 SF
MECHANICAL	13,186 SF
CIRCULATION	11,744 SF
RESTAURANT	9,021 SF
CAFÉ	987 SF
RETAIL	4,769 SF
EXTERIOR DOCKS	13,662 SF

AREA TAKEOFFS	92,853 SF
PARKING	85,653 SF
BOH / SUPPORT	7,200 SF

AREA TAKEOFFS	60,445 SF
ROOFTOP AMENITY	15,000 SF
LOW RISE AMENITY	16,000 SF
LOUNGE	16,078 SF
TERRACE LOUNGE	1,296 SF
BOH / SUPPORT	8,083 SF
MECHANICAL	2,684 SF
CIRCULATION	1,844 SF
FITNESS CENTER	10,020 SF
LOBBY	5,010 SF
CONFERENCE	8,090 SF
COURTYARD	2,340 SF

AREA TAKEOFFS	685,250 SF
TOWER I - LOWER	165,600 SF
TOWER I - UPPER	519,650 SF



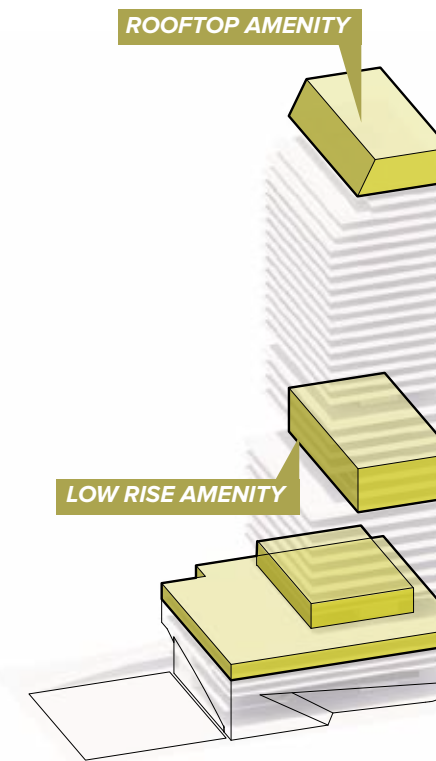
PARK



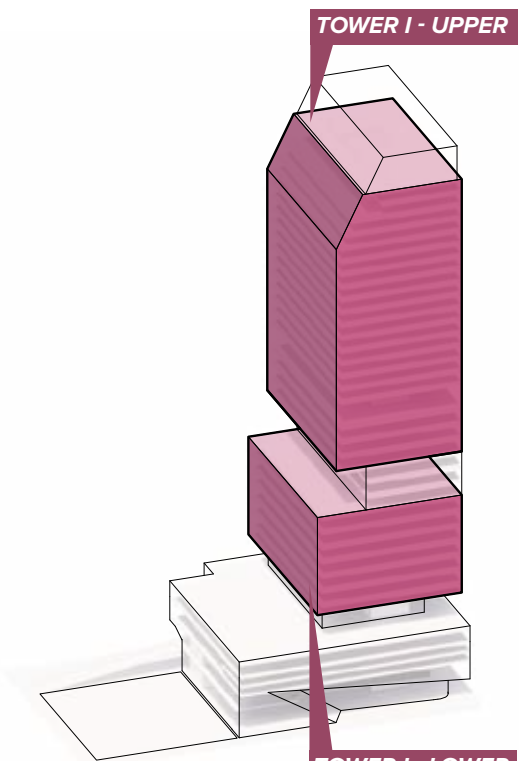
RETAIL



PARKING



AMENITY



OFFICE

PROGRAM STACKING - PHASE II

TOWER DESIGN

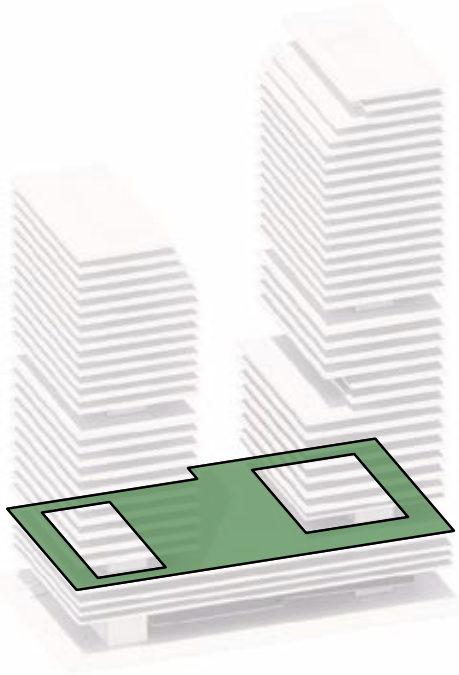
AREA TAKEOFFS	57,665 SF
ROOF TOP PARK	57,665 SF

AREA TAKEOFFS	128,224 SF
LOBBY SPACES	32,875 SF
PORTE-COCHERE	5,429 SF
PARKING RAMP	15,323 SF
BOH / SUPPORT	12,951 SF
MECHANICAL	21,471 SF
CIRCULATION	14,512 SF
RESTAURANT	12,364 SF
CAFÉ	987 SF
RETAIL	4,769 SF
EXTERIOR DOCKS	13,662 SF

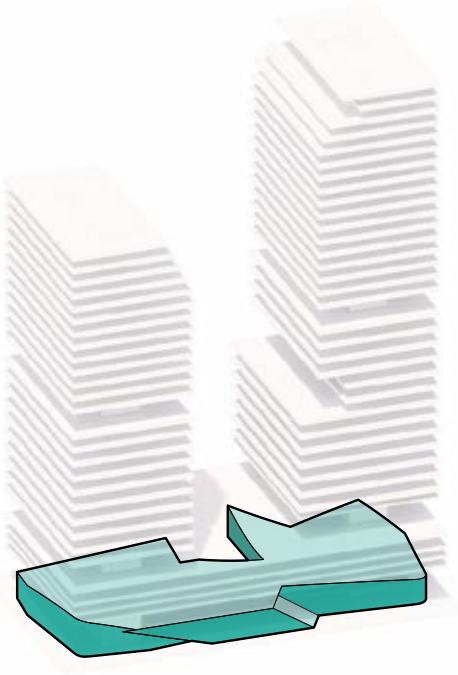
AREA TAKEOFFS	147,464 SF
PARKING	140,264 SF
BOH / SUPPORT	7,200 SF

AREA TAKEOFFS	121,938 SF
ROOFTOP AMENITY	28,000 SF
LOW RISE AMENITY	16,000 SF
LOUNGE	16,078 SF
TERRACE LOUNGE	1,296 SF
BOH / SUPPORT	8,333 SF
MECHANICAL	11,807 SF
CIRCULATION	2,716 SF
FITNESS CENTER	10,020 SF
LOBBY	6,606 SF
OFFICE	10,000 SF
CONFERENCE	24,742 SF
COURTYARD	2,340 SF

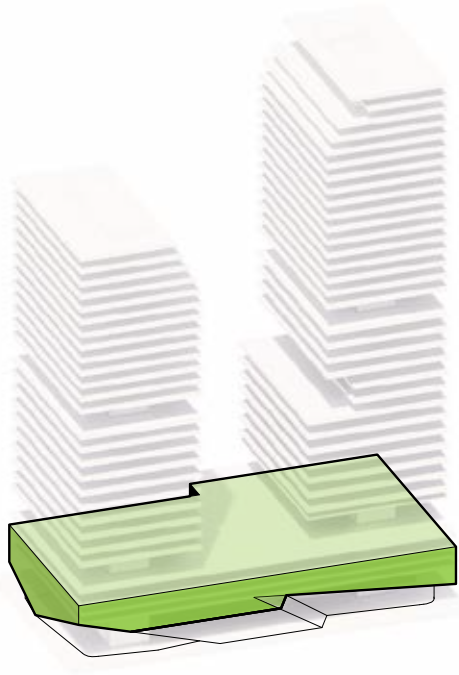
AREA TAKEOFFS	1,169,750 SF
TOWER I - LOWER	165,600 SF
TOWER I - UPPER	519,650 SF
TOWER II	484,500 SF



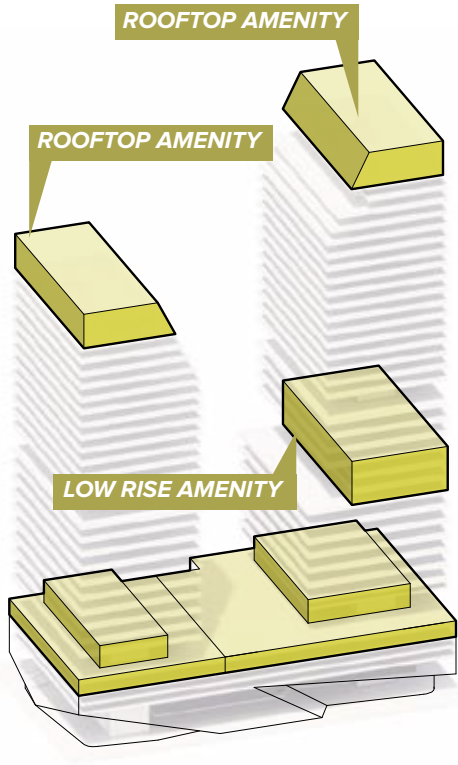
PARK



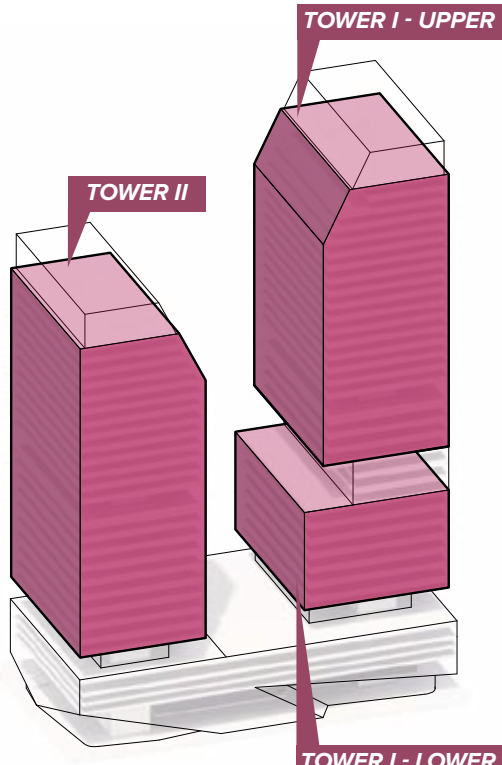
RETAIL



PARKING



AMENITY

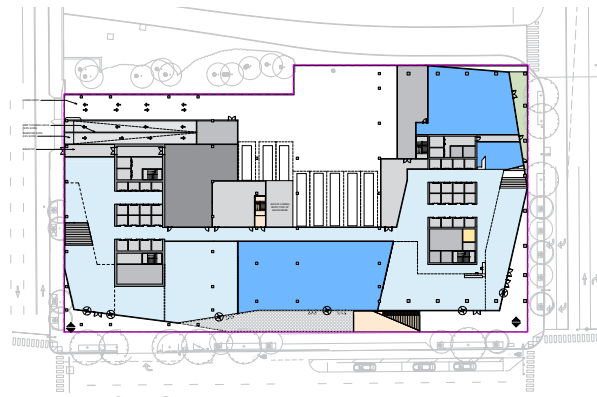


OFFICE

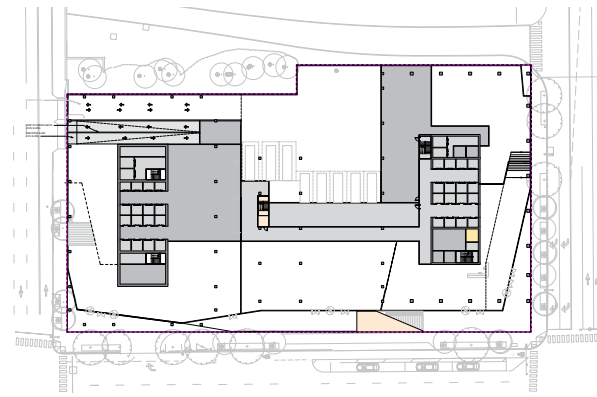


COMPOSITE PLANS

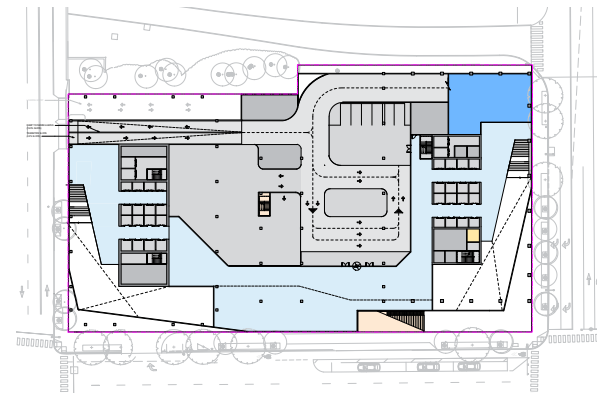
TOWER DESIGN



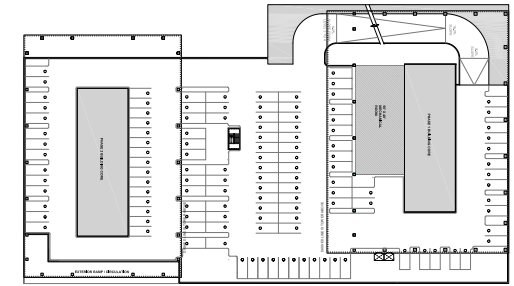
Level 01 Ground



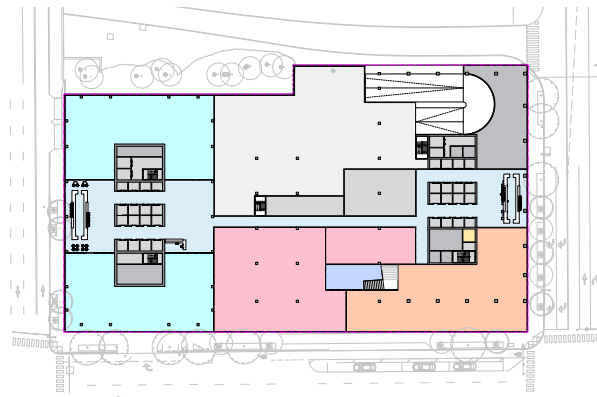
Level 1.5 Mezzanine



Level 02



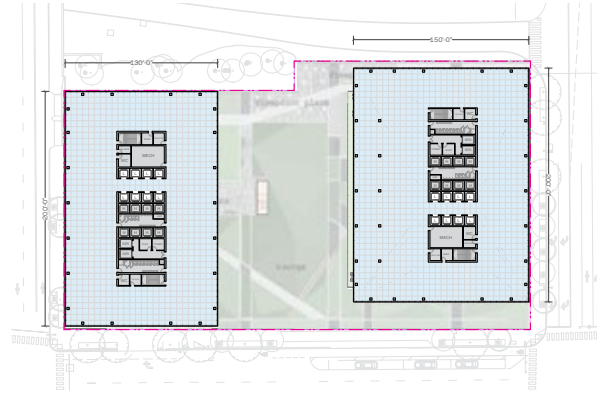
Level 03 Typical Parking



Level 05 Amenity



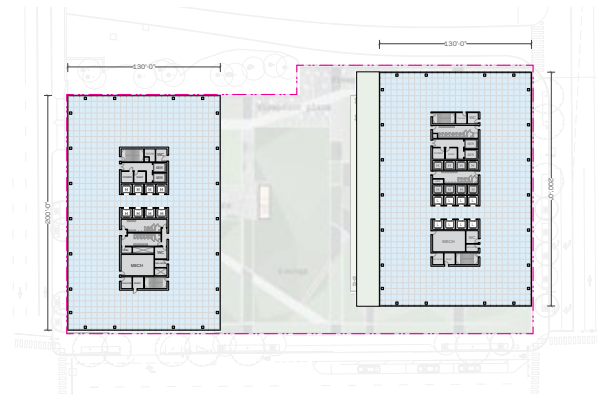
Level 06 Podium Rooftop



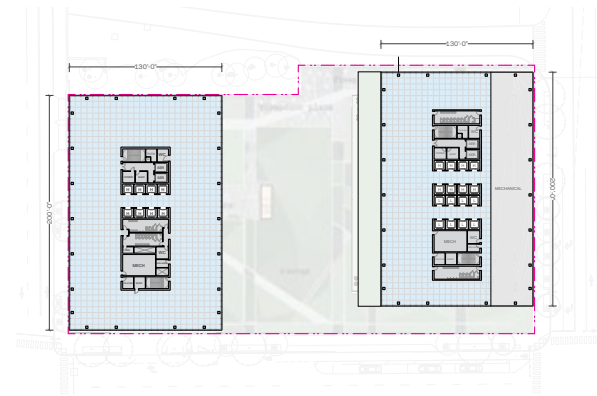
Level 10 Typical Low-Rise



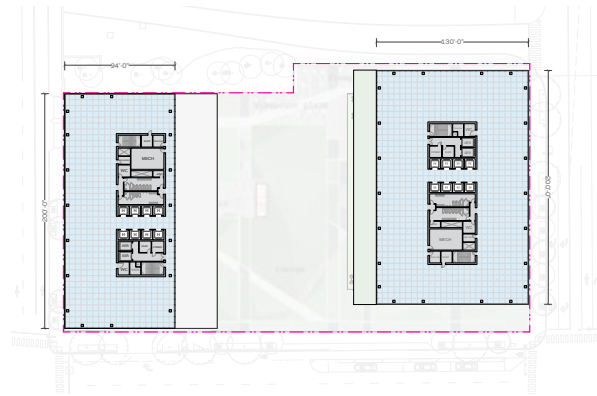
Level 15 Low-Rise Reception



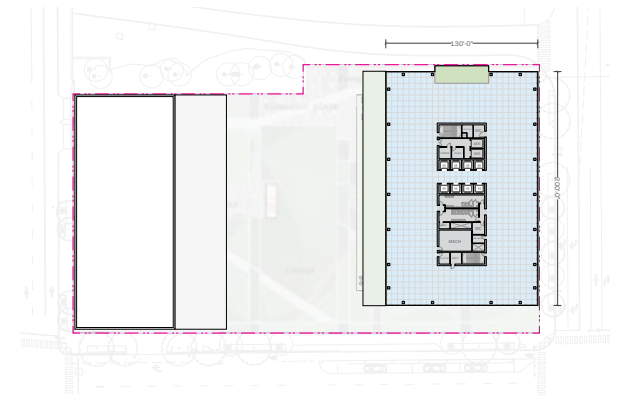
Level 20 Low-Rise



Level 22 High-Rise



Level 27 High-Rise



Level 33 High-Rise Balcony



SITE PLAN - PHASE I

TOWER DESIGN



ENTRY
PLAZA

ELEVATED
PUBLIC PARK

655 W MADISON
TOWER 1

W MONROE ST

N DES PLAINES ST

W MADISON ST



SITE PLAN - PHASE II

TOWER DESIGN



655 W MADISON
TOWER 2

ELEVATED
PUBLIC PARK

655 W MADISON
TOWER 1

N DES PLAINES ST

W MONROE ST

W MADISON ST



0 10 20 50'

LANDSCAPE PLAN

TOWER DESIGN



PHASE I



PHASE II

LANDSCAPE PRECEDENTS

TOWER DESIGN

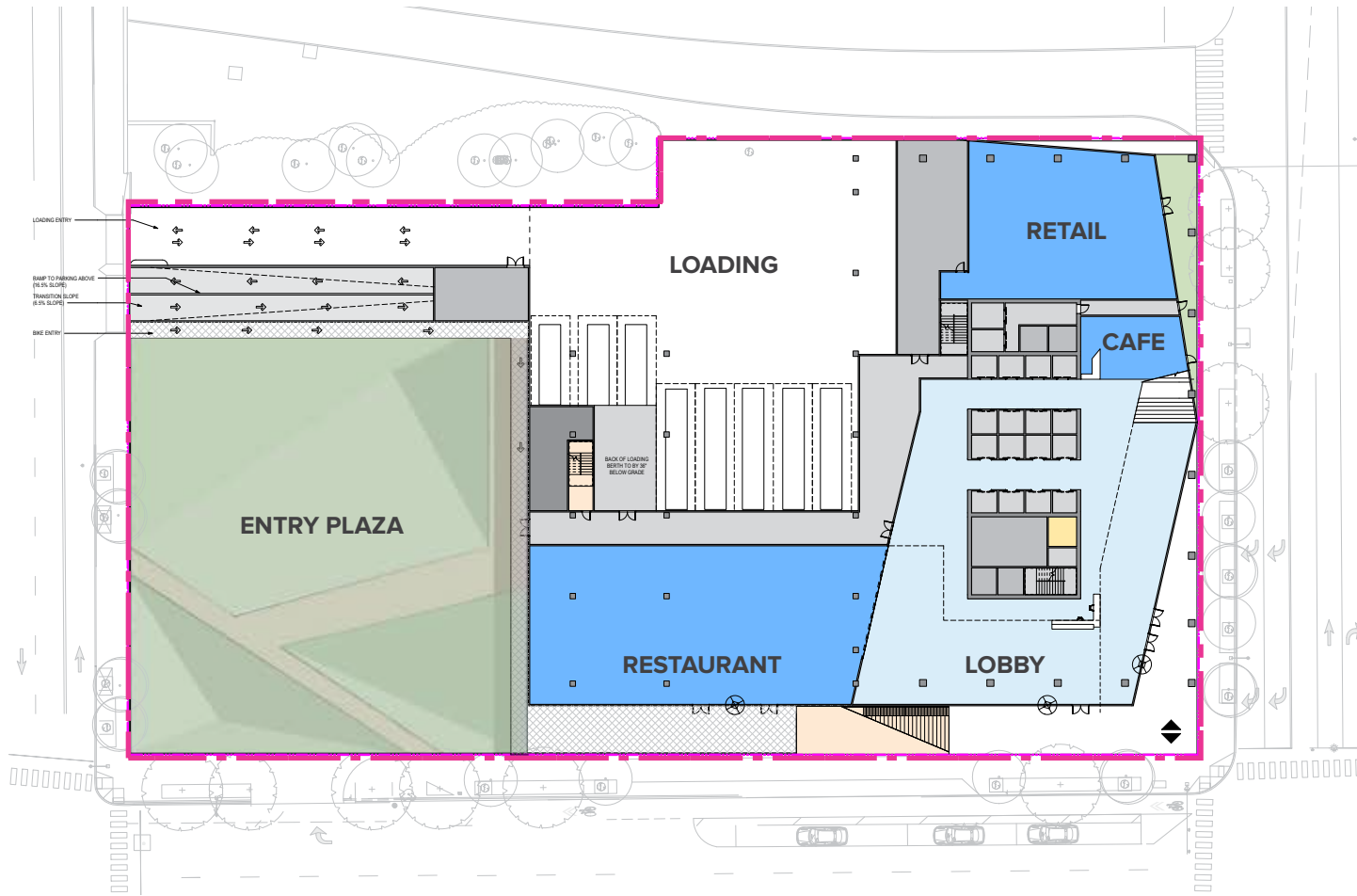




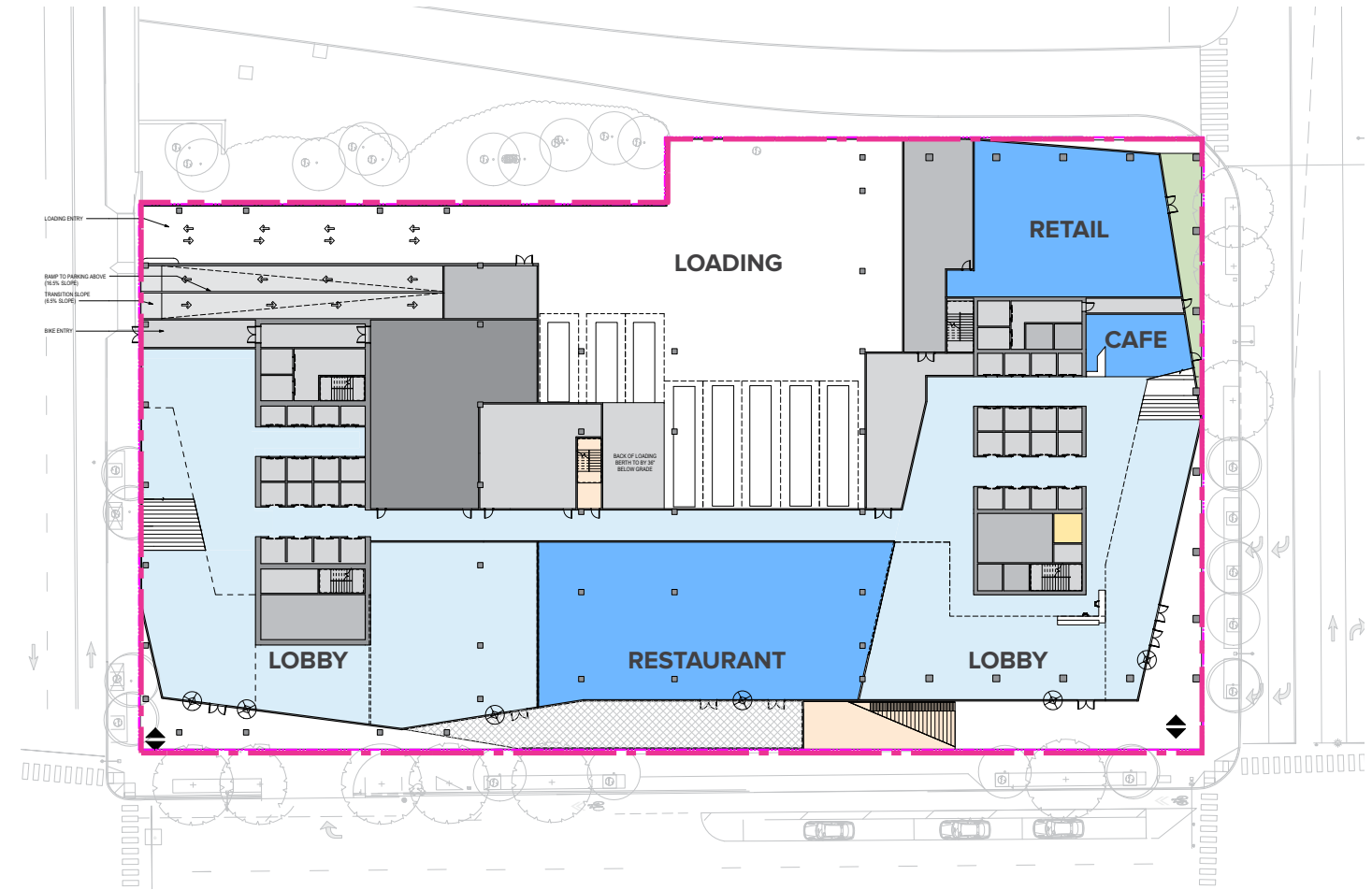
0 10 20 50'

LEVEL 1 GROUND

TOWER DESIGN



PHASE I

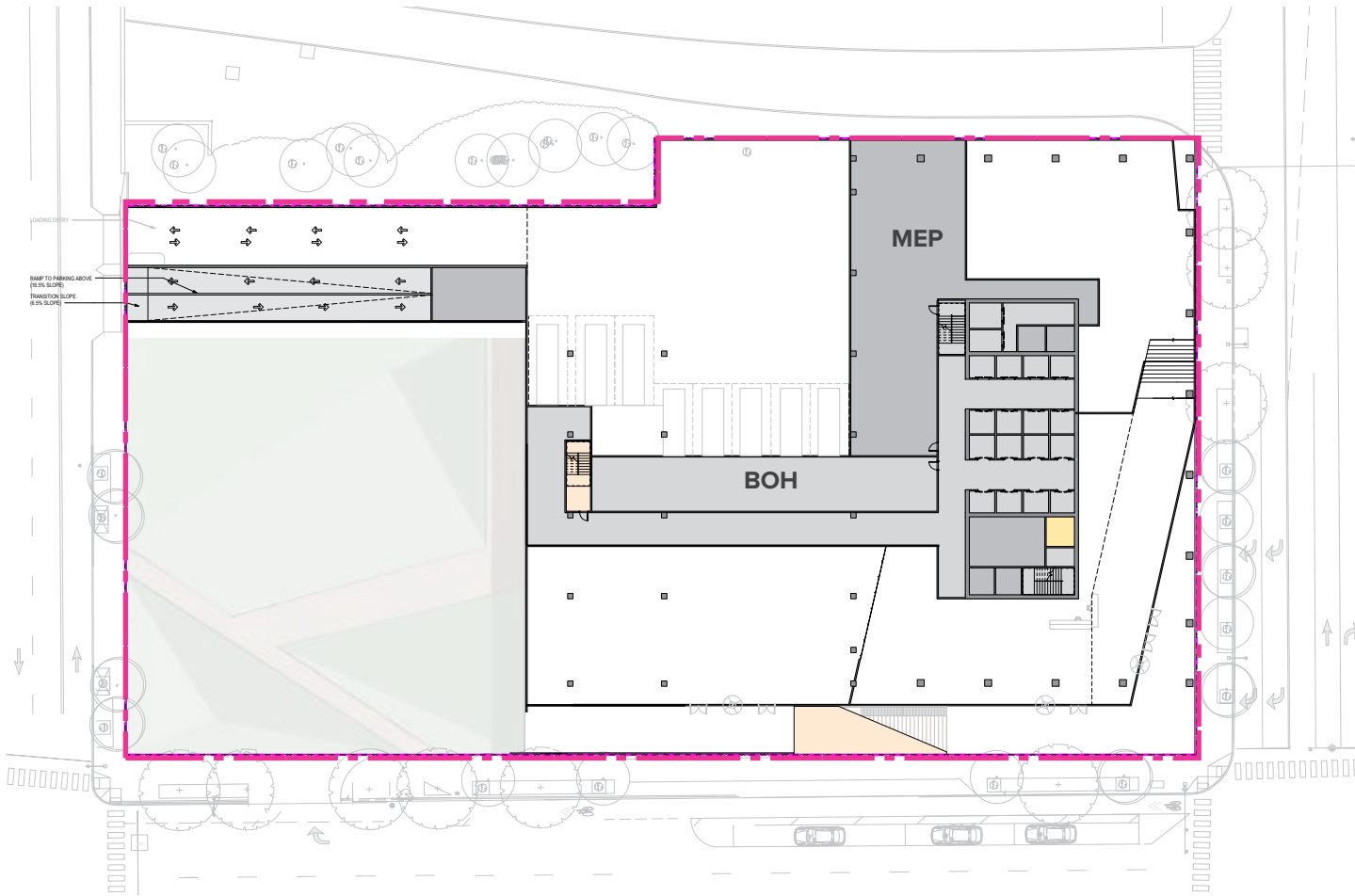


PHASE II

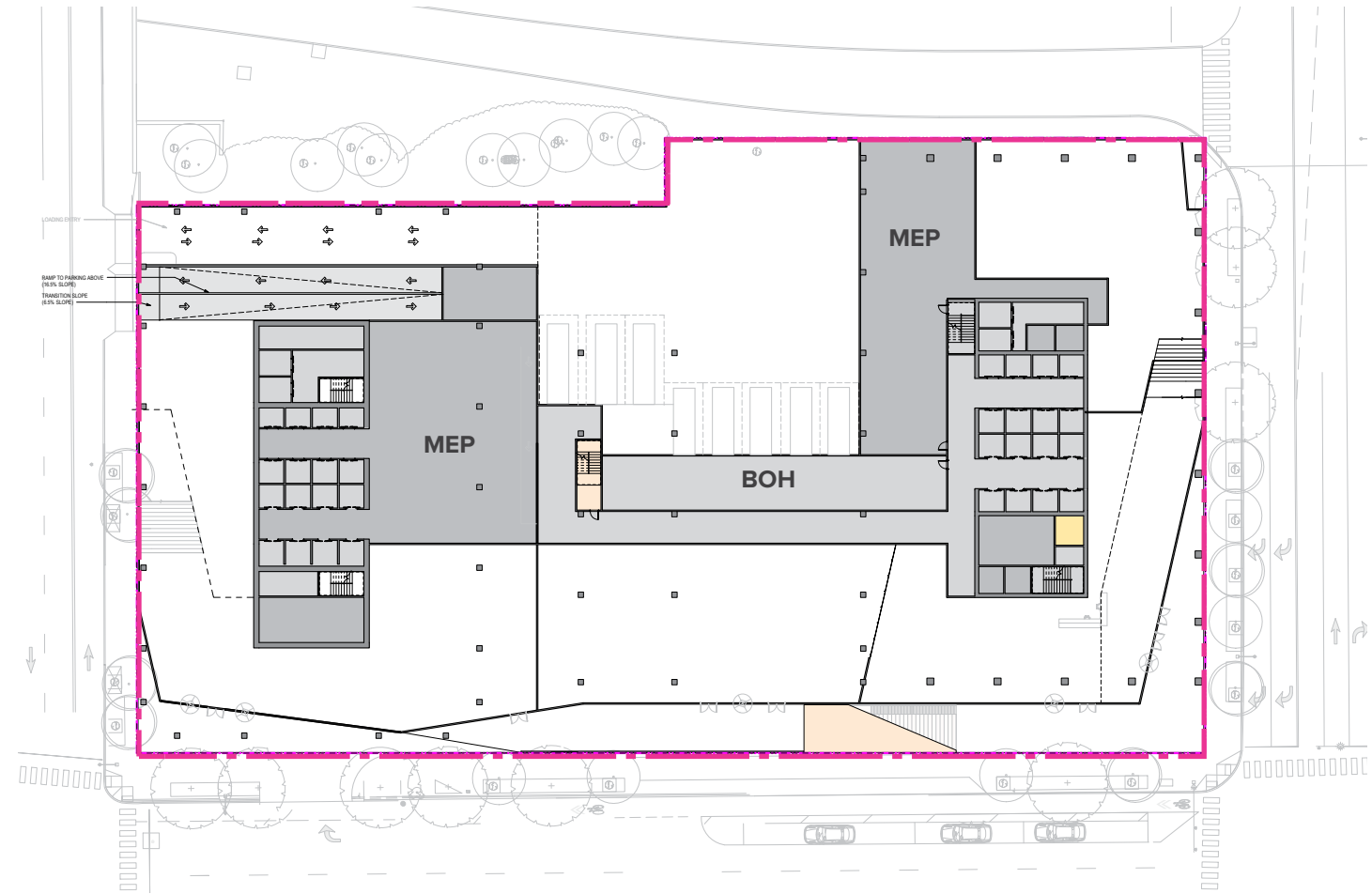


LEVEL 1 MEZZANINE

TOWER DESIGN



PHASE I

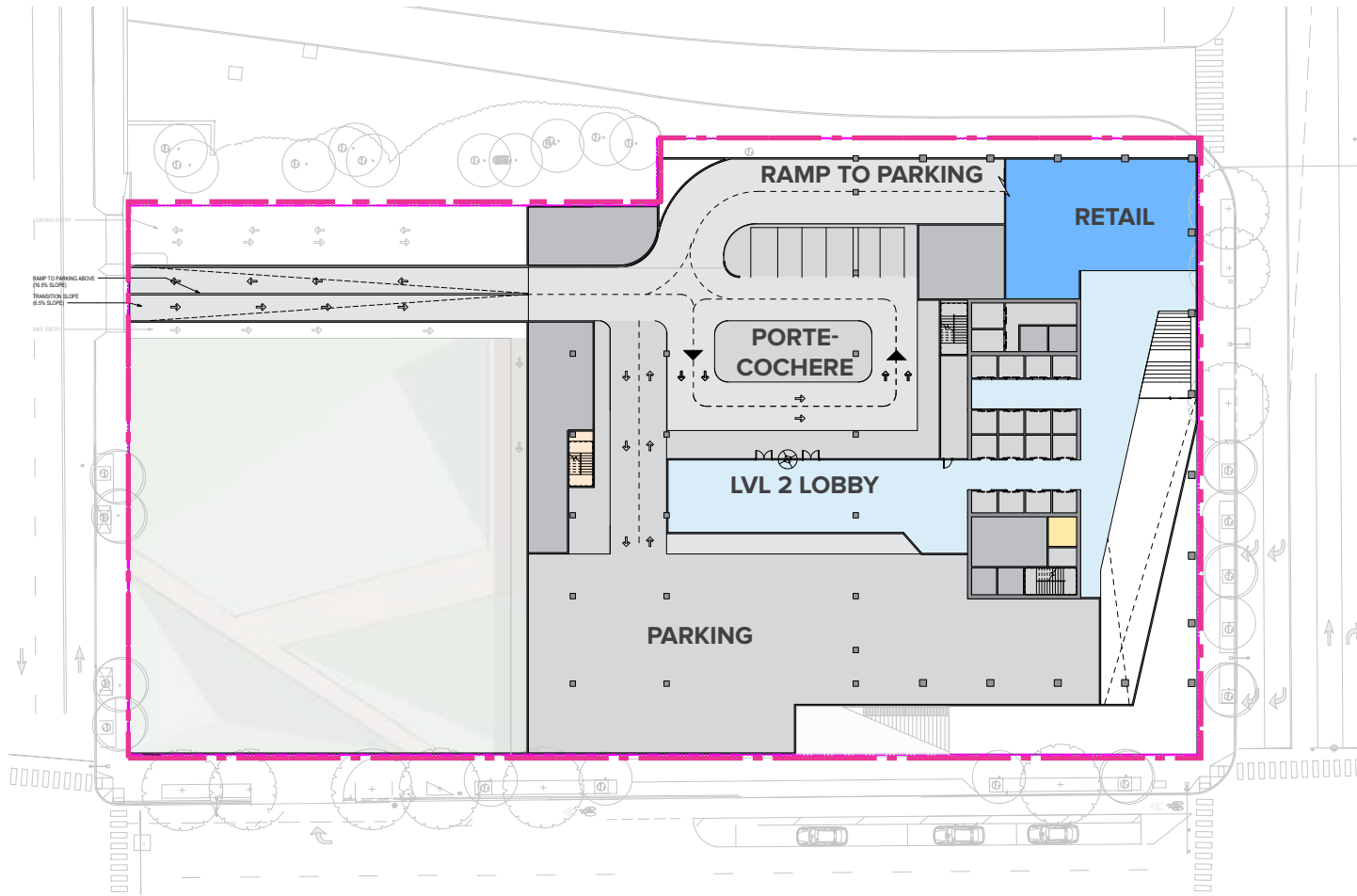


PHASE II

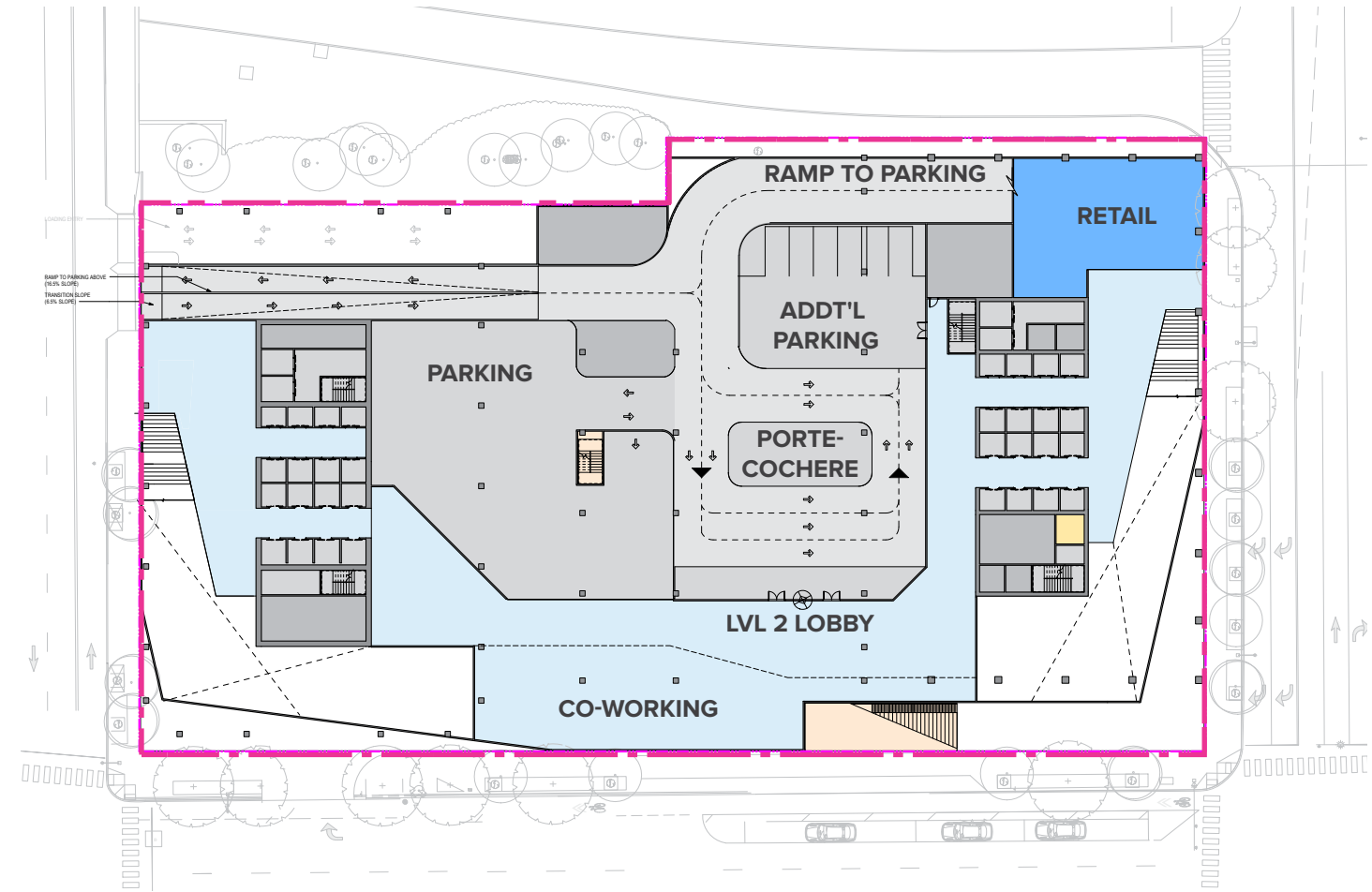


LEVEL 2

TOWER DESIGN



PHASE I

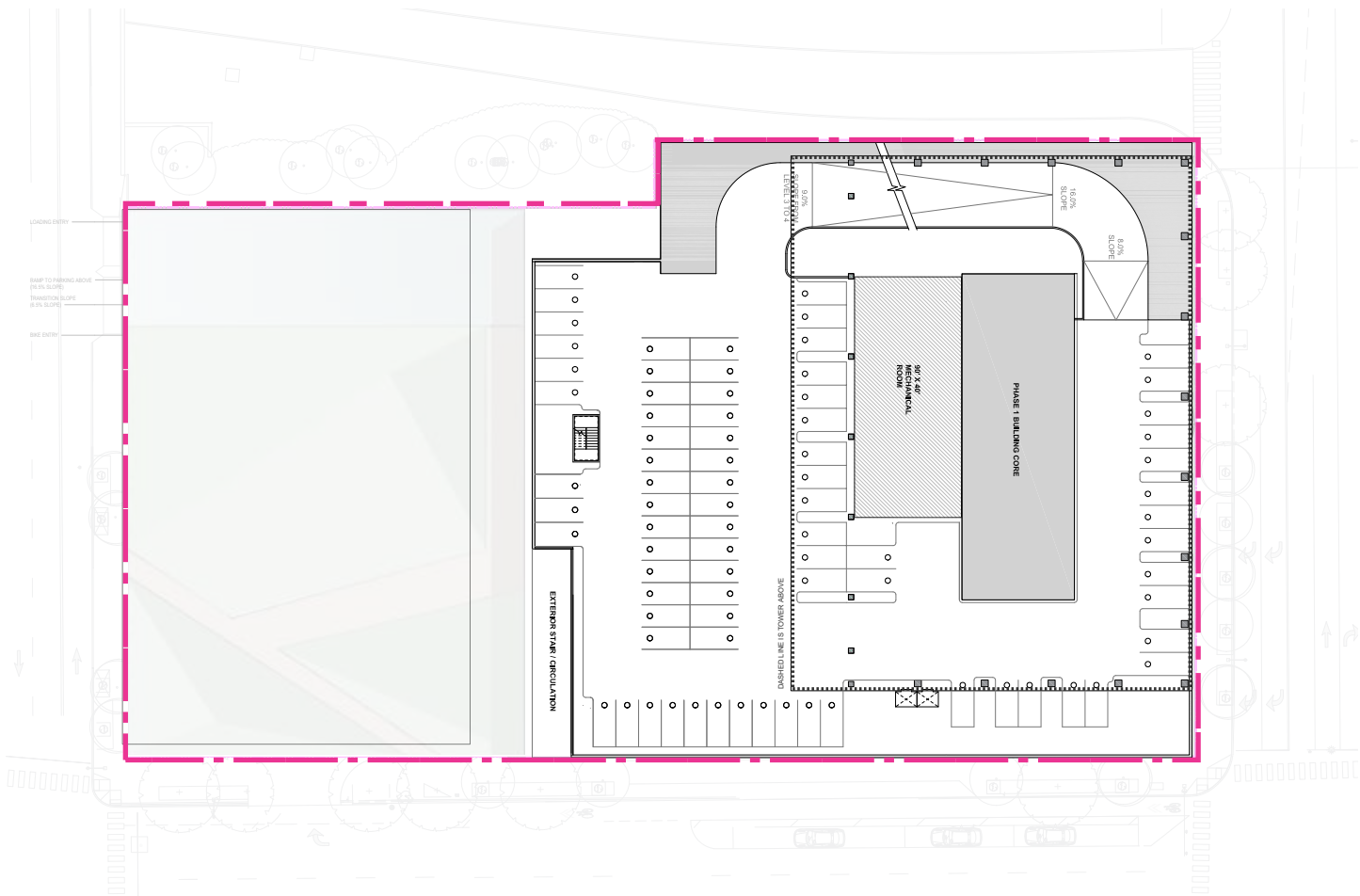


PHASE II

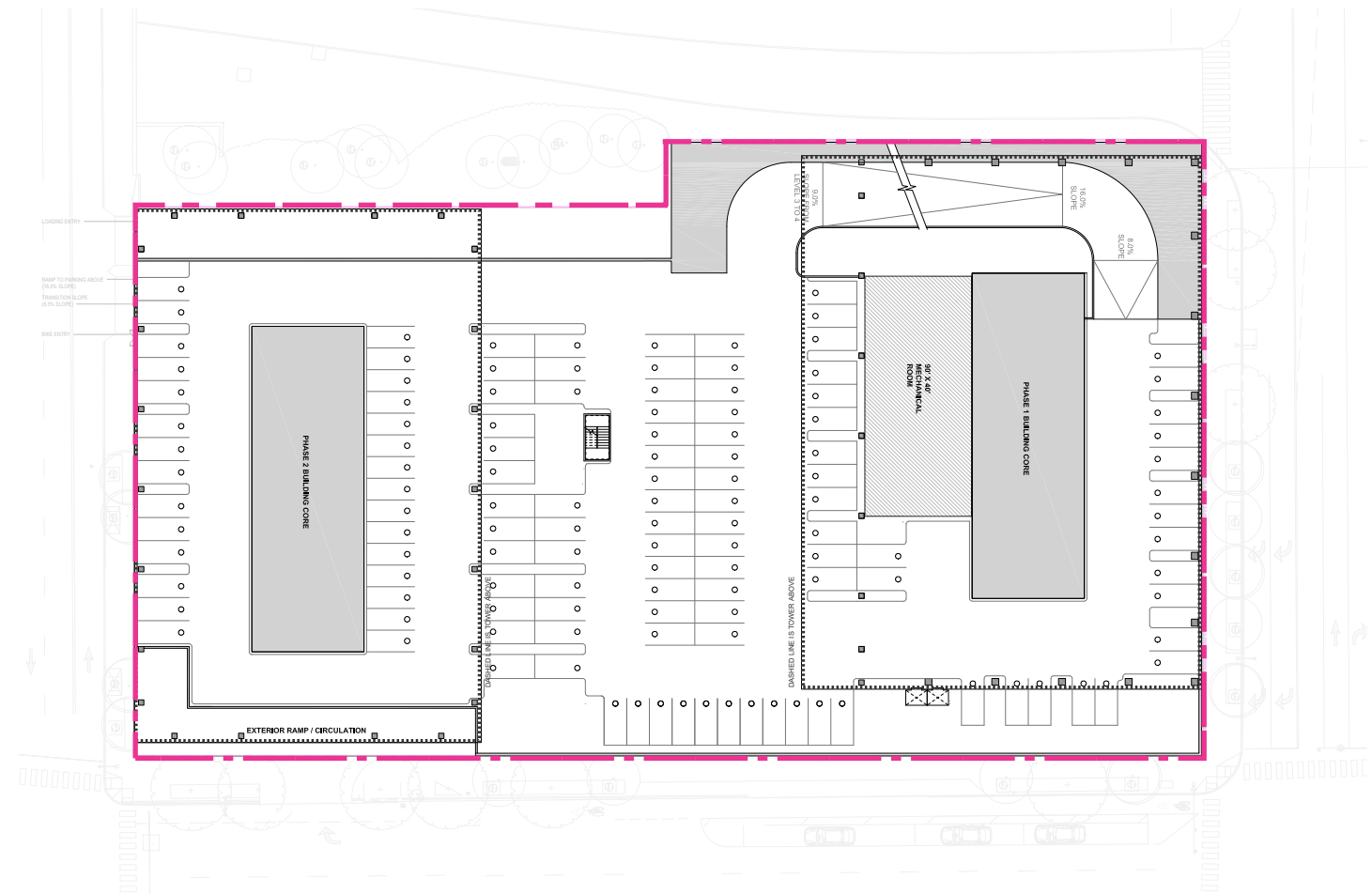


LEVEL 3 PARKING

TOWER DESIGN



PHASE I (79 SPACES)

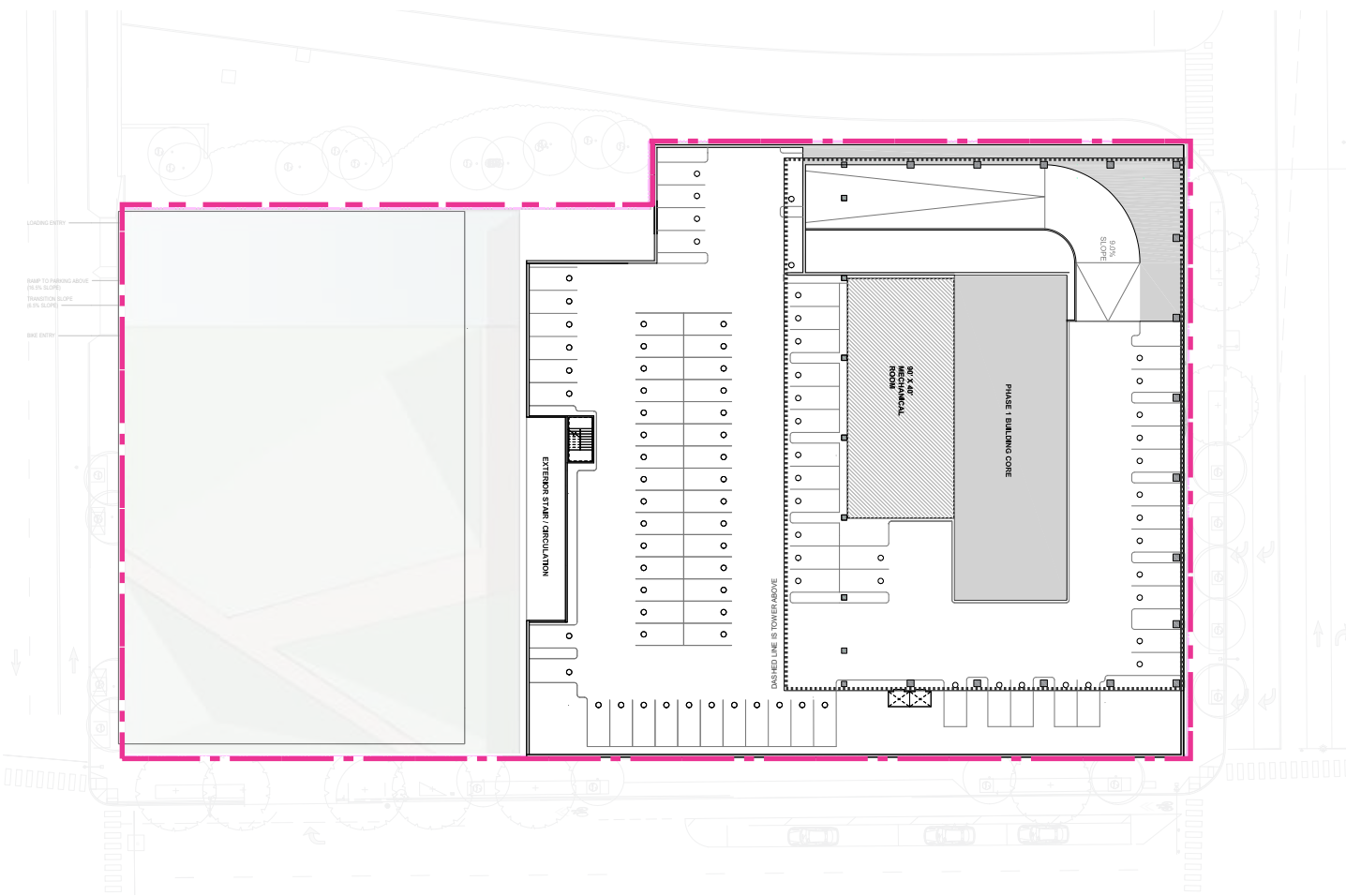


PHASE II (122 SPACES)

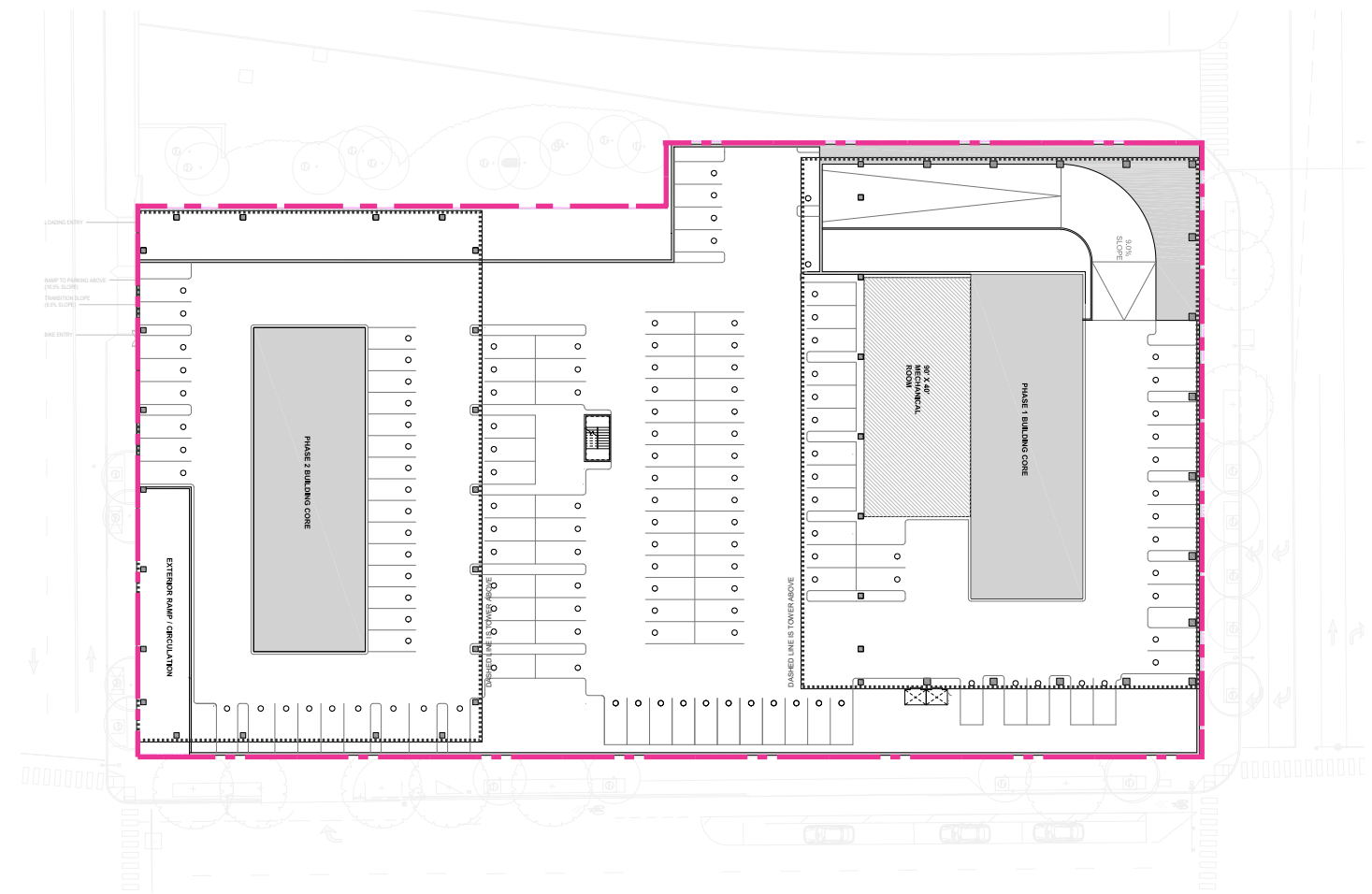


LEVEL 4 PARKING

TOWER DESIGN



PHASE I (86 SPACES)



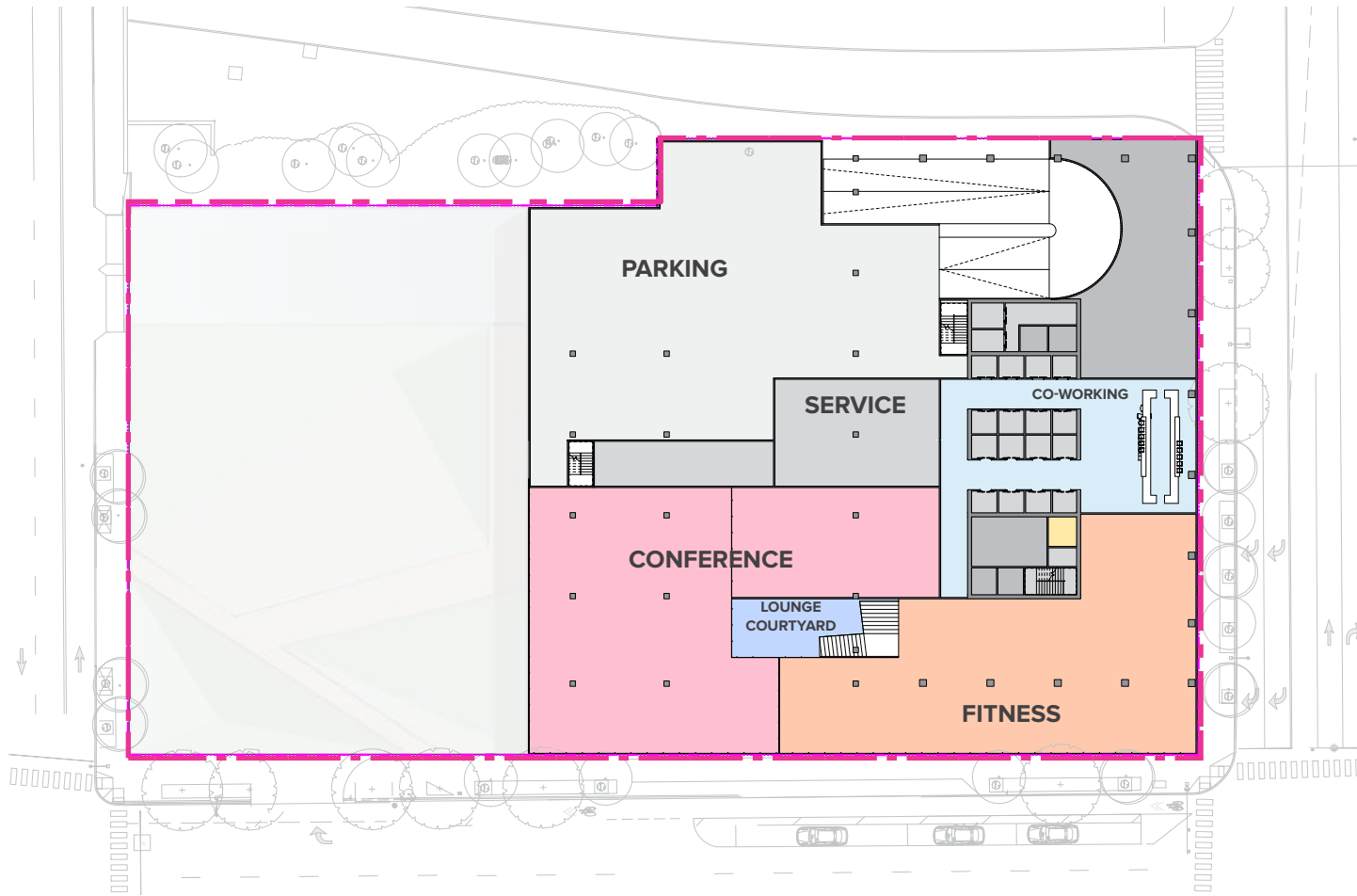
PHASE II (133 SPACES)



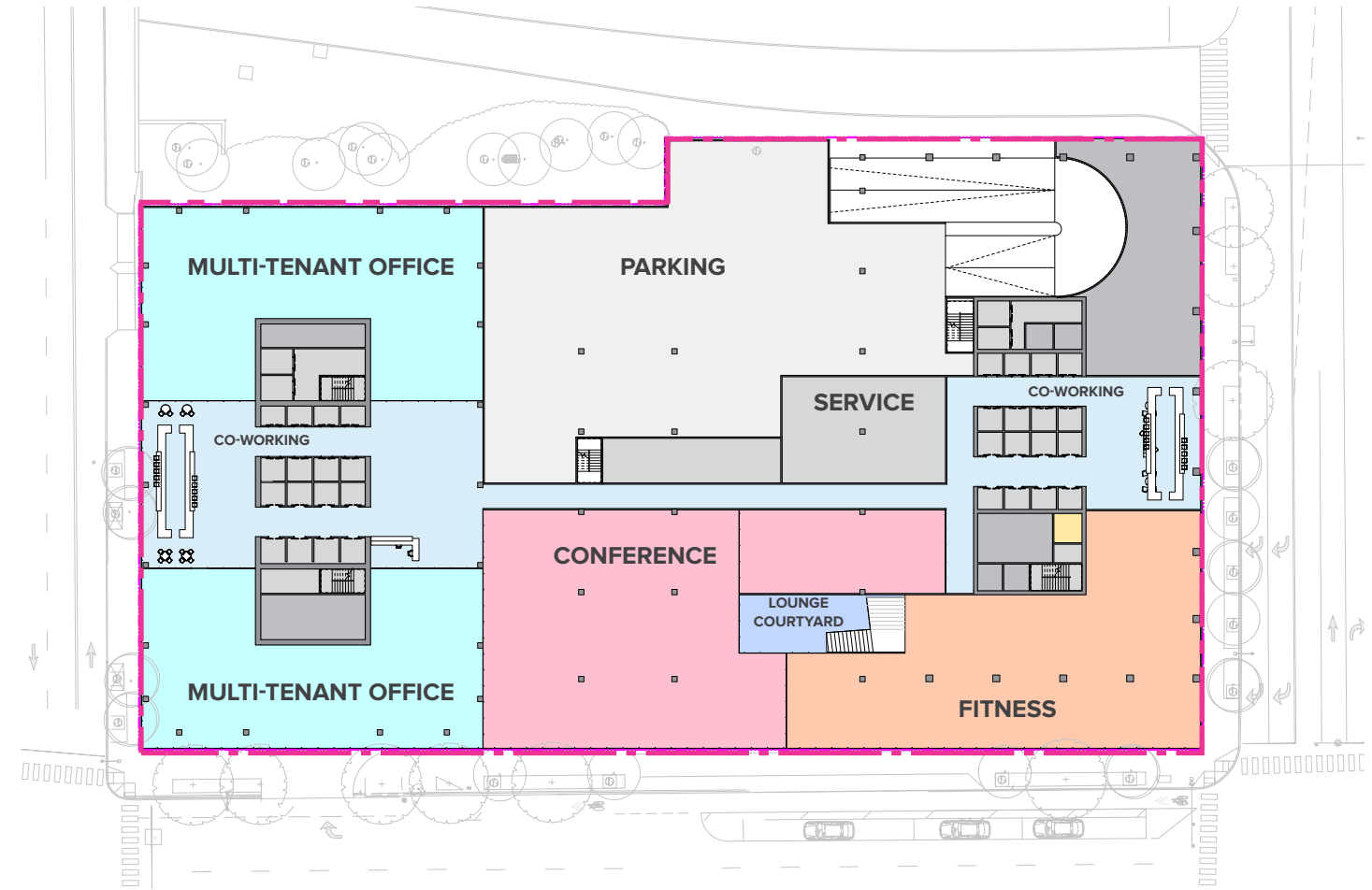
0 10 20 50'

LEVEL 5 AMENITY

TOWER DESIGN



PHASE I



PHASE II



0 10 20 50'

LEVEL 6 ROOFTOP

TOWER DESIGN



PHASE I

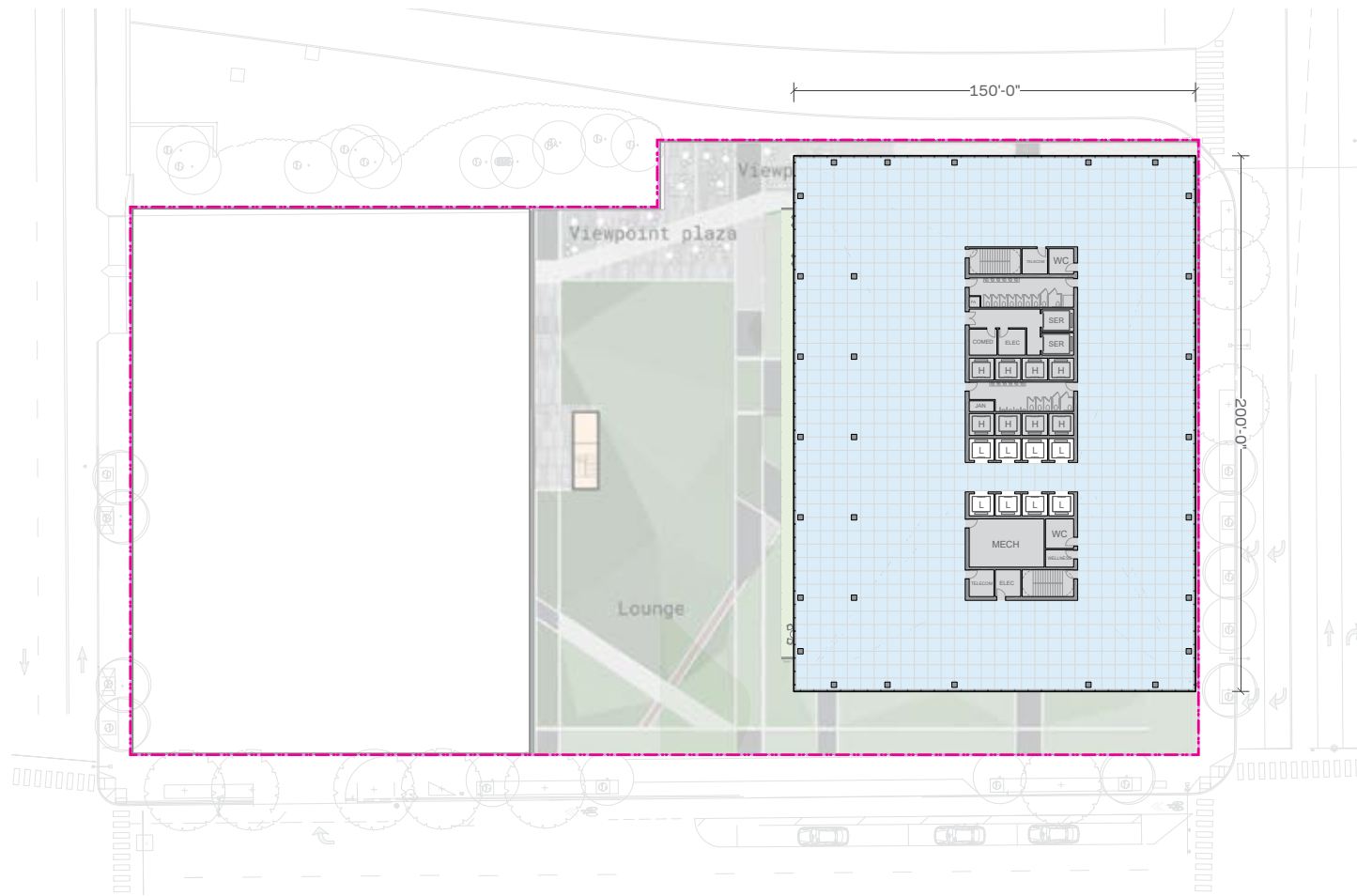


PHASE II

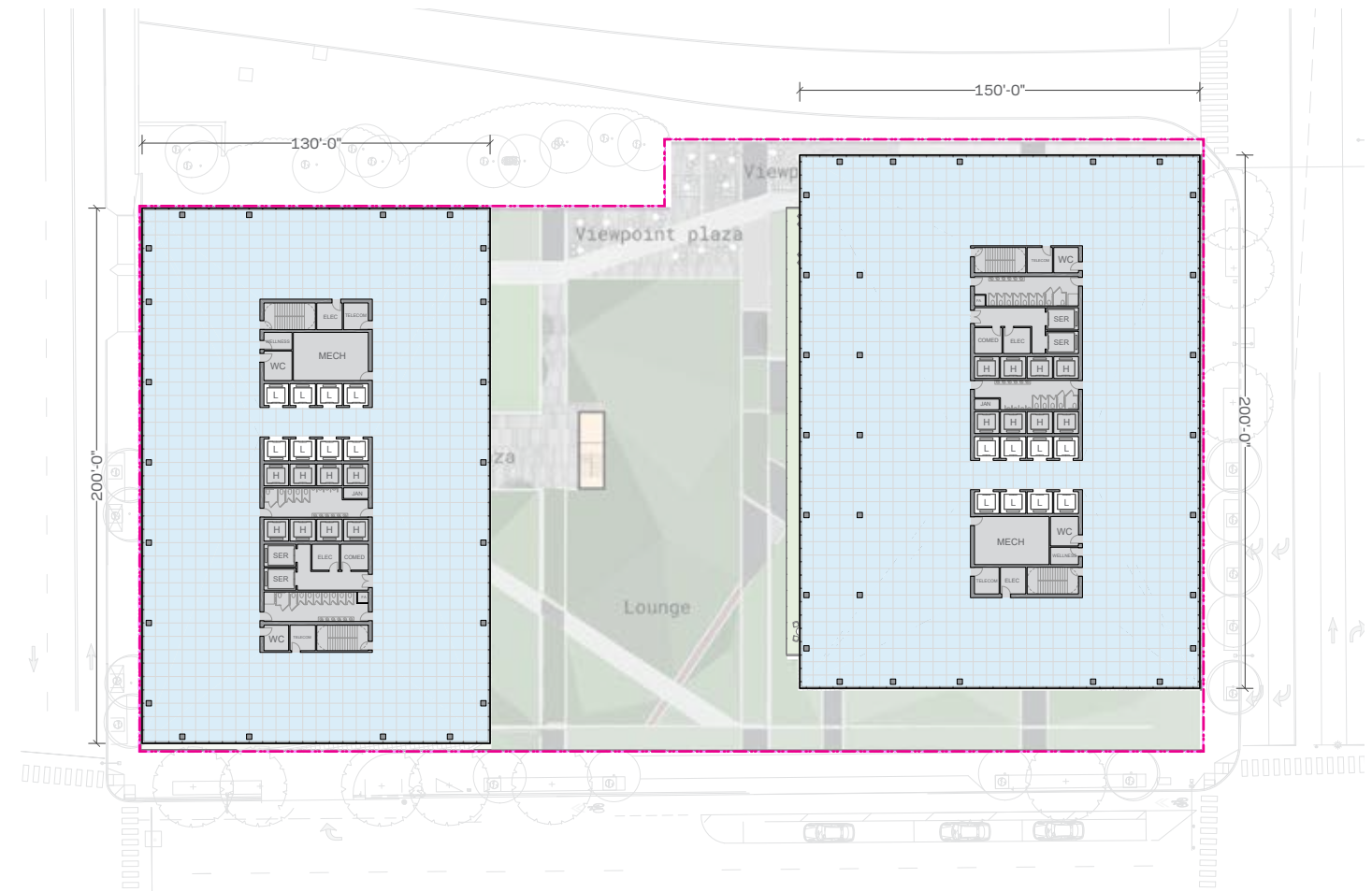


TYPICAL LOW-RISE

TOWER DESIGN



PHASE I



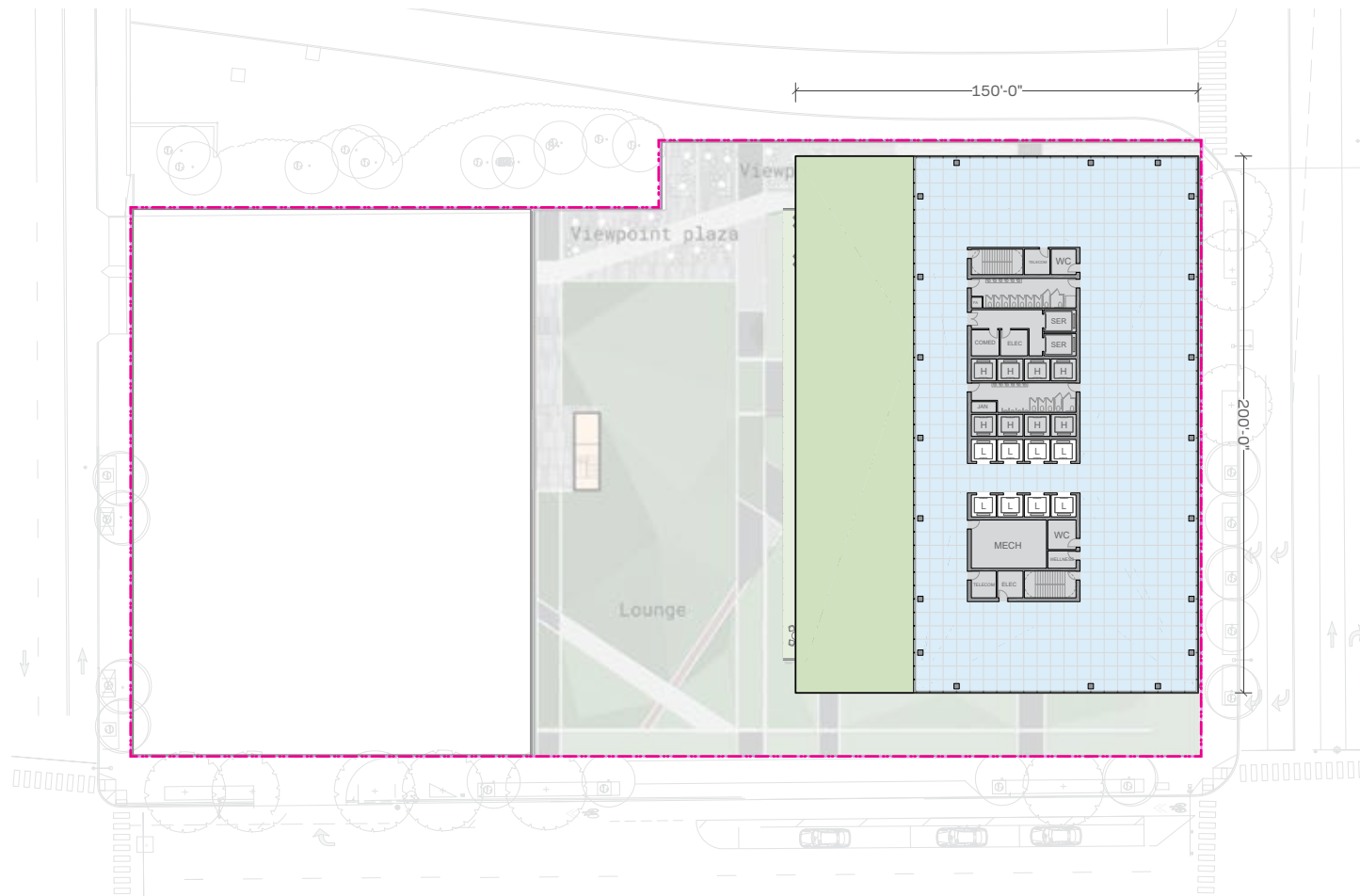
PHASE II



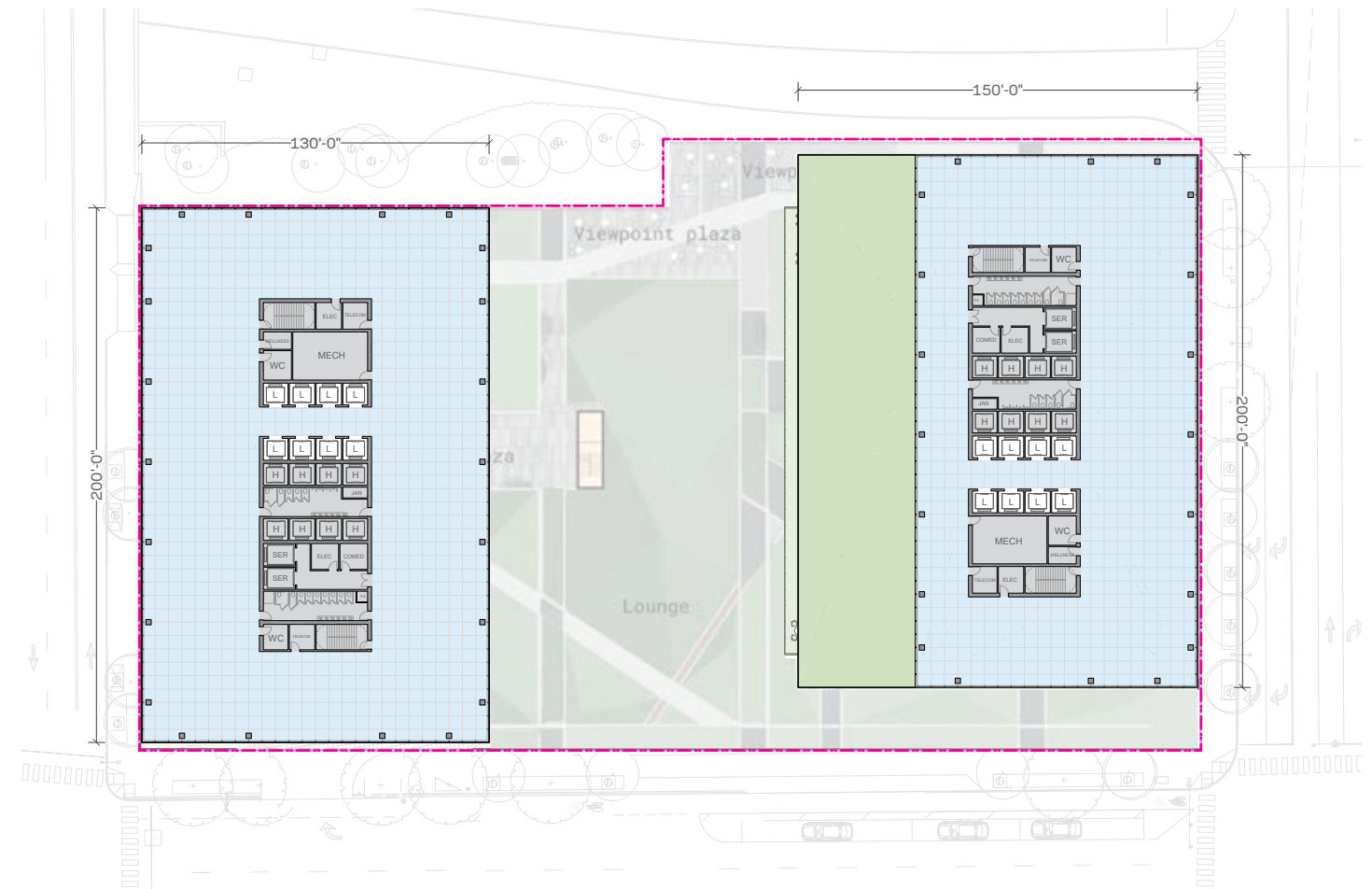
0 10 20 50'

LOW-RISE RECEPTION FLOOR

TOWER DESIGN



PHASE I

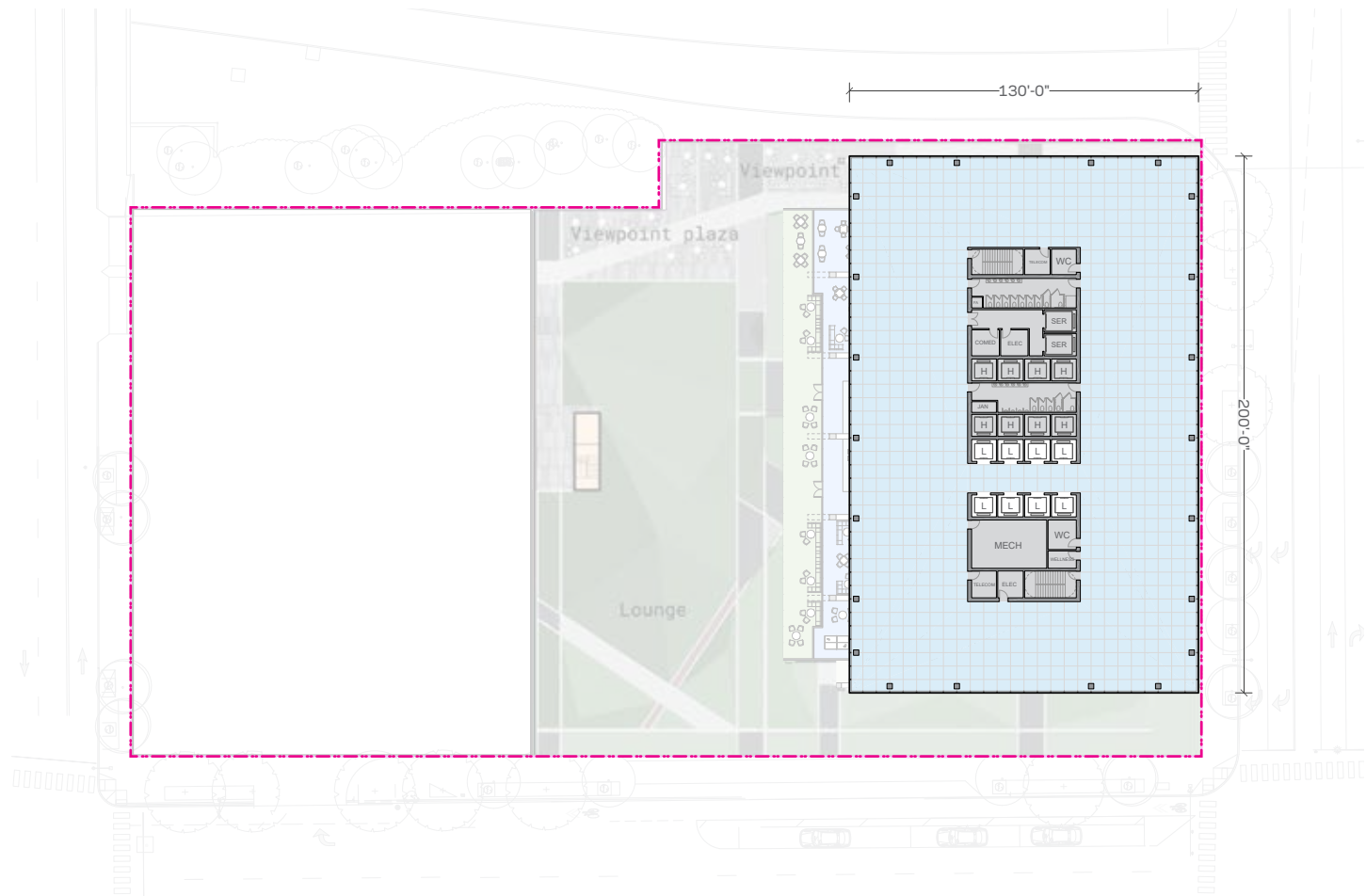


PHASE II

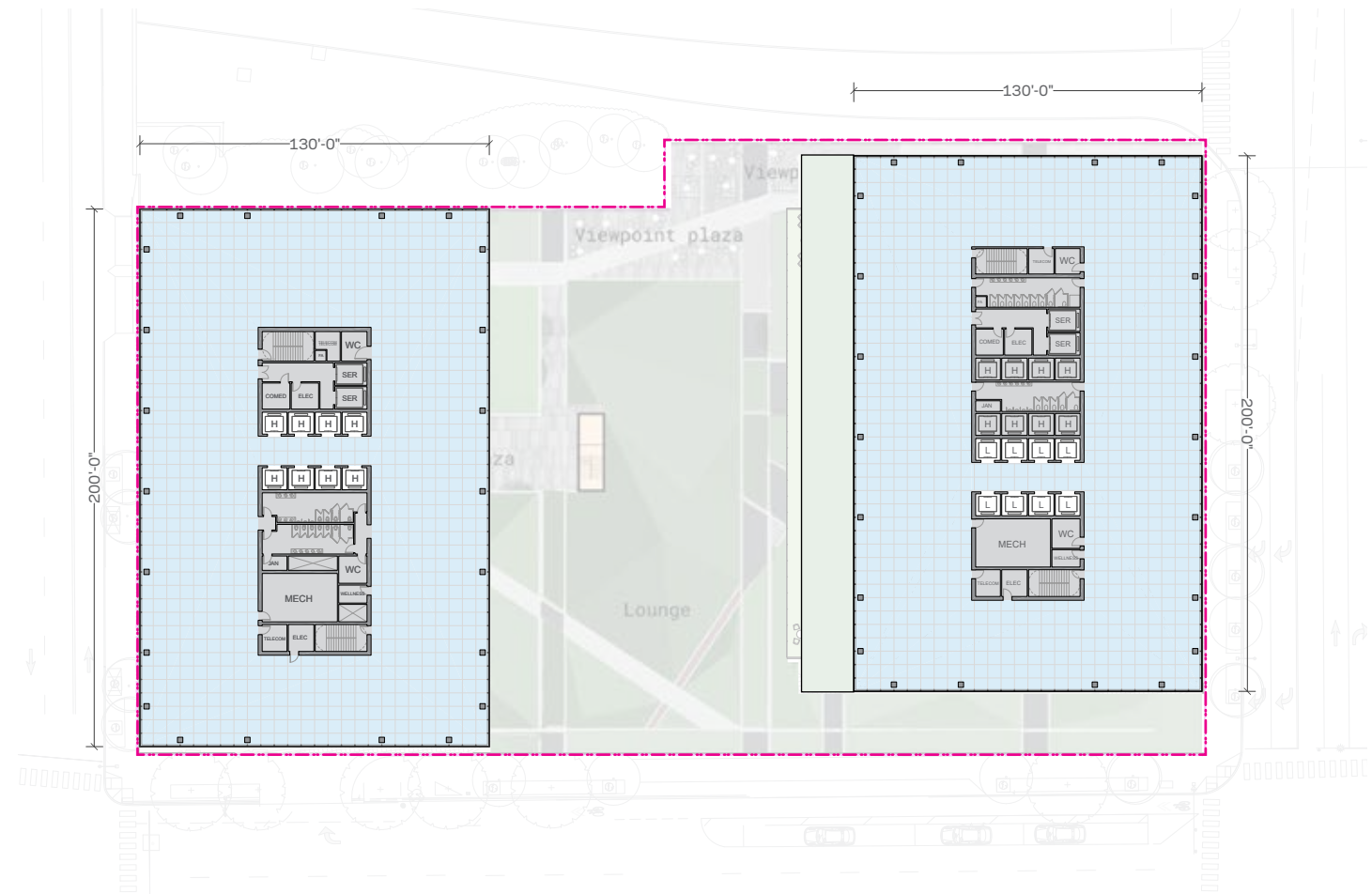


LOW-RISE LEVEL 20

TOWER DESIGN



PHASE I



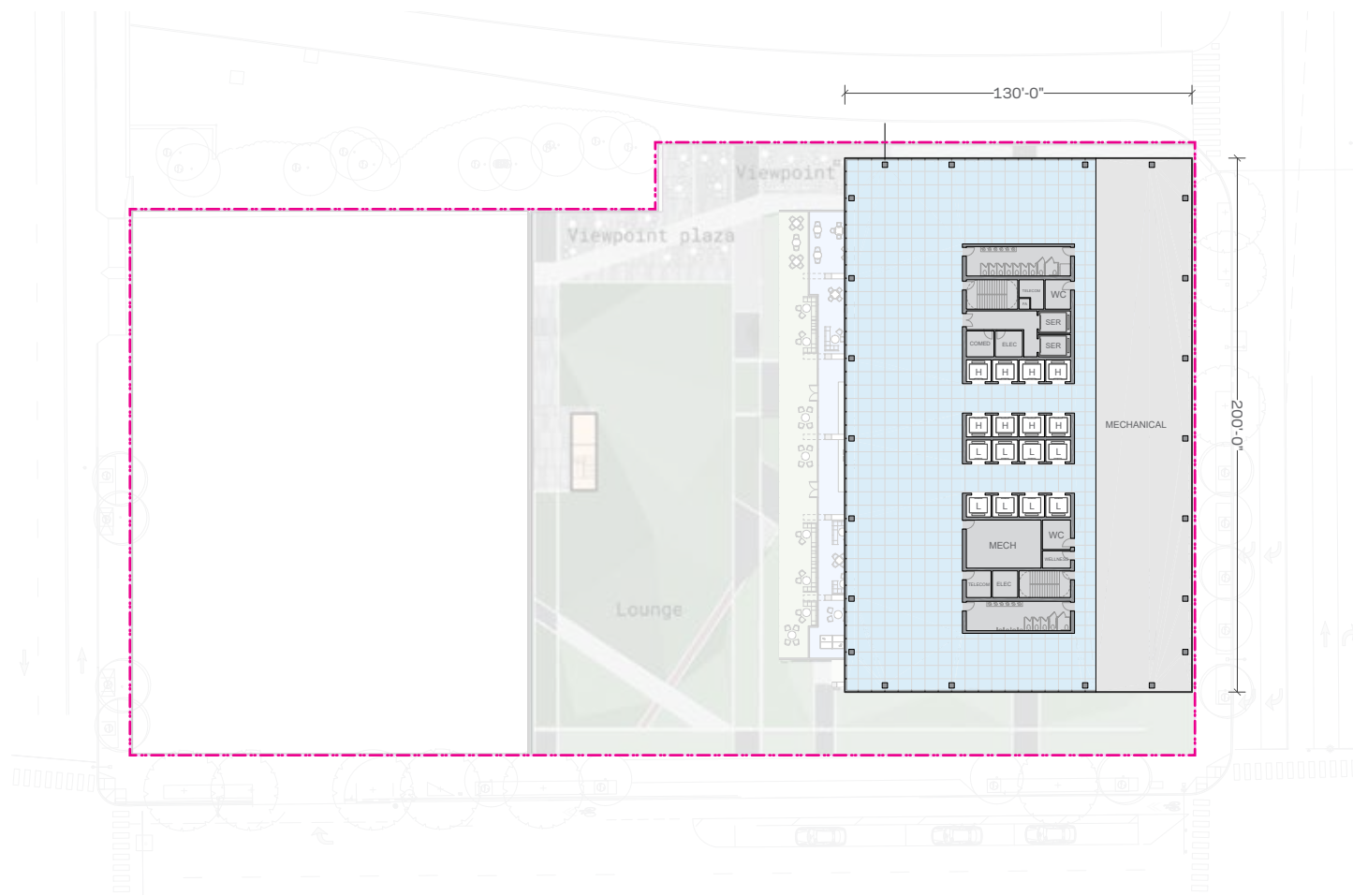
PHASE II



0 10 20 50'

HIGH-RISE LEVEL 22

TOWER DESIGN



PHASE I



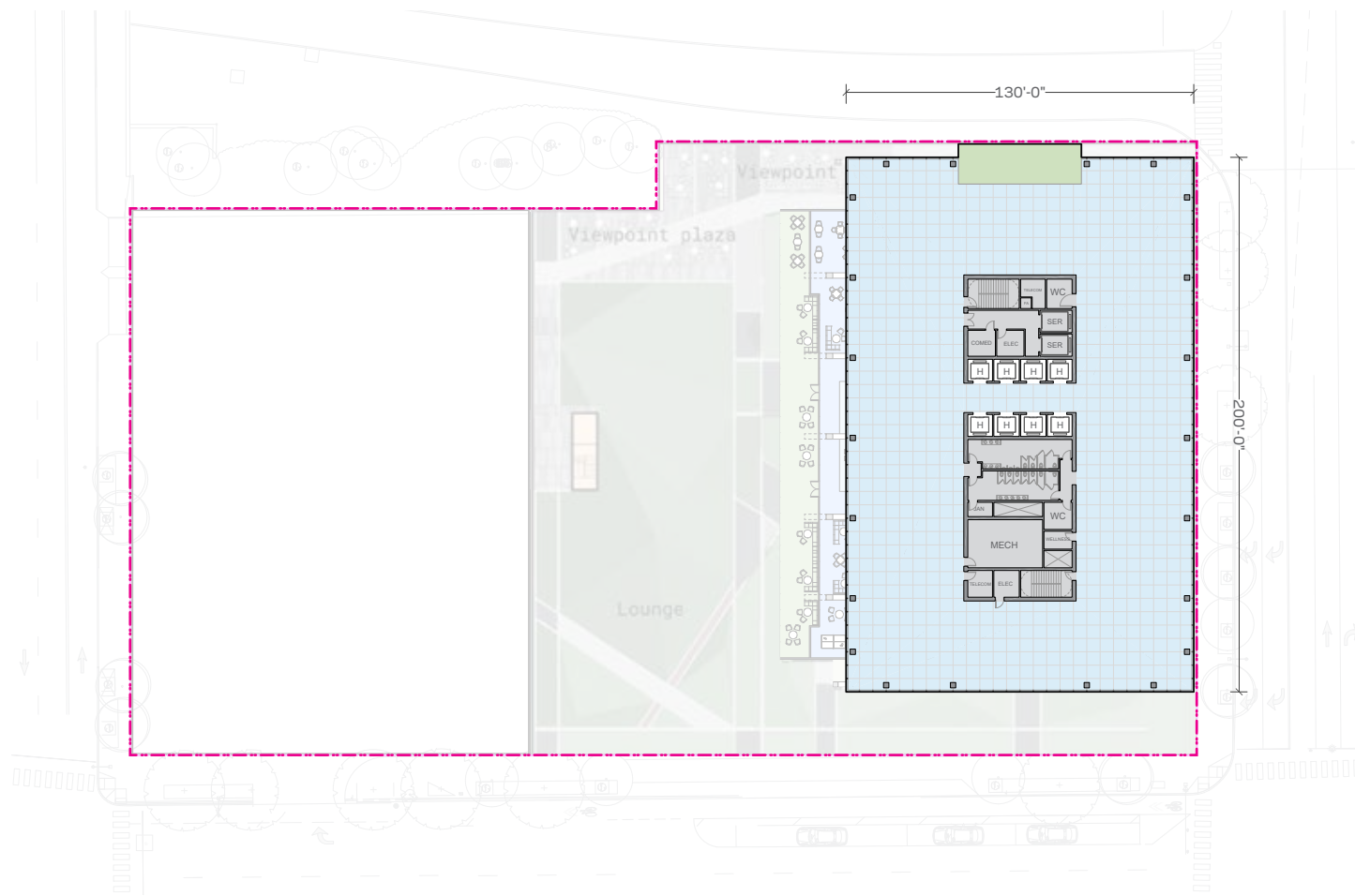
PHASE II



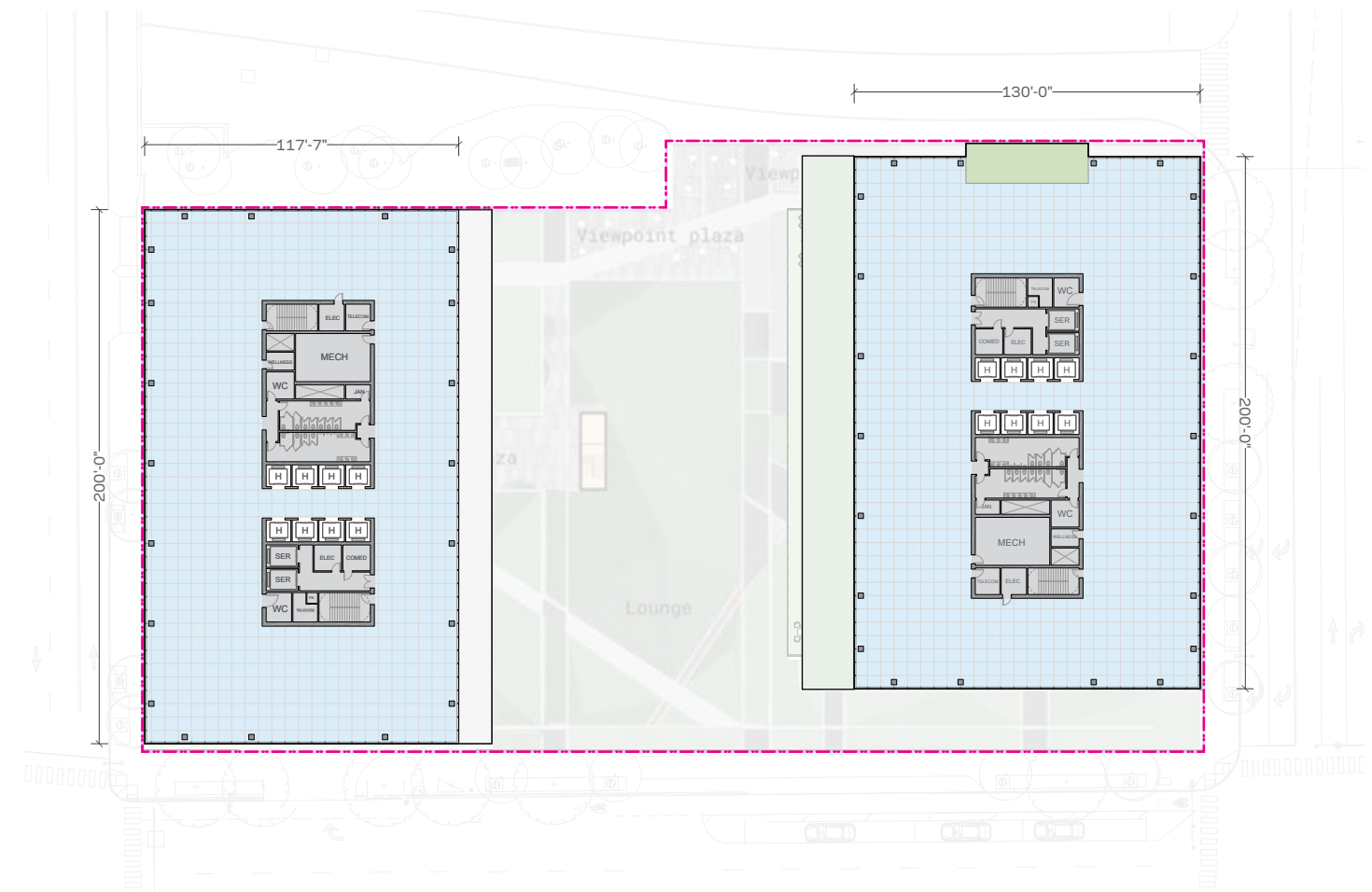
0 10 20 50'

HIGH-RISE LEVEL 27

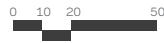
TOWER DESIGN - TYPICAL BALCONY PLAN



PHASE I

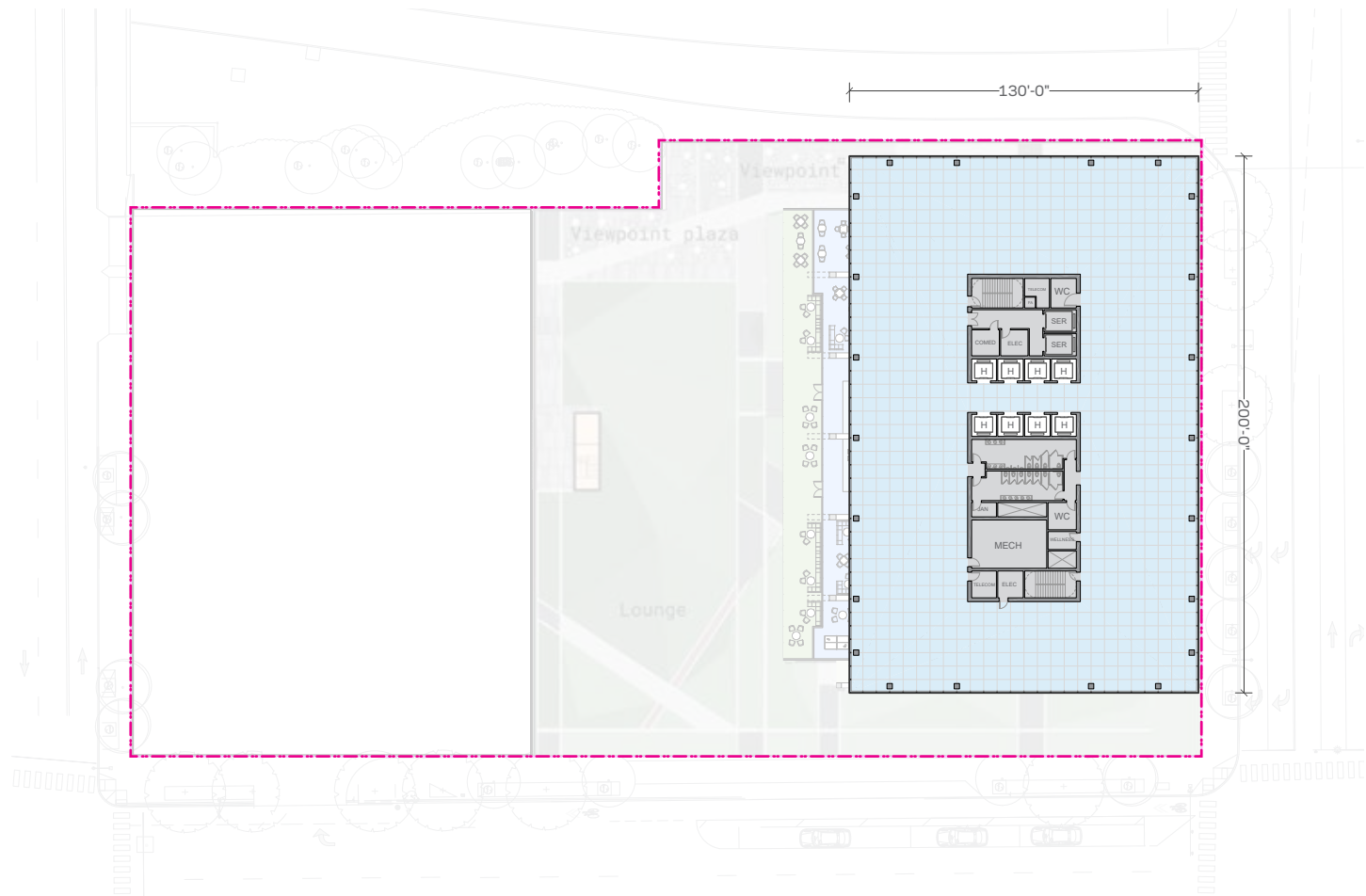


PHASE II

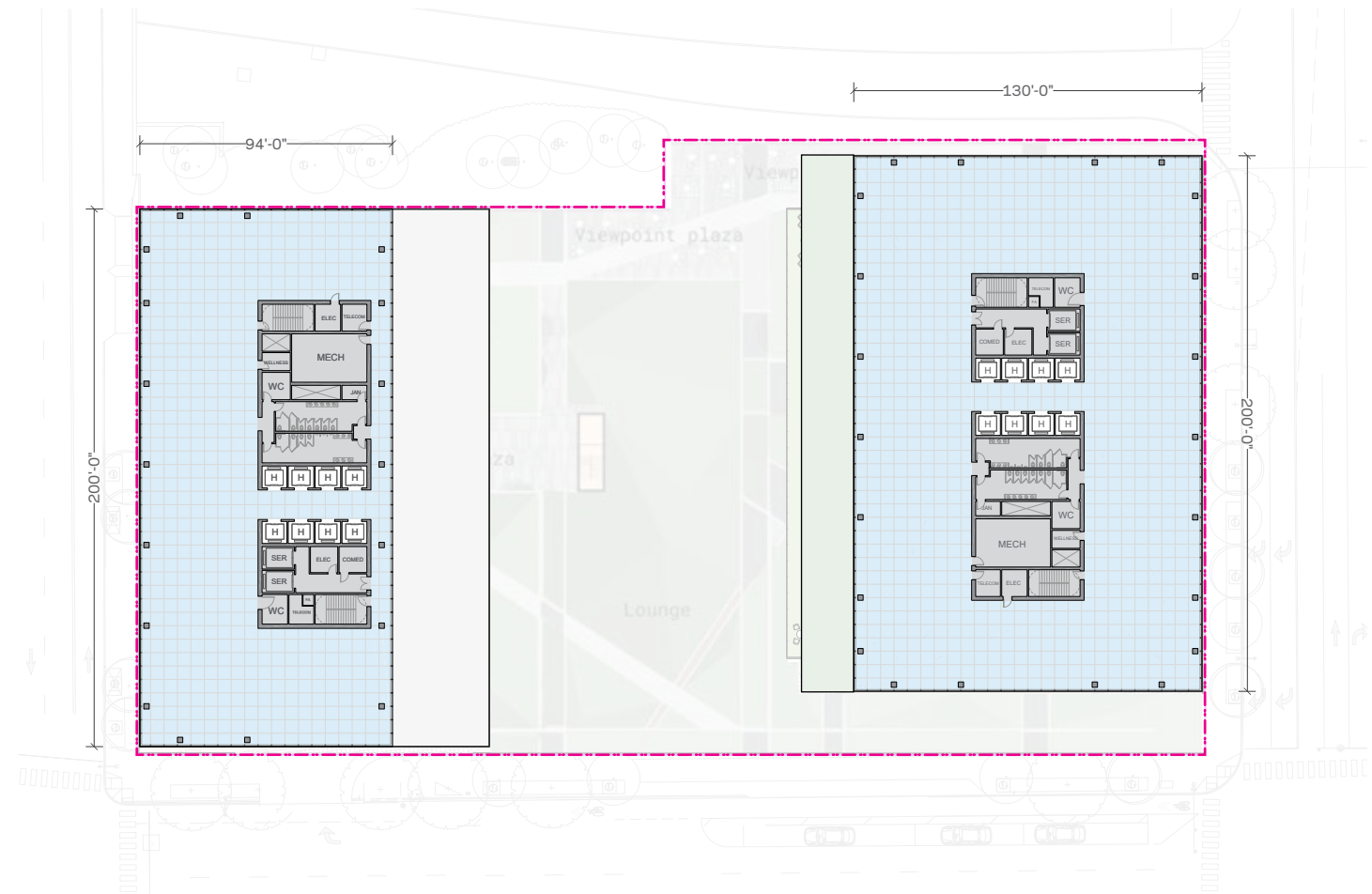


HIGH-RISE LEVEL 29

TOWER DESIGN



PHASE I



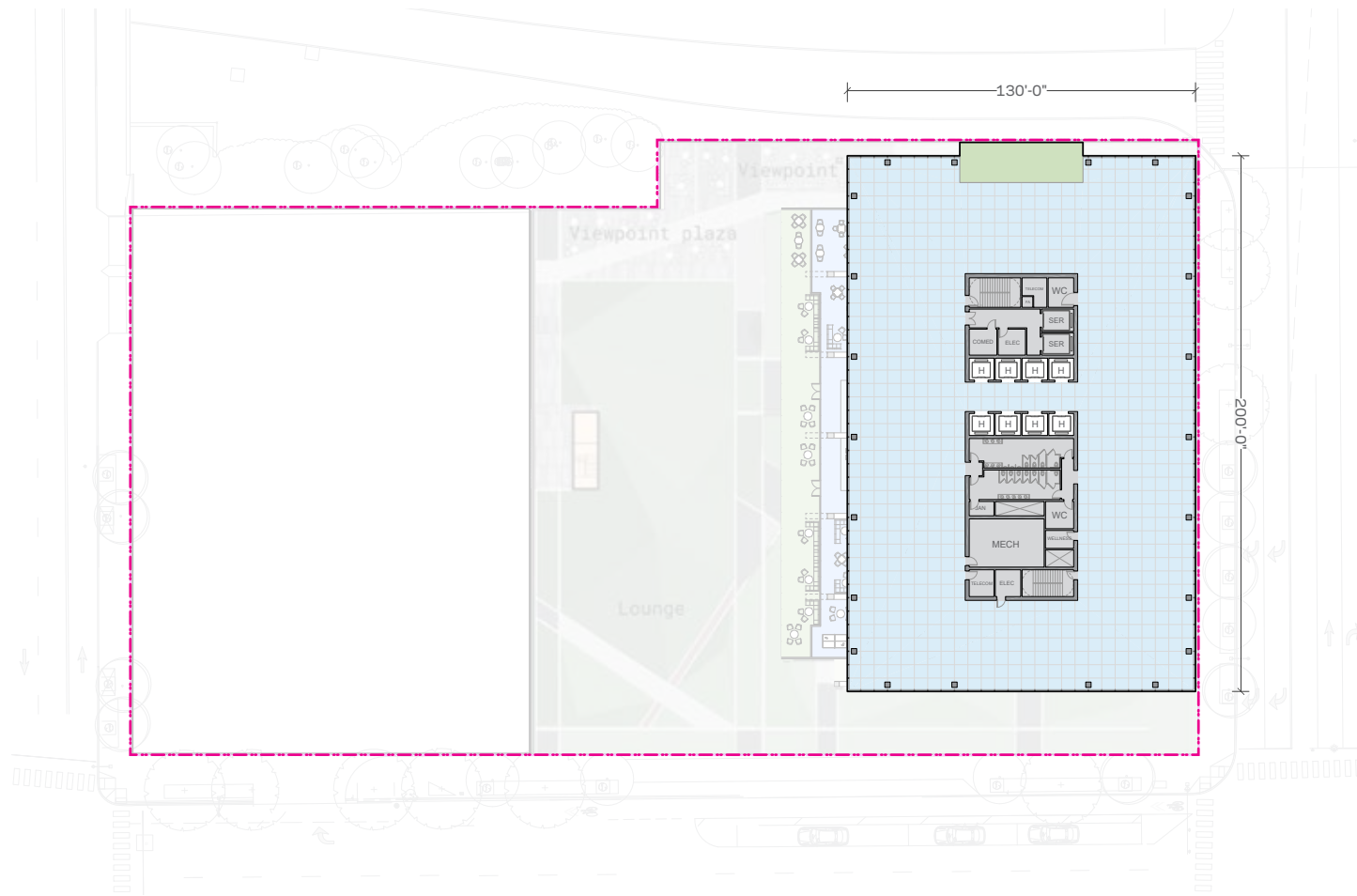
PHASE II



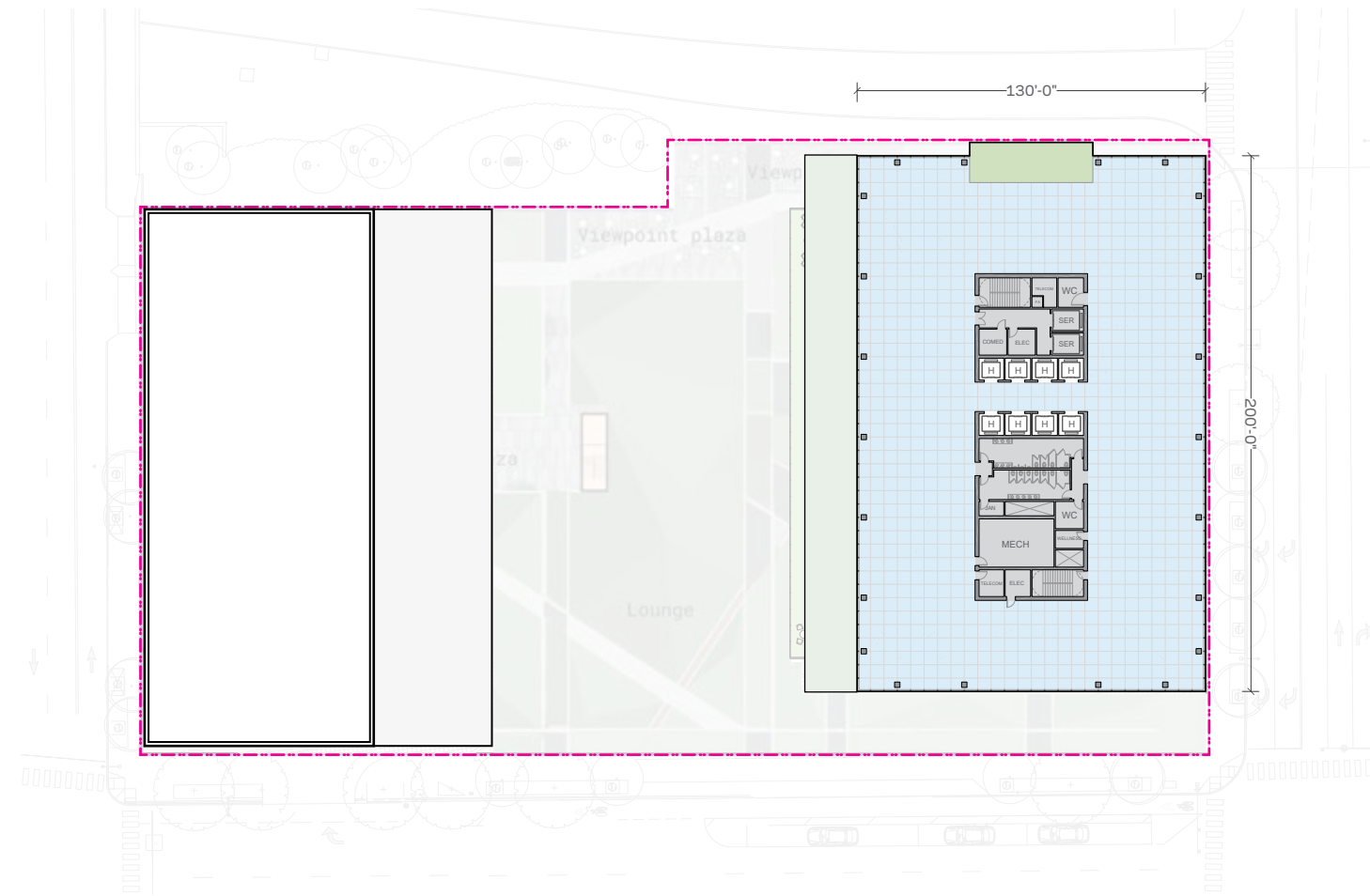
0 10 20 50'

HIGH-RISE LEVEL 33

TOWER DESIGN



PHASE I



PHASE II

WEST ELEVATION

TOWER DESIGN

LEVEL 40 TOWER 1 T/ROOF
604' - 0"

LEVEL 33 TOWER 2 T/ROOF
485' - 6"

LEVEL 16 AMENITY DECK
217' - 0"

LEVEL 06 ROOFTOP PARK
80' - 0"



PHASE II

NORTH ELEVATION

TOWER DESIGN

LEVEL 40 TOWER 1 T/ROOF
604' - 0"

LEVEL 33 TOWER 2 T/ROOF
485' - 6"

LEVEL 16 AMENITY DECK
217' - 0"

LEVEL 06 ROOFTOP PARK
80' - 0"



PHASE II

SOUTH ELEVATION

TOWER DESIGN

LEVEL 40 TOWER 1 T/ROOF
604' - 0"

LEVEL 33 TOWER 2 T/ROOF
485' - 6"

LEVEL 16 AMENITY DECK
217' - 0"

LEVEL 06 ROOFTOP PARK
80' - 0"



PHASE II

EAST ELEVATION

TOWER DESIGN

LEVEL 40 TOWER 1 T/ROOF
604' - 0"

LEVEL 33 TOWER 2 T/ROOF
485' - 6"

LEVEL 16 AMENITY DECK
217' - 0"

LEVEL 06 ROOFTOP PARK
80' - 0"



PHASE II

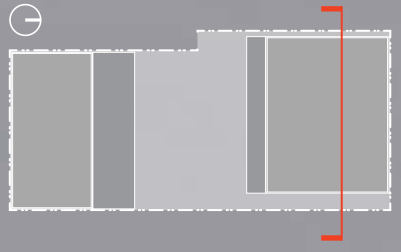
BUILDING SECTION

DES PLAINES ST



BUILDING SECTION

MADISON ST



DESPLAINES SCALE

TOWER DESIGN



N. DES PLAINES ST

MONROE SCALE

TOWER DESIGN



W. MONROE ST

MADISON SCALE

TOWER DESIGN



W. MADISON ST.

KENNEDY EXPRESSWAY SCALE

TOWER DESIGN



KENNEDY EXPRESSWAY

VIEW FROM MADISON ST - PHASE II

TOWER DESIGN



VIEW FROM MADISON ST - PHASE I

TOWER DESIGN



VIEW FROM DESPLAINES ST - PHASE II

TOWER DESIGN



VIEW FROM DESPLAINES ST - PHASE I

TOWER DESIGN



VIEW FROM MONROE ST - PHASE II

TOWER DESIGN



VIEW FROM MONROE ST - PHASE I

TOWER DESIGN



VIEW FROM EXPRESSWAY LOOKING SOUTHEAST - PHASE II

TOWER DESIGN



VIEW FROM EXPRESSWAY LOOKING SOUTHEAST - PHASE I

TOWER DESIGN



VIEW FROM EXPRESSWAY LOOKING EAST - PHASE II

TOWER DESIGN



VIEW FROM EXPRESSWAY LOOKING EAST - PHASE I

TOWER DESIGN



MADISON ST LOBBY ENTRY

TOWER DESIGN



LEVEL 2 PORTE-COCHERE

TOWER DESIGN



LEVEL 6 AMENITY LOUNGE

TOWER DESIGN



SUSTAINABILITY

DPD CHECKLIST

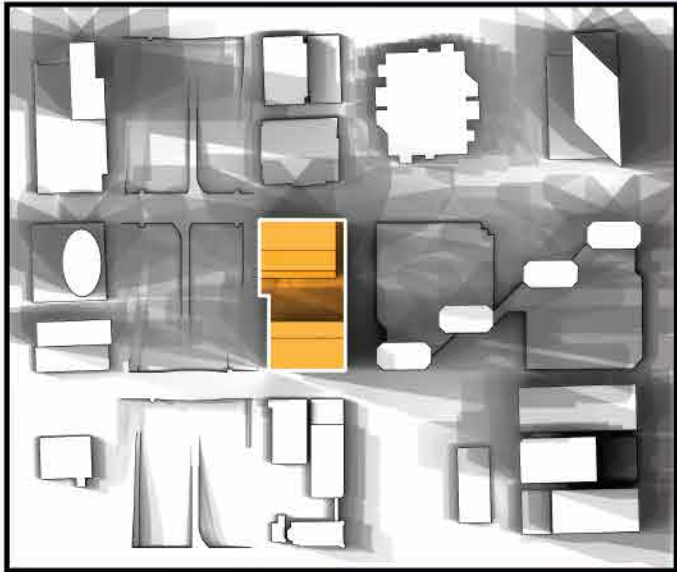
SUSTAINABILITY

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	Choose one			Choose one		Choose one			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	Choose one		Choose one		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	Choose one		
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	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	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	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	20	10	20	NA	20	NA	5	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	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	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	20	10	20	NA	20	NA	5	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	10	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	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

SOLAR STUDIES

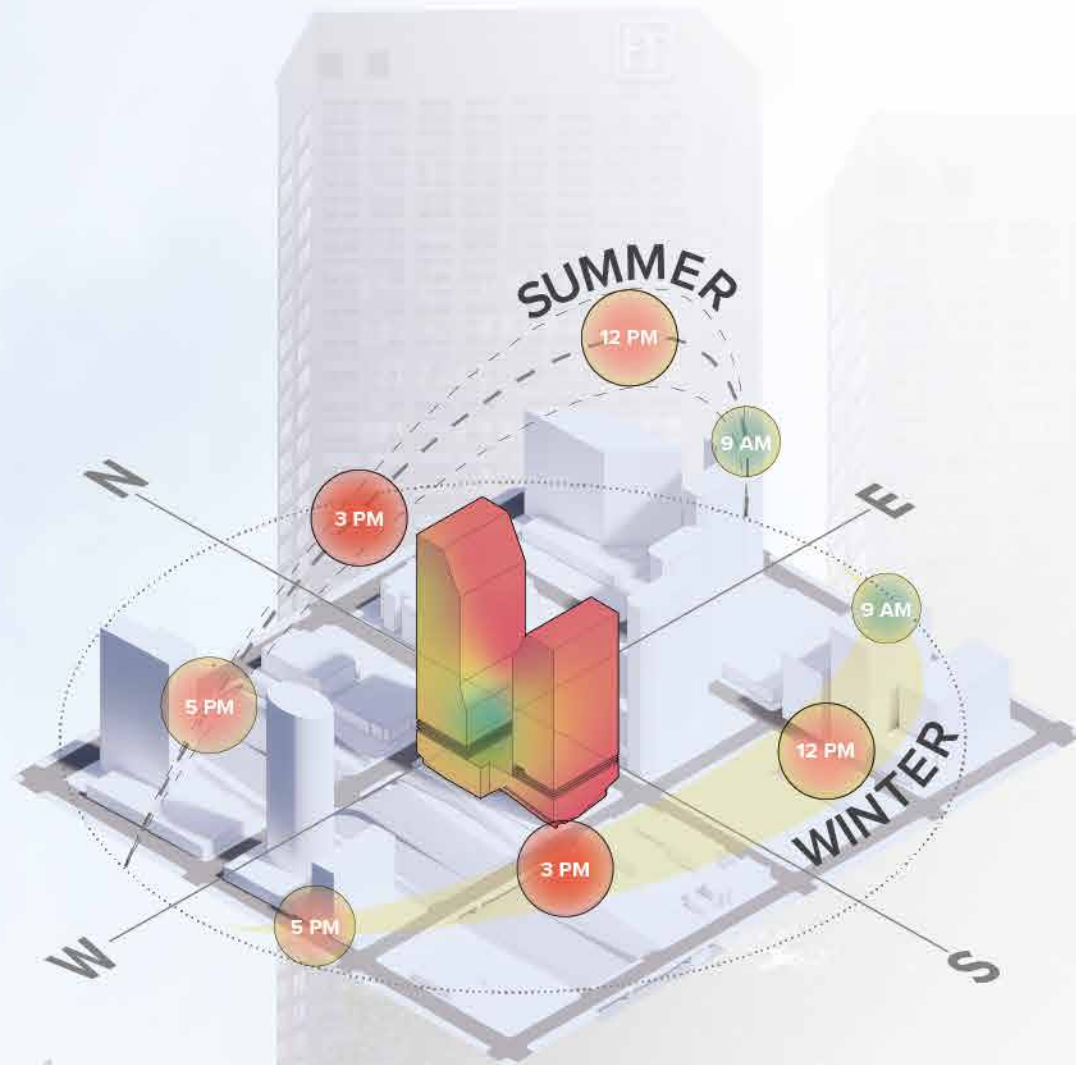
SUSTAINABILITY



SUMMER SHADOW STUDY



WINTER SHADOW STUDY



CONSIDERATION FOR BIRD MIGRATION

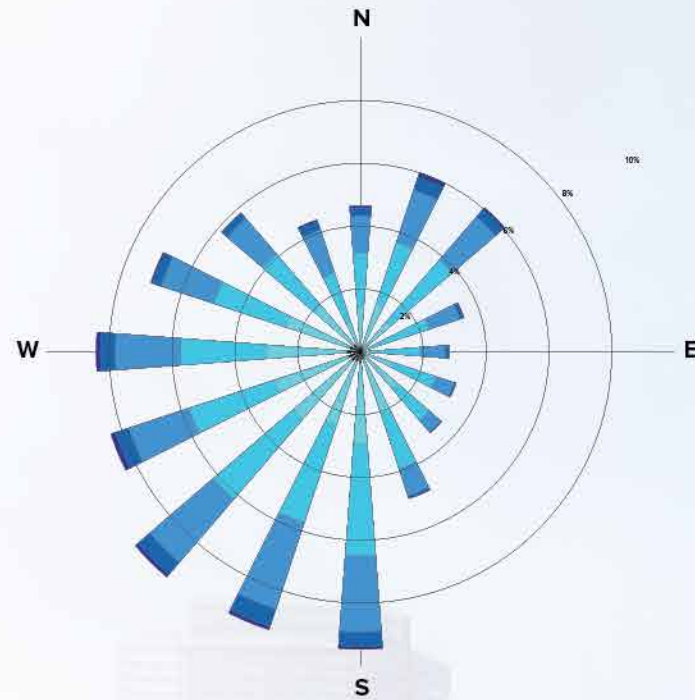
SUSTAINABILITY



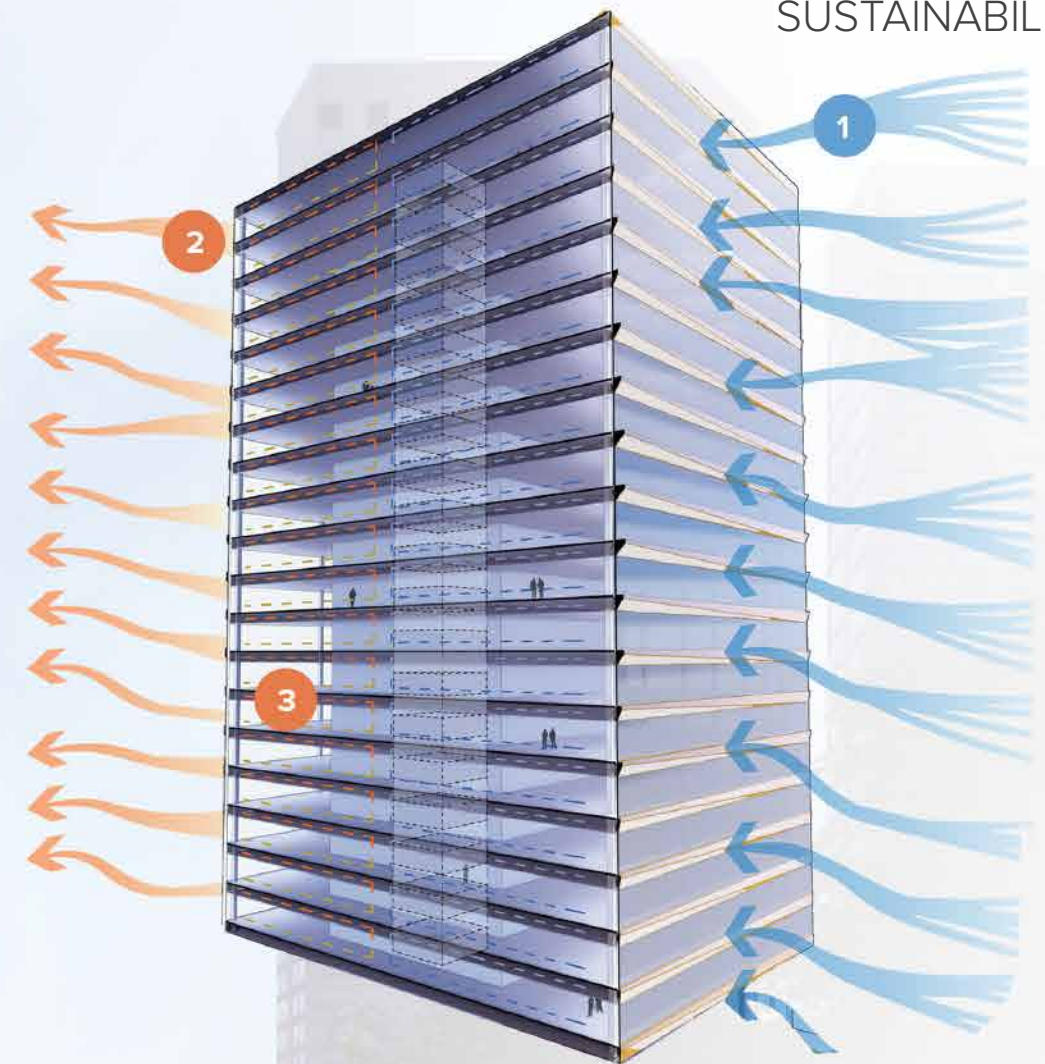
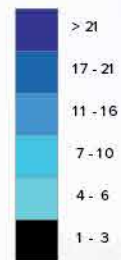
PROBLEMS	SOLUTIONS
 TRANSPARENCY	 VISUAL INTERFERENCE VIA FRIT PATTERNS/VINYL
 UNINTERRUPTED REFLECTIVE SURFACES	 HORIZONTAL BREAKS IN FACADE
 BEACON EFFECT	 TINTED GLASS TO LIMIT LIGHT POLLUTION
 FLY THROUGH	 REDUCED REFLECTIVITY

AIR VENTILATION

SUSTAINABILITY



Wind Speed (Knots)



- 1** PROVIDES CONDITIONED AND FILTERED AIR TO ITS RESPECTIVE FLOOR
- 2** PORTION OF RECIRCULATED AIR IS EXHAUSTED LOCALLY AT THE PERIMETER WALL ON EACH FLOOR
- 3** RECIRCULATED AIR IS LIMITED TO EACH FLOOR AND IS FILTERED AT EACH AHU



THE JOHN BUCK COMPANY

655 W MADISON

CITY OF CHICAGO

*DEPARTMENT OF PLANNING & DEVELOPMENT
COMMITTEE ON DESIGN*