



AMLI – 808 North Wells

A purpose-built transit-oriented development in Chicago, IL

AMLI Residential collaborated with NORR as Architect of Record, HPA Design as the Design Architect and Interior Designer, and WALSH Construction as Contractor on the design and construction of the new residential development at 808 North Wells Street. Located in River North, a trendsetting neighborhood of Chicago, IL, the 16-story, transit-oriented development provides 318 smart rental units and marketable amenities. Striving for LEED® Gold certification, the project aligns to the Chicago Sustainable Development Policy and supports Chicago's reputation for becoming one of the top ten Bike Friendly cities in the US.

The development is located one block from a CTA Brown Line elevated train station and along North Wells Street, one of the primary bicycle thoroughfares stretching from the northside to the Central Business District.

To ensure the structure blended into the urban fabric, the massing was developed with a nod to the many low-rise warehouses and art galleries in the neighborhood by utilizing a common brick aesthetic for the podium base with a contemporary glass-sheathed jewel box rising above. The podium deck comprises retail shops, leasing offices, parking spaces, loading berths, and a robust bicycle experience with 318 bike storage spaces on two levels within a common bicycle lounge.

The residential floor layouts support current market trends, utilizing smart unit concepts of compact and sustainable planning strategies. As residential units continue to get smaller due to cost and sustainability, the need for active and well-used amenity spaces becomes more prevalent. Beyond ground floor lounge spaces and ride-share waiting areas, the design at 808 North Wells incorporates a mezzanine floor fitted with a library, tenant craft room and secured indoor - outdoor dog run and lounge equipped with dog wash and grooming area. The top-of-the-building amenities embrace breathtaking views of the city and feature a roof deck pool, outdoor kitchen, personal grill areas, fitness center, small communal gardens and a co-working format business center.

CLIENT	AMLI Residential
PORTFOLIO	Residential
SIZE	285,000 SF (26,477 SM)
LOCATION	Chicago, IL US
DATE	Summer 2021
SERVICES	Architecture Interior Design

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Residential

At NORR, our residential architecture portfolio spans decades and project types. We provide design, master planning and landscape architectural services to create sustainable multi-family communities across Canada, the US and UK. From urban centers to luxury residential apartment complexes, townhomes and rental housing, our residential experts work to design built environments with long-term value.

Designs For Life

Our design team applies market strategy, demographic research and competitive analysis to develop a holistic view of the project's target market. We assess the lifestyle desires of the end user and the business goals of the client to create communities that will attract and retain residents for years to come. As the demand for rental housing increases for millennials and empty nesters, we respond to our clients' changing marketplace with designs that feature multiple unit layouts, comprehensive amenity spaces, mixed-use elements and interconnections to the community that command top rental rates.

Fit With the Community

Our residential design portfolio includes both high density and low density projects. The lower density multi-family projects are designed with careful regard for the surrounding community. Because they're often adjacent to single family homes or located in exclusive urban settings, attention to streetscape and landscape architecture is essential. We're adept at designing spaces that include the elements that specifically increase marketability and long-term sustainability and value—no matter the project size, scope or density.

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