SOCIAL CONTEXT:

Chicago’s twin cities
RESEARCH SUMMARY: ASSUMPTION
RESEARCH SUMMARY: REALITY
Chicago remains one of the most economically, socially, and physically segregated cities in the United States. Affluence is a luxury of the North, while the South represents a marginalized community, fostering crime, social unrest, and a feeling of hopelessness within a system that has abandoned a large minority population, effectively widening the socioeconomic gap.
What are the Essential Elements of a City?

CULTURE: cinema, museums, media center, concert venue, music, performance, arts & crafts

WORK: tech center, office space, live/work spaces, galleries, workshops, studio spaces

EDUCATION: vocational training, continuing education, charter schools, community college

HOUSING: affordable, market rate, senior, SRO, single family, multi-family

TRANSPORTATION: extend CTA red line, express METRA trains, transportation 'hub'

HEALTH: bicycle network, sustainability, sports, recreation, mental health, medical, healthy food
BUILDING PROGRAM:
Definition
What happens when you combine new with existing into a single building?
‘HALFWAY’ HOUSE:
a place to allow the formerly incarcerated, homeless, substance addicted, and other at risk groups to begin the process of reintegration with society, while still providing monitoring and support; this is generally believed to reduce the risk of recidivism or relapse when compared to immediate and direct integration into society.
THE SITE:  
beginning with a blank slate
RESEARCH SUMMARY: EXISTING CONDITIONS
Chicago, and the neighborhood, have a strong grid system.

The dominant system is broken by the Lakeshore Drive and other deviations in the immediate neighborhood.
Main thoroughfares are S. Lakeshore Dr. and the Chicago Skyway

These roads interrupt the grid and bound the neighborhood, bisecting it from the rest of the city.
Lake Shore - a step back

*The site is the only developable area which is in front of the Lake Shore Drive*
The neighborhood suffers from urban blight caused by rampant foreclosure and vacancy rates. Streets and public spaces are generally poorly cared for and unsafe. The neighborhood is not friendly or welcoming to outsiders.

Despite this, the neighborhood boasts a strong sense of community and there are instances of creativity and neighborhood pride scattered throughout.
URBAN AMBITIONS:
Identifying Opportunities and Strategy
INITIAL CONCEPT: OVERALL URBAN AMBITION

Strengthen the connection between existing and new in order to improve both
INITIAL CONCEPT: OVERALL PROGRAM AMBITION

Develop a program that will link to the new urban program, existing neighborhood, and social context.
INITIAL CONCEPT: OVERALL URBAN AMBITION

Connect the existing neighborhood to the waterfront
The cultural industry has a potential $2.75 billion impact

...but Chicago is not realizing its full potential. Cultural tourism could also generate additional revenue for the city and tie into its already primarily service oriented economy
DEVELOPMENT MASTER PLAN:
Zoning for the Future
Anchor Program

1. sports facilities
2. market hall and farmers’ market
3. transportation hub
4. concert venue
5. charter school
6. tech campus, manufacturing, and distribution
7. community college
8. cinema and restaurants
9. art galleries and commercial
10. house of music
11. museum
12. library
MASTER PLAN: DECENTRALIZED PROGRAMMING
MASTER PLAN: ZONE 1 - HEALTH, WELLNESS, MOBILITY & ZONE 2 - EDUCATION

01_ Transportation, market, sports & recreation, concert venue
02_ Basic education, high school, community college
MASTER PLAN: ZONE 3 - ART/BUSINESS CORE & ZONE 4 - RESEARCH & DEVELOPMENT

03_ Business Core, Artist Studios & Exposition Space, Museum, House of Music, Ore Wall City
04_ Tech Campus and Research, Manufacturing and Distribution
ZONE 5 - ARTS AND LIVING

05_ Residential, Cinema, Theater, Library, Media Center
MASTER PLAN: PROPOSED MASTER PLAN IN CONTEXT
PROPOSED MASTER PLAN IN CONTEXT
URBAN FRAGMENT:
Defining the Context
INITIAL CONCEPT: PROPOSED SITE FOR URBAN DEVELOPMENT & BUILDING
Although the site has been otherwise cleared, the ore walls stand as the last remaining artefact of the site’s industrial past, forming a linear and cavernous space along the waterfront.
MAIN URBAN OBJECTIVE

Lakeshore Drive acts as a barrier. Bridge the barrier between the existing and new. Connect the neighborhood to the water and amenities of the new development.
STRATEGY: BUILDING THE SITE

01 maximum density
SUBTRACT FOR STREETS AND TRANSPORTATION
BUILDING THE SITE

03._ subtract for pedestrian walkways
04. Subtract for parks and open spaces
05. adjust height and volume for building use
STRATEGY: BUILDING THE SITE

06 zoom in of conceptual urban fragment & building massing
Proposed Park Program

01 elevated train station
02 swimming pool
03 recreation facilities
04 outdoor amphitheater

05 entrance to elevated park
06 park through building
07 roof windows (view to studios)
08 sunken sculpture garden
Spacial Characteristics: narrow spaces between destinations, few or no places to stop/rest, less solar access, few vistas

Potential Program: walkways, bicycle paths, general circulation, service spaces
**Spacial Characteristics:** located near building entrances or at intersections of circulation routes

**Potential Program:** walkways, bicycle paths, circulation, stairways, entries, transportation stations
Spacial Characteristics: wider spaces, ample varied seating, views or other amenities, solar access, areas of respite and activity, ability to personalize

Potential Program: parks, seating, terraces, transportation, activity spaces, programmed outdoor space
BUILDING SITE & ANALYSIS:
Features of the Fragment
The project site is located at the heart of the new master plan along the slip and on the direct connection (bridge) from the existing neighborhood. This central location is vital as the program requires that the residents be in the center of the ‘action.’ The building’s commercial ventures require traffic to survive and flourish.
The project site is located at the intersection of the main north-south and east-west green axes, giving the site prominence and making it the **SOCIAL NUCLEUS** of the entire development.
The program requires removal from the residents’ old life and destructive habits. The best chance for reintegration means that residents must be exposed to everyday life.
BUILDING CONCEPTS & MASSING
INITIAL CONCEPT: THE ORE WALLS

The walls as they exist today
INITIAL CONCEPT: THE ORE WALLS - USE

Breaking the Block
moving away from tradition

Bridging
spanning the walls

Enclosure
fitting between the walls
Those ore walls have survived till now simply because they are too hard to demolish and the concrete cannot be reused. So why not take advantage of them in a sustainable way?

<table>
<thead>
<tr>
<th>Ore</th>
<th>400 Tons per Foot</th>
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</thead>
<tbody>
<tr>
<td>170 Tons per Foot</td>
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</tr>
<tr>
<td>240 Tons per Foot</td>
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INITIAL CONCEPT: STRUCTURAL AND FORMAL INSPIRATION

1. Unload Ore
2. Distribute & Store

- Grab Bucket
- Travelling Bridge
- Gantry Crane
- Ship

EXISTING ORE WALLS
PREVIOUS ORE YARDS

Tracks on Ore Walls

North Ore Yard
Vessel Slip

T 2012 before 1990s

tracks on Ore Walls

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The building volumes express the residents’ movement through the building. When participants enter, they live in VOLUME 01, are trained in VOLUME 02, and work in the public areas. VOLUME 02 transitions to VOLUME 03, where residents live independently, pay rent, and work outside the building.
the site is located along the north-south park axis
the site is located at the intersection of the north-south and east-west park axes
enclose the space between wall; public functions exist beneath the park, between walls
04. bridge the walls; elevate the private space above the public park
05 _ adjust for views and permeability over the park
duplicate the housing block to fit additional dwelling units
rotate the volume to vertical, recalling Chicago's high rise heritage
08. connect the housing blocks with social space/program space
09. adjust tower height; support the volumes with public space that touches down at the ‘nucleus’ of the site
STRATEGY: OVERALL BUILDING IMPRESSION - NORTH APPROACH
OVERALL BUILDING IMPRESSION - SOUTH APPROACH

STRATEGY:
Building Statistics

- **Site Area:** 11,594 sm
- **Building Footprint:** 5,362 sm
- **Lot Coverage:** 46% coverage
- **Total Bldg Area:** 33,438 sm
- **Residential Area:** 20,150 sm (60%)
- **Public Area:** 13,288 sm (40%)
- **Floor Area Ratio:** 2.88
- **Dormitory Units:** 103 units
- **Studio Units:** 85 units
- **1 Bedroom Units:** 42 units
- **Total Units:** 230 units
- **Total Beds:** 481 beds
- **Vehicle Parking:** 81 spaces
- **Bicycle Parking:** 380 int. spaces
BUILDING STRUCTURE:
Bridging the Gap
00_ general horizontal and vertical forces acting on the volumes
vertical towers counteract the vertical loading
additional vertical support to counteract eccentricity in vertical volumes
03_ trusses bridge the distance between vertical supports
STRUCTURE

Floors are hung from the top truss.
truss system bridges distance between two volumes
PROGRAM DISTRIBUTION:
Separating the Uses
STRATEGY:  PUBLIC VS. PRIVATE OUTDOOR SPACE
STRATEGY: PUBLIC PROGRAM DISTRIBUTION

[Diagram showing the strategic distribution of public programs including Health, Leasable Art + Studios, Urban Strip Park, and Waterfront areas.]
STRATEGY: PRIVATE PROGRAM DISTRIBUTION
The building has virtually no unsatisfactory views. The site allows for three distinct view characteristics - water, park, and urban.
BUILDING CIRCULATION:
Opportunities for Social Interaction
STRATEGY: BUILDING ENTRANCES - PUBLIC
STRATEGY: BUILDING ENTRANCES - PRIVATE
STRATEGY: BUILDING ENTRANCES - SOCIAL NODES
The building’s main entrances are on direct axis from across the slip. Entrances are differentiated by pops of color and protected entry points.
BUILDING FACADES:
The Social Section
It’s not that someone IS watching that forces “good behavior”, but the idea that someone COULD BE...
STRATEGY: LEVELS OF TRANSPARENCY

TRANSPARENT

STOREFRONT AND GLAZED OPENINGS

NORTH

CURTAIN WALL GLAZING

SOUTH
STRATEGY: LEVELS OF TRANSPARENCY 02

TRANSLUCENT

02a FROSTED CHANNEL GLASS

02b PERFORATED PANELS

NORTH

SOUTH

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STRATEGY: LEVELS OF TRANSPARENCY 03

03

OPAQUE

03a THROUGH-COLOR RAIN SCREEN

03b EXPOSED CONCRETE

NORTH

SOUTH
The various levels of transparency expressed in the facade enable the building to act as a section, projecting the interior life of the building on the exterior.
PUBLIC AREAS:
The Social Mixer
Strategic Focus: Movement Within the Building

Spatial Characteristics: narrow spaces, elongated spaces, and those for transition, interstitial spaces

Potential Program: corridors, circulation, building entrances, vertical transitions

Red = Public
Orange = Private

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**STRATEGY:** PLACES FOR MEETING

**Spacial Characteristics:** located at the intersection of movement spaces, places where people gather but do not stay long

**Potential Program:** building and room entrances, intersections, semi-transient program space
Spacial Characteristics: wider spaces, ample varied seating, views or other amenities, activities to participate & watch, ability to personalize

Potential Program: lounge and social spaces, kitchens, work places, lobbies, units, classrooms
The ground floor contains the majority of the program spaces and primary entrances. The park level contains public outdoor space and secondary building entrances.
COMMUNITY:
Social and Education Spaces
The bridge is for use by all residents. It connects the two residential volumes. It is conceived as a mainly open volume with social spaces freely organized within. More private program elements are enclosed by walls. Full views to the outside are provided on both sides.
STRATEGY: MAIN PROGRAM ELEMENTS - PARK & FLOOR 02

- residences
- leisure
- office space
- dining hall
- classroom
- residences

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STRATEGY: EXTERIOR SOCIAL SPACE
STRATEGY: SPATIAL QUALITIES - BRIDGE
Floors are separated into men’s and women’s zones. Dormitory units are accessed via double loaded corridors with social spaces at each end. Shared open space is located at the middle of each floor.
The tower is composed of studio and 1-bdrm rental units. All floors are coed. Floors separated by the VOLUME 02 are connected via pedestrian bridges. Vertical circulation is accomplished via stairs and elevator.
STRATEGY: TYPICAL UNITS

UNIT 01a dormitory

UNIT 02b studio

UNIT 03b one bedroom

UNIT 01b dormitory

UNIT 02c studio

UNIT 03a one bedroom

UNIT 02d studio

TYPICAL UNITS