SOUTH CHICAGO: OREWALL CITY
00_RESEARCH

taking a position
The United States and the city of Chicago have a long history of segregation. This history stems from the Jim Crow era urban policies that divided even the smallest public and private spaces within cities, including train cars, buses, schools, city parks, restaurants, and theaters. These policies would remain firmly in place for nearly sixty years until the 1950s and 1960s. The decision of Plessy vs. Ferguson, formally allowed the division of the races with the provision that all facilities provided could be separate, but must be equal. The resulting Jim Crow era urban policies that divided even the races coexisted still remained. Racial violence erupted, prompting leaders like Henry Grady to urge his southern constituents: “…to found and maintain the institutions of the white and the black in separate but equal condition...” However, the Jim Crow era urban policies that divided even the races coexisted still remained. Racial violence erupted, prompting leaders like Henry Grady to urge his southern constituents: “…to found and maintain the institutions of the white and the black in separate but equal condition...”

The United States and the city of Chicago are a clear example of the perpetration of social and economic inequality. The history of segregation in the United States and the city of Chicago has left a lasting scar on the city's fabric into separate and unequal zones, to indulge our just-as-human penchant for distinguishing the “we” from the “them.”

As American cities evolved, so did their segregation policies and strategies – mainly under the guise of urban revitalization or redevelopment. According to Nightingale, by positioning the north as a model for urban revitalization, Chicago became the capital of the new city form, and the south, the capital of poverty. The Chicago River acts as a clear physical barrier dividing north from south, which is perhaps partially to blame for the persistent perpetuation of the division and south although the river is easily crossed by a series of bridges, a roads, and an army of public transportation options.

The majority of the city's wealth, affluence, education, and employment is concentrated in the north center. High levels of unemployment, poverty, and under-education and underemployment dominate the south and west sides of the city.
Inequality in the city reached a climax in 1919 when Chicago erupted in a week of violent race riots. When the situation was again under control, the City’s “aggregative urban form” was confirmed to be the result of the city. The Fair Housing Act essentially made these uneven landings and rental priority programs illegal. However, historic segregation and racial bias continue to this day, particularly in neighborhoods that border gentrifying areas. As Boston’s “city magazine” notes that the vast majority of housing developments built in the 1990s are designed to be “affordable” only for those who are white or have high incomes, and this has contributed heavily to the division of the city. The Fair Housing Act was designed to protect the rights of minorities to live in any neighborhood they choose to, regardless of race or ethnicity. However, until recently, housing discrimination was illegal in the United States. In Chicago, many of these policies were initiated based on the idea, or rather, on the desire, of excluding blacks from their properties if the much larger and expanding white population had little or no control over the situation. The City’s resulting unfair housing policies were designed to preserve neighborhoods from black influence, to maintain property values, and to promote the welfare of white residents. The result was a multi-faceted reform scheme that included redlining, restrictive covenants, and housing discrimination laws.

In 1940, the U.S. Census Bureau reported that 98% of African American families lived in the western and southern areas of Chicago. By 1960, this number had decreased to 70%. Since the 1960s, the city has continued to experience a decline in the number of African American residents, from 50% in 1970 to 20% in 2010. This decline is partially due to the policies implemented by the Chicago Housing Authority (CHA) during the 1960s and 1970s, which were intended to prevent the spread of poverty and maintain property values in predominantly white neighborhoods. However, these policies have had the unintended consequence of perpetuating segregation and inequality in the city. The CHA’s policies of “urban renewal” and “redevelopment” have led to the demolition of many low-income neighborhoods and the construction of high-rise apartment buildings, which have displaced many African American residents and concentrated poverty in a few areas. These policies have also contributed to the segregation of neighborhoods by race and socioeconomic status, which has led to disparities in access to education, healthcare, and other resources. In recent years, the CHA has taken steps to address these issues, but much work remains to be done.

In history, Chicago’s urban-planning failures stem from its housing policies. The New Deal was very much a failure, with the idea being to clean up the nation’s poorest slums by creating new communities where the city’s low-income families could live in quality homes. So how things go so terribly wrong?

As its successor, the Chicago Housing Authority (CHA)’s policies of “urban renewing” and the creation of high-rise public housing for low-income families were extremely positive and effective. Residents were given a sense of pride and inclusion in their new homes. Crime rates were lower in these developments than in the surrounding areas, and the CHA’s ability to effectively manage and maintain their properties led to an influx of crime-free neighborhoods and physical and mental health and social disorder. Chicago, then, if it is a sin of belonging in its residents, these developments became disconnected from the city, acting as windmills of economic disparity.

Another fundamental flaw in the development of Chicago’s public housing was that no provisions were made for the creation of inclusive communities with mixed incomes and ethnic diversity. As these developments transitioned from worker housing to welfare housing, public housing instead became symbols of poverty and strengthened the city’s already segregated past.

On a formal level, the organizational structure of Chicago, like many American cities, is based on a grid. The grid is a seemingly wide-open and therefore socially imposed system that is built in the fact that the Chicago grid is based on a set of grid systems that are used to eliminate the region of dislocation, or a system of city’s grid systems that are used to eliminate the region of dislocation, or a system of dislocation, or a system

The rise of restrictive covenants and zoning in Chicago can be attributed to Frederick Law Olmsted, who planned and built one of America’s first exclusive suburbs in Riverside, just outside Chicago. It was Daniel Burnham who had the most profound effect on Chicago planning, even though his grand urban plans were never realized. Burnham, however, who had the most profound effect on Chicago planning, even though his grand urban plans were never realized.
mandated land use and zoning policy had taken hold across the United States. In Chicago, these policies are driven by market forces and the desire to create a balanced and diverse cityscape.

Unfortunately, policy that was created under the guise of a segregationist planning departements is now being challenged by a new wave of inclusive housing policies. These policies are focused on creating a diverse and inclusive cityscape that is accessible to all residents. Without the additional funding available to cities located in the city’s north, south, and west, the education and literacy levels cannot improve, resulting in a continuous cycle of poverty, violence, and social tension.

In Chicago, for instance, high-rise buildings and shopping districts are concentrated in the South. By virtue of their physical separation from the south and the assumption of expendable income, these are neither useful nor accessible to residents of Chicago. Many experts would like to attribute Chicago’s economic downturn to its population loss. Much of the blame is placed on the architects and the buildings themselves, but can social tension really be caused by architecture? In the city of Chicago, the vest majority of public housing was built in the period between the 1930s and 1960s, and this has a distinctly modernist style which values functionality over community

### Figure 11: The Architecture of Social Division

The architecture of social division includes walls, fences, gates, monumental buildings, buffer zones, alleys, and communities. In the US, the South is a region where segregationist policies have been in place for decades. These policies have resulted in the creation of segregated neighborhoods, which are often characterized by high levels of poverty, violence, and social tension.

### Figure 12: Foreclosures in Chicago

In Chicago, foreclosures are a major issue. The city has experienced a large increase in foreclosures in recent years, which has had a significant impact on the housing market. The foreclosures have resulted in a decrease in property values, which has made it difficult for residents to afford housing.

### Figure 13: Childhood Obesity

Childhood obesity is a major public health issue in Chicago. The city has seen a significant increase in the number of children who are overweight or obese. This has resulted in a number of health problems, such as diabetes and heart disease, which can lead to premature death.
Implementation of architectural and urban strategies. On a citywide, urban scale, we saw mass reunification in Berlin in the 1980’s with the fall of the Berlin wall. The simple act of removing a physical barrier was enough to bring the city back together. In Spain, with the construction of Jurgen Mayer H. Architects’ Metropol Parasol Pavilion, a neighborhood that was formerly disrupted by violence and a downward economic spiral was reintegrated into the city fabric with the inclusion of vast community-building space. Finally, in Medellin, Colombia, the former slums of Medellin were improved with the inclusion of Giancarlo Mazzanti’s Spain Library. By simply creating an icon for the city in one of its poorest, most violent parts of the city, the people were given a sense of pride and belonging. We see through these examples that by creating a sense of community pride, inclusion, and a stage for constructive social interaction, architecture can effectively bring people together and revitalize an urban zone.

**PRIMARY SOURCES**


**SECONDARY SOURCES**


1. SENSE OF CREATIVITY AND NEIGHBORHOOD PRIDE

2. STREET LEVEL HOMELINESS AND ABSENCE OF TOUGH

3. STREETS AND HOMES ARE VACANT AND IN NEED OF REPAIR

Jennifer Wichtowski  |  TU Delft - Complex Projects  |  South Chicago: Ore Wall City  |  P5 - 26.06.2014

POSITION: THE ARCHITECTURE OF SOCIAL DIVISION
The site: beginning with a blank slate.
The neighborhood currently boasts ample green space. Not all green spaces are safe or well kept. There is no access between the neighborhood and the waterfront.

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. The neighborhood is well served by the Metra suburban train system. This system is slow and relatively inefficient. The site benefits from miles of unobstructed shoreline. This is one of the only locations where Lakeshore Drive does not divide the city from the lake.

01., THE CHICAGO GRID
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.

02. EXISTING PROPERTIES
The existing neighborhood is composed mainly of single family homes. Proposed development should blend into the existing urban fabric.

03. GREEN SPACE
The neighborhood currently boasts ample green space. Not all green spaces are safe or well kept. There is no access between the neighborhood and the waterfront.

04. LAKEFRONT
The site benefits from miles of unobstructed shoreline. This is one of the only locations where Lakeshore Drive does not divide the city from the lake.

05. VEHICLE ARTERIES
Main thoroughfares are S. Lake Shore Dr. and the Chicago Skyway. These roads interrupt the grid and bound the neighborhood, bisecting it from the rest of the city.

06. PUBLIC RAPID TRANSIT
The neighborhood is well served by the Metra suburban train system. This system is slow and relatively inefficient.

07. FREIGHT RAIL DISTRIBUTION
The site is currently well served by freight rail lines. An excellent opportunity exists for industry and shipping ventures in the southern portion of the site.
The south works site has four distinct edge conditions. The South is facing Illinois International Port District, the West is facing the neighborhood and the East is facing Lake Michigan.

01. EXISTING NEIGHBORHOOD ALONG SITE
02. EXISTING LAKE FRONT ALONG SITE
03. EXISTING RIVER FRONT ALONG SITE
04. EXISTING SLIP AT CENTER OF SITE

01. SOUTH SHORE DRIVE SECTION
02. LAKESHORE SHORE DRIVE SECTION
03. SOUTH BRANDON AVE. SECTION AT SITE
04. LAKESHORE DRIVE SECTION AT SITE
A variety of housing types and price levels (for sale and rent)

Access to healthy leisure activities

Access to fresh, healthy foods

Access to equal education and vocational training

Branding: Something to make the neighborhood a destination

Where is the existing lacking?

- Access to fresh, healthy foods
- Access to healthy leisure activities
- Access to adequate, efficient public transportation
- Access to office space and jobs
- Access to equal education and vocational training
- Access to the arts and culture
- Branding: Something to make the neighborhood a destination
- A variety of housing types and price levels (for sale and rent)
The music industry can be an economic force for a city. In the United States, Chicago has the third largest music industry revenue, behind New York and Los Angeles. With its rich musical and cultural history, Chicago has the opportunity for the industry to expand and revitalize the city.

CHICAGO'S POTENTIAL

Chicago has yet to realize the full potential of its cultural capital. In the United States, Ilinois has the third largest cultural economy behind New York and California, but Illinois is investing far less in developing culture, so is receiving a reduced revenue from these activities. The potential is there, but requires encouragement.
02_URBAN PLAN
zoning for the future
01. Strengthen the connection between existing and new in order to improve both

02. Develop a program that will link to the new urban program, existing neighborhood, and social context

03. Connect the existing neighborhood to the waterfront

04. Blend the site into the existing context

What are the Essential Elements of a City?

Program Elements

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

URBAN AMBITIONS

SOUTH CHICAGO

Jennifer Wichtowski | TU Delft - Complex Projects | South Chicago Ore-Wall City | P5 - 29.06.2014
Create a train loop, connecting the green line with the red, and bring an additional train line to the site.

Proposed amenities on adjacent vacant lots include inclusionary housing, grocery stores, small-scale farmers’ markets featuring locally grown produce, community gardens, and educational institutions. By using the existing vacant lots, the existing neighborhood will be far more integrated into the new development, eliminating blight and areas incentives for crime and vandalism.

Provide incentives to business owners along the existing commercial corridors to improve existing neighborhood businesses. These incentives may be in the form of funding for expansion, startups, or even facade improvements. Strengthening the existing commercial corridors will allow new and different commercial enterprises to thrive in the new development. Examples include Oakland, CA’s CAE Facade Improvement Program to revitalize the Fruitvale neighborhood.

By requiring developers and other companies working on the site to meet a minimum local hire requirement, people in the neighborhood are provided with valuable training and work experience that can lead to opportunities for future employment with the same company or others. Empower the people to improve the neighborhood.

Because development will take a considerable amount of time to complete, the site will remain mostly empty for a long time. During this period, a land lease program with an urban agricultural tenant will generate money for the site as well as an amenity for the neighborhood. In addition, keeping the land occupied reduces the need for additional security on site.

Currently, there is no office space available for businesses in the southern neighborhoods. It is impossible to encourage entrepreneurship and business development when they do not have a place to work. Providing economical and attractive office spaces on the site provides an incentive for business.
ONCE VIOLENCE, MURDER, DRUGS AND POVERTY CHARACTERISED MEDELLÍN

New architecture has transformed Medellín

CASE STUDY 1: MEDELLÍN

1. Fight against Poverty and Hunger
2. Housing
3. Urban Town Planning

CASE STUDY 2: ROTTERDAM CREATIVE CITY

Creative sector Rotterdam is a catalyst for urban revitalisation of the existing Stadswijken, the revitalization of former port areas and the revival of the city center
In Bilbao, creativity became a catalyst for social reform, allowing the city to brand themselves as an artistic and cultural hub. This strategic move attracted tourists and, as a result, increased revenue for the city. As the city’s brand took hold, additional businesses, in the form of hotels, restaurants, retail, offices, and homes began to be built, and the city’s safety and reputation quickly improved. Some of the program proposed in the master plan included a new incubator for young artists to promote art and cultural tourism as a means of diversifying the economy. Bilbao is a shining example of creating a successful brand and using the arts to drive social and economic reform.

**OVERALL PROGRAM GOALS:**
- New vision (post industrial vision)
- alter the city’s image (art culture and advanced services)
- Use of an aggressive place-marketing campaigns
- Increasing importance of urban leisure economies

**STARTING CONDITIONS:**
- Unemployment of 25%
- Traditional industries became obsolete
- Violence from extremist Basque separatists
- Urban deterioration
- Pollution
- Poor public transportation system

**BILBAO MASTERPLAN:**
- New subway line
- New drainage and water/air cleaning system
- New airport and seaport
- New residential, leisure and business developments
- Guggenheim museum and a concert hall
- Creation of industrial and technology parks

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THE STATE OF THE ECONOMY
Real estate in an economic crisis
- The world is headed in a very different direction than it was 5 or 10 years earlier
- Change is coming fast; conventional tools are not applicable
- Success takes many different forms; we now need the predictability of form-based codes

Funding will be invested in:
1. Places that welcome business (free market with less rules)
2. Places that welcome public investment, but provide subsidies. So more local/state/fed funding with less rules
3. Places that welcome education, infrastructure, and innovation (following Richard Florida’s creative class theory)

Summarized from Howard Blackson

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FUNDING MODEL
Predevelopment
- Funding: Community Challenge grants from the Partnership for Sustainable Communities, HUD Office of Sustainable Development
- Policy: Neighborhood-scale planning & streamlined processing (front loads the environmental/city review process, cutting upfront cost and time for developers)

Phase 1
- Funding: Transit-oriented development, city capital improvement funds
- Policy: Establish tax districts to fund future development

Phase 2
- Funding: Private/public partnerships including endorsements for the arts and local/state/fed subsidies
- Policy: Tax incentives to encourage business relocation
- Program: Land lease (urban farming) finances development & maintenance

Phase 3
- Funding: Public/private partnerships, HUD/affordable housing initiatives
- Policy: Establish tax districts for maintenance & operations

Phase 4
- Funding: Public/private partnerships, HUD/affordable housing initiatives, private developers

THE ARTS MEAN BUSINESS
How do the arts impact the society and the economy?
ECONOMIC ADVANTAGES
- Museums and the arts play a significant role in people’s leisure activities
- Cultural venues are important tourist attractions, affecting other sectors of the economy
- The arts create revenue and jobs in their own and other sectors, notably the hospitality industry
- The arts can exist in the private or public sector, or a combination of both

EXTERNAL/SOCIETAL EFFECTS
- OPTION VALUE: people enjoy that they have the option to enjoy the arts if they choose
- EXISTENCE VALUE: people benefit from knowing the arts exist even if they never participate
- BEQUEST VALUE: people derive satisfaction that their descendents will benefit from the arts
- PRESTIGE VALUE: prestige is assigned by people from outside the community (branding)
- EDUCATION VALUE: people are aware the arts contribute to their own & others’ cultural value

ECONOMIC IMPACT OF THE NONPROFIT ARTS & CULTURE INDUSTRY (2010)

<table>
<thead>
<tr>
<th>Area of Impact</th>
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Average per person audience expenditures:
- **$24.60**
- **$1.31**
- **$0.36**
- **$0.89**
- **$2.65**
- **$3.51**
- **$13.14**
- **$2.74**
- **$2.65**
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- **$1.31**

AVERAGE PER PERSON AUDIENCE EXPENDITURE = $24.60

Americans for the Arts
• Arts & Economic Prosperity IV
• page 3

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DECENTRALIZED PROGRAM & ZONED DEVELOPMENT

The site is split into 5 distinct zones, each with their own focus and identity. Together, they fulfill all requirements of the holistic city.

The master plan is not conceived as a phased plan, but as a guideline for development.

ZONE 1

MOVEMENT, HEALTH AND FITNESS

TRANSPORTATION
The CTA (red line) is extended to the site, providing better connectivity to the city center, thereby providing better accessibility to a larger public and extending the reach of the neighborhood.

MARKET
Indoor/outdoor market will improve the, now lacking, access to healthy products.

SPORTS FACILITIES
Contributes to a healthier lifestyle and will include already popular features such as a Velodrome.

CONCERT VENUE
As an icon and anchor, the venue will brand the neighborhood and make it a destination for a larger public.
ZONE 2 (EDUCATION) AND ZONE 3 (ART AND BUSINESS CORE)

COMMUNITY COLLEGE
Providing affordable vocational training, continuing education, and a first step towards higher education, the community college gives residents the tools to succeed. Students stimulate the local economy.

HIGH SCHOOL AND BASIC EDUCATION
Providing a solid foundation for future education and career success. The high school will feature an arts component and vocational training.

ZONE 2
BUSINESS CORE
where South Chicago comes to work! Competing with the suburbs and the north via ample public transportation, access to highways, and lower costs of doing business

ARTIST STUDIOS AND EXHIBITION SPACE
work space devoted to the fine and physical arts and related exposition and sales spaces

ZONE 3
MUSEUM
a museum devoted to the industrial heritage of the site will terminate the slip and ore walls and act as an icon at the end of the boulevard

HOUSE OF MUSIC
Anchoring the southern half of the site, the Music House will attract visitors from near and far, offering programs for local school children, fledgling artists, and an intimate concert venue

ZONE 3_. THE NORTH SLIP WATERFRONT AND ARTS DISTRICT
ZONE 4 (RESEARCH, TECHNOLOGY & MANUFACTURING) AND ZONE 5 (ARTS AND LIVING)

TECH CAMPUS & RESEARCH
The Tech & research campus will introduce jobs and bring new employees and visitors into the neighborhood. Employees will take advantage of local businesses and restaurants, boosting the economy. Creates an identity.

MANUFACTURING & DISTRIBUTION
Manufacturing creates immediate local jobs without a great deal of specialized training. The site has the existing infrastructure to make distribution feasible.

ZONE 4
RESIDENTIAL
A variety of dwelling types, sizes, and price points will be important to house South Chicago’s growing population. The site is attractive for its serene feel, vibe, panoramic views, entertainment activities, work opportunities, and connectivity.

CINEMA & THEATER
The Cinema and Theater play an important part of the boulevard and for a key element in the entertainment that is spread over the site.

ZONE 5
LIBRARY & MEDIA CENTER
The library will act as the final anchor, located in the northernmost point of the site. It will offer programs to improve literacy, promote education, and engage local youth. It will bring visitors from the surrounding neighborhood and Chicago.

MUSEUM AT THE END OF THE SLIP
1. sports facilities
2. market hall and farmers’ market
3. transportation hub
4. concert venues
5. charter school
6. tech campus, manufacturing, and distribution
7. community college
8. cinemas and restaurants
9. art galleries and commercial
10. house of music
11. museum
12. library
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.
Less than 6% of the homeless population is homeless by choice.

The state of Illinois currently operates at a deficiency of nearly 6,000 beds to fit the needs of its homeless population. But is a place to sleep really the answer?

ON AN AVERAGE NIGHT, 5,170 people in Chicago are homeless. Of those, 90% state former incarceration and 48% state substance abuse as a contributing factor.

ALTHOUGH OVERALL HOMELESSNESS in Chicago has decreased, the cases of chronic homelessness are on the rise.

Jennifer Wichtowski  |  TU Delft - Complex Projects  |  South Chicago: Ore Wall City  |  P5 - 26.06.2014
The United States is the global leader in number of incarcerated citizens.

CRIME AND INCARCERATION

The city of Chicago leads the nation in crime...

CRIME RATES are highest in the south and west, with a concentration in the south.

COOK COUNTY JAIL is the nation’s largest, with a 12,700 capacity and an average daily population of 9,000 inmates. Of those, at least 54% will return within 3 years.
Over 1/4 of those in Chicago prisons are in for drug related offenses.

One in four homeless people are substance abusers.

Although narcotics use tends to have the highest concentration in the northwest, the problem begins in the south.
The homicide rate in Chicago rose 38% in 2012...

Violent crimes account for over 30% of Chicago’s prison inmates.

Source: http://1.bp.blogspot.com/
04_URBAN FRAGMENT

defining the context
Currently, Lakeshore Drive acts as a barrier. The main objective of the urban plan, which translates directly into the urban fragment, is to bridge the barrier between the existing and new, connecting the existing neighborhood to the water and the amenities of the new development.

The new development will not be successful as an enclave for the affluent Chicago population. The North already fulfills this role. Instead, its success depends on the integration of a variety of income levels and ethnic backgrounds. Currently, its homogeneity is actually a fault. Although, there is a strong sense of community, the lack of exterior influence is detrimental to the neighborhood’s potential success.

Ignoring the need for integration of new and existing could also result in failure of the new development because it will be resented by the existing community. Success for both depends on improving one in order to improve the other.
What are the inherent properties of a wall, and how can these be exploited favorably by a program that necessitates areas of both enclosure and exposure?
THE WALLS, IN THEIR CURRENT STATE

The site has been completely cleared of its industrial past with the exception of the ore walls, and this is only because the current developer was unable to efficiently and cost effectively demolish them. Blasting was attempted, but with only limited success. They have, however, come to be used for other uses, such as movie backdrops and as the border of a newly installed city park. As a result of their size and bulk, they are best left in place, and any further intervention must work around them.

THE WALLS, USE STRATEGIES

When considering a wall, they have a few inherent spatial properties. Firstly, these walls are extremely linear with only narrow spaces between, which already begins to define what the programming and qualities will be. In general, walls function best for defining and enclosing space and as a barrier. In this case, they were historically bridged, so this is also a consideration as is the ability to walk on top and use them for circulation.

Breaking the Block
moving away from tradition

Bridging
spanning the walls

Enclosure
fitting between the walls
CASE STUDY - THE VOLUNTARY PRISONERS OF ARCHITECTURE

ARCHITECT: Rem Koolhaas
FOCUS: urban and social theory
LOCATION: London, UK

Koolhaas' Voluntary Prisoners of Architecture is based on the concept of the Berlin Wall, which divided Berlin into desirable and undesirable halves. In his intervention, he divides the city of London by bisecting it with two walls and creating an entire community within that is completely separate and self-sufficient within the walls. The idea that the unknown is so desirable, that people will freely imprison themselves between the walls.

The resulting urban intervention essentially created its own independent city within London, and included everything from residences, shopping, farming, and entertainment. The spaces are characterized by areas of enclosure perforated by areas of openness. The entire intervention is carefully choreographed so that each user experiences only what is planned for them. Entrances and exits are limited so that users have no choice but to move through the program in order to exit.

If there is a positive and negative side to every wall, what about the space in between?
The concept for the urban fragment celebrates the idea of connectivity. The existing Lakeshore Drive bisects the neighborhood, creating a barrier between the new site and the existing neighborhood. This is an undesirable trait when one is seeking to tie new with existing, but because it is such an important and vital artery that connects the neighborhood to the rest of Chicago it cannot be removed, and relocating it to the edge of the site would create a disconnect between the water and the development.

The resulting solution was a single bridge for pedestrians and bicycles that begins within the context of the existing neighborhood, spans Lakeshore Drive, and continues across the width of the new development, ending at the waterfront. A single bridge creates a strong connection between new and existing, and reinforces the idea that the new neighborhood is an extension of the old. The addition of several bridges would have weakened the concept of connectivity. The single access point also allows us to control how and where people enter the site, which drives the selection of program as well as the architectural treatment within the fragment.
**Spacial Characteristics:** located near building entrances or at intersections of circulation routes

**Potential Program:** walkways, bicycle paths, general circulation, entries, transportation stations

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**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

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**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

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**CIRCULATION WITHIN THE FRAGMENT (MOVE, MEET, STAY) & PROGRAM**

**MOVE**

**MEET**

**STAY**

**BUILDING PROGRAM IN THE FRAGMENT**

- Office building
- Transient housing (hotel)
- Office building
- Ore wall city (halfway house)
- Offices & multifamily housing
- Museum
- Residential (permanent)
- Transit station
- Concert venue

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URBAN FRAGMENT: PARK PROGRAM - ABOVE & BELOW

**Ground Level Program**
01. park through building
02. bridge
03. neighborhood park
04. urban storefront
05. neighborhood park
06. overpass
07. workshops (lit from above)
08. museum gallery space

**Park Level 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

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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 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.

Pedestrian access is the main intended form of access and occurs mainly along north-south and east-west streets, parks and the slip.

- Vehicle access occurs on north-south and east-west streets. The slip is a car-free zone with the exception of one north-south connection.

- Bicycle access occurs within the north-south and east-west parks. The slip is a pedestrian zone with the exception of one north-south connection.

- Pedestrian access is the main intended form of access and occurs mainly along north-south and east-west streets, parks and the slip.

- Access to public transportation: The site is easily accessed on foot from public transportation, discouraging automobile dependence and encouraging healthy living.
'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.

“I believe that your program gives the public a glimpse into the type of things that inspire even the most downtrodden of us all. When people see our work, for a few moments, they forget that the work was done by a felon, but by another human being. A human being who has the same thoughts, emotions, and inspirations as they do, and for that one moment, a major social and political barrier is shattered.”
AMBITION: create a community and family where everyone works together to empower the formerly homeless, incarcerated, substance addicted, gang members, and other at risk groups

SERVICES: dorm rooms, SRO, and independent apartments, community social space, community kitchen, on site education, satellite college campuses

ENTERPRISE: restaurant, cafe, catering, development corporation, general contracting, property management, landscape, hand crafts, metal working, arts, music, moving company, auto mechanic, christmas tree lots, digital printing, screening room, bookkeeping, accounting, art gallery, retail, advertising, upholstery/sewing, welding, warehousing

FOCUS: emphasis on the positive; focus less on therapy and more on doing; make mistakes to learn from them

LOCATIONS: san francisco (original), los angeles, new mexico, north carolina, new york, stockbridge, looking for a new location; satellites also in texas

HOW IT WORKS

DURATION: the minimum stay is 2 years; on average, residents stay 4 years; some as many as 6 years; residents check themselves in and can leave at will

EDUCATION: first, residents are taught personal skills, basic hygiene, and how to break destructive habits; literacy is next; residents are required to achieve high school equivalency; many achieve an associates or bachelors; colleges operate satellite campuses on site

VOCATION: residents are required to learn at least 3 marketable job skills;

RULES: (1) no drugs or alcohol; (2) no physical violence; (3) no threats of violence

PROGRAM ELEMENTS

SERVICES: dorm rooms, SRO, and independent apartments, community social space, community kitchen, on site education, satellite college campuses

ENTERPRISE: restaurant, cafe, catering, development corporation, general contracting, property management, landscape, hand crafts, metal working, arts, music, moving company, auto mechanic, christmas tree lots, digital printing, screening room, bookkeeping, accounting, art gallery, retail, advertising, upholstery/sewing, welding, warehousing

“Enter with a history. Leave with a future.”

CORE VALUES

APPROACH: create a community and family where everyone works together to empower the formerly homeless, incarcerated, substance addicted, gang members, and other at risk groups

FOCUS: emphasis on the positive; focus less on therapy and more on doing; make mistakes to learn from them

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FUNDING: Delancey is completely autonomous and grass roots, operating without grants, without a staff and without outside funding. Anything that needs doing is done by the residents (maintenance, accounting, etc.); anyone can be a teacher.

HOW DOES THE DELANCEY STREET METHOD WORK?

01. take the formerly incarcerated, addicted, gang members, homeless and teach them the basics of a holistic life, including accountability and responsibility
02. do this without any outside funding or staff; everyone participates and everyone contributes
03. this takes place within a single building with influence from the outside

TOTAL:

5,800 sq commercial space
3,000 sq program space
15,000 sq residential space

CASE STUDY - THE DELANCEY STREET FOUNDATION, SAN FRANCISCO, CA

GROUND FLOOR

5,800 sq commercial space
700 sq program space
2,000 sq public open space
3,500 sq private open space

TOTAL:

5,800 sq commercial space
3,000 sq program space
15,000 sq residential space

HOW DOES THE DELANCEY STREET METHOD WORK?

60. take the formerly incarcerated, addicted, gang members, homeless and teach them the basics of a holistic life, including accountability and responsibility
62. do this without any outside funding or staff; everyone participates and everyone contributes
63. this takes place within a single building with influence from the outside
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 area. VOLUME 02 transitions to VOLUME 03, where residents live independently, pay rent, and work outside the building. These basic tenants of the program provide a guiding principle for movement throughout the building and influence every aspect of the design.
The building concept is simple. It consists of three elevated main volumes that house the residences and related program, with public functions residing at the ground level between the walls. The first volume bridges the existing ore walls, paying respect to the site’s heritage. This is the first leg of a resident’s journey through the program, and consists mainly of dormitories with shared facilities and shared social spaces. This is where residents learn to live together and get along in a social environment. Many residents would never have socialized, let alone lived together in their former lives. A perfect example of this is members of rival gangs that now must eat at the same tables, socialize in the same spaces, and even in some cases, share the same living quarters. They are taught the necessities, such as basic hygiene, how to read, and how to contribute to a group. As this is the first step, supervision is important. This is provided by the residents themselves, further strengthening the sense of community.

In the second phase, residents begin a more comprehensive education, including high school equivalency and even the possibility to further their education in cooperation with local community colleges and vocational schools. In this phase of the program, residents are expected to learn and practice three marketable job skills, from accounting and technology to the culinary and fine arts. Residents work in the building’s public functions (restaurants, galleries, workshops, performing arts) and this income is then returned to the program as the main source of funding. Everyone is responsible and everyone is held accountable. This phase of the program is represented by the bridge, as it symbolically and literally bridges the gap between the resident’s former destructive life and their future as a productive member of society. The program contained within the bridge can be used by all residents at all times. This is the main social hub of the entire development as well as the place where education and healing takes place.

The third and final phase of the program occurs in the tower, which mainly houses the rental housing. In this phase, residents who are about to graduate from the program have already found employment outside of the building and independent of the program, utilizing the skills they have learned and perfected in the years they spent in the program. Income from this employment is used to pay a reasonable rental price. Rents are subsidized and kept low with the profits from the program’s other enterprises. This is good practice for residents who will soon reenter society and be expected to hold a job, take care of themselves, and pay rent. Because all of the units within the tower are independent rentals, there are very few true social spaces within the tower. Residents must fill their social needs either in the bridge social spaces or outside the building altogether. Units within the tower come in a variety of studios and one bedroom units, giving residents the ability to choose what suits them and their newfound income.
**BUILDING CONCEPT: MASSING AND PROGRAM ASSIGNMENT**

**PUBLIC PROGRAM**

**PROGRAM PHASE 1 - DORMITORIES**

- **Public Space:** 13,288 total gross sqm
- **Phase 1 Dormitories:** 103 total rooms, 354 total beds, 10,745 total gross sqm

**PROGRAM PHASE 2 - BRIDGE**

- **Phase 2 Bridge:** 2,450 total gross sqm

**PROGRAM PHASE 3 - TOWER**

- **Phase 3 Tower:** 85 studio units, 42 one-bedroom units, 127 total units, 6,955 total gross sqm

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**BUILDING STATISTICS**

- **Site Area:** 11,594 sqm
- **Building Footprint:** 5,362 sqm
- **Lot Coverage:** 46% coverage
- **Total Bldg Area:** 33,438 sqm
- **Residential Area:** 13,288 sqm
- **Public Area:** 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

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07_PROGRAM & CIRCULATION

opportunities for social interaction

01_distribution of public and private outdoor space
02_public vs. private building blocks
03_distribution of the public program
04_distribution of the private program
ENTERING & EXITING THE BUILDING

0. public circulation and entrances
1. private circulation and entrances
2. building entrances and social nodes created by the intersection of public/private circulation
3. exiting strategy

ARTICULATION OF BUILDING ENTRANCES

The building's main entrances are on direct axis from across the slip. Entrances are differentiated by pops of color and protected entry points.
The ground floor contains the majority of the program spaces and primary entrances. The park level contains public outdoor space and secondary building entrances.

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 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.

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.
CIRCULATION WITHIN THE BUILDING (MOVE, MEET, STAY)

Spacial Characteristics: narrow spaces, elongated spaces, and those for transition, interstitial spaces.

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

Spacial Characteristics: wider spaces, ample varied seating, views or other amenities, activities to participate & watch, ability to personalize.

MOVE

MEET

STAY

corridors & circulation
building entrances
vertical transitions

lobbies
intersections
transient program space

dwelling units
social spaces
leisure spaces

BUILDING CIRCULATION: CIRCULATION WITHIN THE BUILDING (MOVE, MEET, STAY)

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BUILDING STRATEGY: MAIN PROGRAM ELEMENTS

RESIDENTIAL LEVEL 06 PROGRAM PLAN

Permeable Paving
Urban Agriculture
Heat Island Reduction
Native & Drought Tolerant Plantings
Onsite Water Treatment

LANDSCAPE CONSIDERATIONS

BUILDING STRATEGY:

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08_BUILDING FACADES

defining the exterior expression

SOCIAL TRANSPARENCY. The interior life of the building is projected on the exterior.
WHAT SORT OF CULTURE IS CREATED WHEN YOU KNOW THAT SOMEONE IS WATCHING?
TRANSPARENCY CONCEPTS AND MATERIALS

- **Occupant**: access to daylight & views
- **Aesthetic**: appearance is not ‘solid’, allowing a visual connection between interior and exterior
- **Climate**: low-e coatings, double/insulated glazing contribute to thermal comfort; ventilation
- **Environment**: locally sourced, contains recycled content

- **Occupant**: access to daylight & views
- **Aesthetic**: appearance is not ‘solid’, visual connection between int. and ext.
- **Climate**: low-e coatings, double/insulated glazing, & thermally broken frames contribute to thermal comfort; ventilation
- **Environment**: locally sourced, contains recycled content

- **Occupant**: access to daylight, reduced glare
- **Aesthetic**: activities can be somewhat ‘seen’ from within, structural
- **Climate**: low-e coatings, translucent insulation, double glazing, thermal sealants, and thermally broken frames contribute to thermal comfort
- **Environment**: recycled content

- **Occupant**: access to daylight, reduced glare
- **Aesthetic**: activities can be somewhat ‘seen’ from within, structural
- **Climate**: sun shading & ventilation contribute to thermal comfort
- **Environment**: locally sourced, recycled content, durable coatings

- **Occupant**: contributes to an overall ‘healthy’ building
- **Aesthetic**: concealed hardware and matched sealant give a monolithic look
- **Climate**: through-color improves durability and reduces maintenance
- **Environment**: recycled content

- **Occupant**: access to daylight, reduced glare
- **Aesthetic**: activities can be somewhat ‘seen’ from within, structural
- **Climate**: sun shading & ventilation contribute to thermal comfort
- **Environment**: locally sourced, recycled content, durable coatings

- **Aesthetic**: monolithic, structural appearance
- **Climate**: provides thermal mass, durable
- **Environment**: locally sourced, recycled content, recyclable

# BUILDING FACADES

<table>
<thead>
<tr>
<th>Level</th>
<th>Concept</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Transparent</td>
<td>CURTAIN WALL GLAZING - Occupant: access to daylight &amp; views - Aesthetic: appearance is not ‘solid’, allowing a visual connection between interior and exterior - Climate: low-e coatings, double/insulated glazing contribute to thermal comfort; ventilation - Environment: locally sourced, contains recycled content</td>
</tr>
<tr>
<td>02</td>
<td>Translucent</td>
<td>FROSTED CHANNEL GLASS - Occupant: access to daylight, reduced glare - Aesthetic: activities can be somewhat ‘seen’ from within, structural - Climate: low-e coatings, translucent insulation, double glazing, thermal sealants, and thermally broken frames contribute to thermal comfort - Environment: recycled content</td>
</tr>
<tr>
<td>03</td>
<td>Opaque</td>
<td>THROUGH-COLOR RAINSCREEN - Occupant: contributes to an overall ‘healthy’ building - Aesthetic: concealed hardware and matched sealant give a monolithic look - Climate: through-color improves durability and reduces maintenance - Environment: recycled content</td>
</tr>
<tr>
<td>01a</td>
<td></td>
<td>STOREFRONT AND GLAZED OPENINGS - Occupant: access to daylight &amp; views - Aesthetic: appearance is not ‘solid’, visual connection between int. and ext. - Climate: low-e coatings, double/insulated glazing, &amp; thermally broken frames contribute to thermal comfort; ventilation - Environment: locally sourced, contains recycled content</td>
</tr>
<tr>
<td>02a</td>
<td></td>
<td>PERFORATED PANELS - Occupant: access to daylight, reduced glare - Aesthetic: activities can be somewhat ‘seen’ from within, structural - Climate: sun shading &amp; ventilation contribute to thermal comfort - Environment: locally sourced, recycled content, durable coatings</td>
</tr>
<tr>
<td>03a</td>
<td></td>
<td>EXPOSED CONCRETE - Occupant: access to daylight, reduced glare - Aesthetic: activities can be somewhat ‘seen’ from within, structural - Climate: sun shading &amp; ventilation contribute to thermal comfort - Environment: locally sourced, recycled content, durable coatings</td>
</tr>
<tr>
<td>01b</td>
<td></td>
<td>- Occupant: access to daylight &amp; views - Aesthetic: appearance is not ‘solid’, visual connection between int. and ext. - Climate: low-e coatings, double/insulated glazing, &amp; thermally broken frames contribute to thermal comfort; ventilation - Environment: locally sourced, contains recycled content</td>
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<tr>
<td>02b</td>
<td></td>
<td>- Occupant: access to daylight, reduced glare - Aesthetic: activities can be somewhat ‘seen’ from within, structural - Climate: sun shading &amp; ventilation contribute to thermal comfort - Environment: locally sourced, recycled content, durable coatings</td>
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</table>
The presence of Amtrak train tunnels under the southwest corner of the site forced the structural engineers to propose a unique structural system for the tower. The top nine floors of the building are hung from steel outrigger trusses that are supported by the building's structural core. As a result, these upper floors have no traditional perimeter columns; smaller hanger rods support the floors instead. The lower five floors of the building are supported by a conventional steel frame structural system.

Site restrictions require the building to be supported from within the core, rather than the perimeter, as is standard. To do this, the trusses at the top are cantilevered from a central, enclosed core, and all floors are hung from them.

Images courtesy of SOM

CASE STUDY: JOHN JAY COLLEGE OF CRIMINAL JUSTICE, NY, NY

Images courtesy of SOM
The basic shape of the structural system takes its cue from the site’s heritage as an industrial steel mill. When the mill was still active, the existing ore walls were bridged by large steel bridge structures that would glide along the tops of the walls and were used in the loading and unloading of materials from ships located in the adjacent quay. When US Steel closed its doors, the bridges were removed, along with the other remnants of the site’s industrial past.

The chosen massing and related structural system relates to this heritage and attempts to emulate it. As these were purely utilitarian structures, they were constructed as efficiently and effectively as possible, making them an excellent source of inspiration for the new building.
Views from the building consist of three distinct types - water, courtyard and park, and urban views. Because of the building's location along the slip and at the intersection of the north-south and east-west parks, the building has virtually no unsatisfactory views. Also as a result of the building's elevated residential and social blocks and the form of the tower, views are not blocked from any of the units. Balconies and exterior spaces on all four sides benefit from panoramic views of the site, Lake Michigan, and the Chicago skyline to the north.

ENVIRONMENTAL CONSIDERATIONS

Wind is, of course, a factor in the design of all elevated outdoor spaces, but is of particular concern in this situation with the large community outdoor spaces. With the site's close proximity to the Lake, these spaces are extremely susceptible to urban wind, which would make them very unpleasant spaces to spend any amount of time. This issue can be easily mitigated with the use of wind breaking material, such as that used at the Rijkswaterstraat building in Utrecht, which allows fresh air and breezes to enter the space, but blocks strong, undesirable winds.

Urban noise is mainly generated from traffic at the south and people on the other sides. Unit-to-unit transmission and reverberation are the key issues to address in this situation.

ON SITE ENERGY GENERATION. With the building's long horizontal shape, it has ample roof area to accommodate PV panels, and its north-south orientation makes it ideal for solar energy generation.
The building’s interior courtyard has year-round solar access, with sections of both shade and sun, making it a usable space throughout the seasons.

Exterior spaces on the north side of the site will be primarily in shade in winter, with some afternoon sun. In summer, the slip receives filtered sun thanks to the narrowness of the building’s masses, allowing sun to pass through and under.
Glazed Facades have a variety of advantages and disadvantages. The major advantages being the visual connection between interior and exterior, access to views, natural lighting, increased occupant health and happiness, and the ability to warm a building during cold winter months. The primary disadvantage to large amounts of glazing has more to do with the interior building climate. Glazed facades, coupled with elongated volumes, tend towards an envelope dominated building, meaning that the interior heating and cooling loads are determined by the exterior climate. This effect can be offset by mainly passive means through appropriate shading of the south, east, and west facades, as well as by designing a well insulated building that will keep heat inside during winter.

The Prismasolar Functioning Principle:

**Winter Situation**
- High heat gain/loss
- Low heat gain/loss

**Summer Situation**
- Moderate heat gain/loss
- High heat gain/loss

Glazed facades have a variety of advantages and disadvantages. The major advantages being the visual connection between interior and exterior, access to views, natural lighting, increased occupant health and happiness, and the ability to warm a building during cold winter months. The primary disadvantage to large amounts of glazing has more to do with the interior building climate. Glazed facades, coupled with elongated volumes, tend towards an envelope dominated building, meaning that the interior heating and cooling loads are determined by the exterior climate. This effect can be offset by mainly passive means through appropriate shading of the south, east, and west facades, as well as by designing a well insulated building that will keep heat inside during winter.

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**Winter Situation**
- High heat gain/loss
- Low heat gain/loss

**Summer Situation**
- Moderate heat gain/loss
- High heat gain/loss
As a studio devoted to ‘complex projects’ the theme was devoted to the creation of social heritage and context.

01: RESEARCH AND DESIGN

- How can architecture and urbanism have a tangible effect on the social undercurrents of a city?
- Do urban strategies, once implemented, create a framework for the perpetuation of social and economic inequality and/or equity?
- What can we, as architects, do to halt the cycle of inequality through built form and programming?

Another strategy employed is to connect the old and new neighborhoods to avoid alienation of the existing residents, and therefore further deterioration of the neighborhood. On an urban level, this was accomplished by creating a literal bridge that connects the existing neighborhood to the lakefront by bridging the Lakeshore Drive and providing a safe, convenient, active lifestyle. On a programmatic level, a halfway house ‘collects’ at risk individuals from the existing neighborhood, relocating them to within the context of the new neighborhood. This is both a process of removal and reinsertion that is an important foundation of the program.

While it is impossible to state that the program, architecture, and urban design will definitively contribute to local urban and social renewal, but it is possible to state that the project features ‘solutions’ that are aimed at three goals. The overall theme of the master plan and ensuing building program was a holistic city that includes all the essential aspects of city life – housing, access to employment, leisure activities and fitness, education, the arts and culture, and adequate transportation.

Another strategy employed is to connect the old and new neighborhoods to avoid alienation of the existing residents, and therefore further deterioration of the neighborhood. On an economic level, the master plan is designed so as to consider the current economic situation as well as the building program further fills one of those noted deficiencies. That the master plan considers the deficiencies and strengths of the existing neighborhood and attempts to fill them, and the building program further fills one of those noted deficiencies.

02: THEME

As a studio devoted to ‘complex projects’ the theme was devoted to the creation of social, economically, and environmentally responsible and relevant buildings. The South Works site, which is one of the most violent and economically underprivileged areas in the whole of the United States, is an ideal location in which to test the social relevance of architecture. The program selected (a halfway house) is ideally suited to this context of social renewal, as it seeks to regenerate a neighborhood by enabling and empowering the individuals in it.

03: METHODOLOGY

The prescribed methodology of the studio took students through initial research and information gathering to inform the development of an overall master plan for the 600 acre South Works site. The results of the initial research were then key to further refining a smaller portion of the site and developing a building program that was related to the overall master plan.

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04: PROJECT AND SOCIAL CONTEXT

Designers have a responsibility to the cities and societies in which they work to enrich the social and urban fabric, but we must also consider whether urban planning and architecture can have a strong negative effect on the social structure, resulting in cities that are divided along social, racial, and economic lines. The social relevance of this project is one of the most violent and economically underprivileged areas in the whole of the United States, is an ideal location in which to test the social relevance of architecture. The program selected (a halfway house) is ideally suited to this context of social renewal, as it seeks to regenerate a neighborhood by enabling and empowering the individuals in it.

Economic conditions are among the most important factors shaping the development of building programs, urban strategies, and design decisions that are both socially, economically, and environmentally relevant, and allows exposure to the various scales on which architecture can, and does, exist.

CONCEPTUAL RENDERING

- LOOKING BACK

- REFLECTION:

- v

- view from the southwest showing north-south park, residential entry, storefronts, and gym

- 131
CONCEPTUAL RENDERING

detail of the residential tower, and related outdoor space
LEVEL 1 FLOOR PLAN  (12 - 16 similar)

LEVEL 17 FLOOR PLAN  (18 - 20 similar)

DRAWINGS: FLOOR PLANS

Jennifer Wichtowski  |  TU Delft - Complex Projects  |  South Chicago: Ore Wall City  |  P5 - 26.06.2014
SOUTH CHICAGO: ORE WALL CITY