



COMMITTEE ON DESIGN
DEPARTMENT OF PLANNING & DEVELOPMENT

BELLA NOIR WELLNESS HUB
E 47TH STREET

2022.08.03 - DRAFT

ARCHITECT
SEEK DESIGN + ARCHITECTURE

DEVELOPER
BELLA NOIR, LLC

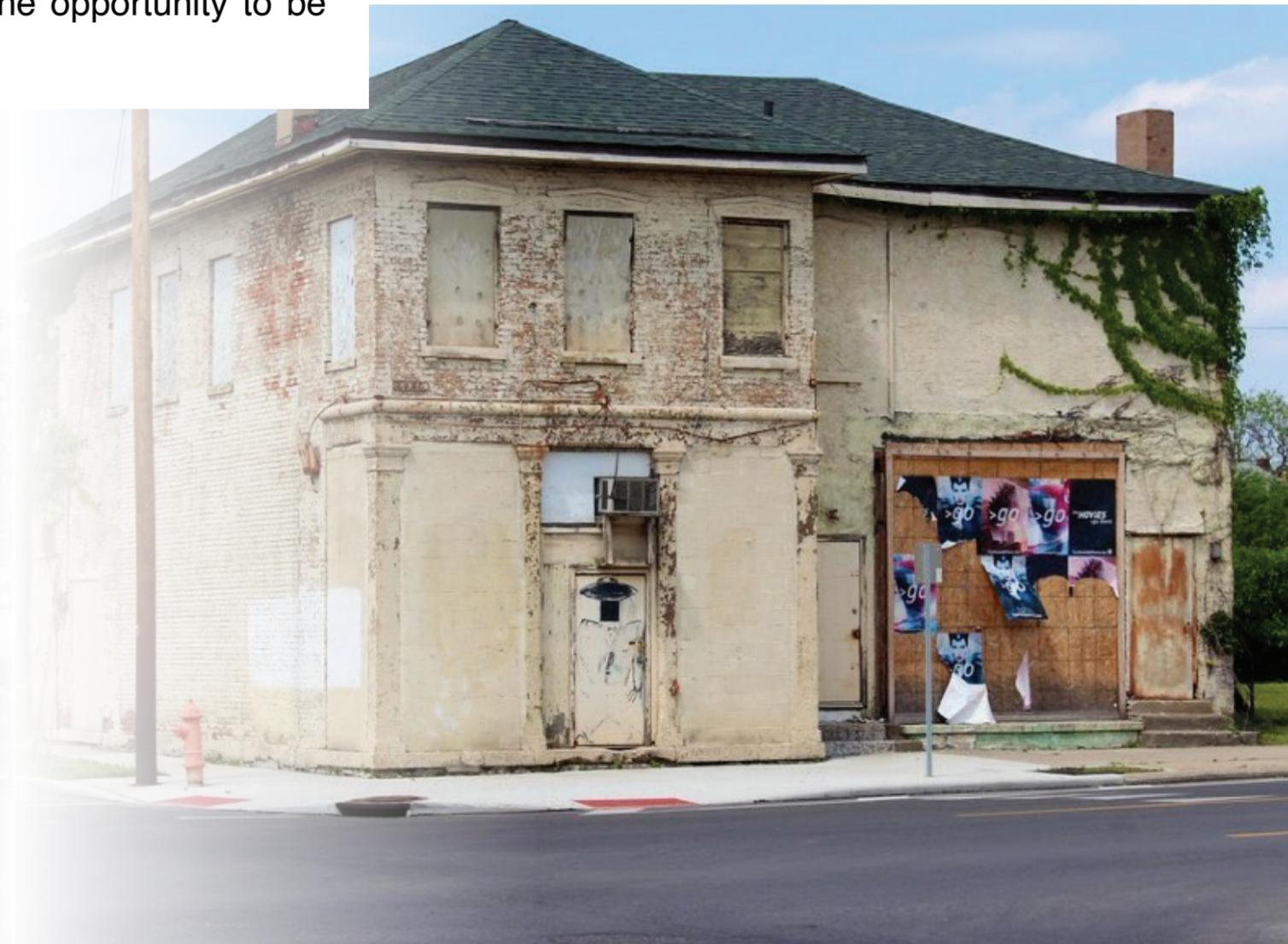
GENERAL CONTRACTOR
POWERS AND SONS CONSTRUCTION

BELLA NOIR PROJECT NARRATIVE

Bella Noir LLC is committed to reestablishing the Bronzeville community and believes everyone should have equal access and opportunity to succeed in today's society.

Disparities undermine the productivity and economic potential of many African American communities across the nation; **Bronzeville** is one of those communities. Many Bronzeville residents face persistent gaps in wealth and opportunity that prevent them from reaching their full potential, which hinders them from contributing fully to their communities and the economy.

We believe every citizen within the Bronzeville community is entitled to have the opportunity to be safe, healthy, educated, and prepared to succeed on their chosen path.



MISSION

Bella Noir's mission is to eliminate community inequities by closing gaps in disparities along with improving health and wellness outcomes that are rooted in injustices and discrimination.

Bella Noir LLC will take a comprehensive approach to improve the vitality and aesthetic quality of the commercial corridor, provide a safer pedestrian environment, and ensure the continued economic revitalization of the 47th Street commercial corridor.

Our development will be a health and wellness facility for the community.



Community
Wellness & Fitness



STEM & After School
Programming



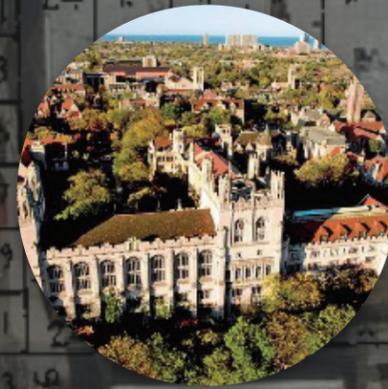
Arts



Farm To Table &
Increased Nutrition

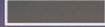
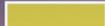
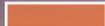


Local Dining



Affordable Veterans
Housing Program &
Partnership With The
University of Chicago

CONTEXT

- | | | | | | | | | |
|---------|---|-----------|----------|---|---------------|---------|---|----------------|
| LANDUSE |  | PARK | ROADWAYS |  | HIGHWAY | TRANSIT |  | CTA BUS LINE |
| |  | EDUCATION | |  | ARTERIAL ROAD | |  | CTA GREEN LINE |
| |  | HEALTH | |  | STREET | |  | CTA RED LINE |
| |  | CULTURE | |  | NEIGHBORHOOD | | | |
| |  | RELIGIOUS | | | | | | |





CONTEXT - SITE AERIAL



S St Lawrence Ave

S Champlain Ave

S Langley Ave

E 47th Street



  **CONTEXT - ADJACENT LOTS**



NORTHEAST CORNER - Looking Southeast



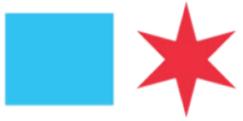
NORTHEAST CORNER - Looking Northwest



NORTHEAST CORNER - Looking Northeast

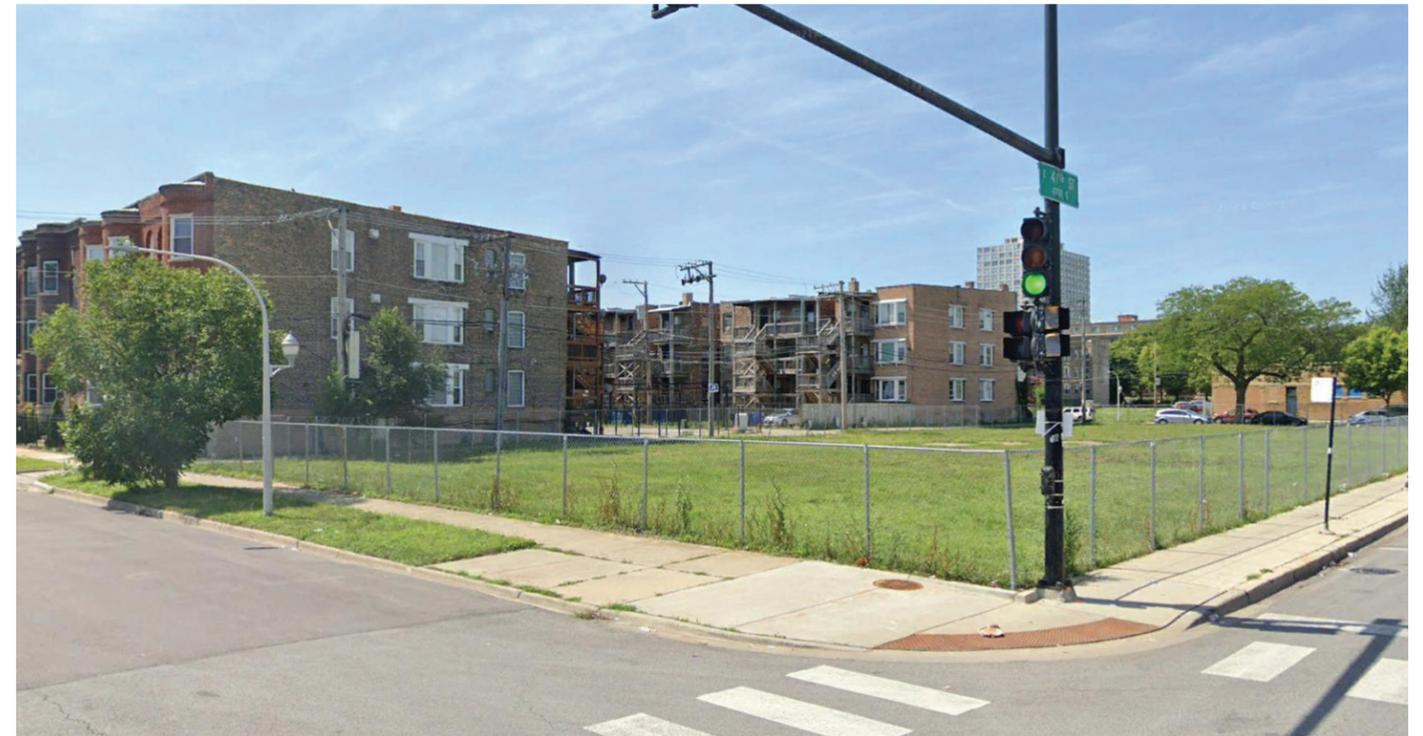


SOUTHWEST CORNER - Looking Southwest

 **CONTEXT - ADJACENT LOTS**



NORTHWEST CORNER - Looking Northeast



NORTHWEST CORNER - Looking Southwest



NORTHWEST CORNER - Looking Northwest



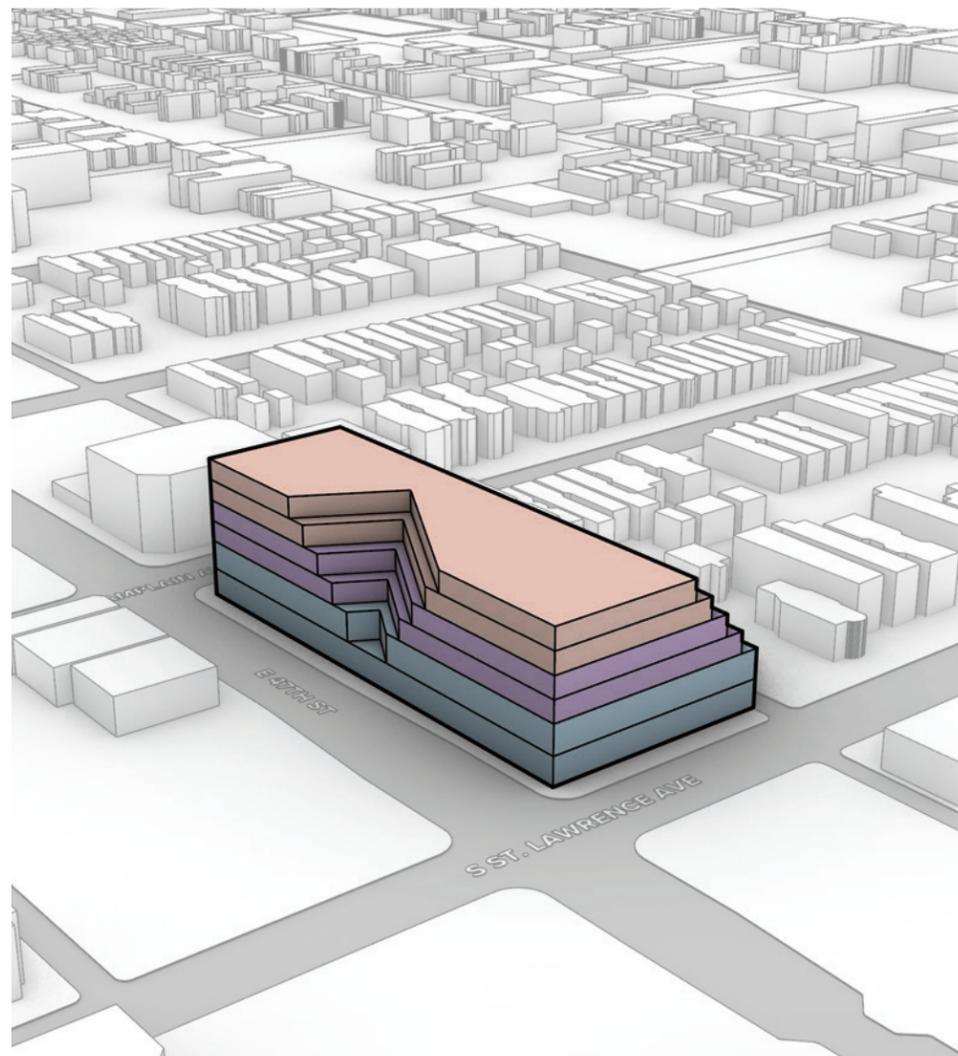
SOUTHWEST CORNER - Looking Southeast

MASSING OPTIONS

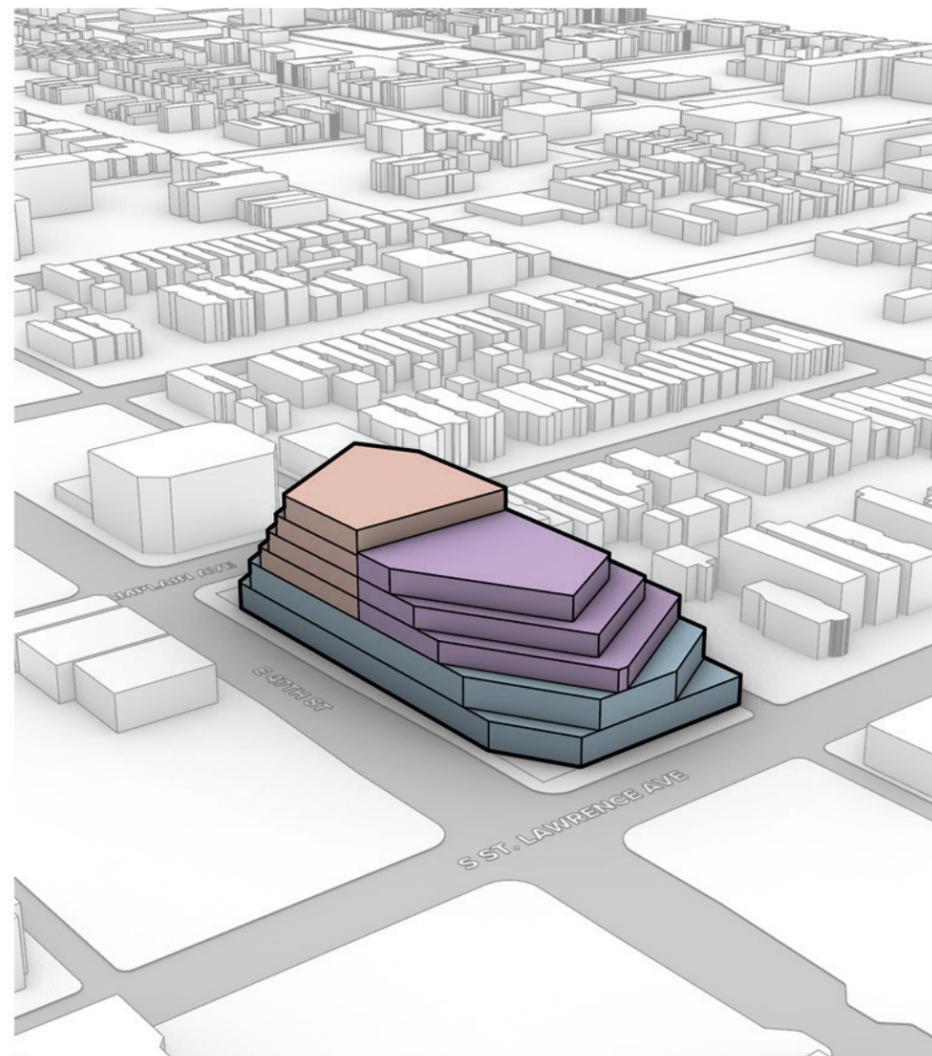
 COMMERCIAL

 OFFICE

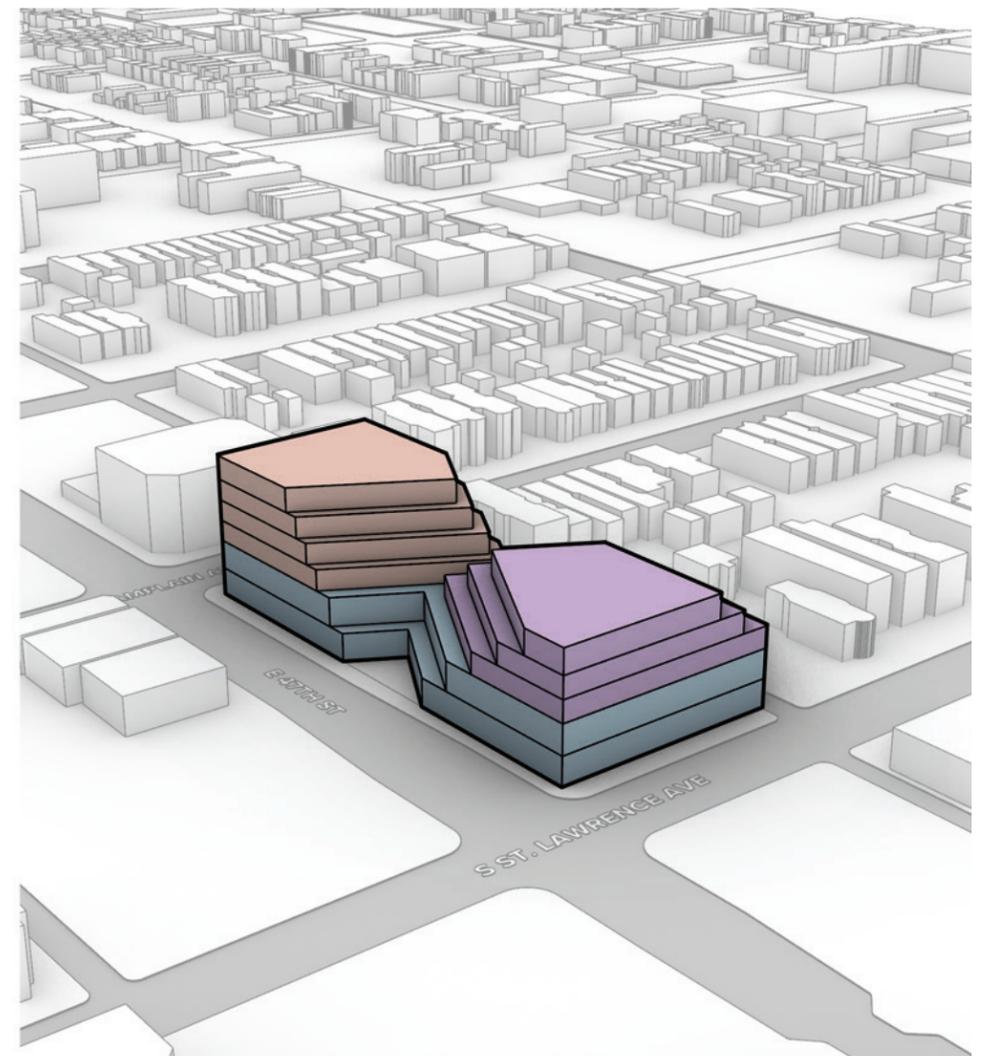
 RESIDENTIAL



OPTION 1
STACK



OPTION 2
PYRAMID



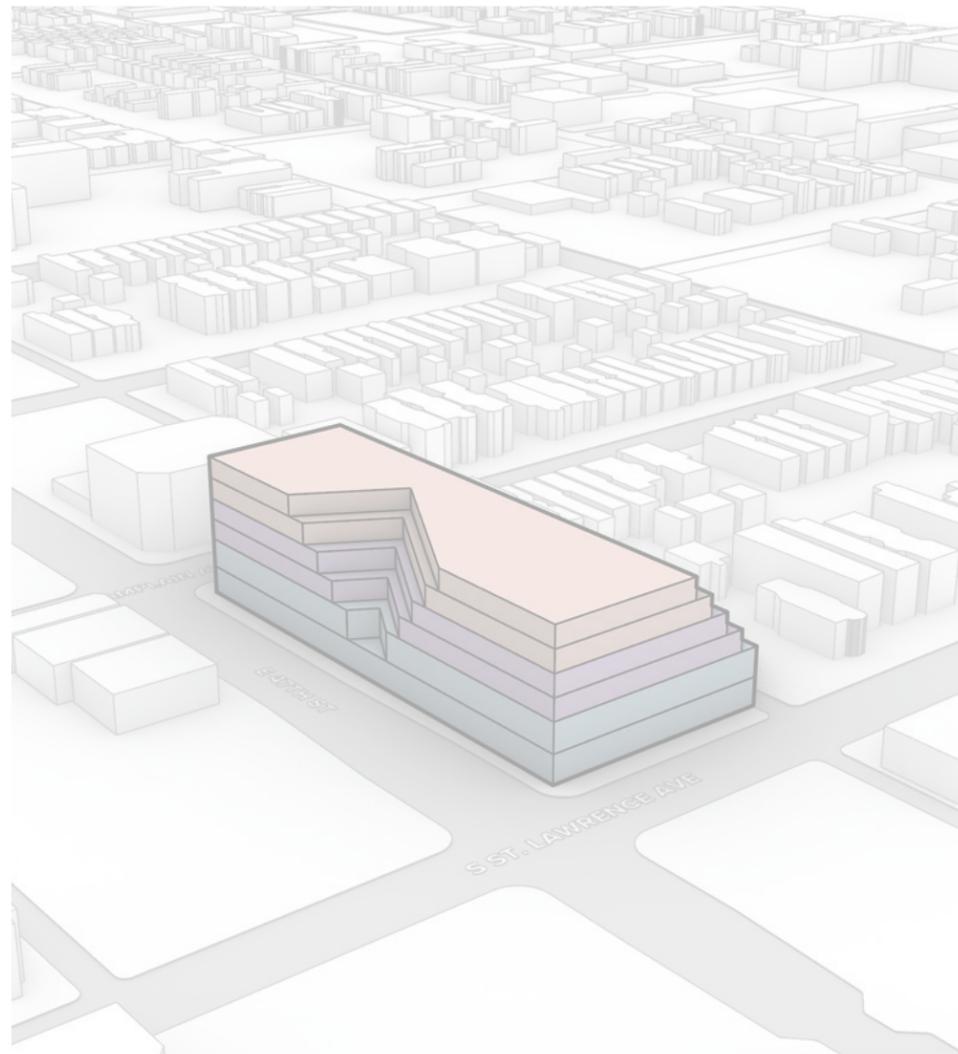
OPTION 3
TWO TOWER

MASSING OPTIONS

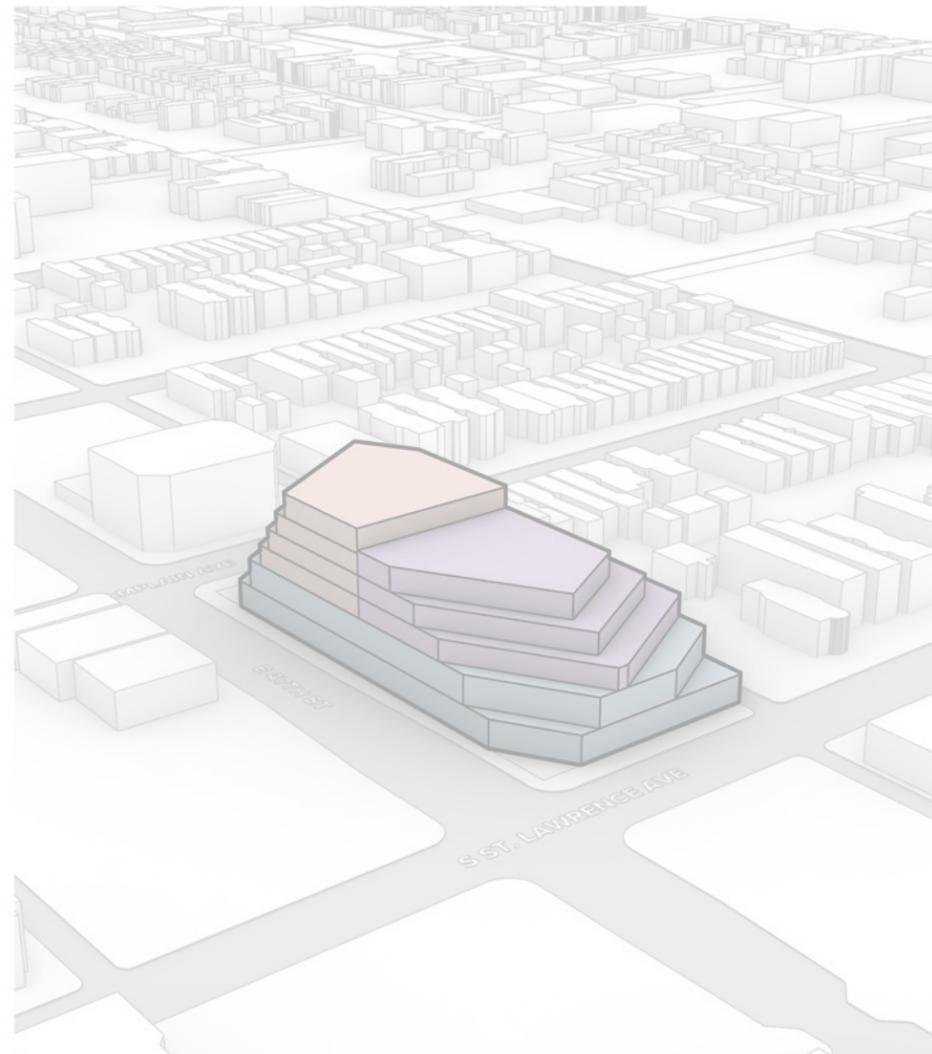
 COMMERCIAL

 OFFICE

 RESIDENTIAL

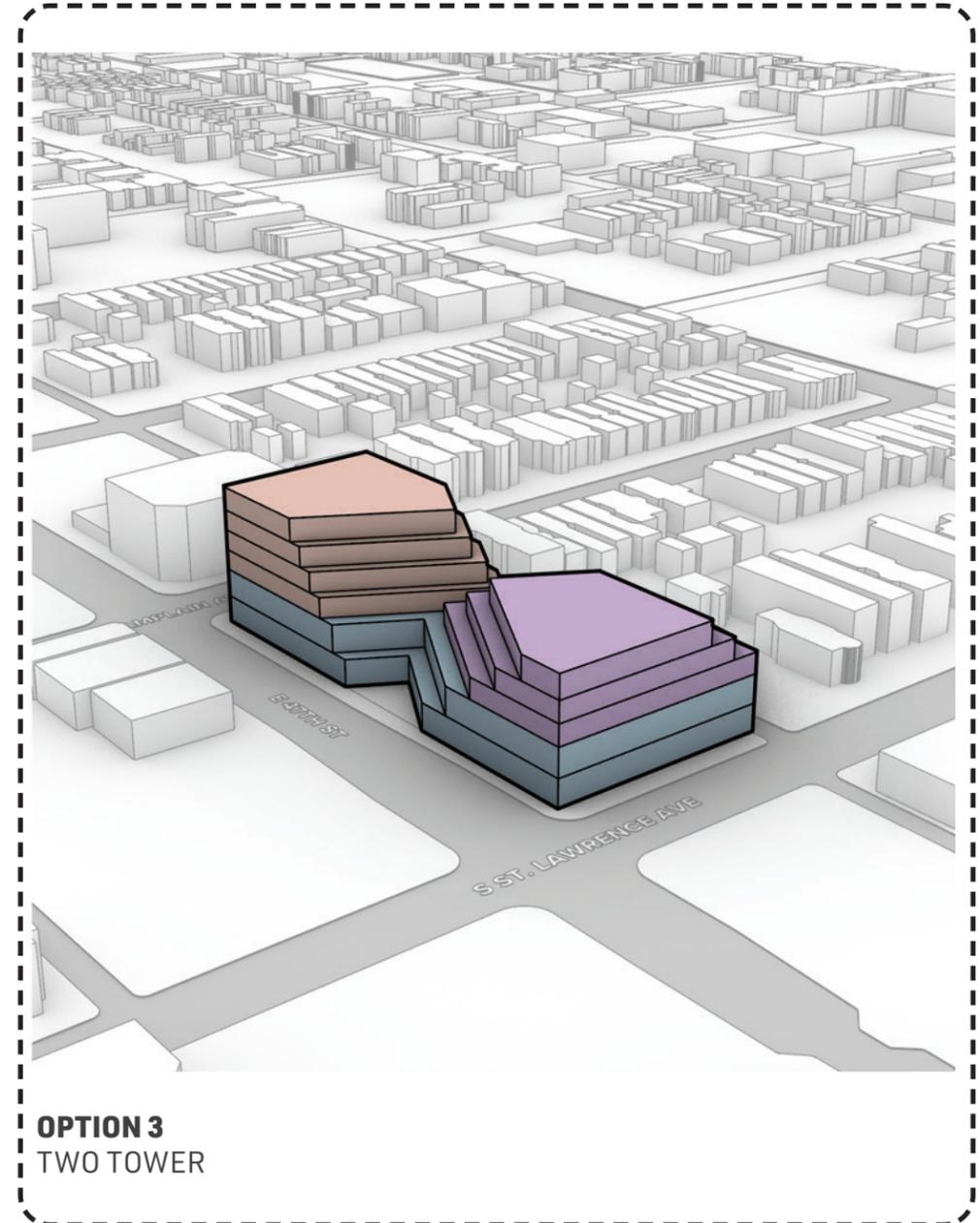


OPTION 1
STACK

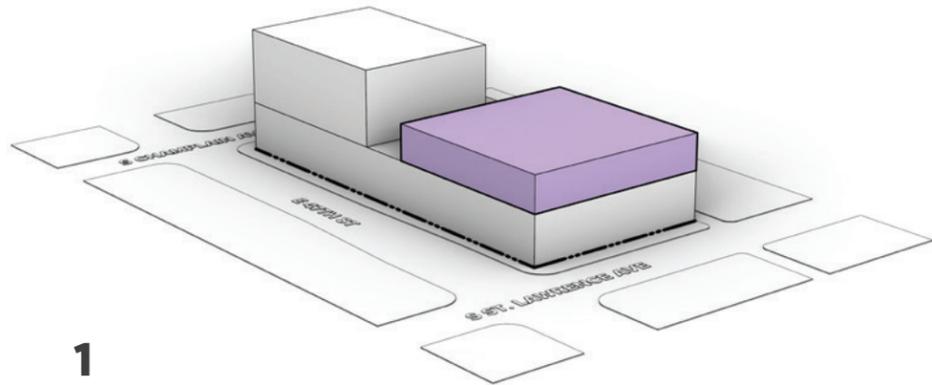


OPTION 2
PYRAMID

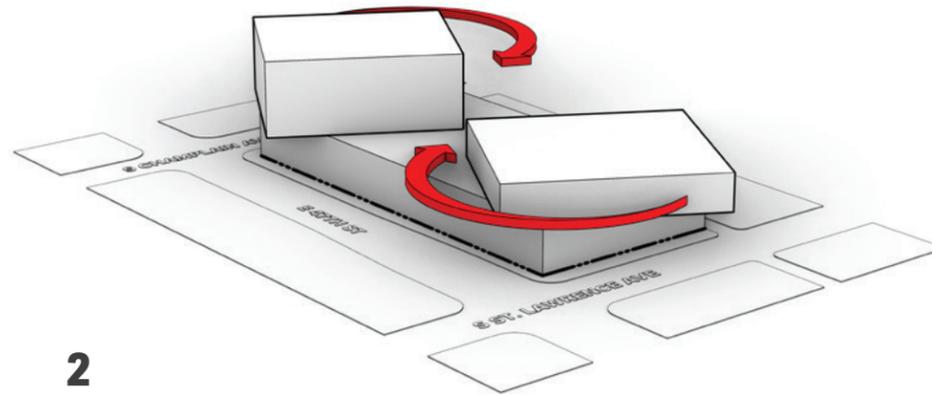
SELECTED SCHEME



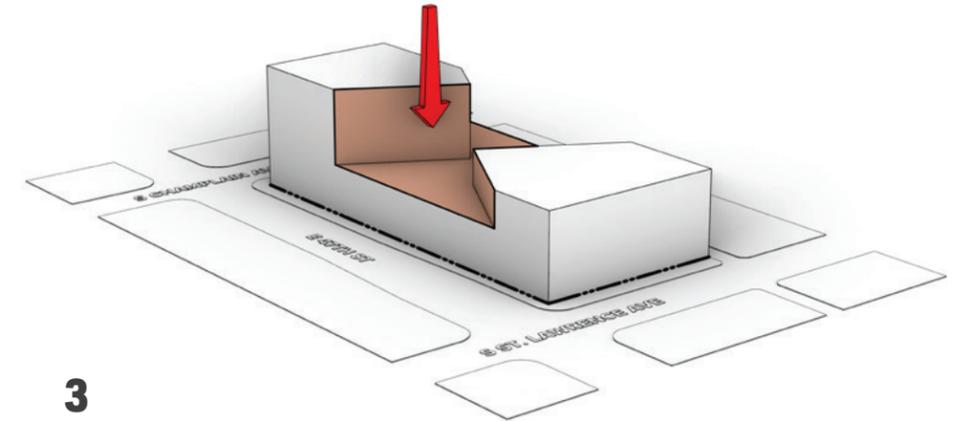
OPTION 3
TWO TOWER



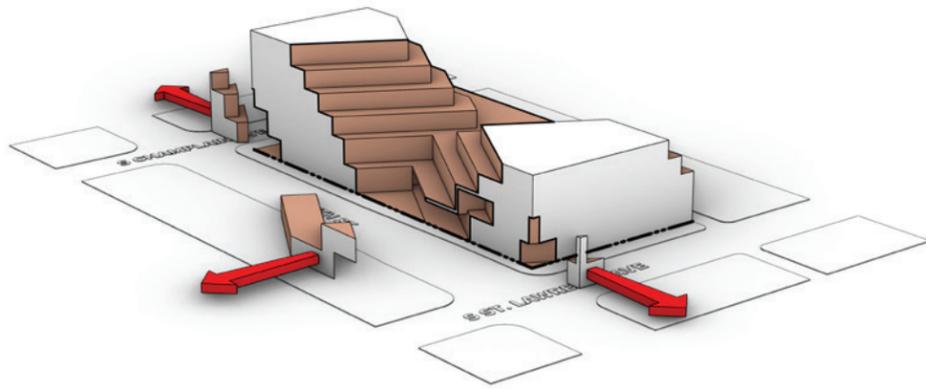
1
Plinth + Two Tower Volumes



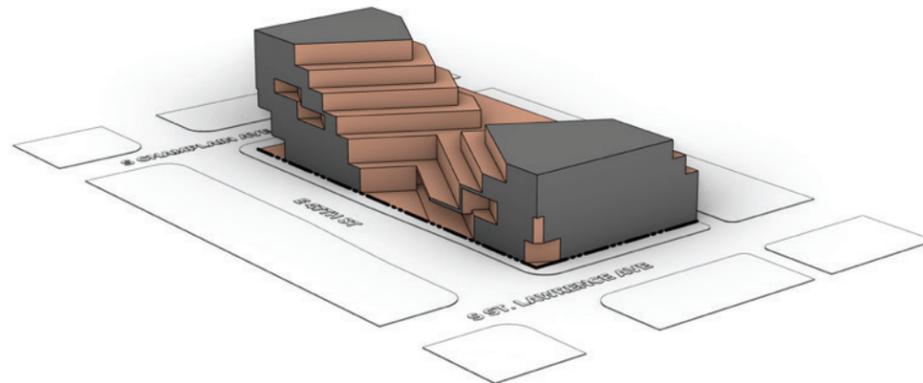
2
Rotate Tower Volumes



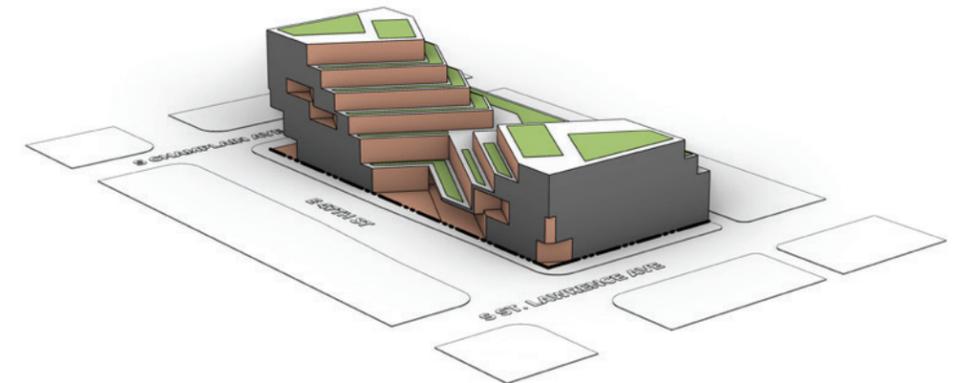
3
Courtyard Between Volumes



4
Building Entry Nodes



5
Building Material



6
Terrace Activation



PROGRAM OVERVIEW

FLOOR 6

7,500 sf

FLOOR 5

15,700 sf

FLOOR 4

18,500 sf

FLOOR 3

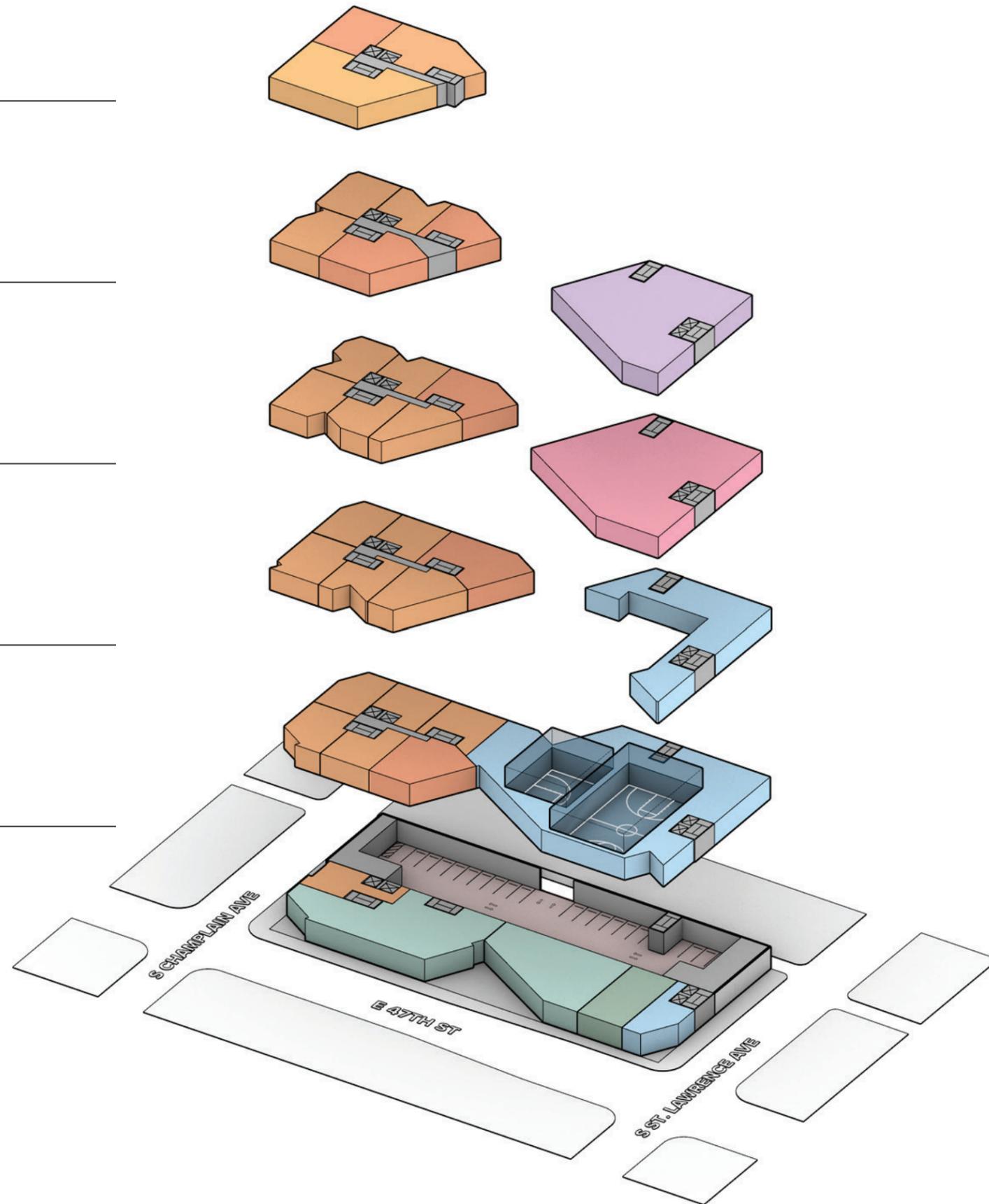
14,700 sf

FLOOR 2

24,900 sf

FLOOR 1

17,000



PROGRAM

RESIDENTIAL 37,900 SF

FITNESS CENTER 20,000 SF

FOOD + BEVERAGE 8,600 SF

MEDICAL OFFICES 8,900 SF

LYRIC FOUNDATION 6,900 SF

PHARMACY 1,600 SF

CIRCULATION/ SUPPORT 14,400 SF

PROGRAM TOTAL 98,300 SF

  **PRECEDENT IMAGES**



HOUSING + OFFICE COMPLEX
Paris, France



52 APARTMENTS
Bordeaux, France



GROTIUS TOWERS
The Hague, Netherlands



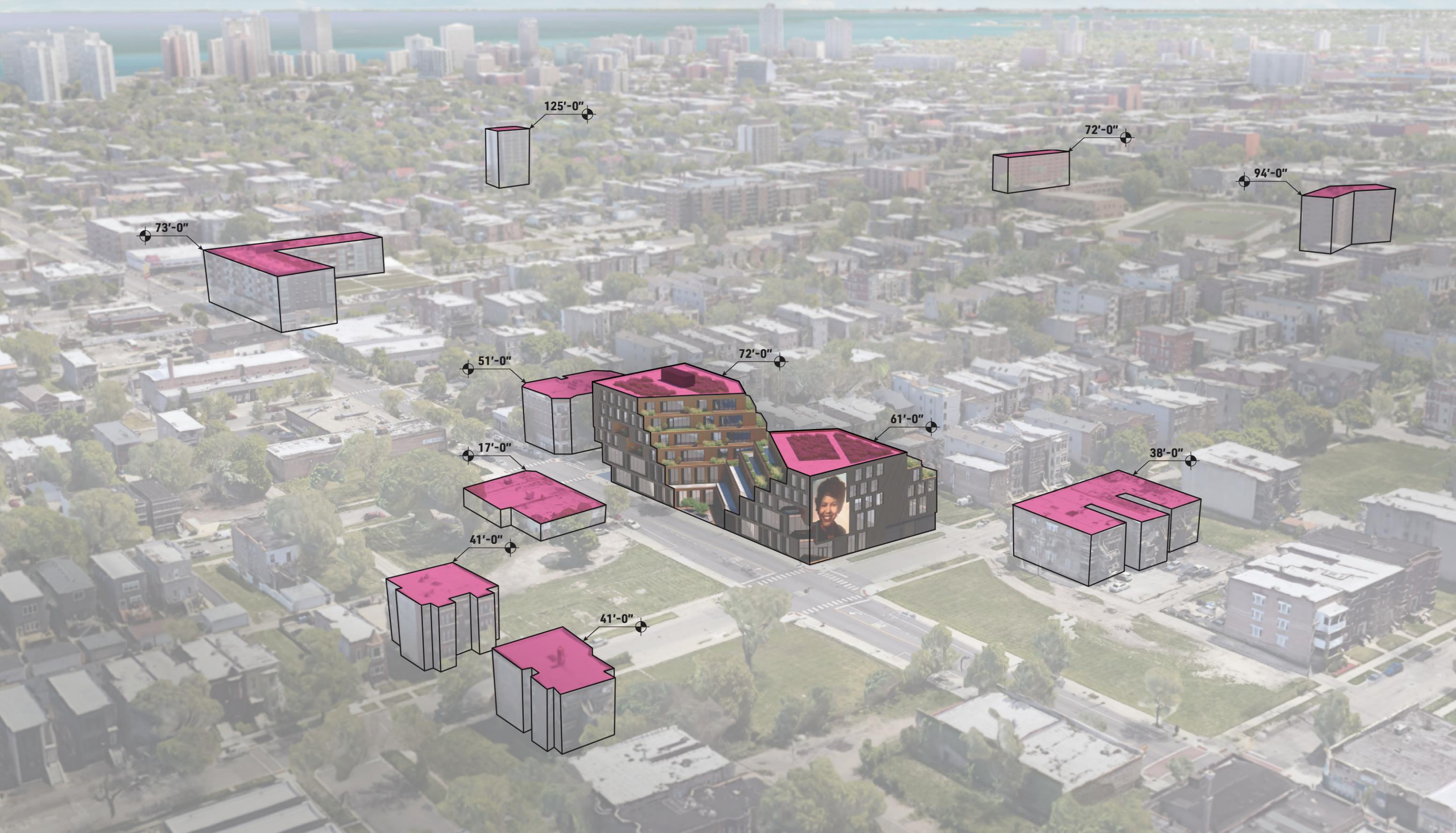
TRIANGLE SQUARE
Chicago, IL

  **NORTHWEST AERIAL PERSPECTIVE**





SURROUNDING BUILDING HEIGHTS





NORTHEAST AERIAL PERSPECTIVE





VIEW TOWARD THE LOOP





NORTHWEST PERSPECTIVE





NORTHEAST PERSPECTIVE - DAY



  **NORTHEAST PERSPECTIVE - DUSK**





RESIDENTIAL TERRACE - VIEW TO DOWNTOWN



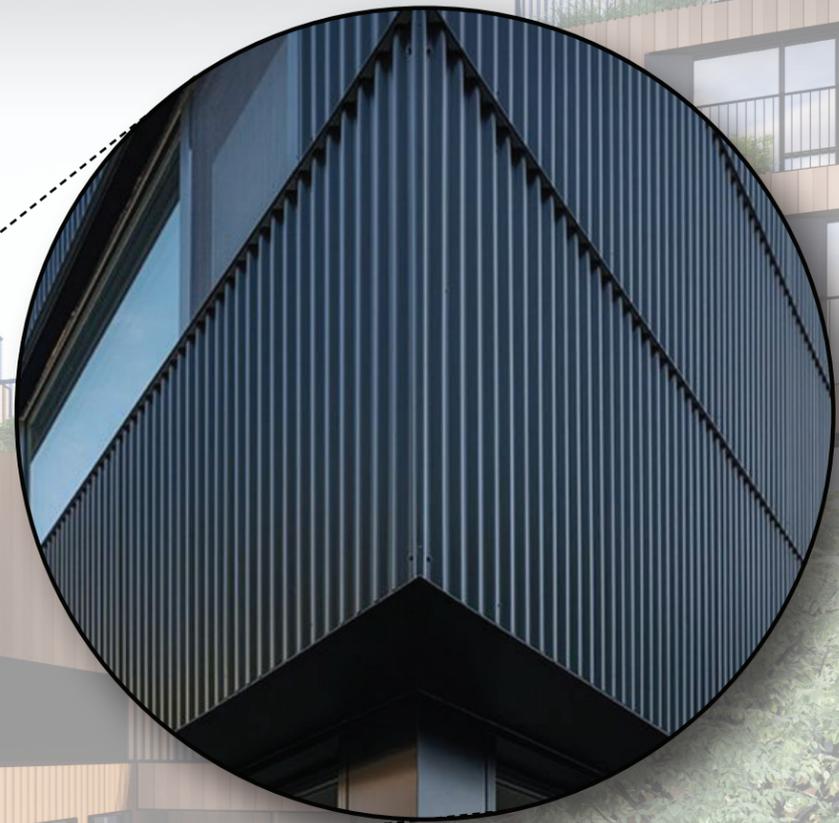
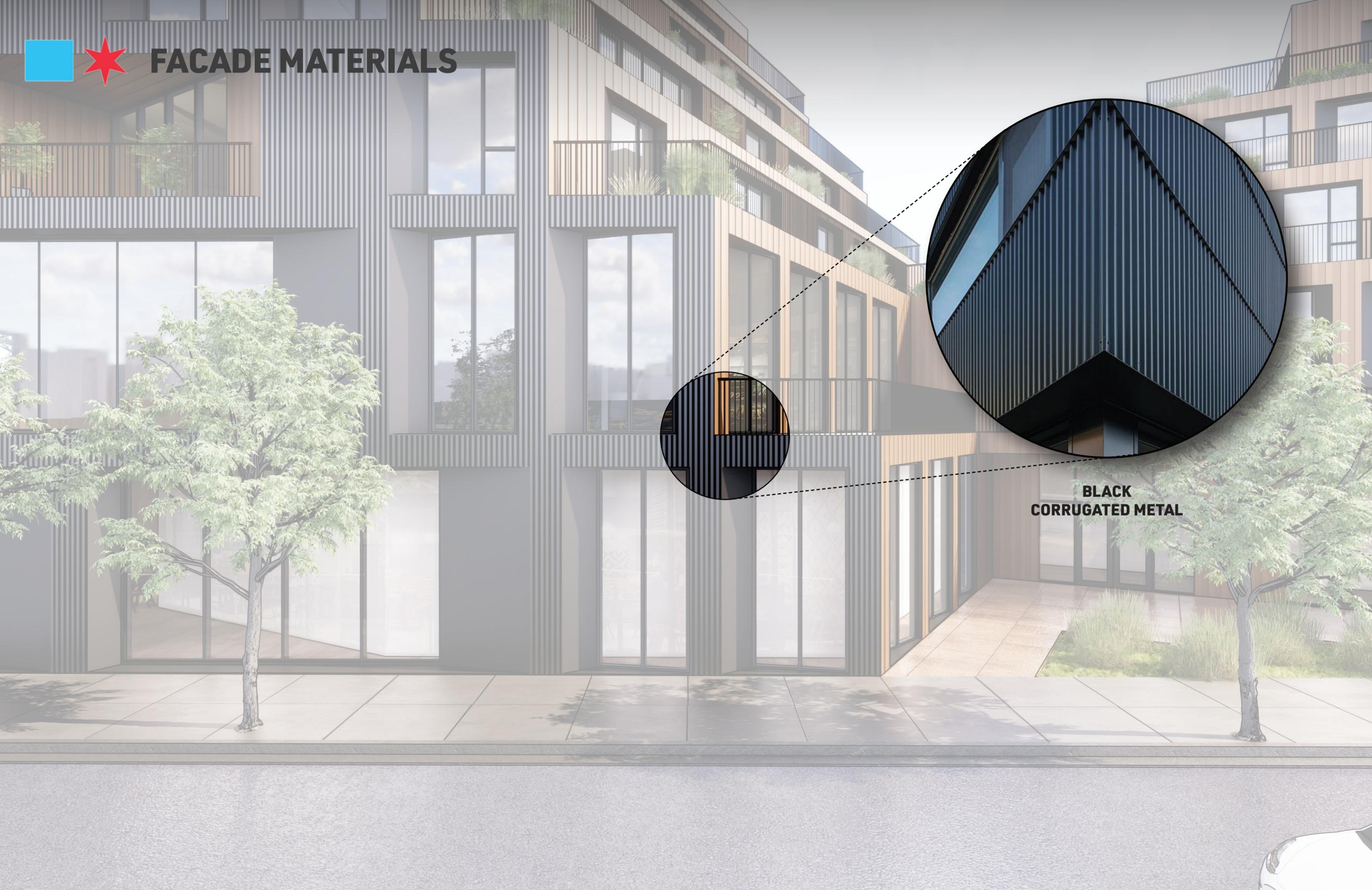


FACADE RENDERING

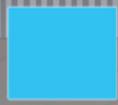




FACADE MATERIALS



**BLACK
CORRUGATED METAL**



FACADE MATERIALS



**BRONZE
CORRUGATED METAL**

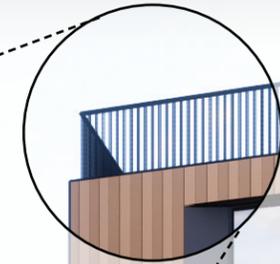


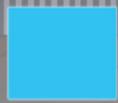


FACADE MATERIALS



**BLACK
IRON RAILING**





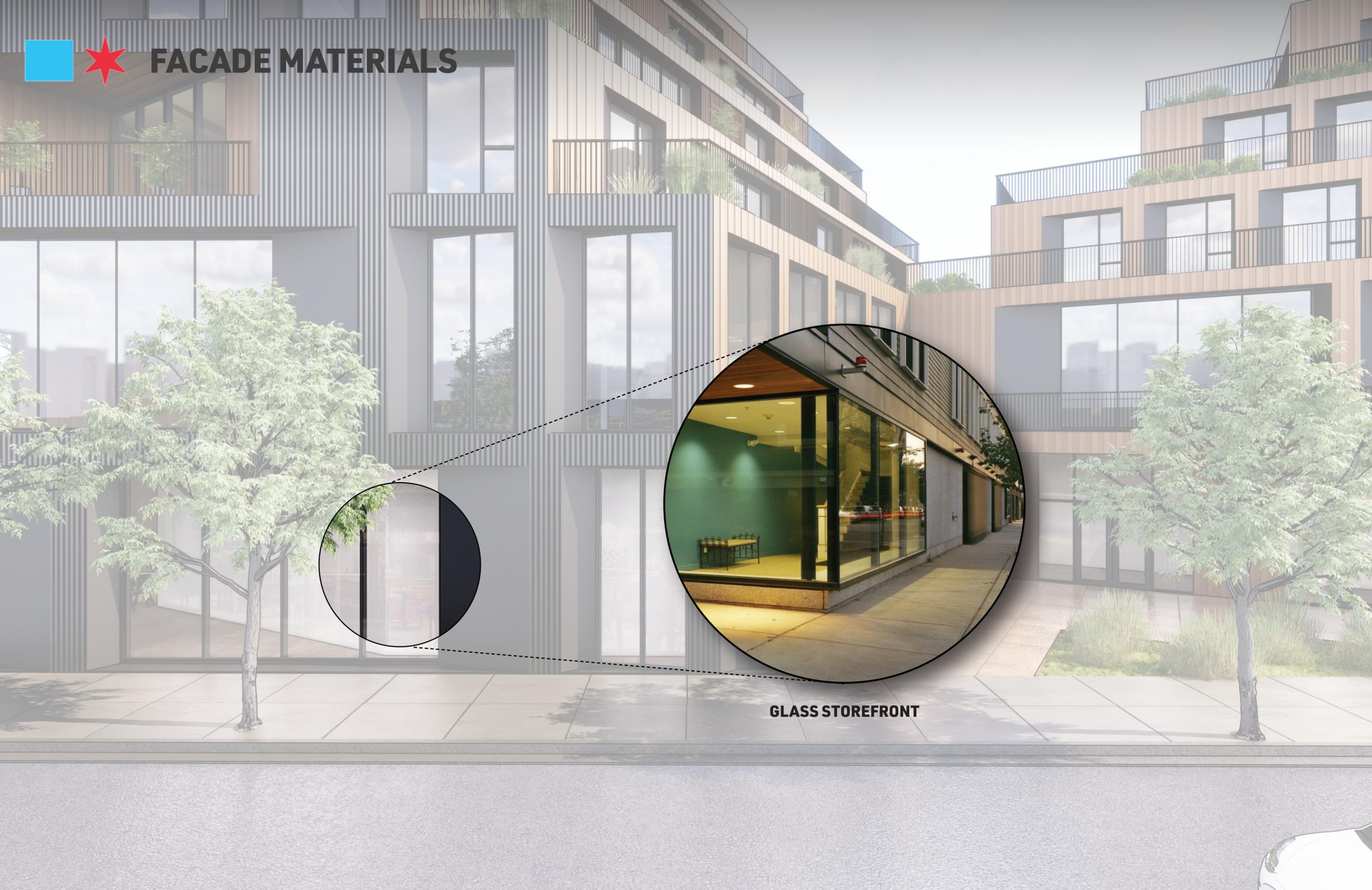
FACADE MATERIALS



**WOOD TERRACE WALLS
AND SOFFIT**



FACADE MATERIALS



GLASS STOREFRONT



BUILDING ELEVATION - NORTH





BUILDING ELEVATION - SOUTH





BUILDING ELEVATION - EAST



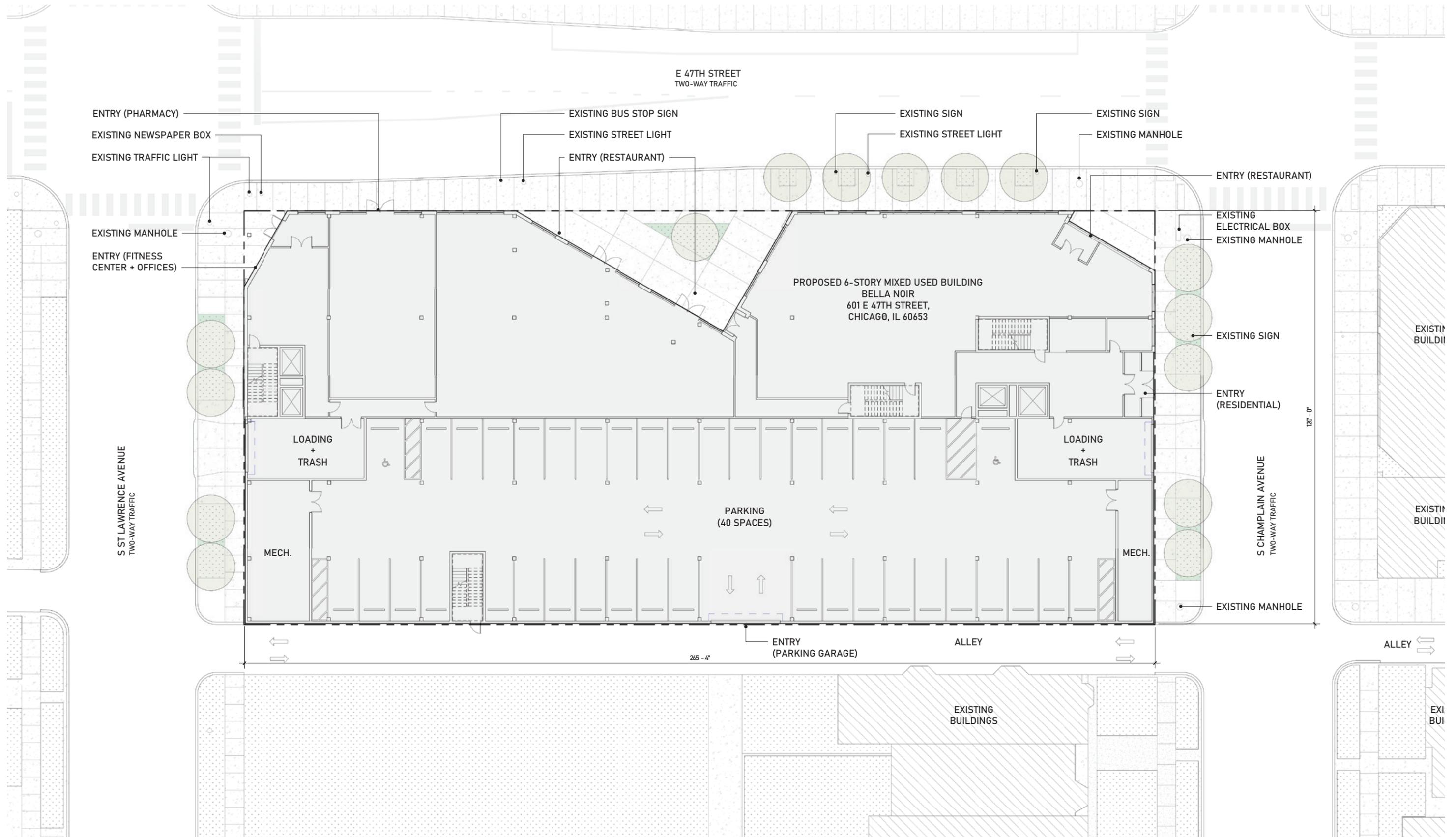


BUILDING ELEVATION - WEST



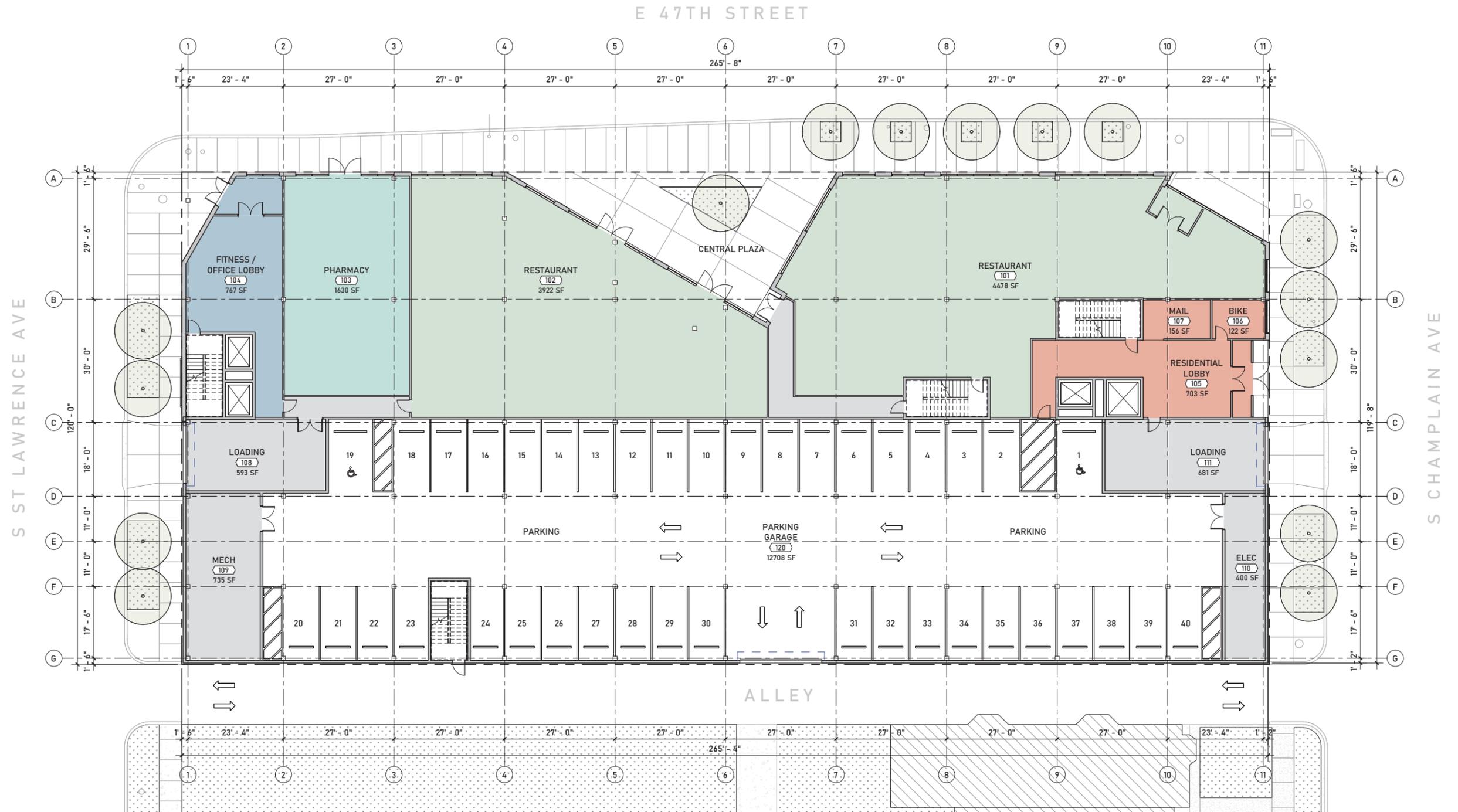


SITE PLAN



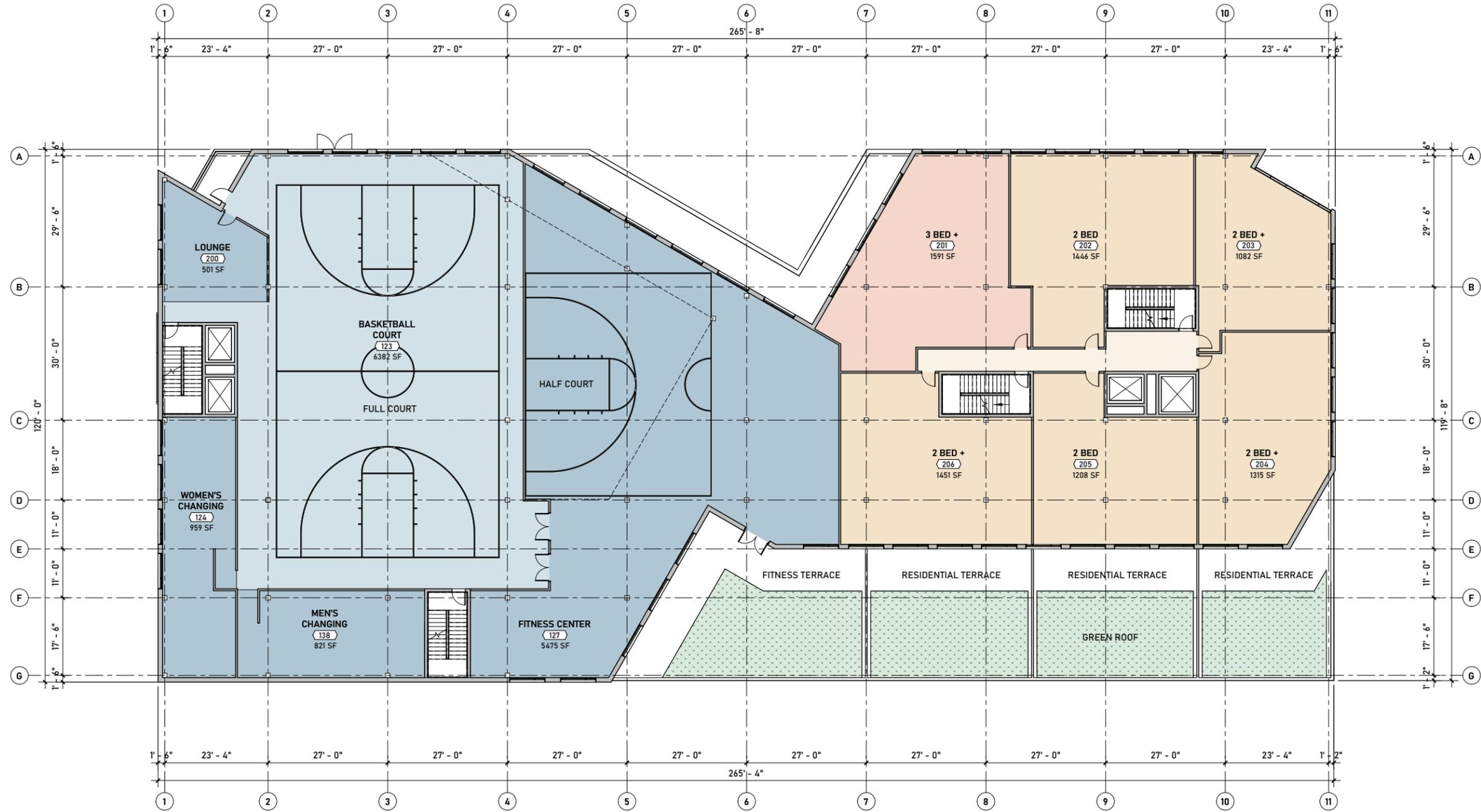


LEVEL 1 FLOOR PLAN



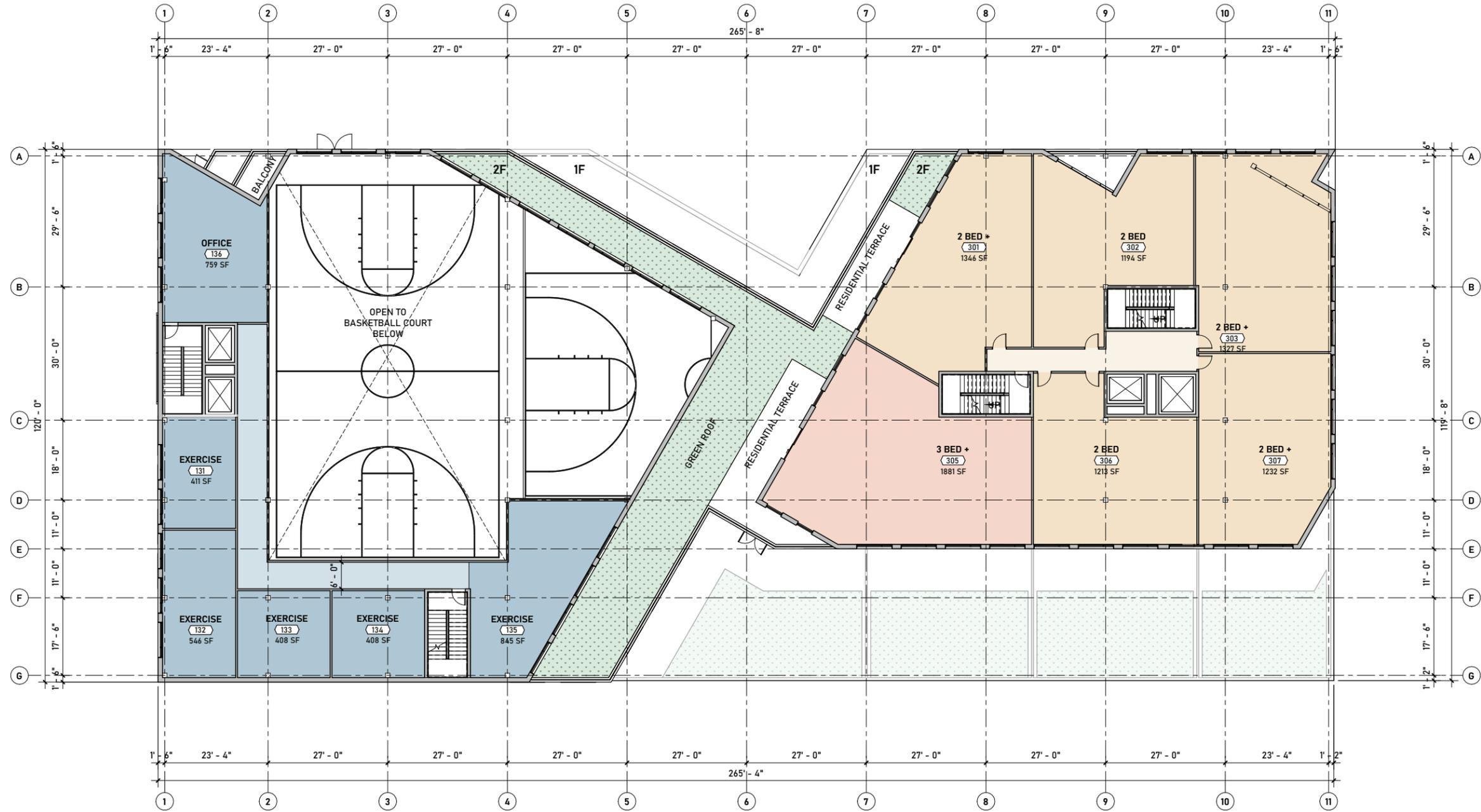


LEVEL 2 FLOOR PLAN



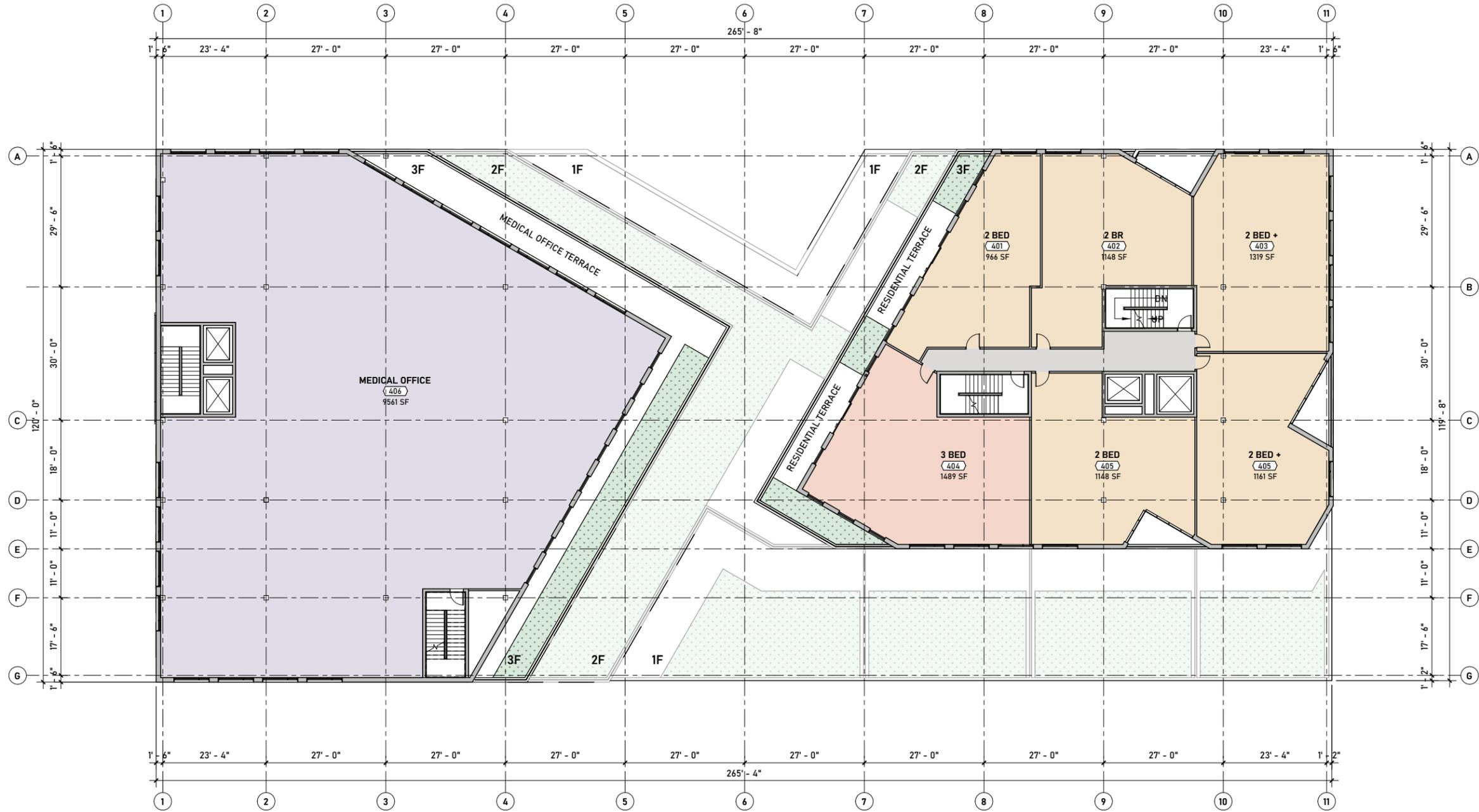


LEVEL 3 FLOOR PLAN



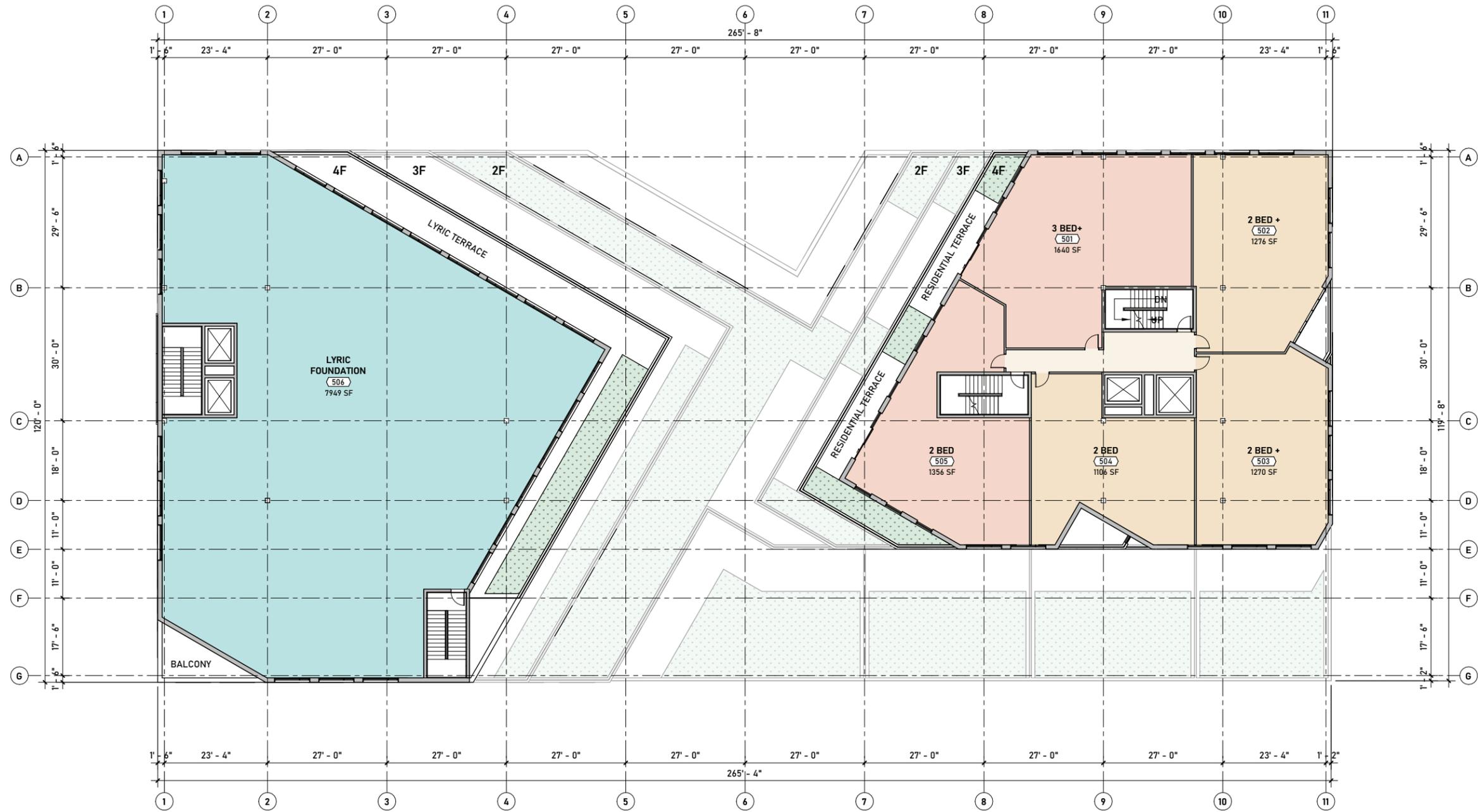


LEVEL 4 FLOOR PLAN



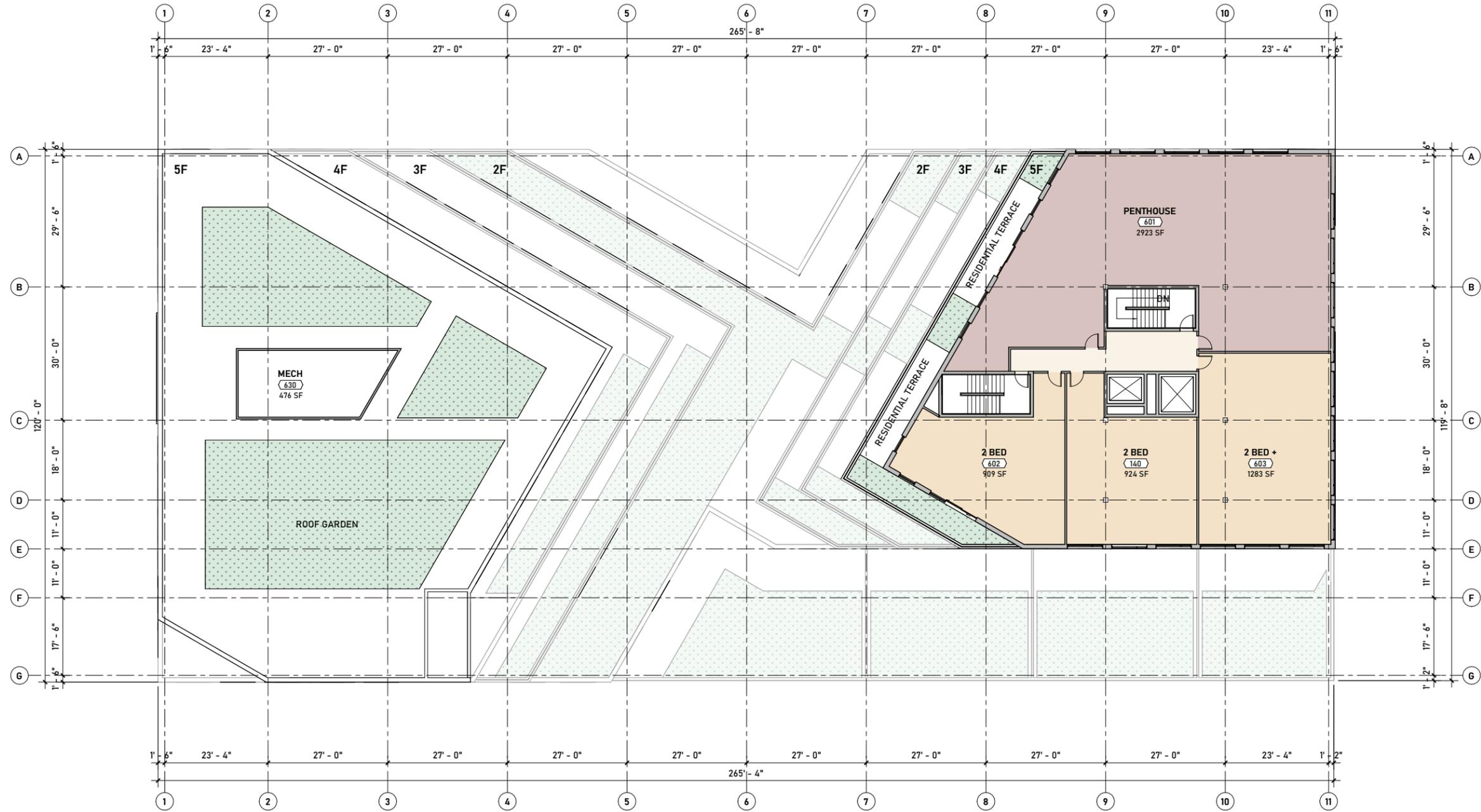


LEVEL 5 FLOOR PLAN



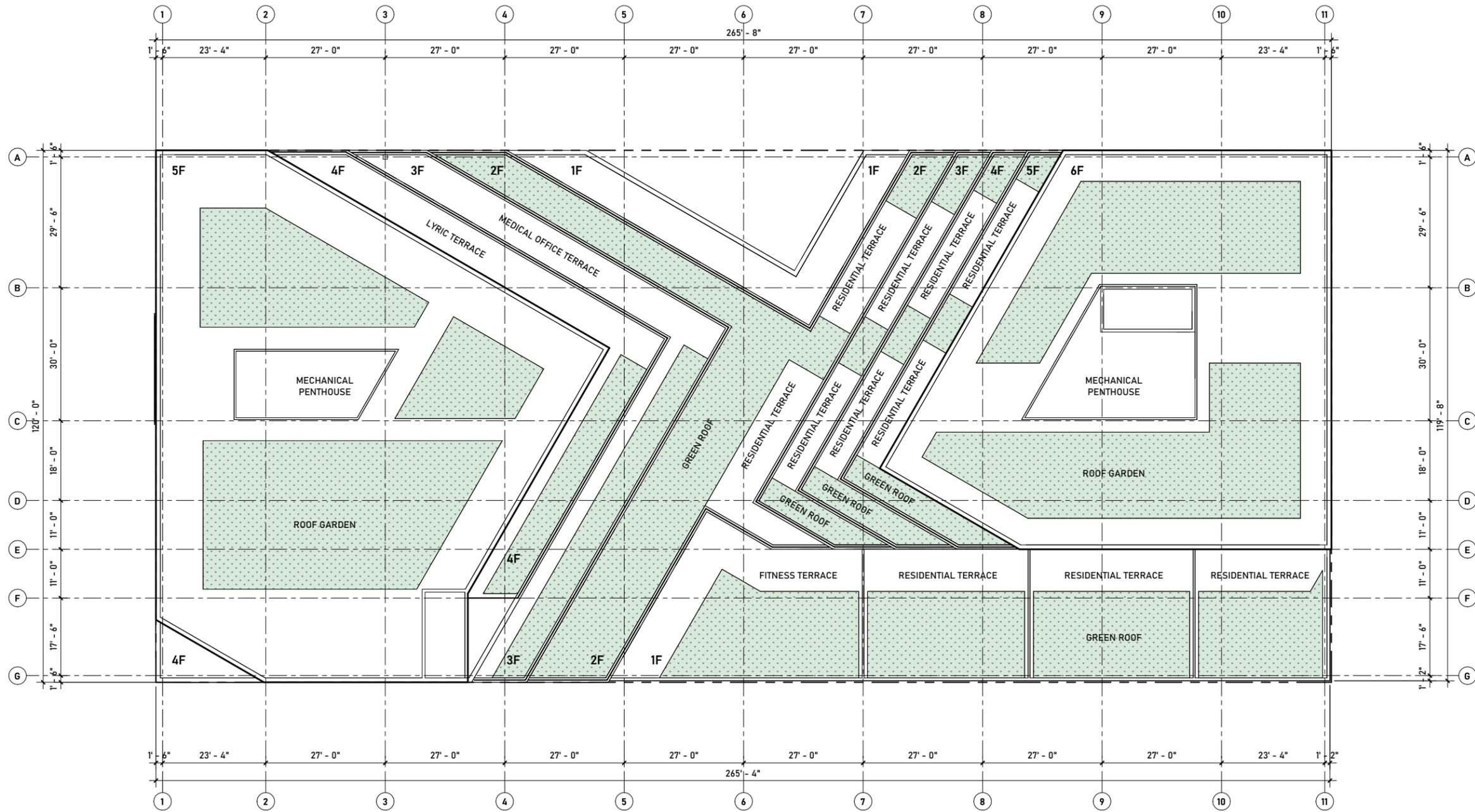


LEVEL 6 FLOOR PLAN



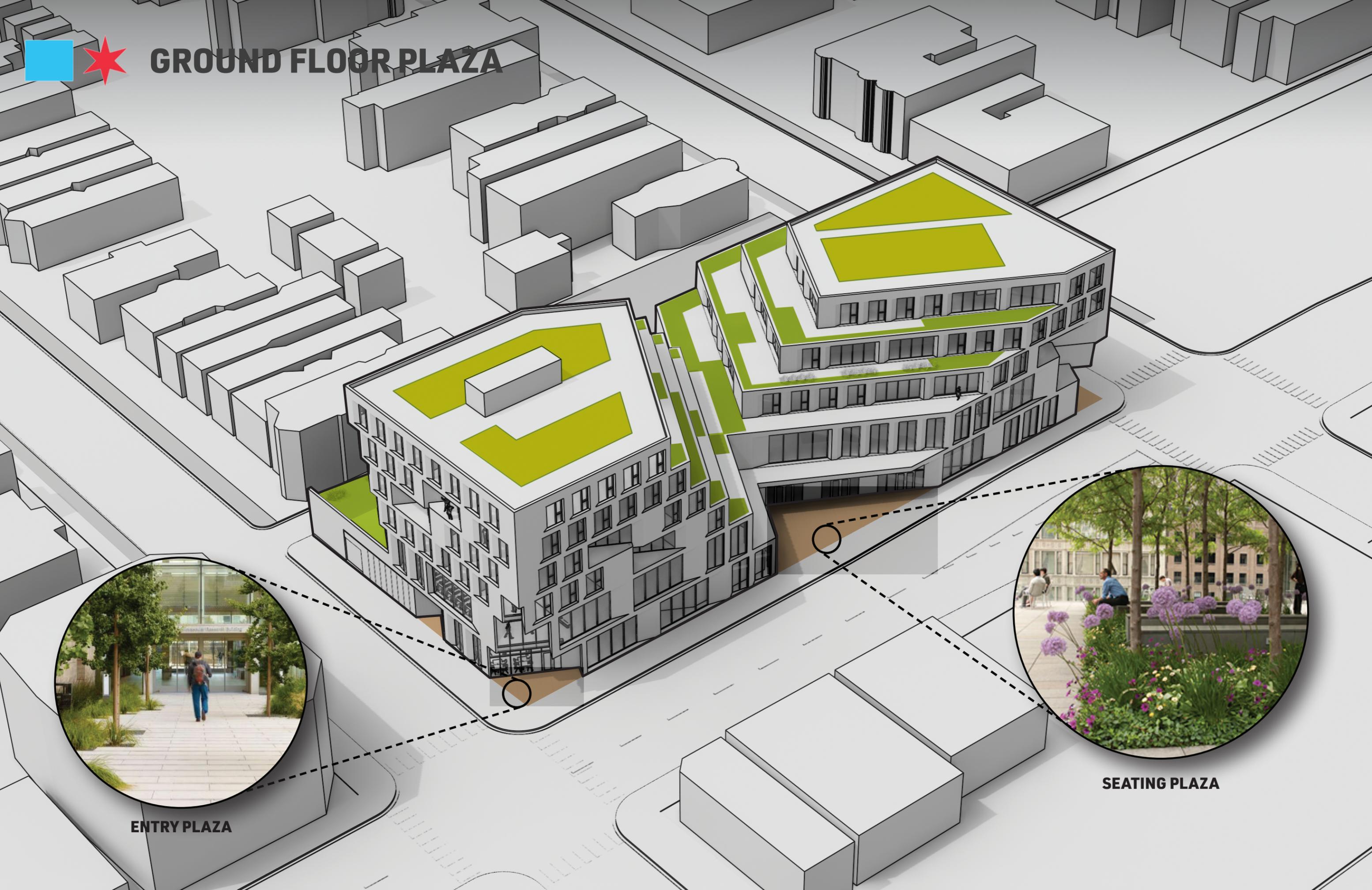


ROOF PLAN





GROUND FLOOR PLAZA



ENTRY PLAZA



SEATING PLAZA



PUBLIC SPACE / COMMUNITY EXTENSION



YOGA AREA



FARMER'S MARKET



COMMUNITY GATHERING





OPEN SPACE / LANDSCAPING - TERRACES



GREEN TERRACES



**OPEN LAWN ON
RAISED BEDS**



RAISED PLANTERS





GREEN ROOFS



URBAN FARMING



GREEN ROOFS



NORTHEAST AERIAL PERSPECTIVE



1333