



COMMITTEE ON DESIGN

Department of Planning and Development

4427-59 North Clark St / 1425-27 West Sunnyside Ave;
4440-56 North Clark St / 1437-47 West Sunnyside Ave

Uptown / 46th & 47th Ward

Black Ensemble Theater

Nia Architects / Gensler / Site Design Group

Taft Law

May 17th , 2023



■ ★ **FREE TO BE**
VILLAGE
TO ERADICATE RACISM
THROUGH THE ARTS

INTRO

- COD Cover Slide
- Design Narrative / Project Vision
- Project Context
- Zoning
- Urban Context / Surrounding Neighborhood

GENERAL DESIGN CONTENT

- Preliminary Concept
- Concept Development
- Facade Studies
- Floor Plans
- Materials
- Build / Street Elevations

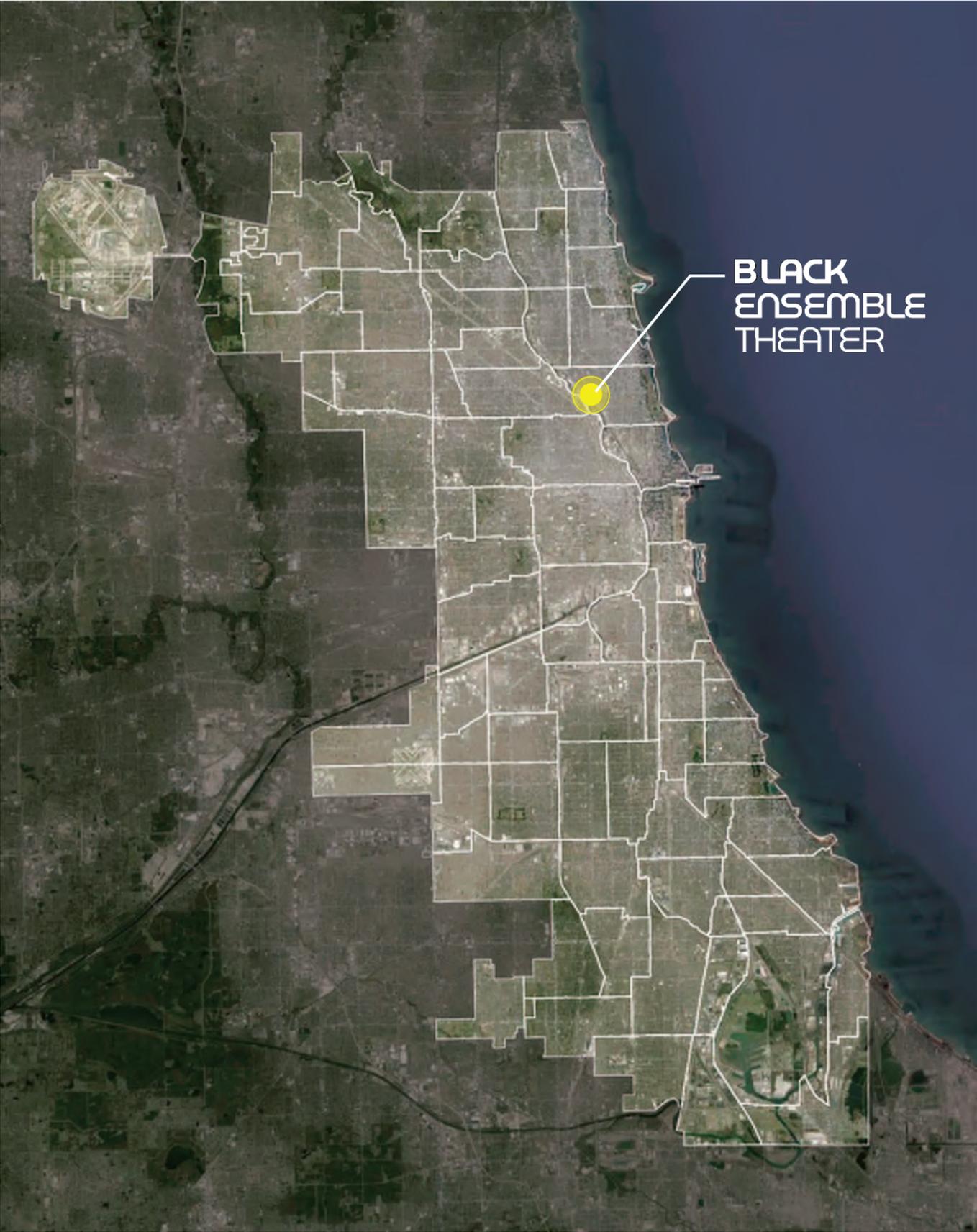
★ FREE TO BE VILLAGE

DESIGN NARRATIVE / PROJECT VISION

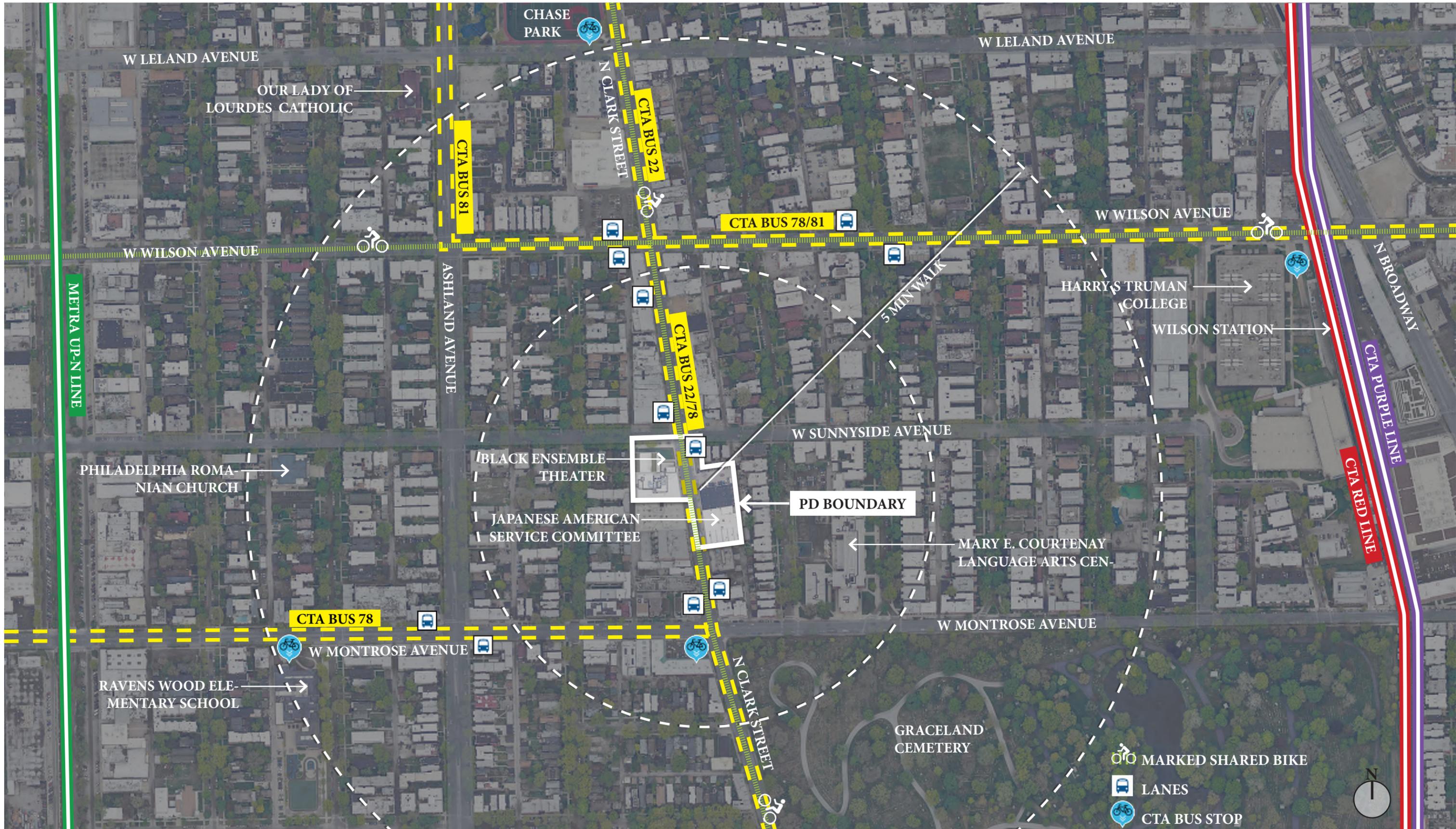
The proposed Free to BE Village includes new construction of an artfully-designed three-story Media and Technology Center (MTC), four-story Performing Arts Education Center (PAEC), and a five-story Affordable Artists' Apartments (AAA) with a single-story retail podium structure uniting the three buildings at the ground level and extending to the south end of the site. The podium structure includes 14,000 square feet of street-level retail/restaurant space featuring, among other retail uses, a 3,700 square foot restaurant and a literary café with open-air, covered seating at the southeast corner of Clark and Sunnyside. Podium roof will create a terrace at second level providing outdoor green space for resident artists, MTC & PAEC users, and the local community. MTC will feature classrooms, editing stations, recording studios, equipment storage and rental, and screening rooms. PAEC will feature two movement studios, a pop-up stage, flexible classrooms, kitchen, and staff lounge. AAA will house 13 two-bedroom apartments, 37 one-bedroom apartments and collaboration spaces and resident's lounges. The project includes 92 parking spaces, which will serve the Free to BE village. Project will be funded by City, State and Federal programs.



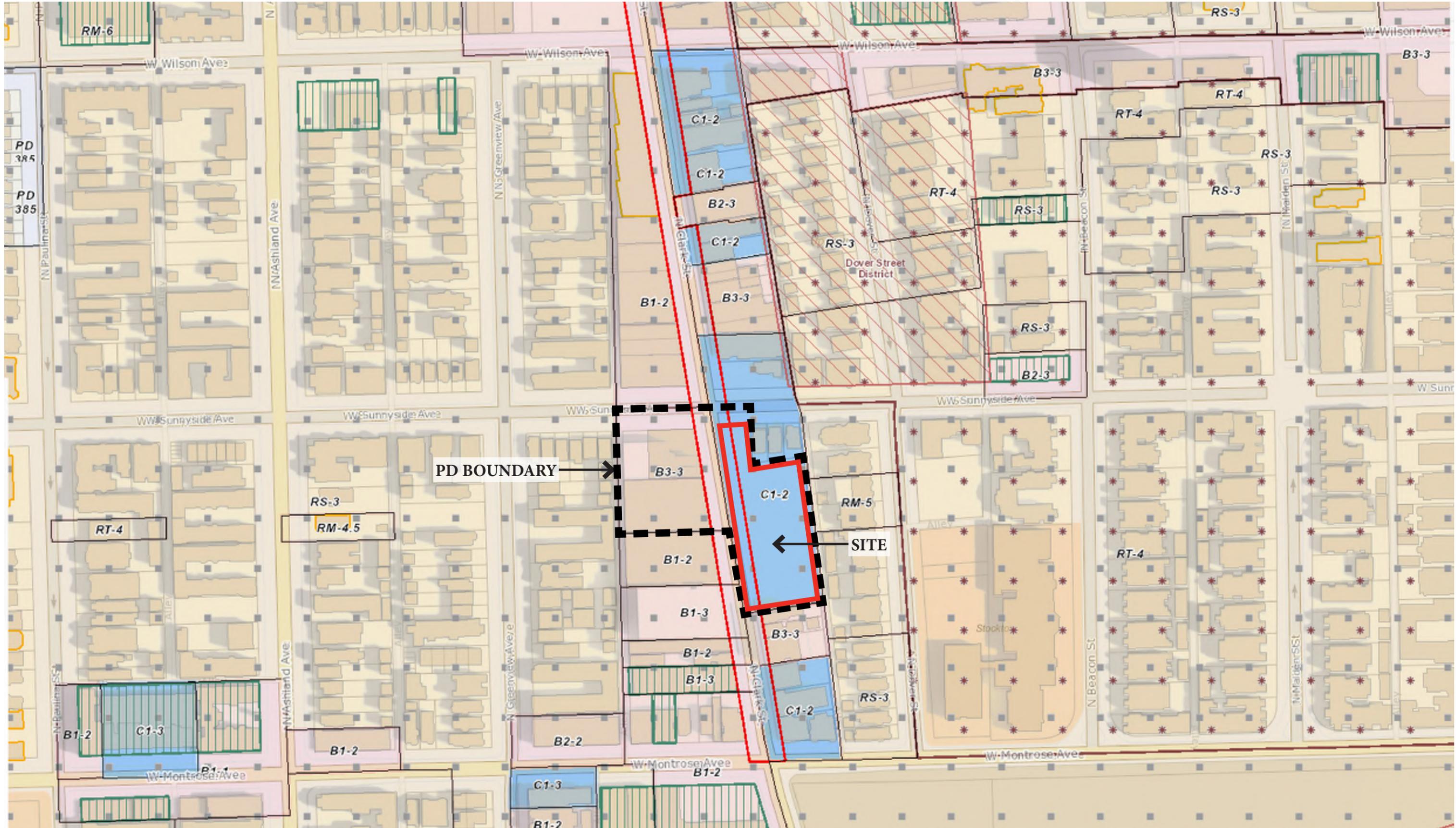
BLACK ENSEMBLE THEATER



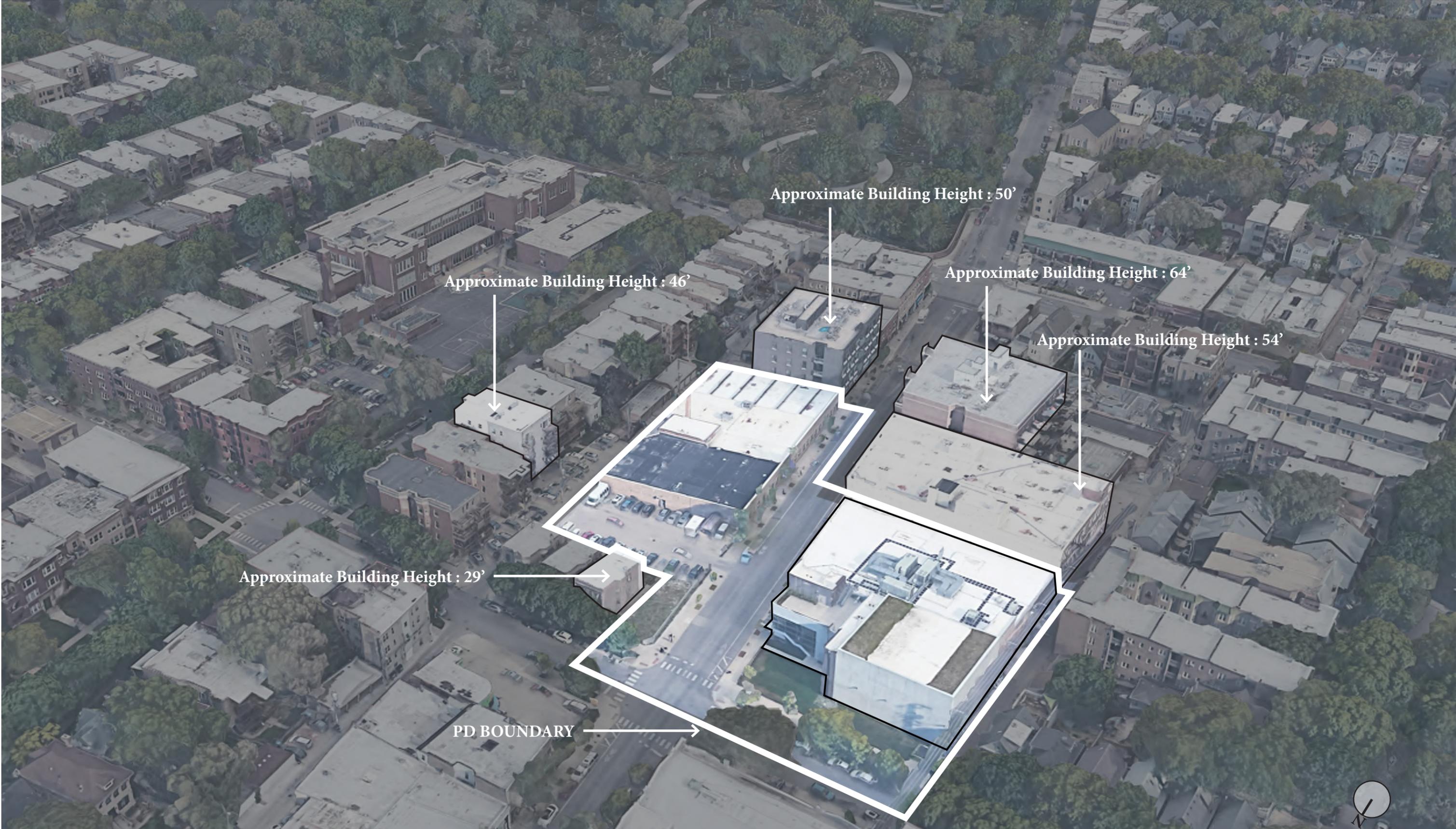
SITE CONTEXT



ZONING



SITE CONTEXT



Approximate Building Height : 46'

Approximate Building Height : 50'

Approximate Building Height : 64'

Approximate Building Height : 54'

Approximate Building Height : 29'

PD BOUNDARY

SITE CONTEXT



A View Looking Southeast at N Clark St. & W Sunnyside Ave.



B View Looking Southwest at N Clark St. & W Sunnyside Ave.



C View Looking North on N Clark St.



D View Looking West on W Sunnyside Ave.

SITE CONTEXT



E View Looking South on Public Alleyway

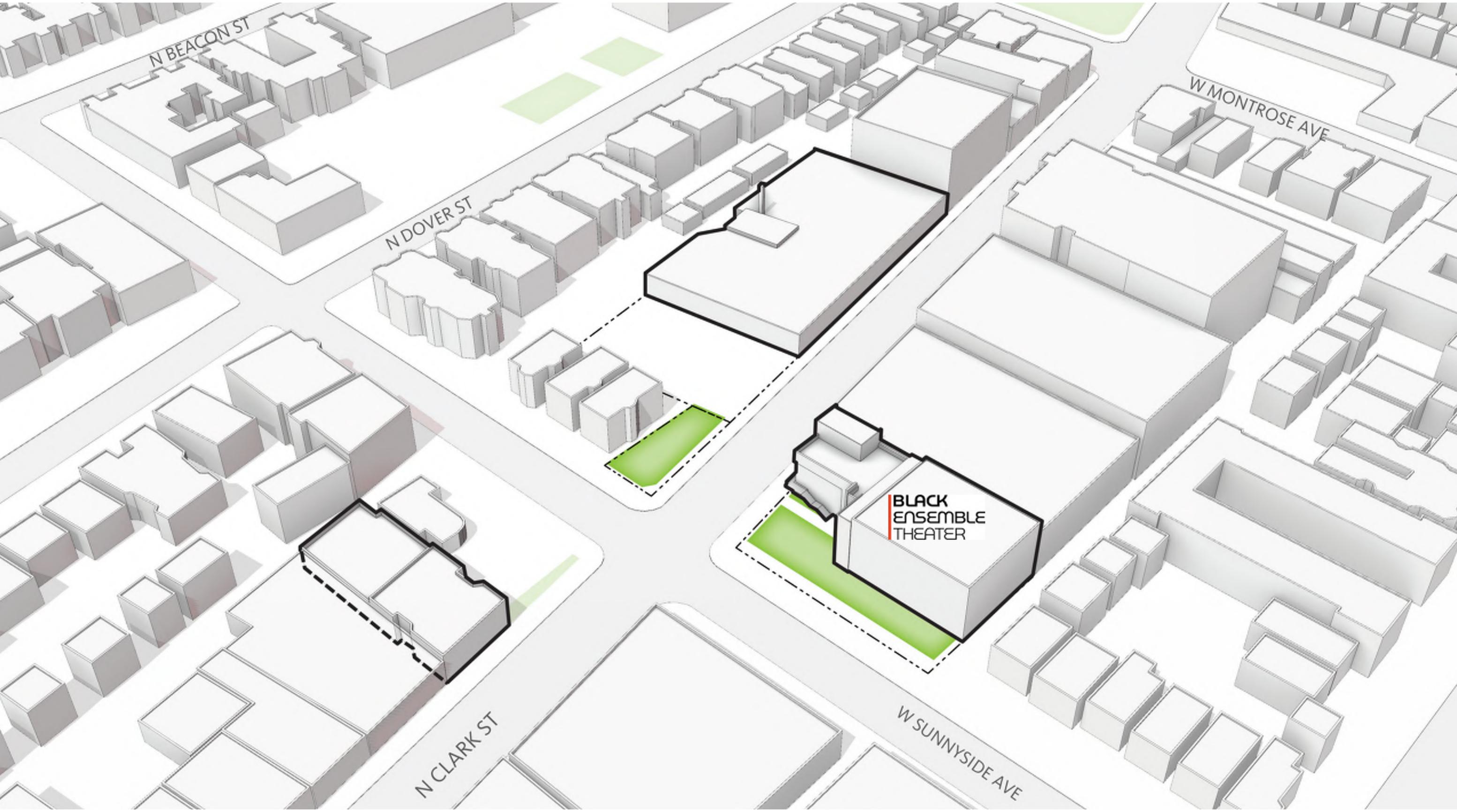


F View Looking North on Public Alleyway

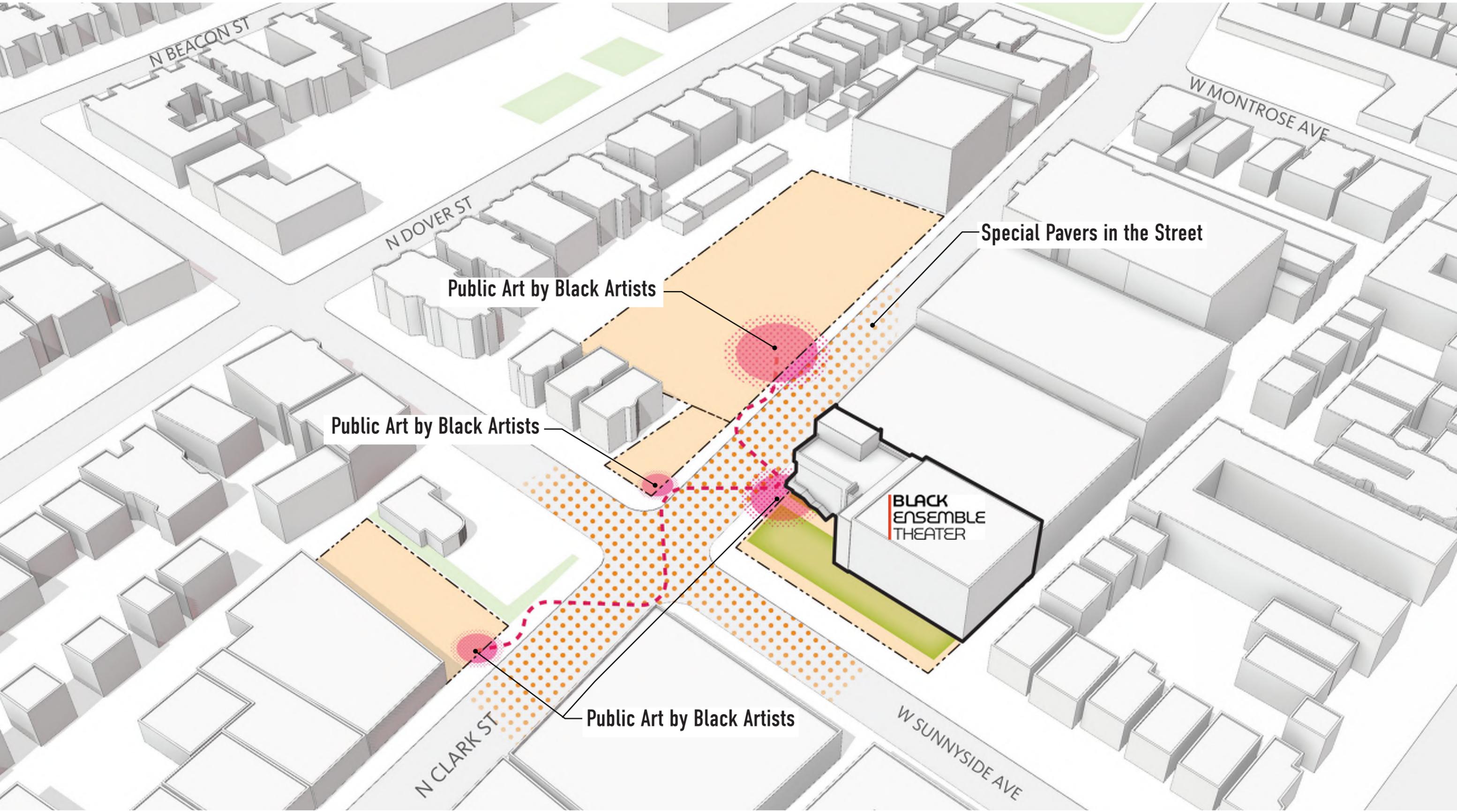


G View Looking East on W Sunnyside Ave.

CONCEPT | CREATING THE VILLAGE

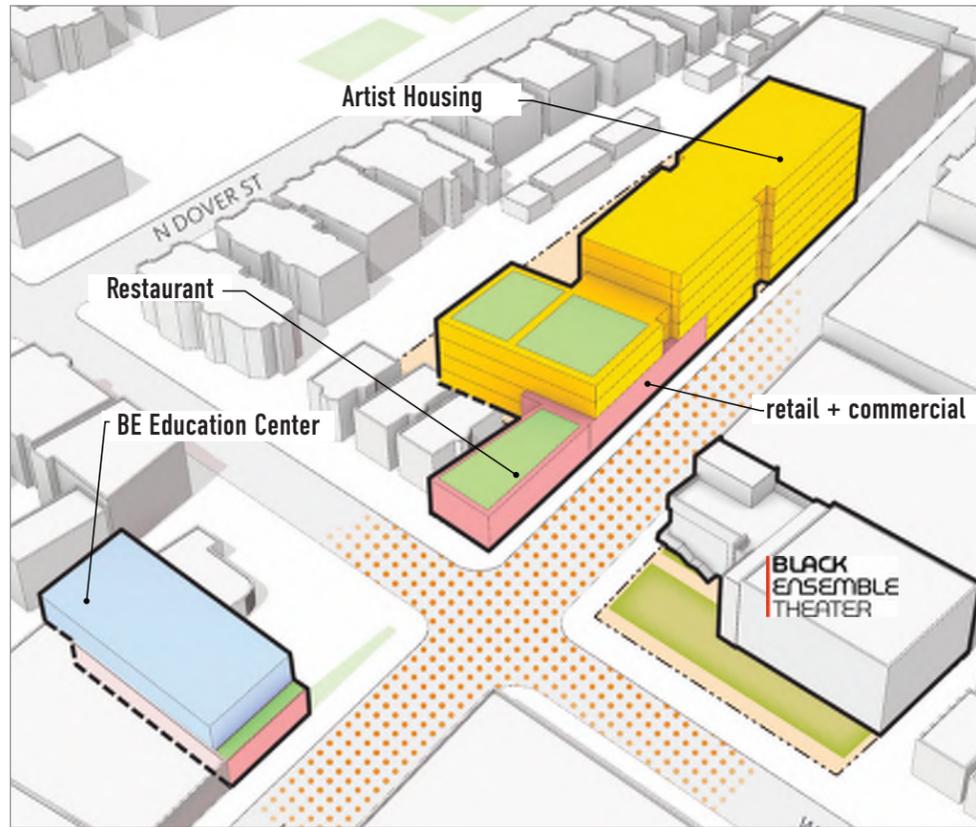


OWN THE PUBLIC REALM | CONNECT THE VILLAGE

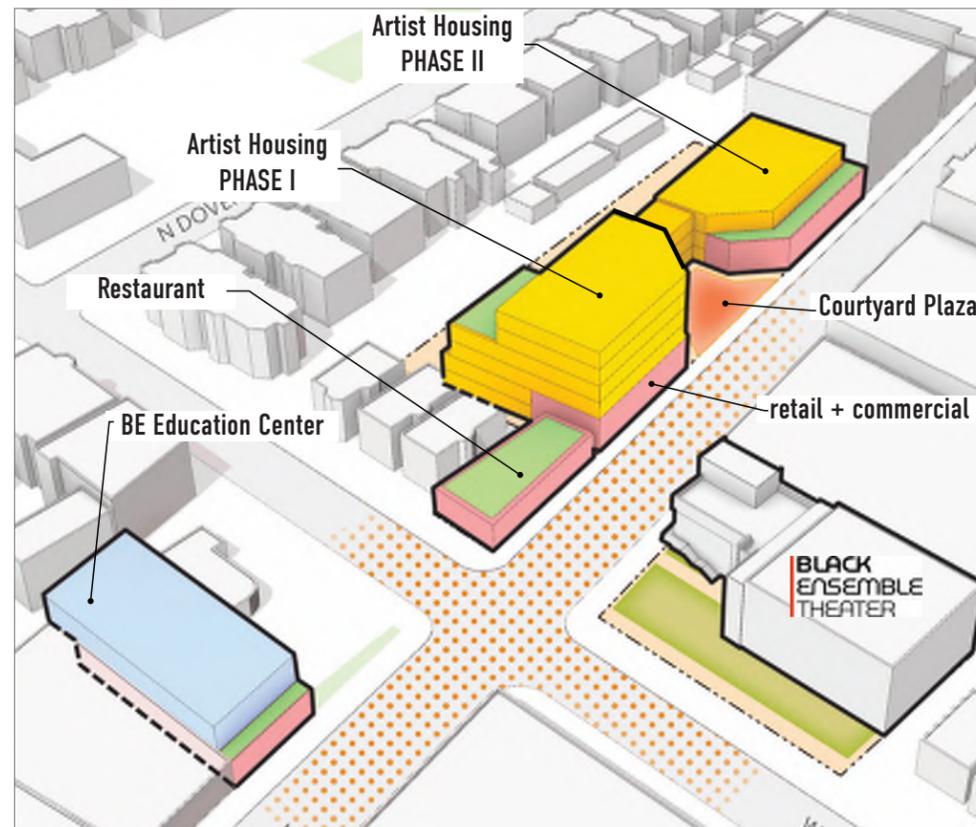


CONCEPT OPTIONS

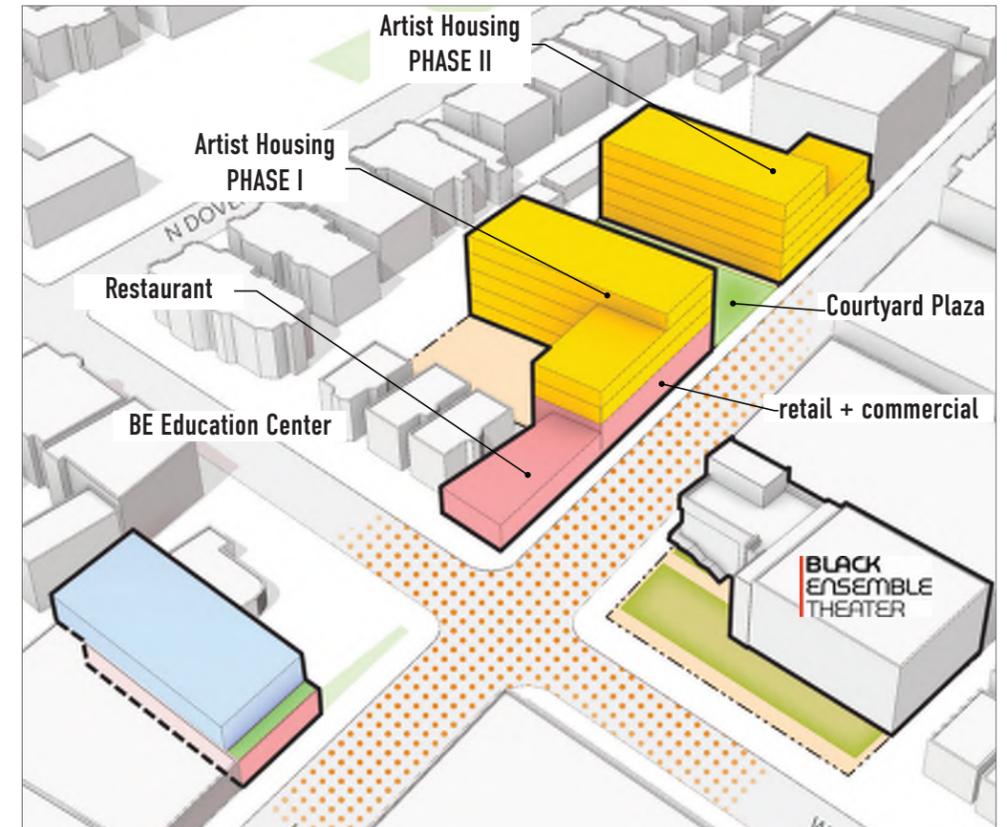
OPTION 1 | THE BAR



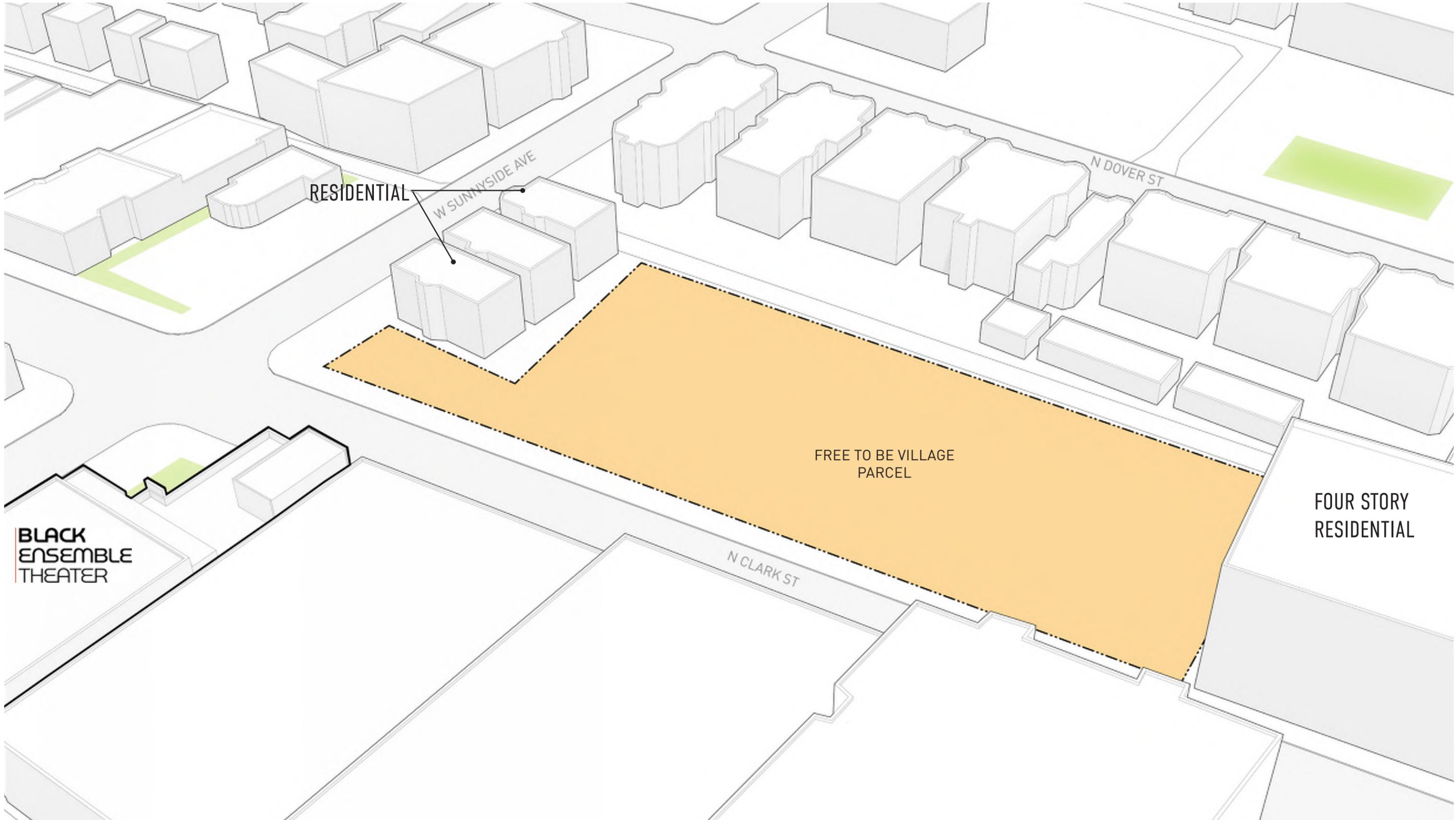
OPTION 2 | THE PLAZA



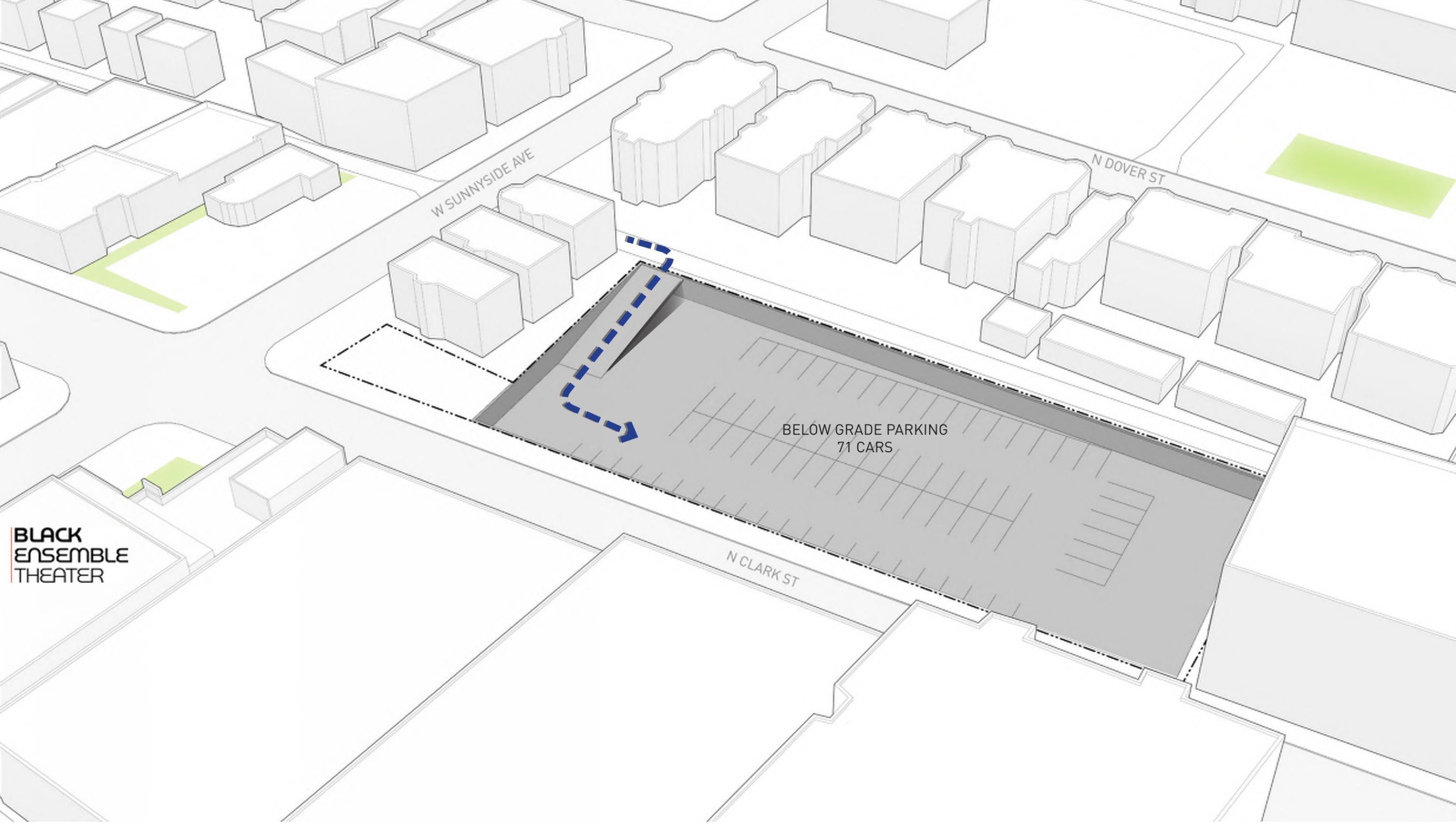
OPTION 3 | THE COURTYARD



CONCEPT DEVELOPMENT



BASEMENT LEVEL



BLACK
ENSEMBLE
THEATER

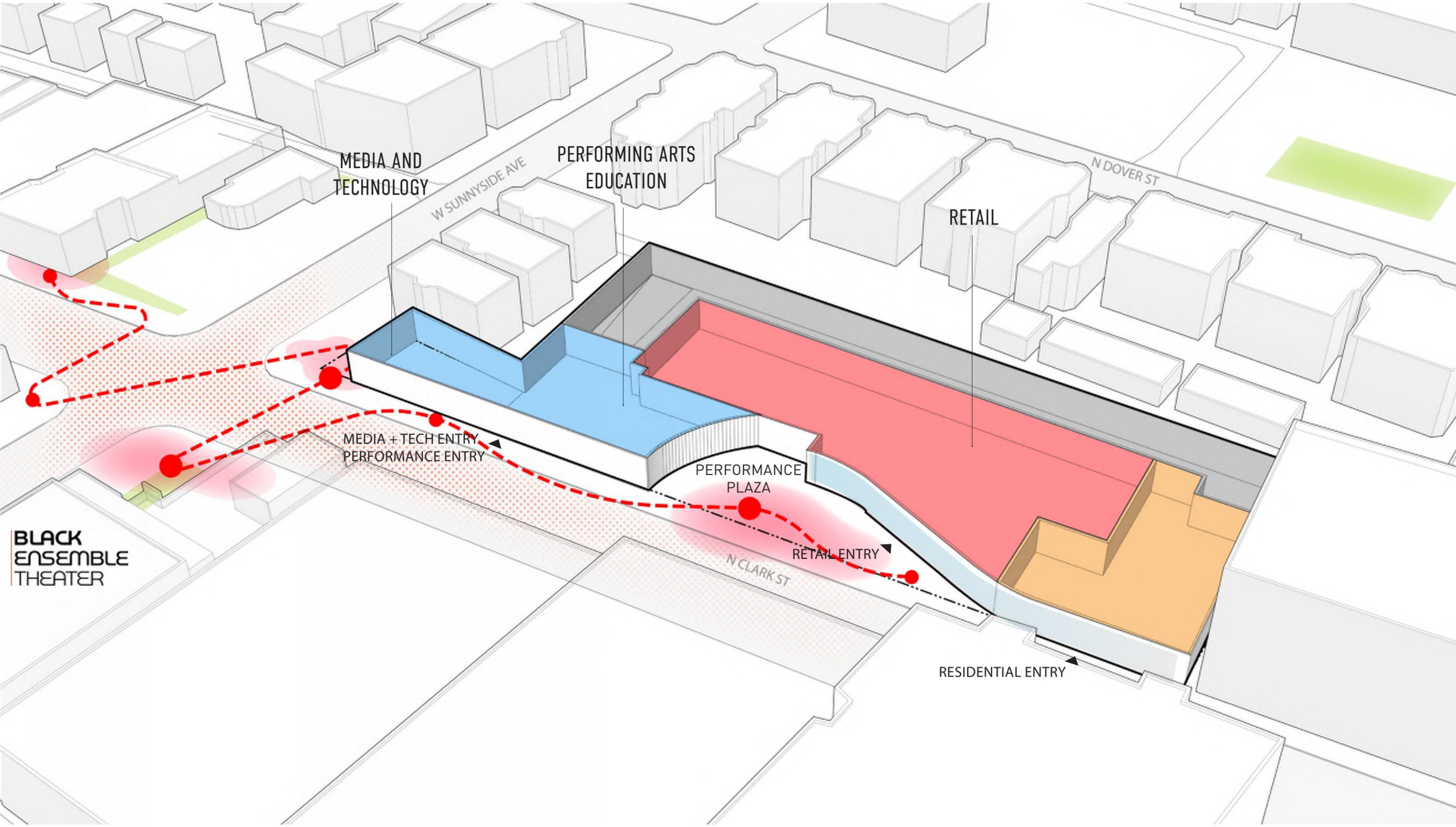
BELOW GRADE PARKING
71 CARS

W SUNNYSIDE AVE

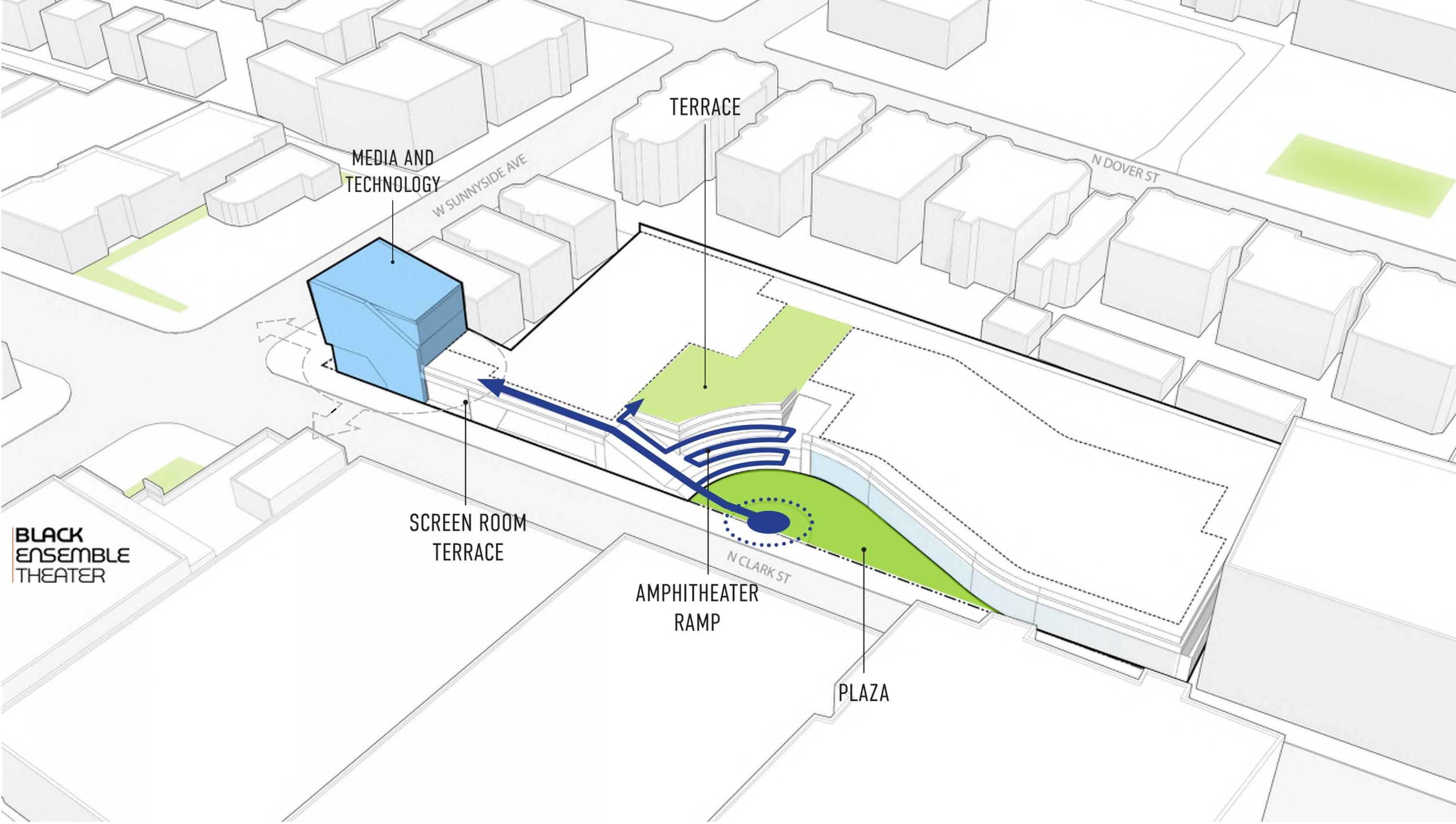
N DOVER ST

N CLARK ST

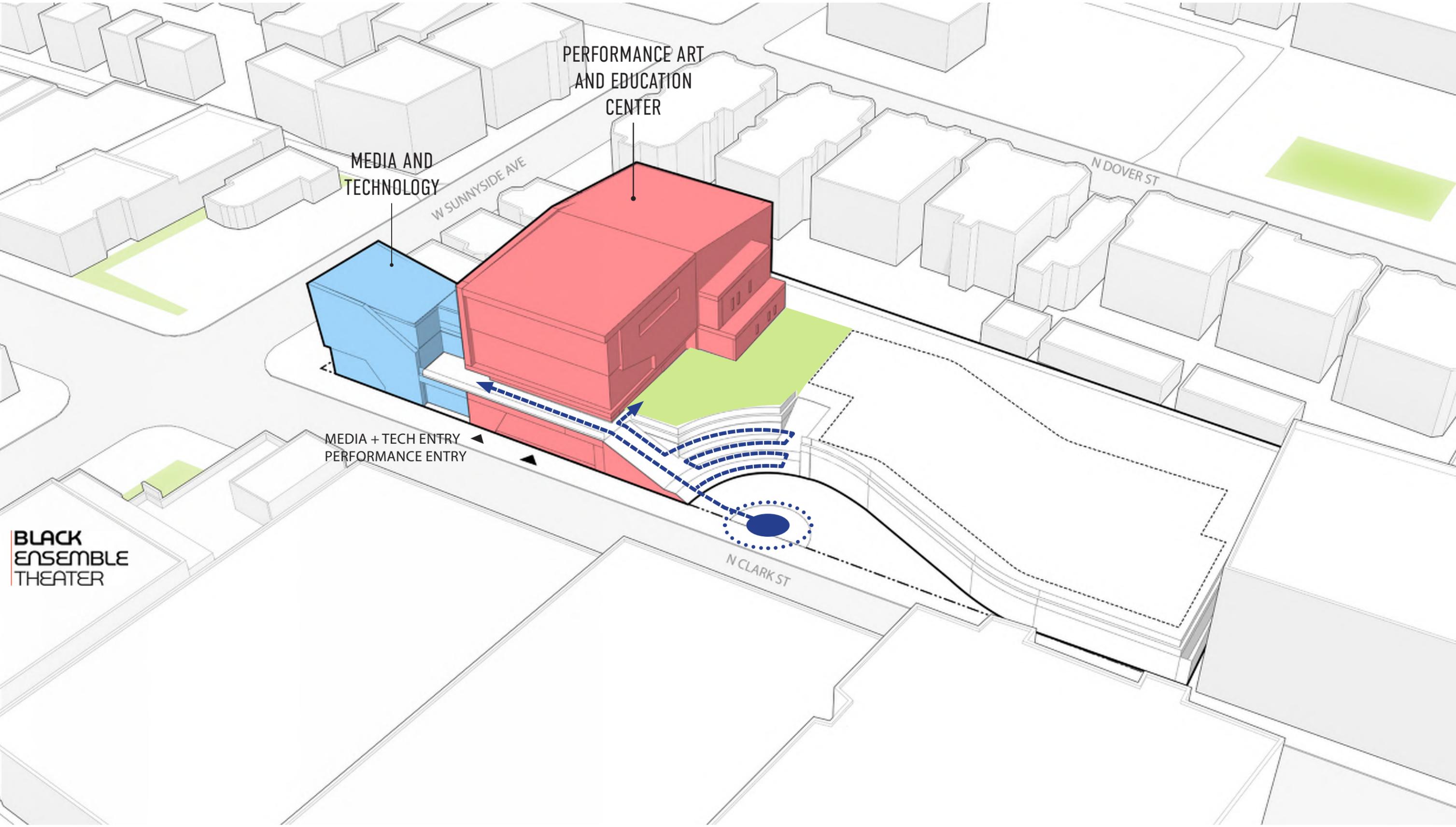
GROUND FLOOR SPACES



THE BASE + PLAZA + CONNECTED LEVELS

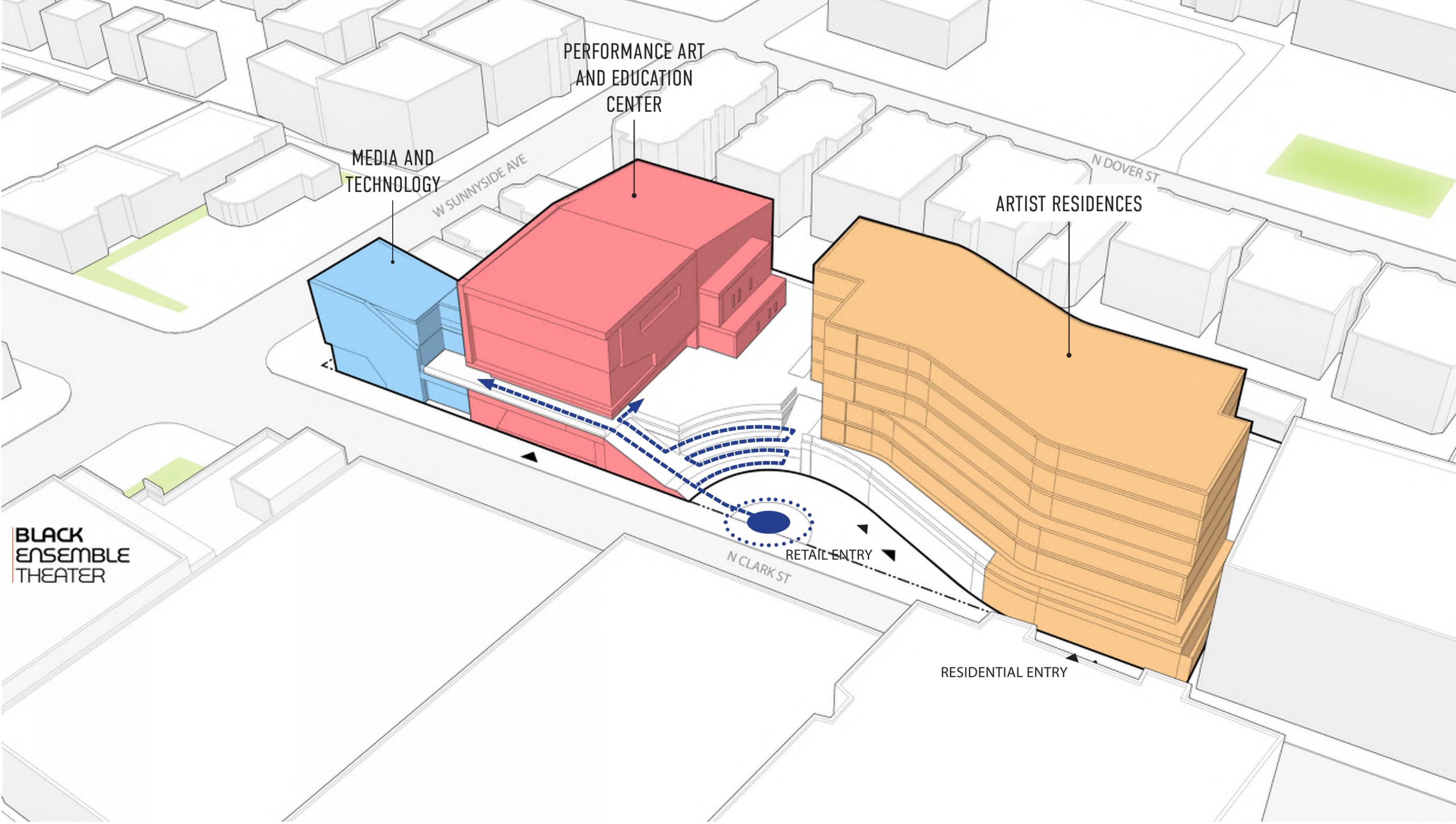


MEDIA + TECHNOLOGY | PERFORMANCE ART + EDUCATION CENTER

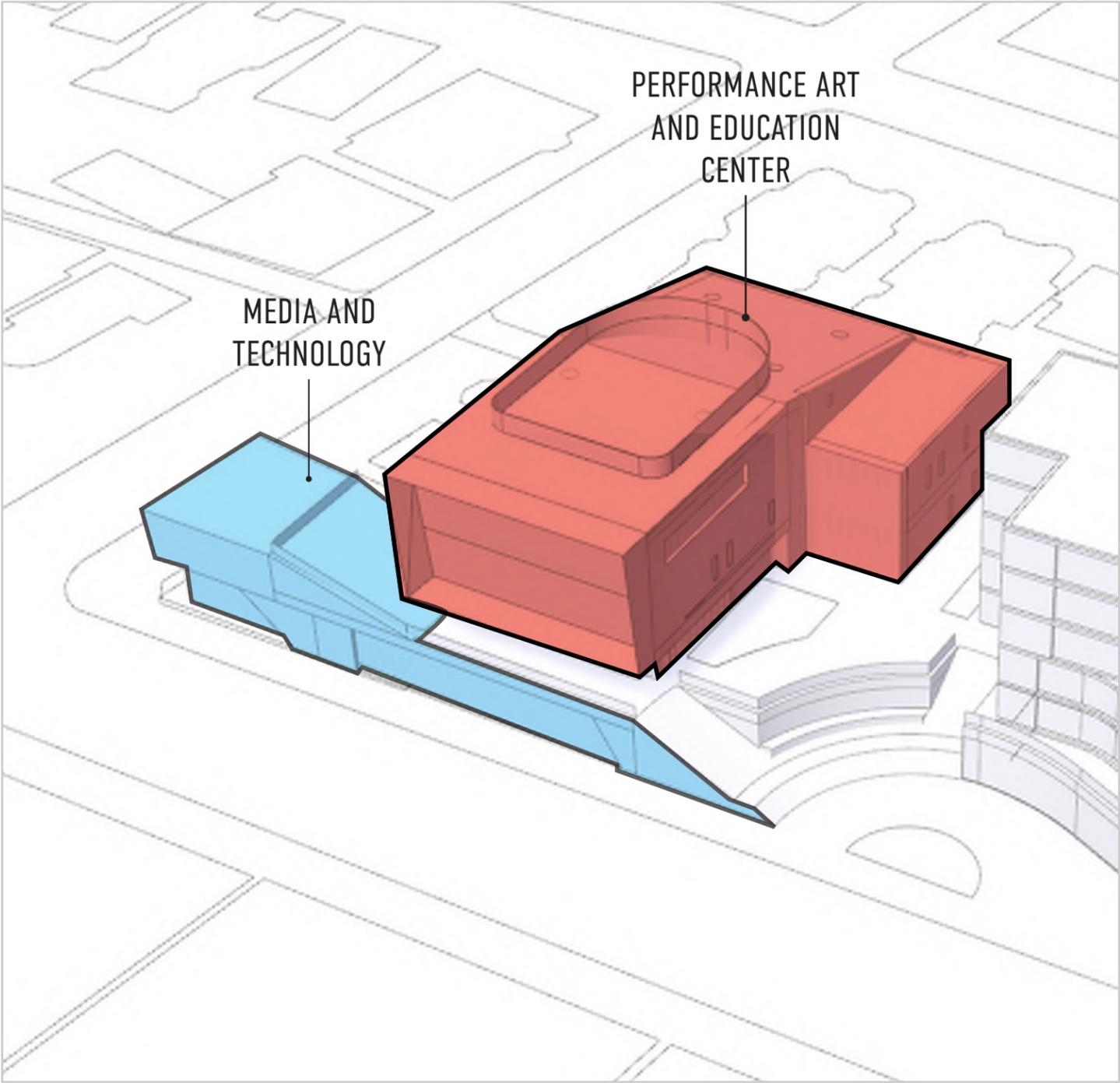
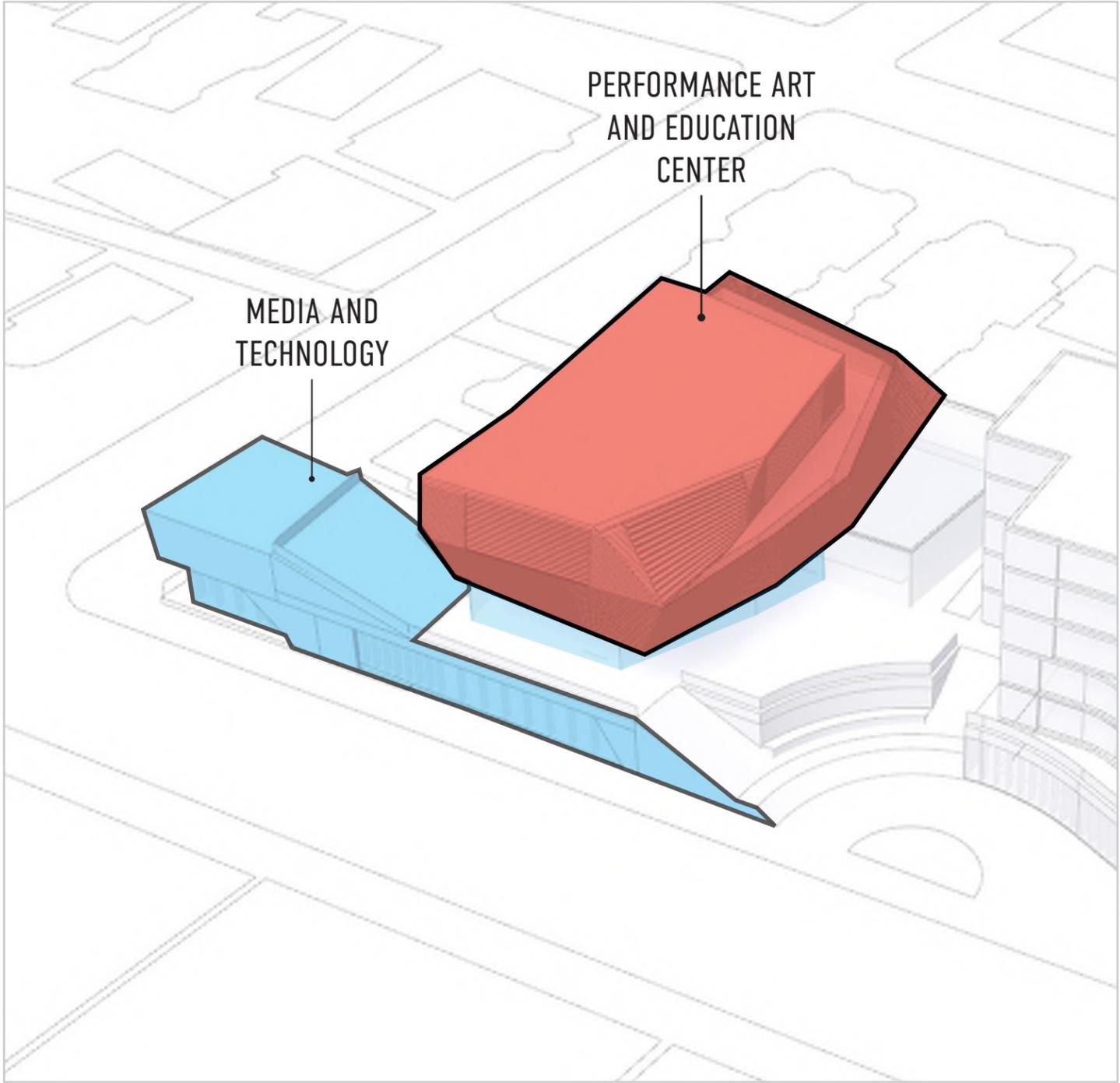


**BLACK
ENSEMBLE
THEATER**

ARTIST RESIDENTS + AFFORDABLE HOUSING



MEDIA + EDUCATION CENTER | PRELIMINARY ALTERNATIVES



MEDIA + EDUCATION CENTER | Facade Studies



OPTION 1



OPTION 2



OPTION 3



MEDIA + EDUCATION CENTER | Primary Alternative



ARTIST RESIDENCES | Facade Studies



OPTION 1



OPTION 2



OPTION 3



ARTIST RESIDENCES | Primary Alternative



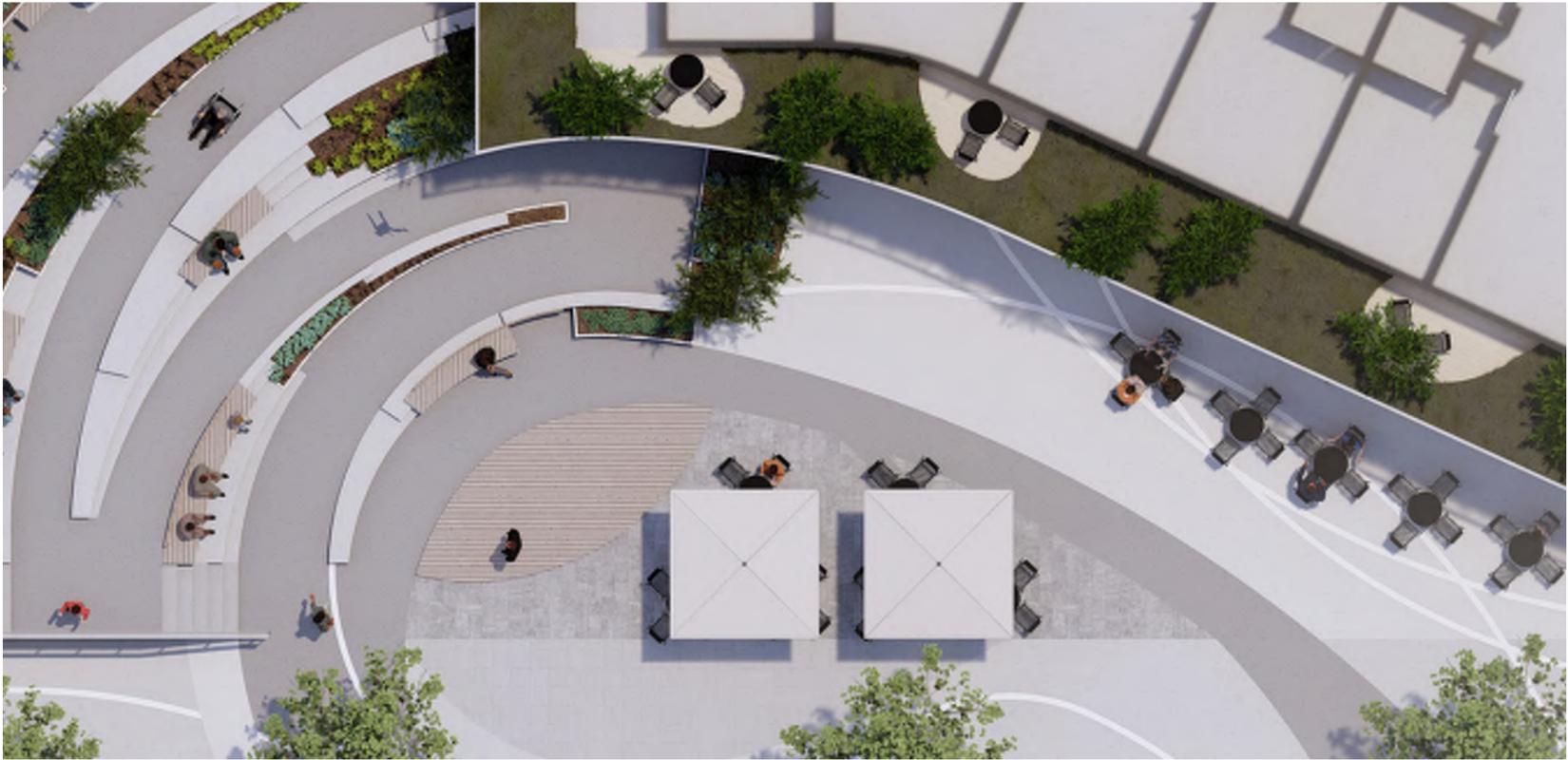
ARTIST RESIDENCES | Primary Alternative



THE PLAZA + THE PUBLIC REALM



THE PLAZA + THE PUBLIC REALM



THE PLAZA + THE PUBLIC REALM



THE PLAZA + THE PUBLIC REALM





FREE TO BE VILLAGE

DEVELOPMENT PROGRAM

50 Affordable Units

- 37 One Bedroom
- 13 Two Bedroom

7,938 sf Media & Technology Center

21,770 sf Performing Arts Education Center

13,865 sf Commercial / Retail Space

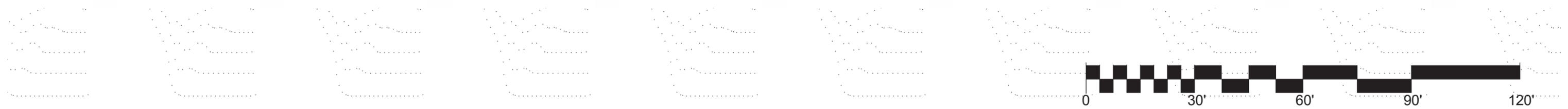
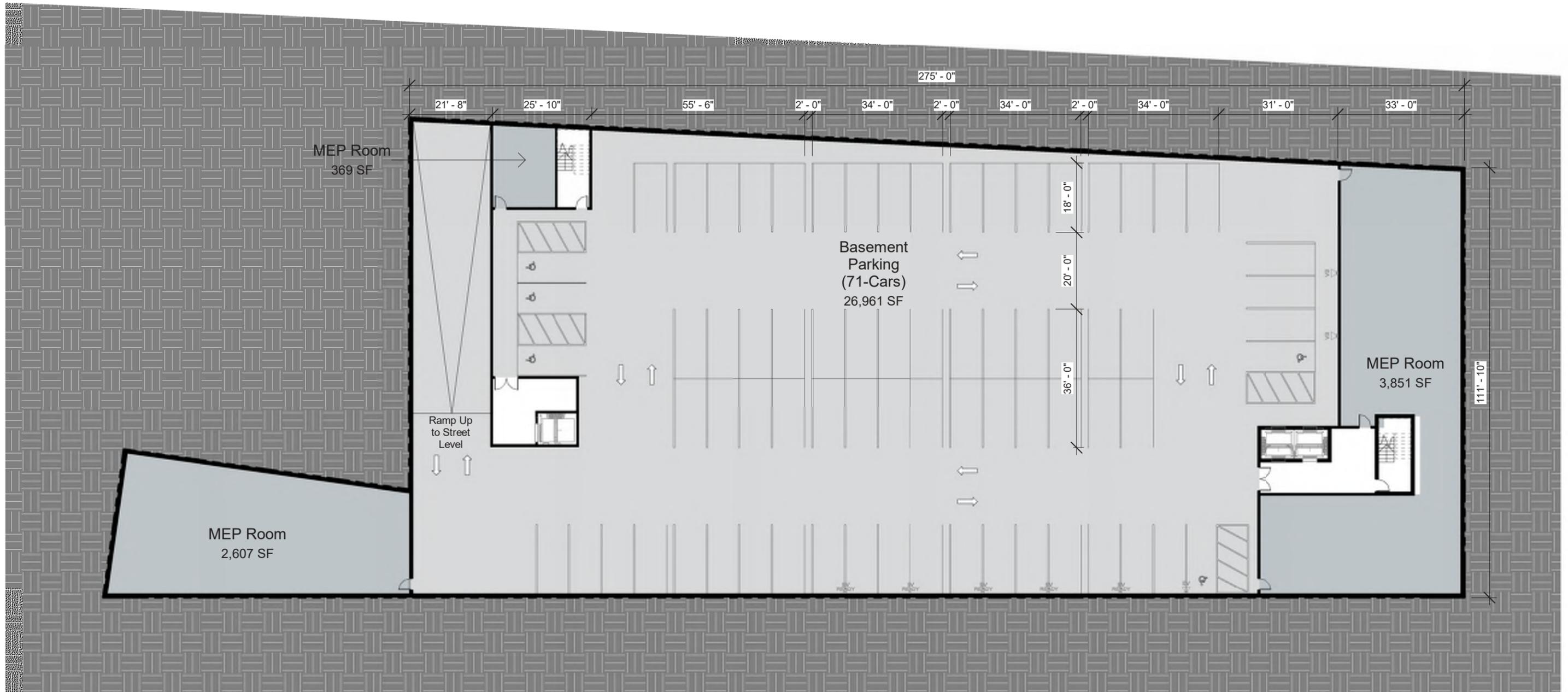
92 parking spaces



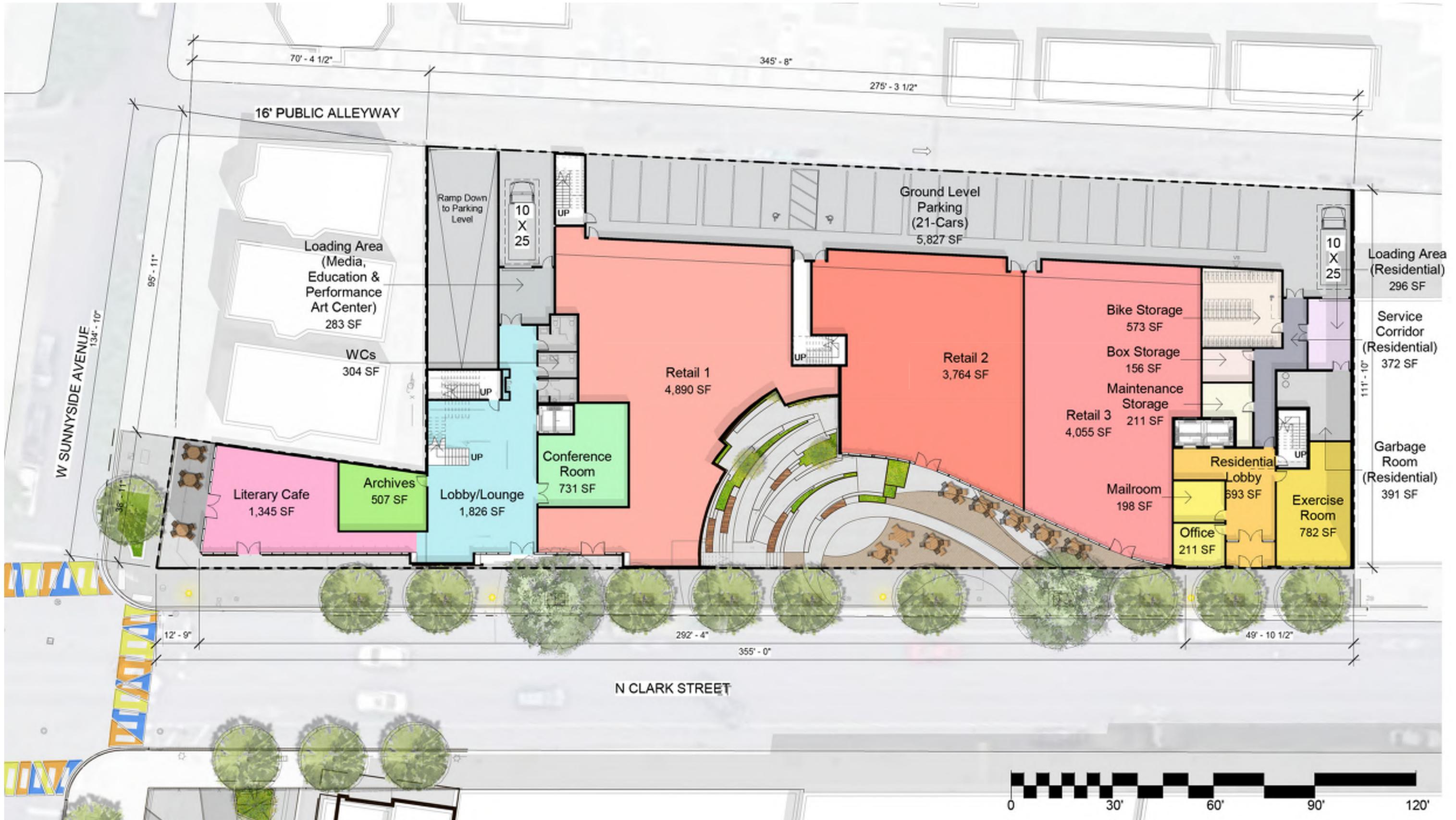
SITE PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



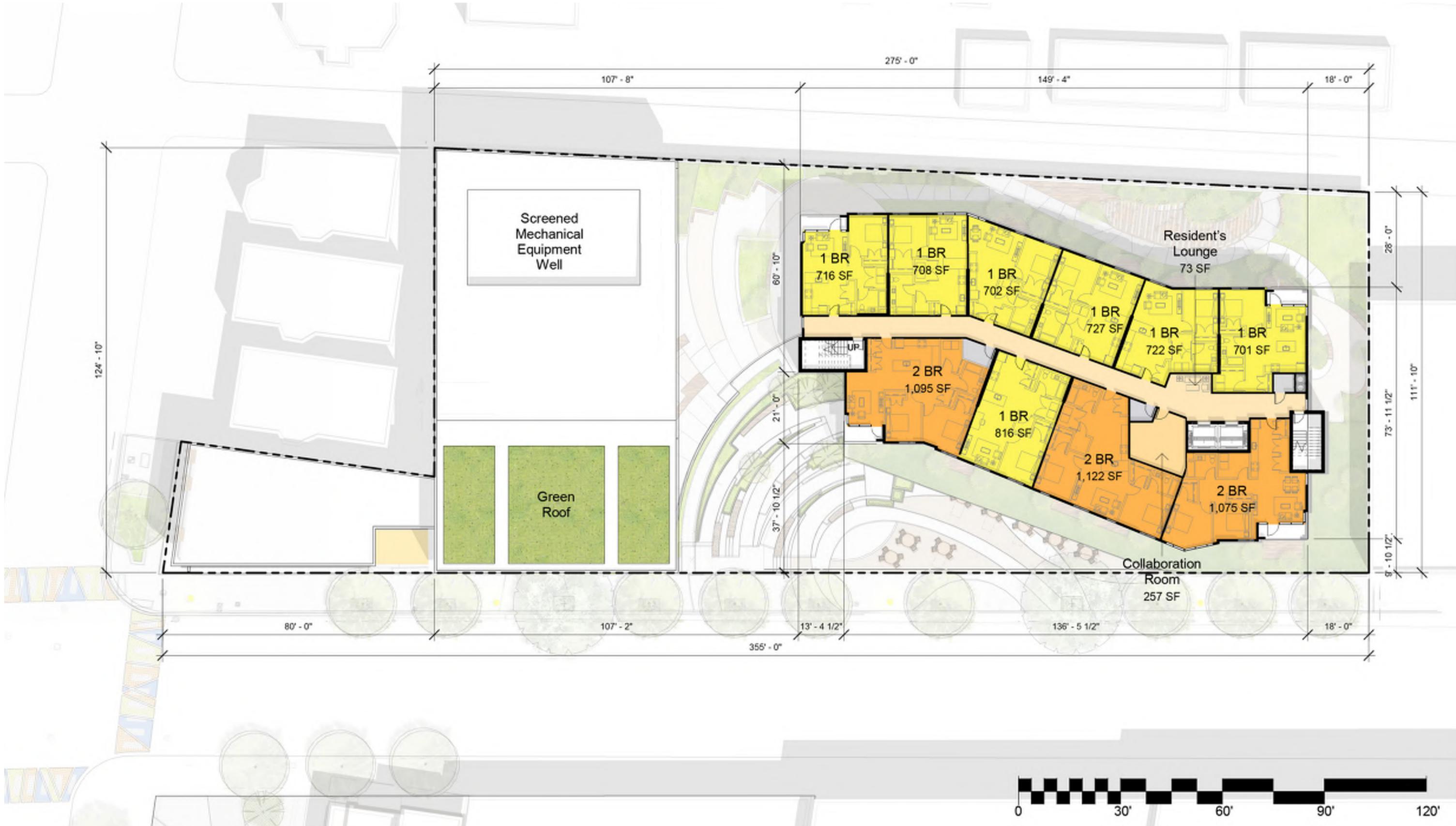
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH + SIX FLOOR PLAN



TERRACE LEVEL PLAN

LEGEND:

- | | | | |
|---------------------------------|---|---|-----------------------|
| 1 Amphitheater | 5 Seat wall | 8 Lounge area with movable table and chairs | 10 Wood Shade Trellis |
| 2 Wood Platform Seating | 6 5'H Ornamental Fencing with Double Gate | 9 Dining and Grill area with movable table and chairs | 11 Lawn |
| 3 30" Raised Planter with Bench | 7 Private patio | | 12 Curved seat wall |
| 4 Concrete Pedestal Pavers | | | 13 Green Roof |



MATERIALS

MEDIA & TECHNOLOGY CENTER



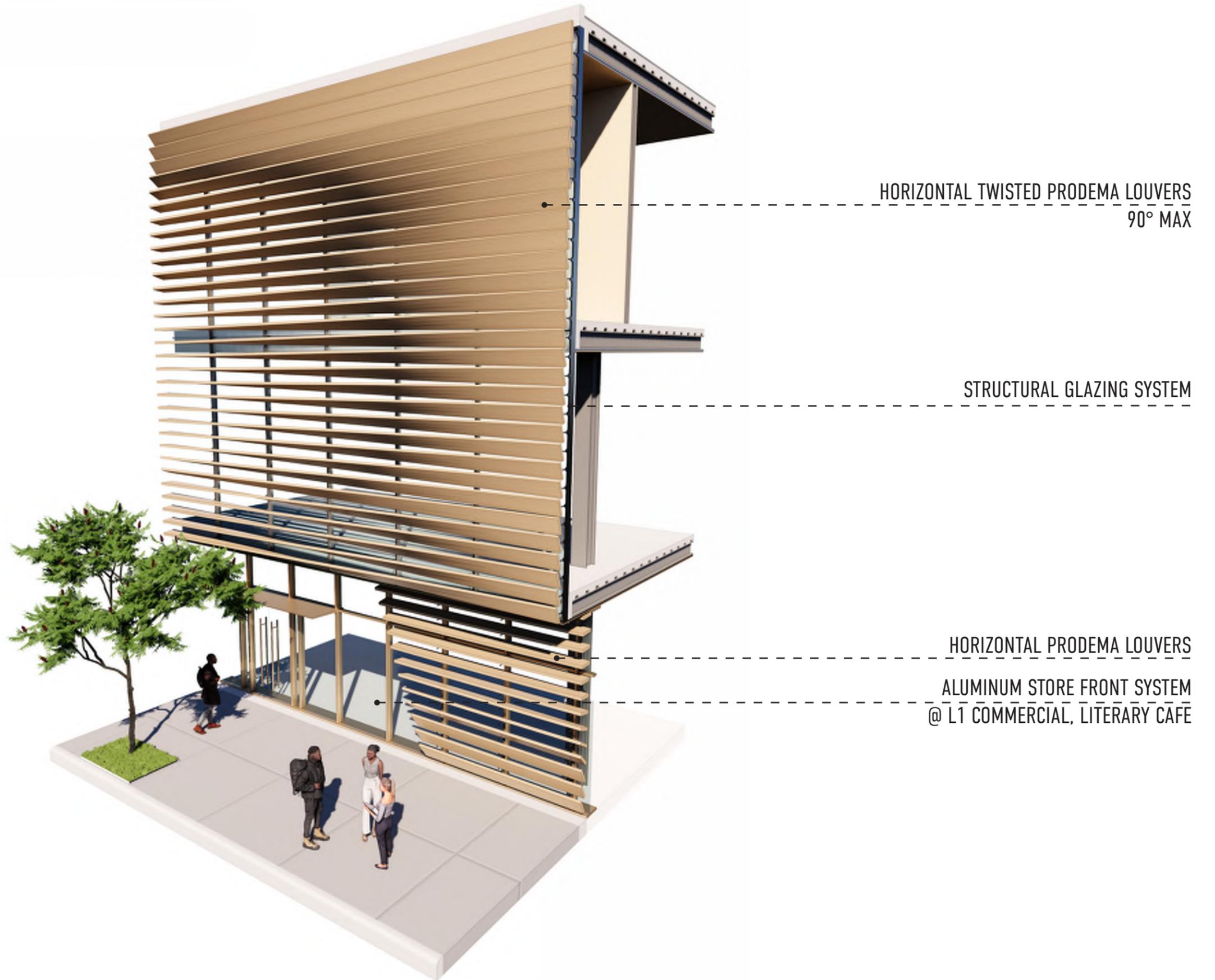
PRODEMA



METAL



WOOD



HORIZONTAL TWISTED PRODEMA LOUVERS
90° MAX

STRUCTURAL GLAZING SYSTEM

HORIZONTAL PRODEMA LOUVERS
ALUMINUM STORE FRONT SYSTEM
@ L1 COMMERCIAL, LITERARY CAFE

MATERIALS

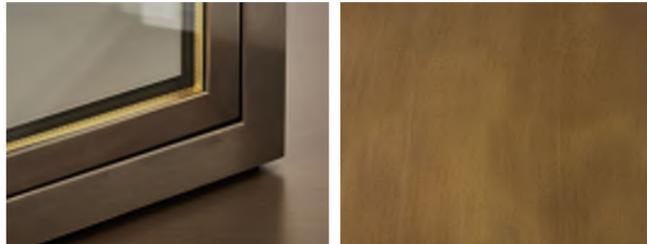
PERFORMING ARTS EDUCATION CENTER



PRODEMA



METAL



WOOD



CONCRETE



MATERIALS

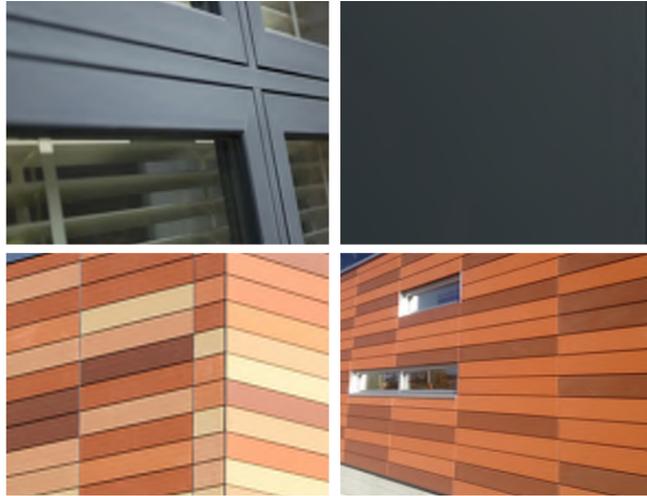
ARTISTS' RESIDENTS



WOOD



METAL



TILE



ELEVATIONS



WEST ELEVATION



WEST STREET ELEVATION

ELEVATIONS



EAST ELEVATION

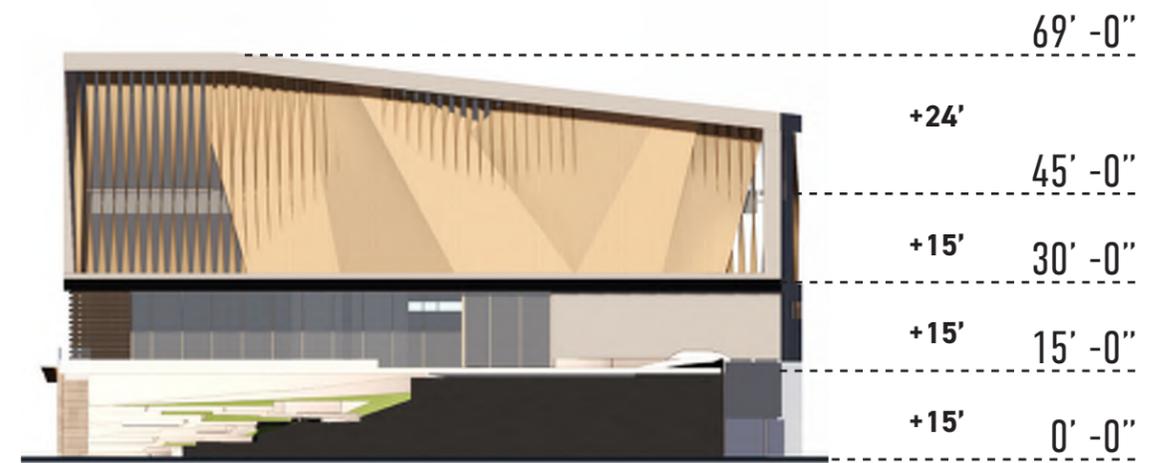


EAST STREET ELEVATION

ELEVATIONS



SOUTH ELEVATION-1

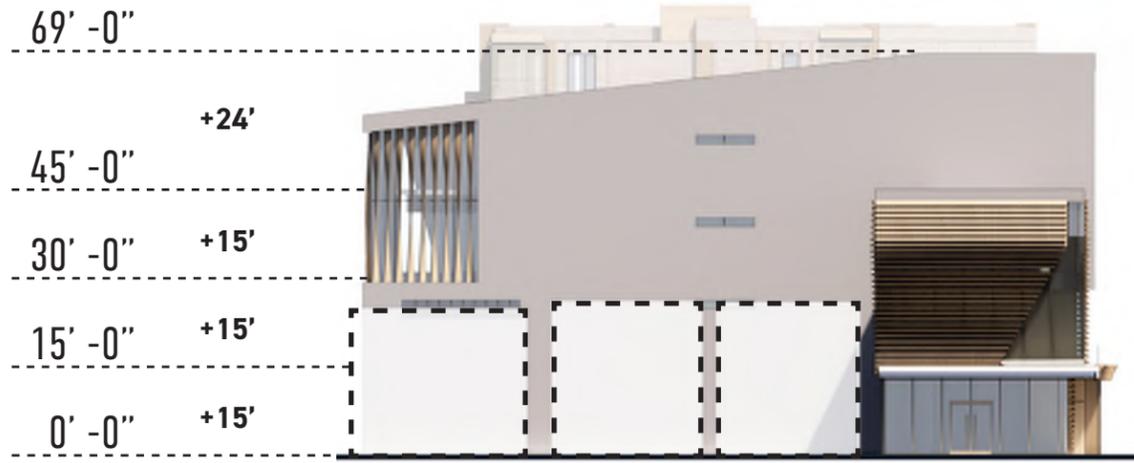


SOUTH ELEVATION-2



SOUTH STREET ELEVATION

ELEVATIONS



NORTH ELEVATION-1



NORTH ELEVATION-2



NORTH STREET ELEVATION



FREE TO BE VILLAGE

TO ERADICATE RACISM
THROUGH THE ARTS