

HUB 32



COMMITTEE ON DESIGN
Department of Planning and Development

28th Ward / Ald. Ervin

Michael's

tru
• trudelta •

BROOKS
SCARPA +

KW
COMMUNITIES

STUDIO
dwell



SITE STRATEGIES/ URBAN MORPHOLOGY



Above: View of site #2 and #3 looking west



Above: View Of Site #2 Looking North



Above: View Of Site #2 Looking North-East Towards The Hatchery

Guiding Principals of the Design Team:

EQUITY

Design excellence is not mutually exclusive. It can be for everyone

INNOVATION

Creative approaches to design and problem-solving. We are problem set-
ters

SENSE OF PLACE

Celebrating and strengthening the culture of our communities

ENVIRONMENTAL STEWARDSHIP

Committing to environmental, cultural, and financial longevity

COMMUNITY ENGAGEMENT

Fostering design appreciation and responding to community needs

The best way to build a community is from within and people within a community have the best understanding of the challenges, opportunities and needs. Currently the East Garfield neighborhood is under served by convenience retail. With HUB 32 being developed it creates a needed anchor and helps establish a commercial corridor along Kedzie Ave.

We see the proposed building at Site 2 as providing needed retail for the neighborhood. The retail should be designed in various sizes to accommodate potential larger national anchor chains to smaller neighborhood businesses like coffee shops and clothing stores, which would encourage local owned businesses. This would help the neighborhood reinvest in itself.

Our proposal pulls the ground level back off the property line in order to provide ample sidewalk seating for both cafes and restaurants, which would activate the street scene.

Given the lack of off-street parking in the area, our proposed building would include retail customer and owner parking in the rear.



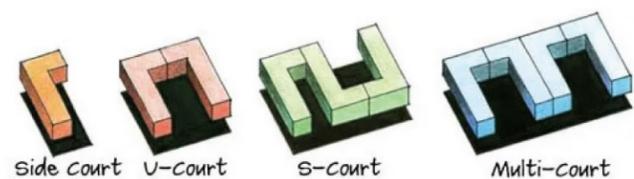
SITE STRATEGIES/ URBAN MORPHOLOGY

CHICAGO BUILDING TYPOLOGIES: THE COURTYARD APARTMENT

“The courtyard apartment is a low and mid rise density workhorse.”

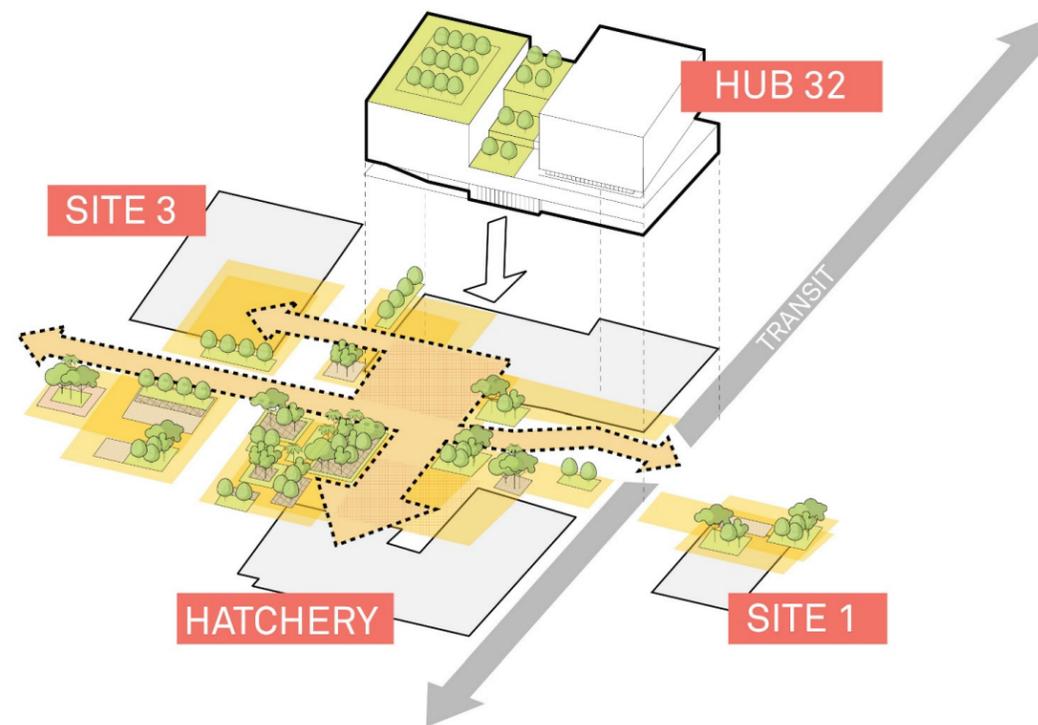
*Della Hansmann
Case Studies Chicago
September 30, 2014*

This quiet building form so common in Lakeview and other north-side neighborhoods, makes a private, livable and densely packed home for many Chicago residents. The diagrams below illustrate important features of the Courtyard building: the double access points from the courtyard and the back staircases. This simple design move makes for exceptional, pleasant and livable spaces.



MORE THAN JUST AN OBJECT IN THE CITY

Taking cues from the rich history of courtyard buildings in Chicago such as Pattington Apartments, the building is designed around an elevated courtyard above ground level commercial space. The courtyard typology has existed in Chicago for more than two hundred years. It promotes pedestrian-oriented neighborhoods as an alternative to sprawl, creating usable space in the center of the project, instead of unused, leftover space outside of the building volume. More than any other multi-dwelling housing, courtyard apartments, “make you feel like you belong to a place.” For people living around the courtyard, the space provides a sense of safety and privacy; the courtyard is a quasi-public space that mediates between the home and the street. For the city at large, the courtyard is an urbane housing type that fits well into neighborhoods. Strategically placed windows, purposeful exterior elements and units that wrap the outer-most edges, orient the apartments to social spaces that are spatially apart, yet visually connected to each other and the street below.





BUILDING CONCEPT/ EMBRACE and BUILD ON COMMUNITY

The city has a long history of textile production, and we wanted to pay tribute to that history by incorporating these elements into the design of our building. PATTERNING creates a sense of warmth and comfort, as well as a connection to the community and to the rich textile tradition of Chicago.

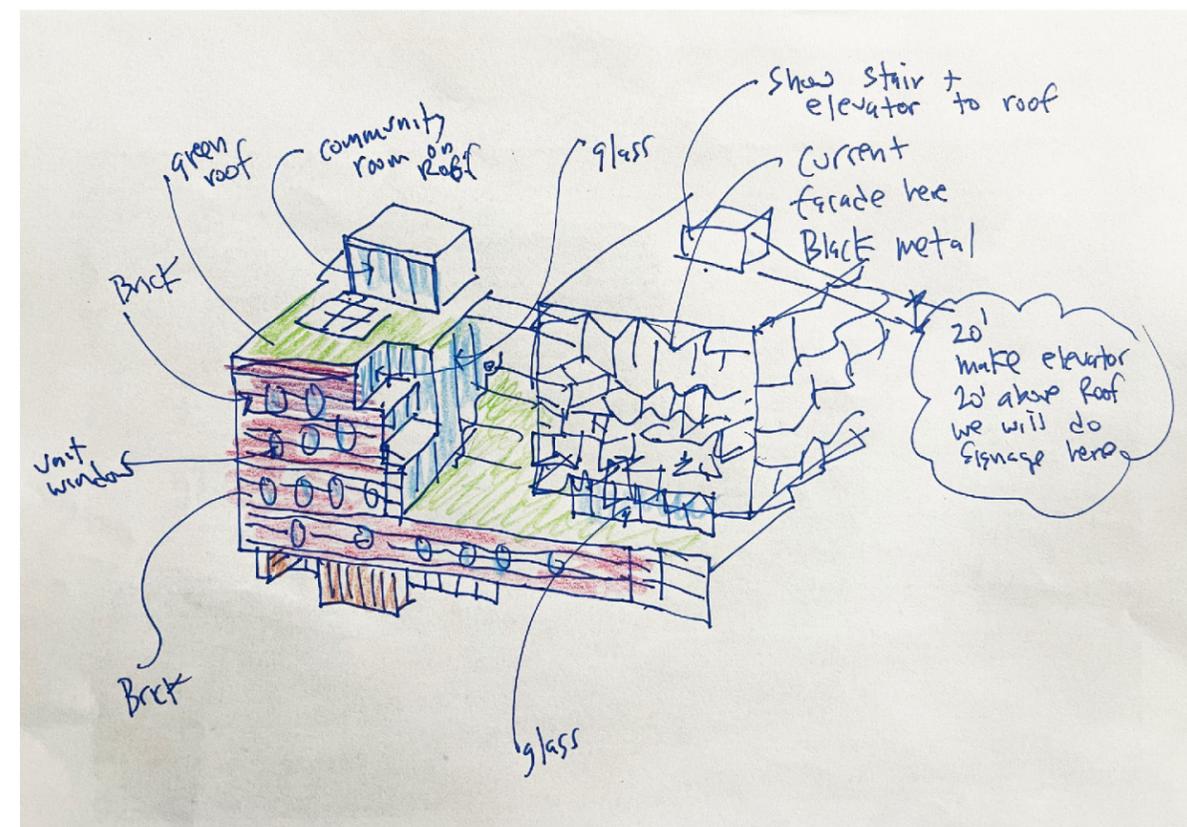
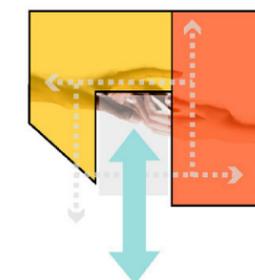
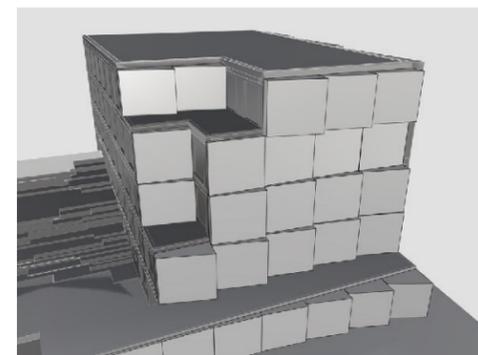
De-emphasizing a reclusive, isolating layout in favor of a community-oriented, interactive space, a large courtyard orients tenants to social and public spaces and provides a secure circulation space from the street to their apartment. Terraces provide a quiet refuge for tenants, incorporating landscaping with trees, seating and panoramic views of the neighborhood.

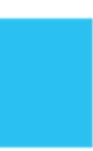
The exterior of the building is adorned with a series of materials and forms that mimic the appearance of a quilt, with each part representing a different pattern or color. These panels are arranged in a way that creates a sense of depth and texture, evoking the feeling of a cozy, handmade quilt.

Above Right: Early development of the quilting concept. Below Right: The idea of breaking the mass on the site into two building with a courtyard in between like the image below left of separate things joining together.



EMBRACE



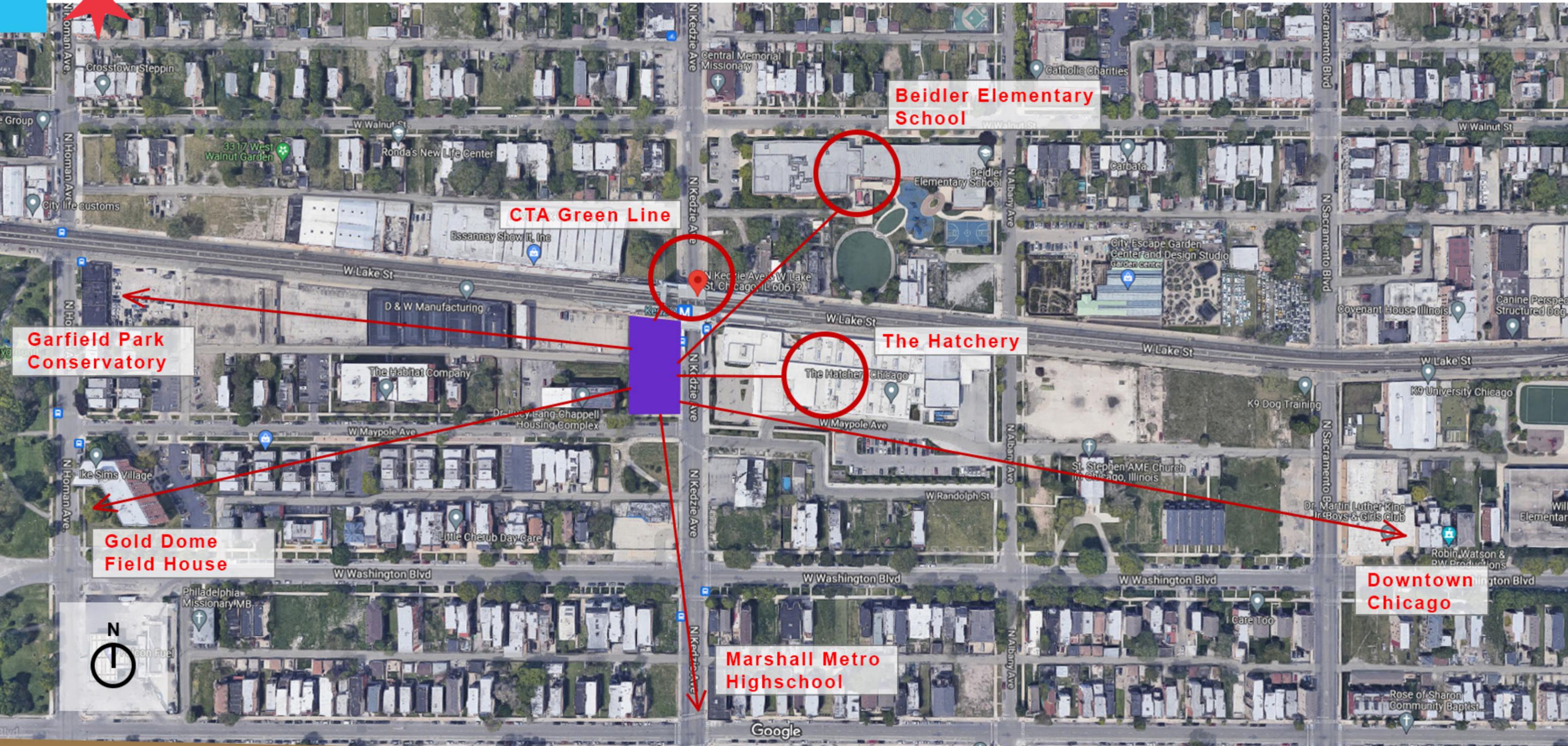


COMMUNITY CONCERNS

- **Support Local business owners**
 - Create infrastructure to incubate small businesses
- **Create culturally relevant creative space**
 - Inviting spaces/places at street level, local artist
- **Create beautiful, safe, welcoming green gateway to community**
- **Support small families**
 - Create larger units and provide exterior spaces
- **Create welcoming, accessible, inclusive community venue**
 - Gathering and lingering spaces

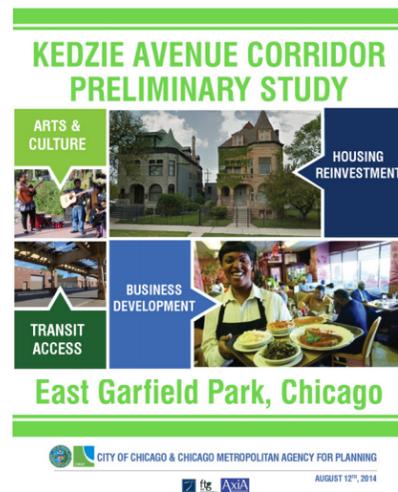


SITE CONTEXT MAP





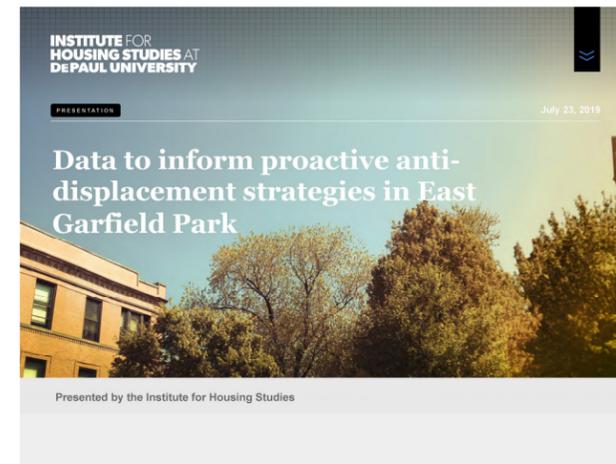
PLANNING + DESIGN GUIDELINES



Kedzie Avenue Corridor Preliminary Study

City of Chicago & Chicago Metropolitan Agency for Planning, 2014

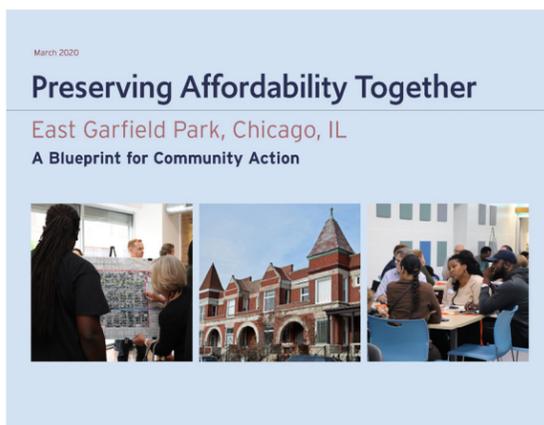
- Support existing businesses and create developments that provide opportunities for community. Development without Displacement



Data to Inform Proactive Anti-Displacement Strategies in East Garfield Park

Institute for Housing Studies at DePaul University, 2019

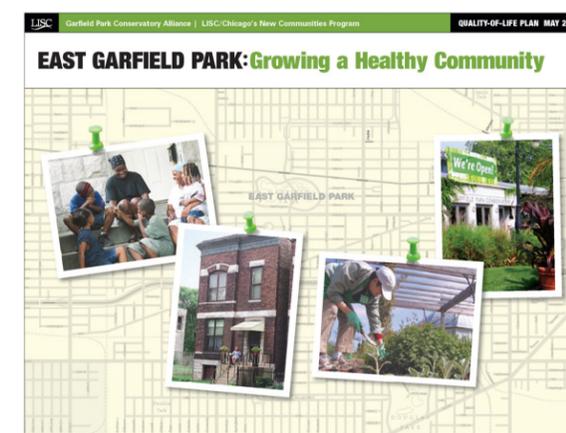
- Promote growth of mixed-use & mixed income while serving new and existing companies



Preserving Affordability Together

Metropolitan Planning Council, 2020

- Helping communities understand the impact of increased development and investments in their neighborhoods



East Garfield Park: Growing a Healthy Community

LISC, 2005

- Create a Plan for Action for neighborhood to have a role in development



View of Site #3 & #2 Looking West



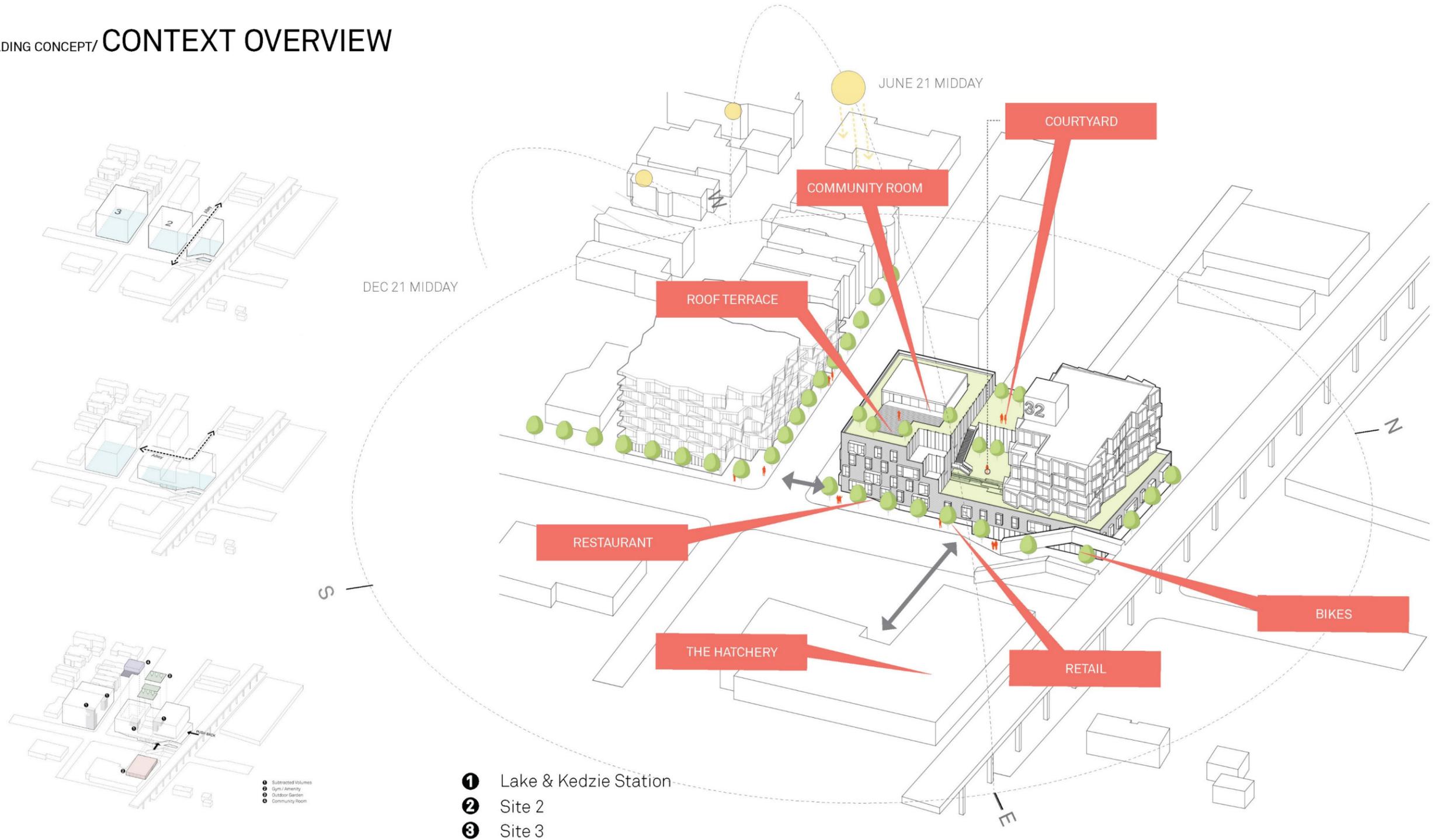
View of Site #2 Looking North



View of Site #2 Looking North-East Towards The Hatchery



BUILDING CONCEPT / CONTEXT OVERVIEW



- ① Lake & Kedzie Station
- ② Site 2
- ③ Site 3

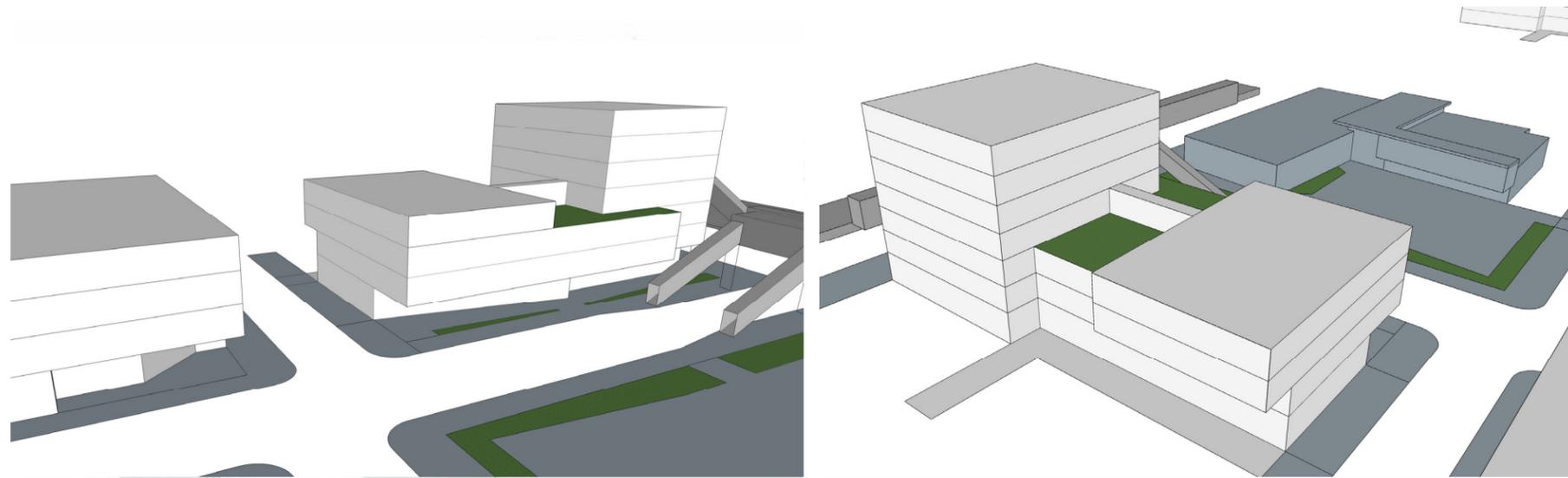


BUILDING CONCEPT/ SITE CONTEXT PLAN



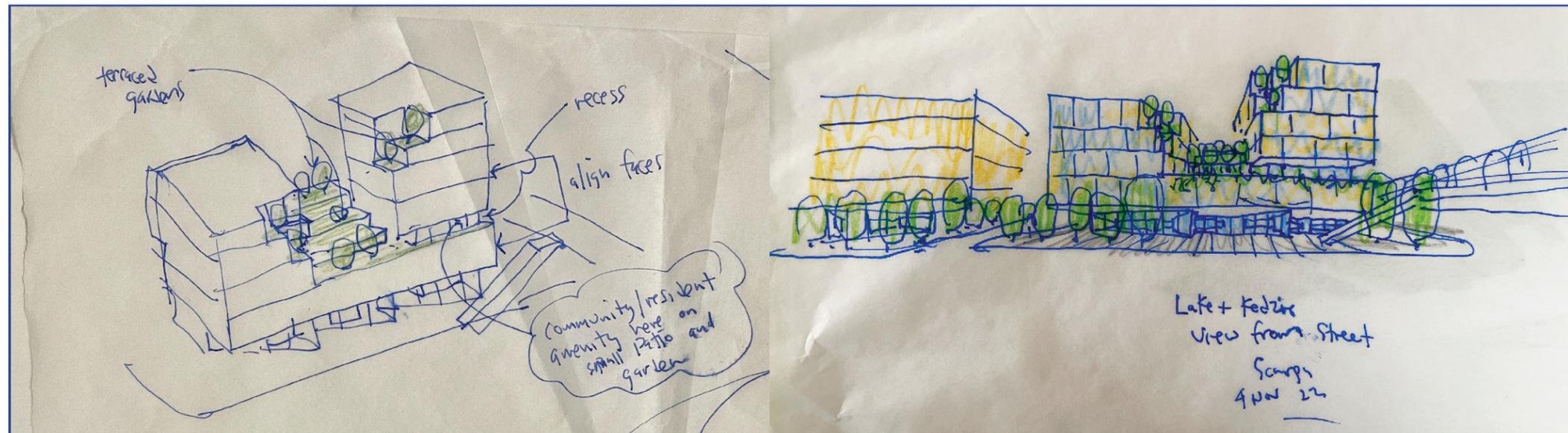


BUILDING CONCEPT/ EARLY MASSING CONCEPTS



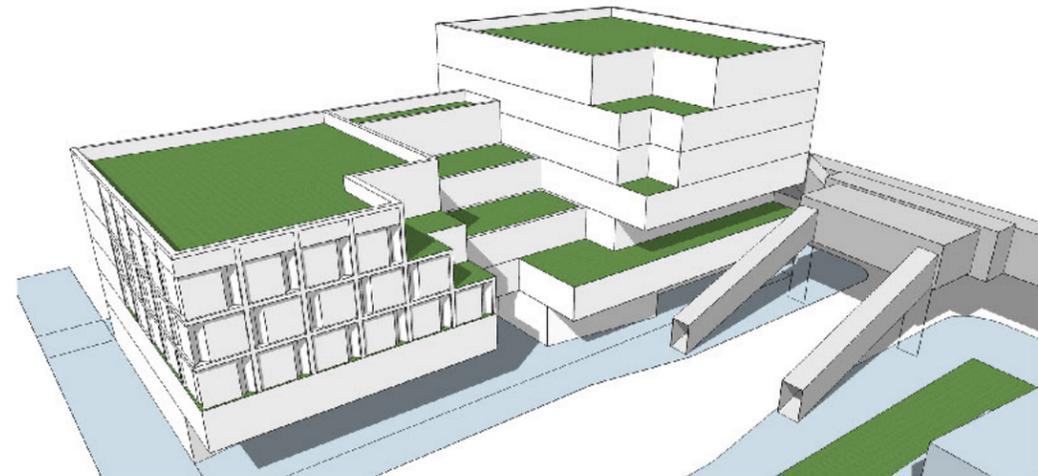
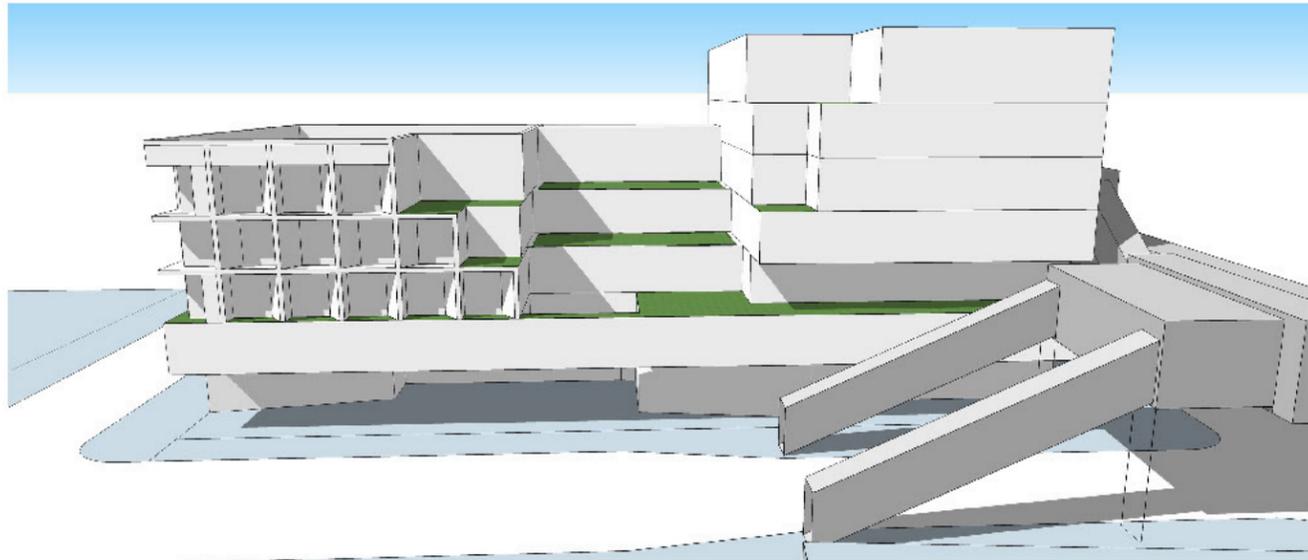
MASSING CONCEPTS

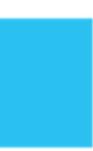
Early studies of the site developing as two masses stitched together with the sky residential courtyard in between. Retail and other public amenities that would connect to The HATCHERY are on street level stitching the two buildings together.





BUILDING CONCEPT / EARLY MASSING CONCEPTS

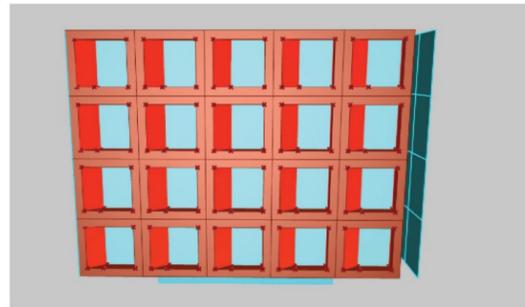
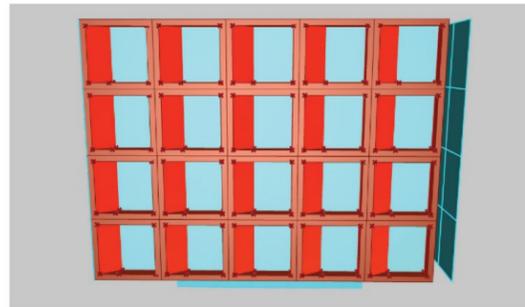
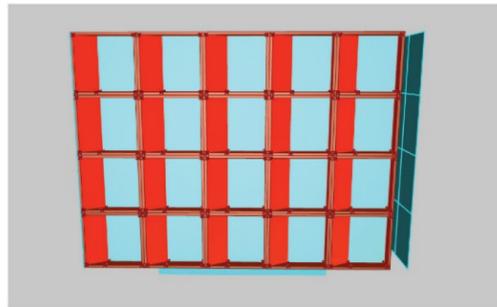




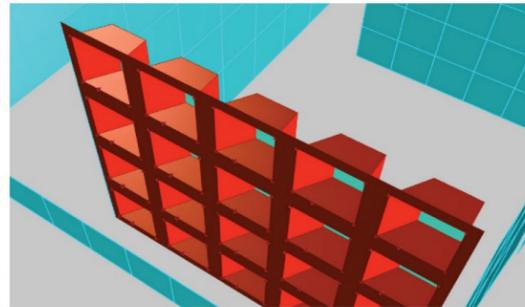
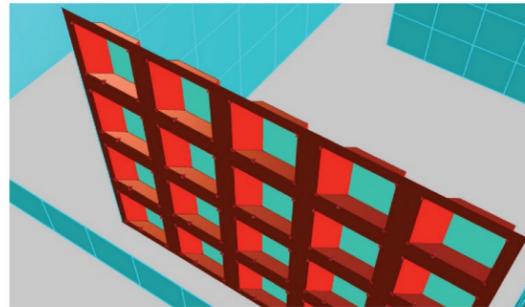
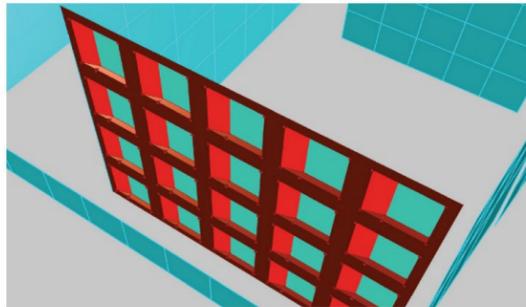
BUILDING CONCEPT/ EARLY MASSING CONCEPTS

FACADE STUDY / LAKE & KEDZIE / 221115

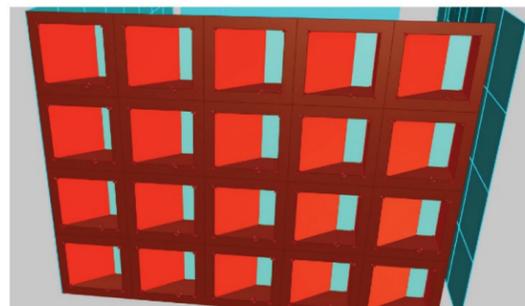
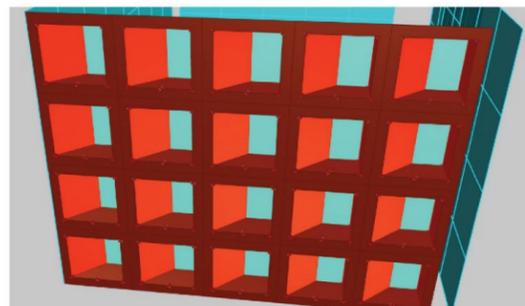
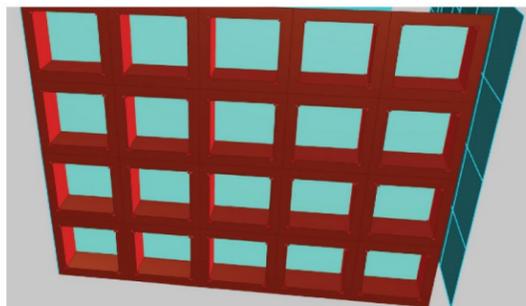
FRAME WIDTH



BALCONY DEPTH

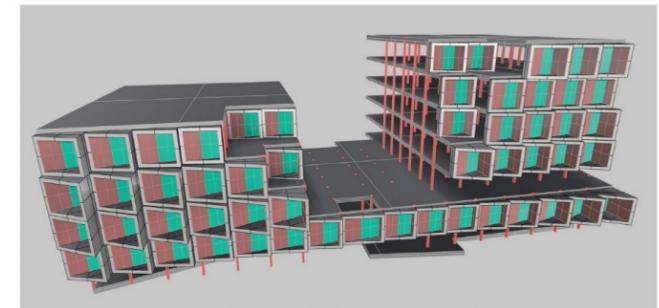


BALCONY WIDTH



A SENSE OF RICHNESS AND DEPTH

Many housing projects are flat and lack the richness of materiality. Our concept is to create a building that is materially rich with texture and depth. This page shows some of those studies.





THE BIG IDEA

Offering shelter and comfort, HUB 32 breaks the prescriptive mold of the traditional shelter by creating public and private “zones” in which private space is deemphasized, in favor of large public areas. The organization of the space is intended to transform the way people live—away from a reclusive, isolating layout towards a community-oriented, interactive space.

A sense of place is important to us, and we want our building to be a reflection of the unique character and history of Garfield Park and the City of Chicago. By incorporating elements of the city’s textile tradition into the design of our building, we hope to create a sense of connection and belonging for our residents. The building’s public courtyard is lifted above the street by one level, which provides a pedestrian-oriented street edge and visual connection, yet physical separation for the tenants.

HUB 32 will distinguish itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of construction and occupancy.



EMBRACE





CONNECTING THE COMMUNITY: The building as a community connector

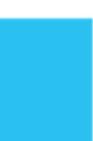
The design of HUB 32 includes many features that make the building more of a community connector than an individual structure. The corner is activated with a two story restaurant and outdoor seating. The ground floor also includes other retail spaces that compliment The HATCHERY directly across the street and connects to transit. The courtyard, terraces, community room and other residential amenities connect visually to the street and surrounding community to create vibrant spaces that contribute to the greater community.



Envisioned to be more than a building HUB 32 enhances the surrounding community. Street level is activated with restaurants, retail and other amenities connecting to The HATCHERY and other future developments.



Overall, the building is designed to be a welcoming and comfortable place for its residents. Taking cues from the rich history of courtyard buildings in Chicago such as Pattington Apartments, the building is designed around an elevated courtyard above ground level commercial space. The courtyard typology has existed in Chicago for more than two hundred years. It promotes pedestrian-oriented neighborhoods as an alternative to sprawl, creating usable space in the center of the project, instead of unused, leftover space outside of the building volume. More than any other multi-dwelling housing, courtyard apartments, “make you feel like you belong to a place.” For people living around the courtyard, the space provides a sense of safety and privacy; the courtyard is a quasi-public space that mediates between the home and the street. For the city at large, the courtyard is an urbane housing type that fits well into neighborhoods. Strategically placed windows, purposeful exterior elements and units that wrap the outer-most edges, orient the apartments to social spaces that are spatially apart, yet visually connected to each other and the street below.



SPACES THAT ENHANCE THE COMMUNITY

Views on this page show the variety of amenities for both the residents and greater community. At left is the corner restaurant and outdoor dining, Above (top) shows retail space, the residential lobby and bike storage next to the transit. Above is the community room that overlooks the neighborhood.



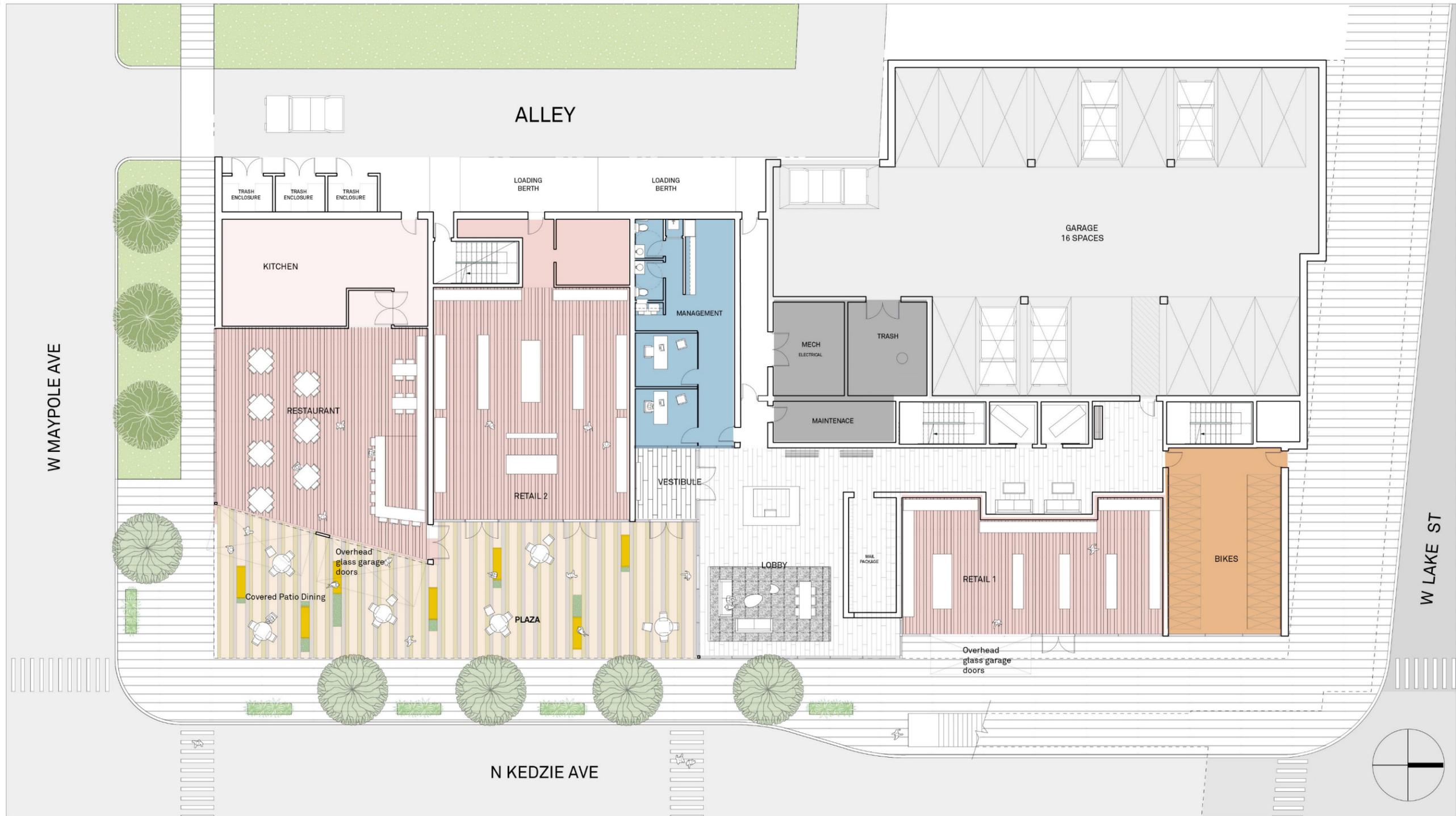


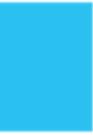
Inherent in the name, Garfield Park is the oldest of the three large original Chicago parks on the West side. Opened to the public in August 1874 and originally known as Central Park, it was conceived as the centerpiece of the West Park System. Hub 32 connects to the community through this idea of connecting urban spaces to the community. Hub 32 will play an important role to revitalize parts of the community with neighborhood-grown solutions to reinvigorate a community.





BUILDING CONCEPT/ GROUND FLOOR PLAN





BUILDING CONCEPT/ SECOND FLOOR PLAN





BUILDING CONCEPT/ **THIRD FLOOR PLAN**





BUILDING CONCEPT/ **FOURTH FLOOR PLAN**



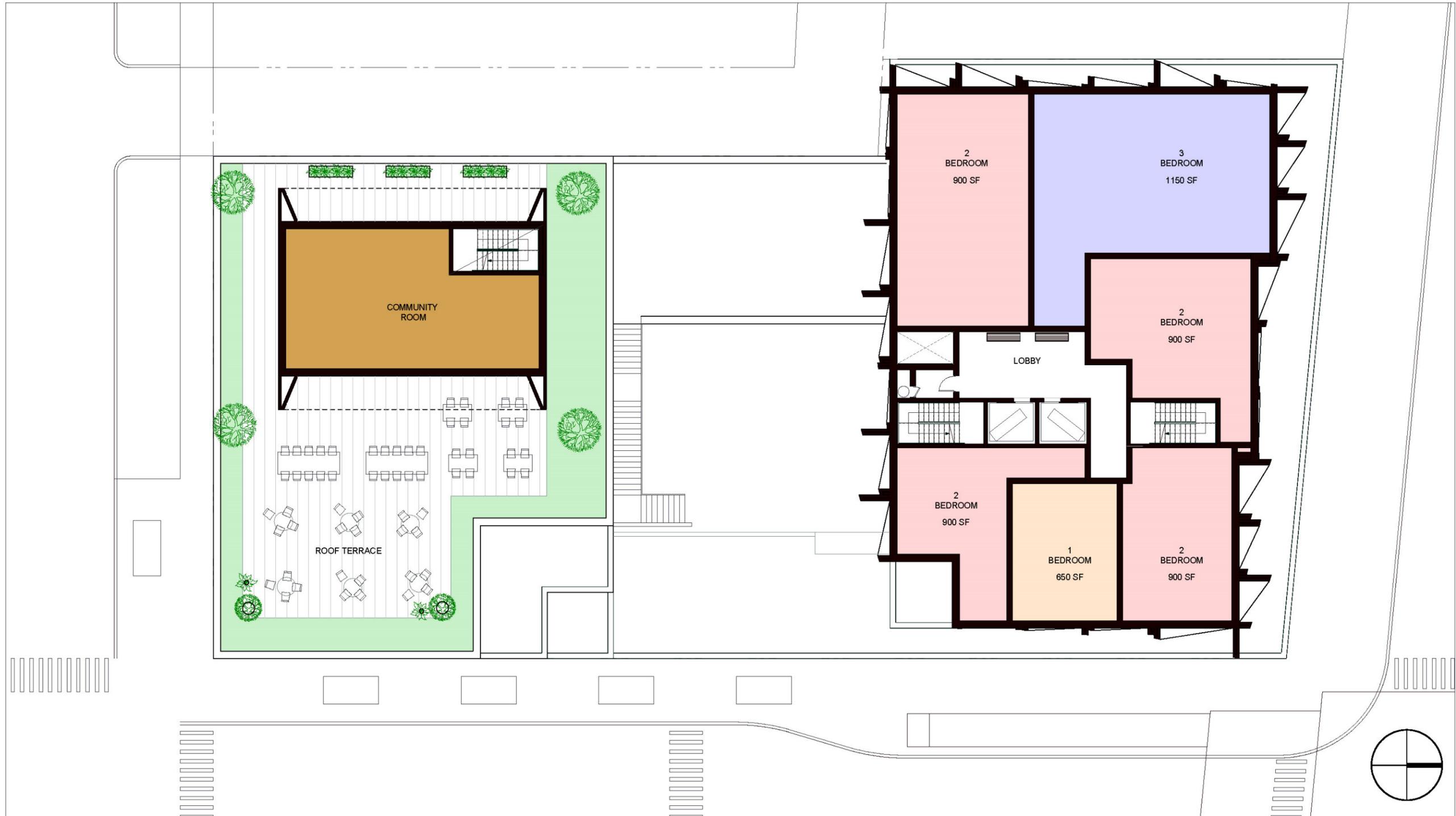


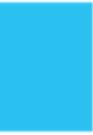
BUILDING CONCEPT/ FIFTH FLOOR PLAN



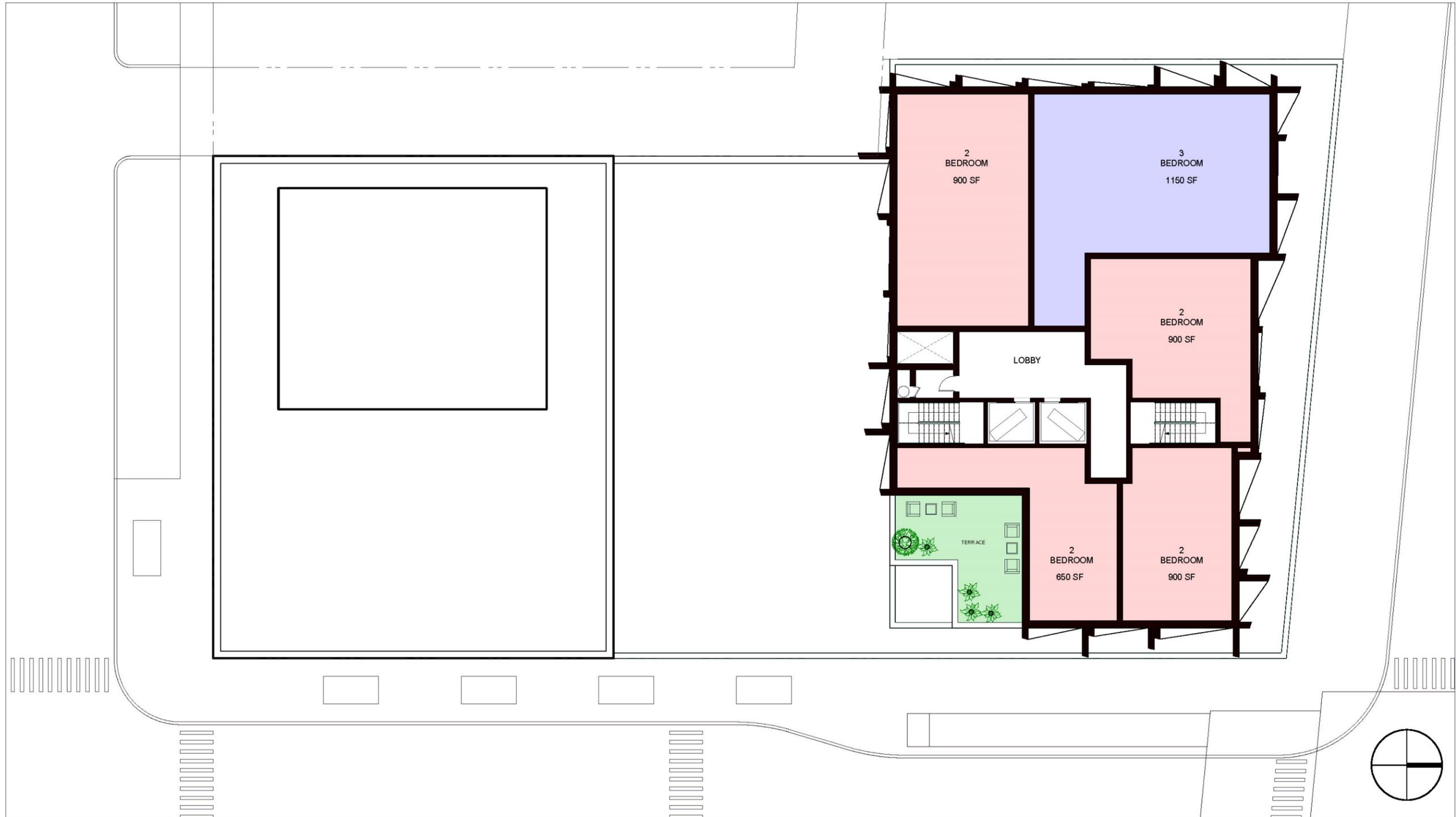


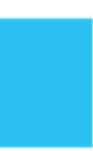
BUILDING CONCEPT/ **SIXTH FLOOR PLAN**





BUILDING CONCEPT/ SEVENTH FLOOR PLAN





BUILDING CONCEPT/ BUILDING SECTION

MISSION

LIVABLE DENSITY:
UNITS PER ACRE...

TACTICS

COMMUNITY AMENITIES:
RETAIL, RESTAURANT,
COMMUNITY ROOM, AND
PUBLIC SPACES



STRATEGY

COMMUNITY ENGAGEMENT:
PROVIDING LOCAL SERVICES,
REMOVING BARRIERS FOR
LOCAL BUSINESSES, INCLUDING
HOUSING AND COMMUNITY SERVICES

LEVERAGE

COMMUNITY WEALTH BUILDING:
PROVIDE OWNERSHIP OPPORTUNITIES,
GROW THE POPULATION, ATTRACT
INVESTMENT AND BUSINESSES

235 FT
225 FT
215 FT
205 FT
195 FT
185 FT
175 FT
165 FT
155 FT
145 FT
135 FT
125 FT
115 FT
105 FT
95 FT
85 FT
75 FT
65 FT
55 FT
45 FT
35 FT



WORKPLACE

Innovative and open work spaces provide building users with more flexibility and adaptive control of the open floor plans.

SHOPPING / AMENITIES

The walk street and gardens provide a varied and interesting shopping and retail experience where stores can cater to lifestyle and restaurants can spill out.



FITNESS

The project design encourages use of stairs and way-finding through a "walkscape" of streets and gardens. Fitness areas plug into the building program at grade level.



POWER GENERATION

Massive roof area allows for solar power generation and enhances shading opportunity.

- BRING NATURE INTO DAILY LIFE
- RESTORE HABITAT
- REUSE BUILDING MATERIALS
- PLANT SHADE TREES
- USE PLANT TO IMPROVE AIR QUALITY
- DE-PAVE & INFILTRATE

TOTAL AREA
78,000SF

BUILDING HEIGHT
75FT

RETAIL
56,000SF

TERRACE

LEED
"GOLD"



ROOFTOP TERRACE

Provides outdoor seating and gathering spaces for more private or building user specific areas for rest and celebration.

RESIDENT TERRACE
ROOF DECK

NATURE LANDSCAPE

RESTAURANT

TRANSIT SCORE:
94

WALK SCORE:
78

BIKE SCORE:
94

TRANSIT CONNECTION

THE HATCHERY

AFFORDABLE HOUSING
63 UNITS

ALLEY



HUB

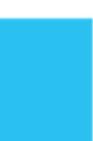


THE HATCHERY

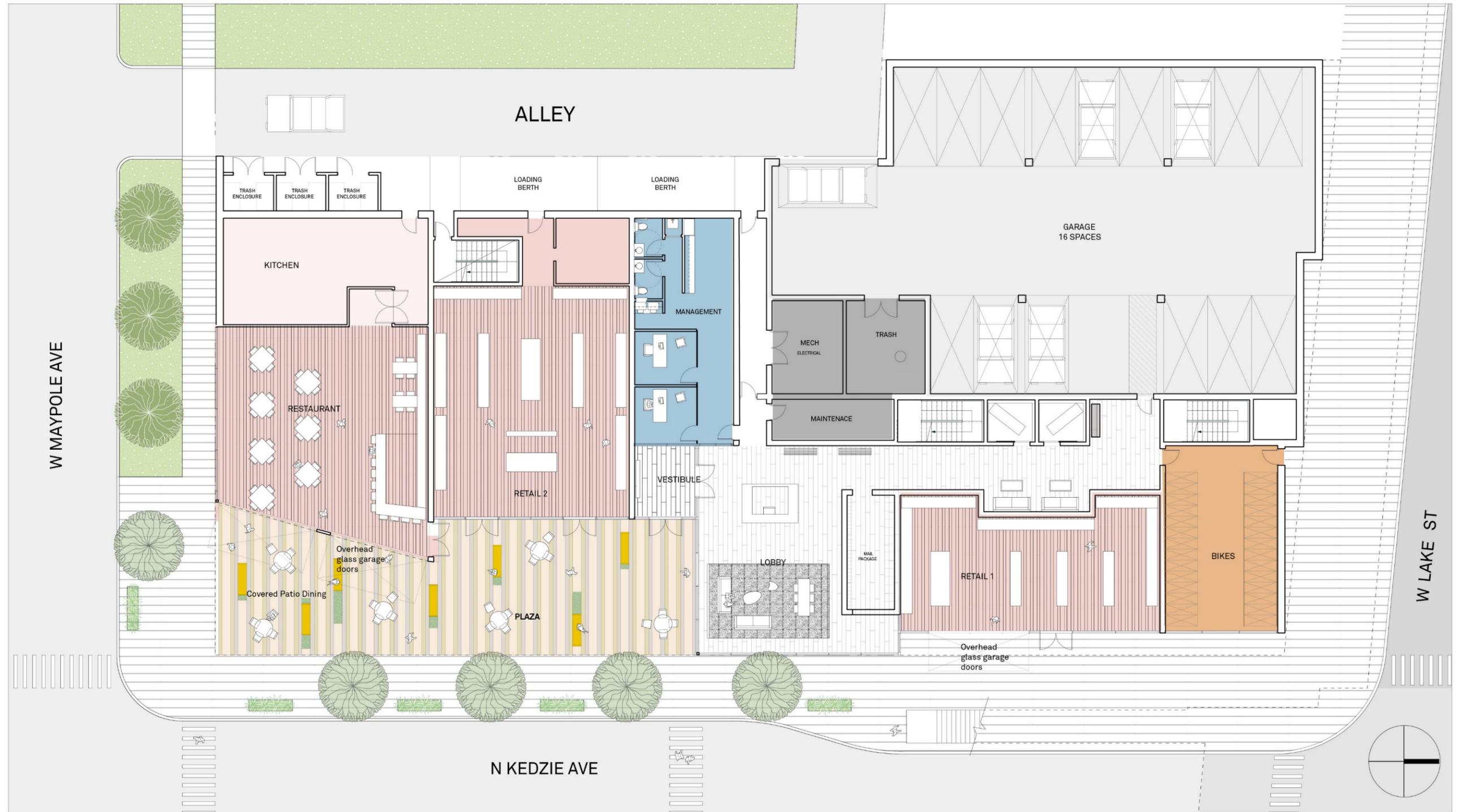


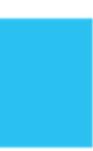
GOALS:

- ENERGY USE INTENSITY
- ENERGY REDUCTION
- RENEWABLE ENERGY
- DAYLIGHTING
- NATURAL VENTILATION
- DEDICATED OUTDOOR AIR
- WATER CONSERVATION
- STORMWATER BIO FILTRATION



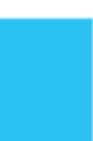
BUILDING CONCEPT/ **OPEN SPACE & LANDSCAPING**



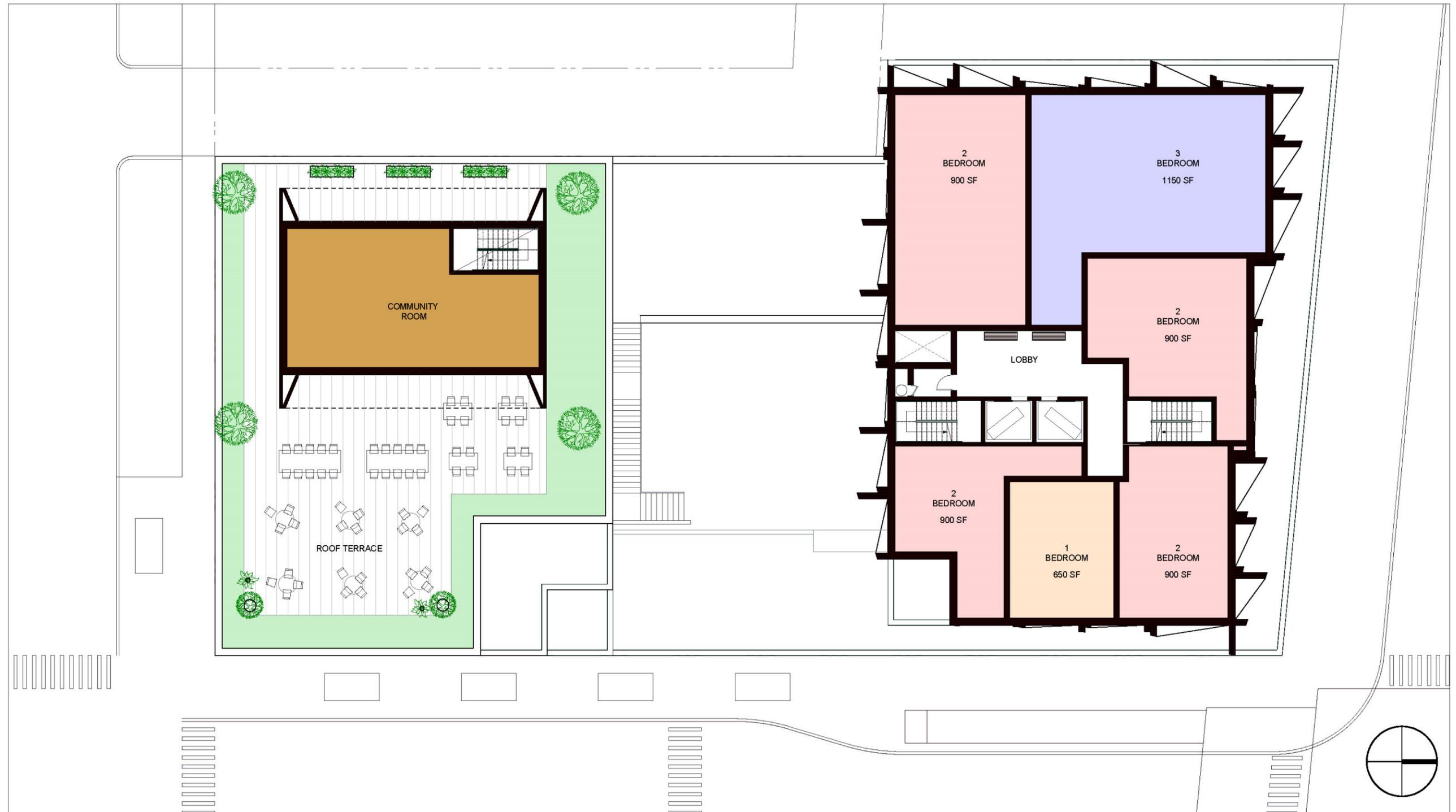


BUILDING CONCEPT / **OPEN SPACE & LANDSCAPING**





BUILDING CONCEPT/ **OPEN SPACE & LANDSCAPING**





BUILDING CONCEPT/ BUILDING MATERIALS

BUILDING MATERIALS & SYSTEMS

The concept is for the building to have a sense of richness and depth, often lacking in affordable housing. Materials include:

Brick with brick privacy screening, epoxy/wood decking and siding, dark metal facade and anodized/kynar finished aluminum window shrouds to provide shading, some privacy, sound attenuation and a sense of richness.

The project will consist of a structural steel superstructure with composite steel floor decks. Exterior walls will be comprised of cold-formed steel studs with glass-mat gypsum sheathing, continuous air barrier and open cell insulation. The southern portion of the project will have a brick masonry veneer (Norman size) in a 1/3 running bond with matching mortar, with formed aluminum window frames.

The masonry is in a limestone color reminiscent of the many Greystone and limestone accents in the East Garfield Park neighborhood. The northern portion of the project will have formed aluminum cladding with wood veneer accents throughout. The roofs will consist of TPO membrane with accessible exterior decks with Class A pavers. Windows near the elevated train will be tripled pane.

The project will be of Type IIB construction with a full NFPA 13 automatic sprinkler system. Hot water will be provided by a central boiler, heating provided by individual gas forced air units. Each unit will have a stackable washer and gas dryer. The project will have two elevators and a trash chute at every level leading to a ground floor trash room.





SUSTAINABLE DESIGN



LEED v4.1 BD+C
Project Checklist

Project Name: Lake & Kedzie
Date: April 4 2023

Y ? N
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Credit Integrative Process 1

14	2	0	Location and Transportation	16
			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
2			Credit High Priority Site and Equitable Development	2
3	2		Credit Surrounding Density and Diverse Uses	5
5			Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
1			Credit Electric Vehicles	1

7	3	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
2			Credit Protect or Restore Habitat	2
1			Credit Open Space	1
1	2		Credit Rainwater Management	3
1	1		Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

6	3	2	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
3	3		Credit Indoor Water Use Reduction	6
		2	Credit Optimize Process Water Use	2
1			Credit Water Metering	1

10	11	12	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
2	4		Credit Enhanced Commissioning	6
4	4	10	Credit Optimize Energy Performance	18
	1		Credit Advanced Energy Metering	1
		2	Credit Grid Harmonization	2
3	2		Credit Renewable Energy	5
1			Credit Enhanced Refrigerant Management	1

5	8	0	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
1	4		Credit Building Life-Cycle Impact Reduction	5
1	1		Credit Environmental Product Declarations	2
	2		Credit Sourcing of Raw Materials	2
1	1		Credit Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

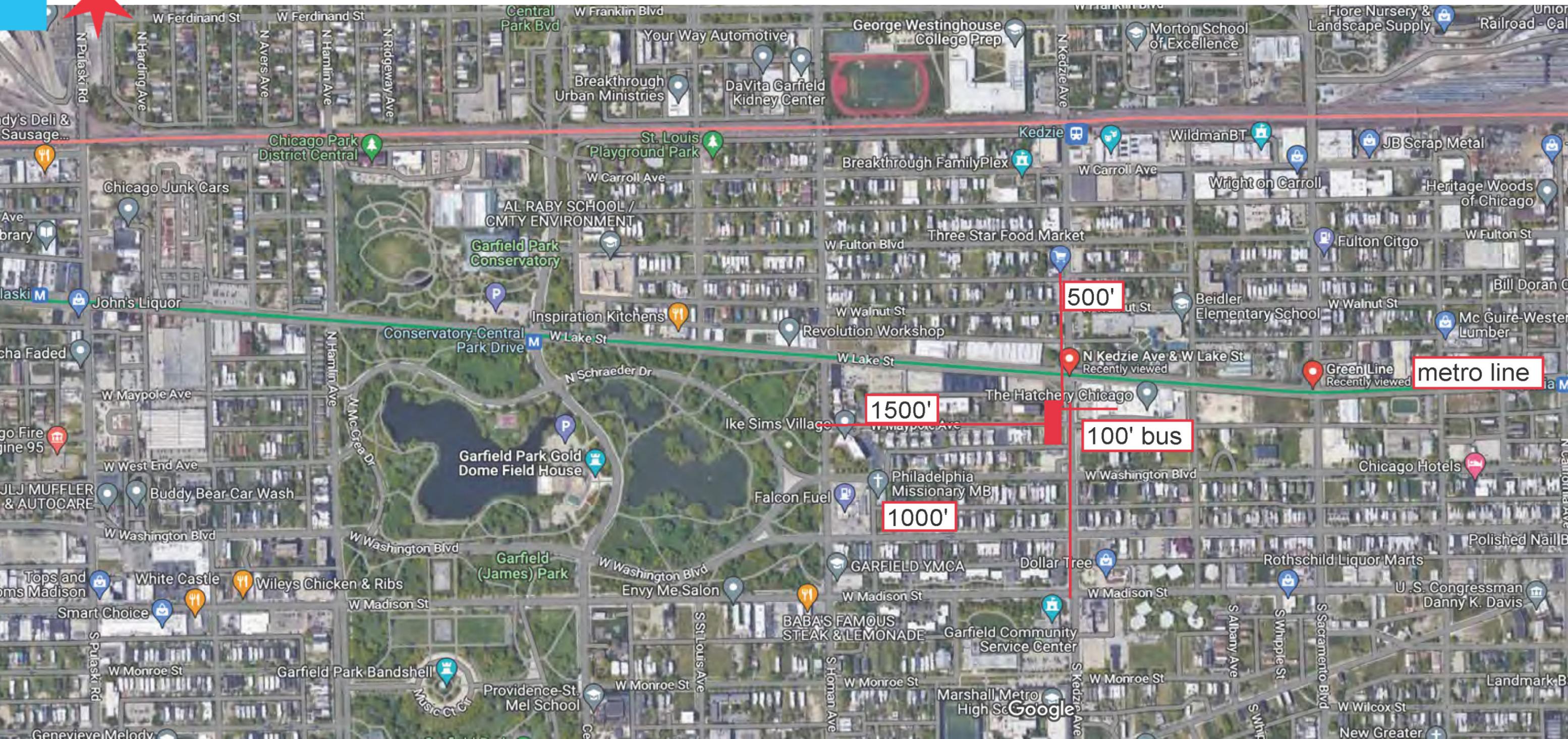
12	4	0	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1	1		Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
2			Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
2			Credit Interior Lighting	2
2	1		Credit Daylight	3
	1		Credit Quality Views	1
	1		Credit Acoustic Performance	1

4	2	0	Innovation	6
3	2		Credit Innovation	5
1			Credit LEED Accredited Professional	1

2	2	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1

61 35 14 TOTALS Possible Points: **110**
 .ed: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80

SUSTAINABLE DESIGN





COMMITTEE ON DESIGN

Department of Planning and Development

ADDRESS

Near West Side / 28th Ward / Ald. Ervin

Developer - Michaels Development, KMW Communities, TruDelta

Designer – Brooks + Scarpa, Studio Dwell Architects

April 12, 2023