



# **COMMITTEE ON DESIGN**

## **Department of Planning and Development**

1515 W. 47<sup>th</sup> Street

**Back of the Yards – New City / 20<sup>th</sup> Ward / Ald. Taylor**

**Celadon Partners | Blackwood Group, LLC.**

**DesignBridge**

**Reyes Kurson**

January 12, 2021



# DESIGN NARRATIVE

- High Quality Mixed Use Affordable Housing building inspired by contextual materials of surrounding anchoring Landmark buildings
- The Building's massing is articulated through a terraced facade expression that bows down to the street corner and visually connects the ground floor public realm to the buildings upper level amenity spaces such as the community room and outdoor terrace; a programmed space that encourages social gathering, fosters connections to nature, and frames views to the northeast.
- Earth tone material palette facilitates connection to cladding tonality found in the facades of the Rainbow Building and the Goldblatts Building to the west of the site linking the gateway buildings along the West 47Th Street corridor.
- The corner is recessed on the ground floor creating a sheltered entrance for the building and the Opportunity Hub; a community-centered space, that provides youth programming, job training workshops, and flexible spaces for entrepreneurs.



# COMMUNITY CONCERNS

- **AFFORDABLE HOUSING**

- Back of the Yards needs quality housing options that serve the community and available for a range of family sizes and income levels.

- **HEALTH AND WELLNESS**

- To improve health outcomes, the community would like to see expanded opportunities for mental health and medical services, while working to create more green spaces and developing broad based collaborations to reduce community violence.

- **EMPLOYMENT THROUGH WORKFORCE DEVELOPMENT**

- Workforce development, job training, and computer courses support the creation of diverse jobs that pay a living wage.

- **LOCAL YOUTH PROGRAMMING**

- The community values access to holistic resources that support student and life success, impact academic achievement, and develop the emotional/social well-being of students. Creating youth development programs and increasing public safety are critical to community overall wellness.

- **SOCIAL SERVICES**

- A robust network of services for mental health, life skills, addiction counseling, and re-entry programs would make a difference in creating a more resilient community.

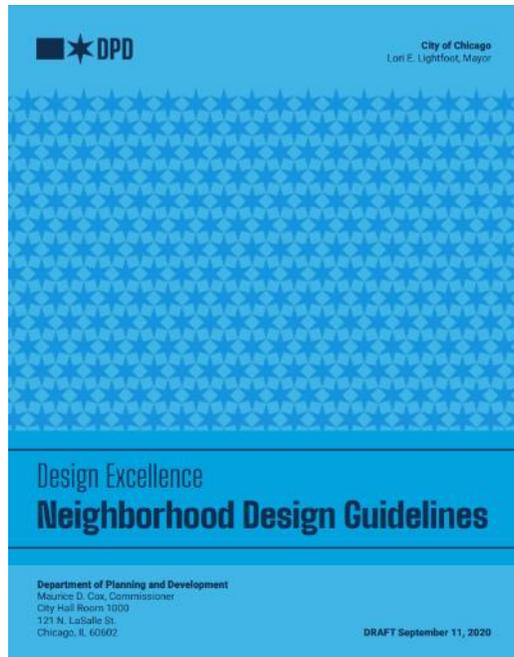
# ★ PLANNING + DESIGN GUIDELINES



## Design Excellence Principles

City of Chicago Department of Planning and Development

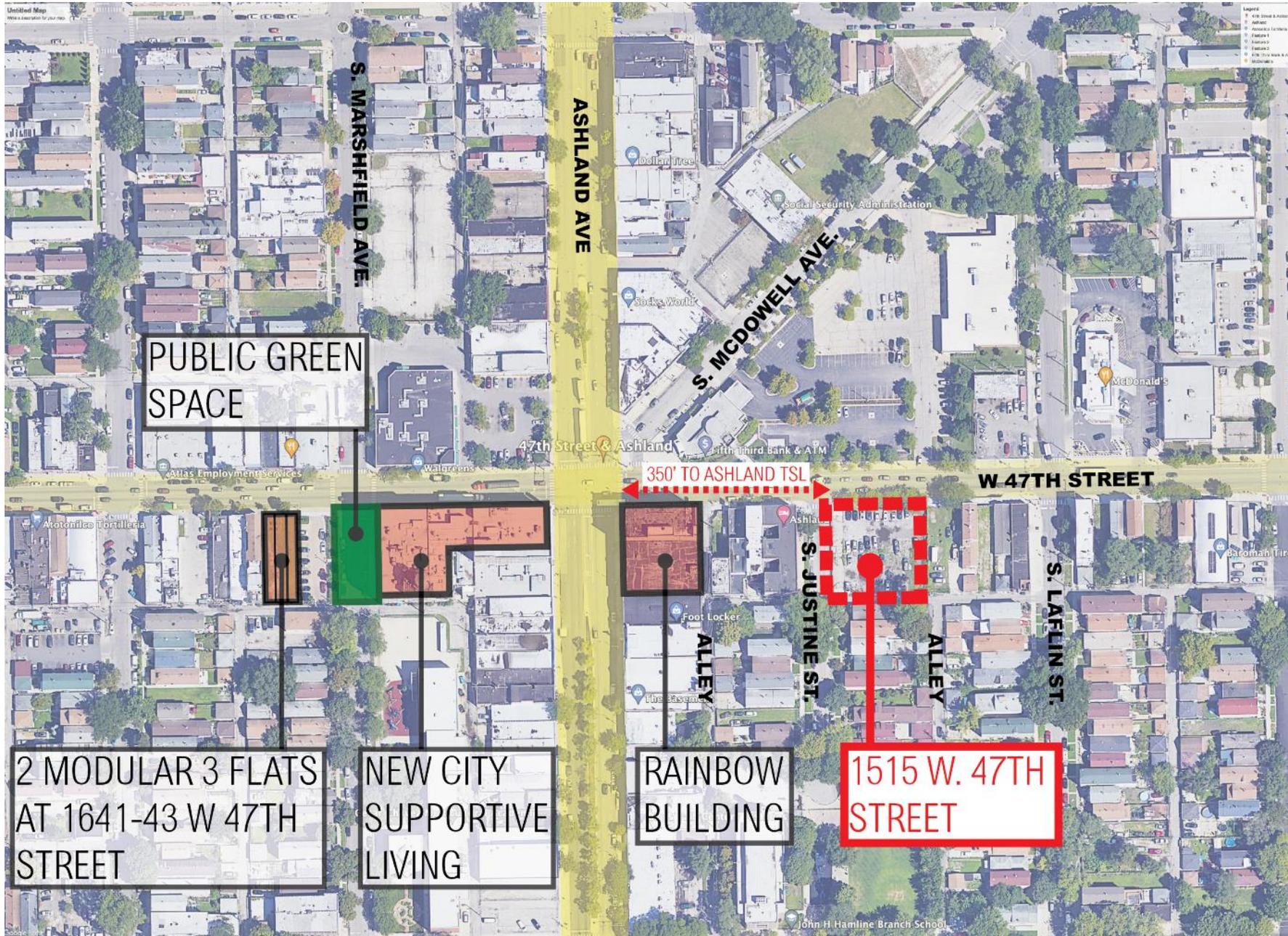
- Equity
- Innovation
- Sense of Place
- Sustainability
- Communication



## Neighborhood Design Guidelines

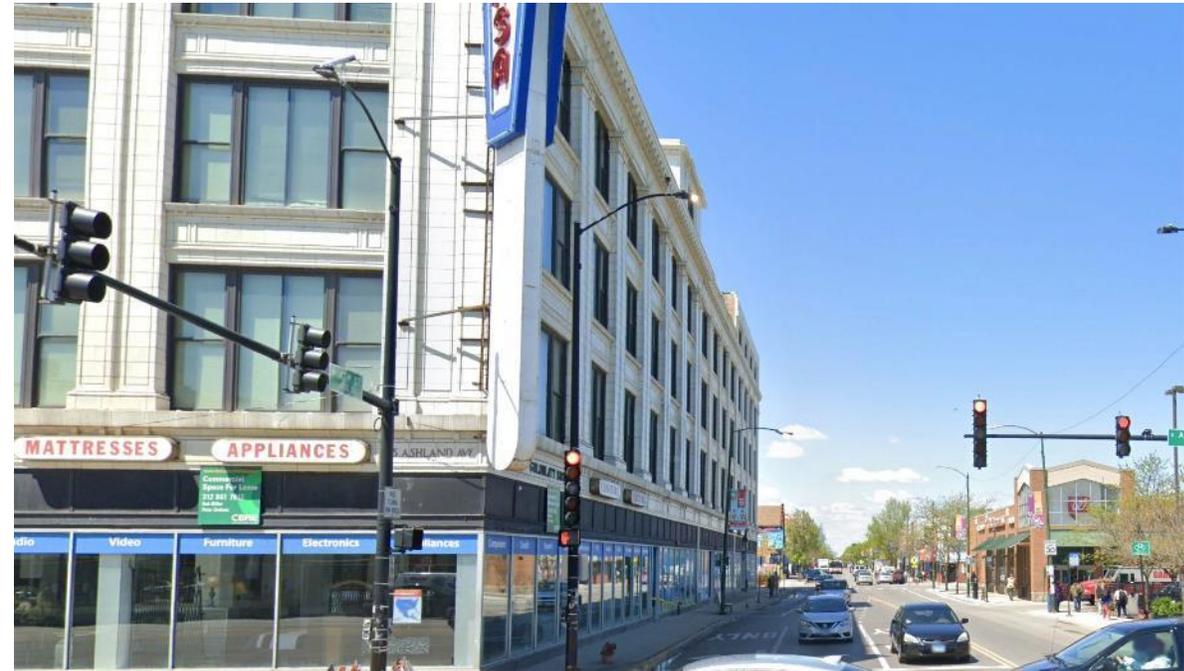
City of Chicago Department of Planning and Development, September 2020

- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views

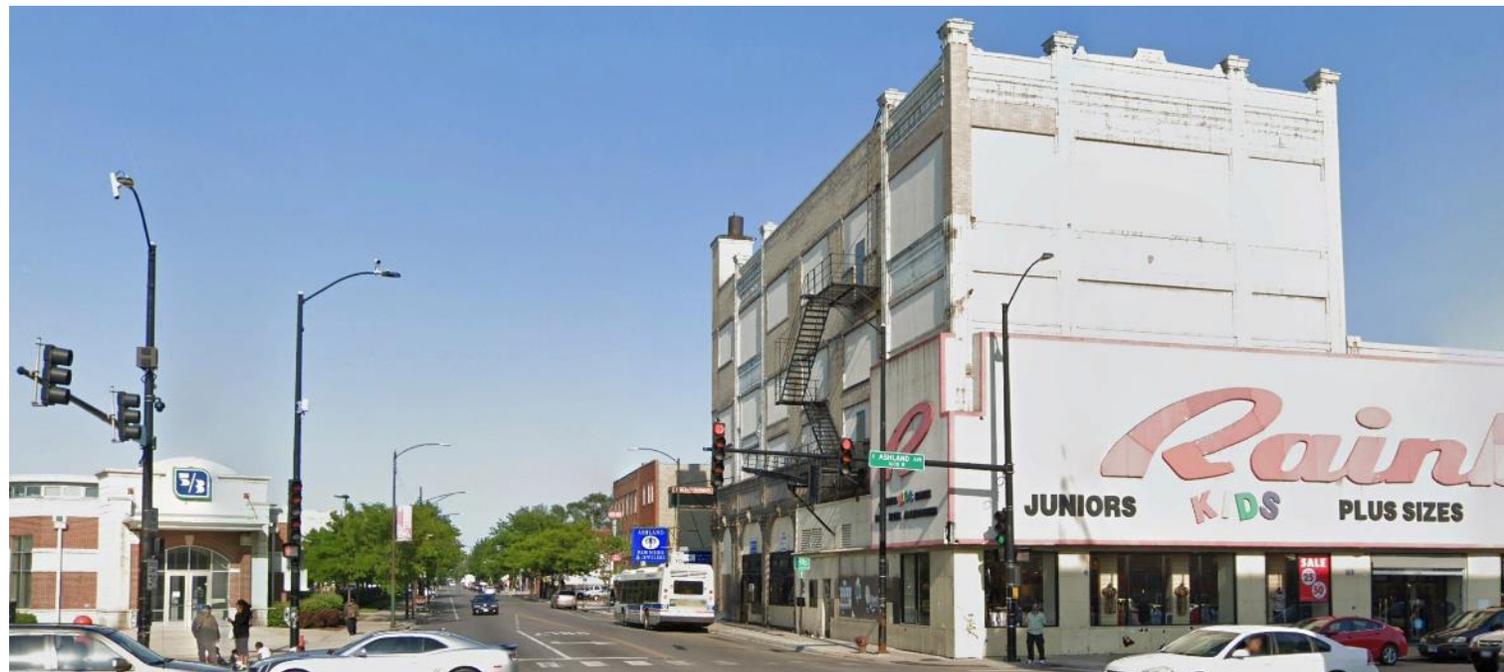
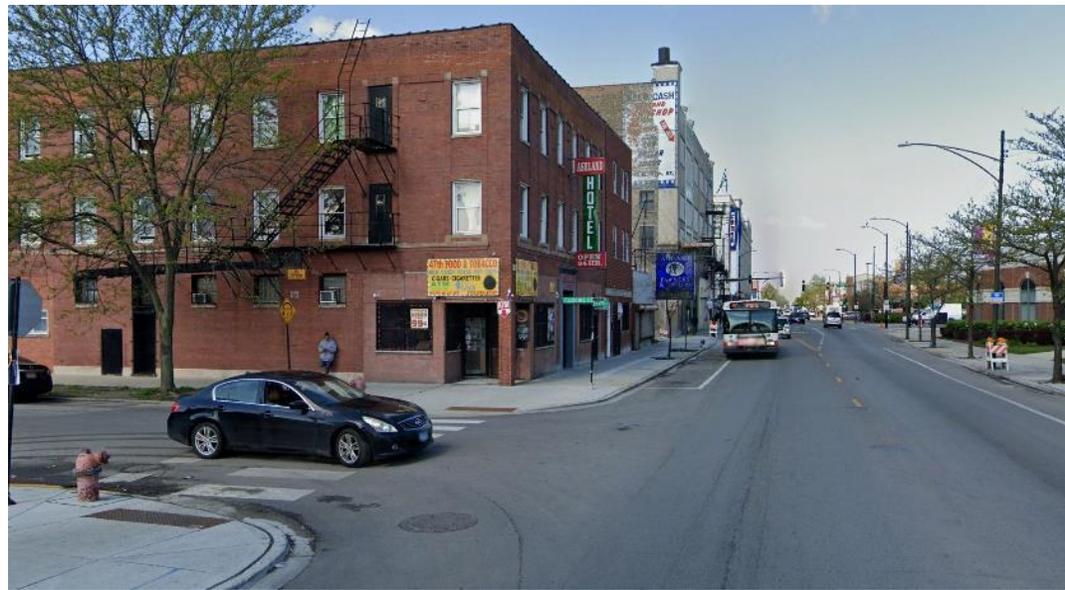


Site Context  
Site Scale: NTS 

# SITE/CONTEXT ANALYSIS



# ADJACENT SITE CONTEXT

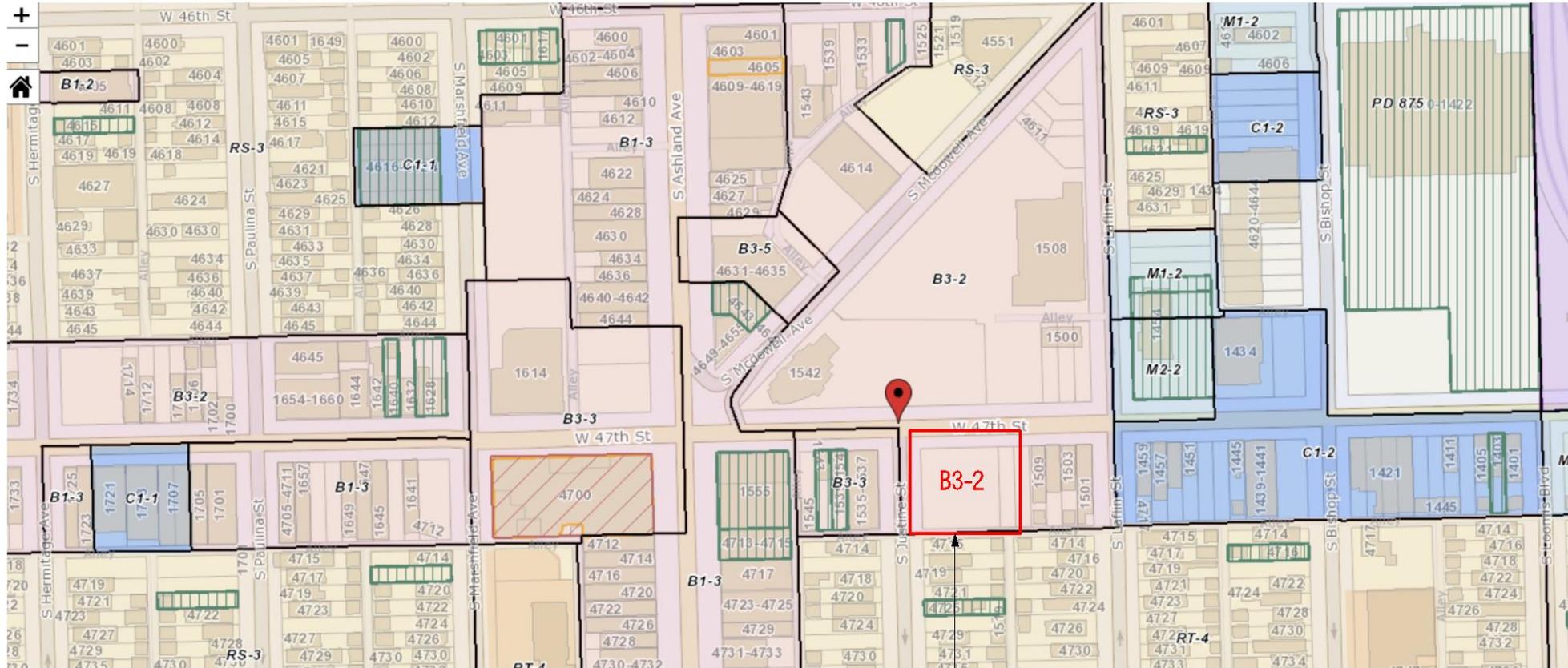


# ADJACENT SITE CONTEXT



# New City: 1515 West 47th Street - Chicago, Illinois 60608

Proposed New 6-Story Mixed Use Development with 50 Dwelling Units



LOCATION ADDRESS  
1515 W47TH ST  
CHICAGO, IL 60610  
+/- 15,060 SF [SITE PER SURVEY]  
EXISTING ZONING B3-2



Z01





### A. 1515 WEST 47TH STREET

- NEW HIGH QUALITY MIXED USE MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT
- 6 STORY BUILDING WITH 50 FAMILY UNITS, OUTDOOR TERRACE, GROUND FLOOR COMMERCIAL SPACE [OPPORTUNITY HUB] AND SURFACE PARKING]

### B. RAINBOW BUILDING

- 4701 S. ASHLAND | DEPOSITOR'S BANK
- FULLY RESTORED HISTORIC BUILDING WITH 22-30 UNITS OF HOUSING, NEW GROUND FLOOR USES INCLUDING COFFEE SHOP, RESIDENTIAL LOBBY AND IMPROVED EXISTING RETAIL ESTABLISHMENT

### C. NEW CITY SUPPORTIVE LIVING

- 4707 S. MARSHFIELD "GOLDBLATT'S" BUILDING
- HISTORIC BLADE SIGN REPURPOSED WITH "NEW CITY" GATEWAY AND IDENTITY SIGNAGE
- NEW BELOW GRADE PARKING - 60-70 PARKING SPACES
- EXISTING UNITS AN
- NEW SENIOR MEDICAL CLINIC AND DIALYSIS FACILITY TO BE CONSTRUCTED IN GROUND FLOOR COMMERCIAL

### PUBLIC GREEN SPACE

- VACATE MARSHFIELD CULDESAC AND INTEGRATE PUBLIC PARK / PROGRAMMED GREEN SPACE

### D. HOUSING

- 1641 W. 47TH STREET
- NEW CONSTRUCTION OF (2) MODULAR 3 FLATS WITH 6 2 BR APARTMENTS





**S. JUSTINE STREET**



1 SITE PLAN  
PLAN SHEET - 112



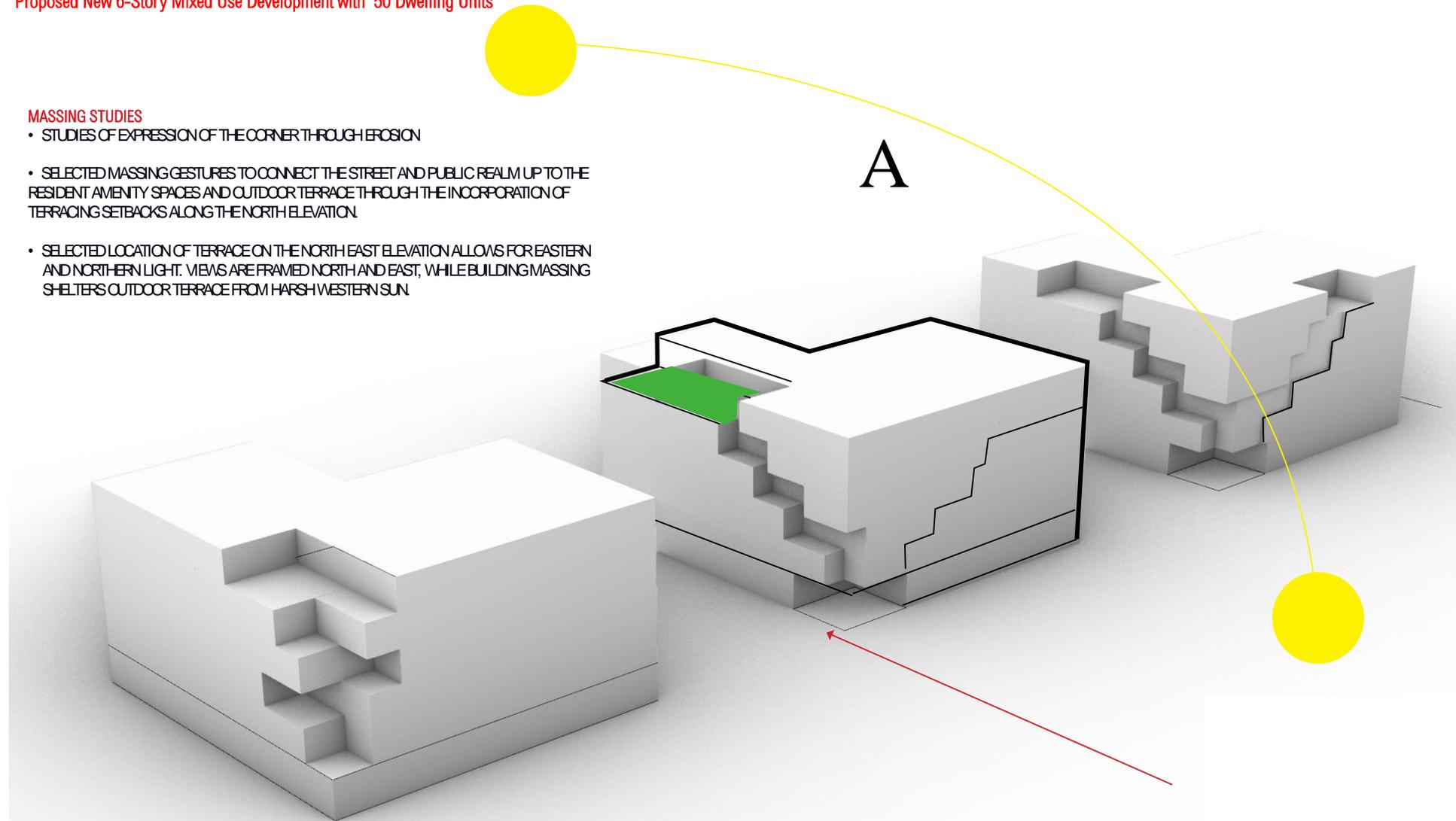
**SITE PLAN**



## Proposed New 6-Story Mixed Use Development with 50 Dwelling Units

### MASSING STUDIES

- STUDIES OF EXPRESSION OF THE CORNER THROUGH EROSION
- SELECTED MASSING GESTURES TO CONNECT THE STREET AND PUBLIC REALM UP TO THE RESIDENT AMENITY SPACES AND OUTDOOR TERRACE THROUGH THE INCORPORATION OF TERRACING SETBACKS ALONG THE NORTH ELEVATION
- SELECTED LOCATION OF TERRACE ON THE NORTH EAST ELEVATION ALLOWS FOR EASTERN AND NORTHERN LIGHT. VIEWS ARE FRAMED NORTH AND EAST, WHILE BUILDING MASSING SHELTERS OUTDOOR TERRACE FROM HARSH WESTERN SUN.





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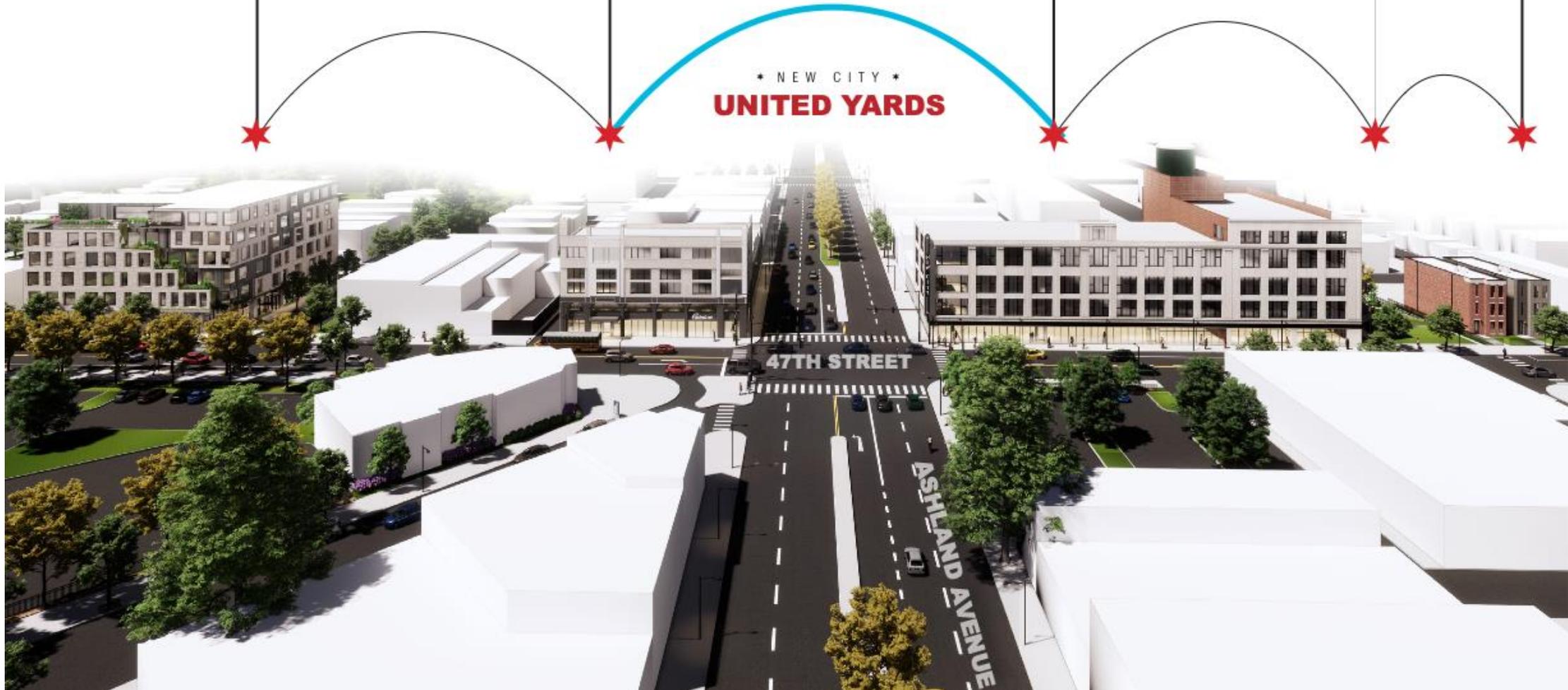
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OUTDOOR TERRACE WITH RESIDENT PLANTING

MULTI-PURPOSE ROOM





**OUTDOOR TERRACE**  
WITH ADA COMPLIANT RESIDENT  
PLANTING PROGRAM

Opportunity Hub

ART SCULPTURE

47TH STREET

RENDERING WITH PEDESTRIAN CONTEXT



JUSTINE STREET

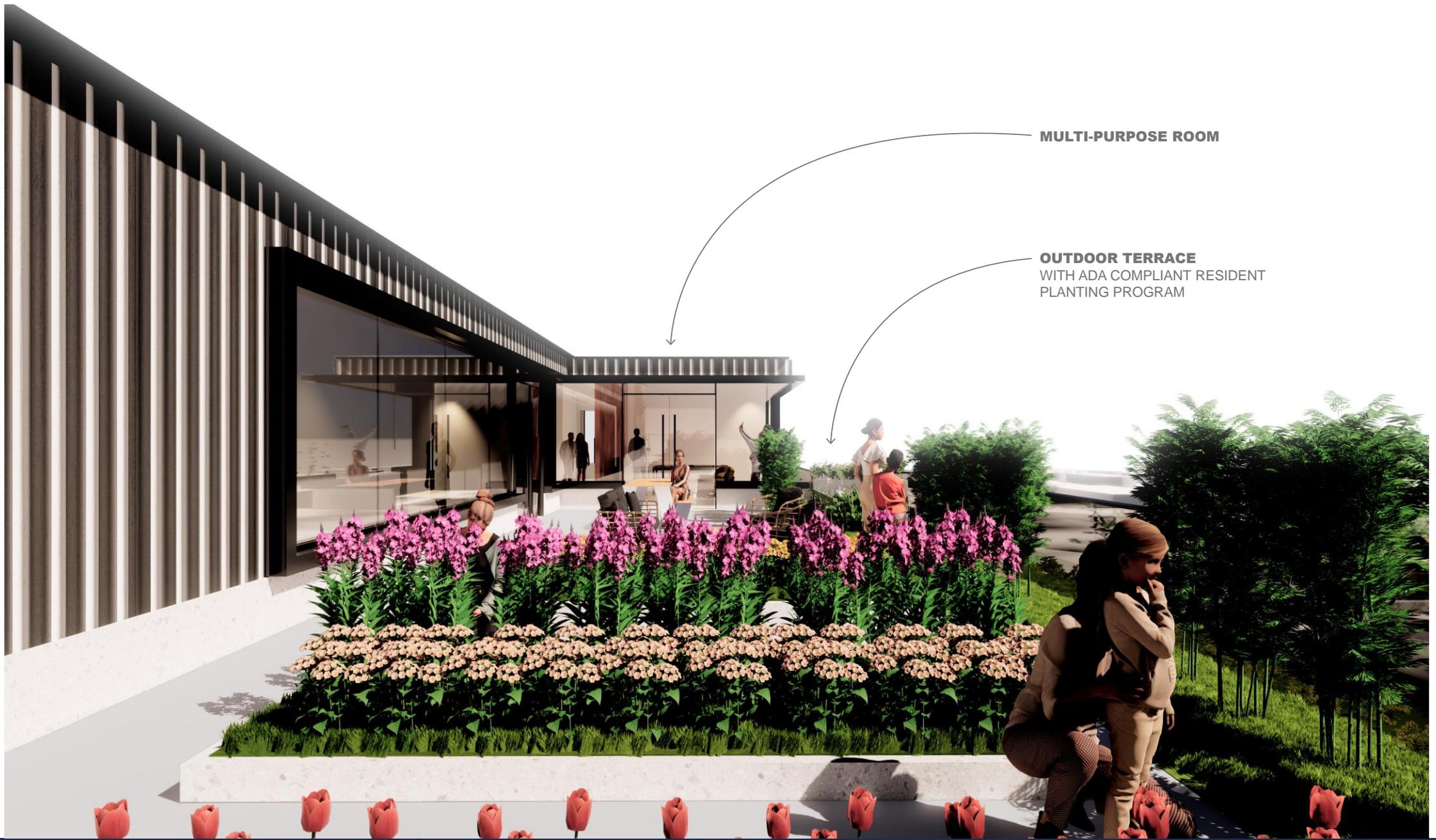
RENDERING WITH PEDESTRIAN CONTEXT



47TH STREET

JUSTINE STREET

# RENDERING WITH PEDESTRIAN CONTEXT



**MULTI-PURPOSE ROOM**

**OUTDOOR TERRACE**  
WITH ADA COMPLIANT RESIDENT  
PLANTING PROGRAM

**CONTEXTUAL RENDERING**



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RENDERING WITH PEDESTRIAN CONTEXT



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**OUTDOOR TERRACE**  
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ART SCULPTURE

47TH STREET

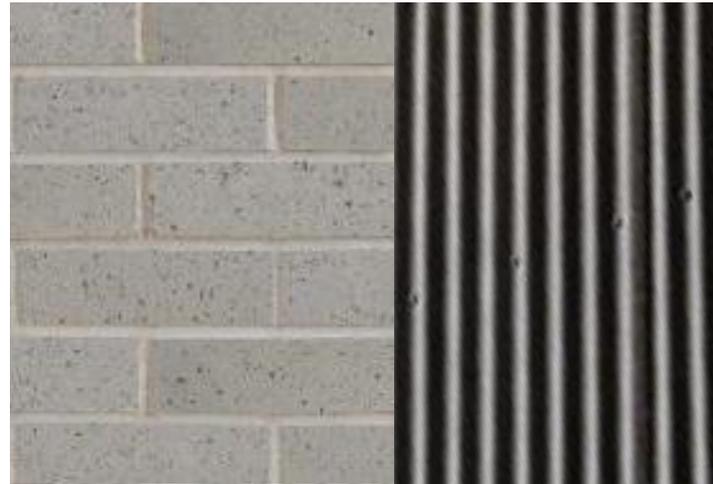
RENDERING WITH PEDESTRIAN CONTEXT



**BM OPTION 1** | Interstate Brick - Pewter



**METAL PANEL** | Corrugated Metal - Color To Be Further Studied



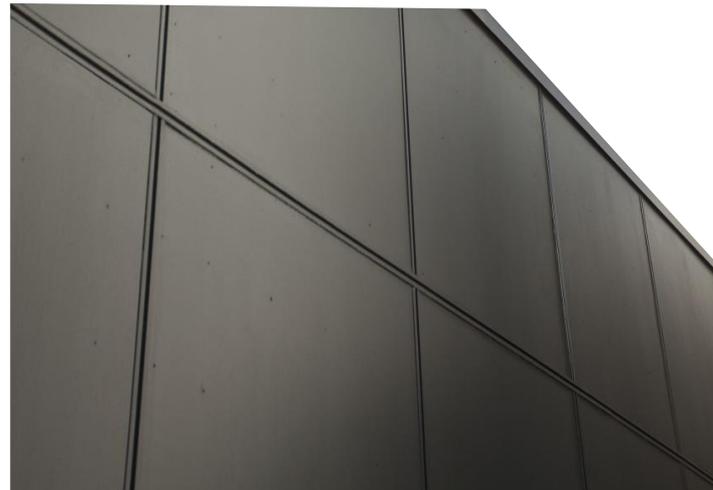
**METAL PANEL ALT COLOR** | Corrugated Metal - Color To Be Further Studied Based on Available Products



**BM OPTION 2** | Endicott Brick - Light Grey



**METAL PANEL** | Corrugated Metal - Color To Be Further Studied



**CEMENT BOARD PANEL** | Allura - Panel Option at Parking and Alley Facing Elevations



ORIGINAL | Interstate Brick - Pewter with Corrugated Metal



v2 | Color Introduction at underside of Canopy/Covered Entrance



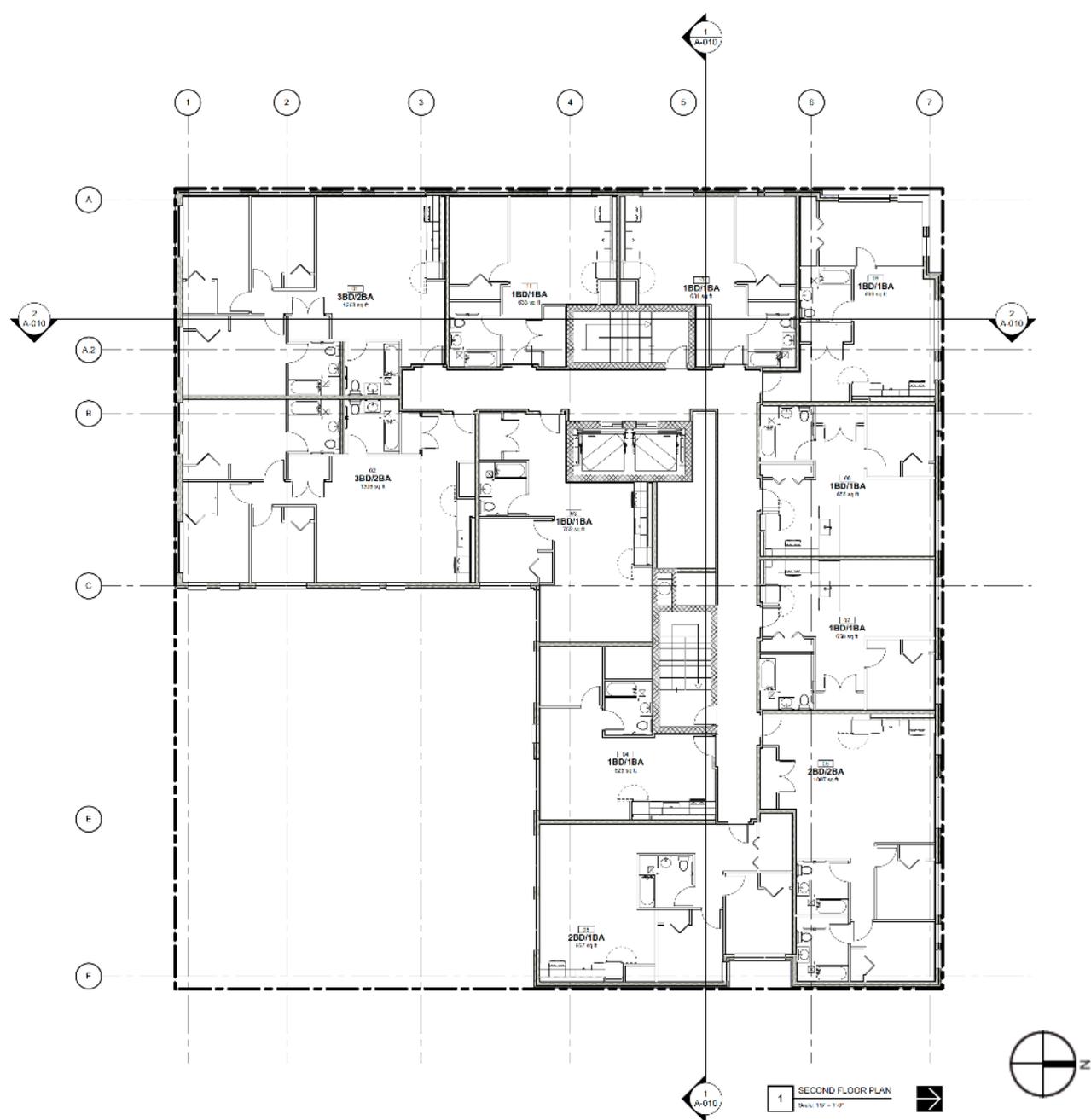
v1 | Color Introduction at underside of Canopy/Covered Entrance + Multi-purpose Room and Window Surrounds



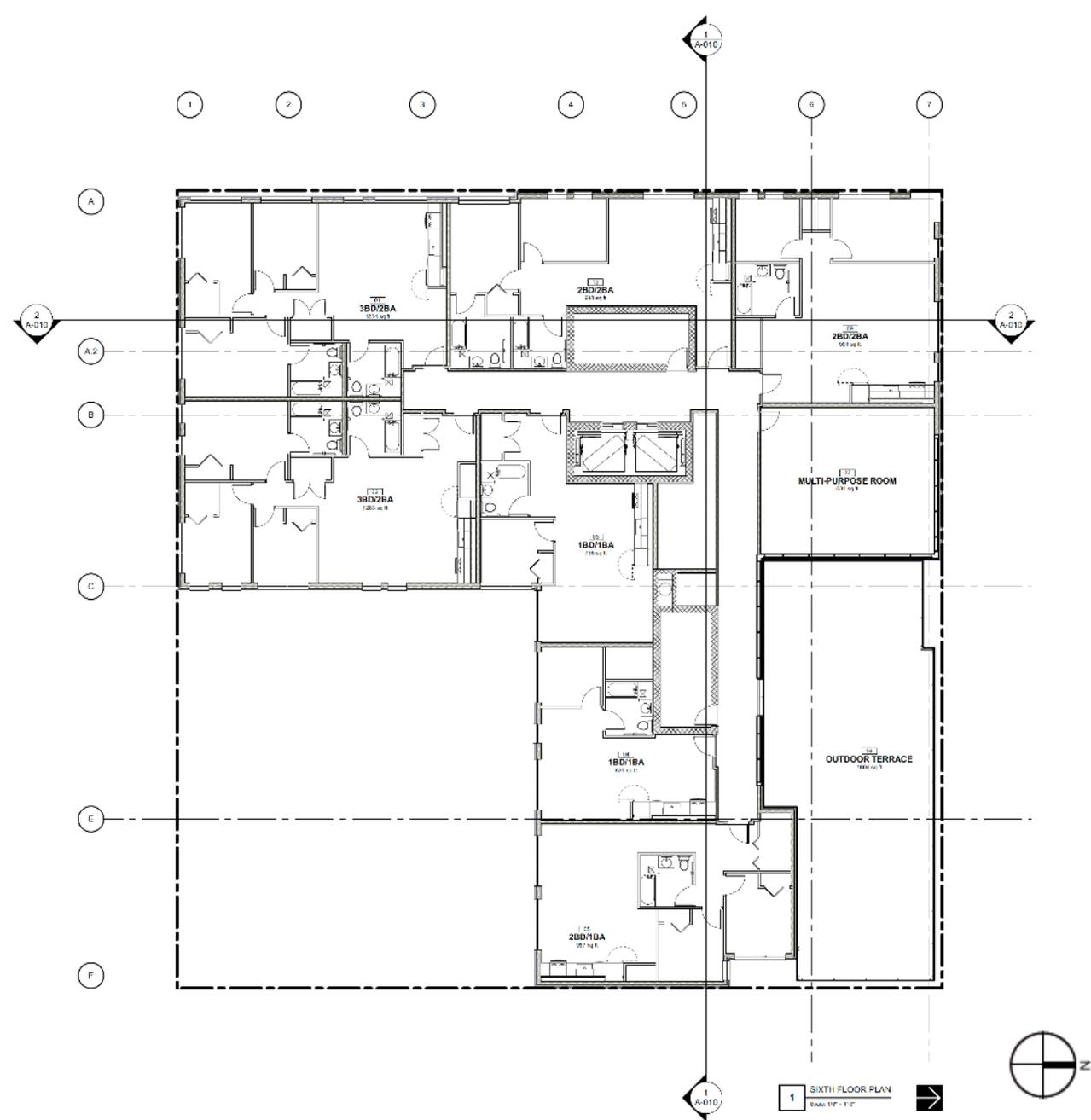
v3 | Color Introduction at underside of Canopy/Covered Entrance + Multi-purpose Room

# COLOR STUDIES PER DPD FEEDBACK

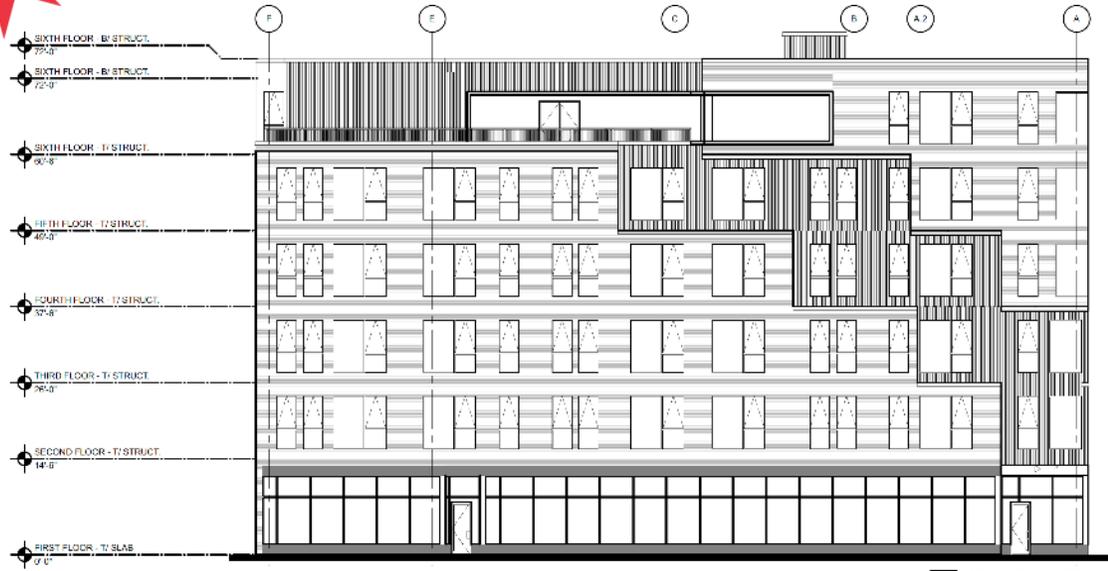




# SECOND - FIFTH FLOOR PLANS



# SIXTH FLOOR PLAN



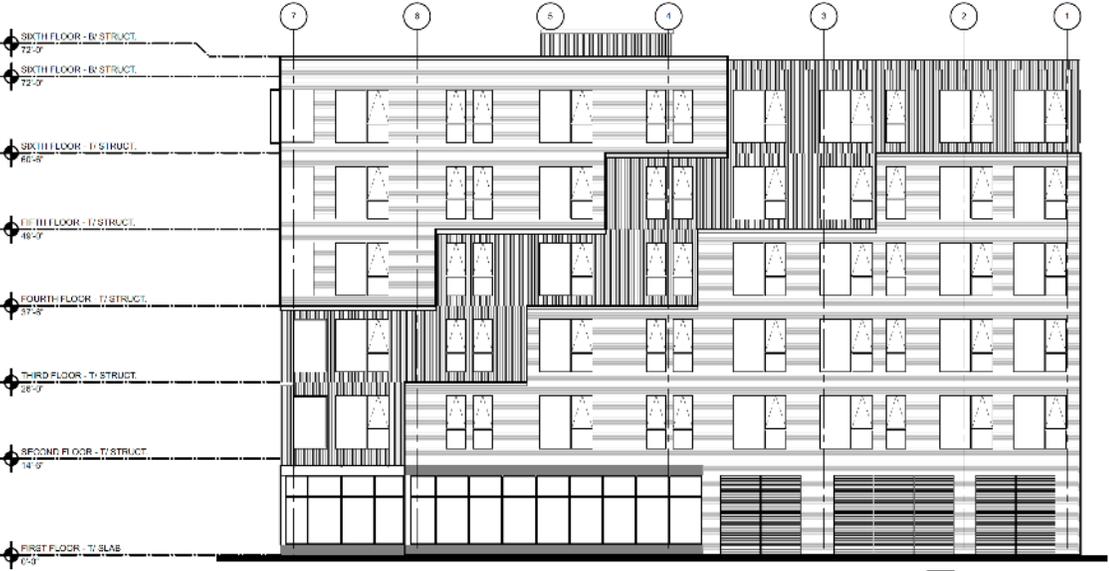
1 NORTH BUILDING ELEVATION  
Scale: 1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION  
Scale: 1/8" = 1'-0"

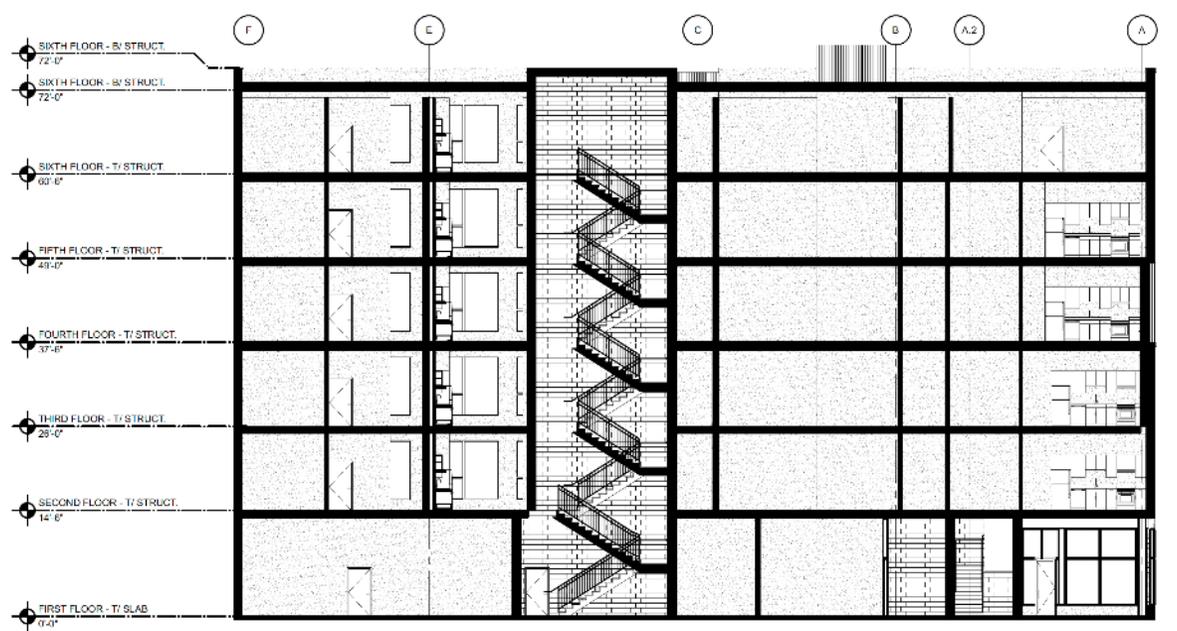


2 EAST BUILDING ELEVATION  
Scale: 1/8" = 1'-0"

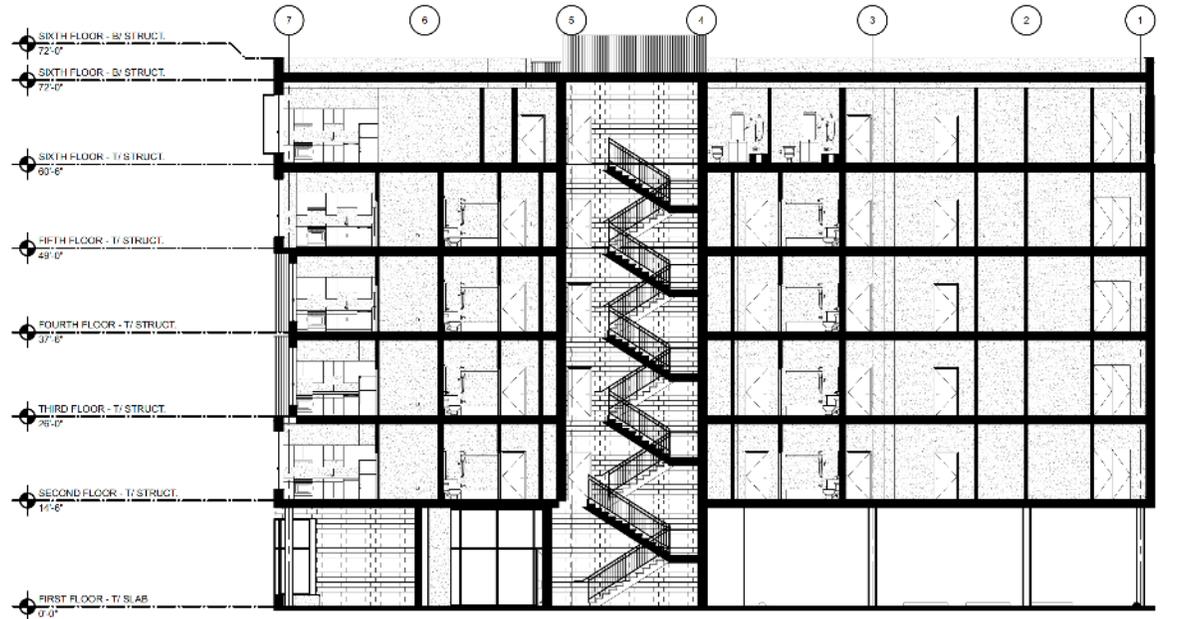


2 WEST BUILDING ELEVATION  
Scale: 1/8" = 1'-0"

# BUILDING ELEVATIONS

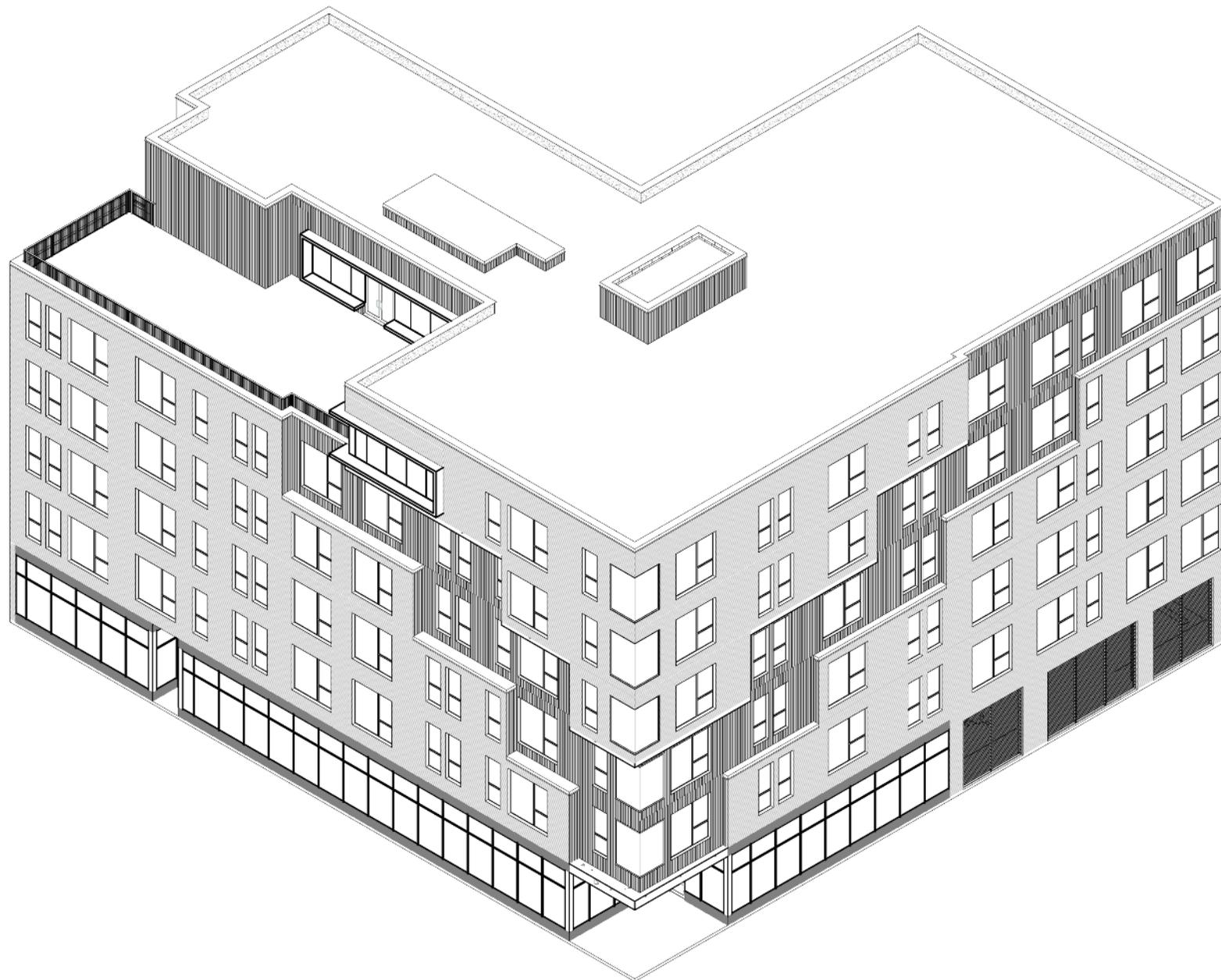


1 BUILDING SECTION  
Scale: 1/8" = 1'-0"

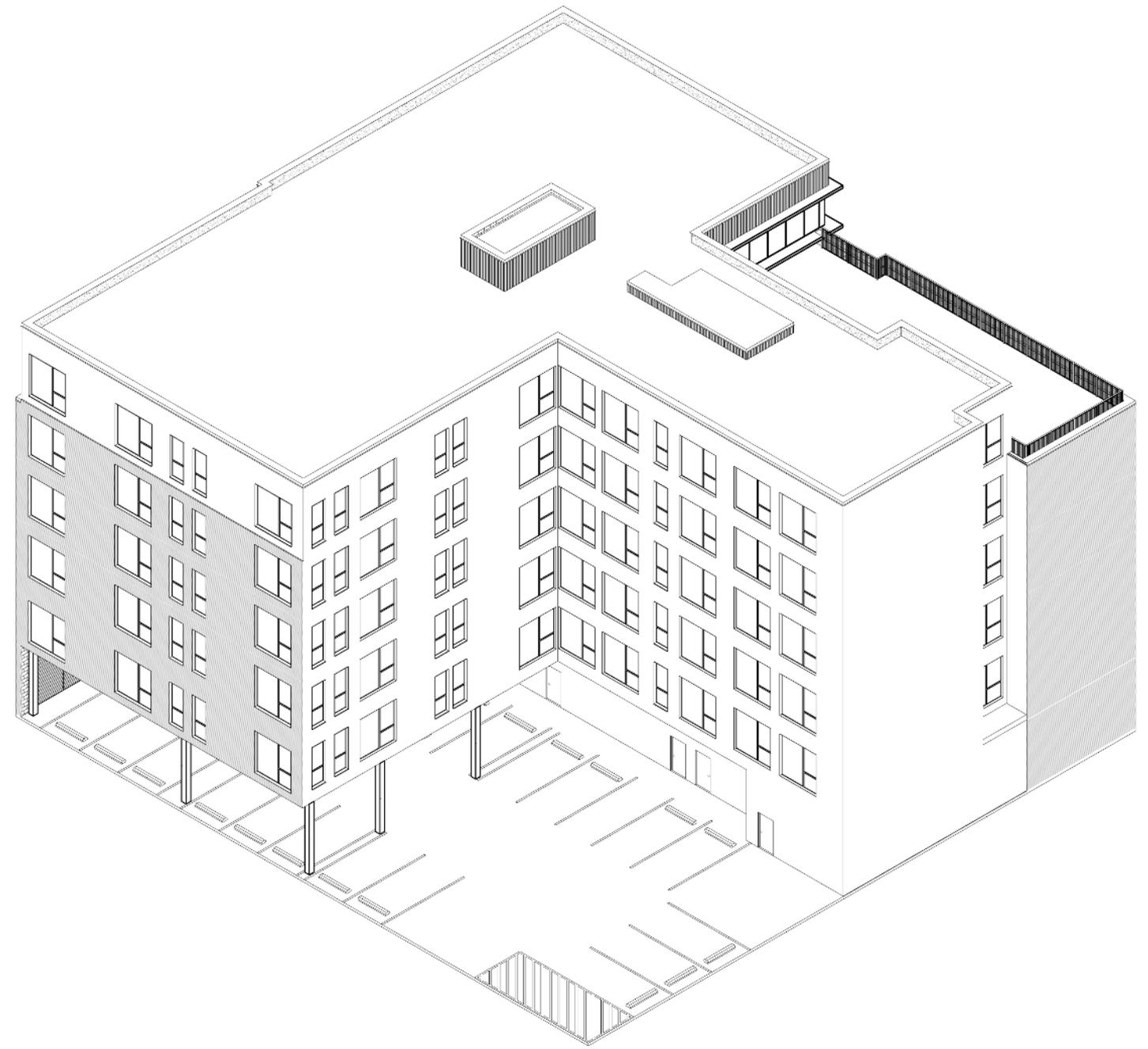


2 BUILDING SECTION  
Scale: 1/8" = 1'-0"

# BUILDING SECTIONS



BUILDING AXONS





# SUSTAINABLE DESIGN

- 100 Point target for Chicago sustainability development policy
- All electric building
- Solar ready
- Enterprise Green Communities



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