

# ecoVIBE

## at Pritzker Park

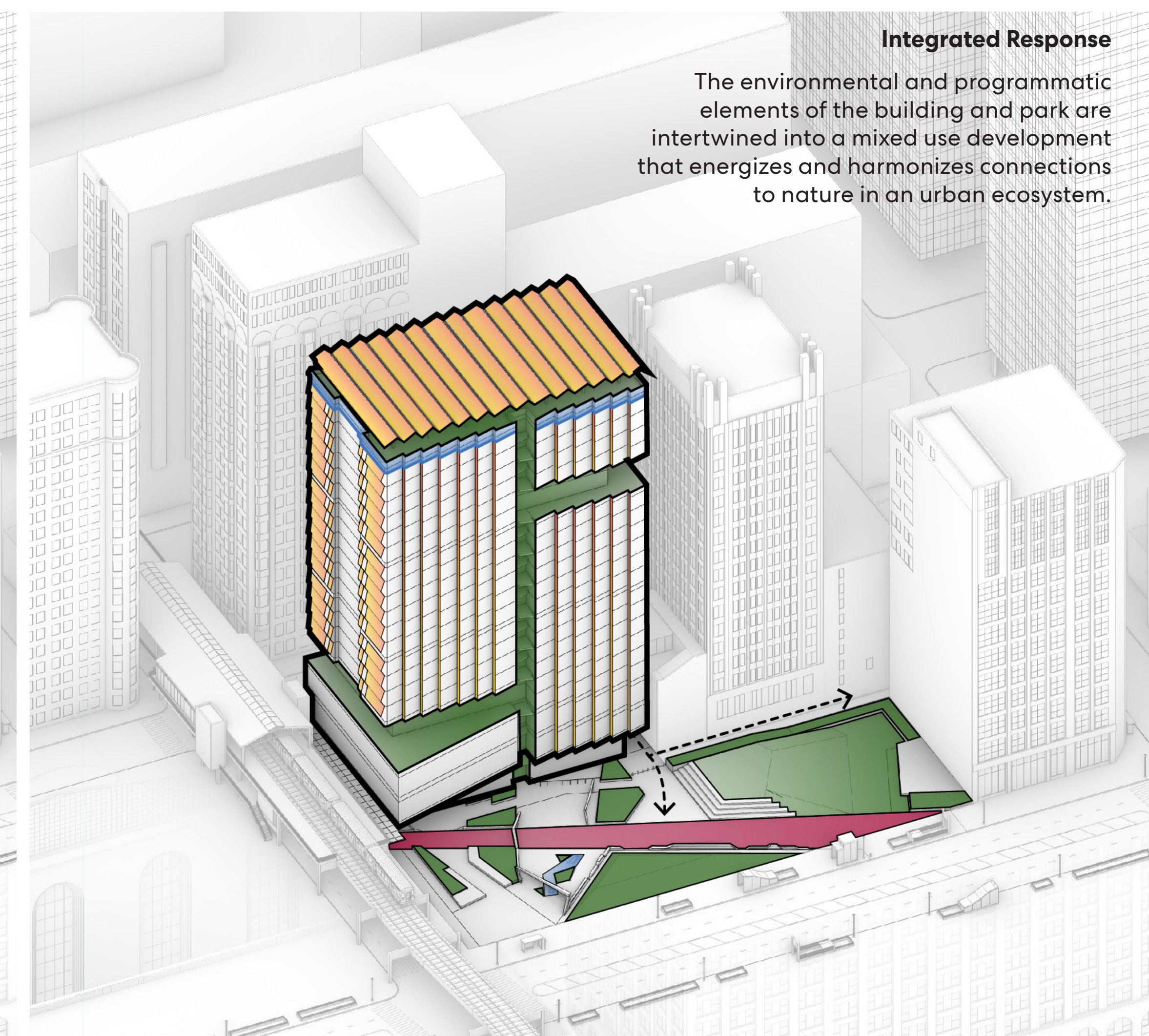
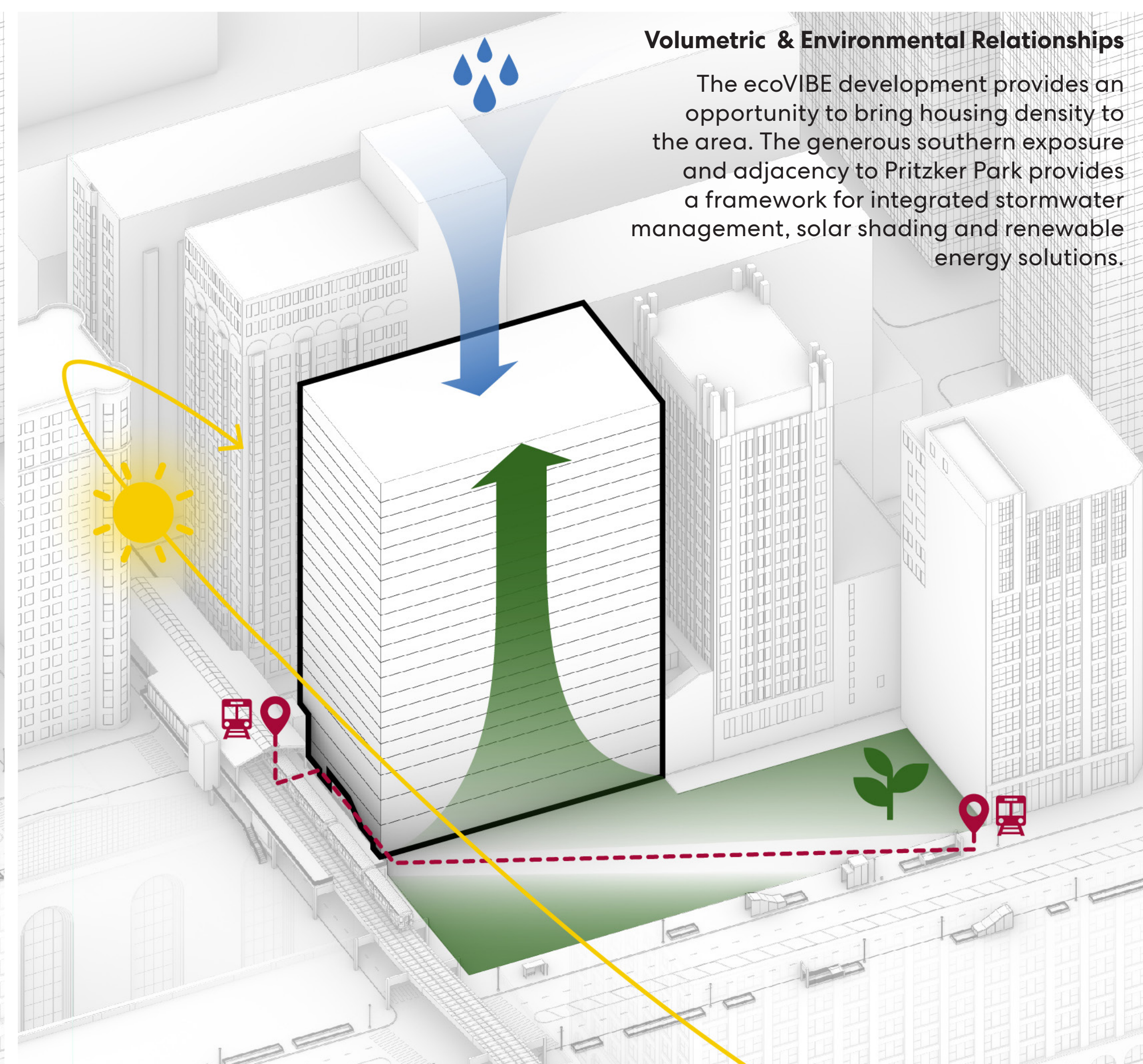
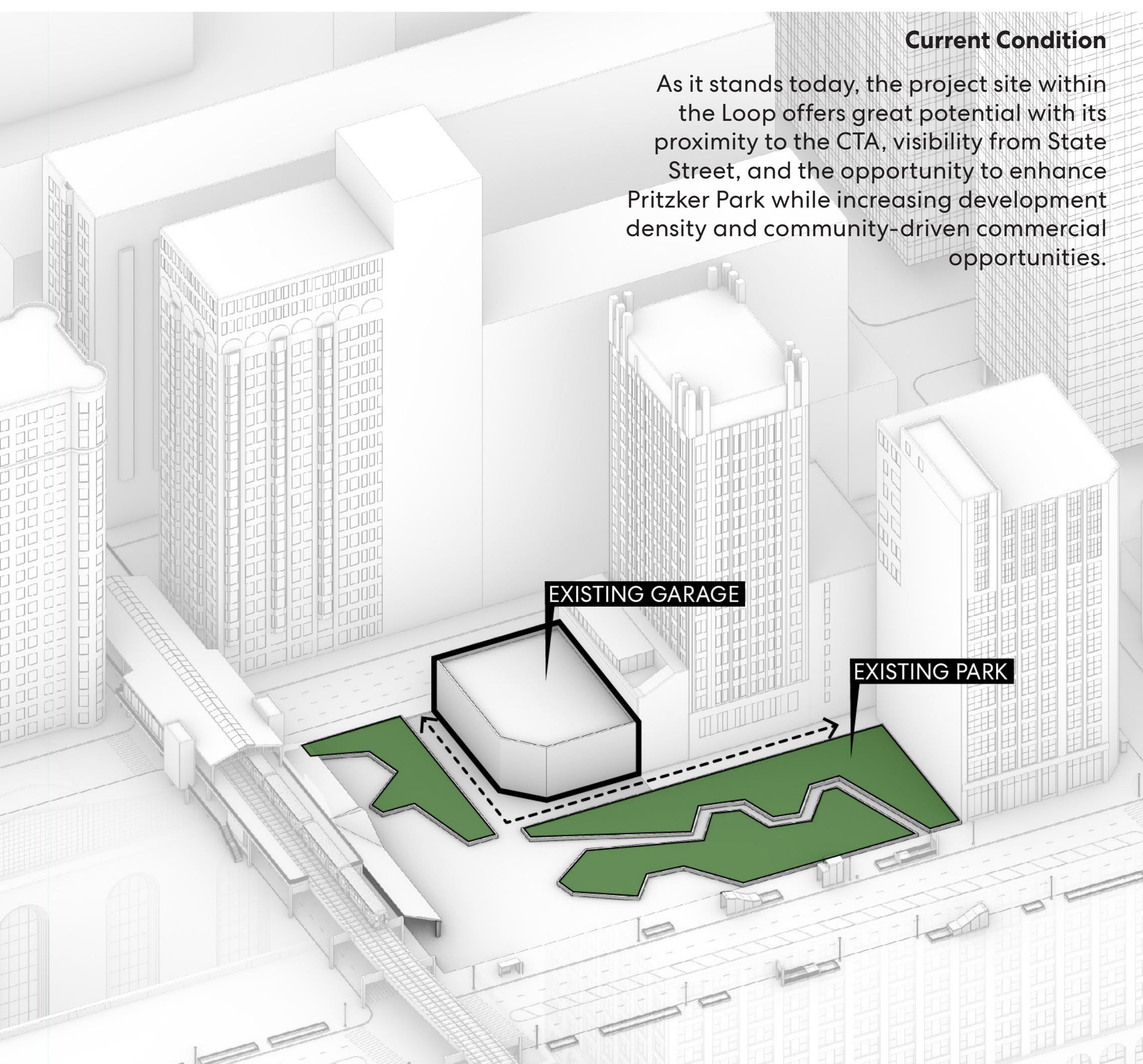
Chicago is hailed far and wide as a city of structural advancements and architectural delights. The City of lake and prairie where great skyscrapers rise- innovating, inspiring, and ever evolving this great American city. Welcome to ecoVIBE at Pritzker Park - a new landmark that will set the standard as the first carbon neutral, hybrid timber residential tower in the City of Chicago.

Bringing new energy to the south end of the Loop, ecoVIBE will rise at the site of Pritzker Park. Providing a new cultural destination rooted in the arts - where creativity is nurtured, inclusivity is intentional, and the arts are promoted beyond the walls of the building. ecoVIBE is a place to live, to work, and to create. A place to belong and foster a sense of community around collective creative energy- the VIBE.

ecoVIBE will support economic development, affordable housing, open space, and sustainability in the Loop while providing art space, access to healthcare, entertainment, and community events. With a reimagined Pritzker Park, ecoVIBE will create an active hub within the Loop that attracts new residents to the neighborhood and supports those already "vibing" in the area.

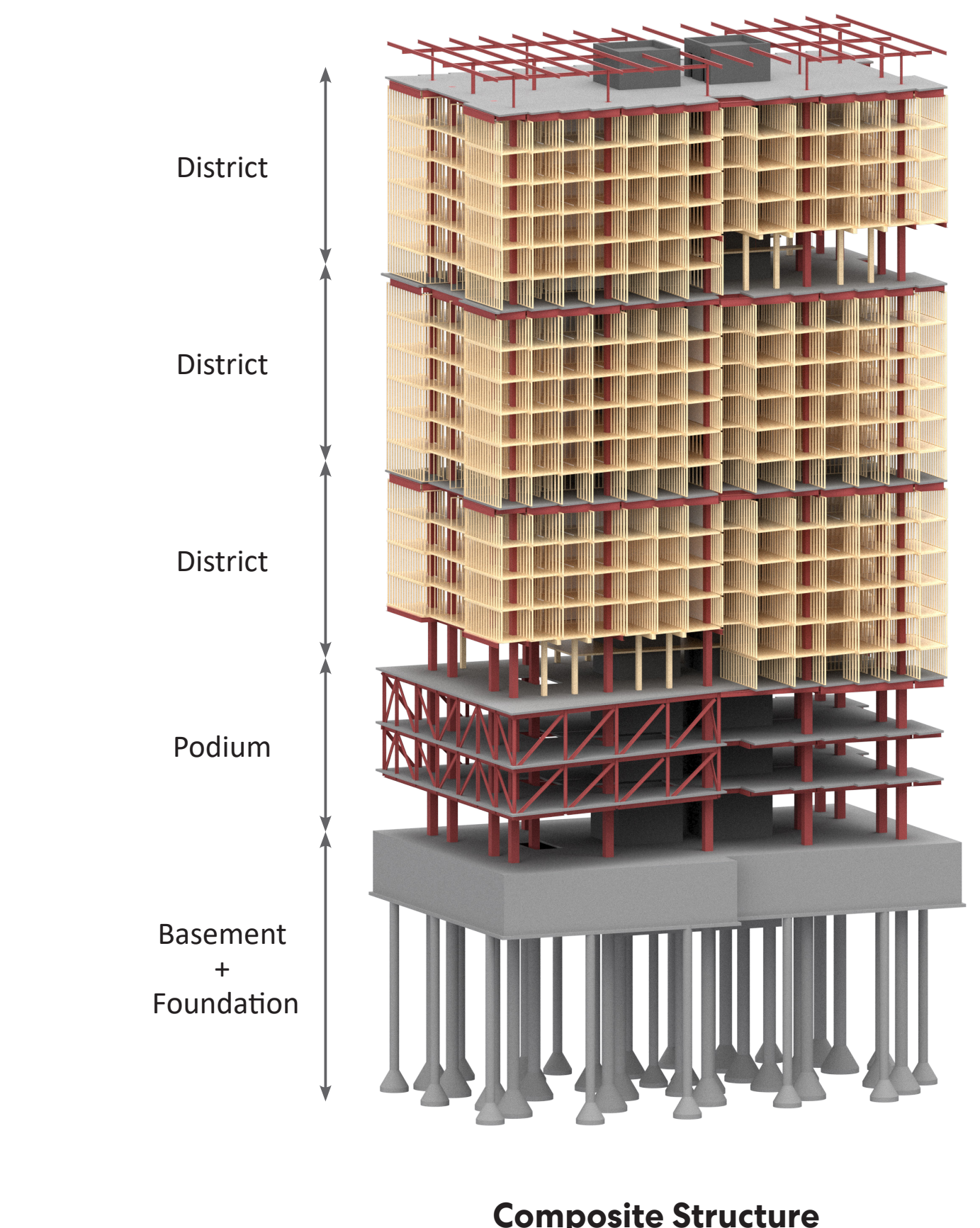
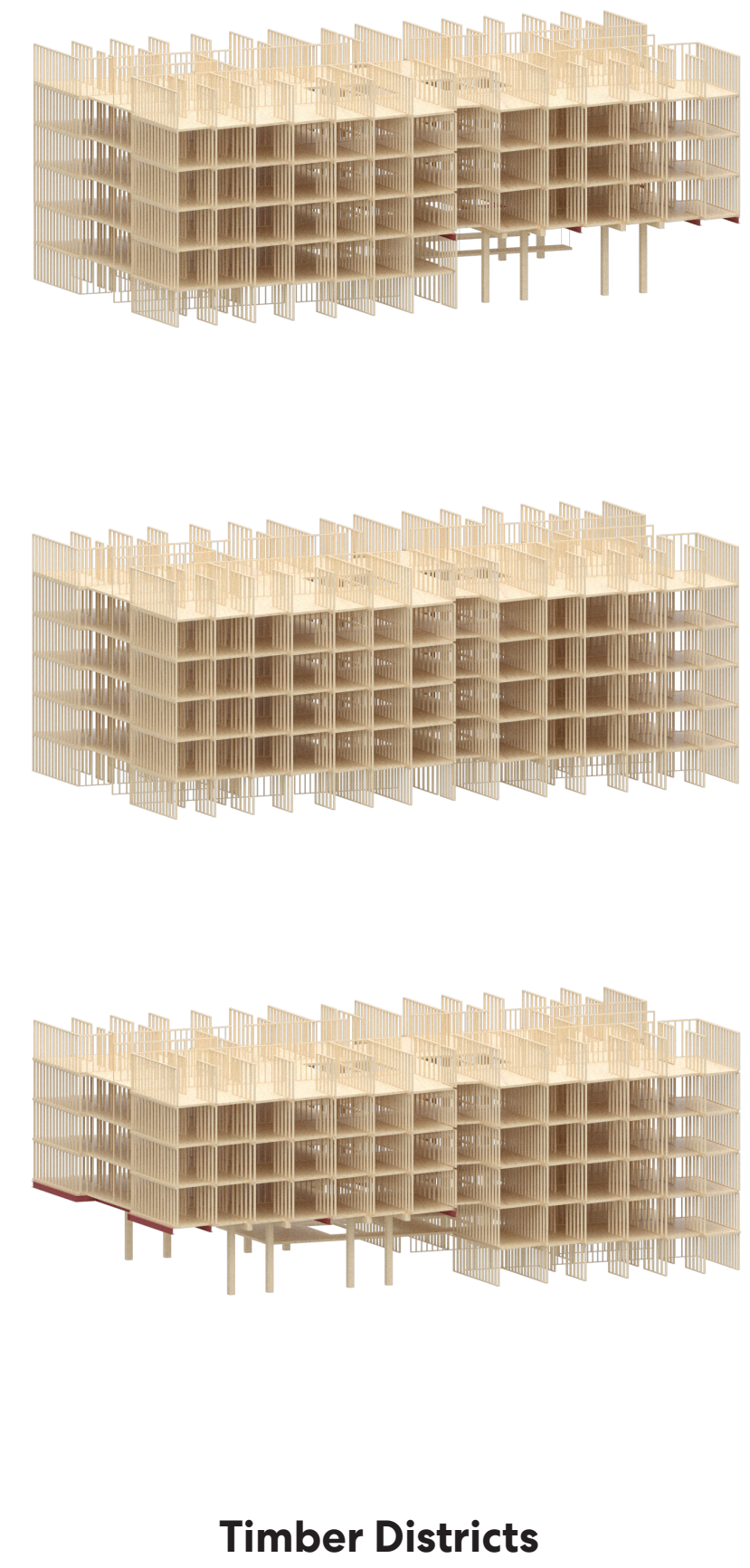
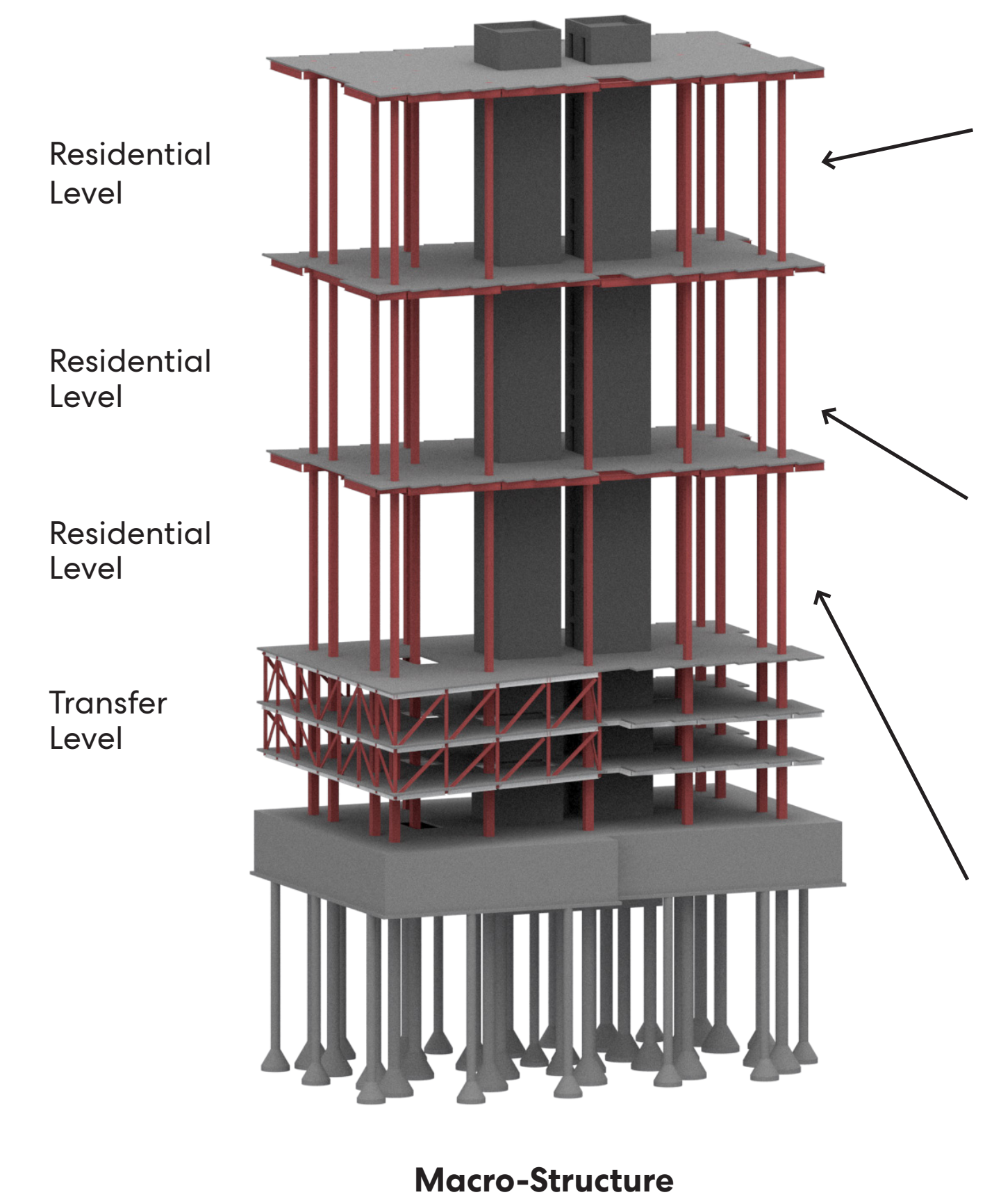
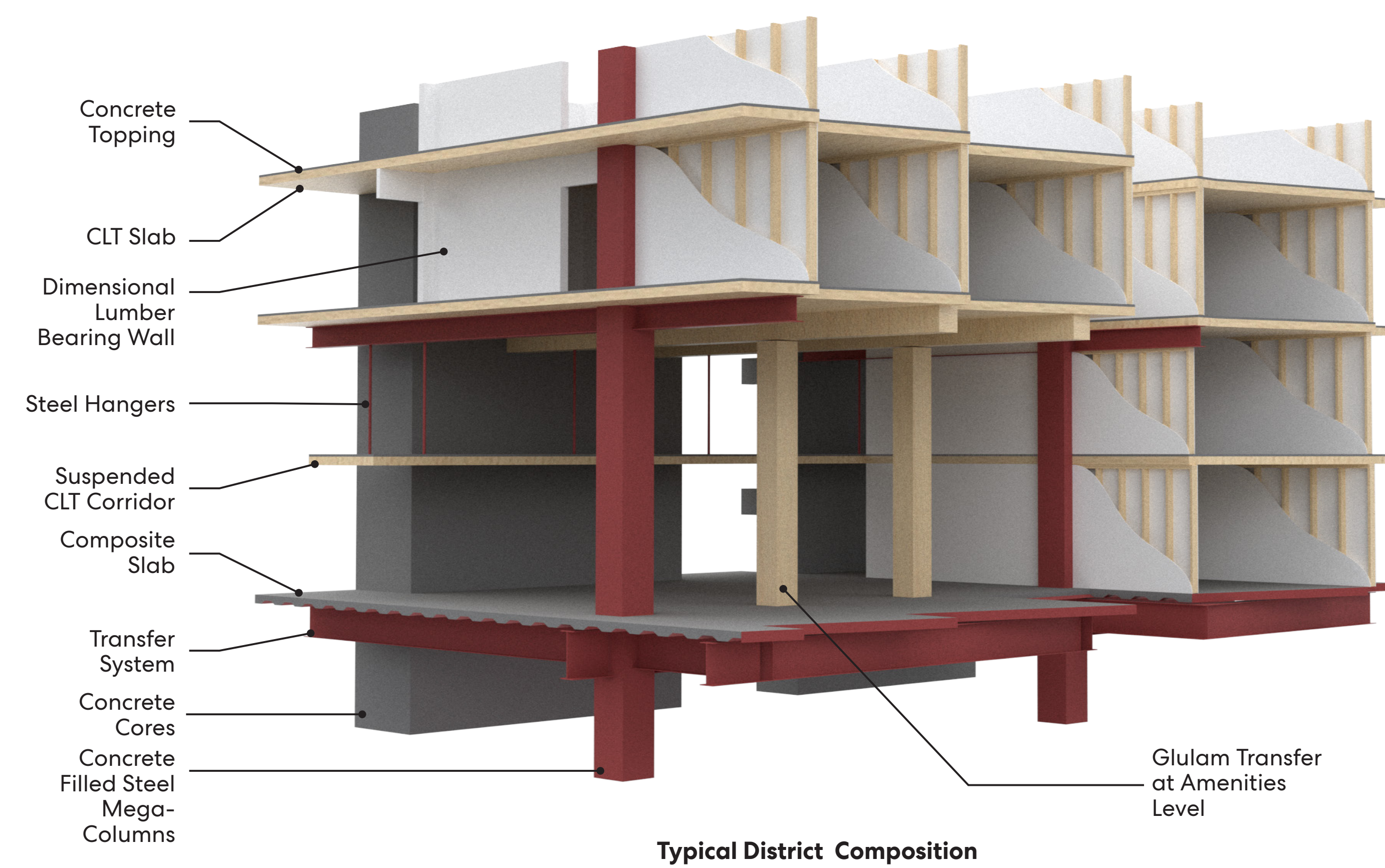


Aerial Looking Northwest from State & Van Buren St.

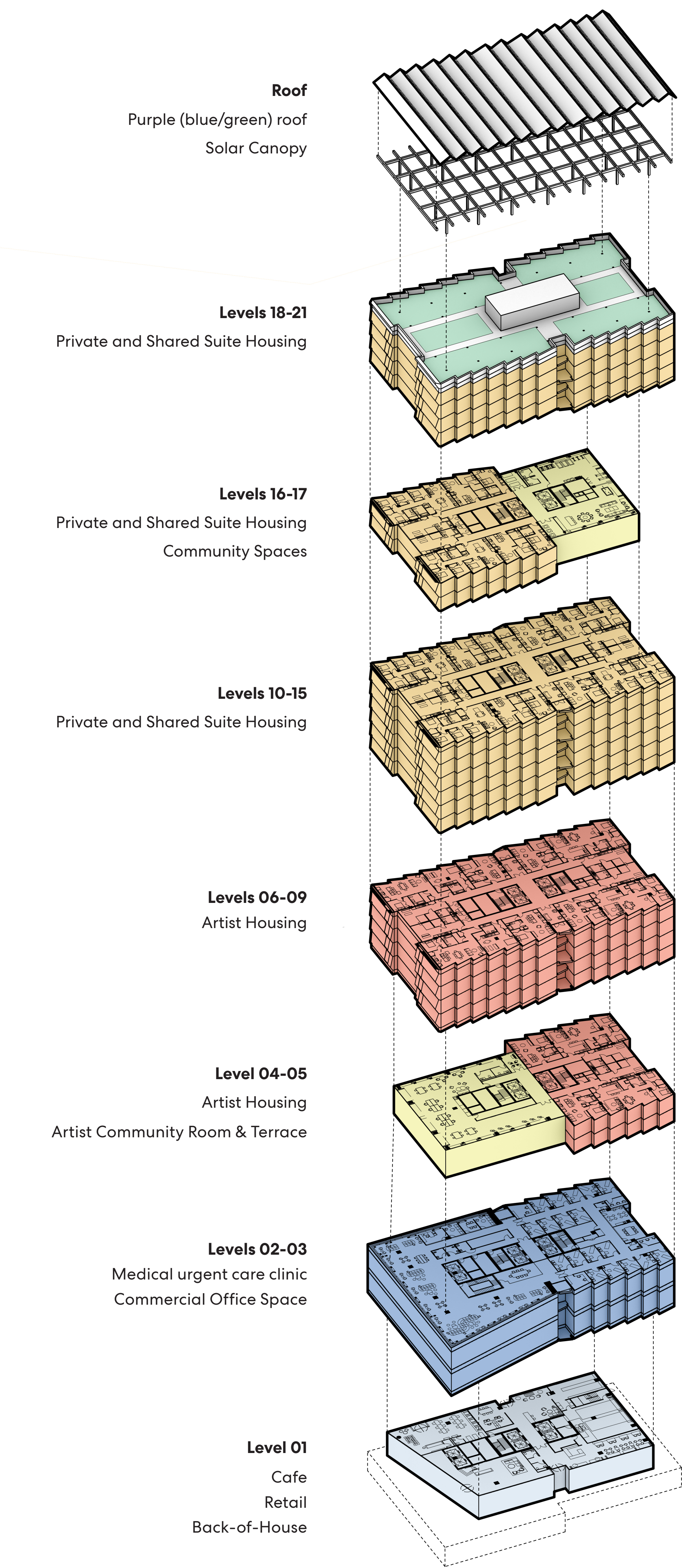




Structural Design



Program Components

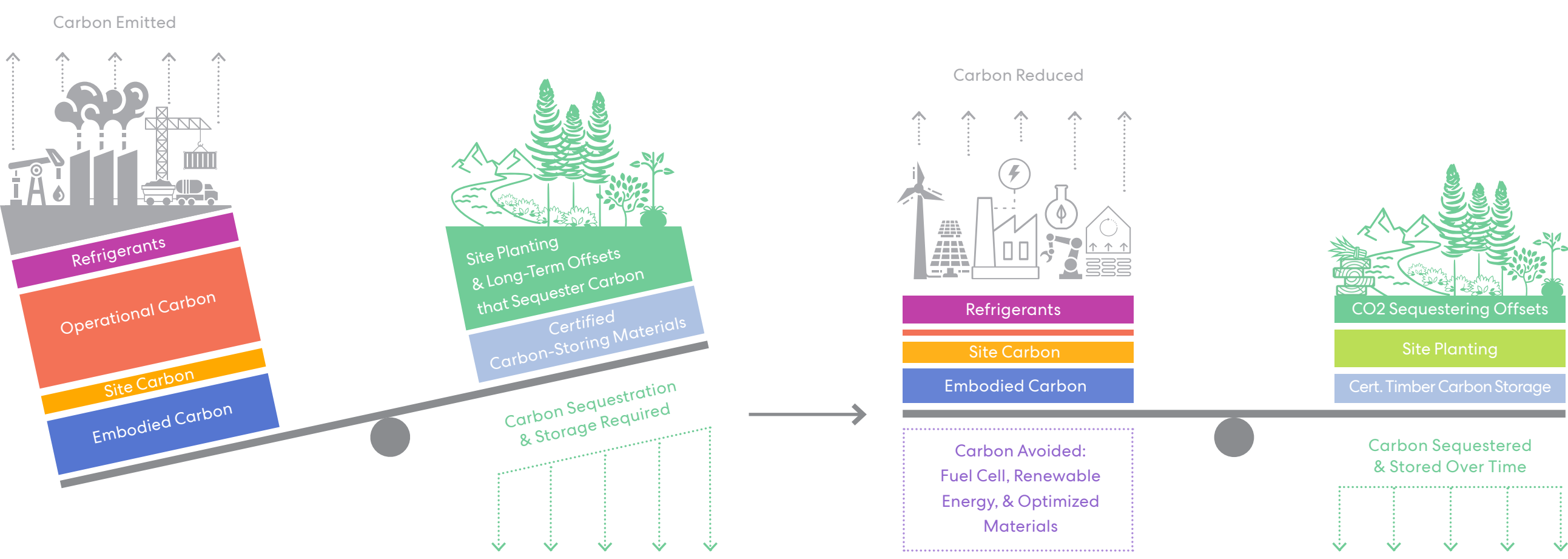




ecoVIBE is a new kind of development - one that challenges the dichotomies between environmental sustainability and high design, affordability and luxury, and inclusivity and identity. The development's main goal is not only to be a living, breathing work-of-art, but to live in harmony with the planet and improve the life of its denizens.

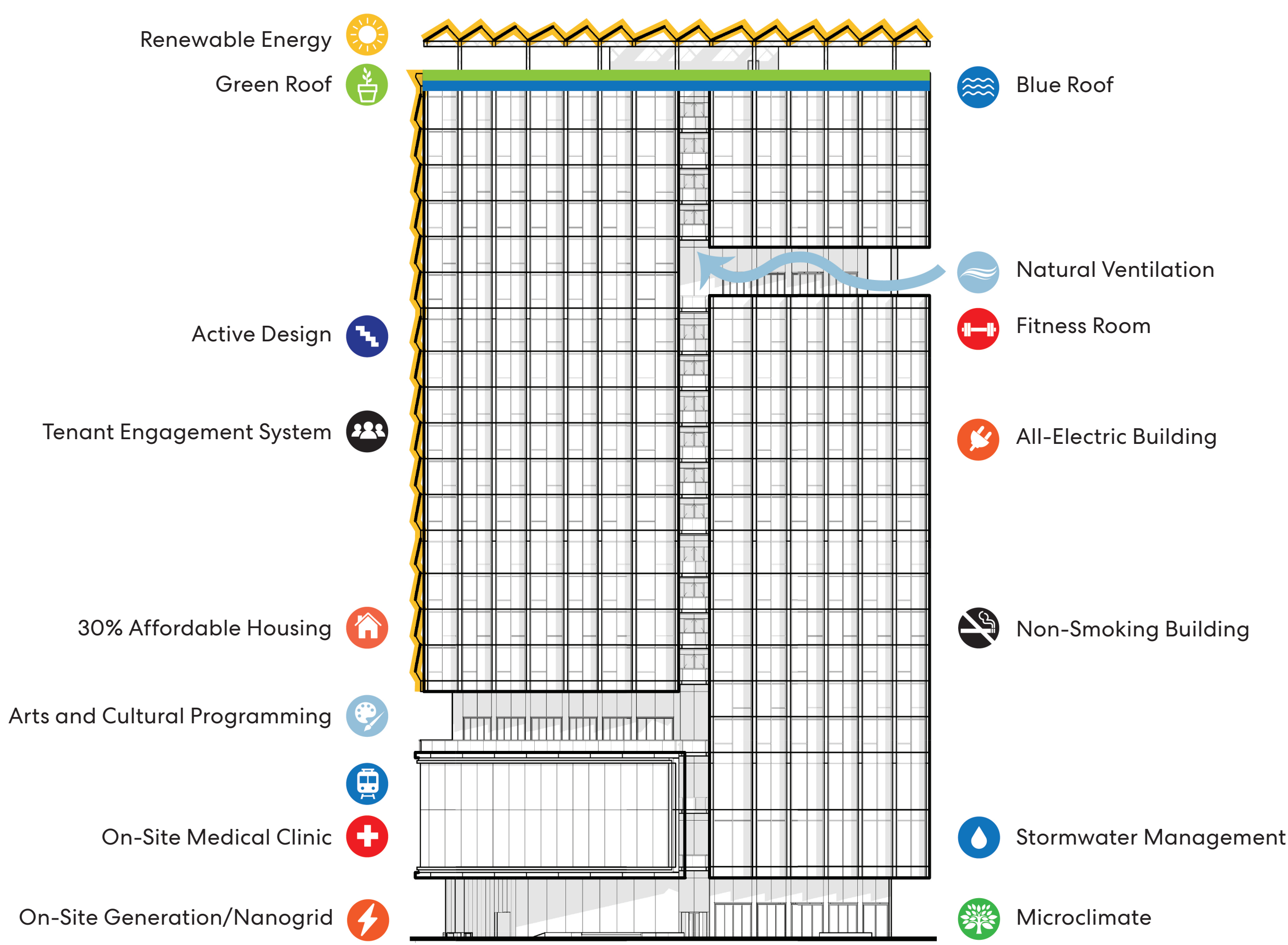
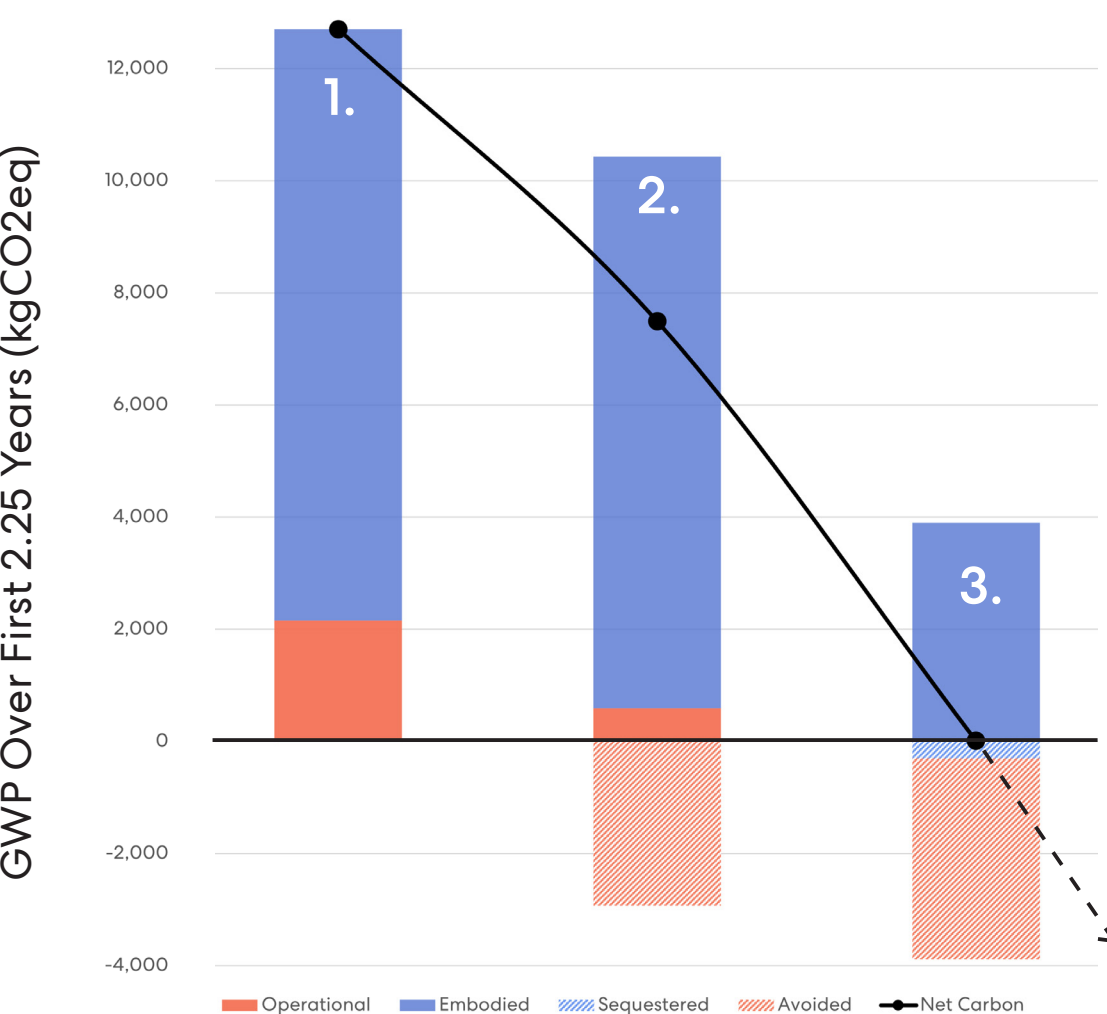
A long-held belief is that high-rise development is not sustainable, yet we know that increased density leads to enhanced sustainability and livable communities. The project is organized into a series of vertical districts. These districts organize the building into functions that support one another through efficient resource management to increase opportunities for reuse and repurposing of energy and water, and to benefit the tenants with an increased sense of community.

The districts create an opportunity for the building structure, which will set a new benchmark in Chicago for sustainable building performance and mass timber construction. Mass timber was selected in response to C40's Challenges - Energy Efficiency and Low Carbon Energy Consumption and Life-Cycle Assessments and Sustainable Construction Materials. ecoVIBE will achieve carbon neutrality, including operational, embodied, sequestered, and avoided carbon in less than 2.5 years.



Carbon Neutral Timeline

- 1. Baseline: Indefinite Emissions
- 2. Conventional Carbon Neutral Approach: Avoid a portion of Emissions
- 3. ecoVIBE: Carbon Neutral after 2.25 years (27 months) of Operation



Healthy for the people.  
Harmony with the planet.

C40 10 Challenges

- 01. Energy Efficiency and Low Carbon Energy Consumption**
  - ILFI Zero Energy Certification
  - Full electrification of building systems
  - Rooftop and facade photovoltaics
  - On-site fuel cell (basis of design)
  - High-performance envelope
  - Smart switching and metering
  - On-site generation
  - Geo-piles
  - Geo-exchange system in Pritzker Park (under consideration)
  - Energy-efficient HVAC, water heaters, lighting, appliances
- 02. Life Cycle Assessments and Sustainable Construction Materials**
  - Mass timber structure
  - Perkins&Will Precautionary List-free materials
  - Low-carbon concrete
- 03. Low Carbon Mobility**
  - Public transit oriented
  - Bike share and parking
  - Zero parking provided off-street
- 04. Climate Resilience and Adaptation**
  - Heat island mitigation
  - Flood-resistant critical infrastructure
  - Hybrid natural ventilation
  - Community spaces for residents
  - Smart-building tenant engagement system
  - Battery back-up and Nanogrid
- 05. Ecological Services for the Neighborhood and Green Jobs**
  - Waste-to-energy system supported by the neighborhood
  - Green jobs in building maintenance and management
  - On-site Arts Cafe
- 06. Sustainable Water Management**
  - Blue-green roof
  - Rainwater capture and garden
  - Permeable Pavers
  - Lower-flow than WaterSense fixtures
  - Increased capacity stormwater management system
- 07. Sustainable Waste Management**
  - Waste-to-energy system
  - Source-separated waste collection
- 08. Bio-diversity, Urban Revegetation, and Agriculture**
  - Dense tree canopy
  - Pollinator garden
  - Native and adapted plant species
  - Micro-Climate
  - Urban apiary
- 09. Inclusive Actions, Social Benefits, and Community Engagement**
  - Inclusive affordable transit-oriented development
  - Neighborhood Medical Clinic
  - Improved public park
  - Activated open space
  - WELL Certification
  - Partnerships with local educational institutions
  - Local art work on display
- 10. Innovative Architecture and Urban Design**
  - Building activates Pritzker Park
  - Unique hybrid structural system
  - Self-shading facade
  - Stormwater Fountain
  - Outdoor space for cross-ventilation



ecoVIBE Create Community Room



ecoVIBE Create 2 Bed Unit