



COMMITTEE ON DESIGN

Department of Planning and Development

5200 – 5224 W. Chicago Avenue

Austin / 37th Ward / Ald. Mitts

Heartland Housing

Oak Park Regional Housing Center (OPRHC)

Applegate & Thorne Thomsen

August 11, 2021



DESIGN NARRATIVE

- The massing of the new development **honors the historic bank building**, while creating a **bold new gesture**, appropriate for our time.
- The historic Laramie Bank Building will be restored and reopened to the public with a new **bank, café, Blues Museum, and business incubator space**. It will be operated by a community board and profits will be **reinvested into the neighborhood**, building generational wealth.
- The vacant parcels will be redeveloped for 76 residential units, including a mix of 1, 2, and 3 bedroom units. **Shared social space** will be available on each floor to foster community, and a roof deck will provide access to outdoor space.
- Between the two buildings, a **lively plaza** will be created, complete with a bosque, tiered seating and stage, stormwater garden, and café seating. The plaza will be enclosed with moveable perforated panels wrapped in art that **celebrates the Austin community**.
- The material palette includes warm-grey brick, bright metal panel, brise-soleils made of anodized aluminum perforated panels, and polychromatic window accents, referencing the pan-African colors of the **Soul City Corridor**.



COMMUNITY CONCERNS

- Concern 1
- Concern 2
- Concern 3
- Concern 4

★ PLANNING + DESIGN GUIDELINES



Austin Quality of Life Plan

Austin Coming Together, LISC Chicago

- Community Narrative
- Economic Development
- Education, Housing, Public Safety
- Youth Empowerment
- Civic Engagement



Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

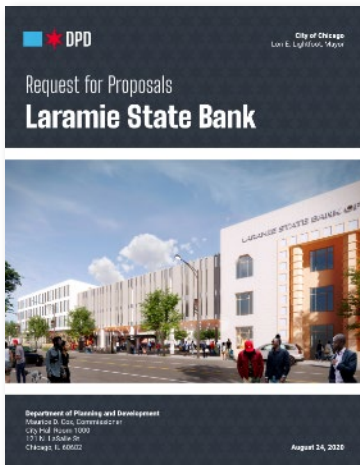
- (10) guiding principles organized in (5) key themes: equity, innovation, sense of place, sustainability, and communication



DOH Standards

Chicago Department of Housing, May 2021

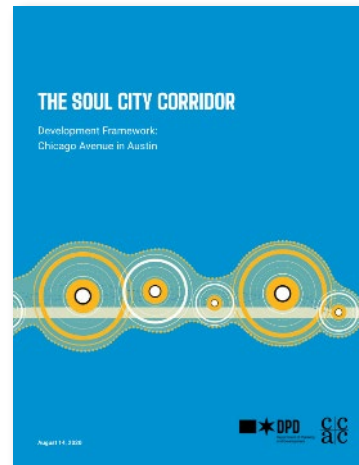
- Guidelines and requirements for high-quality affordable housing



Laramie State Bank RFP

Invest S/W Austin Neighborhood, August 2020

- Site and Project Description
- Neighborhood Roundtable
- Community Wealth Building Strategies



The Soul City Corridor

Chicago Central Area Committee, August 2020

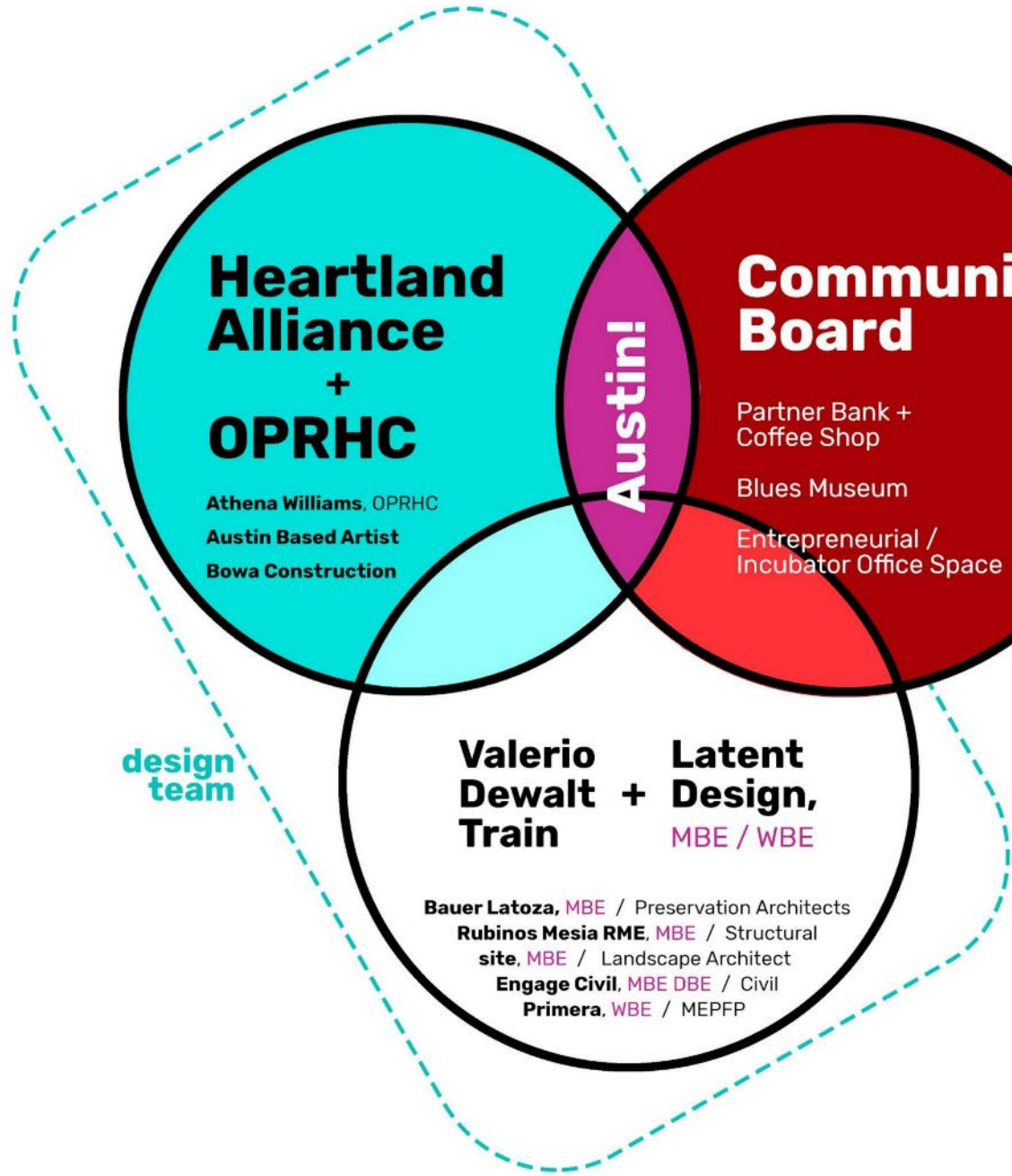
- Development Framework for Chicago Avenue in Austin.



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Design excellence across the City
- Sustainability
- Program Mix
- Site Design
- Public Realm
- Massing
- Facade



Heartland Alliance + OPRHC

Athena Williams, OPRHC
Austin Based Artist
Bowa Construction

Community Board

Partner Bank + Coffee Shop
Blues Museum
Entrepreneurial / Incubator Office Space

Austin!

design team

Valerio Dewalt Train + Latent Design, MBE / WBE

Bauer Latoza, MBE / Preservation Architects
Rubinos Mesia RME, MBE / Structural
site, MBE / Landscape Architect
Engage Civil, MBE DBE / Civil
Primera, WBE / MEPFP



Earl Chase
Executive Director
Heartland Housing



Mark Kruse
Senior Director
Heartland Housing



Charlie Johnson
Senior Associate Director
Heartland Housing



Athena Williams
Executive Director
Oak Park Regional Housing Center



Keith Brownlee
Austin Artist
Kaya Art



Gregg Parker
Musician & Collector
Chicago Blues Museum



Local Artists
Bank Partners
Business Incubator Operator
Cafe Owner



Joe Valerio
Founding Principal
Valerio Dewalt Train



Christine McGrath
Principal
Valerio Dewalt Train



Tom Daly
Senior Associate
Valerio Dewalt Train



Matt Gamache
Senior Associate
Valerio Dewalt Train



Katie Hart
Architect
Valerio Dewalt Train



Udo Anidobu
Intern Architect
Valerio Dewalt Train



Katherine Darnstadt
Founding Principal
Latent Design



Nic Anderson
Architect
Latent Design



Nosa Ehimwenman
CEO
Bowa Construction



Lee Fantroy
Project Executive
Bowa Construction



Ernie Wong
Principal
site Design Group
(Landscape Arch)



Cassandra Rice
Project Manager
site Design Group
(Landscape Arch)



Eddie Torrez
Principal
Bauer Latoza
(Historic Preservation)



Mohsen Farahany
Principal
RME (Structural)



Nihar Shah
Engineer
RME (Structural)



Rina Vidri
Engineer
Primera (MEP)



Kelsey Taylor
Principal
Engage (Civil)



catalyze
socialize
localize



catalyze

1. A design that is a **catalyst** for Austin's renewal. An architecture that **sparks investment** in the surrounding blocks.
2. A design that pairs **iconic new architecture** with an innovative **adaptive reuse** of the historic bank.
3. An architecture that is **high impact** but **affordable**.



socialize

1. An architecture that is **dense, urban,** and **buzzing with activity.**
2. An **accessible** design that connects affordable housing to the community.
3. An architecture that is **scaled to the human** and focuses on the pedestrian. Everything is walkable, approachable, and purposeful.



localize

1. A building and place that is **in Austin and for Austin**. A design that celebrates Austin through **art, architecture, and a compelling narrative**.
2. A community-based non-profit that **owns and operates** the commercial/retail spaces in the restored bank building. Profits are allocated back to the neighborhood, creating generational wealth.
3. A new **public green space** and **hub** for Chicago Avenue in Austin.

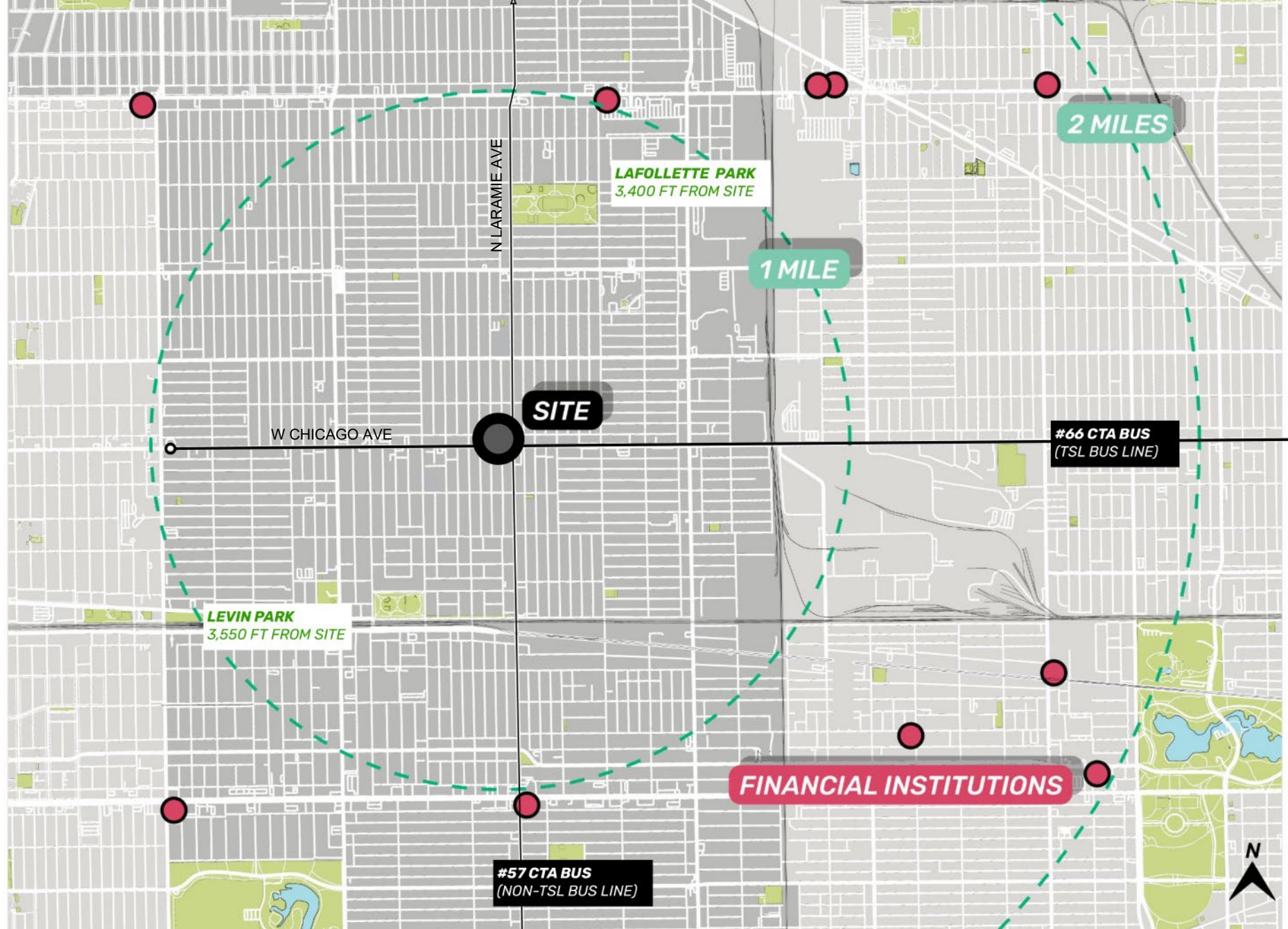


Public Green Space

One key amenity missing in the Austin community is access to public green space. As shown on the map, the neighborhood has but a few small pockets mostly on the periphery. We see the Laramie Bank site as an opportunity to provide a public plaza filled with lush foliage and local plants.

Financial Institutions

As seen on the map, the Austin neighborhood has no financial institutions within a 1-mile radius of the site. The proposed plan aims to encourage growth in community wealth by restoring the Laramie Bank into the financial institution that it was once. By adding a business incubator within the building, the hope is that local businesses can be birthed right on site.



SITE CONTEXT ANALYSIS



Restored Laramie Bank Building

Blues Museum
 Financial Institution
 Cafe & Lounge
 Co-Working Space

Plaza / Green Space

Public Art
 Performance Space
 Cafe Seating
 Bioswale & native plantings

New Residential Building

Community Room	975 SF	1
Property Mgmt	650 SF	1
Social Space	500 SF	5
Computer	330 SF	1
Fitness	625 SF	1
Laundry	625 SF	1
1 Bedroom Units	650 SF	36
2 Bedroom Units	950 SF	35
3 Bedroom Units	1,200 SF	5
		<hr/>
		76
Parking	30 Stalls	
Bike Storage	55 Stalls	





Aspire Center, Austin Coming Together / Madison & Central



Austin Harvest



Forty Acres Fresh Market / Chicago & Waller



Pop Court / Chicago & Lockwood



By The Hand Club For Kids / Kinzie & Laramie





Chicago & Laramie



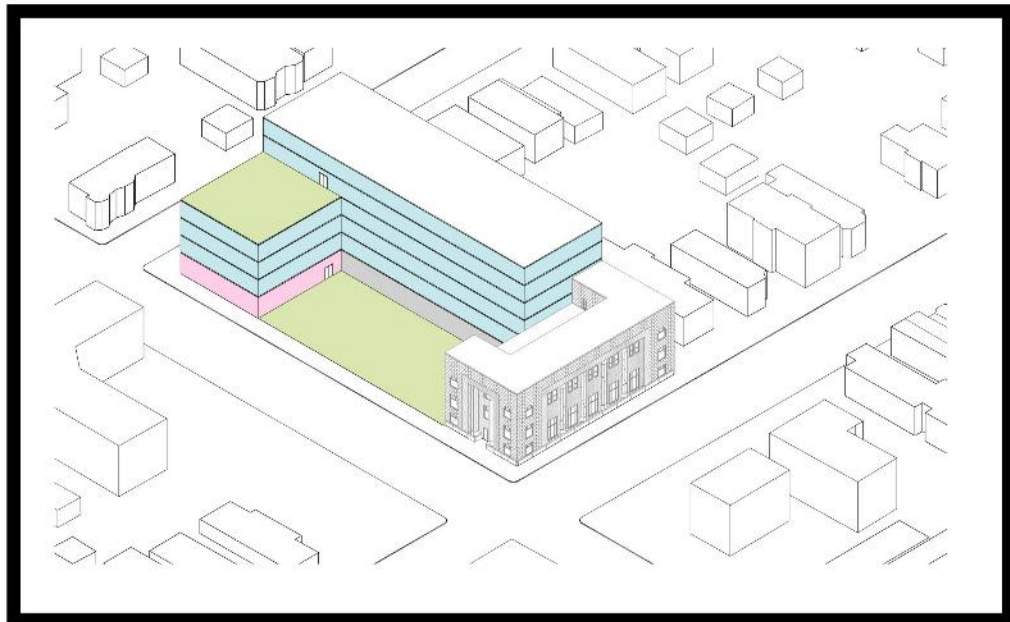
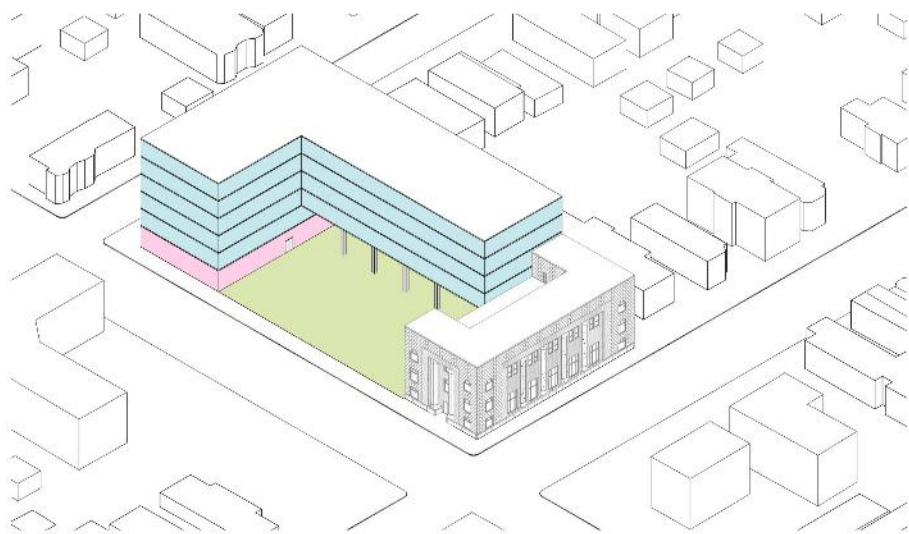
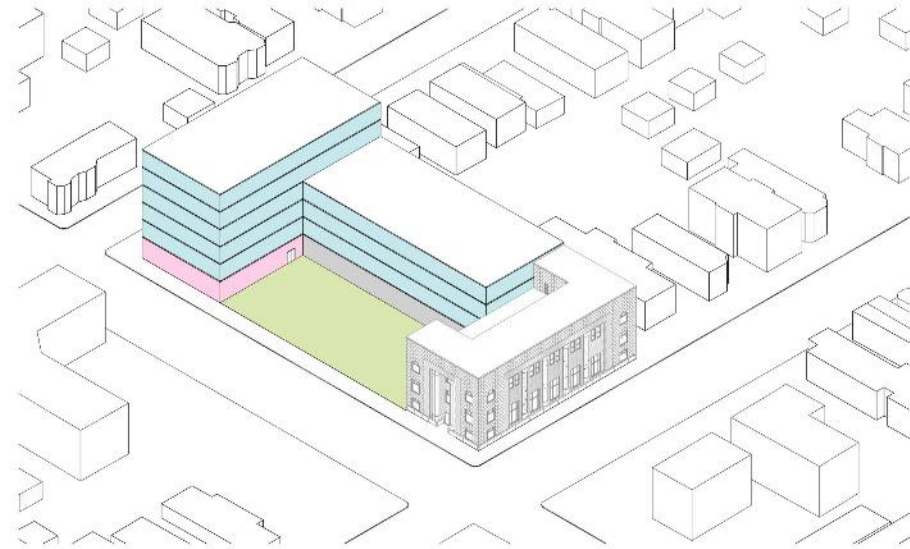
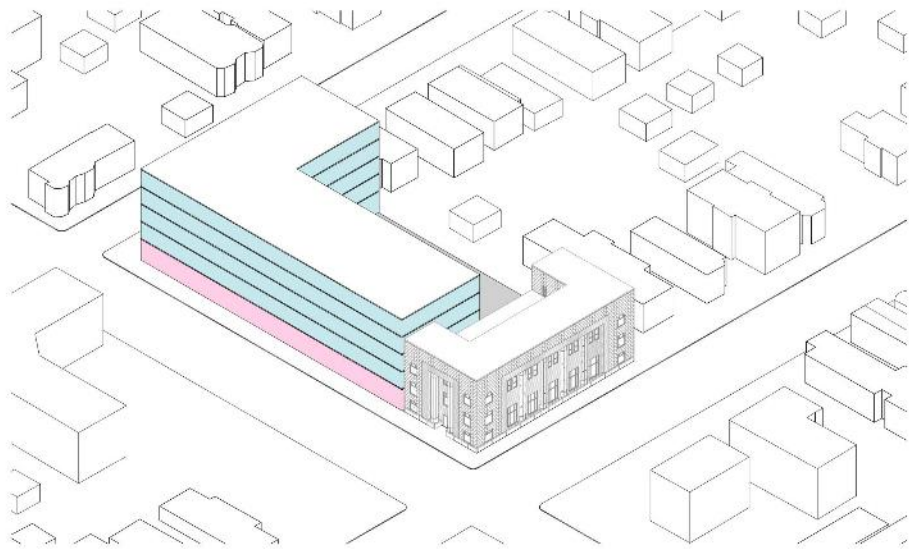
Chicago & Latrobe

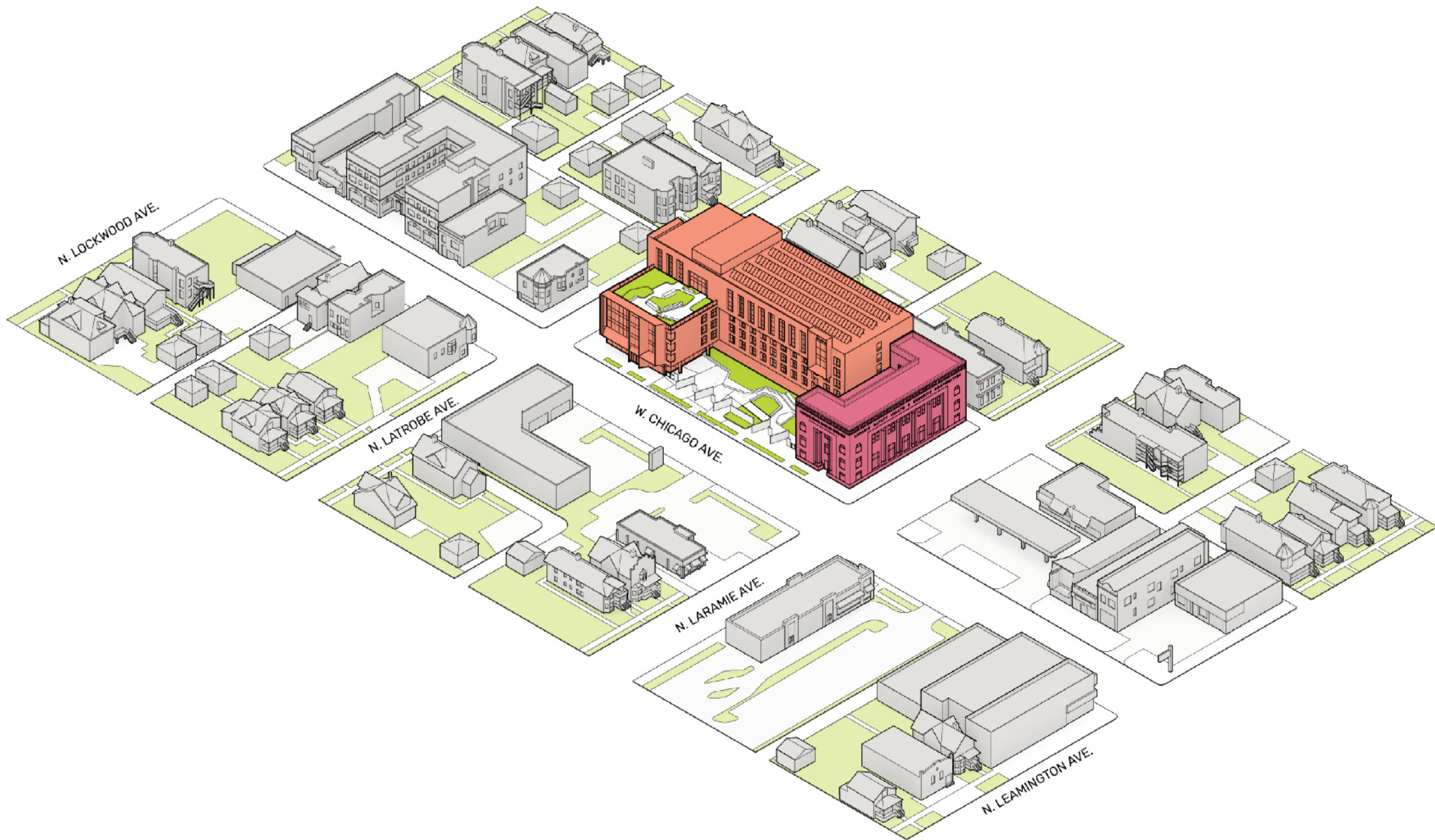


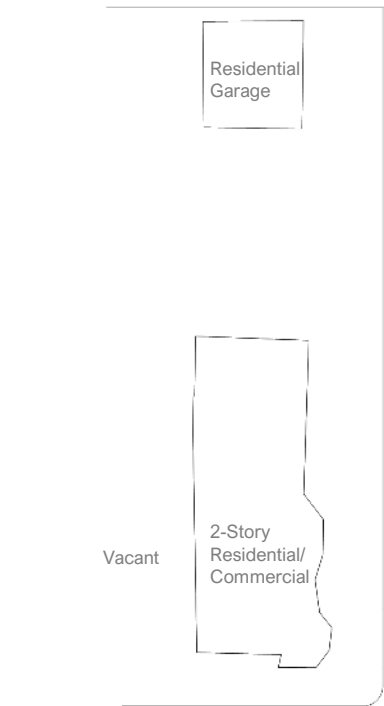
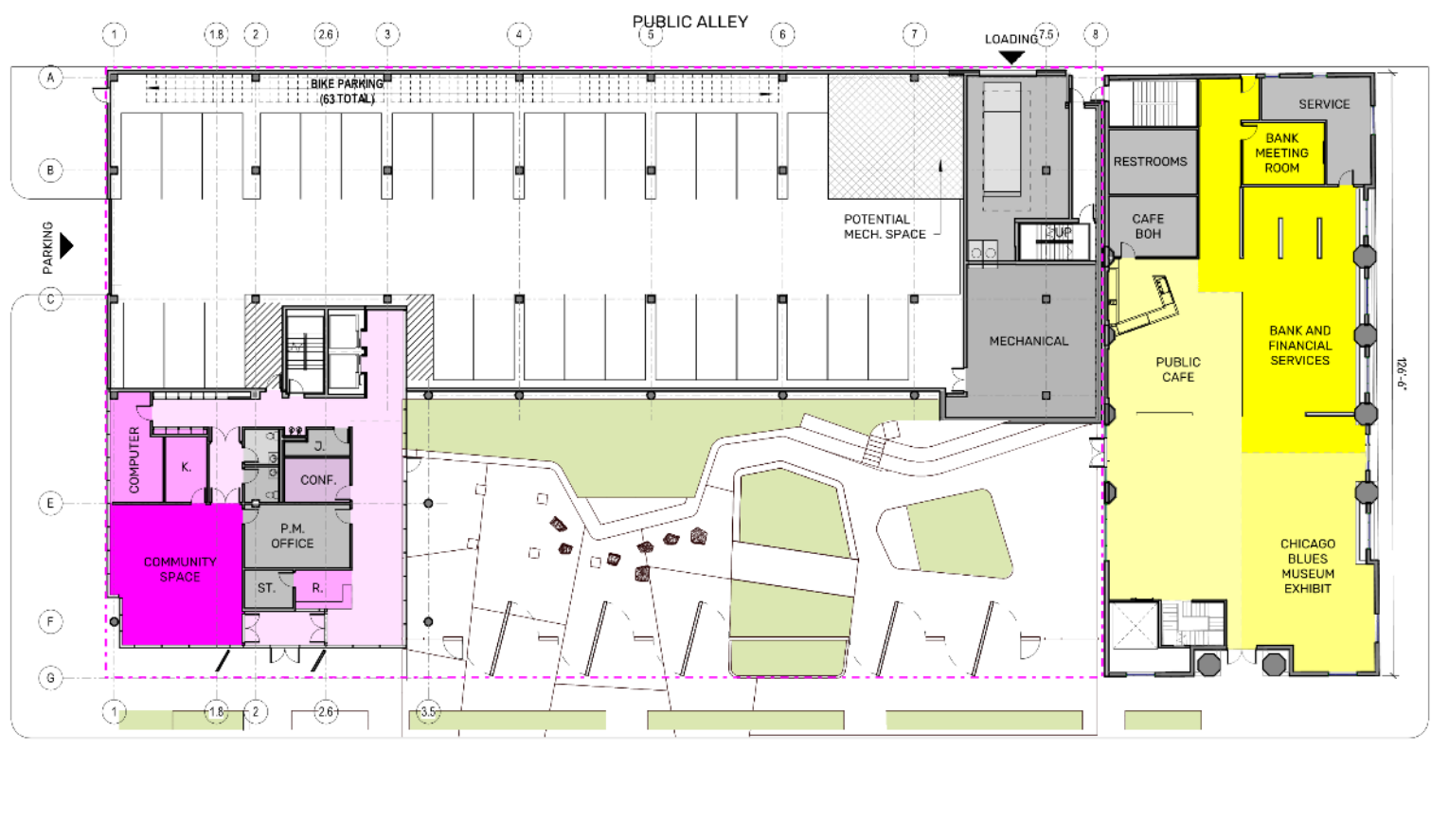
Laramie



Latrobe



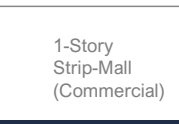


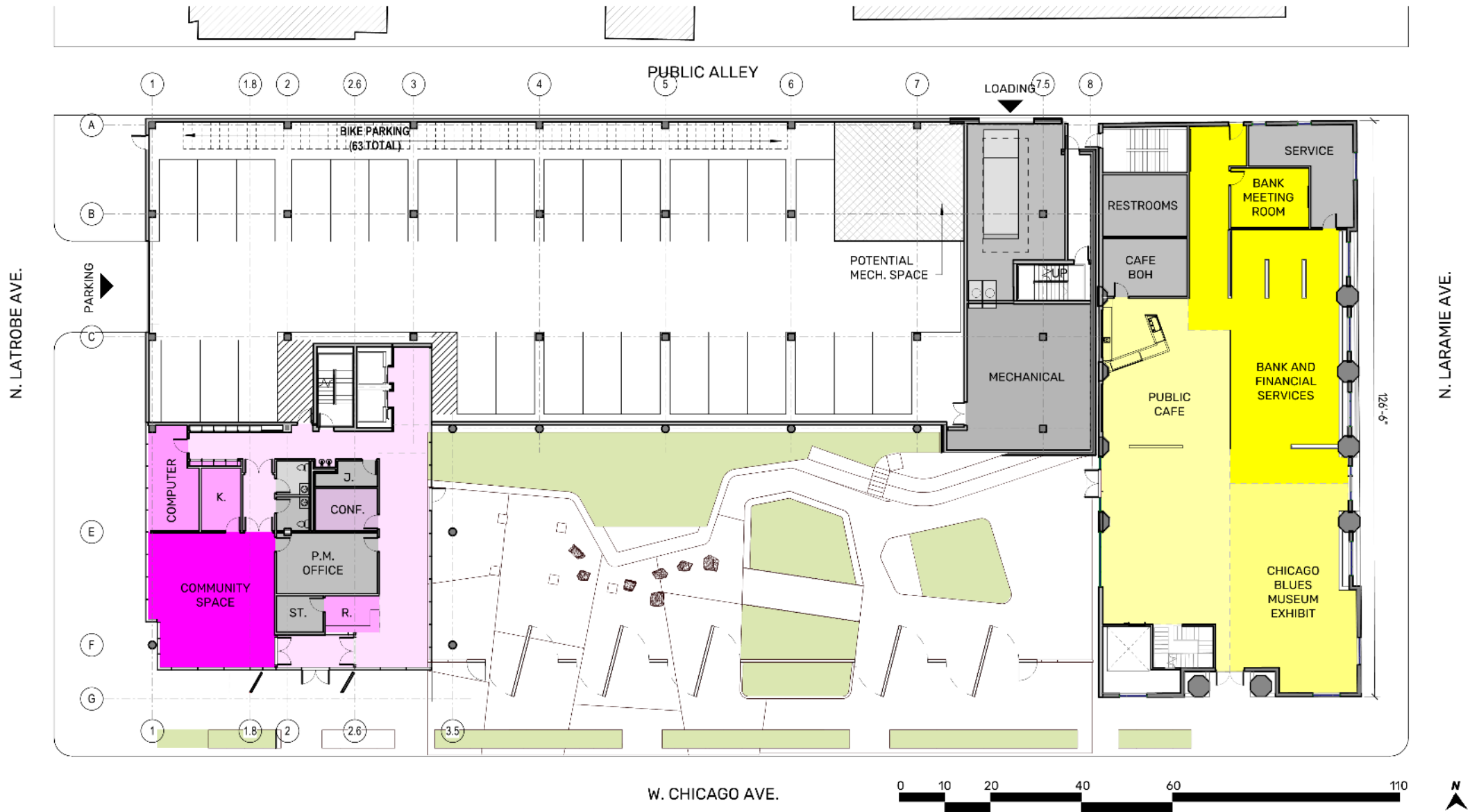


W. CHICAGO AVE.



SITE PLAN





GROUND FLOOR PLAN



LEVELS 2-4 FLOOR PLAN



LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



Summer Solstice

Equinox

9 am



3 pm





RENDERING_COMPETITION PHASE



- A** ANODIZED ALUMINUM BAR GRATING (BRISE SOLEIL)
- B** METAL PANEL
- C** WARM GREY BRICK
- D** WINDOW WALL
- E** PUNCHED OPENINGS W/ PAN-AFRICAN COLOR ACCENTS



RENDERING DESIGN UPDATE





RENDERING_BRISE SOLEILS



RENDERING_VIEW FROM CHICAGO & LARAMIE



RENDERING_VIEW FROM CHICAGO & LATROBE



RENDERING_VIEW FROM CHICAGO & LATROBE



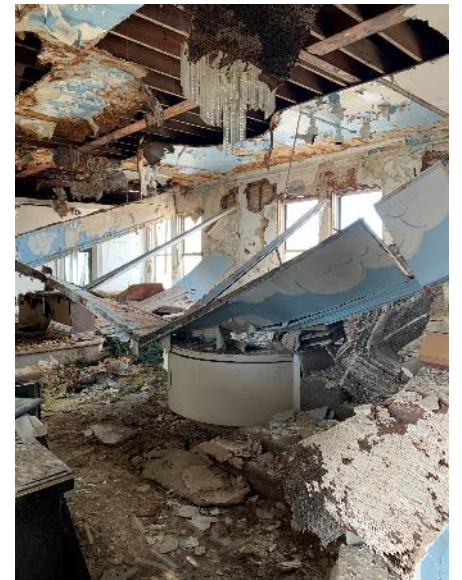
RENDERING_VIEW ALONG CHICAGO AVENUE



RENDERING_VIEW ALONG CHICAGO AVENUE



RENDERING_VIEW FROM LATROBE



EXISTING CONDITIONS_HISTORIC BANK BUILDING INTERIOR



RENDERING_BANK BUILDING INTERIOR VIEW

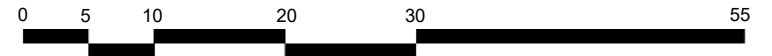
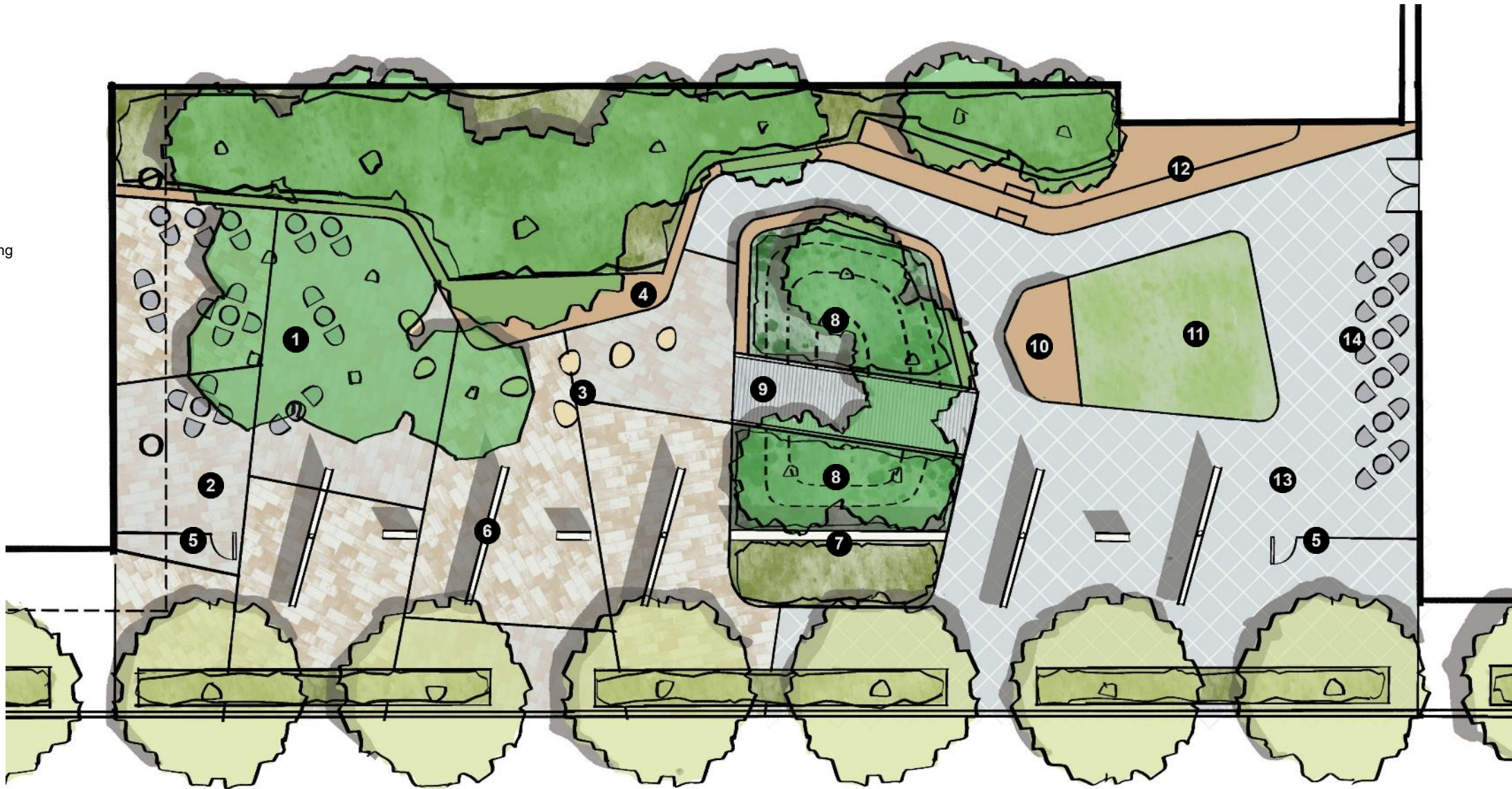


RENDERING_BANK BUILDING INTERIOR VIEW



LEGEND:

- 1** Bosque & Movable Seating
- 2** Stone Paver
- 3** Stone Seating
- 4** Seating Deck
- 5** Egress Gate
- 6** Rotatable Panels
- 7** Perforated Art Wall
- 8** Stormwater Planter
- 9** Bridge
- 10** Stage
- 11** Lawn
- 12** Terraced Seating
- 13** Permeable Pavers
- 14** Movable Café Seating



PLAZA DESIGN PLAN



RENDERING_VIEW OF PLAZA



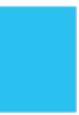
RENDERING_VIEW OF PLAZA



RENDERING_VIEW OF PLAZA



RENDERING_VIEW FROM ROOFTOP DECK



Historic Terracotta

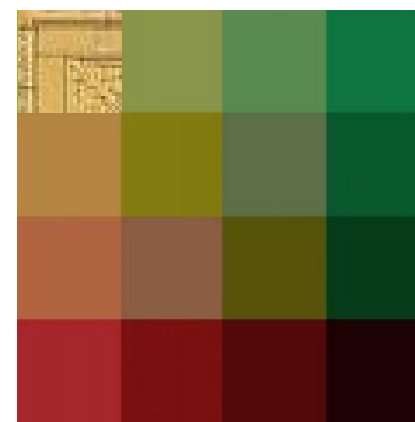
Warm Grey Brick



Metal Panel



Window Frame



Pan-African Color Accent



Anodized Aluminum Bar Grating at Brise-Soleils



Preliminary Sustainable Development Matrix
Assuming LEED Silver Certification



Compliance Options	Points Required		Sustainable Strategies Menu																																											
			Health										Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife									
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)		2.3 Exceed Energy Code (10%)		2.4 Exceed Energy Code (25%)		2.5 Exceed Energy Code (40%)		2.6 Onsite Renewable Energy (3%)		2.7 Onsite Renewable Energy (5%)		3.1 Exceed Stormwater Ordinance by 25%		3.2 Exceed Stormwater Ordinance by 50%		3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification		5.1 Green Roof 50-100%		5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)		6.2 Indoor Water Use Reduction (40%)		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>																																												
Options Without Certification	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	10	20	20	5	5	5	5	10	5	5	10	10	5	10		
Options With Certification																																														
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	20	NA	NA	NA	5	5	5	5	10	10	5	10				
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	20	NA	NA	NA	5	5	5	5	10	10	5	10						
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	20	NA	NA	NA	5	5	5	5	10	10	5	10							
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	20	NA	NA	NA	5	5	5	5	10	10	5	10							
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	20	NA	NA	NA	5	5	5	5	10	10	5	10							
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	20	NA	NA	NA	5	5	5	5	10	10	5	10							
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	20	NA	NA	NA	NA	5	5	5	5	10	10	5	10						
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	NA	30	40	50	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	10	20	NA	5	5	5	10	10	5	10							
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	10	20	5	5	5	5	10	10	5	10							
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	10	20	5	5	5	5	10	10	5	10							

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)



Sustainable Design Strategies, path to 100 points



Potential Sustainable Design Strategies, TBD during design phase.

SUSTAINABLE DESIGN



SUSTAINABLE DESIGN

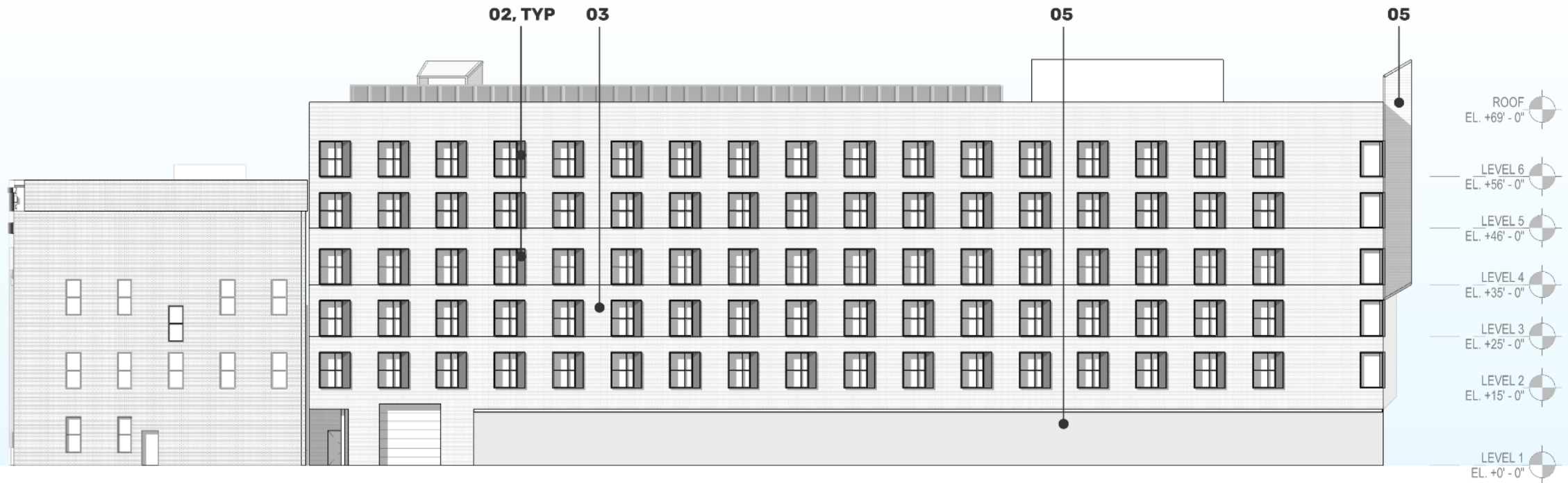


APPENDIX



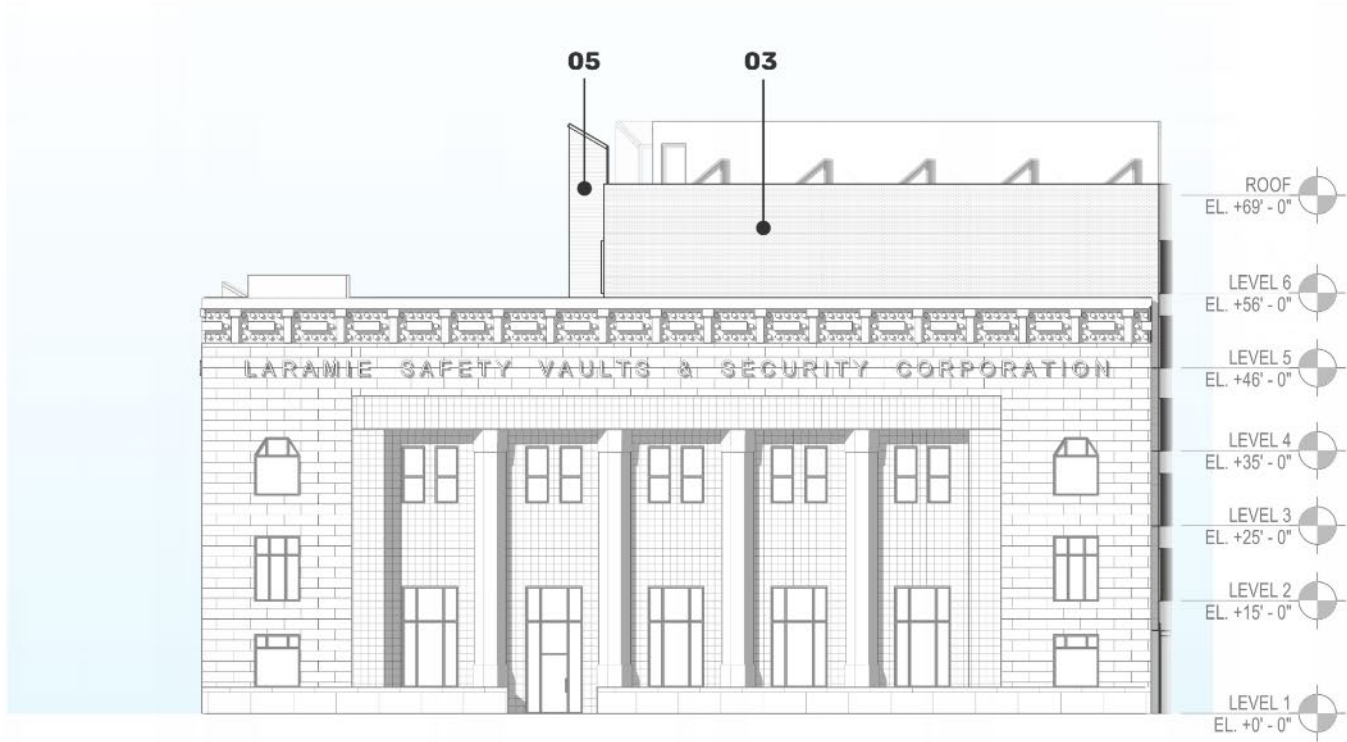
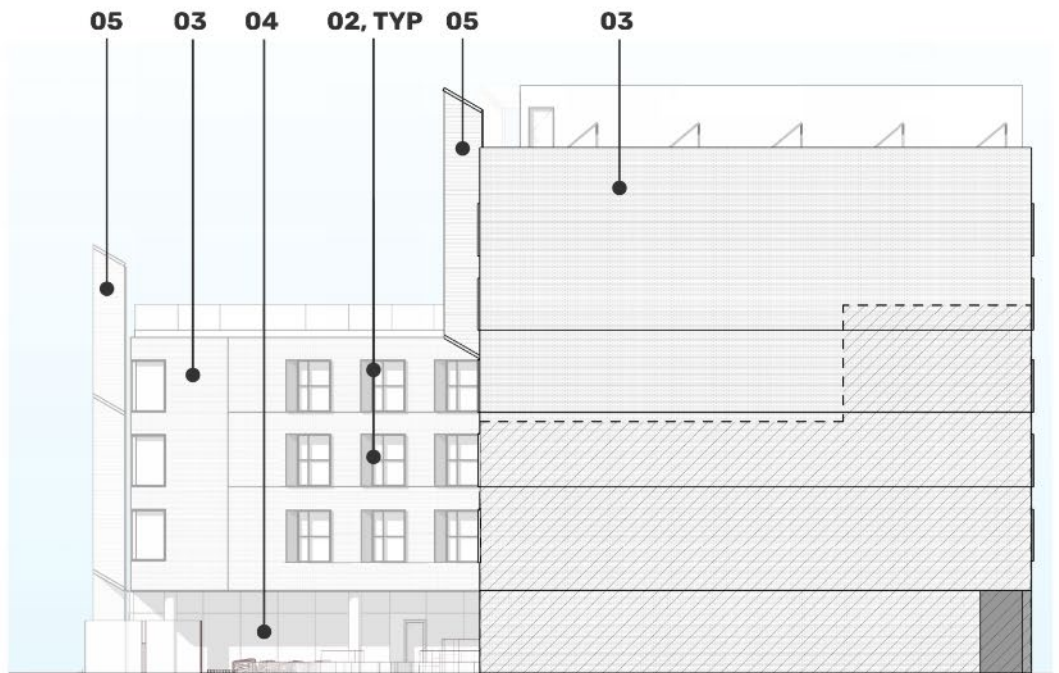
EXTERIOR MATERIAL LEGEND	01	METAL PANEL
	02	WINDOW W/ COLOR PANEL
	03	BRICK VENEER
	04	WINDOW WALL
	05	PERFORATED METAL SCREEN

SOUTH ELEVATION



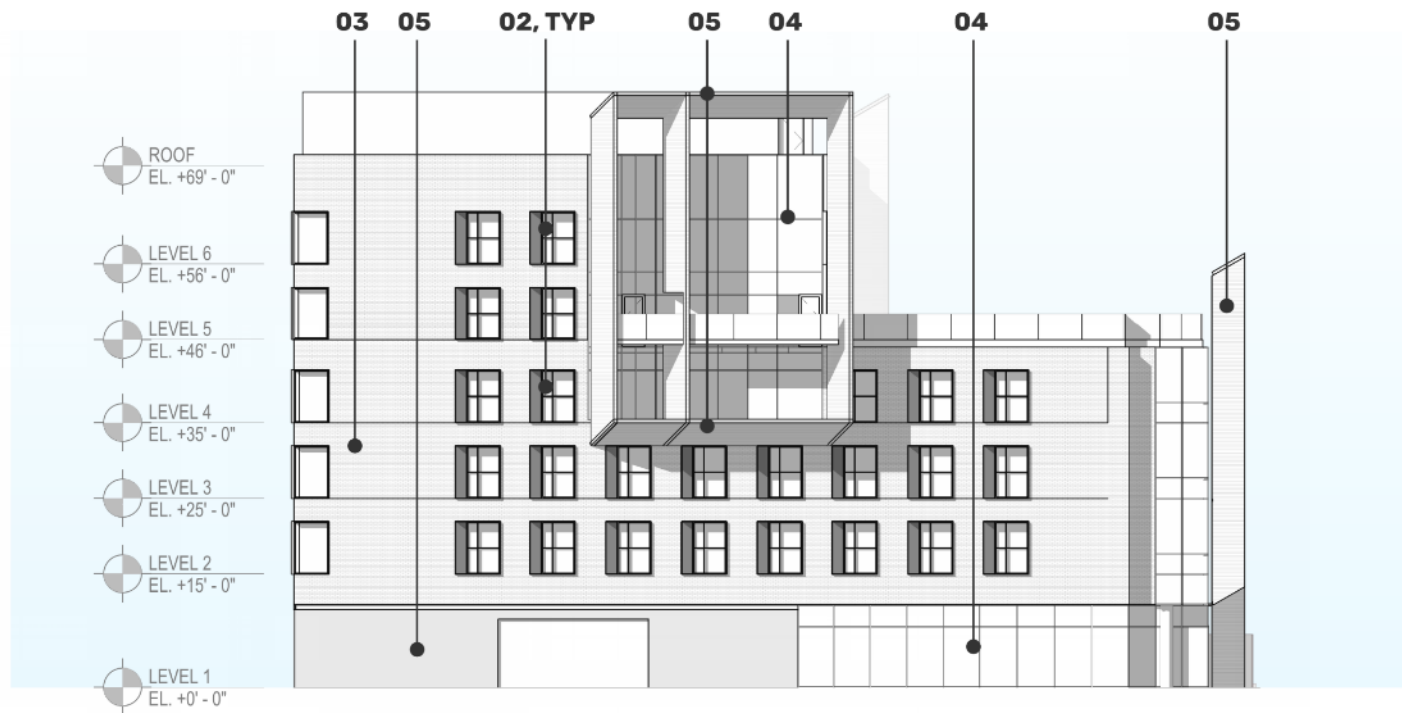
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	03	BRICK VENEER
	04	WINDOW WALL
	05	PERFORATED METAL SCREEN

NORTH ELEVATION



EXTERIOR MATERIAL LEGEND	01	METAL PANEL
	02	WINDOW W/ COLOR PANEL
	03	BRICK VENEER
	04	WINDOW WALL
	05	PERFORATED METAL SCREEN

EAST ELEVATION



EXTERIOR MATERIAL LEGEND	01	METAL PANEL
	02	WINDOW W/ COLOR PANEL
	03	BRICK VENEER
	04	WINDOW WALL
	05	PERFORATED METAL SCREEN