



COMMITTEE ON DESIGN

Department of Planning and Development

7901 S Exchange Ave, Chicago, IL 60617

South Chicago/ 7th Ward / Alderman Mitchell

Developer: DL3 Realty Advisors

Architect: KOO

Attorneys: Taft Law (zoning), Applegate & Thorne-Thomsen (project)

DRAFT: AUGUST 10, 2022

DEVELOPMENT CONCEPT



Thrive Exchange South Apartments is a proud Invest South/ West award winner!

- Thrive Exchange South will bring 43 affordable workforce luxury housing units to South Shore / South Chicago, an area which has lost substantial population over the past 50 years.
- All apartments will rent at 60% of the area median income (approximately \$960 for a studio, \$1,075 for a 1-bedroom and \$1,295 for a 2-bedroom).
- A Neighborhood Housing Services office will provide credit and homeownership counseling to building and area residents.
- The project is transit-oriented, consistent with the Mayor's and Department of Housing and Planning e-TOD priority, located adjacent to a Metra stop and along the heavily used 79th Street CTA bus line.
- The project is part of a larger 4-corners strategy to catalyze positivity and change. Plans to revitalize the historic Ringer Building as a healthcare facility are in motion. Also planned are a residential Phase II with an additional 35 to 45 apartments plus acquisition and refurbishment of the troubled Star Plaza strip mall.



COMMUNITY FEEDBACK

DL3 Realty Advisors along with Alderman Mitchell's office and the Department of Planning and Development have hosted numerous community roundtables and meetings, both via Zoom and in-person. Key community desires were:

- Middle Income Housing - The project rents are all at 60% of the area median income (AMI) addressing many community members' desire for middle income housing (the "missing middle"). This rent level is at or slightly above current area rents and the highest level allowed by the project financing.
- Food and Grocery - We are seeking a coffee/ sandwich business for some or all of the ground floor retail, addressing the desire for more food options.

THRIVE EXCHANGE



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DESIGN NARRATIVE



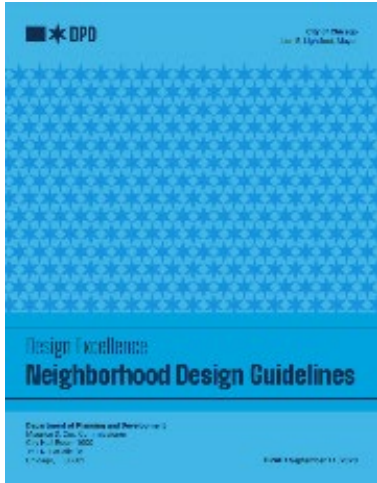
THRIVE EXCHANGE

Our vision of Thrive Exchange builds on the unique character and historic significance of the South Shore and South Chicago neighborhoods, and this intersection specifically. The new design elements are anchored by the revitalization of cultural assets like the historic Ringer building, as well as the careful integration of important adjacent context like the Cheltenham/79th Street Metra stop.

KOO and Site Design Group have also recognized the unique and critical role that the Cheltenham/79th Street Metra stop plays for this community and especially this intersection. The stop provides an economic driver for both retail and residential development and our design celebrates and makes the most of this neighborhood asset. Thrive Exchange surrounds the Metra Stop with appropriate density similar to the apartment building at 3003 East Cheltenham Place, and a mix of uses that can make the most of the stop. We have created an inviting, flexible, and safe plaza adjacent to the stop that can host a variety of events and support retail activity.

Our mix of residential, community, and retail uses combine with a mix of scales, materials, and forms; all in a sustainable development that helps define a new, unique neighborhood identity and can serve as a catalyst for continued neighborhood investment.

PLANNING + DESIGN GUIDELINES



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Our team has focused on developing our response through the lens of the local context. We seek to create a varied community that offers multiple scales, aesthetics, vintages, and uses of buildings.



Architectural Technical Standards

City of Chicago Department of Housing, May 2021

- Residential units exceed the minimum dimensional requirements for affordable housing to provide comfortable, desirable living spaces.



Design Excellence: Guiding Principles

City of Chicago Department of Planning & Development

- Paying careful consideration to each of Design Excellence principles, our project provides a holistic, responsive addition to the South Shore/South Chicago neighborhoods.



SITE CONTEXT



0.4 MI TO BRADWELL
ELEMENTARY

METRA:
CHELTENHAM/79TH

0.3 MI TO CTA BUS: 5,
6, 26, 71, 95

0.5 MI TO RAINBOW
BEACH DUNES
SOUTH NATURAL AREA

CTA BUS - 79

SITE BOUNDARY

E 80TH ST

S EXCHANGE AVE

S SOUTH SHORE DR

S LAKE SHORE DR



Google Earth

SITE CONTEXT



Site from 79th across Tracks (looking W)



Site from Exchange (looking NW)

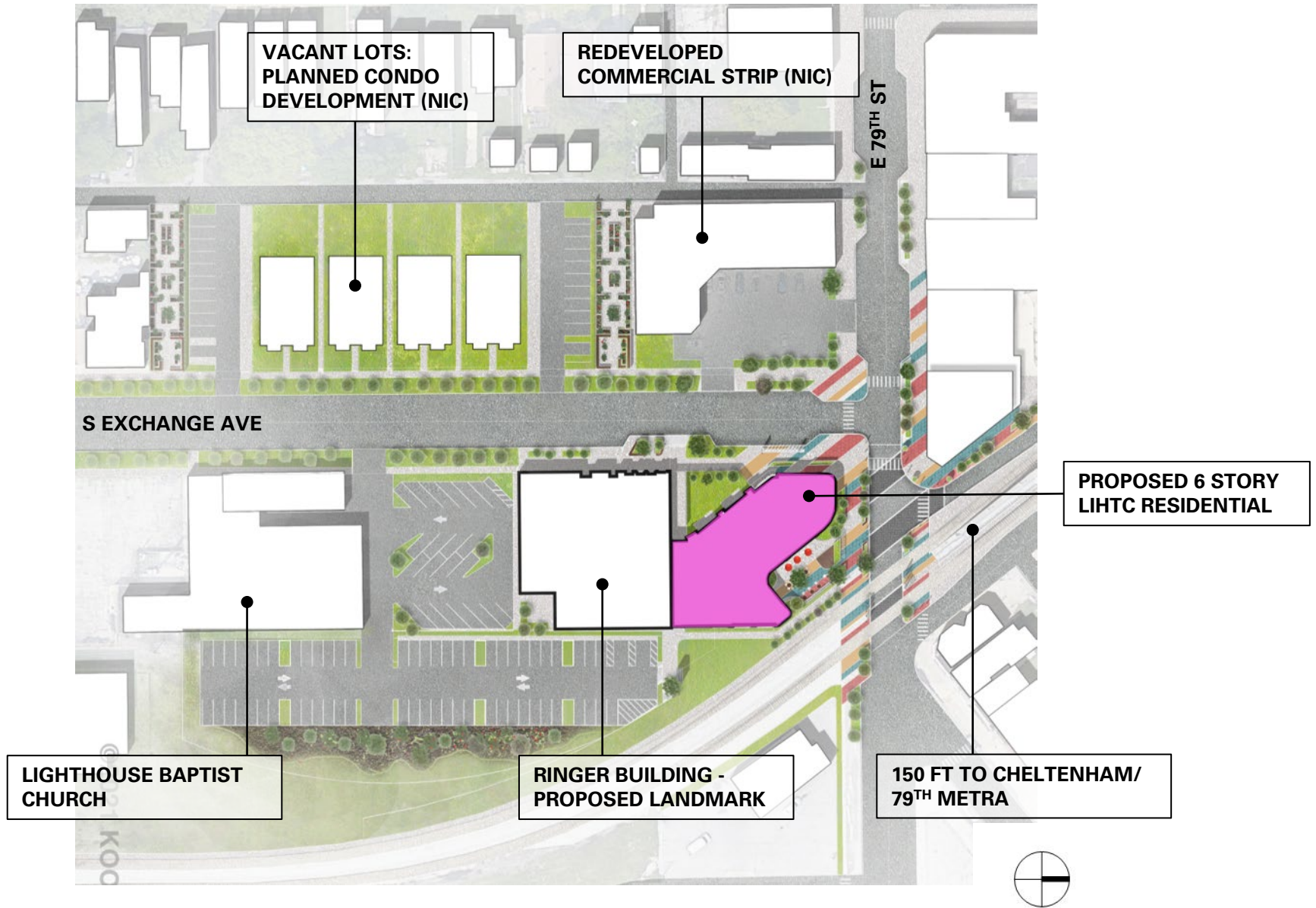


Site from Exchange (looking N)

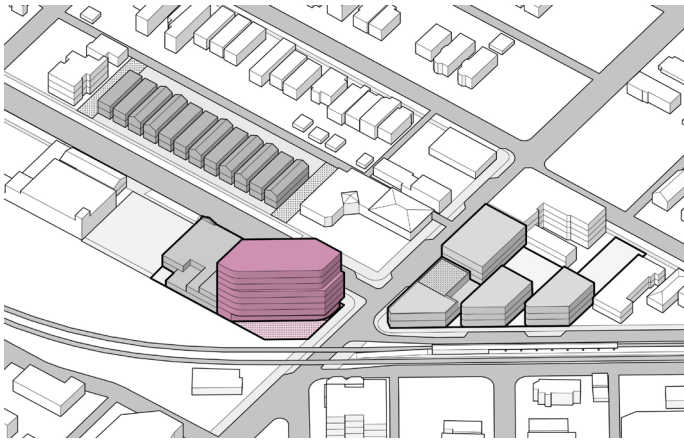


Site from 80th at Parking Drive (looking North)

ADJACENT SITE CONTEXT



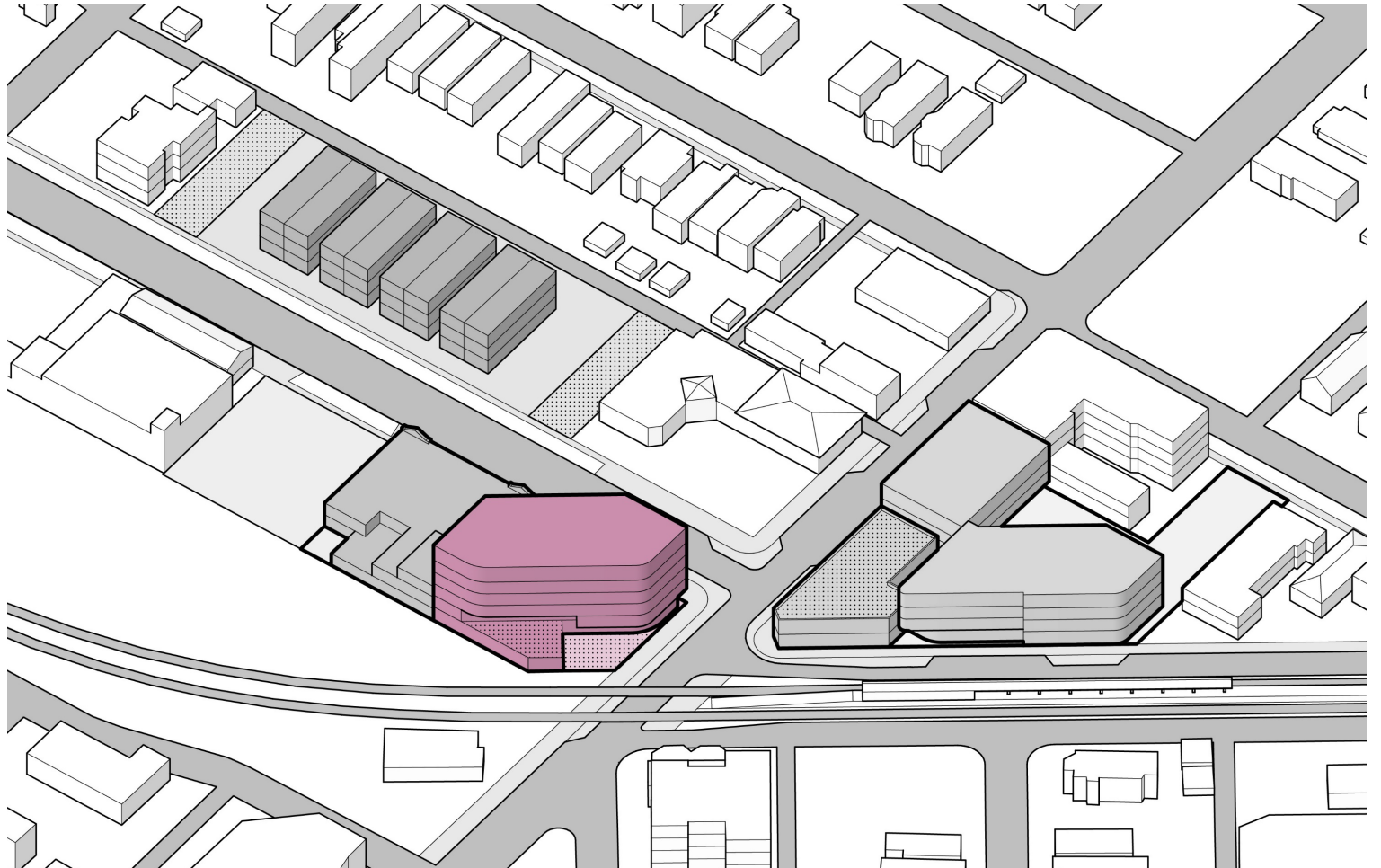
SITE CONTEXT PLAN



8 STORY TOWER WITH PLAZA



LOW RISE BUILDING W/ TWO STORY VOLUME AT ALIGN W/ RINGER AND BARBERSHOP BUILDING

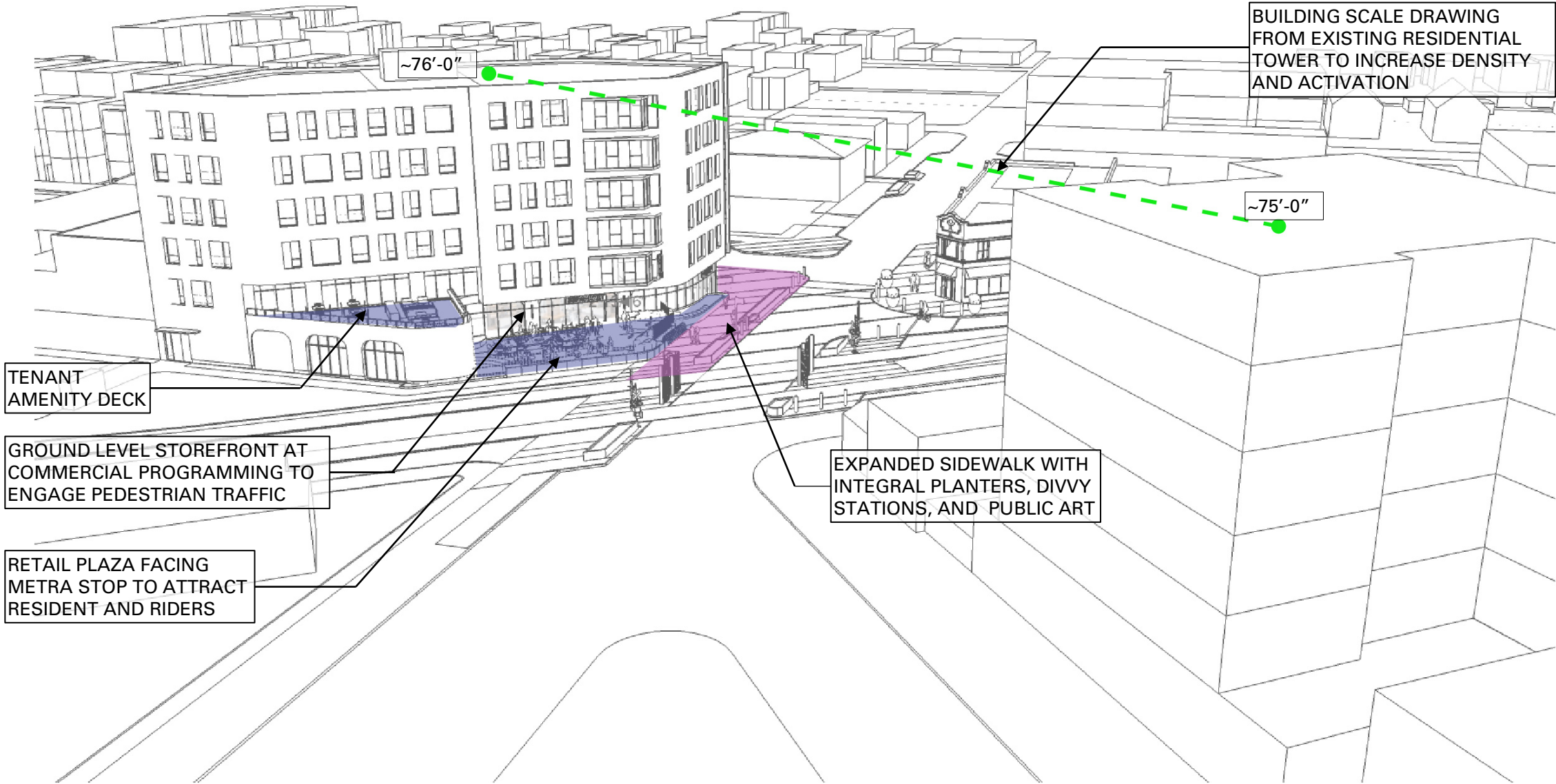


PREFERRED MASSING: MID-RISE TOWER WITH PLAZA TO ACTIVATE METRA INTERSECTION

MASSING OPTIONS



BUILDING LOCATED ON INFILL SITE TO ACTIVATE A PREVIOUSLY VACANT CORNER



TENANT AMENITY DECK

GROUND LEVEL STOREFRONT AT COMMERCIAL PROGRAMMING TO ENGAGE PEDESTRIAN TRAFFIC

RETAIL PLAZA FACING METRA STOP TO ATTRACT RESIDENT AND RIDERS

BUILDING SCALE DRAWING FROM EXISTING RESIDENTIAL TOWER TO INCREASE DENSITY AND ACTIVATION

EXPANDED SIDEWALK WITH INTEGRAL PLANTERS, DIVVY STATIONS, AND PUBLIC ART

~76'-0"

~75'-0"



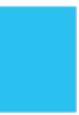
THRIVE EXCHANGE SITE AERIAL



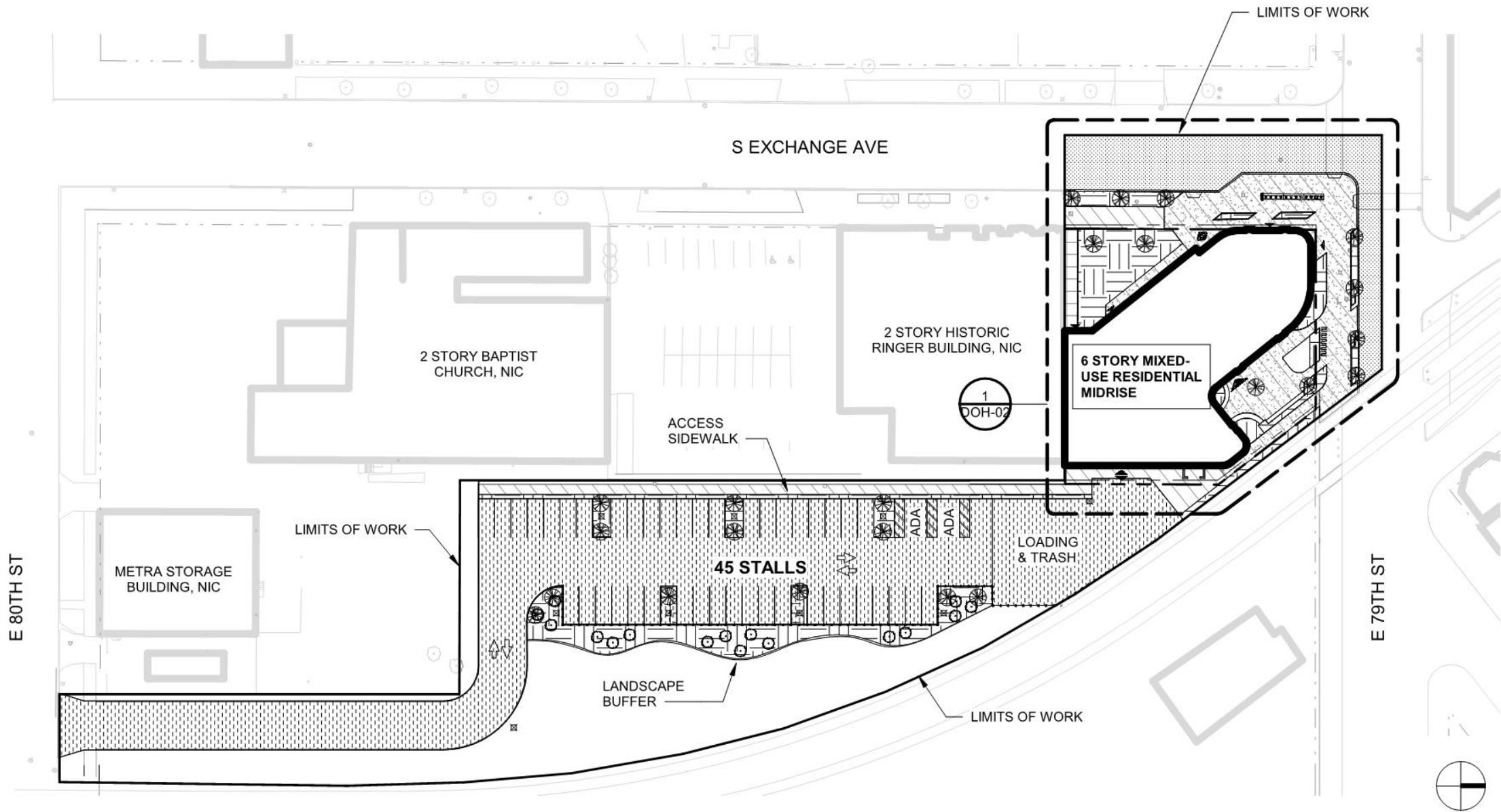
E 79TH ST LOOKING WEST



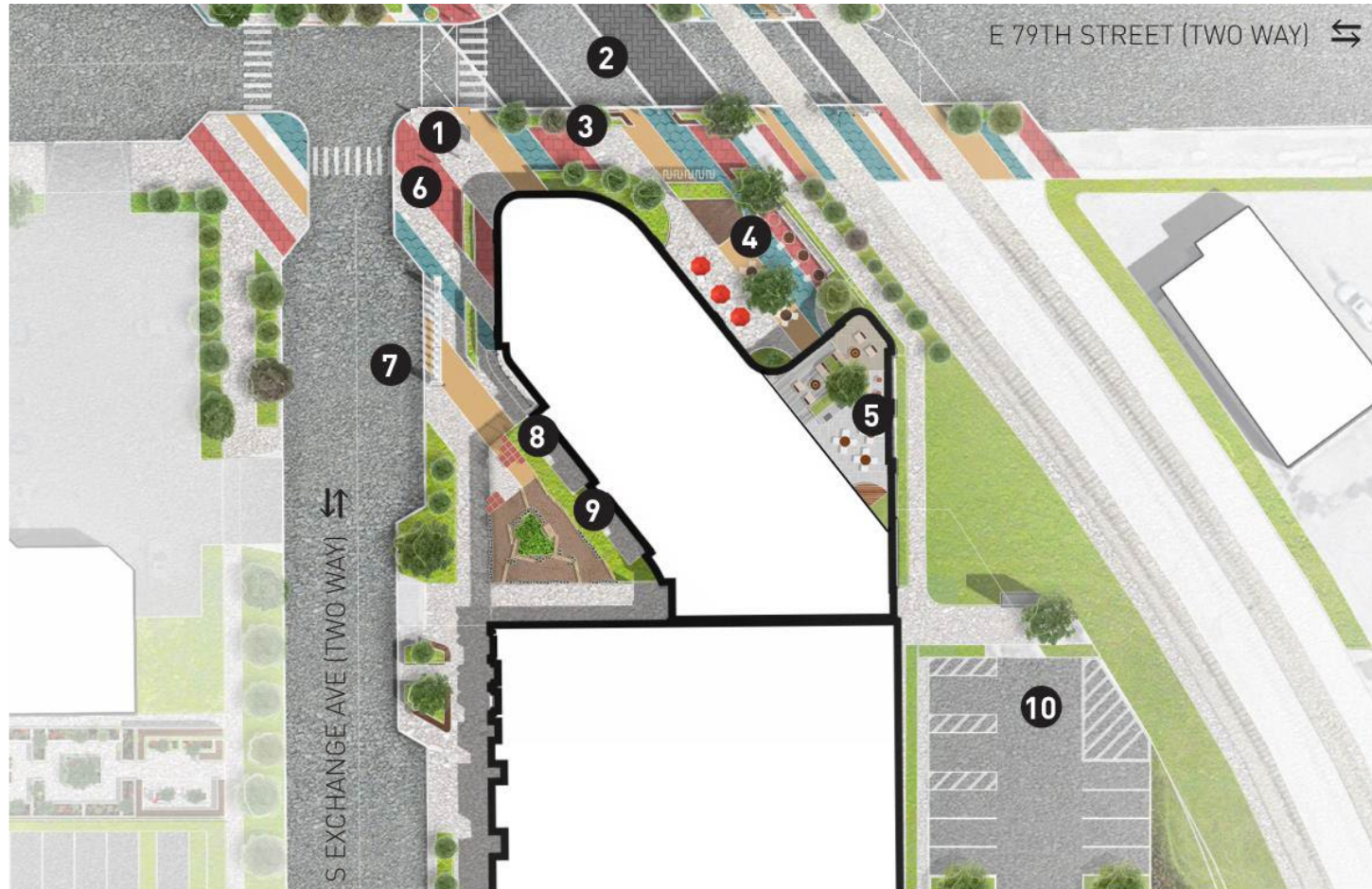
S EXCHANGE LOOKING NORTH



THRIVE EXCHANGE PLAZA EXPERIENCE



SITE PROGRAMMATIC PLAN



LEGEND:

- 1 Integrally Colored Concrete
- 2 Table Top Intersection
- 3 Streetscape Planter
- 4 Shared Community Plaza
- 5 Amenity Deck
- 6 Pedestrian Bumpout
- 7 Drop-off
- 8 Entry Plaza
- 9 Nature Play Area
- 10 Parking Lot And Loading Dock



PRECEDENT IMAGES – TRAFFIC CALMING MEASURES



4 Shared Community Plaza



4 Shared Community Plaza



5 Amenity Deck



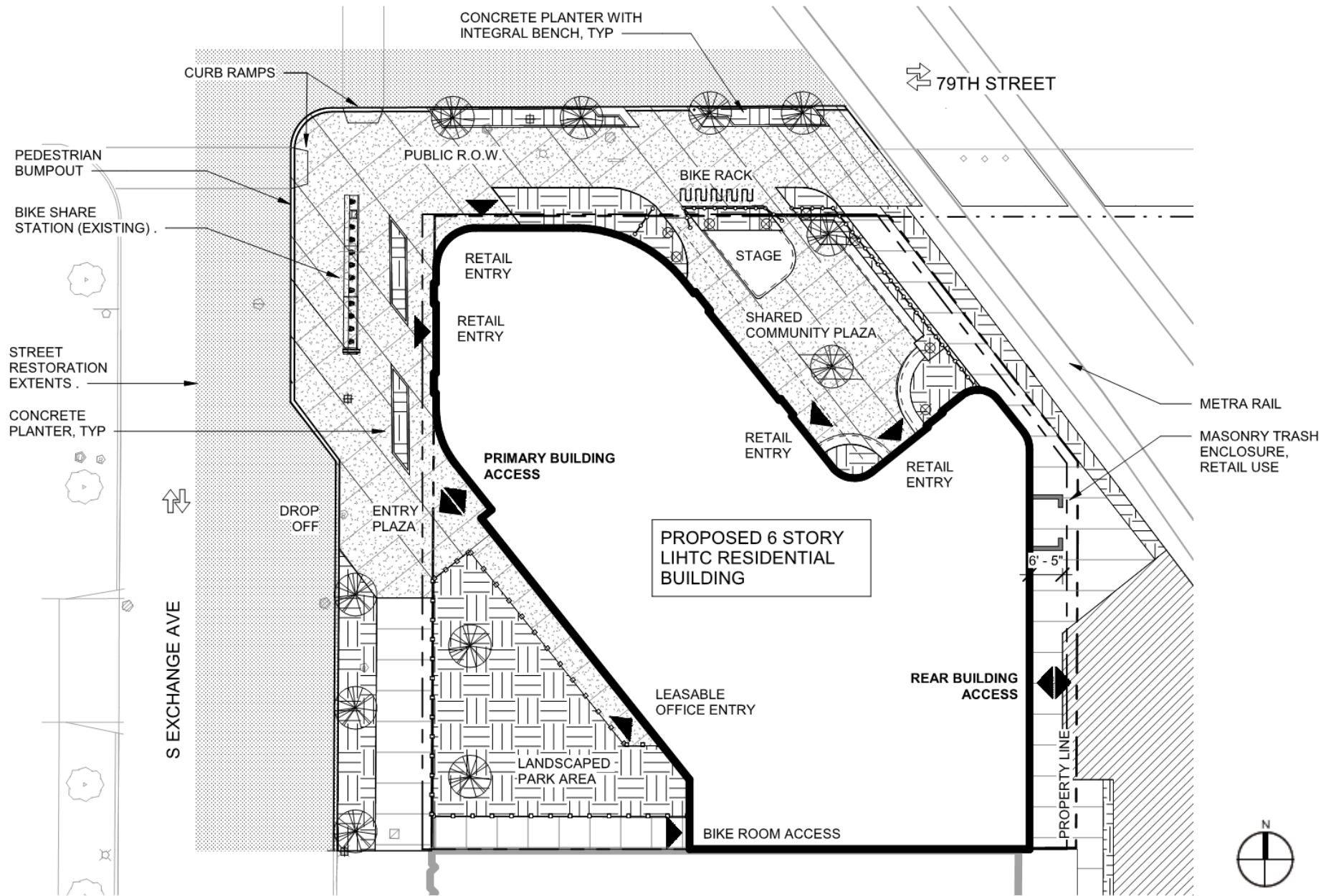
7 Drop-off



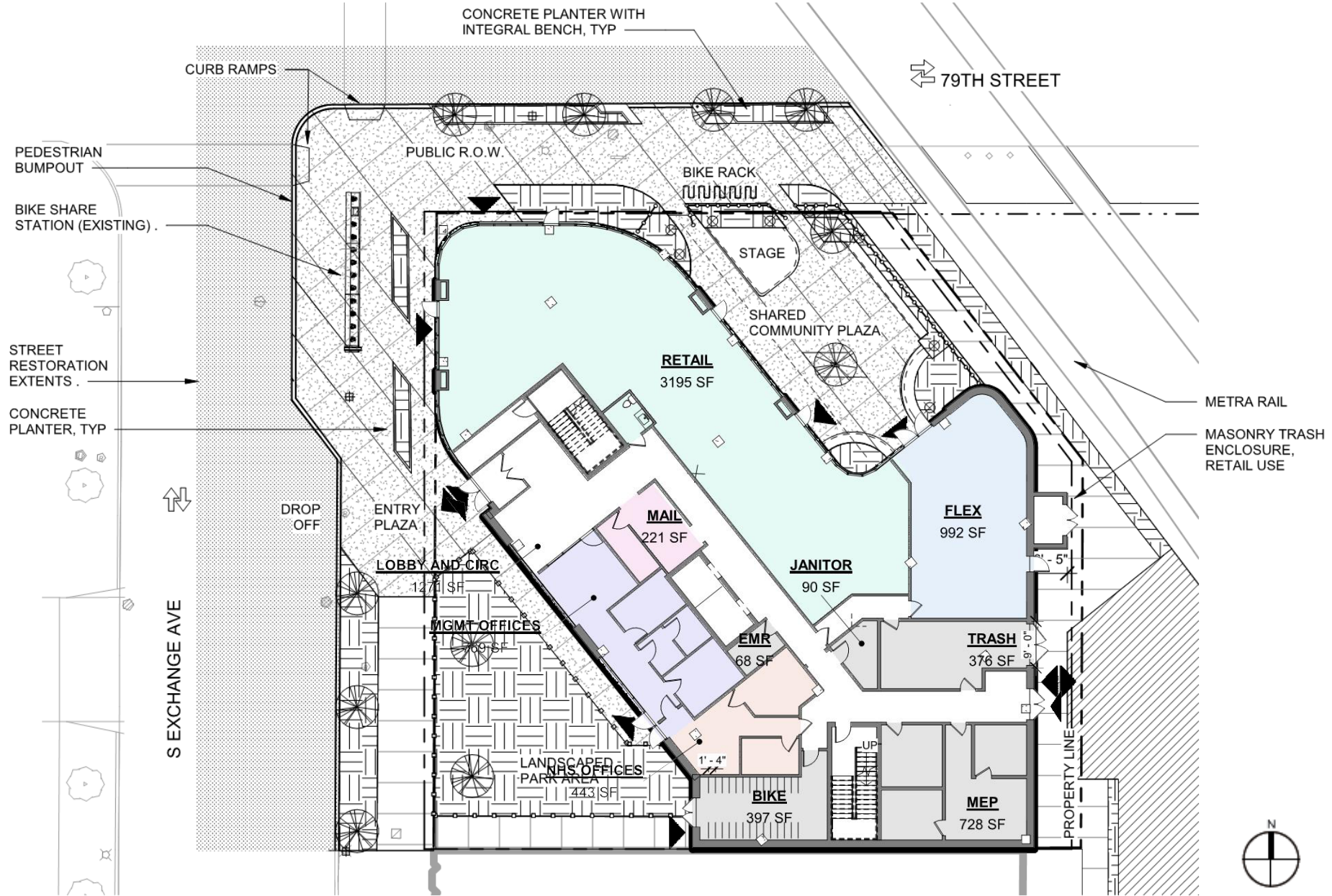
8 Entry Plaza



9 Nature Play



SITE PLAN



GROUND FLOOR PLAN



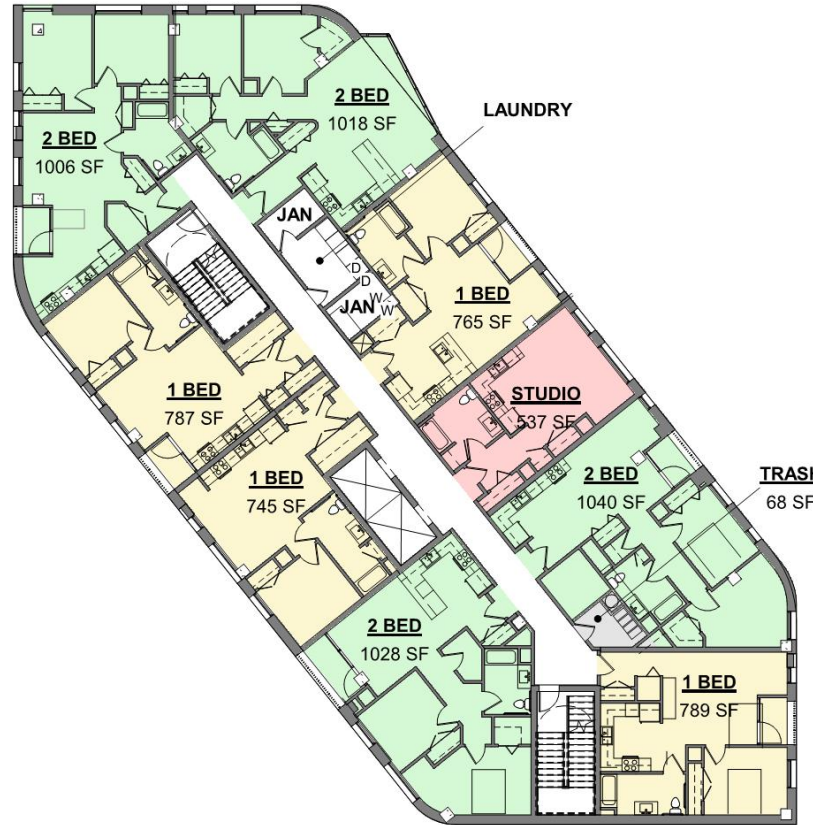
B	Level 6	0 Bed	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed
	Level 5	0 Bed	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed
	Level 4	0 Bed	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed
	Level 3	0 Bed	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed
	Level 2	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed		

0 beds	4	\$960
1 beds	20	\$1,075
2 beds	19	\$1,295
3 beds	0	
TOTAL	43	

All apartments will rent at 60% of the area median income.



FLOOR PLAN: LEVEL 2



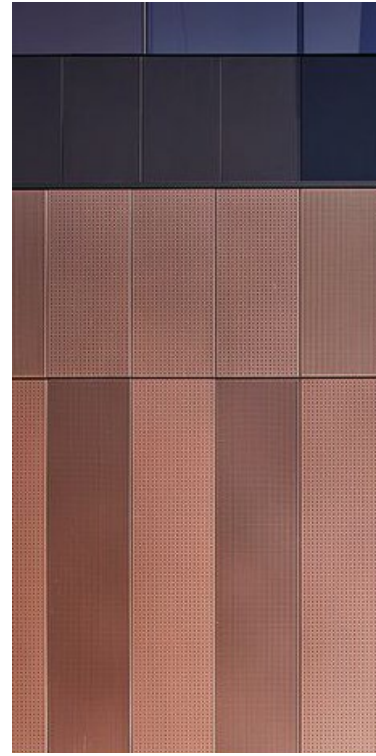
FLOOR PLAN: LEVELS 3-6



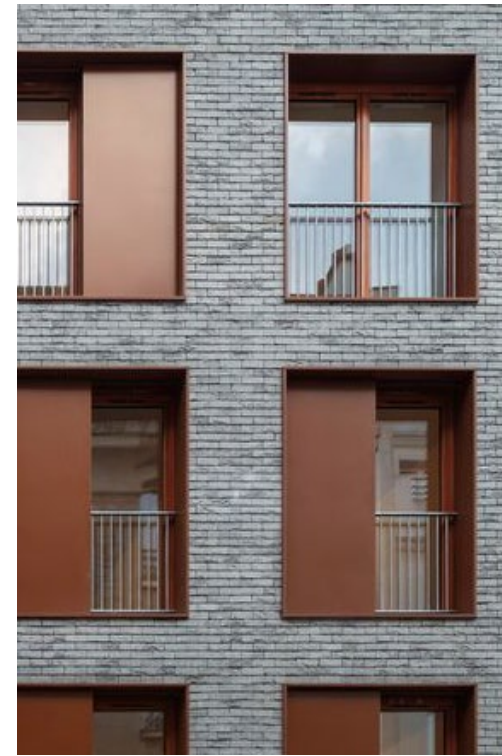
OPT: WARM BRICK MIX



7901 S EXCHANGE



METAL PANEL PRECEDENT



BRICK & METAL PANEL PRECEDENT



RINGER BUILDING



2900 E 79TH



3008 E CHELTENHAM



BARBERSHOP BUILDING

BUILDING MATERIALS & PRECEDENTS



EXTERIOR MATERIAL KEYNOTES - SCHEMATIC DESIGN

1. EMPEROR SIZE MIXED BRICK WITH MODULAR BRICK AT RADIUS CORNERS - GRAY (1.1 - CORBELLED BRICK DETAILING)
2. PRE-FINISHED CUSTOM COLOR ALUMINUM PANEL, COPPER LOOK
3. PRE-FINISHED (PREMIUM COLOR), VINYL FRAMED INSULATED WINDOW, 50% OPERABLE
4. PRE-FINISHED ALUMINUM FRAMED WINDOW WALL SYSTEM WITH INSULATED GLAZING UNIT
5. PRE-FINISHED ALUMINUM FRAMED STOREFRONT SYSTEM WITH INSULATED GLAZING UNIT
6. PRE-FABRICATED PAINTED METAL GUARDRAIL

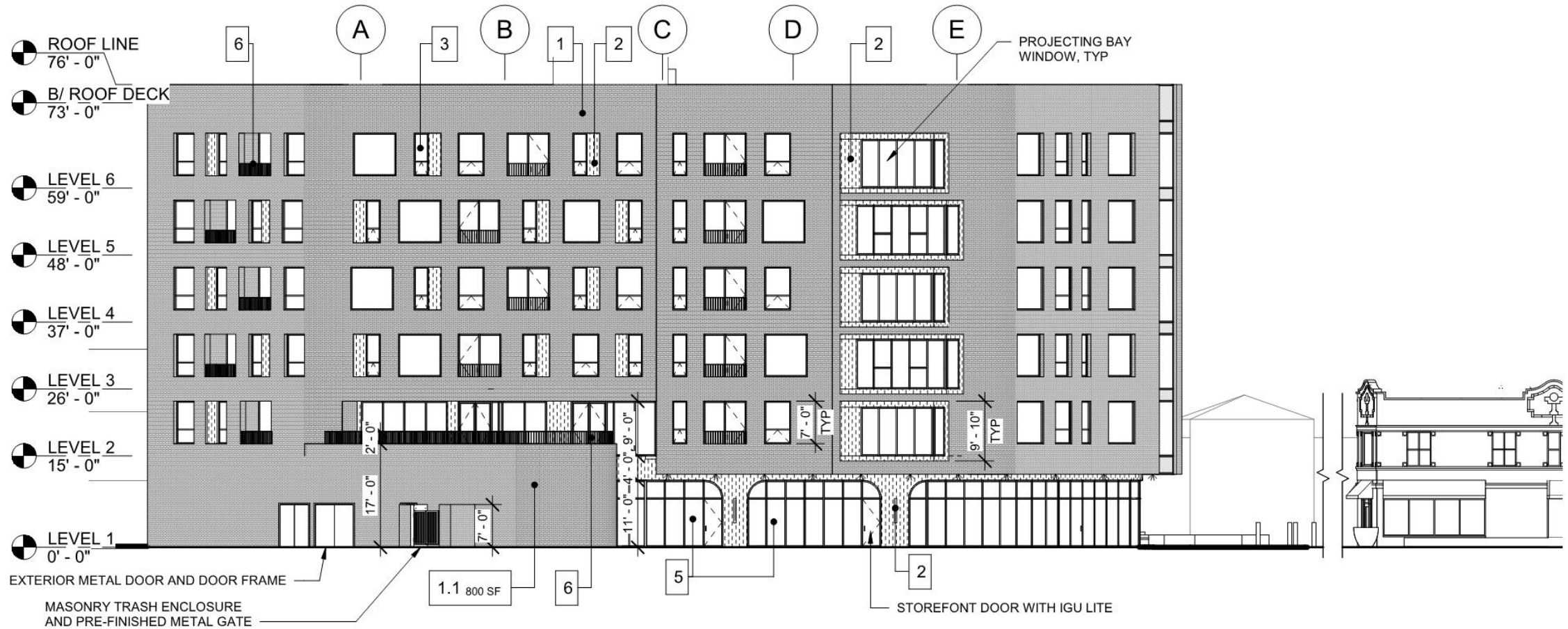


BUILDING ELEVATION - WEST

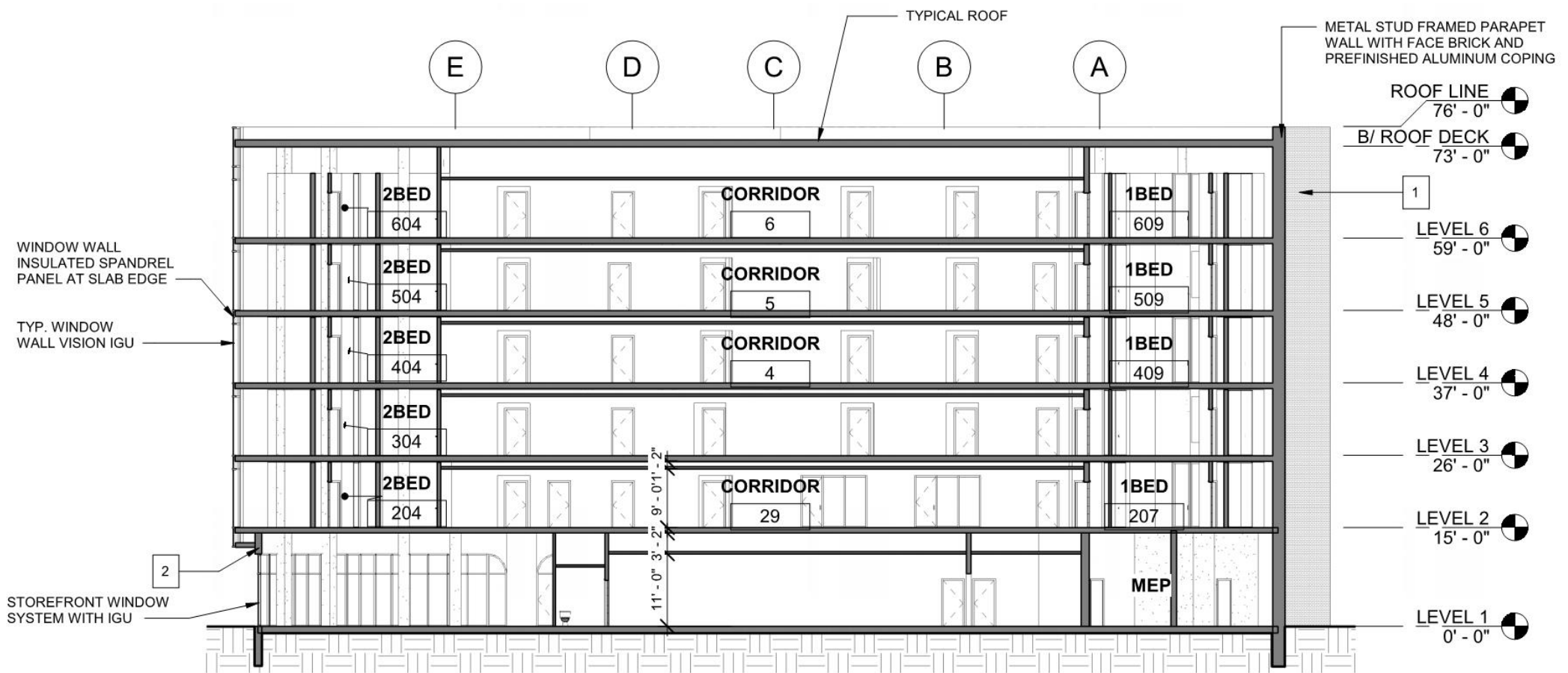


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4. PRE-FINISHED ALUMINUM FRAMED WINDOW WALL SYSTEM WITH



BUILDING ELEVATION - NORTHEAST



ROOF ASSEMBLIES

TYP. ROOF ASSEMBLY

- SINGLE PLY ROOFING MEMBRANE (PVC, TPO, OR SIM)
- 1/2 COVER BOARD
- TAPERED POLYISO INSULATION, MIN R-30
- VAPOR BARRIER/ TEMP ROOF
- STRUCTURAL ROOF DECKING

*SEE SD NARRATIVE FOR GREEN ROOF ALTERNATE ASSEMBLY

ROOF DECK ASSEMBLY

- PEDESTAL PAVER SYSTEM
- TAPERED POLYISO INSULATION, MIN R-30 (PSI RATED FOR OCCUPIED ROOF DECK LIVE LOADS)
- DRAINAGE MAT
- WATERPROOFING
- CONCRETE DECK (SEE STRUCTURAL SD NARRATIVE)

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WALL ASSEMBLIES

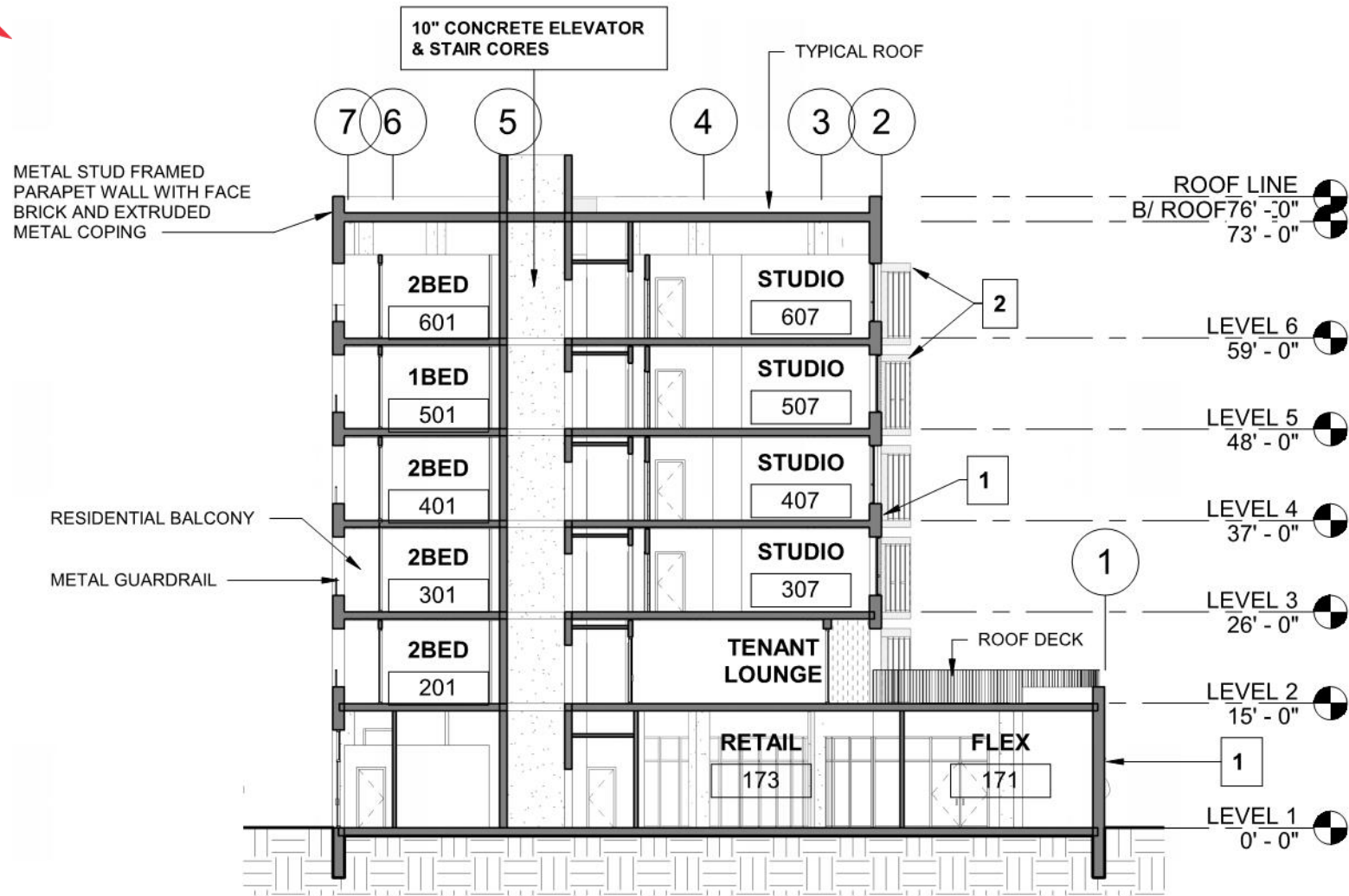
EXTERIOR WALL ASSEMBLY 1A - BRICK FINISH

- EMPEROR FACE BRICK (3.625 x 2.25 x 15.625)
- 2" AIR CAVITY
- 3" CONTINUOUS RIGID INSULATION
- CONTINUOUS FLUID APPLIED AIR AND WATER BARRIER
- 2 LAYERS 5/8" EXTERIOR GRADE GYPSUM SHEATHING
- 6" METAL STUD FRAMING
 - 4" CLOSED CELL SPRAY INSULATION
- 2 LAYERS 5/8" INTERIOR GYPSUM WALLBOARD

EXTERIOR WALL ASSEMBLY 2 - METAL PANEL

- 1 1/4" PRE-FINISHED METAL PANEL
- THERMALLY BROKEN Z-GIRT PANEL MOUNTING SYSTEM (PER MANUFACTURER'S RECOMMENDATION)
 - 3" CONTINUOUS RIGID INSULATION
- CONTINUOUS FLUID APPLIED AIR AND WATER BARRIER
- 2 LAYERS 5/8" EXTERIOR GRADE GYPSUM SHEATHING
- 6" METAL STUD FRAMING
 - 4" CLOSED CELL SPRAY INSULATION
- 2 LAYERS 5/8" INTERIOR GYPSUM WALLBOARD

BUILDING SECTION - TRANSVERSE



ROOF ASSEMBLIES

TYP ROOF ASSEMBLY

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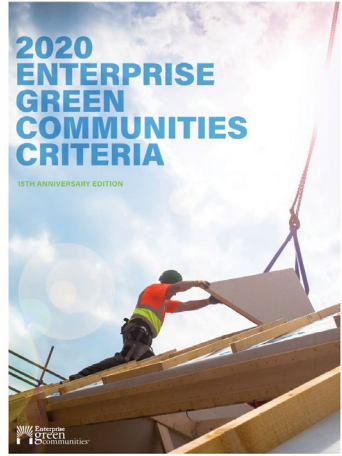
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2020 Enterprise Green Communities

- Enterprise Green Communities aligns affordable housing investment strategies with environmentally responsive building practices.
- This project will achieve Enterprise Green Communities Certification.

Chicago Sustainable Development Policy 2017



Compliance Option	Points Required	Sustainable Strategies Menu																												
		Health	Energy				Materials				Landscapes		Water		Transportation		Other	Total Points	Weight											
Compliance Paths																														
Compliance Path 1	4	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Planned Development Projects (PDP) - New Construction 100 points required
 PDP - Renovation 100 points required
 PDP - Major Renovation 100 points required
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Relative Renovation Weight - projects including indoor air or water upgrades to building systems and other requests to the relative average
 Substantial Renovation Projects - projects including new and/or upgraded building systems and extension requests to the relative average

Chicago Sustainable Development Policy

- EGC Certification
- Working Landscapes
- Indoor Water Use Reduction
- Proximity to Transit Service



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