



COMMITTEE ON DESIGN

Department of Planning and Development

Woodlawn Social: 63rd and Ellis Ave, Chicago, IL

20th Ward / Ald. Taylor

Developer: Preservation of Affordable Housing, Inc. + KMW Communities + Tandem Ventures

Architects: Koning Eizenberg Architecture + HED

Attorney: TBD

June 14, 2023

05 Design Documents



WOODLAWN
SOCIAL

POAH KW Tandem Ventures KoningEizenberg / IED

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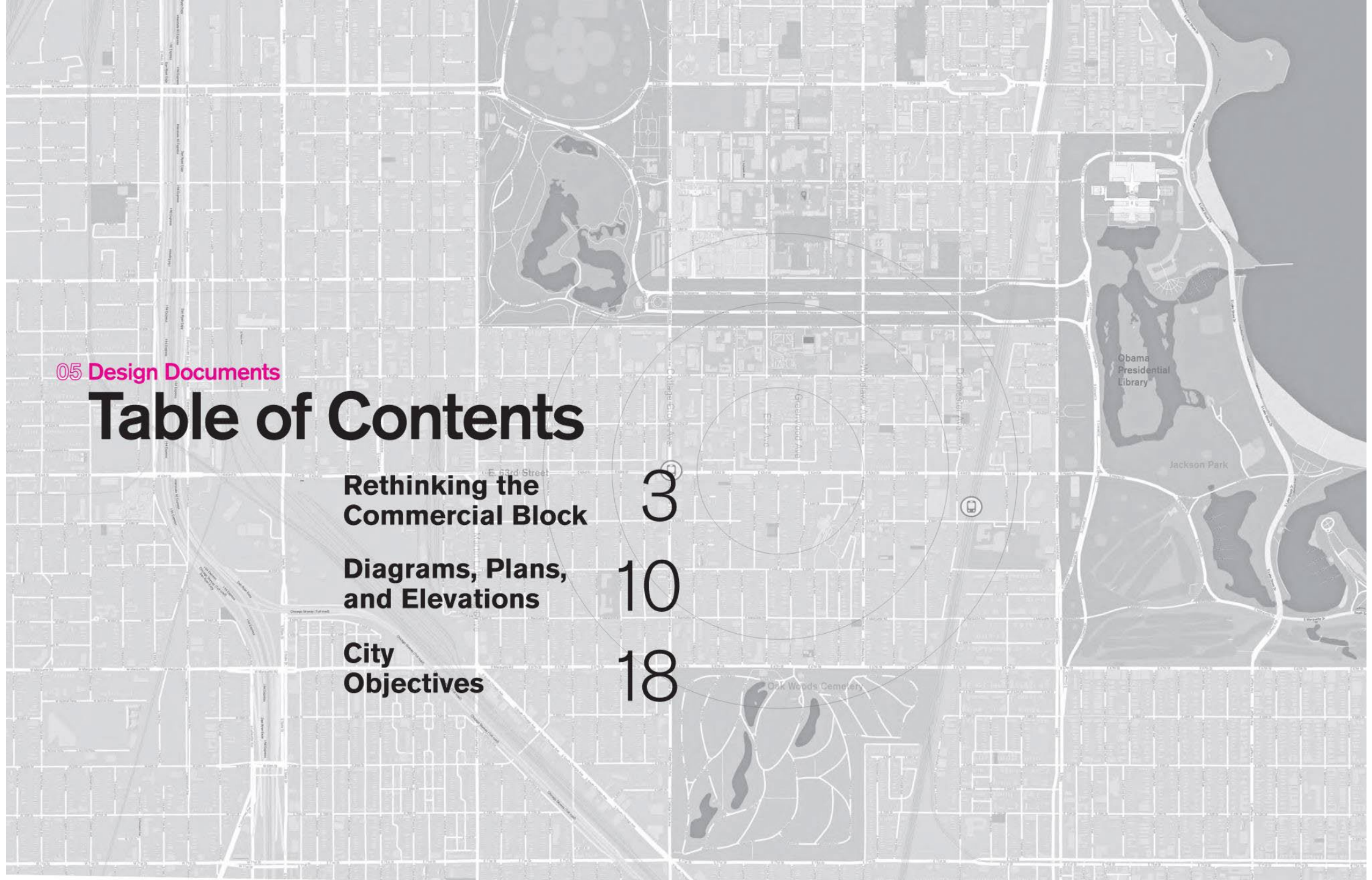
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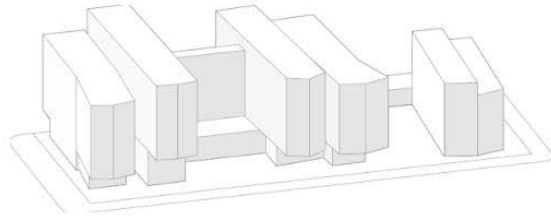
Rethinking the Commercial Block





activity node

Activating 63rd St. Corridor

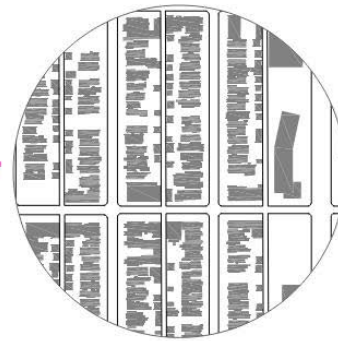


A new model

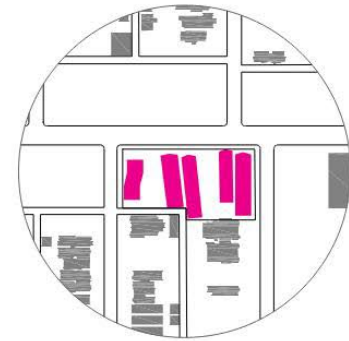
Inspired by the rhythm of the residential cross streets with their faceted bay windows and side yards between (as you find on Greenwood and Ellis), we replaced the expected urban commercial massing along 63rd Street with a riff on the residential grain. In short, we substituted a big streetwall volume with five smaller volumes (with faceted ends) that run perpendicular to the street to yield a new neighborly and sustainable model.



Commerical Street Grain

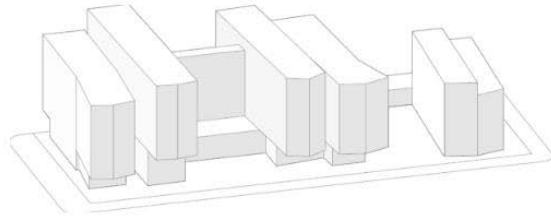


Residential Street Grain



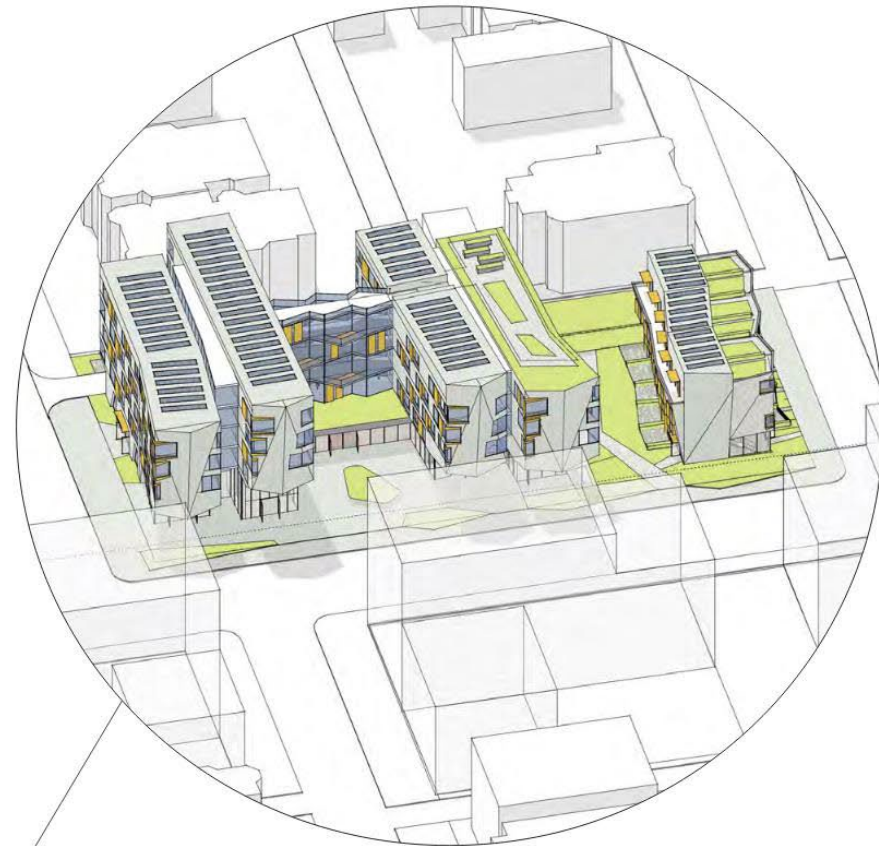
Woodlawn Social





Woodlawn Social

The permeable organization provides a nuanced ground level open space, which includes both a public plaza and residential courtyard. It also allows sun to reach the north facing side of the street and lends a sunny aspect for most of the units. The public space is anchored by retail and has plenty of room for outdoor dining, lingering, and pop-up events featuring art, food, and music. The unit mix includes 60 subsidized affordable housing units and 10 stacked for-sale townhouses with front doors opening off Ellis.



Activating E. 63rd Street

Create a green spine

A distinctive landscape, integrated to reinforce smart street design that extends from Jackson Park westward will strengthen street identity, while also encouraging bicycling and walkability. Pop-up art and landscape installations on vacant lots along the spine will further attract pedestrian use. Street activation will also enhance safety which remains an ongoing concern.

Encourage new development models that are more sustainably responsive and neighbor friendly

Allowing by-right setback averaging on side and rear yards rather than fixed setback lines, for example, would encourage more variation in approaches to open space and optimization of solar orientation.

Facilitate full use of Affordable Housing and Transit Oriented Development incentives

Resolving the financial gap between limitations on funding available to affordable housing developers and new planning incentives intended to create more units would result in more developments being able to capitalize on the opportunity.

Create short-term district parking that morphs into long-term housing

Retail tenants want more customer parking than developments can afford to offer while neighbors worry that without it parking will spill onto their streets. The provision of a few interim district-serving parking structures might help. Located above the street activating ground floor uses, and designed to convert easily to housing, they would bridge the parking gap till a 15 minute neighborhood is more fully established and spaces not needed.

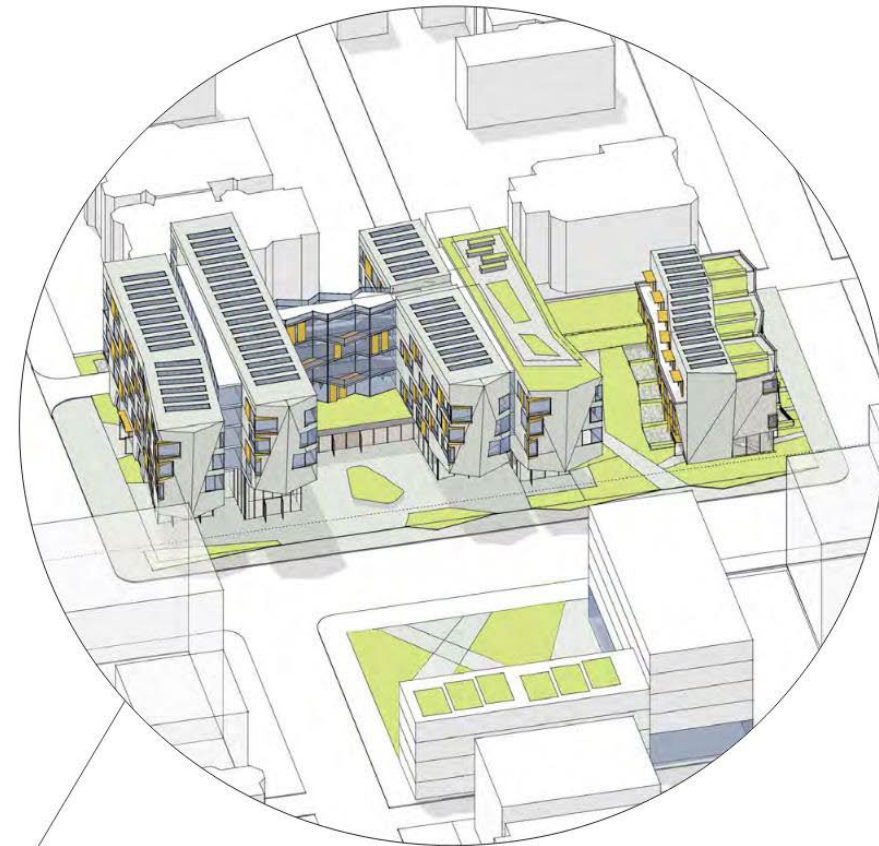


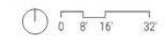
Activating E. 63rd Street

Develop site 4 to reinforce 63rd Street as a landmark destination.

Imagine this smallest of the development sites as a pocket park showcasing black history and culture. As an art and music venue, it would reinforce neighborhood identity as it attracts visitors to the street. Above, affordable housing, geared to those in music and the arts would add to street vitality. Possibly some of this housing might start out as interim structured parking as described on the previous page.

The concentration of open space at Woodlawn Social (site 2) and (across the street) on site 4 means the development of remaining sites (1, 3, 5, and 6) can remain flexible relative to form and provide less significant public open space than sites 2 and 4 while still contributing to street activation.

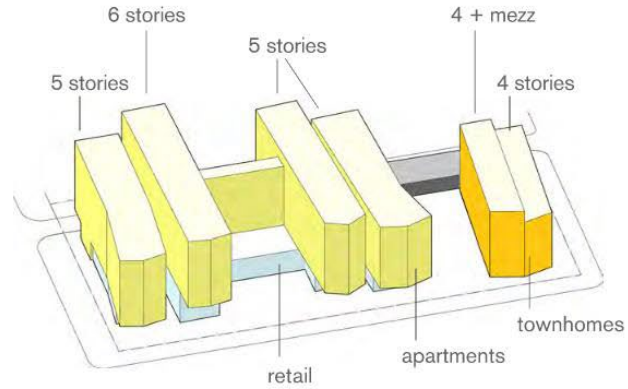






Diagrams, Plans, and Elevations

POAH K&W TaudenVentures - KoningEizenberg/I-HED



program

Lot area: 38,882 sf

Bldg area: 95,200 sf

Retail: 8,500 sf

Residential: 85,700 sf

Common space: 1,000 sf

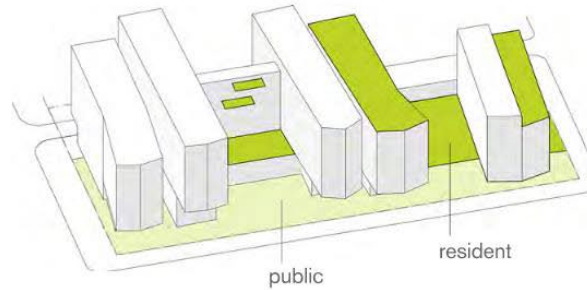
Unit Mix:

60 Apartments (affordable)

36 (1 Bed), 16 (2 Bed), 8 (3 Bed)

10 Townhomes (for-sale, market-rate)

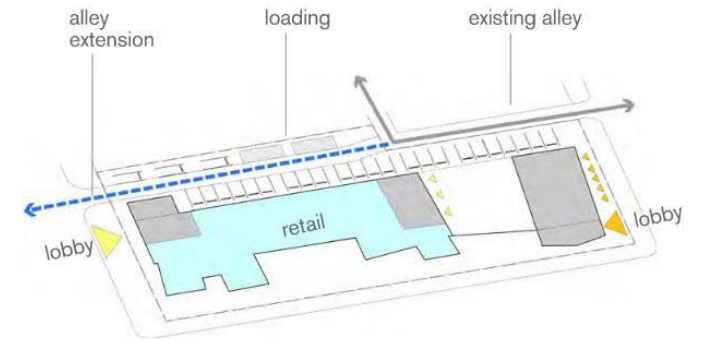
5 (2 Bed), 5 (3 Bed)



open space

public: 9,000 sf

resident: 10,000 sf



access + circulation

Parking: 26 spaces

Loading: 2 spaces

Diagrams

Key Features

Construction method: The anticipated construction method is steel frame, potentially using a proprietary prefabricated moment frame system - ConXtech - which accelerates construction time. Floors are steel deck with concrete topping.

Materials: The high performance envelope will be brick clad (using a thin brick panelized system) with a bronze aluminum soffit, thermally broken aluminum storefront, and insulated windows. A fire and weather resistant wood laminated sheeting like Resysta (that holds its color and finish over time) is suggested for panels and window projections.

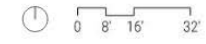
Systems: The plan is for an all electric building with heat pump hot water heaters and Variable Refrigerant Flow (VRF) heating and cooling provided by wall cassettes in the apartments served by rooftop units.



Diagrams



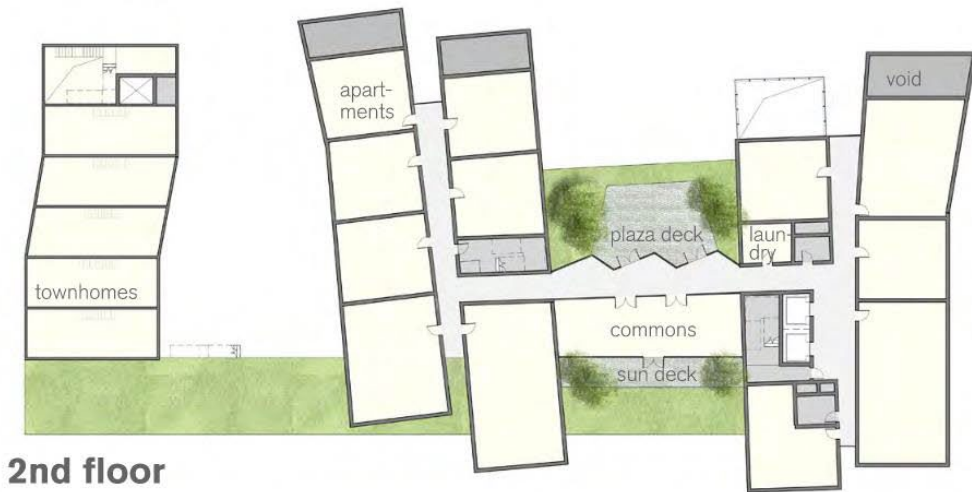
ground floor



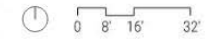
Plans



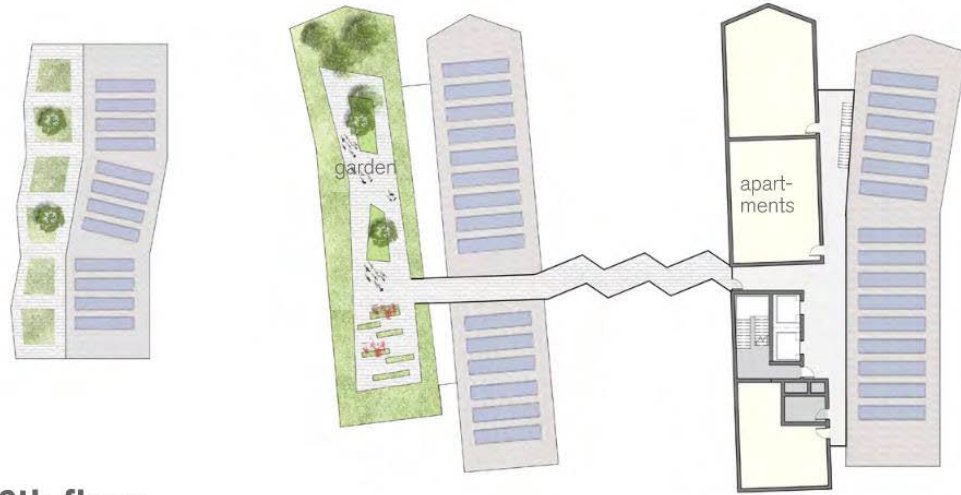
4th floor (3rd floor similar)



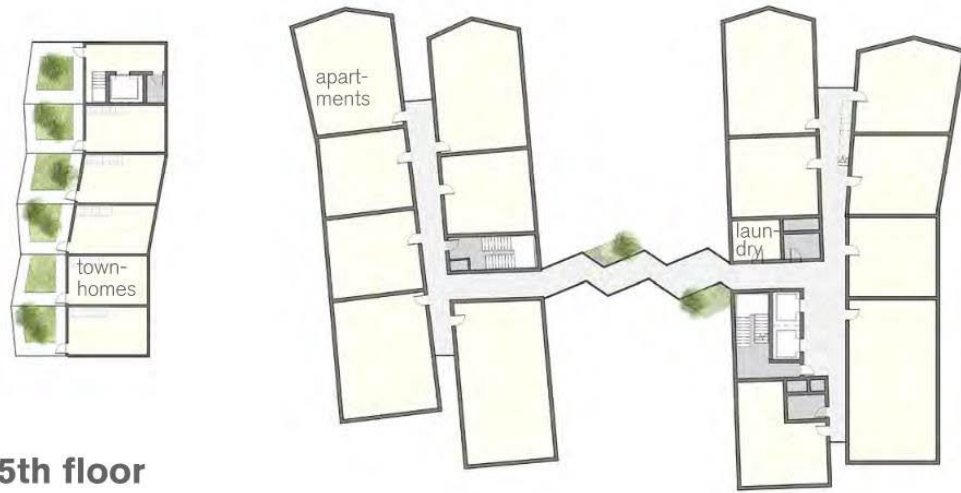
2nd floor



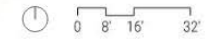
Plans



6th floor



5th floor



Plans



view from E. 63rd street



view from alley

Elevations



view from greenwood ave.



view from ellis ave.

Elevations

City Objectives





Equity and Inclusion

Achieving fair treatment, targeted support, and prosperity for all citizens.

Innovation

Implementing creative approaches to design and problem-solving.

Sense of place

Celebrating and strengthening the culture of local communities.

Sustainability

Committing to environmental, cultural, and financial longevity.

Communication

Fostering design appreciation and responding to community needs.



view from northwest

Equity and Inclusion

Woodlawn Social offers a significant landscaped public space (9,000sf) with opportunity for gathering, dining, shopping and lingering for old and young alike. It is a social hub designed to contribute to quality of daily life as well as create a draw for visitors to frequent businesses on the E 63rd st corridor.

The mix of housing (including 60 subsidized affordable apartments and 10 entry level for-sale townhouses) reinforces the objective of supporting economic diversity which is key to an economically sustainable neighborhood.



Innovation

A new approach to design of the commercial block was inspired by the rhythm of the residential cross streets (like Ellis and Greenwood) and offers a more permeable massing with benefits for the public and residents alike. Yielding the same density as a conventional linear commercial block the configuration enhances environmental performance. Solar orientation for residential units is optimized and sunlight can penetrate to the sidewalk mid-block on a north facing lot. The two major open spaces provide room for additional in-ground planting. In this case one serves as a courtyard for resident use and the other as a generous public open space.



Sense of place

The design began by imagining how to create a catalytic impact for revitalization that uses architecture to serve community first. The result is a strong inclusive public space and distinctive bold identity that celebrates the community's resilience as well as its creative and activist spirit. Its form also references tradition - drawing on the massing of the residential cross streets reinforced by brick cladding so emblematic of Chicago.

We also suggest creating a pocket park highlighting black history and culture as part of a subsequent project on site 4 - see page 8 of this proposal.



public plaza

Sustainability

The design's open space creates a social hub around stores and dining which acts as both a neighborhood resource and catalyst for investment and wealth building. The inclusion of mixed-income housing including 60 subsidized apartments and 10 entry level for sale townhouses reinforce the intention of creating sustainable cultural and financial longevity. The development team will also be working with its partners to create jobs within the local community both during construction and on completion.

The project is aspiring to meet the Living Building Challenge to match and potentially exceed The City of Chicago sustainability program goals. Our ambition is to create a building that will perform 24/7 in a resilient and carbon-free way while simultaneously contributing to the well being of the end users. The building orientation maximizes solar gain in the winter and aims to implement the following strategies illustrated and outlined in the accompanying diagram.

Energy:

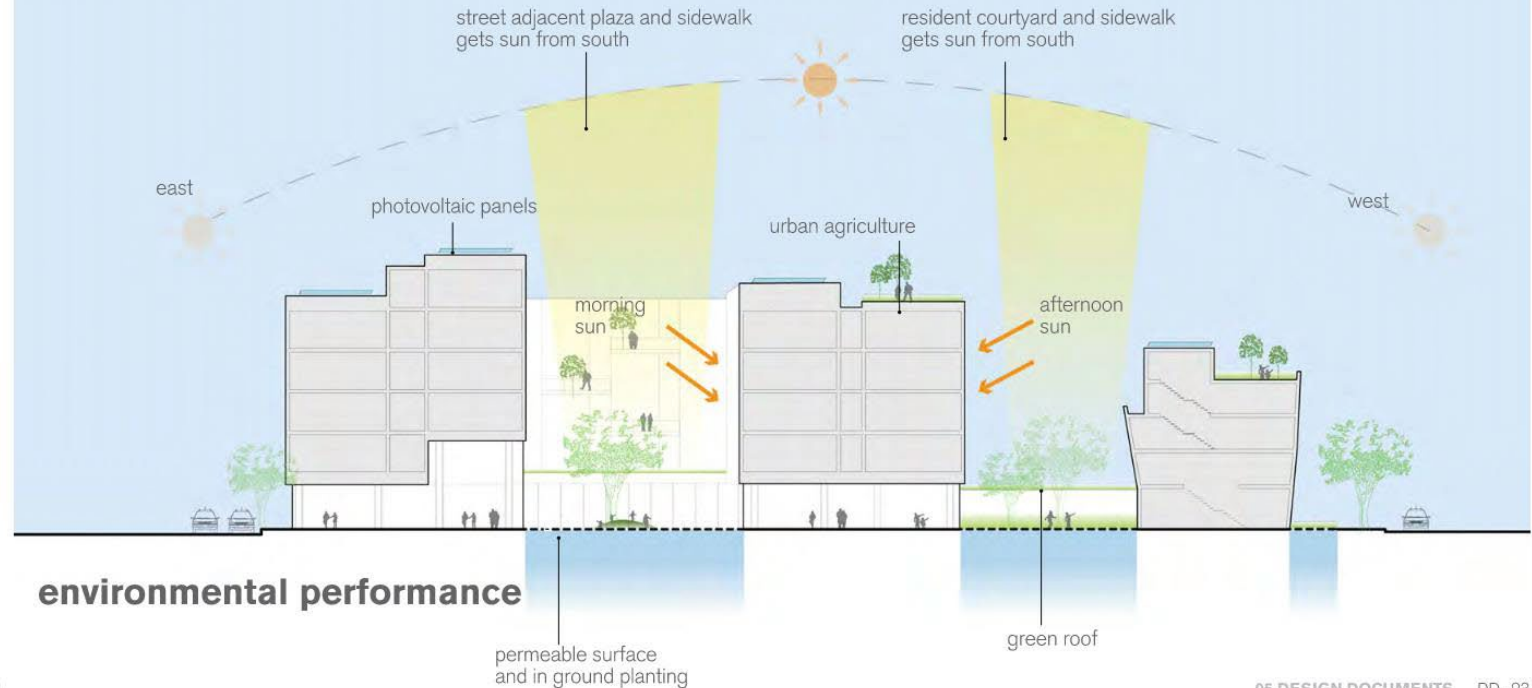
- All electric building
- Rooftop photovoltaic array to generate power on site.
- High performance envelope
- Highly efficient variable refrigerant flow (VRF) system for heating and cooling
- Heat pump domestic hot water
- LED lighting throughout
- Energy Star labeled appliances and induction cooktops
- Extensive planting and green roofs will offset the heat island effect and contribute to health and well being

Water:

- Reduce storm water runoff with native planting
- Permeable pavers
- Greenroofs
- Rainwater capture for drip irrigation
- Plumbing fixtures providing 50%+ reduced water usage over the baseline

Materials:

- Use of products and materials with demonstrated safety per Environmental and Healthy Product Declarations (EPDs and HPDs).



Communication

We have heard the community feedback provided at the corridor design workshops and listened to comments at the community meeting in December. We note the interest in local identity, sense of place, and desire for more stores and services. We also understand the need for affordable housing, construction jobs, and support for local businesses. Woodlawn Social, as described above and in the accompanying Developer narrative, responds to those interests. We look forward to meeting further with the community as we fine-tune the program and architecture.



view from E. 63rd st.

Questions





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