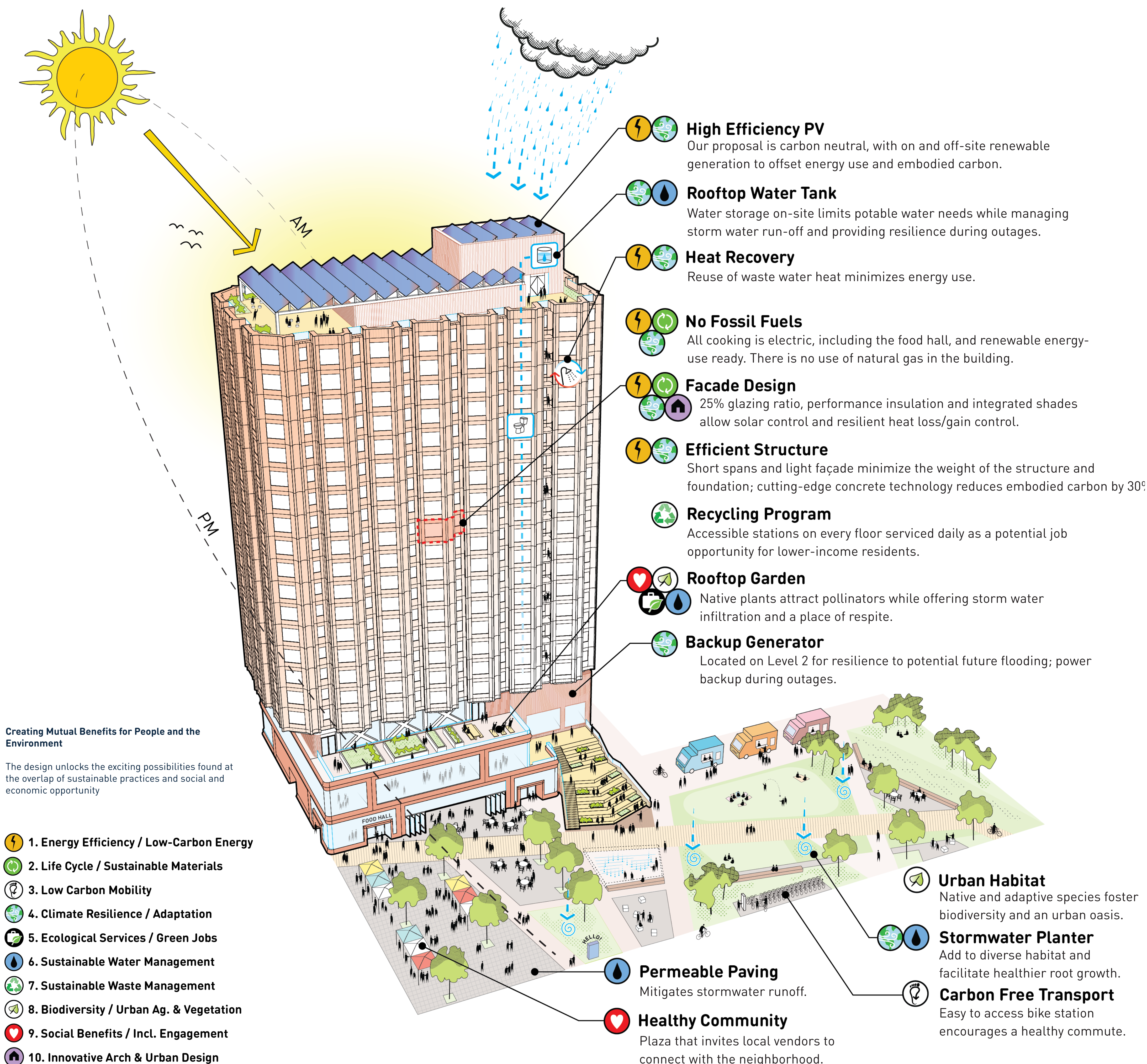


# Assemble Chicago

Reinventing Cities — Downtown Chicago Loop Site

THE COMMUNITY BUILDERS  
Studio Gang

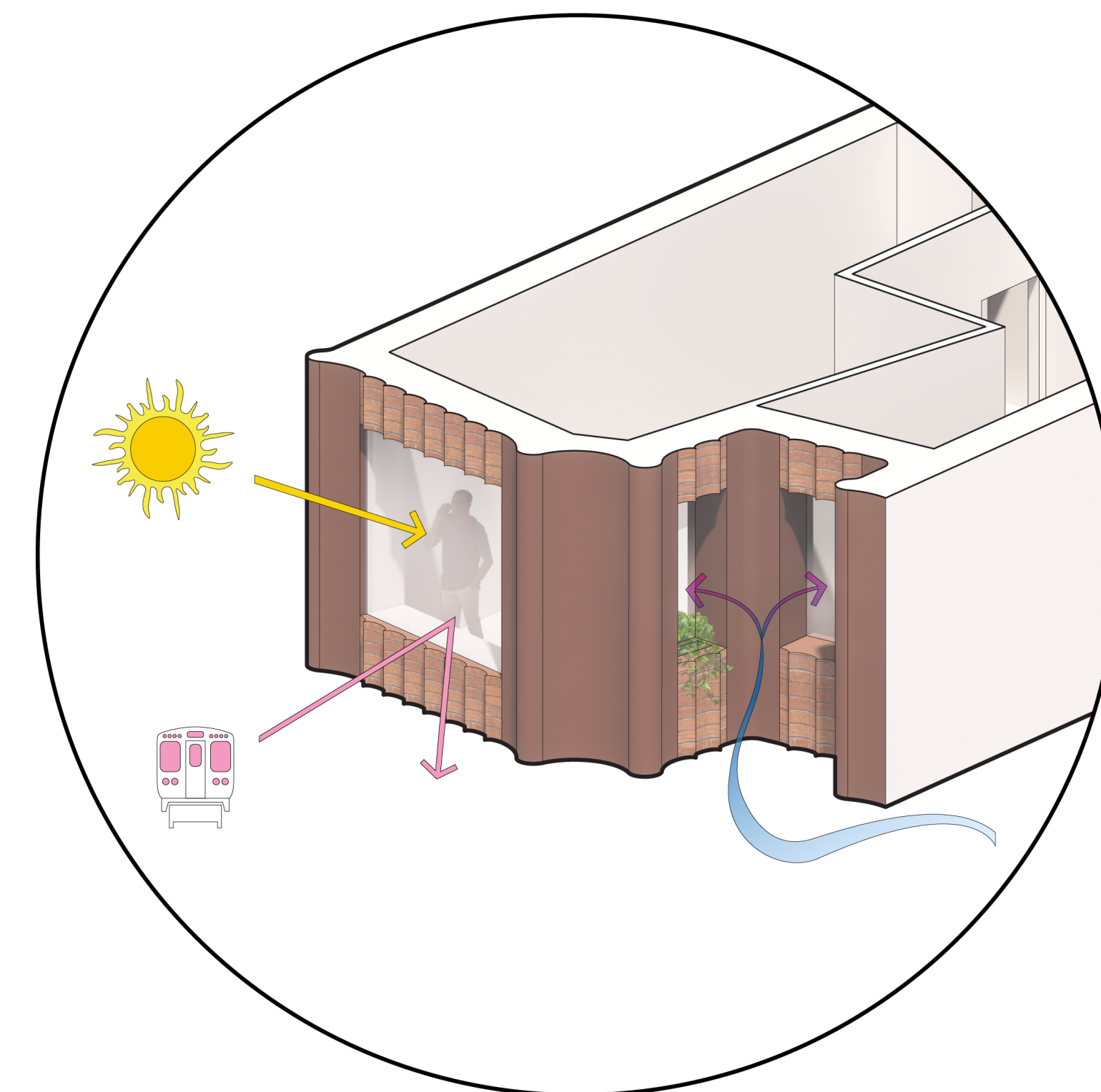
Uniting a dynamic public program with integrated, sustainable systems and efficient materials, Assemble Chicago responds to C40's 10 Challenges for Climate with a site-specific design that provides a new model to simultaneously address the urgent issues of climate change and inequality in cities.



**Creating Mutual Benefits for People and the Environment**  
The design unlocks the exciting possibilities found at the overlap of sustainable practices and social and economic opportunity

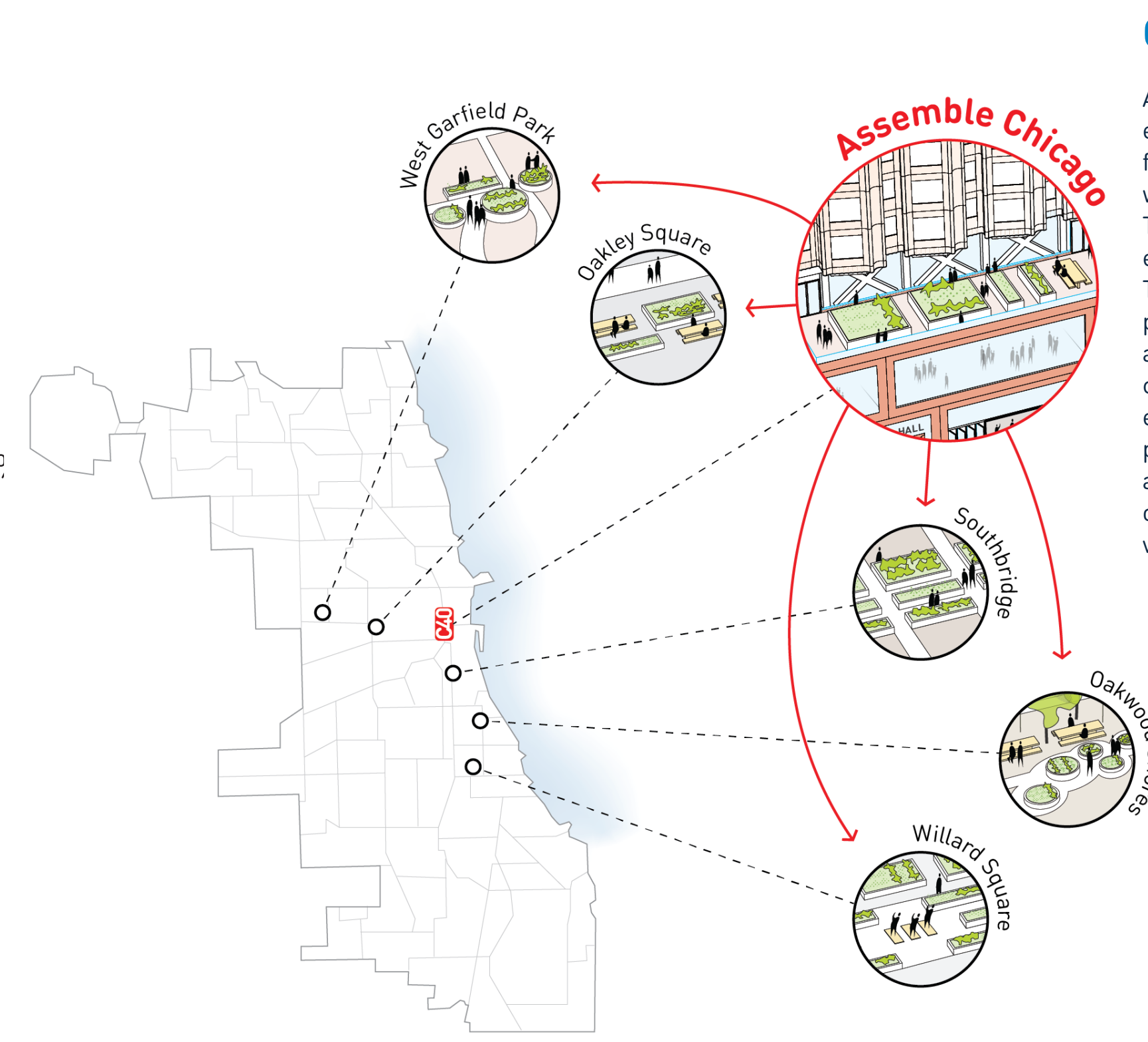
1. Energy Efficiency / Low-Carbon Energy
2. Life Cycle / Sustainable Materials
3. Low Carbon Mobility
4. Climate Resilience / Adaptation
5. Ecological Services / Green Jobs
6. Sustainable Water Management
7. Sustainable Waste Management
8. Biodiversity / Urban Ag. & Vegetation
9. Social Benefits / Incl. Engagement
10. Innovative Arch & Urban Design

## Sustainability at the scale of...



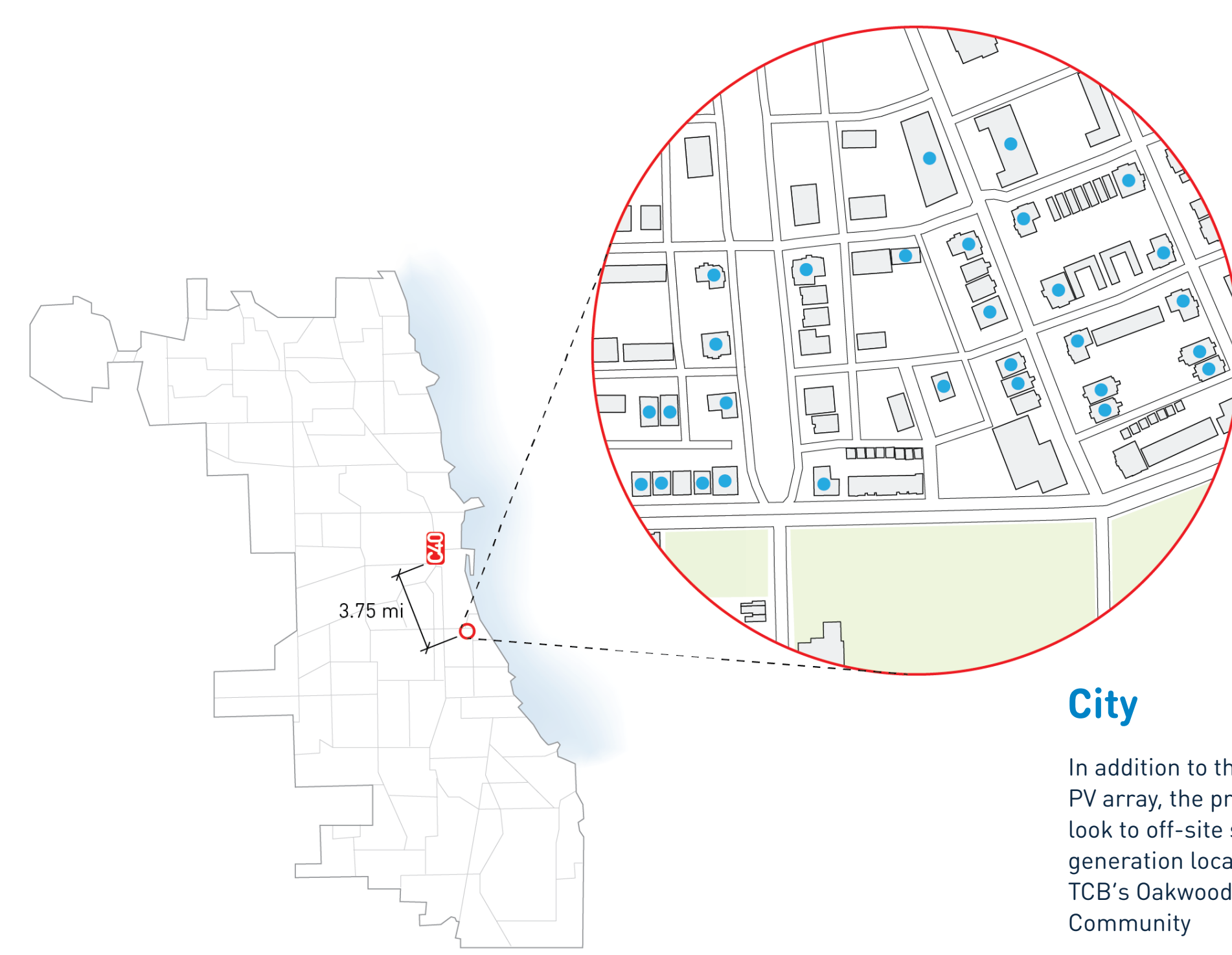
### Individual

Assemble Chicago's high-performance façade, along with the increased thermal mass of its structure, optimizes energy usage and comfort. Solar heat gain is minimized by angling the window to the south. Operable windows oriented to the north minimize noise infiltration from the CTA and allow for natural ventilation.



### Community

Assemble Chicago will encourage partnerships fostering biodiversity and wellness. The Amenity Terrace Garden affords an excellent opportunity for TCB to provide training, promote best practices, and share costs with community gardening efforts at their other properties in the South and West side, which serve over 1,600 families of various incomes.



### City

In addition to the rooftop PV array, the project will look to off-site solar power generation locations at TCB's Oakwood Shores Community

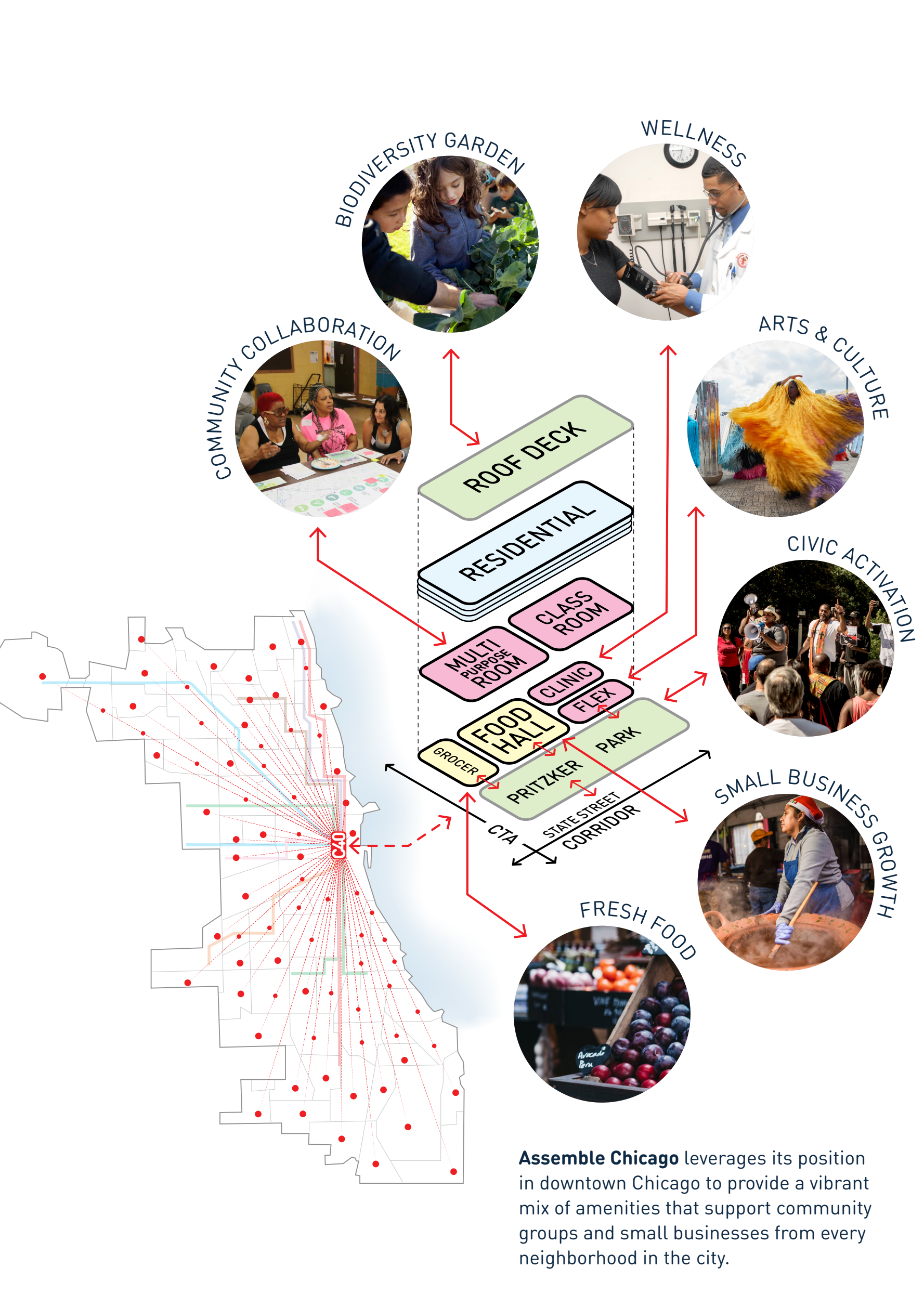
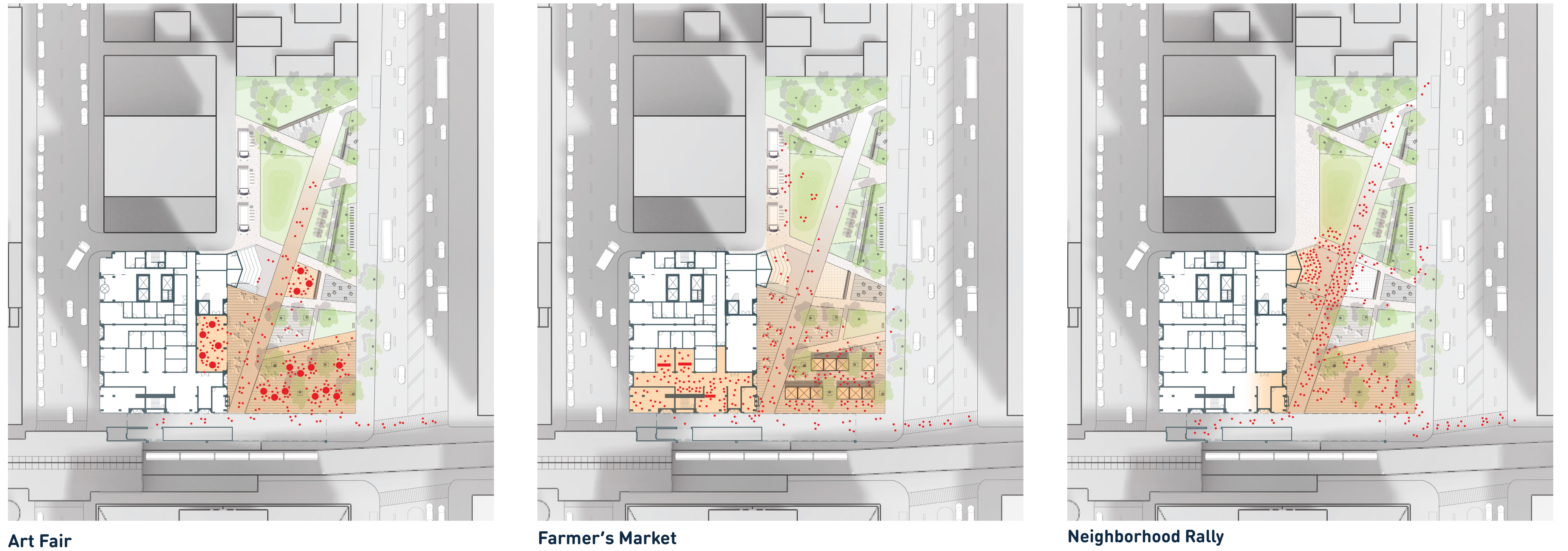




The building is grounded in a vibrant, community-centered base: the NeighborHub. It hosts new recreational, wellness, professional, and cultural resources for residents, community groups, and local businesses. Weaving seamlessly together with a reinvigorated Pritzker Park, the NeighborHub transforms its site into a vibrant indoor-outdoor civic hub for all Chicagoans.

#### A Vibrant Public Space to Assemble

The NeighborHub has been designed to operate seamlessly with Pritzker Park as a vibrant indoor/outdoor environment capable of supporting diverse community-driven programming and activations. Each space within the NeighborHub is designed to function independently while also retaining the ability to spill out into adjacent spaces and the Park for larger events and gatherings.

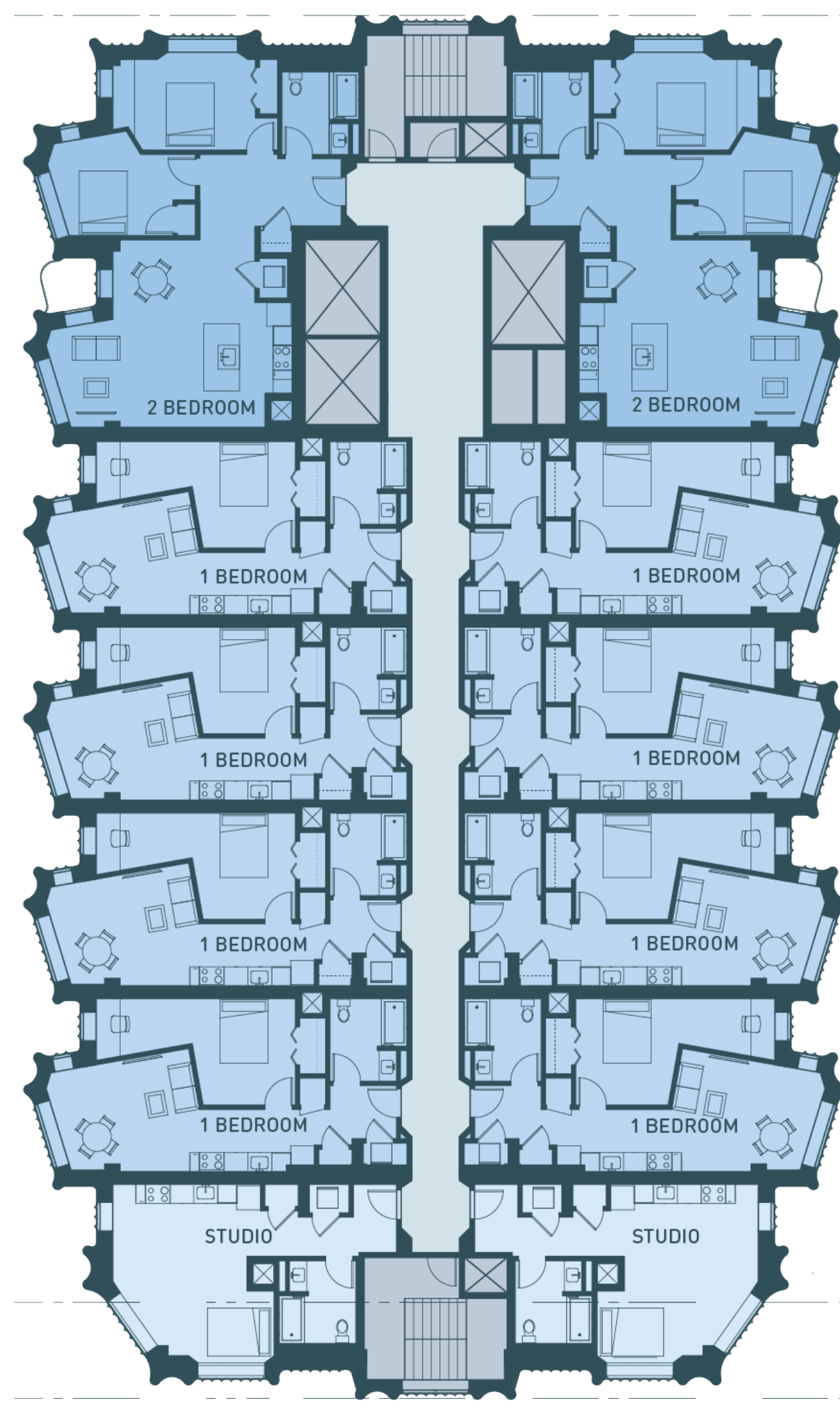


Assemble Chicago leverages its position in downtown Chicago to provide a vibrant mix of amenities that support community groups and small businesses from every neighborhood in the city.



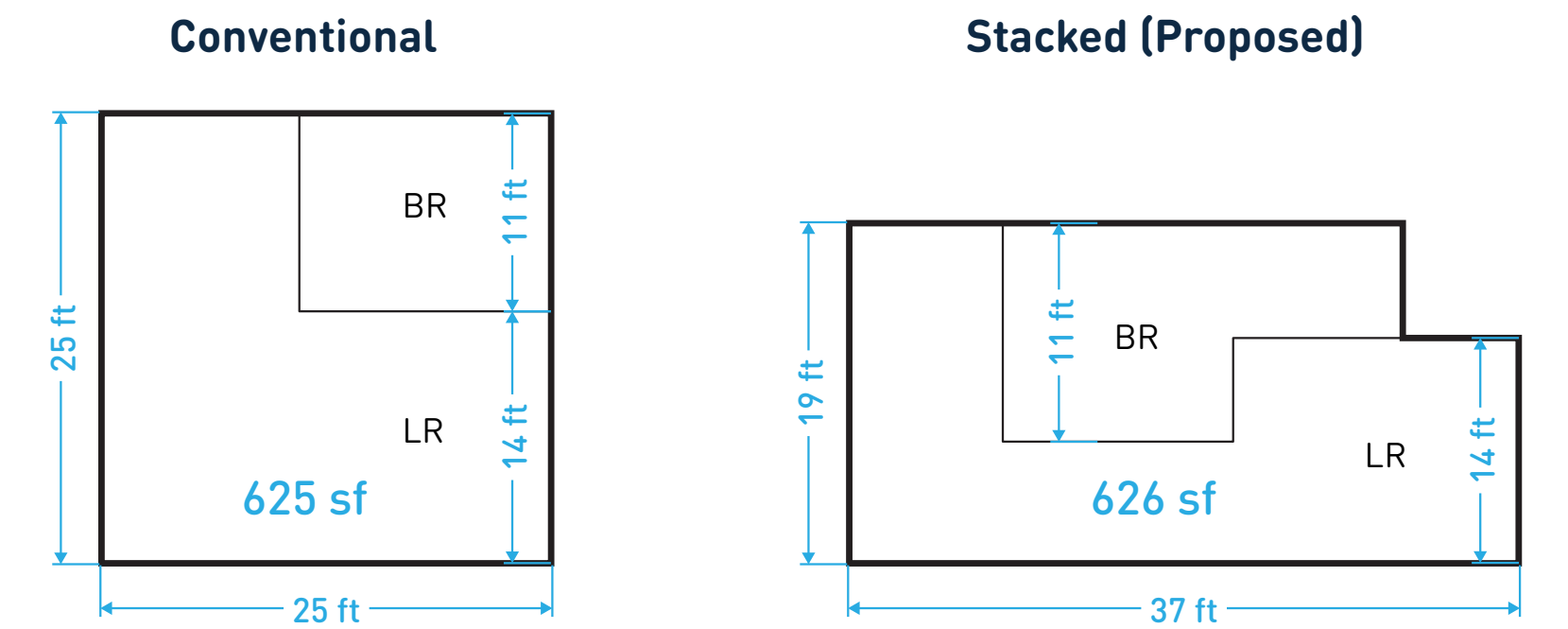


Assemble Chicago provides efficient and healthy living spaces for the Loop's moderate- and lower-income workforce. Each apartment features a contemporary version of Chicago's classic bay window for ample natural daylight and fresh air.



Typical Residential Plan

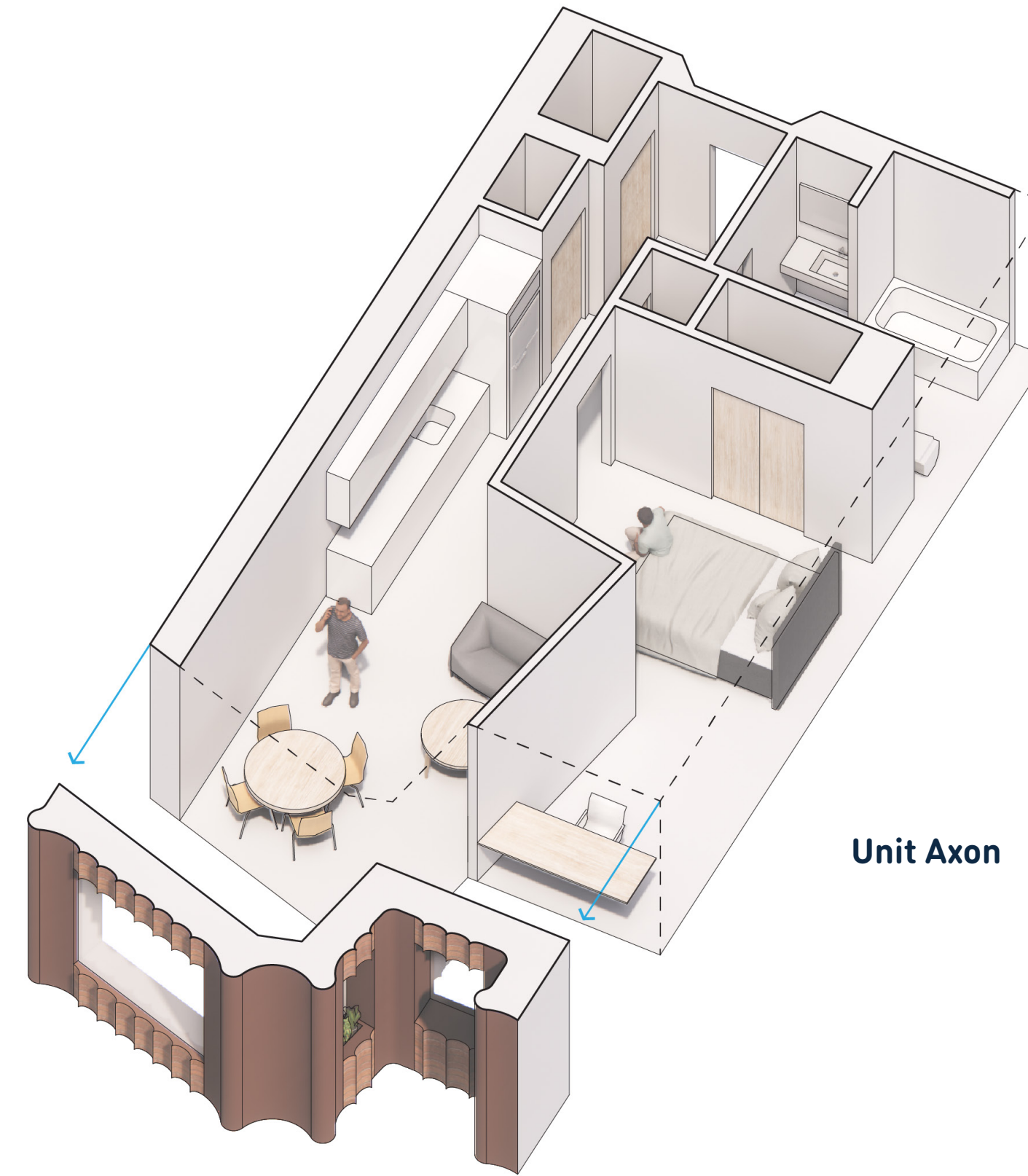
A vibrant, mixed-income community with 207 apartments introduces equity to downtown Chicago



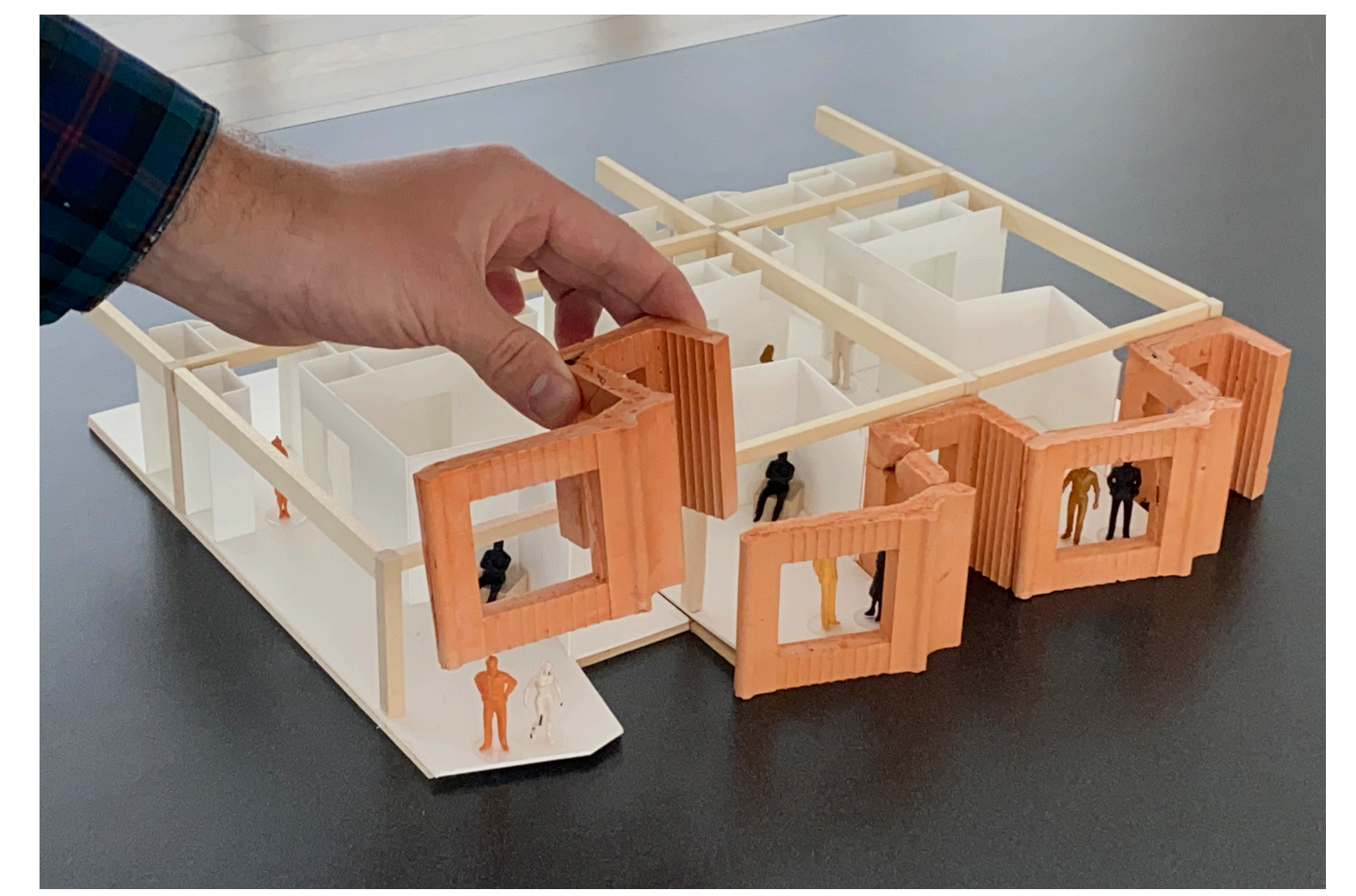
Unit Proportion Diagram showing how the proposed stacked layout will allow for a more efficient layout of units on the given site.

LOOP WORKFORCE APARTMENTS: UNITS AND INCOME MIX						
Units	% of Units	Studio	1bd	2bd	Total	Maximum Income
80% AMI	33%	11	44	11	66	\$51,000 to \$73,000
60% AMI	35%	14	46	12	72	\$38,000 to \$54,000
30% AMI	32%	12	46	11	69	\$19,000 to \$27,000
<b>Totals</b>	<b>100%</b>	<b>37</b>	<b>136</b>	<b>34</b>	<b>207</b>	<b>\$19,000 to \$73,000</b>
One-Third CHA Units		12	48	9	69	
Net Square Footage		444 sf	625 sf	987 sf		

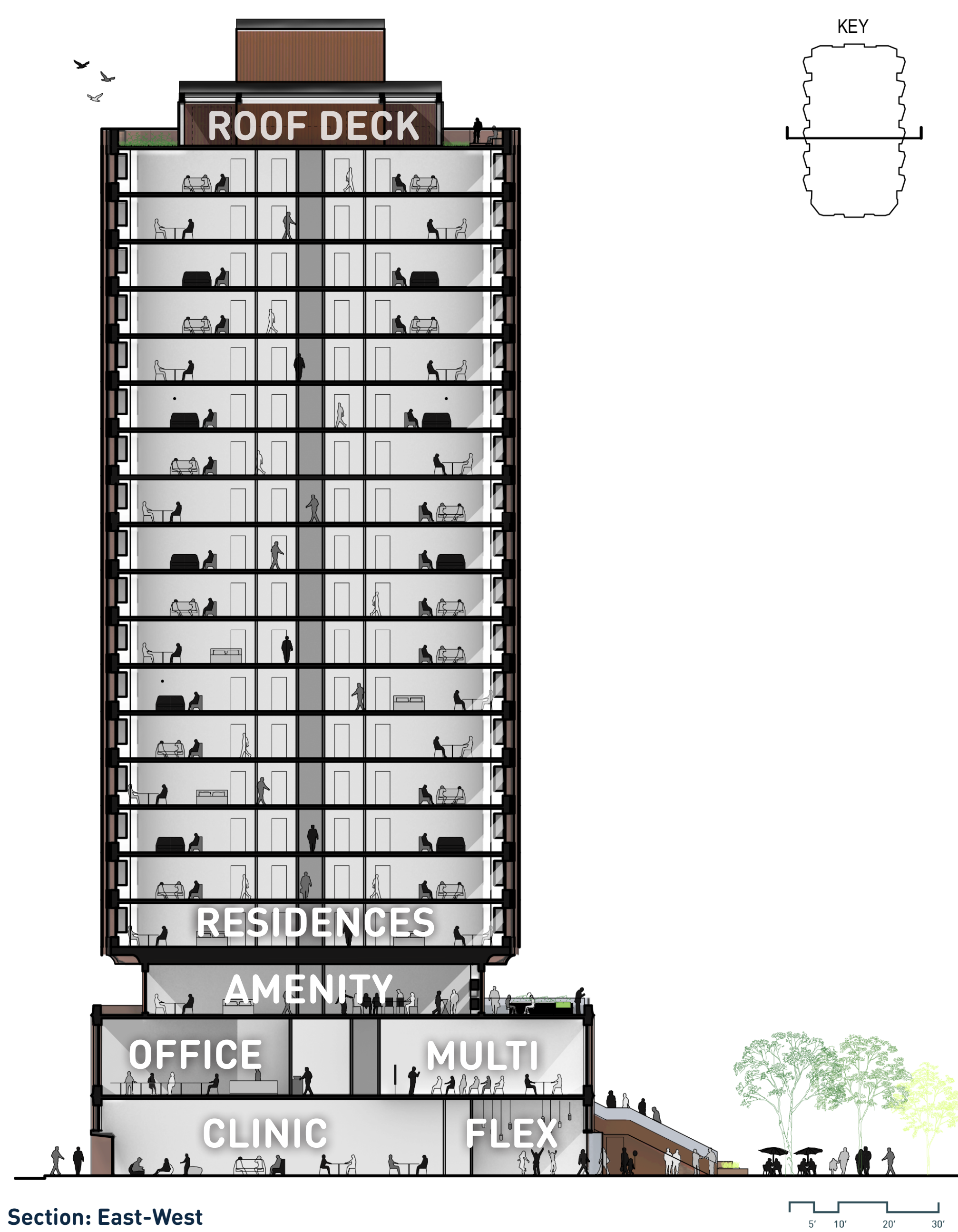
Geographic Preference:  
TCB will seek a HUD-allowed geographic preference for individuals who work in the Chicago Loop.



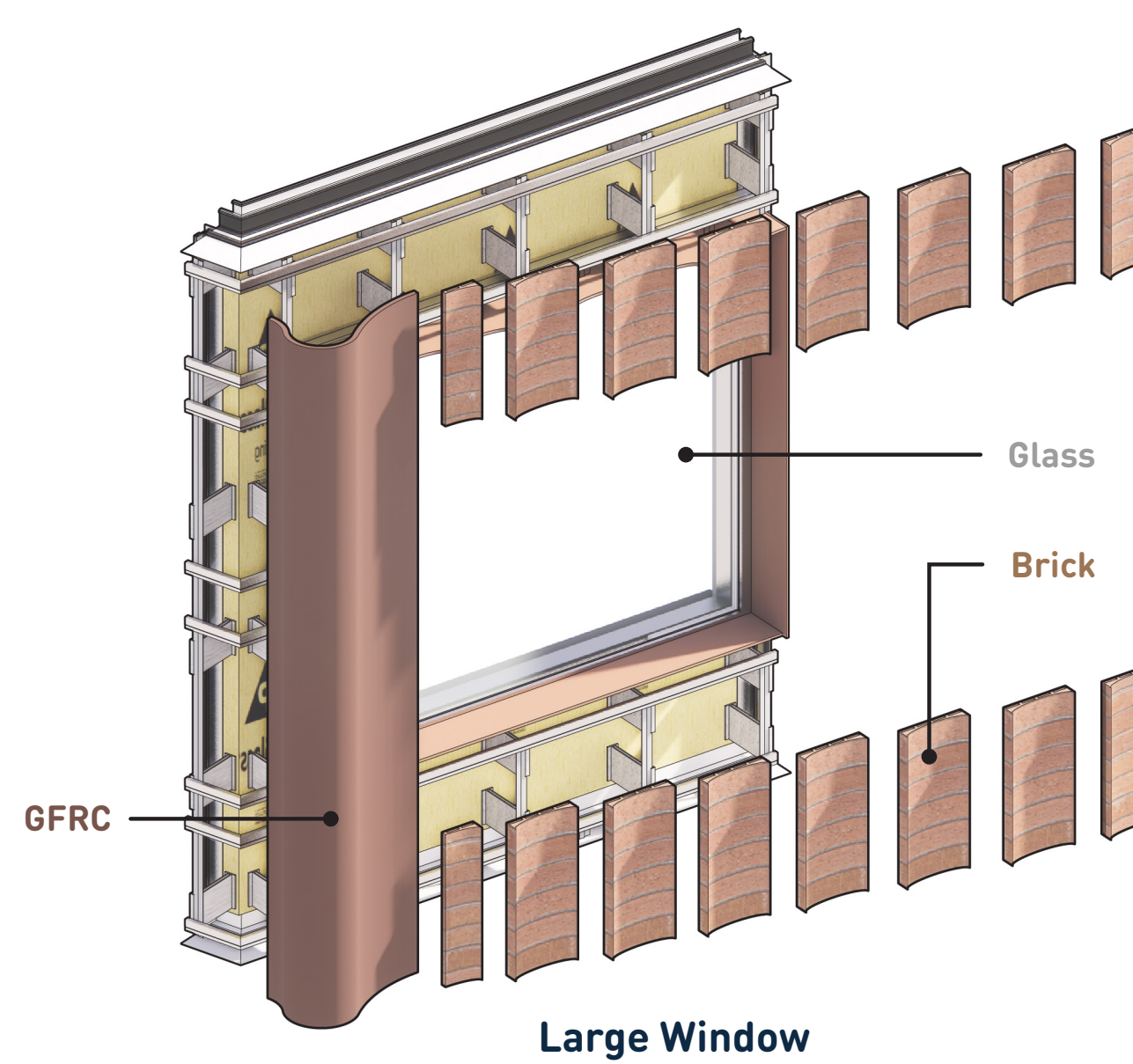
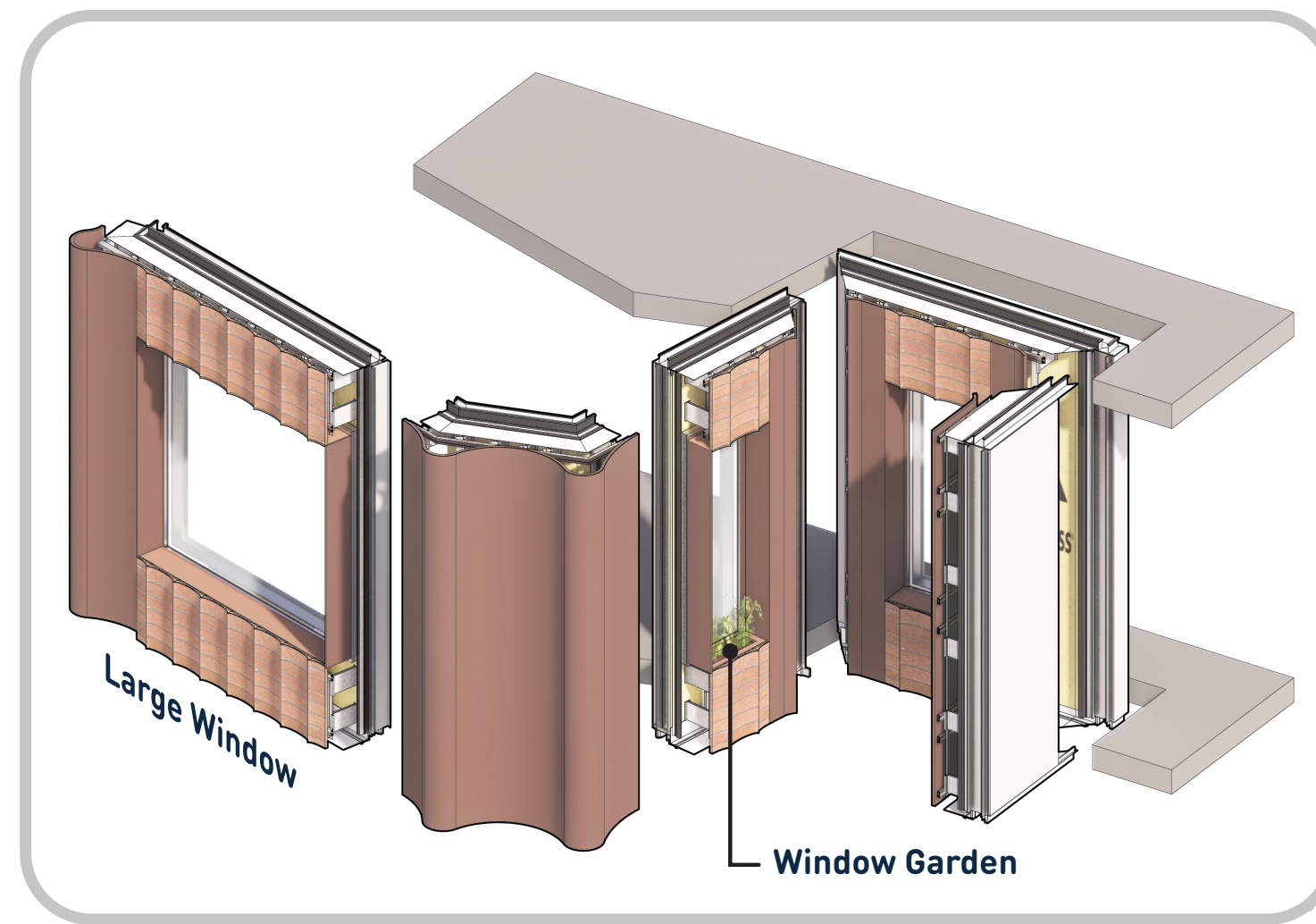
Unit Axon



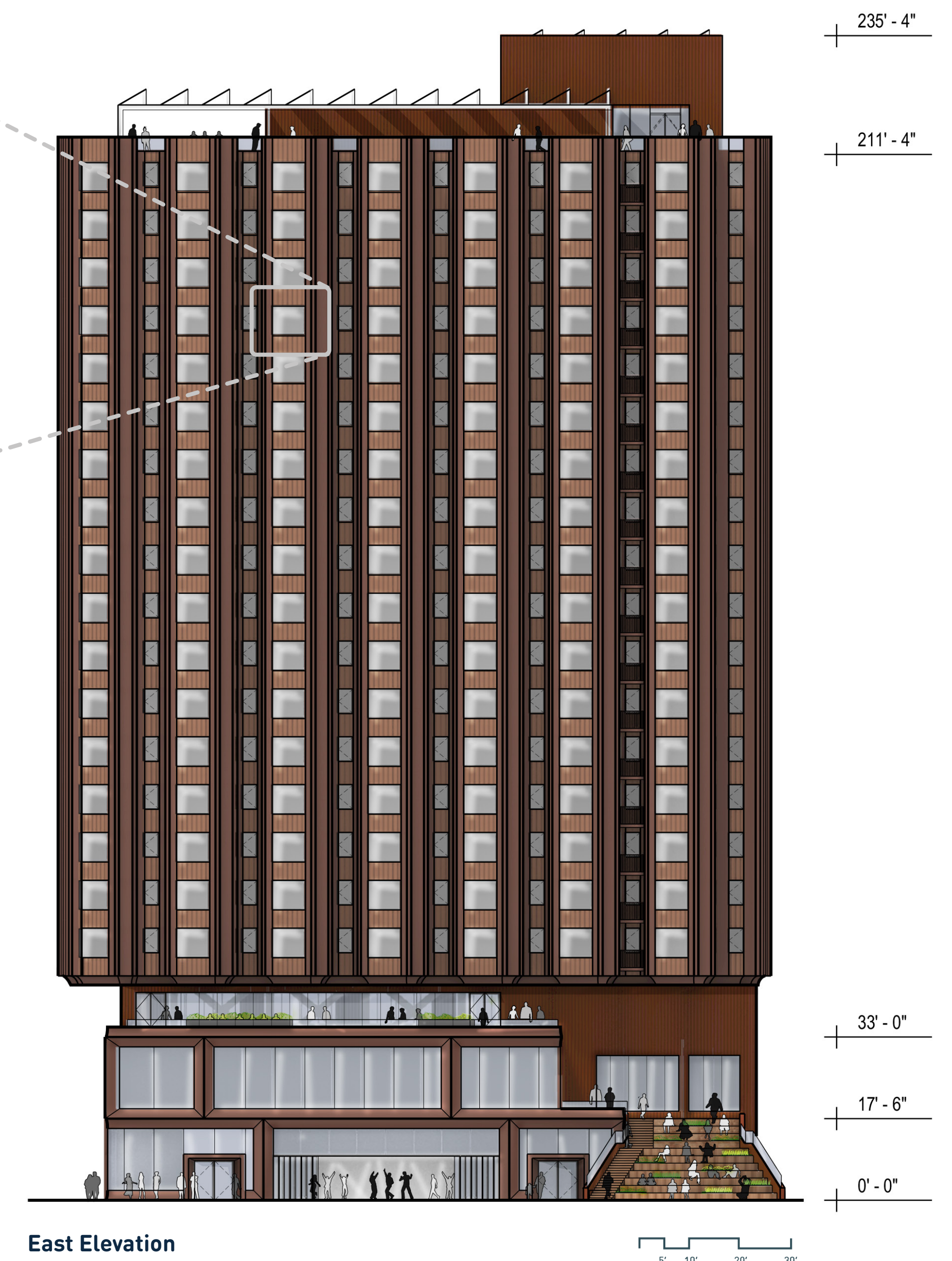
The building's distinctive, expressive facade emerges from updating the classic Chicago Window—a tripartite formation composed of a large fixed central panel with two smaller operable side panels—that defines the neighboring historical buildings.



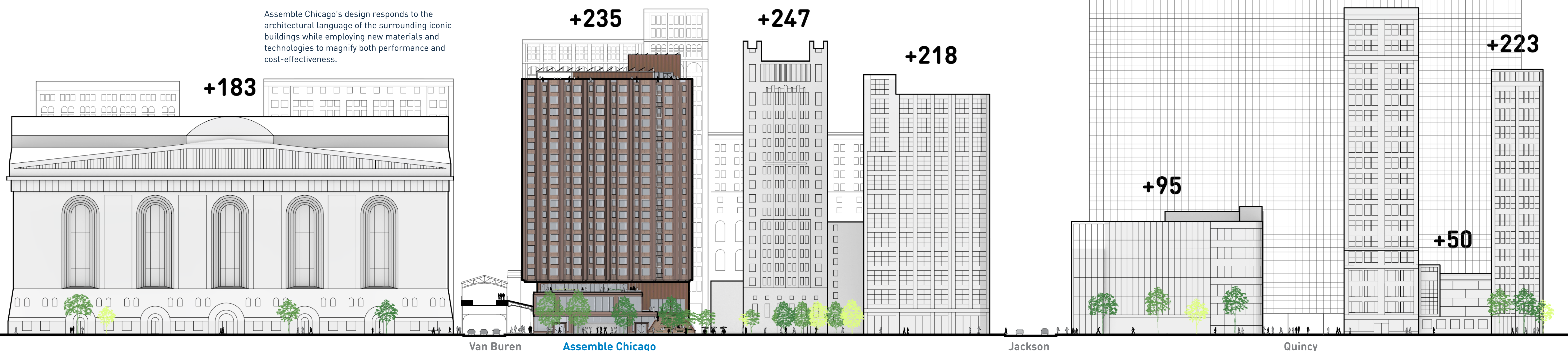
Section: East-West



Large Window



East Elevation



Assemble Chicago's design responds to the architectural language of the surrounding iconic buildings while employing new materials and technologies to magnify both performance and cost-effectiveness.

Van Buren

Assemble Chicago

Jackson

Quincy