



COMMITTEE ON DESIGN

Department of Planning and Development

3601-25 W Chicago Ave.

West Humboldt Park / 27th Ward / Ald. Burnett

POAH / KMW Communities

Gensler / Nia Architects / Site Design Group

DLA Piper

March 08, 2023



The AVE ★ A Revitalization Strategy for WEST HUMBOLDT PARK | CHICAGO, IL

INTRO

- COD Cover Slide
- Design Narrative / Project Vision
- Project Context
- Project history / stage of development
- Urban Context / Surrounding Neighborhood
- Zoning / Site Adjustment

GENERAL DESIGN CONTENT

- Concept Development
- Revised Concept
- Sustainable Features
- Floor Plans
- Façade / Materials
- Building / Street Elevations
- Corridor Strategy



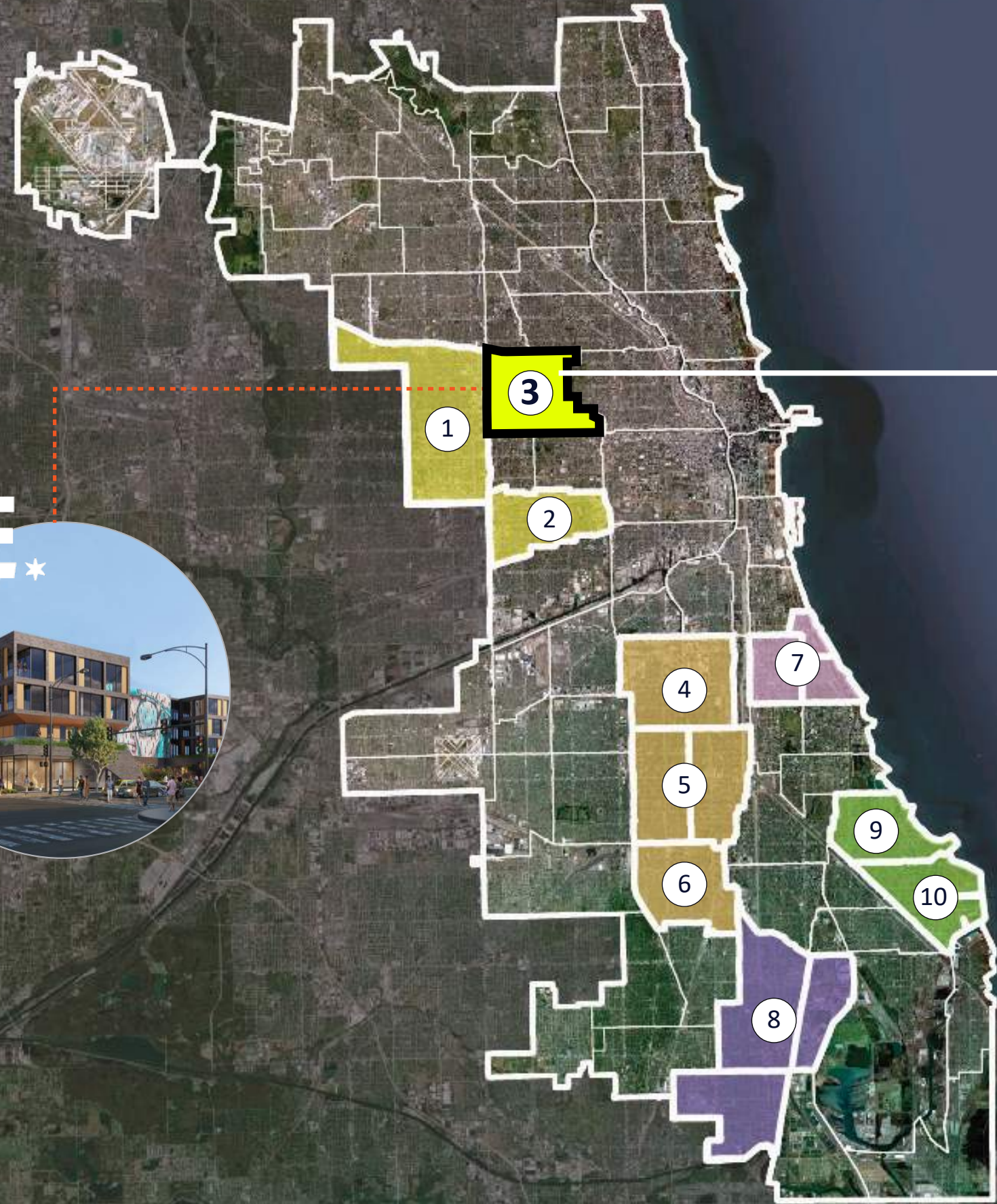
The **AVE** A Revitalization Strategy for WEST HUMBOLDT PARK | CHICAGO, IL

DESIGN NARRATIVE / PROJECT VISION

Preservation of Affordable Housing (POAH), KMW Communities and their partners are pleased to submit this development plan for “The Ave”, located at 3601-25 W Chicago Ave in West Humboldt Park and a development under the City of Chicago’s Invest South/West initiative.

As community developers, our goal is to create inclusive and equitable developments that add value to the communities we serve. Our vision for the Chicago Avenue corridor is to create an anchor building that elevates conventional affordable housing with design excellence and strategic placemaking, catalyzing further reinvestment in the neighborhood. The project consists of 49 affordable apartments and 7743 sf of commercial, retail and empowerment-centered spaces that will pull the community in by offering a place to gather, learn and grow its wealth and capacity. The building will also be the West Side headquarters for Neighborhood Housing Services, a longstanding community institution that offers lending, education, and housing preservation services.



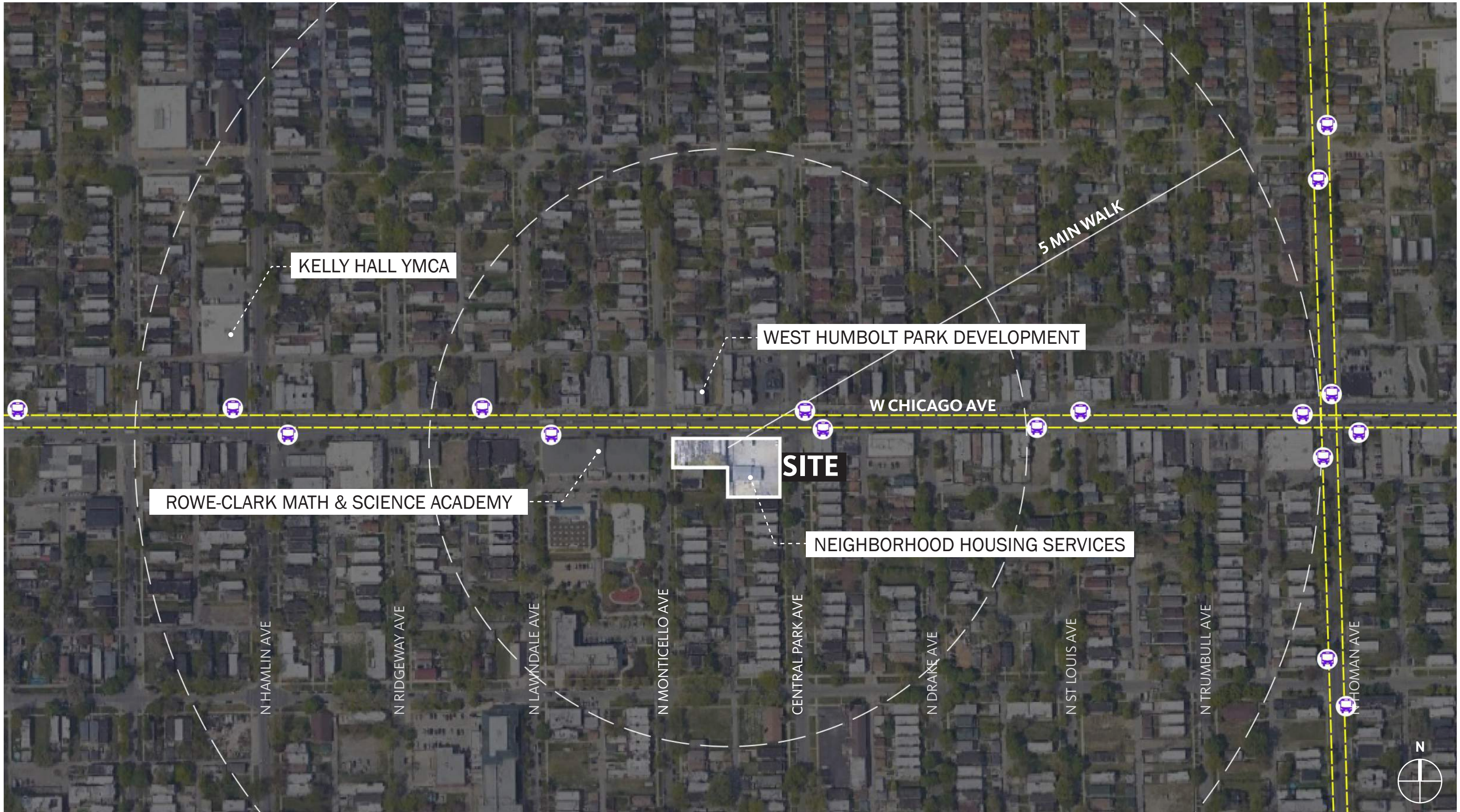


- 1 Austin
- 2 North Lawndale
- 3 Humboldt Park**
- 4 New City
- 5 Englewood
- 6 Auburn Gresham
- 7 Bronzeville
- 8 Roseland
- 9 South Shore
- 10 South Chicago

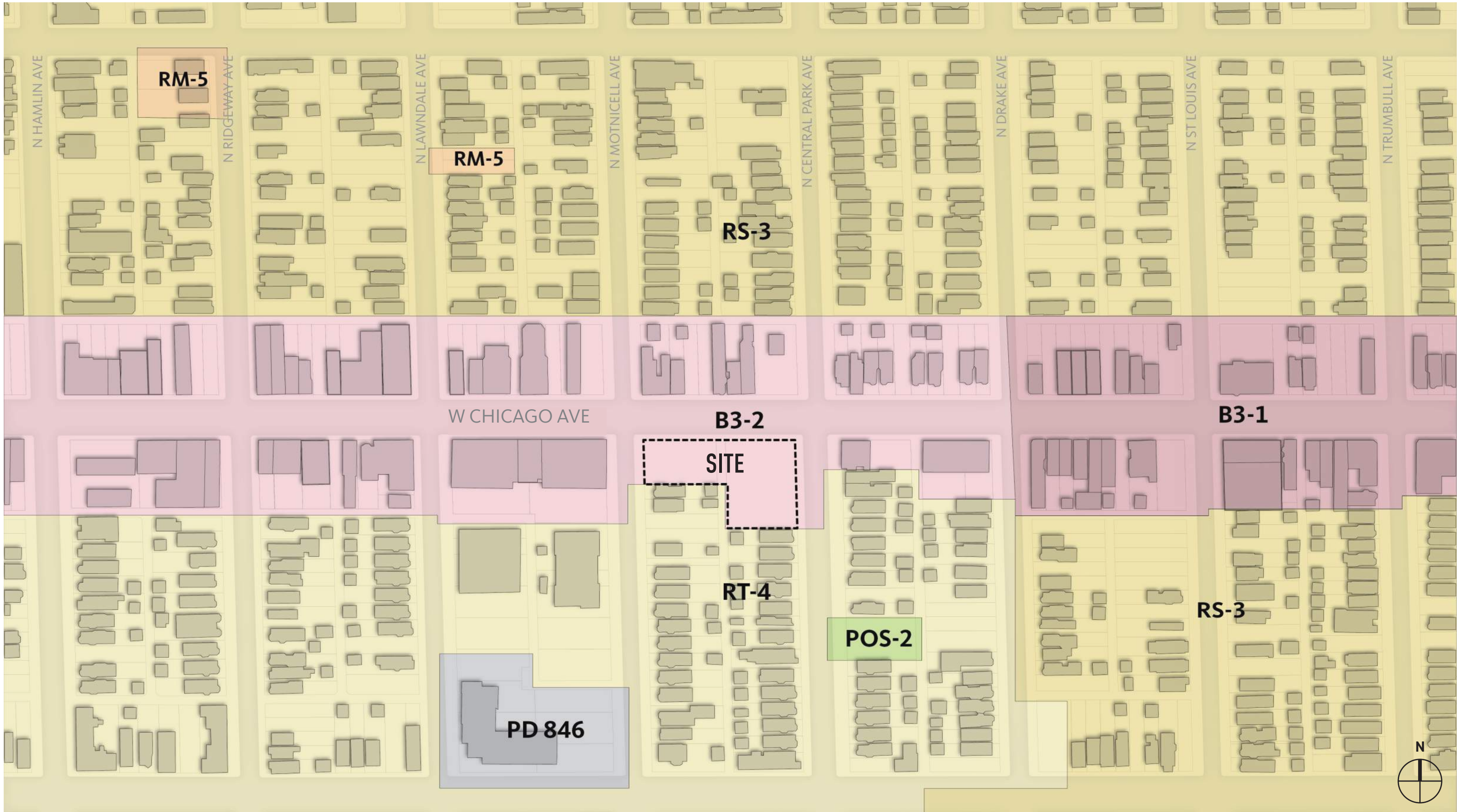
The AVE*



SITE CONTEXT



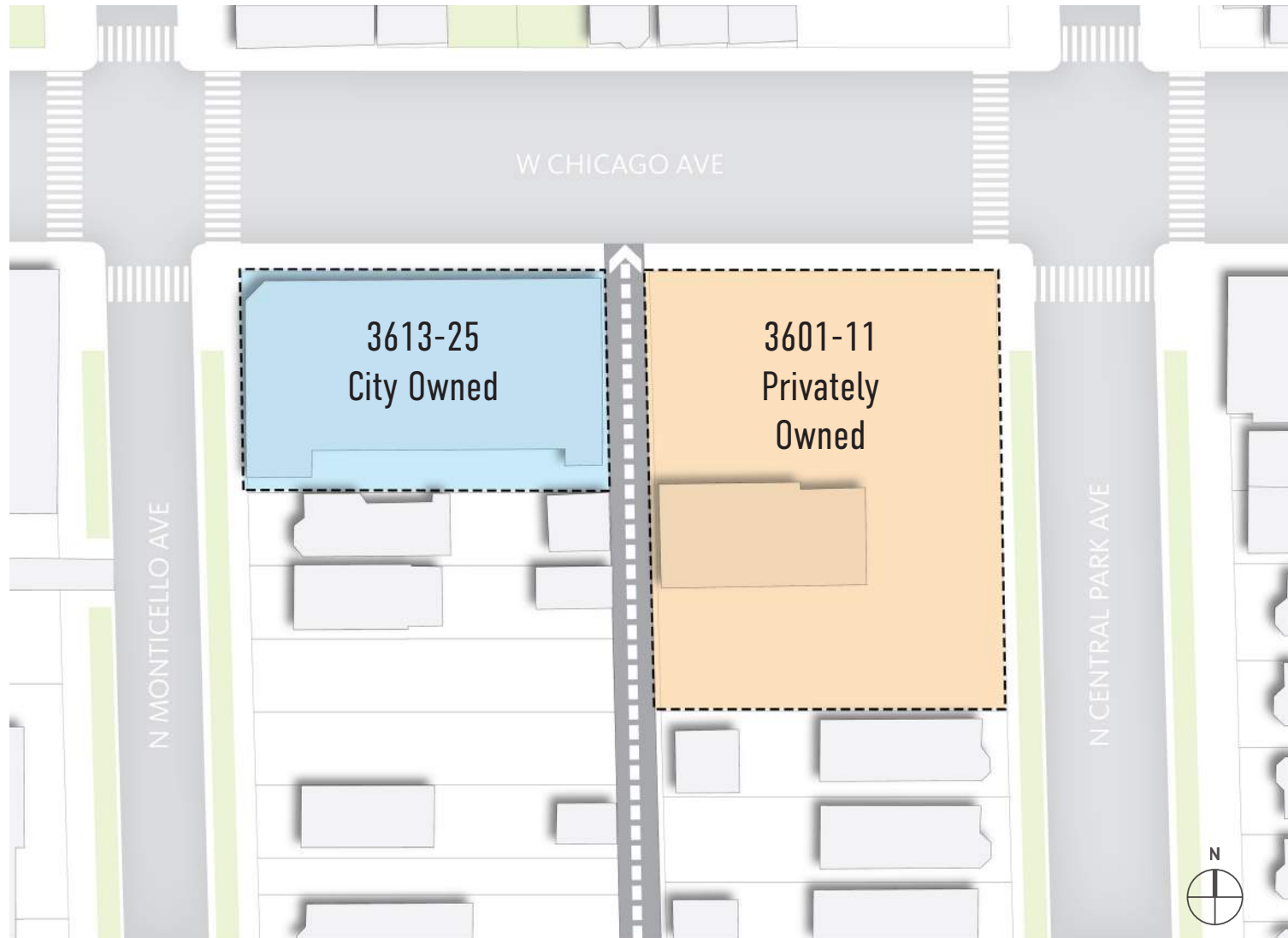
ZONING



THE SITE | 3601-25 W CHICAGO AVE.



SITE ADJUSTMENTS | RE-ROUTING THE ALLEY

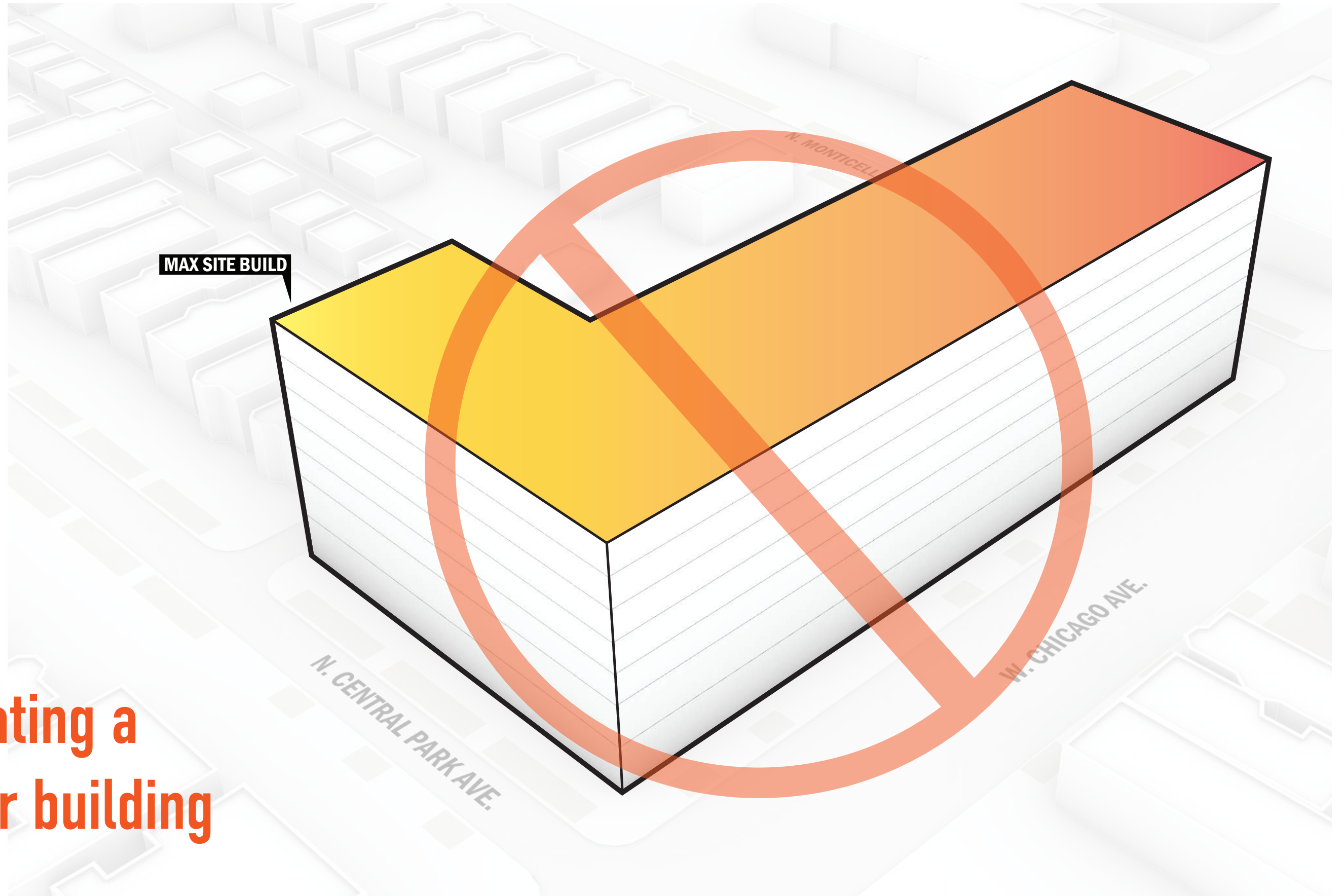


EXISTING



PROPOSED

CONCEPT DEVELOPMENT

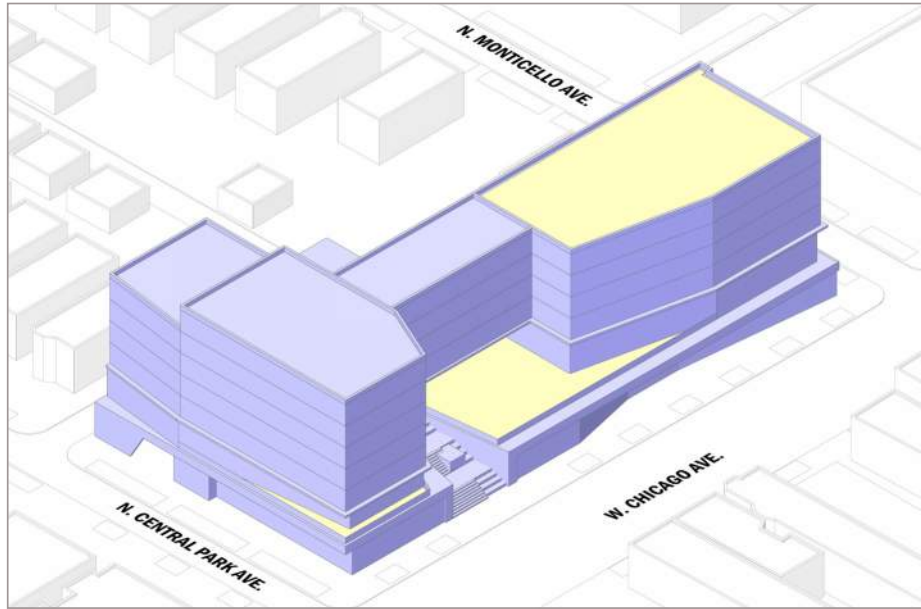


avoid creating a simple bar building

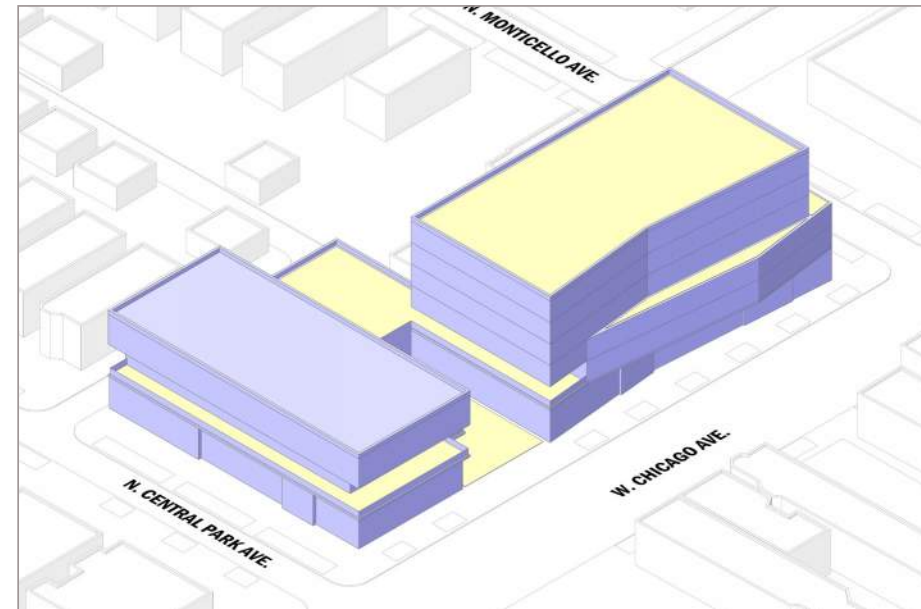
CONCEPT DEVELOPMENT

preferred option

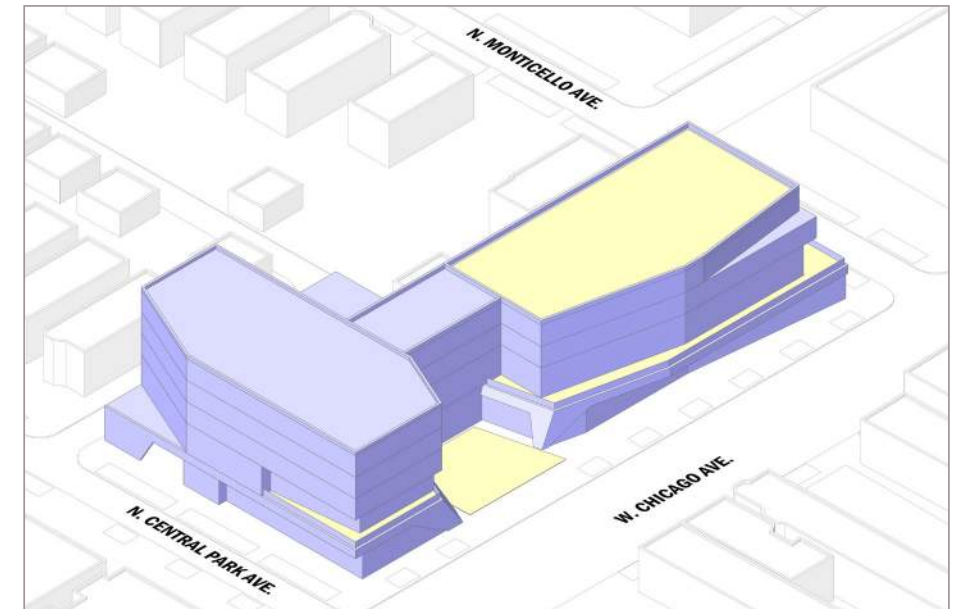
SCHEME A



SCHEME B

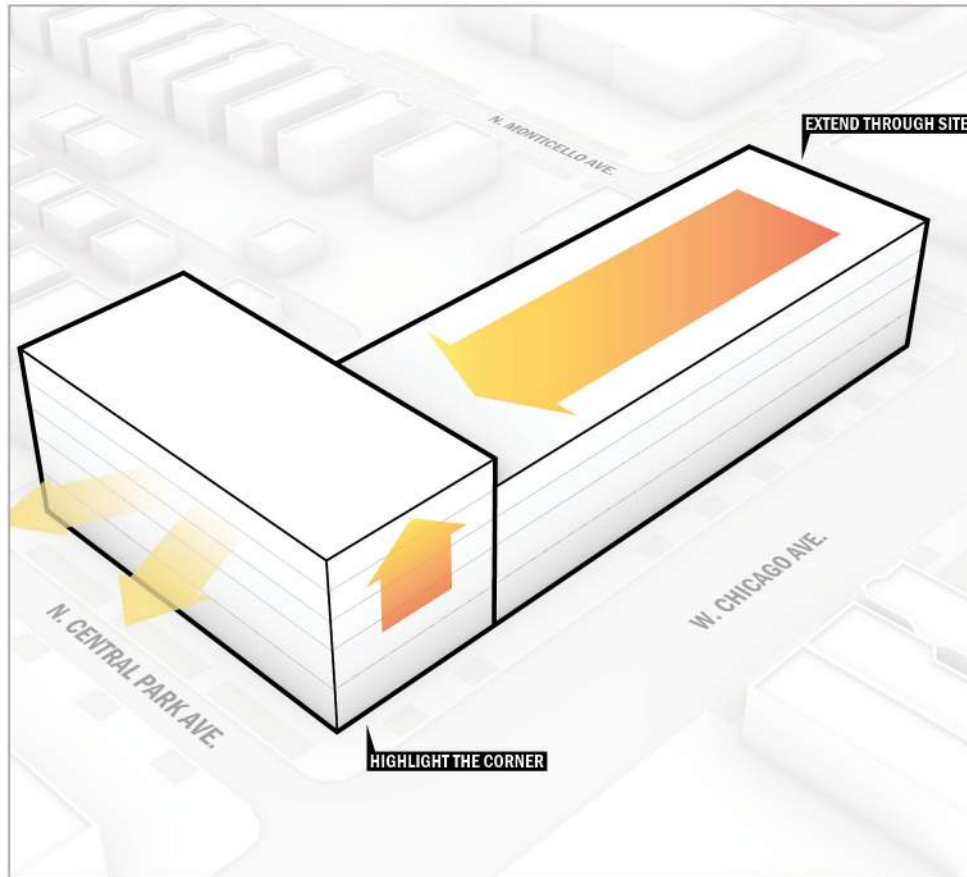


SCHEME C



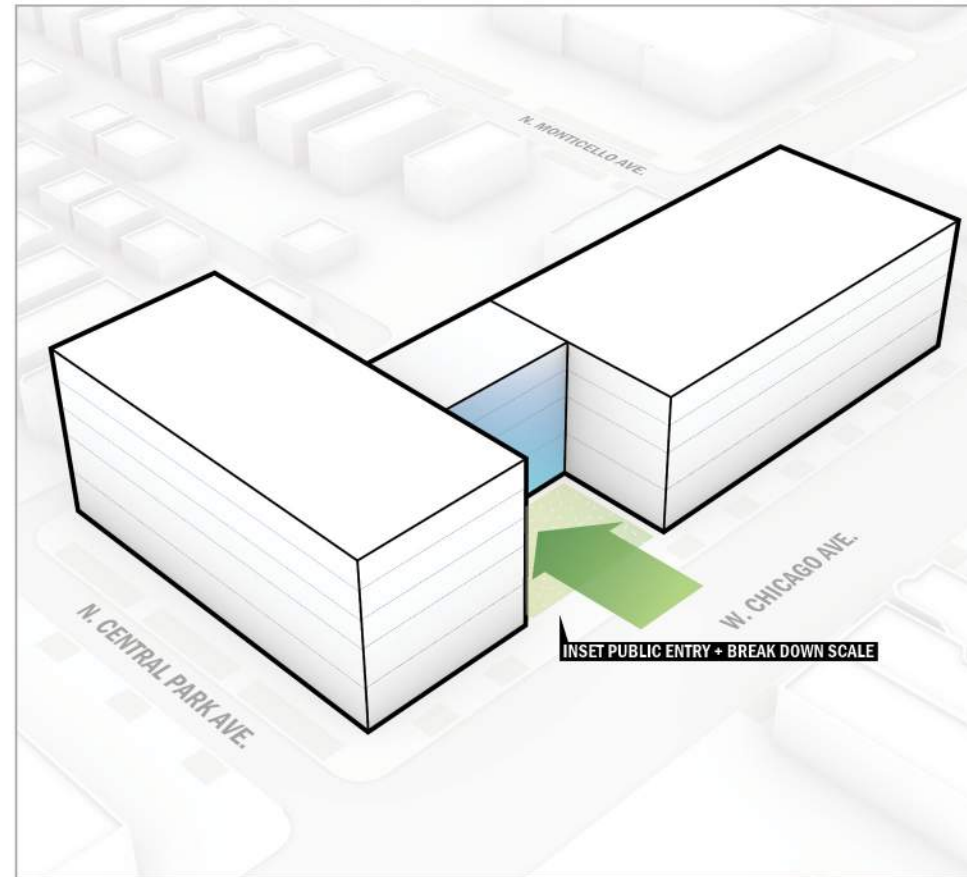
CONCEPT DEVELOPMENT

hold the corners



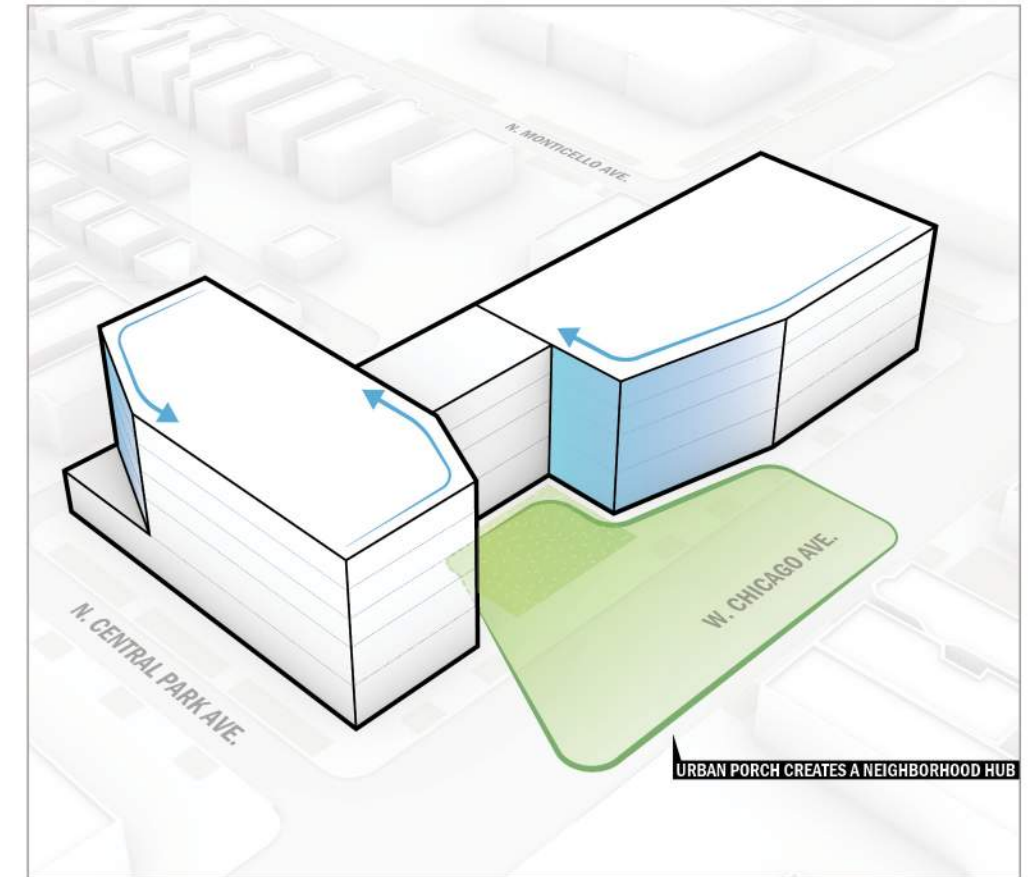
- Erode the long facade along Chicago Avenue
- Taller massing at Central Park and Chicago Ave.

carve the middle



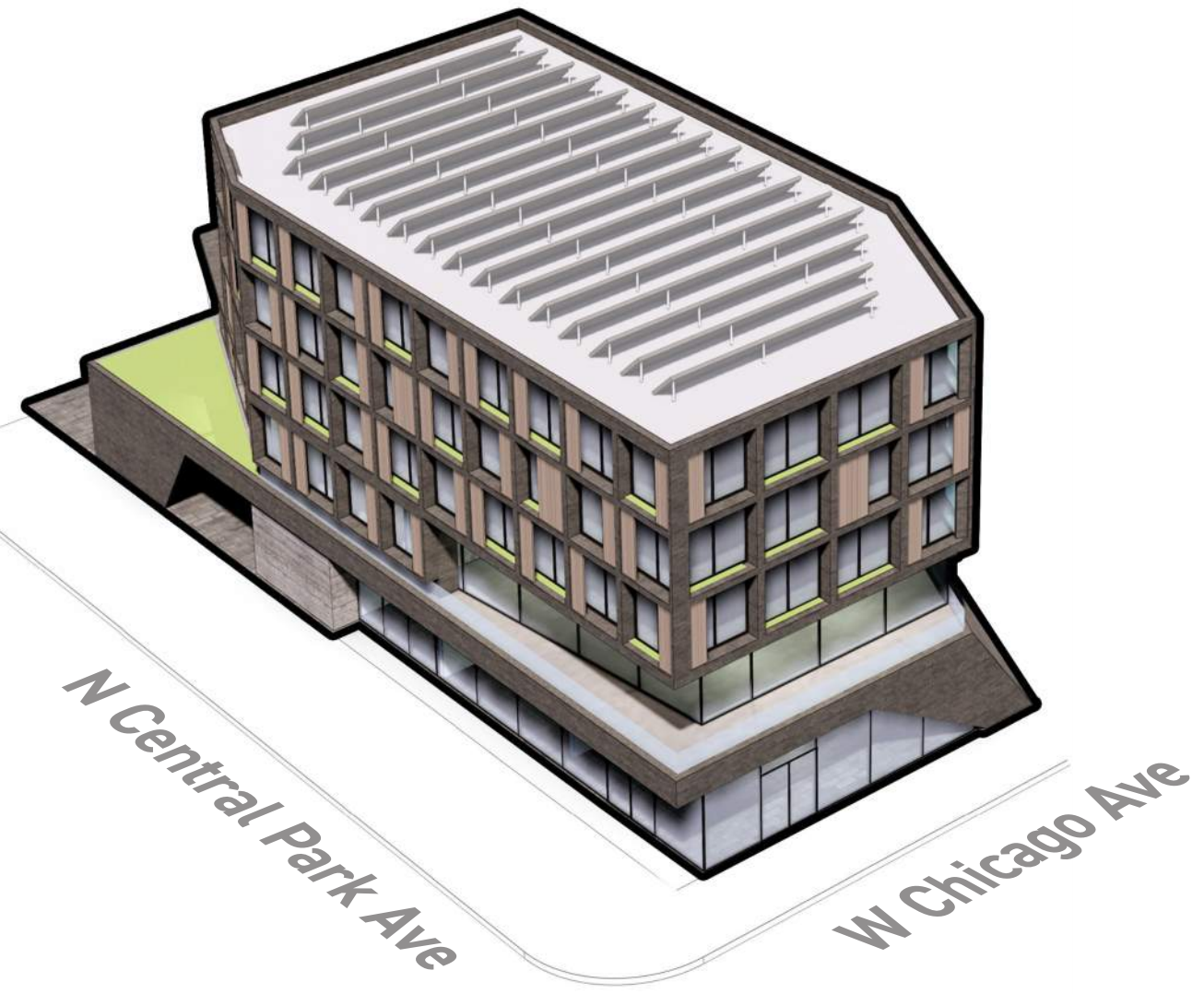
- Reduce height on Central Park Ave.
- Reduce height on Chicago and Moticello Ave.

draw the eye in



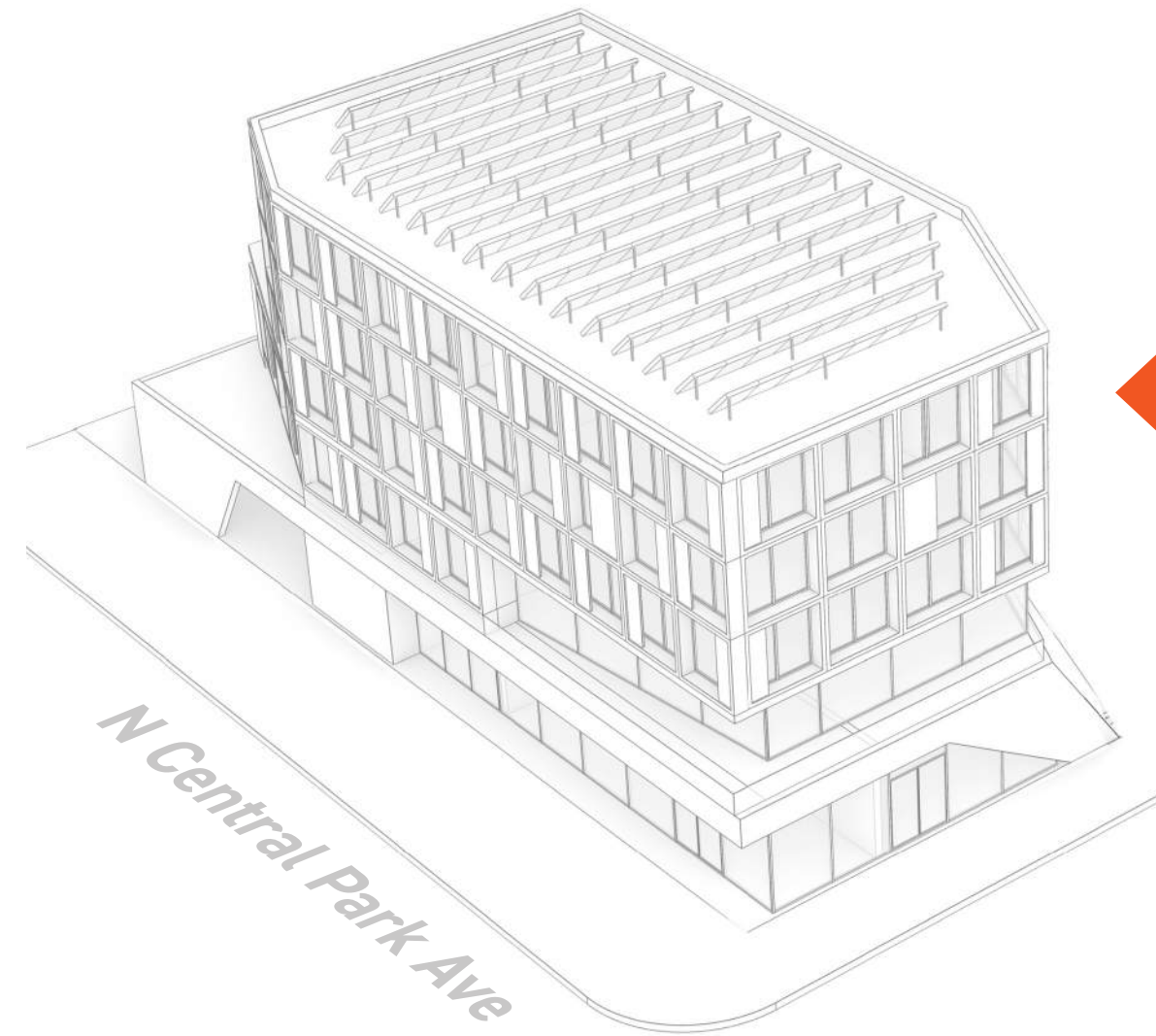
- Open up views into Public Space and to “The Link” between two buildings
- Massing on Central Park Ave. steps down and opens up to existing homes.

CONCEPT DEVELOPMENT



① the Corner

CONCEPT DEVELOPMENT

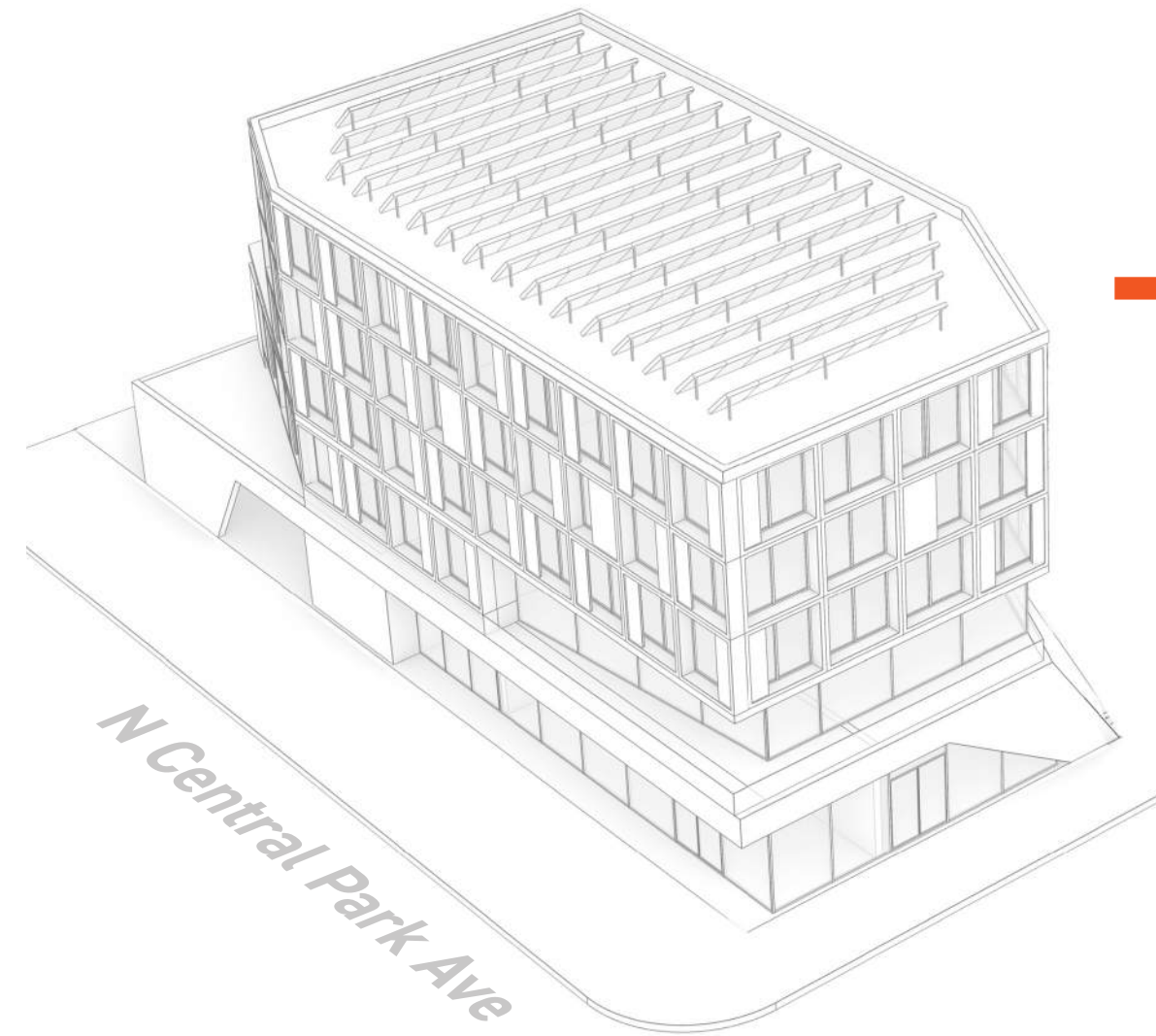


① the Corner

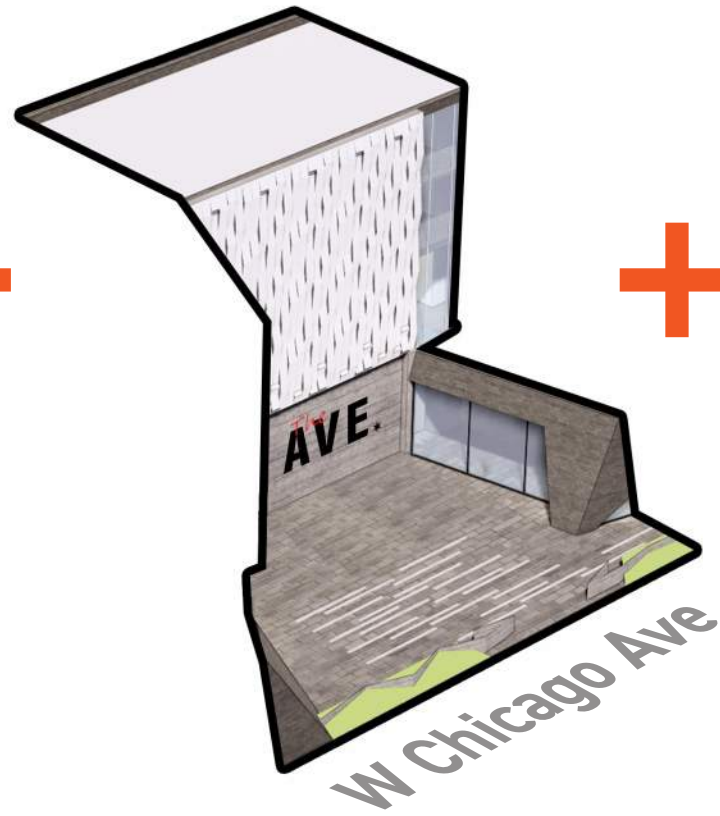


② the Long

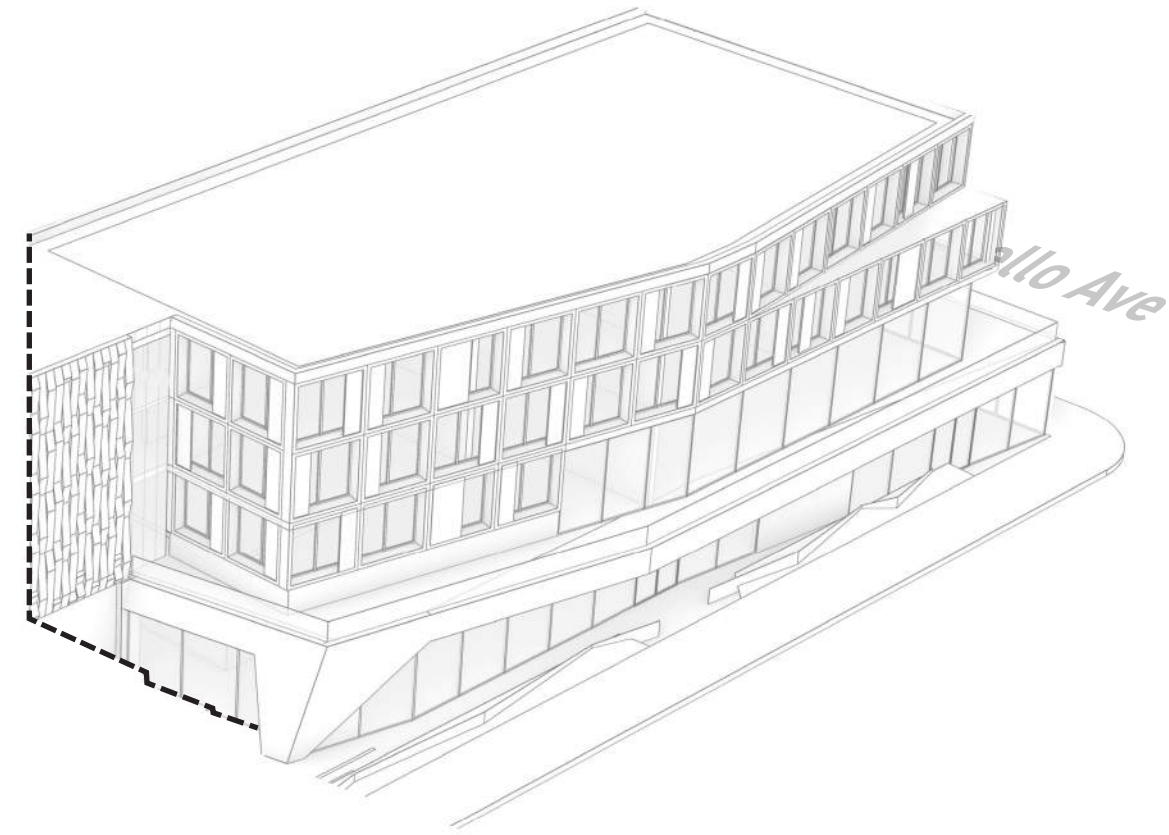
CONCEPT DEVELOPMENT



① the Corner

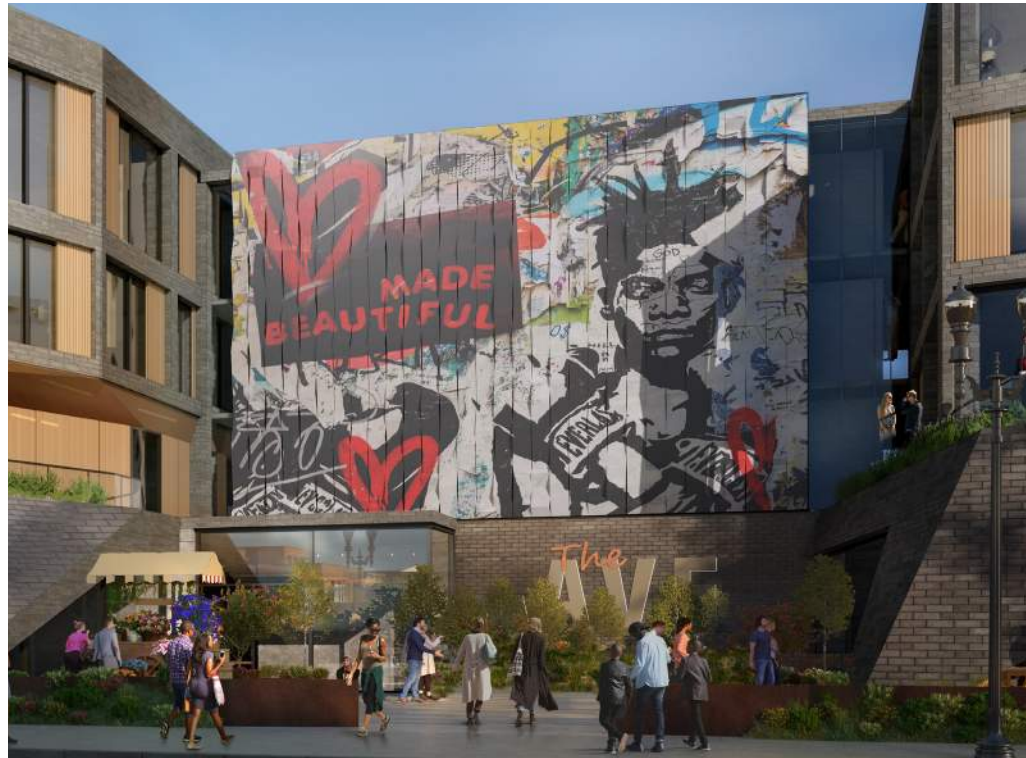


③ the Stoop



② the Long

CONCEPT DEVELOPMENT



3 the Stoop

CONCEPT DEVELOPMENT



PROPOSED CONCEPT



REVISED CONCEPT



REVISED CONCEPT



REMOVE ONE FLOOR

NEW RESIDENTIAL UNITS

NEW COMMERCIAL SPACE
RELOCATE NHS OFFICE

NEW NHS OFFICE

The
AVE★
A CATALYST FOR
EQUITABLE
DEVELOPMENT

DEVELOPMENT PROGRAM

49 Affordable Units

- 19 One Bedroom
- 27 Two Bedroom
- 3 Three Bedroom

2,855 sf NHS Office Space

4,888 sf Commercial Space

32 parking spaces



SUSTAINABLE FEATURES



SOLAR PANELS

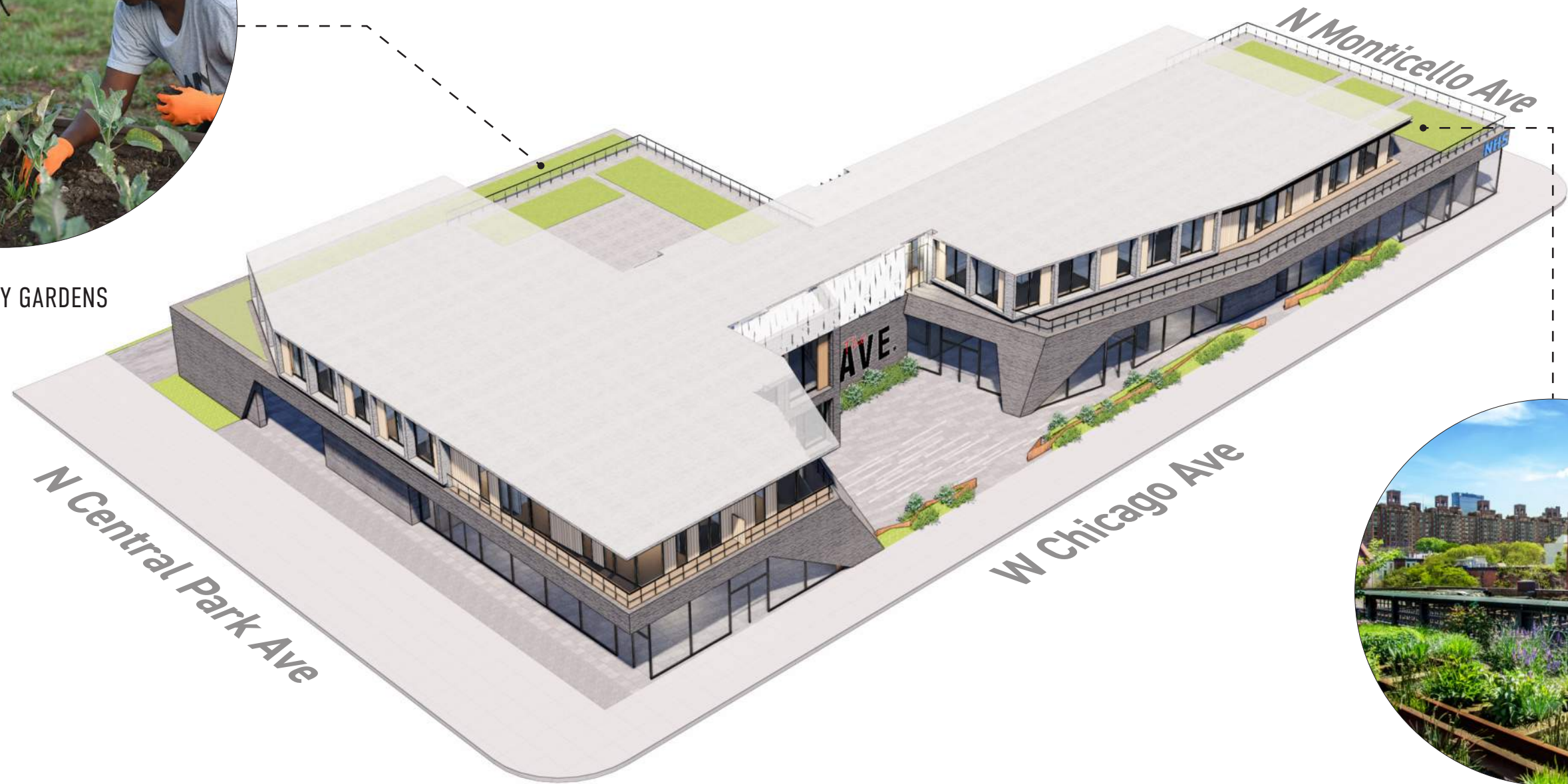


GREEN ROOF

SUSTAINABLE FEATURES

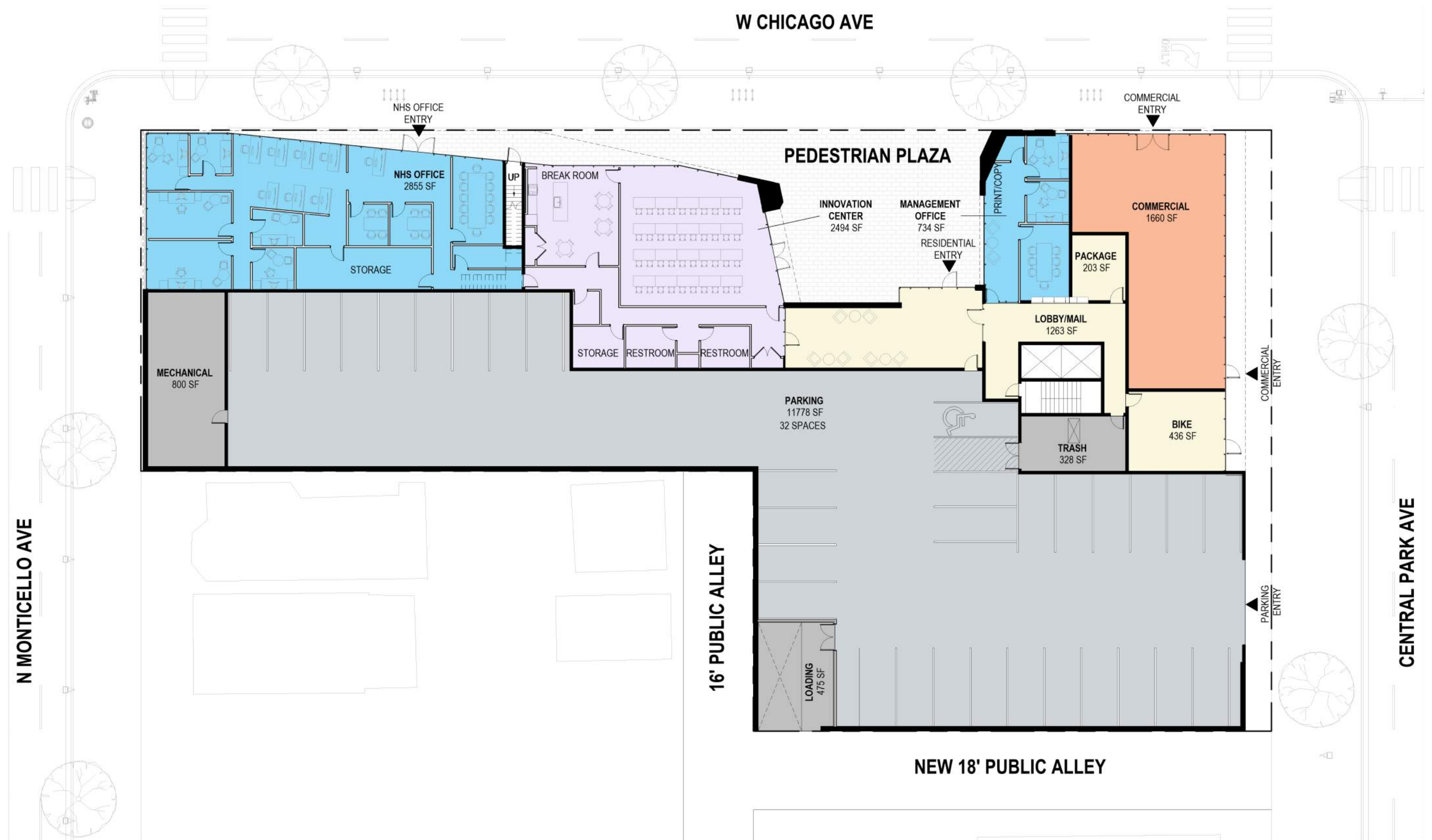


COMMUNITY GARDENS



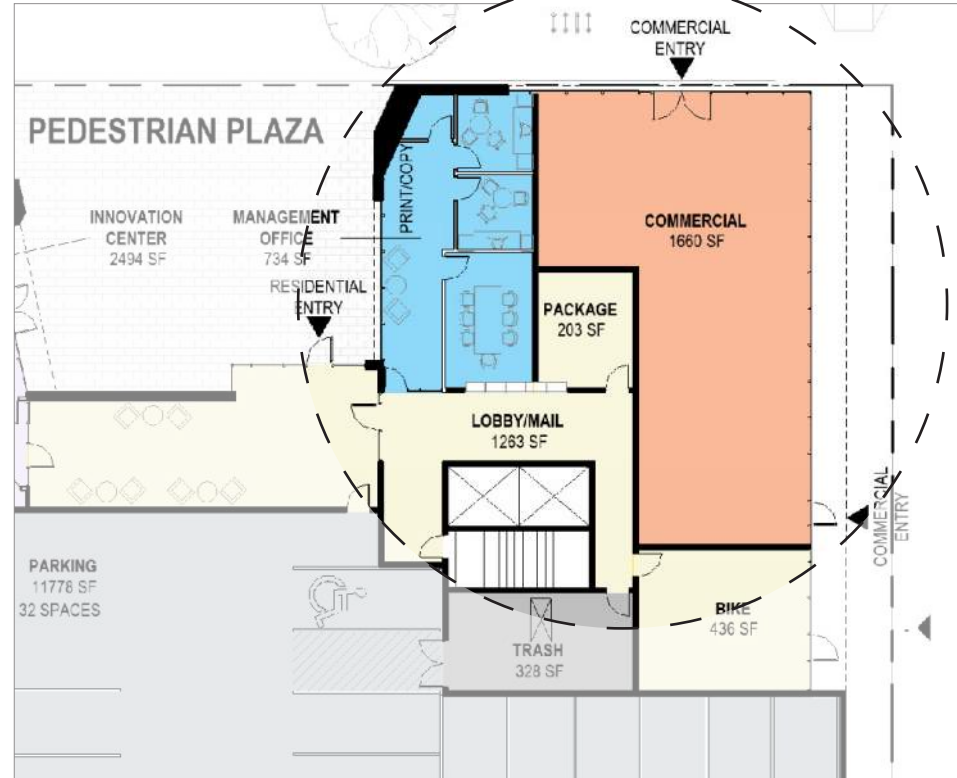
URBAN FARMS

GROUND FLOOR PLAN

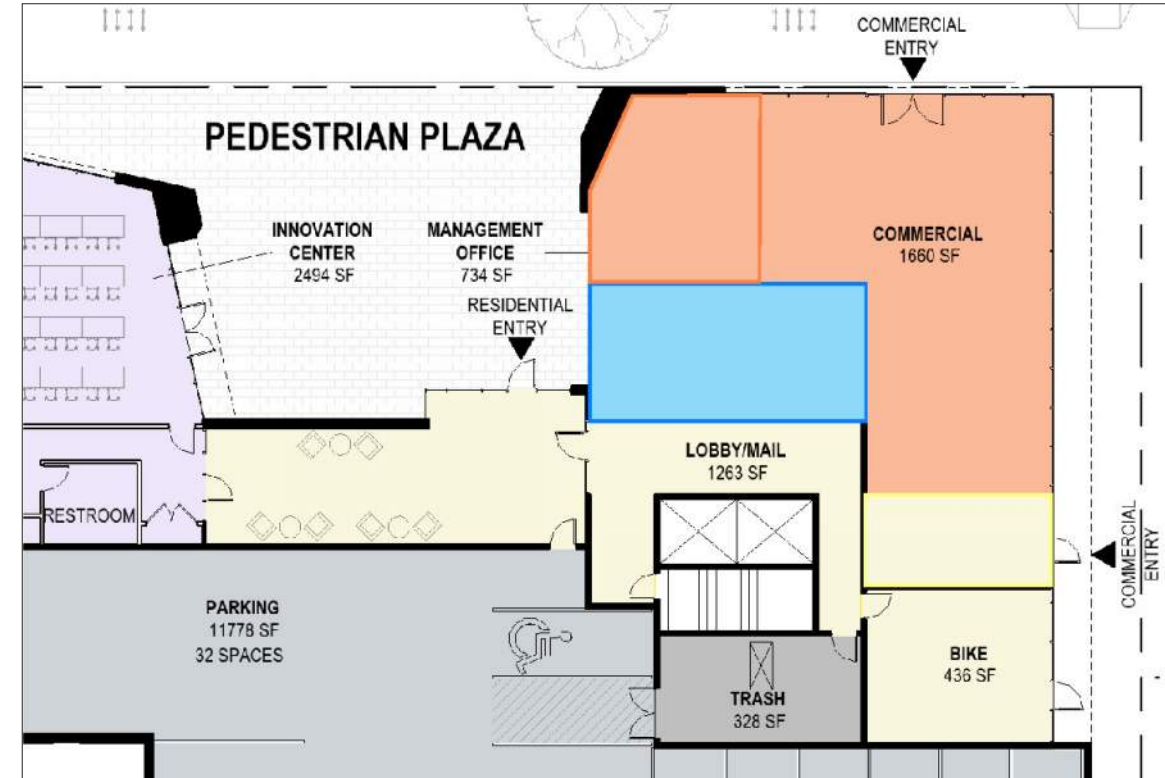


GROUND FLOOR PLAN

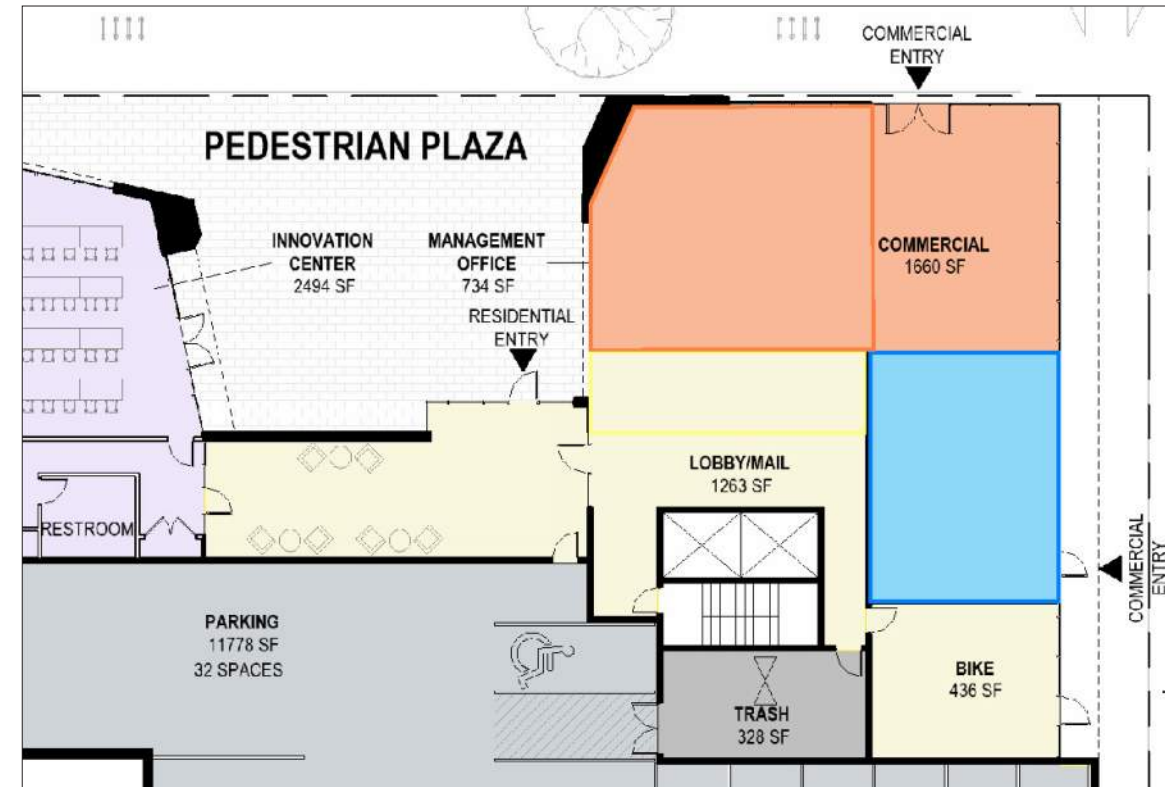
CURRENT SCHEME



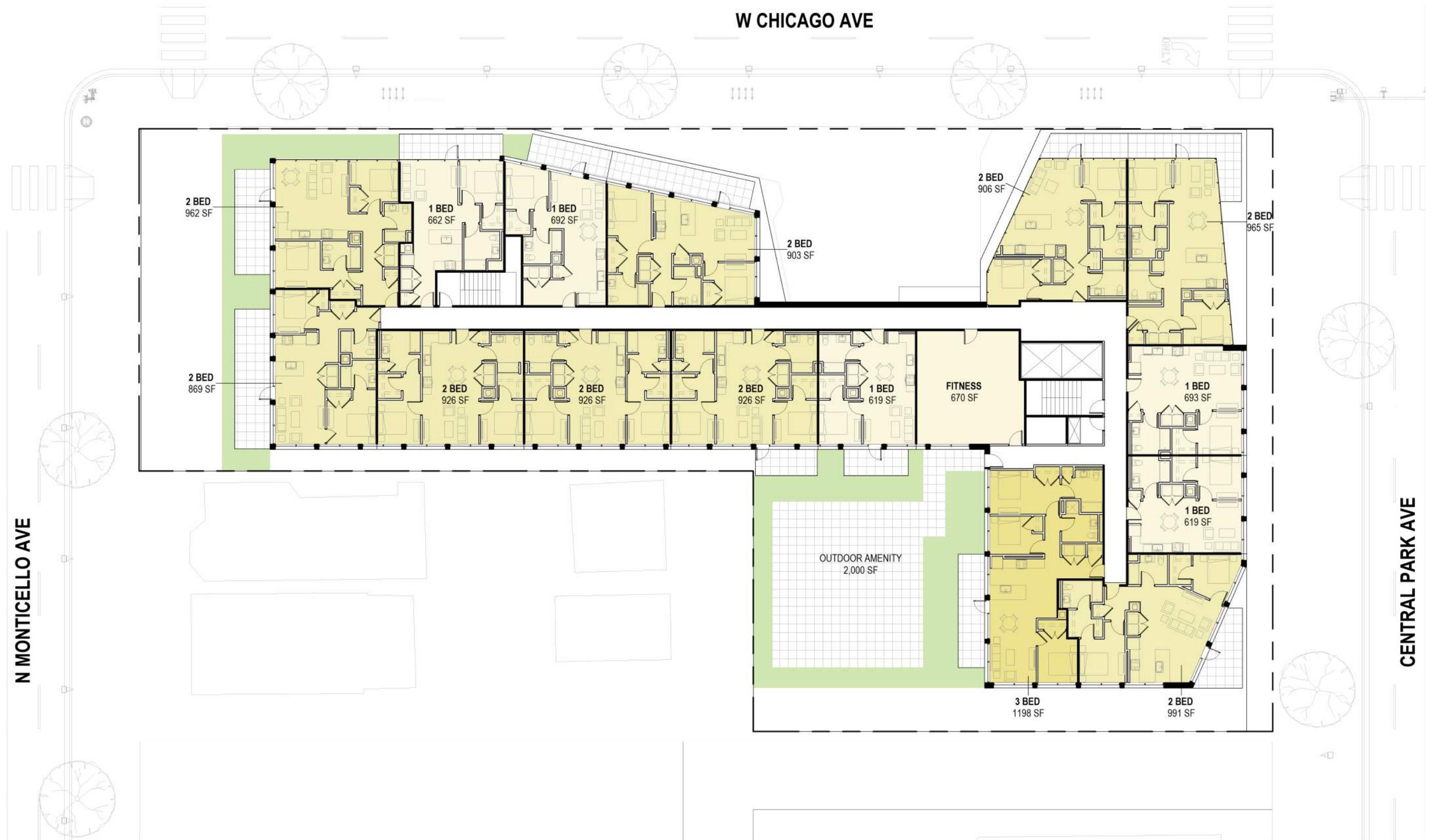
ALTERNATIVE OPTION A



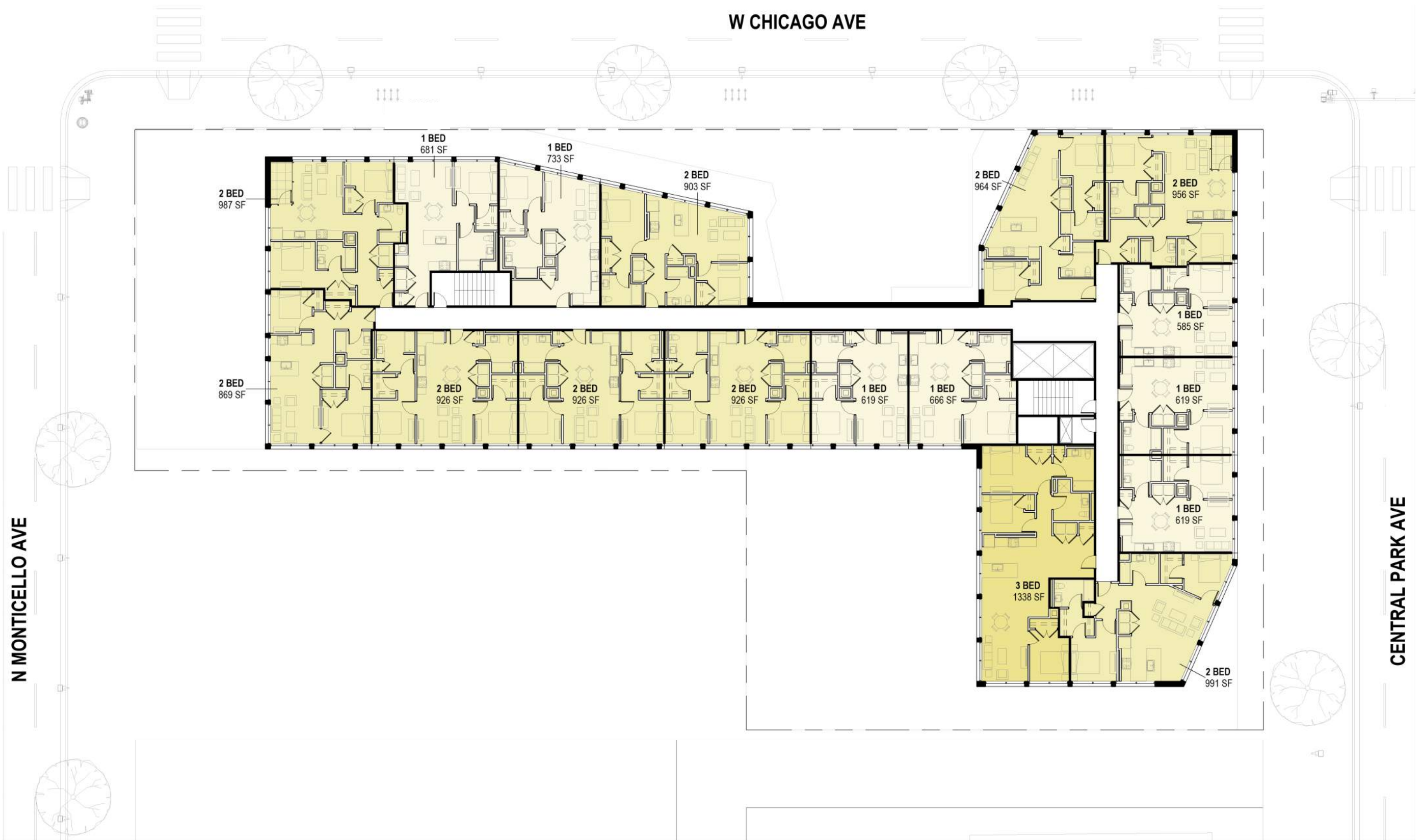
ALTERNATIVE OPTION B



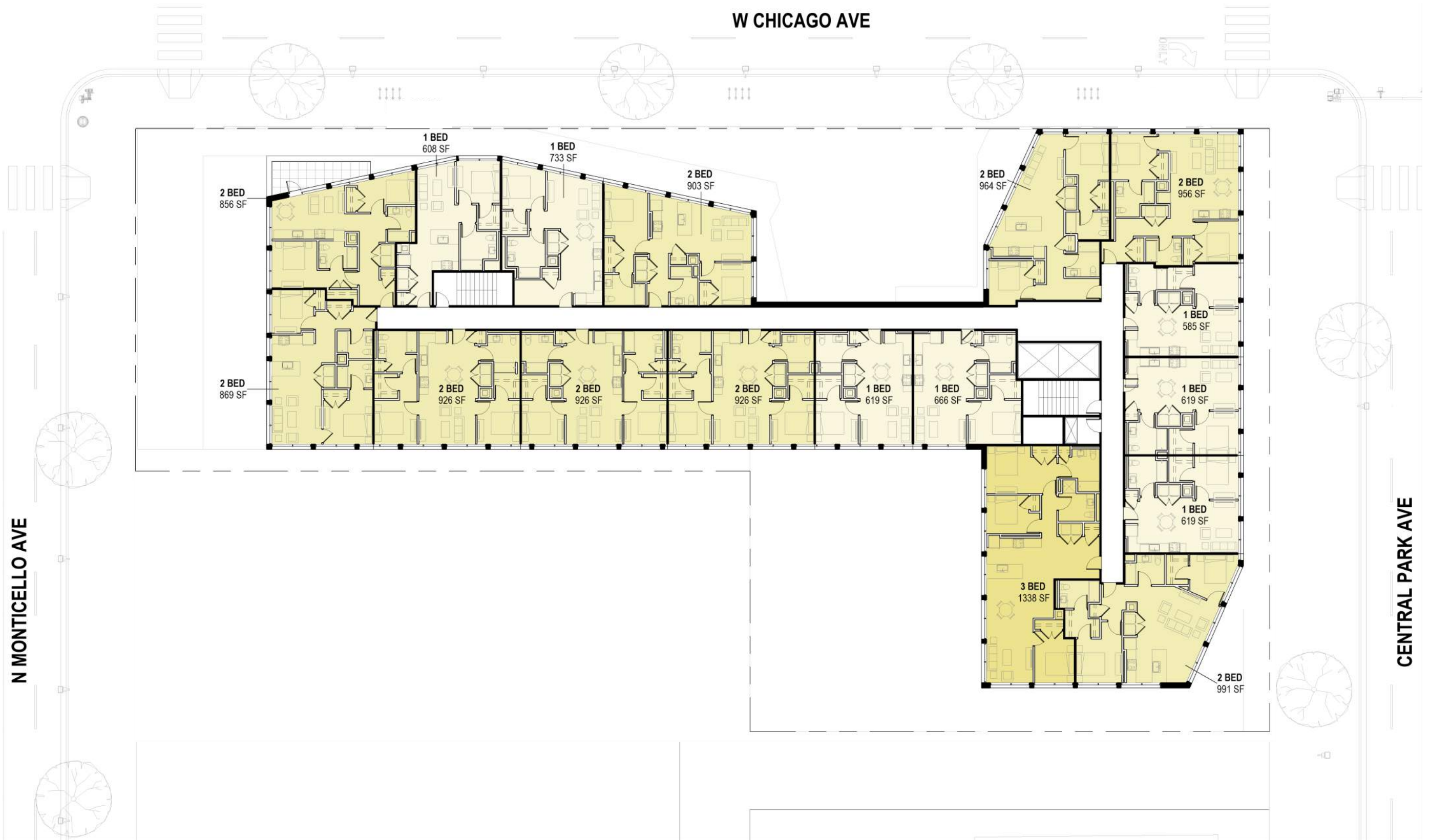
SECOND FLOOR FLOOR PLAN



THIRD FLOOR FLOOR PLAN



FOURTH FLOOR PLAN



MATERIALS

BRICK



WOOD



METAL



CONCRETE



SMOOTH IRONSPOT BRICK

WOOD VENEER PANEL

ALUMINUM WINDOW WALL SYSTEM
W/ OPERABLE AWNING PANEL

GLAZED GUARDRAIL
W/ METAL HANDRAIL @ L2

IPE PLANK
PEDESTAL PAVERS @ L2

EXT GRADE FRAMED SOFFIT

ALUMINUM STORE FRONT SYSTEM
@ L1 COMMERCIAL, OFFICE SPACE
AND INNOVATION CENTER

MATERIALS



VIEW FROM THE CORRIDOR



MATERIALS



ELEVATIONS



NORTH ELEVATION



NORTH STREET ELEVATION

ELEVATIONS



WEST ELEVATION



EAST ELEVATION



WEST STREET ELEVATION



EAST STREET ELEVATION



SOUTH ELEVATION

The
AVE.*

A RESPONSE TO TRANSFORMING A COMMUNITY



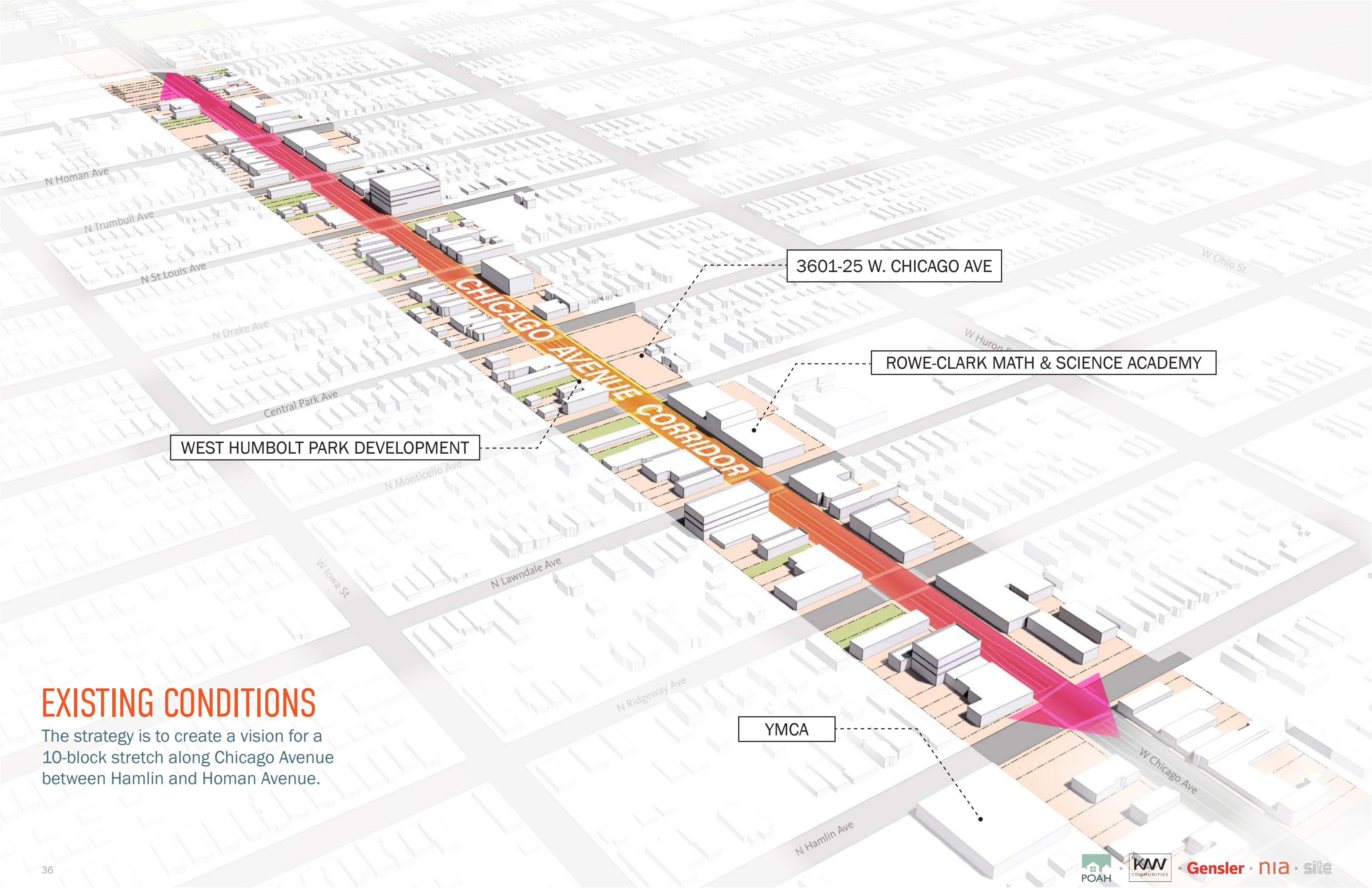
The
AVE★
THE STOOP
CELEBRATE THE
CULTURAL LEGACY



The
AVE

The
AVE.★
**A GENERATOR OF
OPPORTUNITY
AND WEALTH**





WEST HUMBOLT PARK DEVELOPMENT

3601-25 W. CHICAGO AVE

ROWE-CLARK MATH & SCIENCE ACADEMY

YMCA

EXISTING CONDITIONS

The strategy is to create a vision for a 10-block stretch along Chicago Avenue between Hamlin and Homan Avenue.



N Homan Ave

N Trumbull Ave

N St Louis Ave

N Drake Ave

Central Park Ave

N Monticello Ave

W Iowa St

N Lawndale Ave

N Ridgeway Ave

N Hamlin Ave

W Chicago Ave

CHICAGO AVENUE CORRIDOR



PHASE ONE DEVELOPMENT



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

The AVE

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