

2 0 1 8
SPRINT
CHICAGO RIVER
SOUTH BRANCH



One central question:

***What does a more equitable Chicago
River look like?***



Thank you to MPC for support...



Metropolitan**Planning**Council

"If we challenge inequality, we will grow."

- Mary Sue Barrett, Executive
Director, Metropolitan Planning
Council 2017 Annual Address,

2018 CCAC Sprint Participating Firms





"Our Chicago River will be Chicago's great recreational park. If the lake is our front yard, then the river is our residential backyard."

-Mayor Rahm Emanuel



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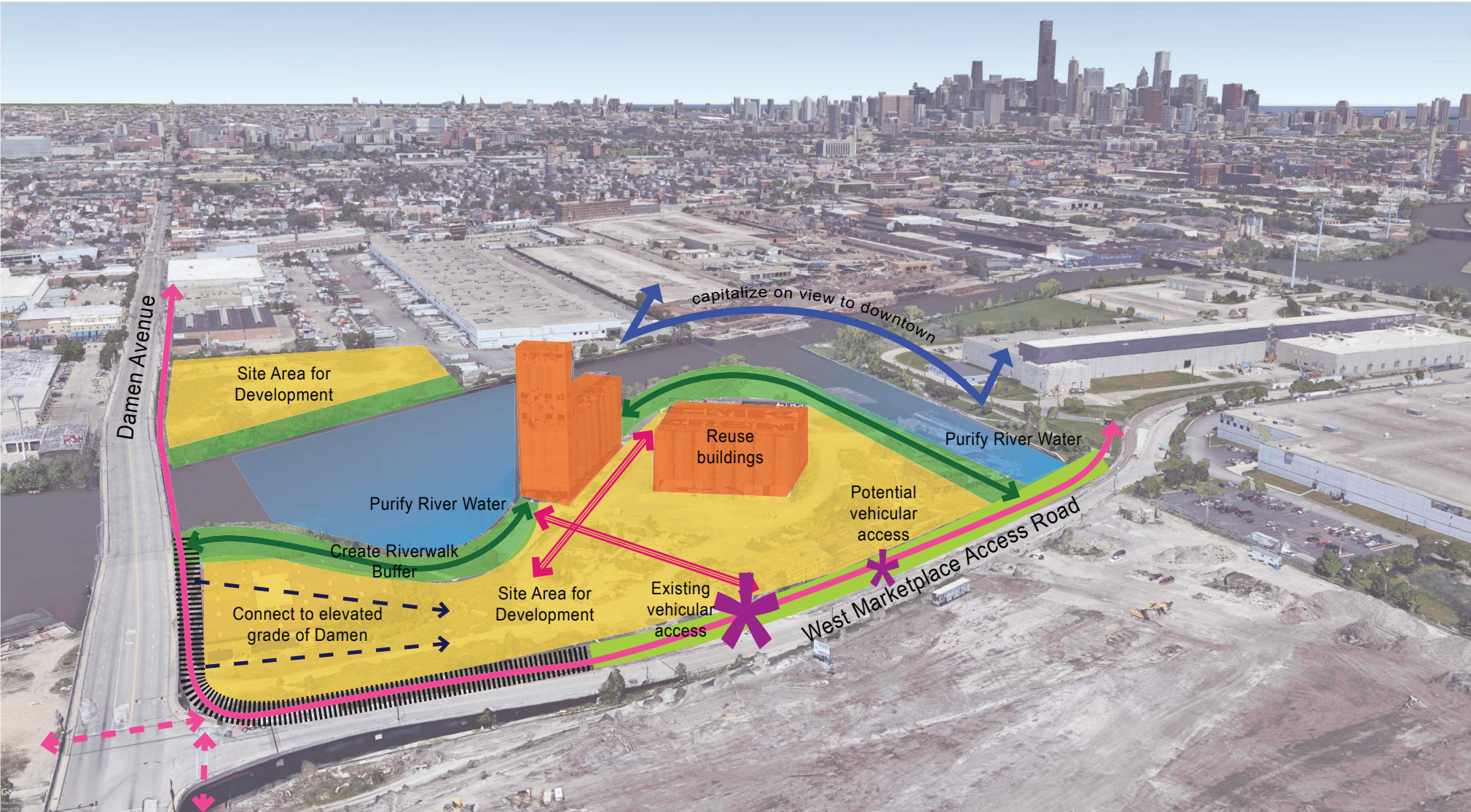
- INTRODUCTION
- BACKGROUND
- SCOPE & ASSIGNMENT
- SCHEDULE
- ROLES & DISCIPLINES
- TEAM ASSIGNMENTS
- DELIVERABLES
- SITES
- RESOURCES

SIX SITES - SIX GROUPS



Group 1, Site 1: Elevating Damen Silos

SITE ANALYSIS



CONCEPT: PROGRAM ZONES



CONCEPT: ECOLOGICAL RESTORATION



CONCEPT: LANDSCAPE



CONCEPT

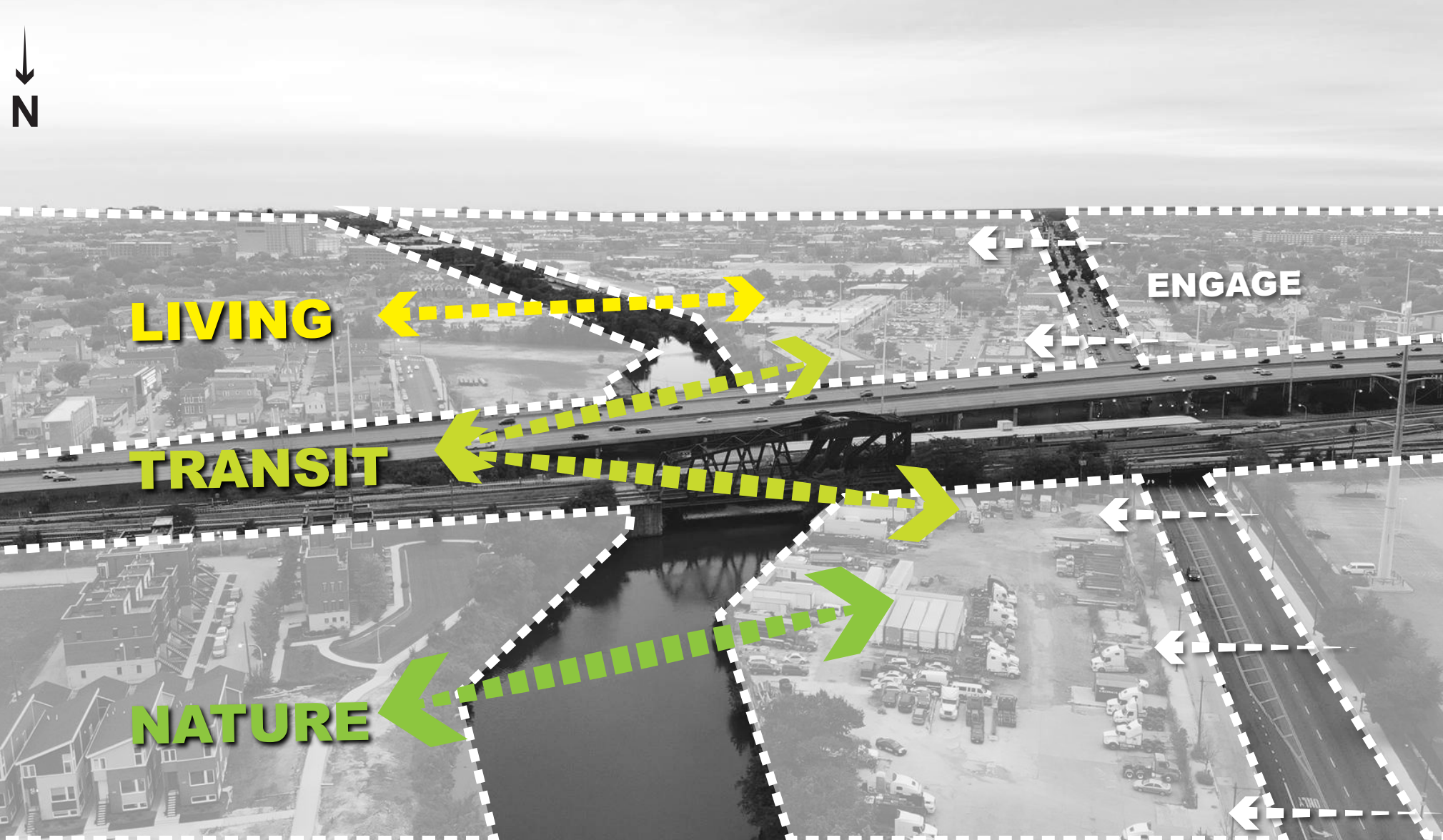


CONCEPT: SILO RE-USE

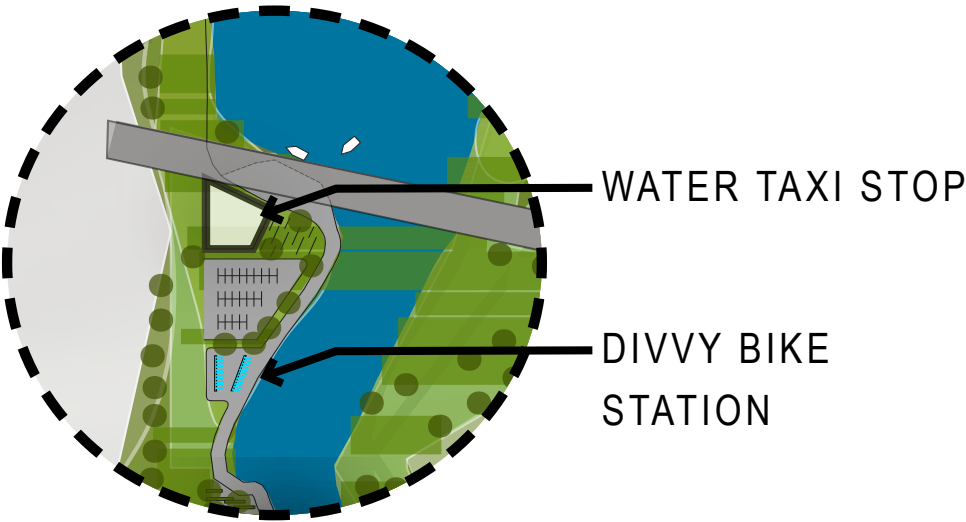


Group 2, Site 2:
South Fork
“Breaking Barriers”

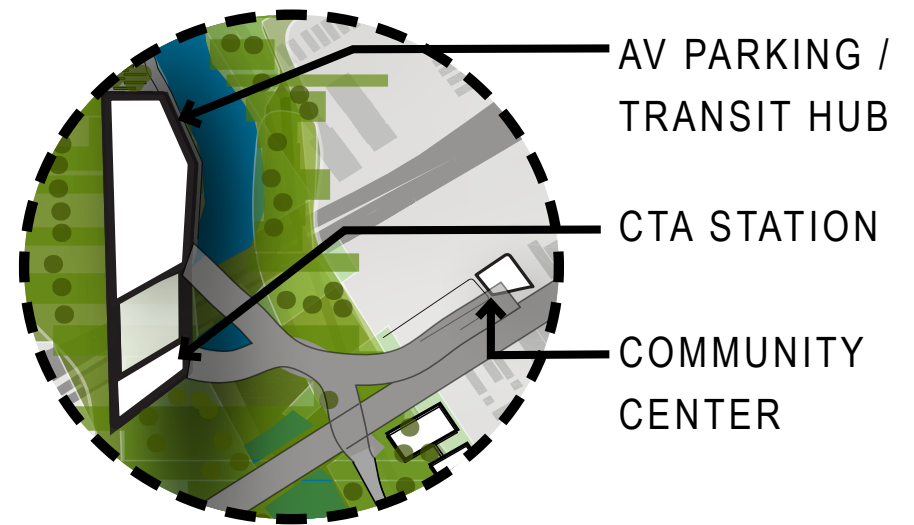
EXISTING CHALLENGES / OPPORTUNITIES



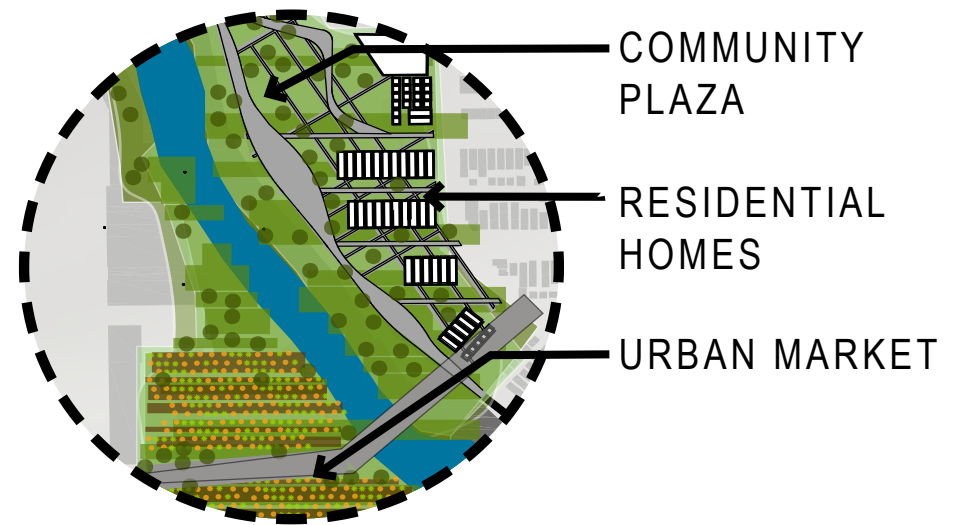
PROPOSED SITE PLAN



PROPOSED SITE PLAN



PROPOSED SITE PLAN



Group 3, Site 3: East
of Loomis, “The Big
Stitch”

SITE ACCESS FROM SOUTH ON THROOP STREET



RESIDENTIAL / INDUSTRIAL HYBRID



GUIDING PRINCIPLES

USING THE **ARTS, FOOD EDUCATION, AND ECOLOGY**
TO WEAVE TOGETHER TWO OF CHICAGO'S MOST STORIED
NEIGHBORHOODS AND THEIR RICH HISTORIES AND TRADITIONS
IN THE ARTS, ARCHITECTURE AND CUISINE.

ECONOMIC & FINANCIAL FACTORS

Residential Market

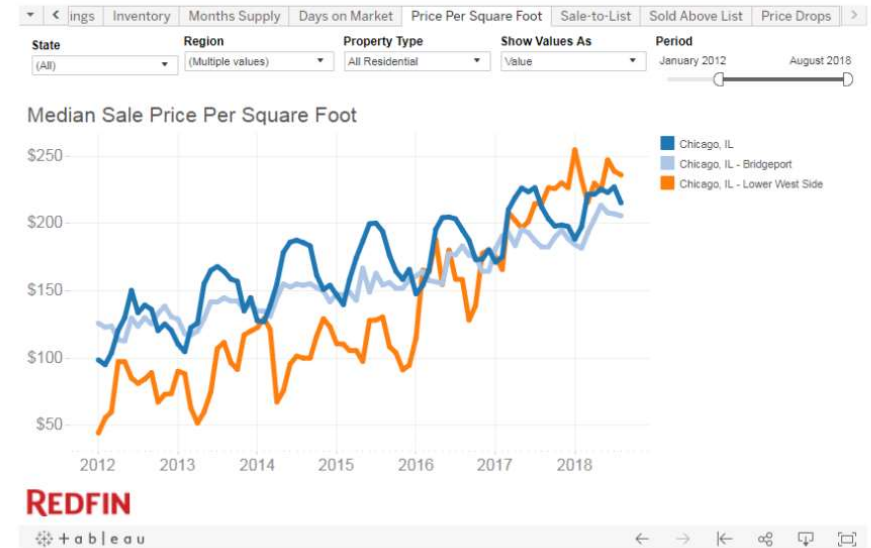
No proper market assessment, but positive trends:

Prices are increasing (overall, and per sqft), consistent with the rest of Chicago
Pilsen/Lower West Side increasing faster than the average last two years

Home Prices, Sales & Inventory



Home Prices, Sales & Inventory



ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Using a series of assumptions about site development area:

17 acre site

60% developable

1.5 FAR

670K sqft total GFA

**which equates to development which is approximately 3 stories in height/
consistent with neighborhood**

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

We used the market research to inform the type of development we would provide:

Mainly a medium density, low-rise residential development,
with a small percentage of commercial to help bring people to a revitalized river edge

85%	residential	570K	GFA
12%	commercial	80K	
3%	educational	20K	

+ Parking
~700 spaces for residential
~50 spaces for the commercial

In separate, convertible
structure for when AVs
become the norm

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Residential

The split for residential is focused on a mix of unit sizes and types

Studios, 1 BRs, and Live/Work lofts in condominium buildings
2Br and 3BR Townhomes

Residential Unit Size Assumptions

	% GFA	% units	sqft/unit	# Units
Studio	2%	4%	500	18
Live-Work Loft	10%	10%	1000	46
1BR	20%	27%	720	127
2BR	35%	34%	1000	160
3BR	33%	25%	1300	116
	100%	100%		466

466 units x 2.4p/HH = **1,120 people**

...of which 20% affordable

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Commercial

Educational

The commercial elements of the project are anticipated to be a combination of...

100K sqft developable
200 pkg spaces

<div>17K sqft</div> <div>Food Truck/ Container F&B</div>	<div>25K sqft</div> <div>Indoor Farming</div>	<div>15K sqft</div> <div>Art Studios & Galleries</div>	<div><<</div> <div>Co-working</div>	<div>N/A</div> <div>River Pool</div>
<div>12K sqft</div> <div>Cooking School + River Ecology Learning Center</div>	<div>20K sqft</div> <div>Family Entertainment Ctr</div>		<div>10K sqft</div> <div>Indoor Gym/ Recreation Ctr</div>	<div>15K sqft</div> <div>Day Care Center + Playground</div>

ECONOMIC & FINANCIAL FACTORS

Financial Feasibility

Residential

Sale prices exceed cost of construction by a comfortable margin

Bridgeport Real Estate Market Overview

Could Bridgeport, Chicago, IL be your next home? Kick-start your search with Trulia's real estate guide and home search. With interactive maps and charts, Trulia provides a comprehensive overview of market trends, schools, demographics, and lifestyle data to help you learn all about Bridgeport. Not sure which neighborhood is for you? Check out our Nearby Places section below to explore popular cities near Bridgeport... [View more](#)

\$369,750

Median Sales Price

[View Homes for sale](#)

\$295

Price Per Sqft

[View Homes for sale](#)

\$1,500

Median Rent Per Month

[View Homes for rent](#)



Construction cost alone
~\$160 /sqft (building/parking)

Cost for constructing at this site,
using published figures and various
assumptions about land cost,
infra/site prep costs, margin, etc.
~\$300 /sqft

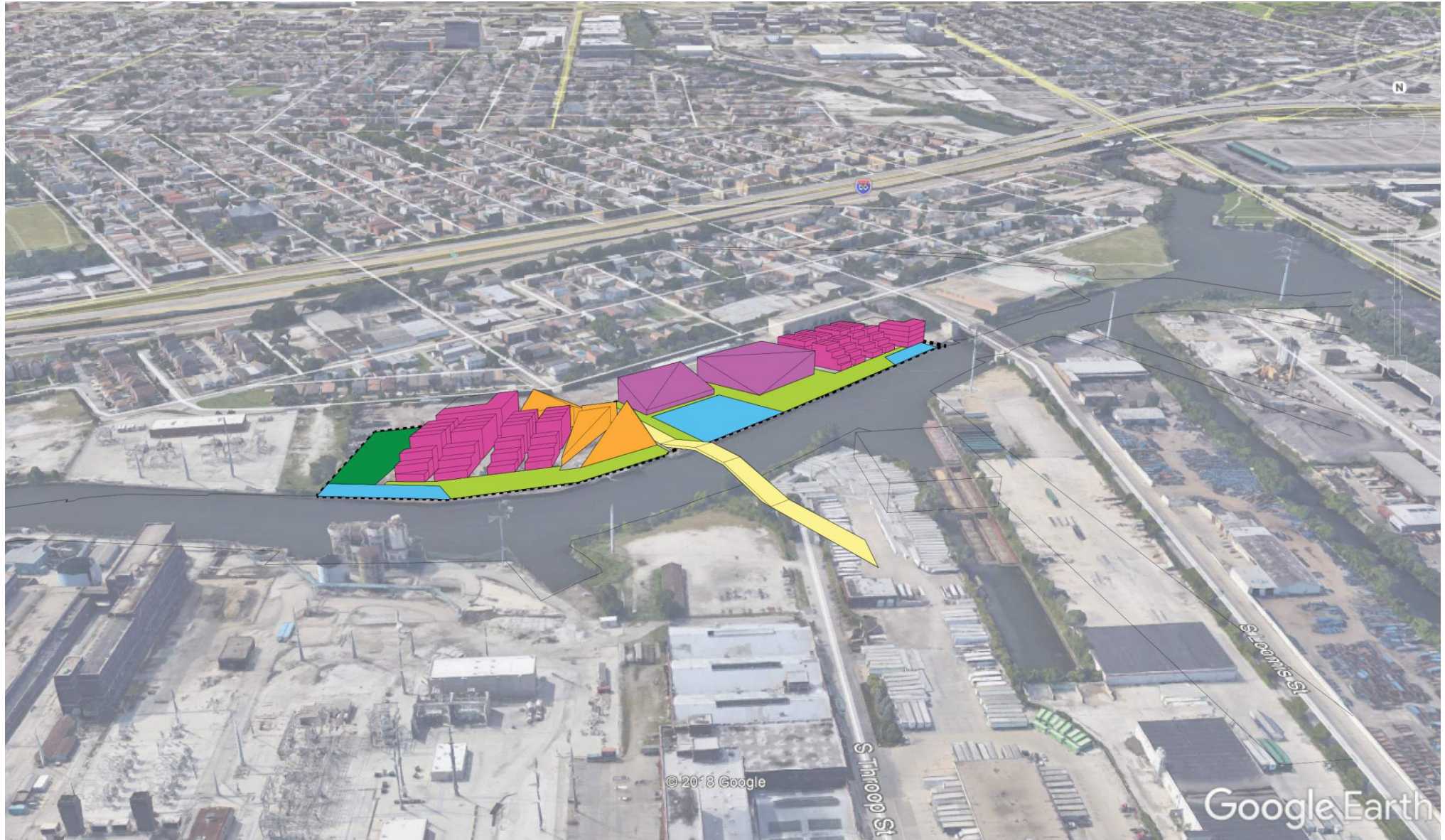
Median Sales price/sqft
~\$300

Sales price/sqft for new
construction is about 25% higher
~\$370

+ premium for masterplanned
community, waterfront edge, etc.
15%?

Group 4, Site 4:
Halsted, “Over &
Under”

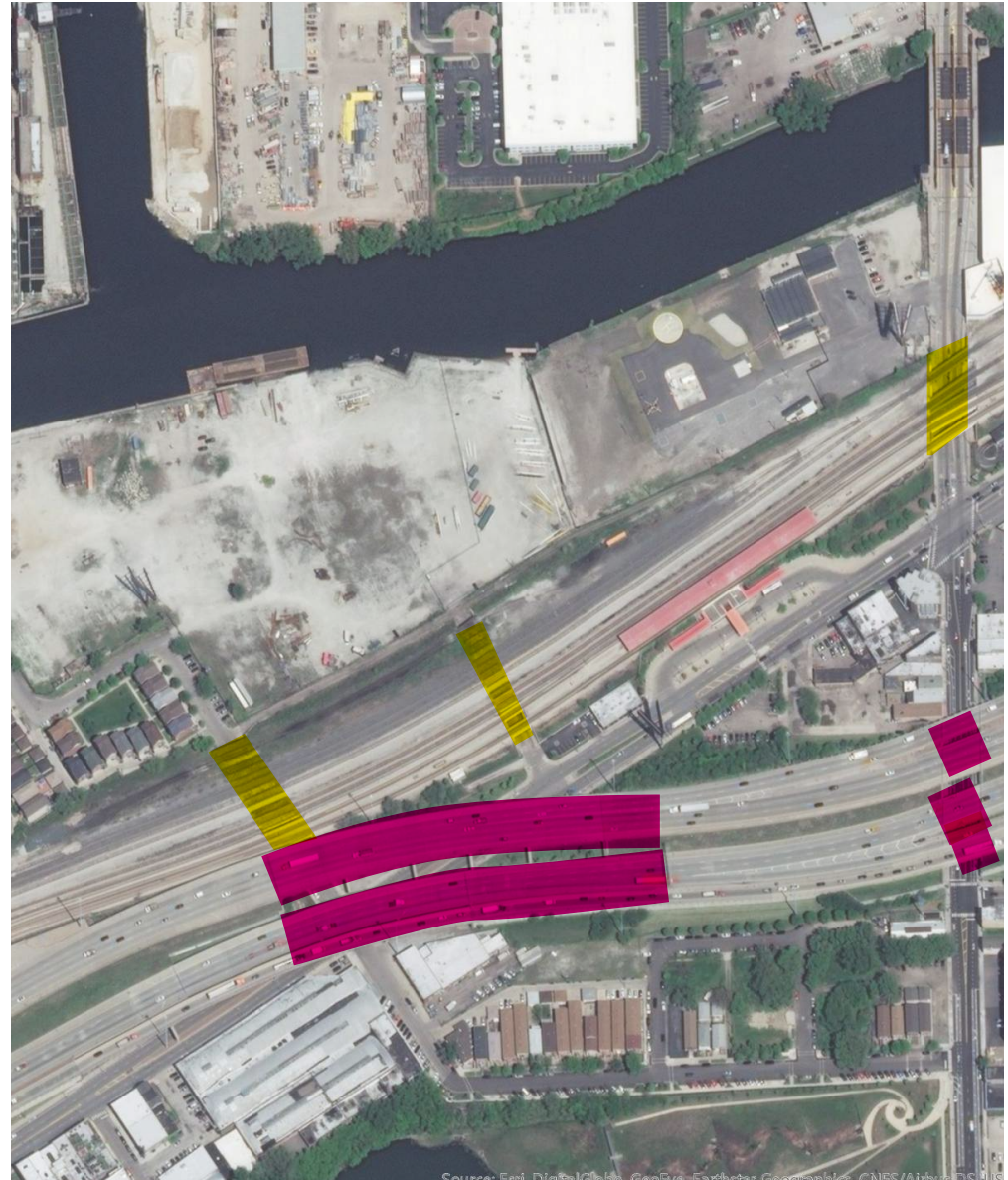
PROPOSED INTERVENTION



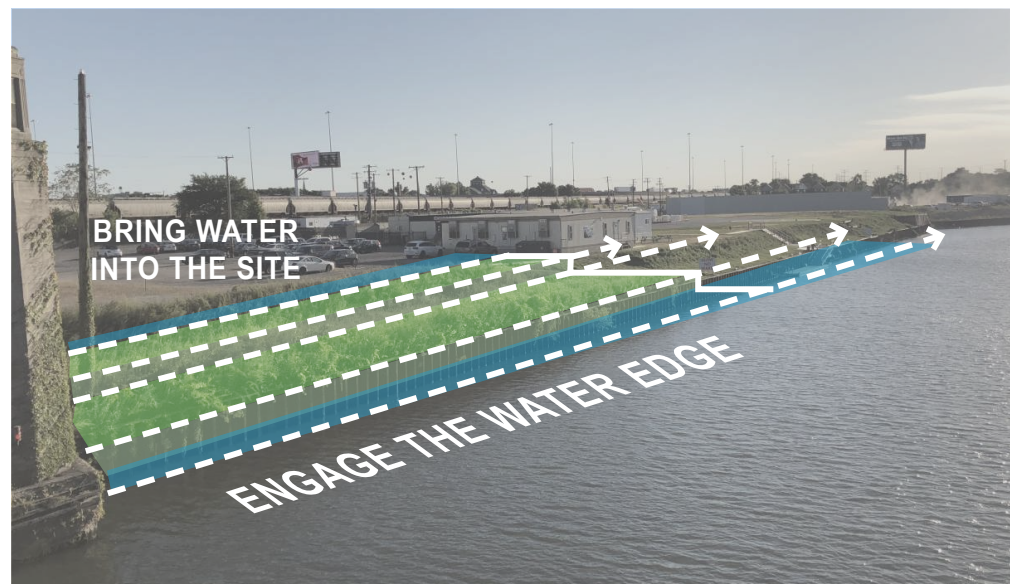
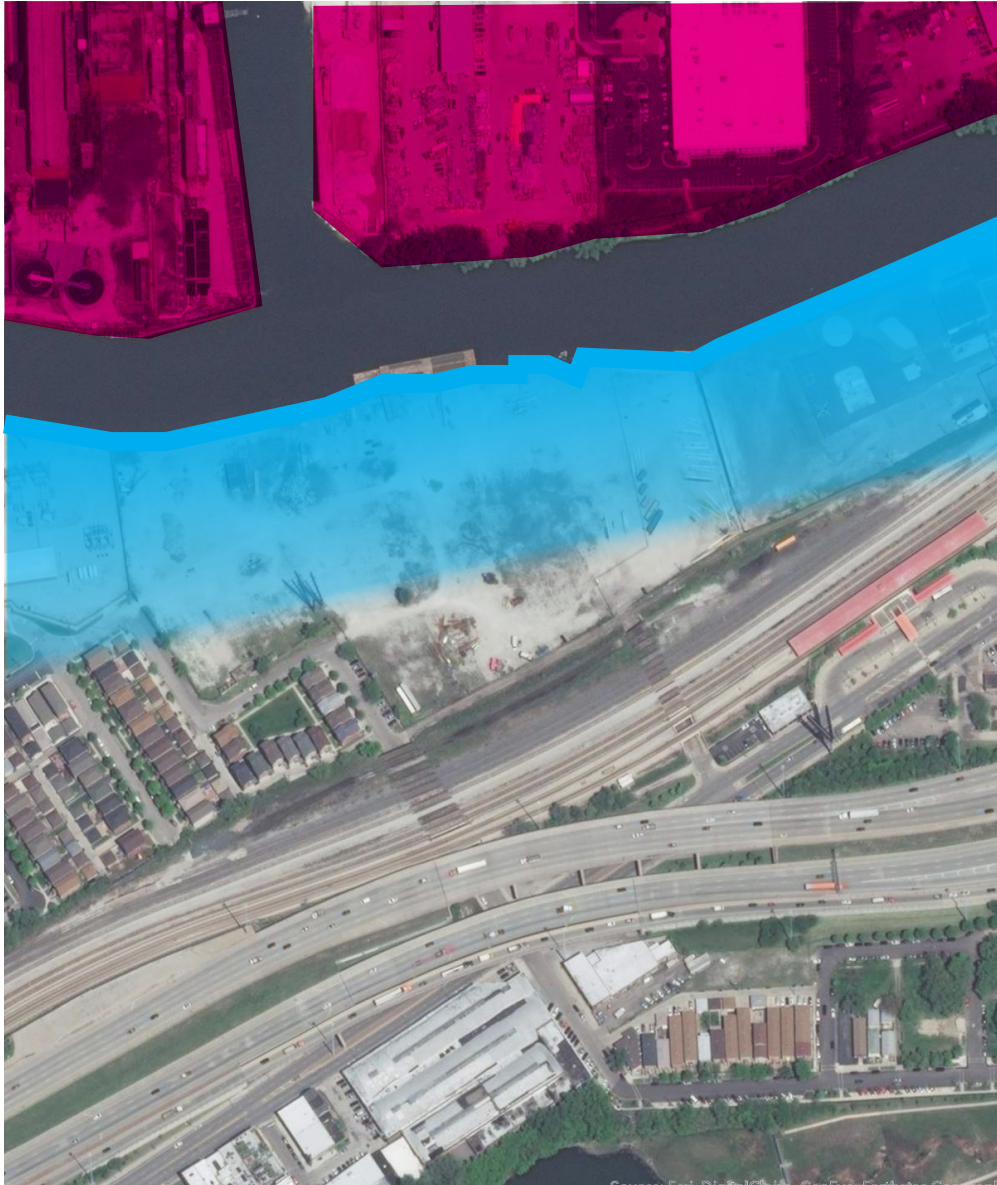
ACTIVATE WITH LIGHTING

PROGRAM FREEWAY UNDERPASSES

WIDEN BIKE AND PED CORRIDORS



INTERVENTION STRATEGIES



LAND HIGHLIGHTS

800k SF
SIZE

\$27 PSF
VALUE

\$21.6 MM
COST

DEVELOPMENT POTENTIAL

2.4MM SF
**BUILT
AREA**

\$400MM

CONSTRUCTION COST

4.6 ACRE
**OPEN
SPACE**

\$25 MM

CONSTRUCTION COST

0.5 MILE
**RIVER
FRONT**

\$10MM

CONSTRUCTION COST

DEVELOPMENT PROPOSAL

1,400	720k SF
RESI	COMM
UNITS	SPACE

\$1 BILLION+ DEVELOPMENT

CONCEPT **SITE**

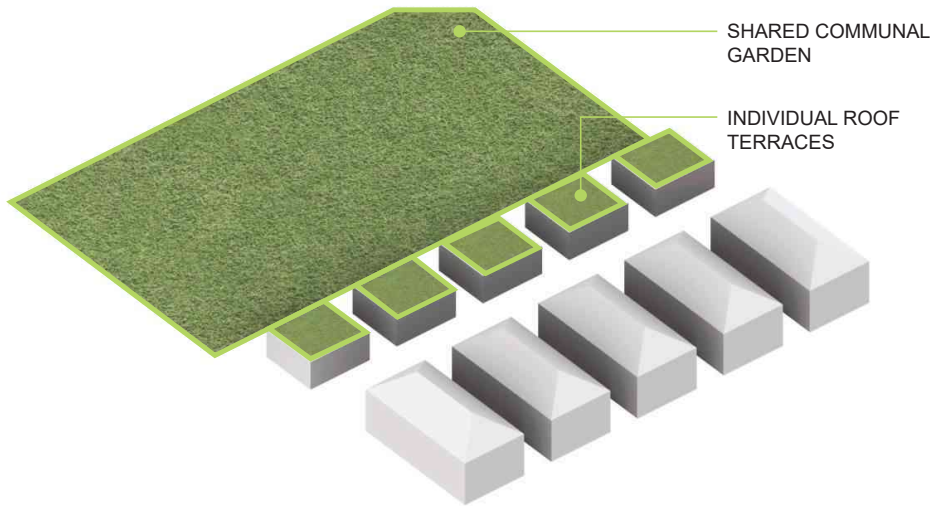


CONCEPT PROGRAMMING

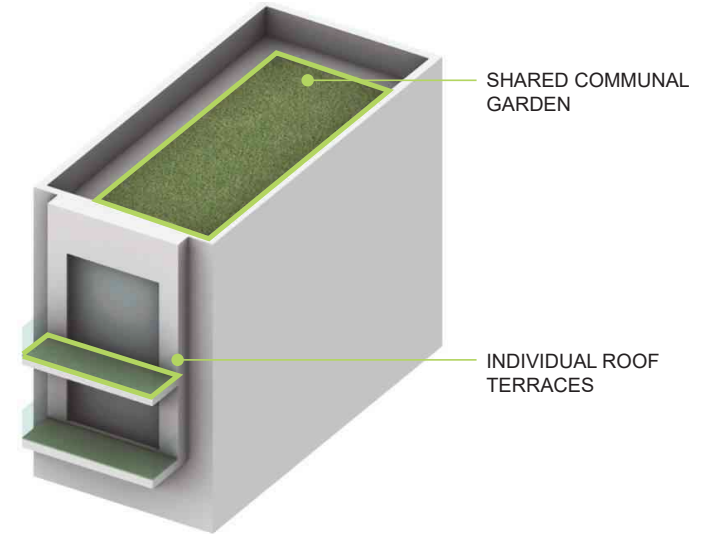


CONCEPT **T**YPOLOGIES

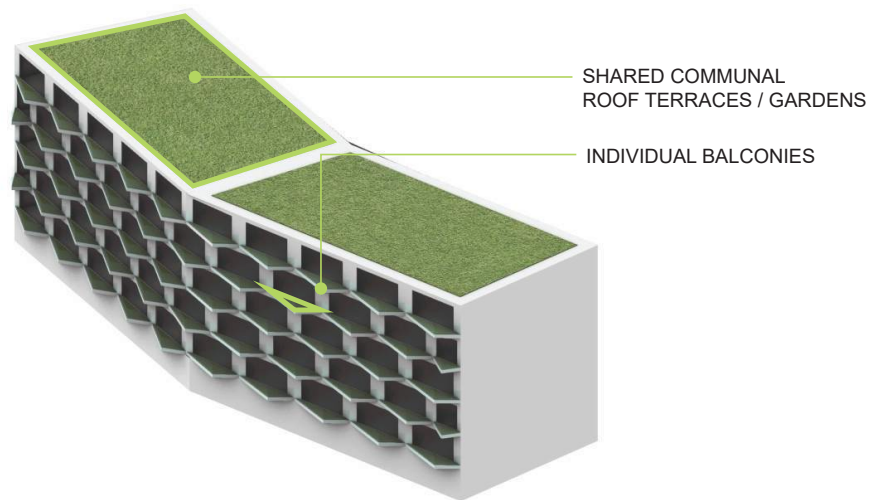
SINGLE FAMILY HOME



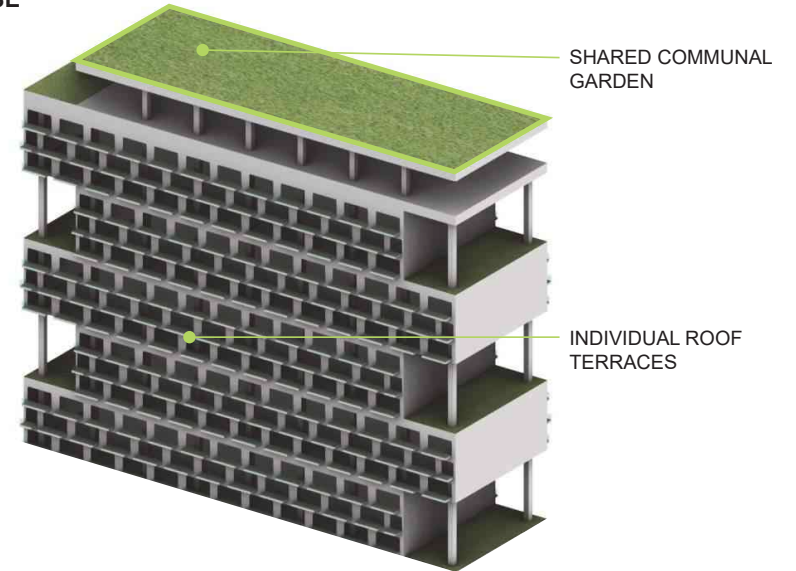
DUPLEX



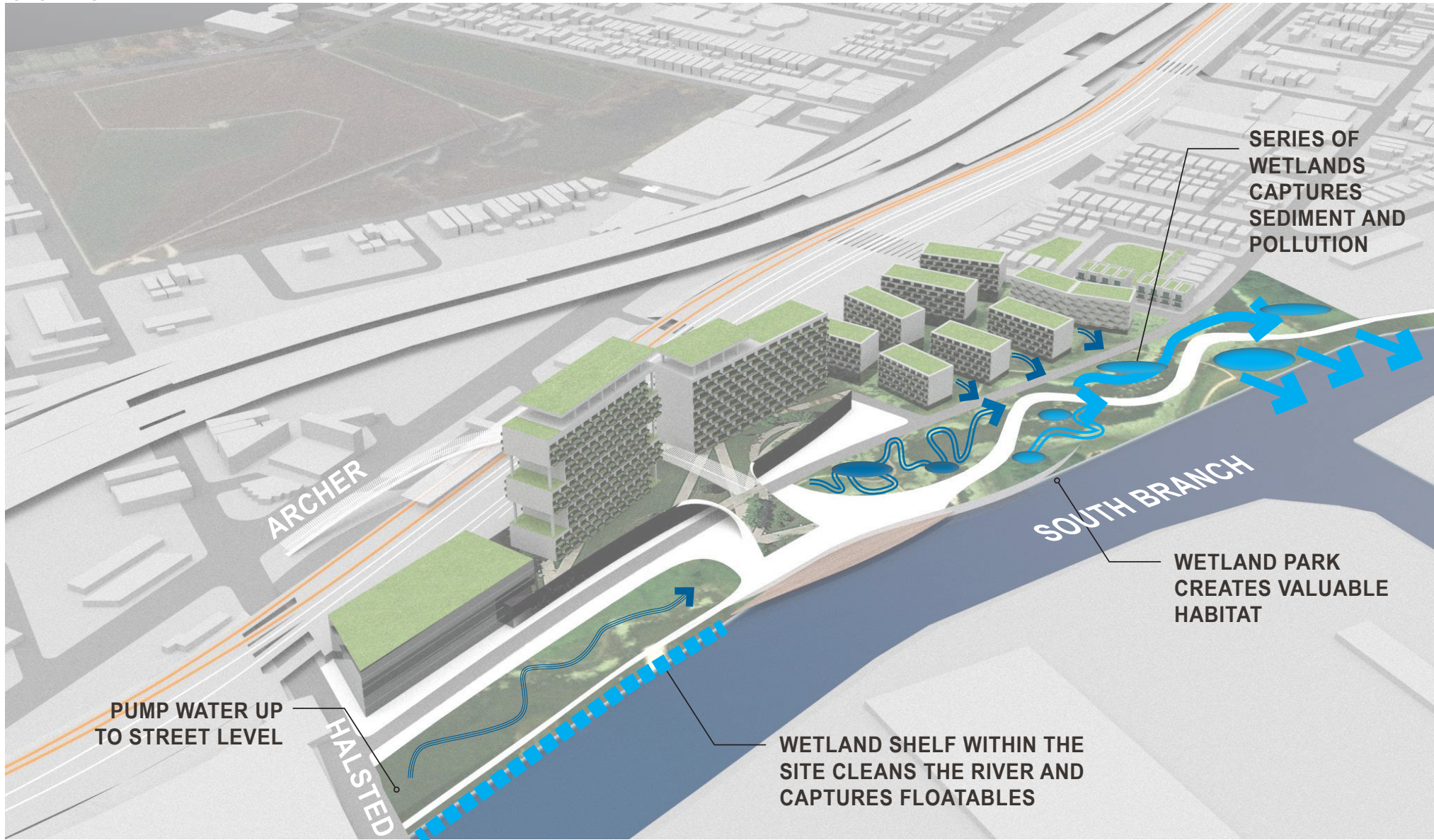
MID-RISE



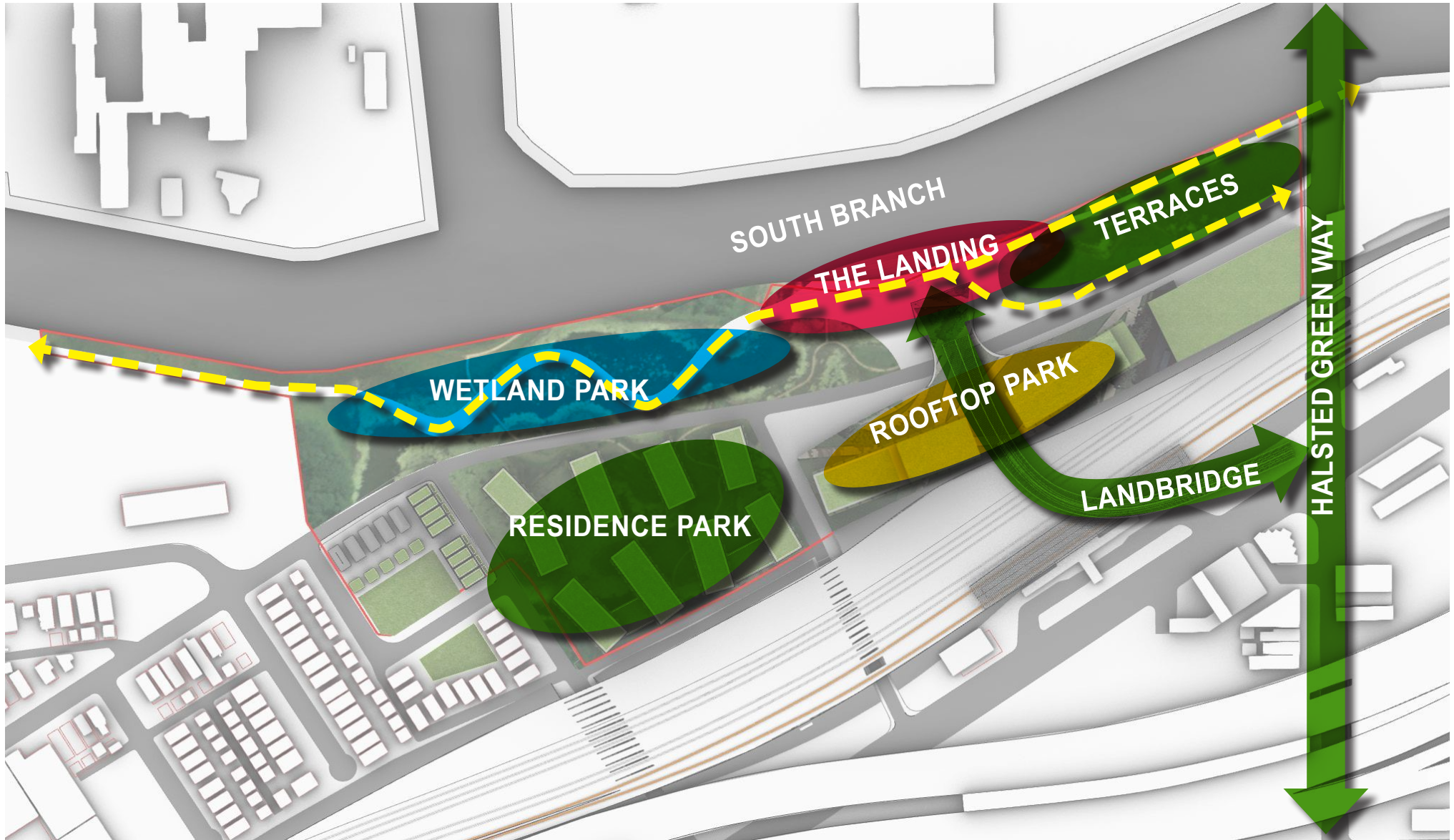
HIGH-RISE



CONCEPT **WATER**



CONCEPT **OPEN SPACE**



Group 5, Site 5:

Boho Yards

[illegible]

FOOD INDUSTRY



FOOD AND BEVERAGE
WHOLESALE



FOOD AND BEVERAGE
MANUFACTURING



INCUBATORS &
ACCELERATORS



FOOD PRODUCTION



CIRCULAR ECONOMY



MODULAR HOME
MANUFACTURING



LIVE / WORK / LEARN



CRADLE TO CRADLE



CONNECTIVITY



PEDESTRIAN
CONNECTIVITY



OPEN SPACE NETWORK



RIVER EDGE
ENHANCEMENTS



TOURISM





FOOD AND BEVERAGE WHOLESALE

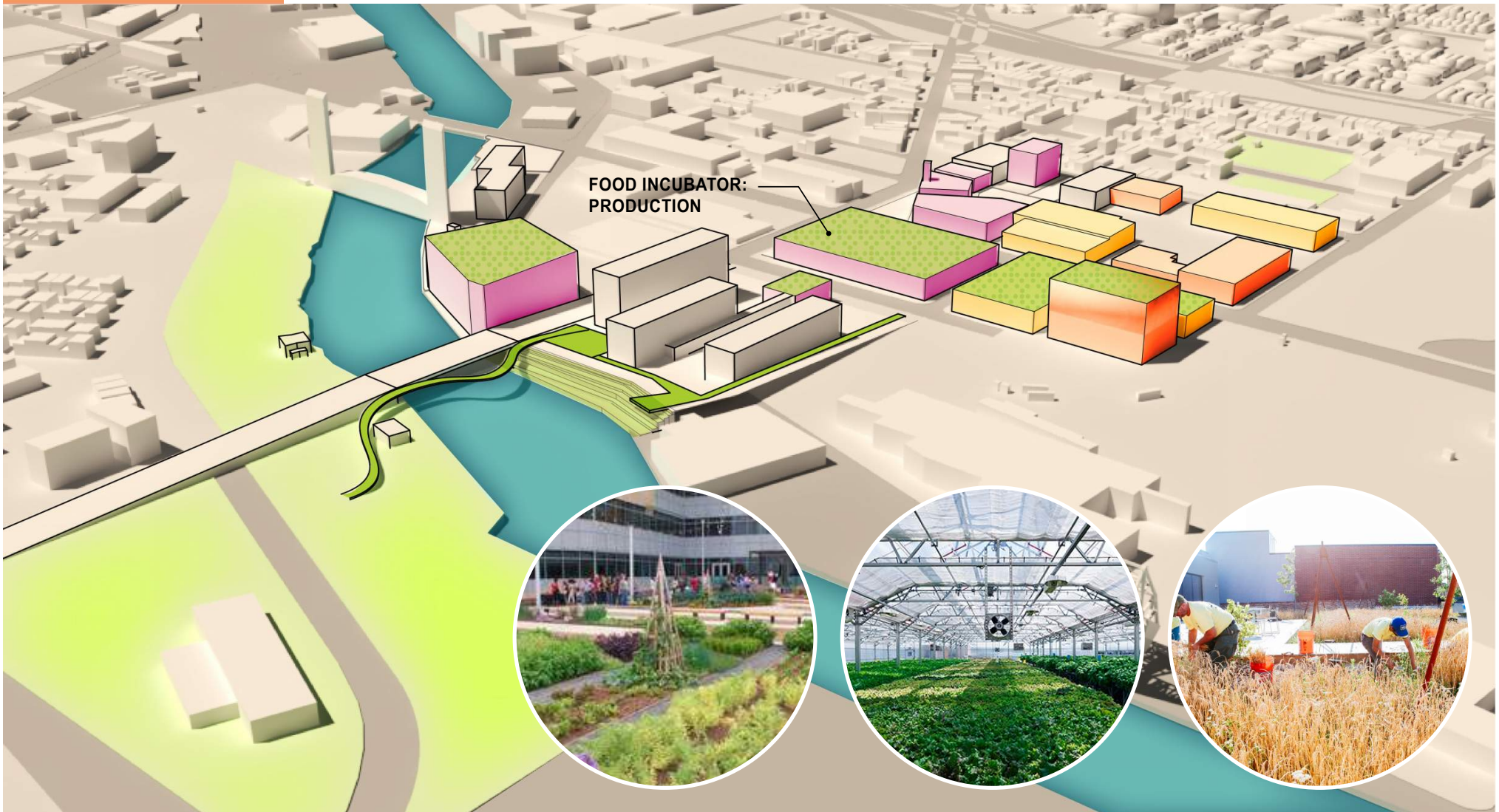




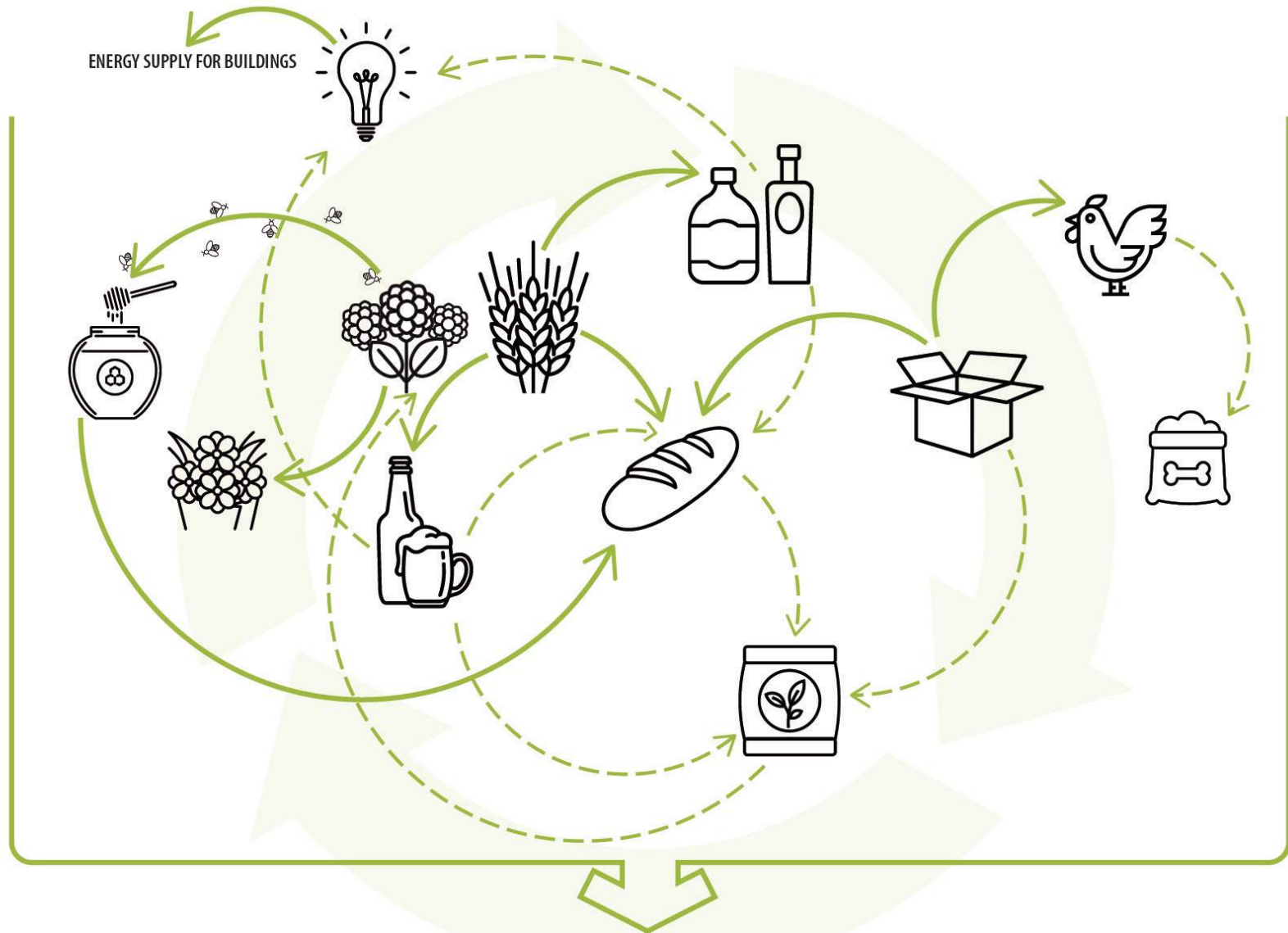


MODULAR HOME MANUFACTURING





CRADLE TO CRADLE SYSTEMS



START-UP BUSINESSES |

JOB CREATION |

FOOD / BEVERAGE MANUFACTURING TOOLKIT |

URBAN AGRICULTURE |

FOOD / BEVERAGE PRODUCTS

Group 6, Site 6:

Air Rights

INTERVENTIONS

1

BRIDGING THE GAP

2

ESTABLISHING A SUSTAINABLE NETWORK

3

TAKING CARE OF YOUR AIR

4

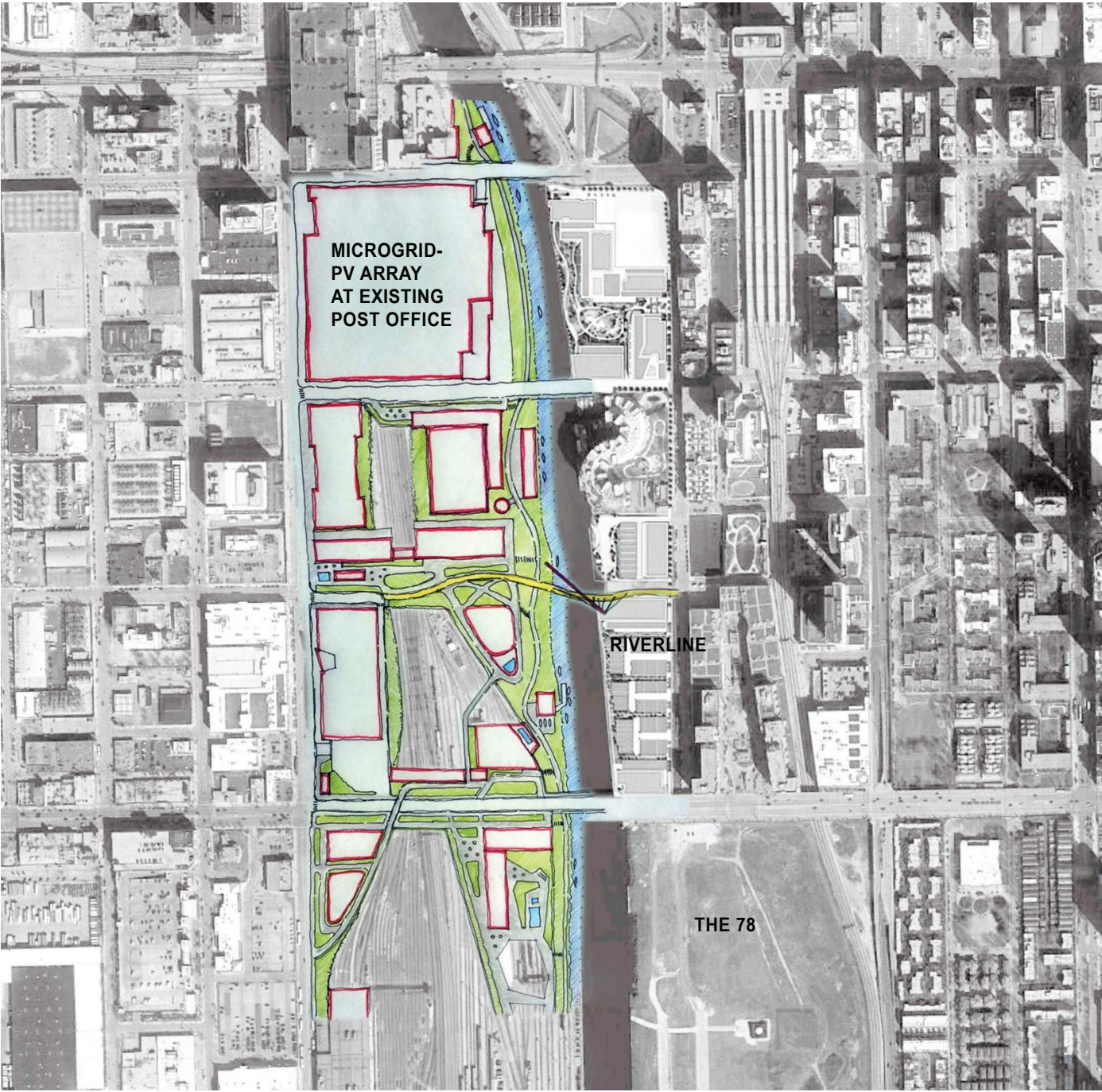
ACTIVATING THE RIVER

SITE PLAN

POLK STREET BRIDGE

TAYLOR STREET BRIDGE

ROOSEVELT AVENUE



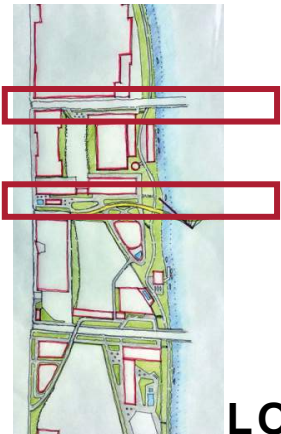
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COMMUNITY Development Parcels

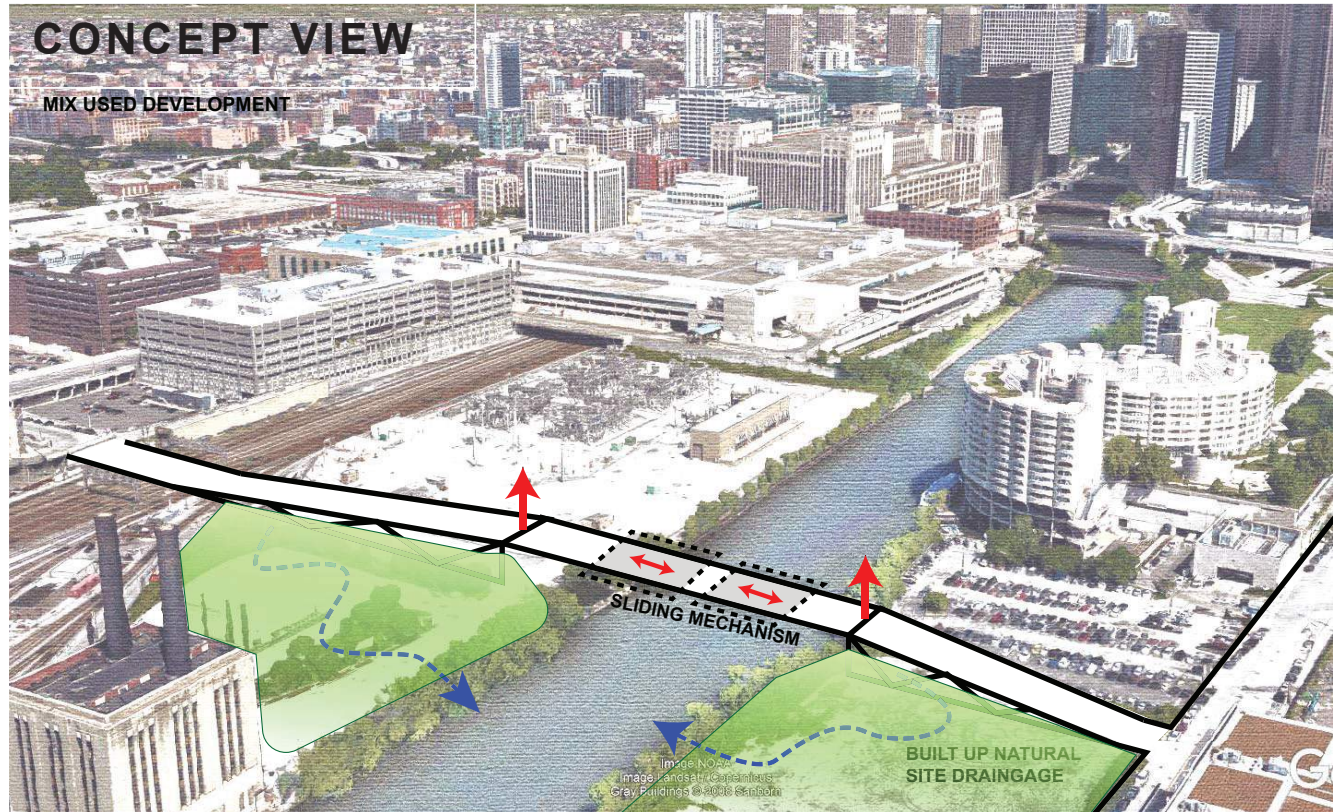
INTERVENTION 1 | BRIDGING THE GAP

THE IDEA - THE CREATION OF EXTENDED STATIC STRUCTURE BRIDGES THAT ALLOWS FOR UNINTERRUPTED MOVEMENT THROUGH THE RIVER AND OVER THE BRIDGE.

REIMAGINED VEHICULAR AND PEDESTRIAN BRIDGES THAT EXTEND FURTHER OFF THE RIVER WITH SMALL RESPITE ZONES THAT BREAK THE HARDSCAPE PROMOTING EASIER ACCESS TO AND FROM THE E-W OF THE SITE WHILST MAINTAINING A CONSTANT FLOW OF TRAFFIC ABOVE AND BELOW AND CREATING AN OPPORTUNITY FOR MULTI-USE SPACES BELOW THE BRIDGES WHERE THEY OVERLAP THE EXISTING STREETSCAPE.



LOCATION



INTERVENTION 2 | ESTABLISHING A SUSTAINABLE NETWORK

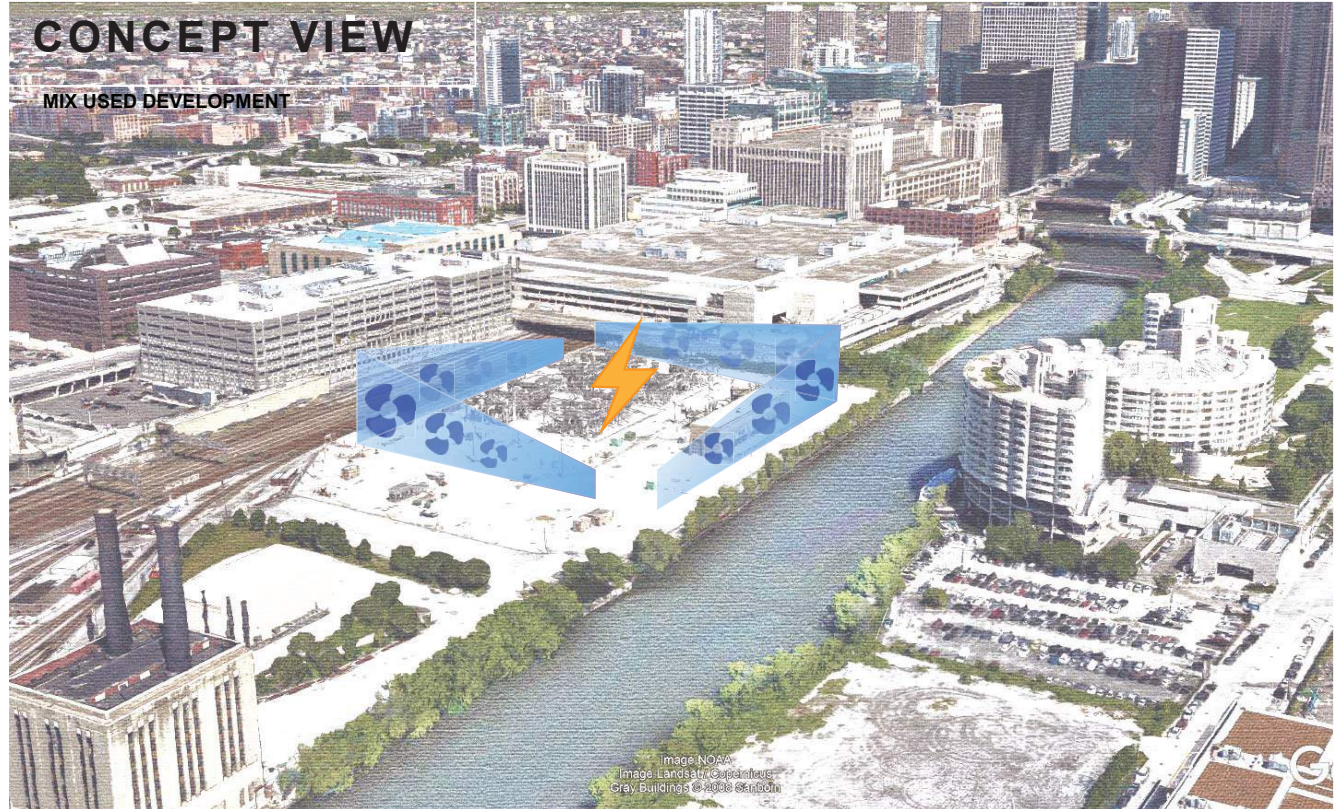
THE IDEA - BLANKETING A LAYER OF SUSTAINABILITY OVER EXISTING STRUCTURES TO CREATE CLEAN ENERGY THAT CAN BE INTEGRATED BACK INTO THE EXISTING GRID THUS CREATING AN APPEALING & FUNCTIONAL SKIN

STARTING BY ENCLOSING THE COM-ED SUBSTATION WITH A CANVAS FOR PUBLIC ART THAT CAN SERVE BOTH AS A COMMUNITY ANCHOR THAT ENERGIZES BOTH THE NEIGHBORHOOD SPIRIT AND THE POWER GRID.

THIS COULD HELP THE COMMUNITY FEEL MORE INVESTED AND HELP BUILD A SENSE OF PLACE.

CONCEPT VIEW

MIX USED DEVELOPMENT



LOCATION



INTERVENTION 3 | TAKING CARE OF YOUR AIR

THE IDEA - A MULTI TIER STACKED GRID SYSTEM NESTED OVER THE EXISTING TRAIN INFRASTRUCTURE TO CLEAN THE CARBON EMISSIONS, CREATE CARBON PRODUCTS, CREATE HARVESTABLE ROOFS AND MIXED INCOME HOUSING.

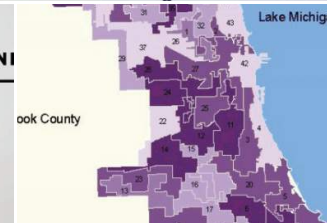
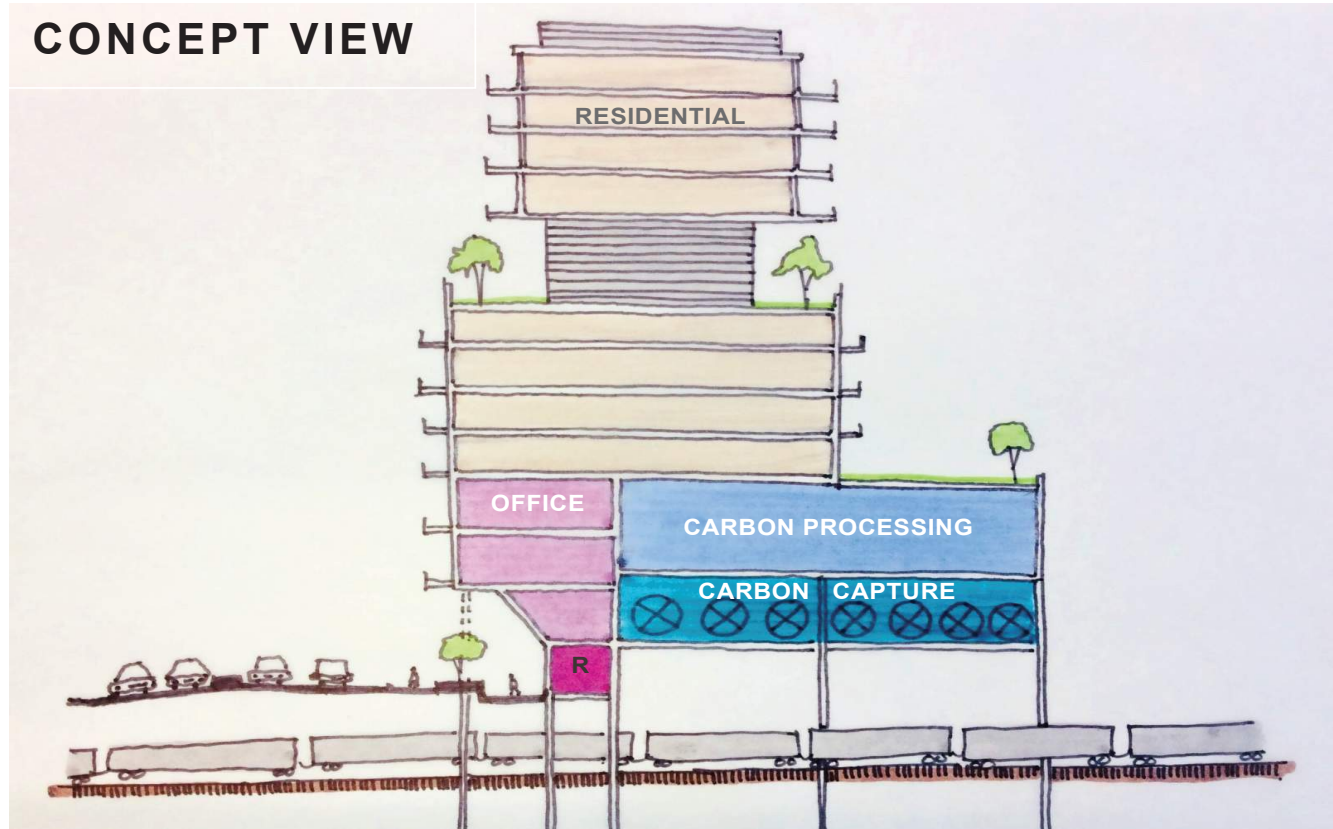
CREATING A SELF SUSTAINING MIXED INCOME HOUSING STRUCTURE THAT COULD BE ANCHORED BY COMPONENTS THAT CAN HELP CLEAN UP THE CARBON IN OUR ATMOSPHERE; COMPRESS IT TO CREATE CARBON BASED LIQUID FUELS AND TO HELP KEEP IT THAT WAY BY THE INTRODUCTION OF HARVEST ABLE GREEN ROOFS THUS RESOLVING HOUSING, AIR QUALITY AND SUSTAINABLE ENERGY GENERATION IN THE AREA.



LOCATION



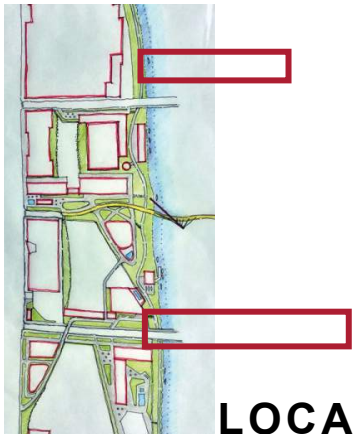
CONCEPT VIEW



INTERVENTION 4 | ACTIVATING THE RIVER

THE IDEA - TO APPLY THE DIVVY CONCEPT TO KAYAKS WITH MULTIPLE NODES ALONG THE RIVER. ONE NODE NESTED ON THIS SITE.

A NEW COMMUTER-FOCUSED POINT SERVICE KAYAK SERVICE. ENHANCING THE USAGE OF THE CURRENT PING TOM BOATHOUSE. BY THE CREATION OF A NEW BOATHOUSE AT THE OLD POST OFFICE. HAVING A DEDICATED KAYAK LANE TO LIMIT DISRUPTION OF RIVER TRAFFIC. ALLOWING FOR AN ACTIVE MULTI-MODAL TRANSIT SYSTEM.



LOCATION



OVERVIEW

