

HYBRID-MIXED

THE FUTURE OF MIXED-INCOME
HIGH-RISE HOUSING IN CHICAGO

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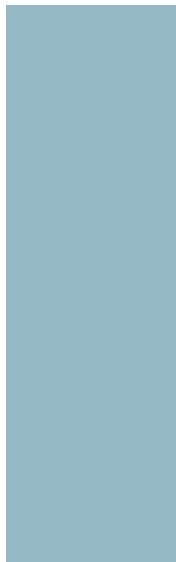
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PLAZA & CTA ENTRANCE

Plans, sections & elevations

**HYBRID-MIXED
FALL 2023**



CONCEPT

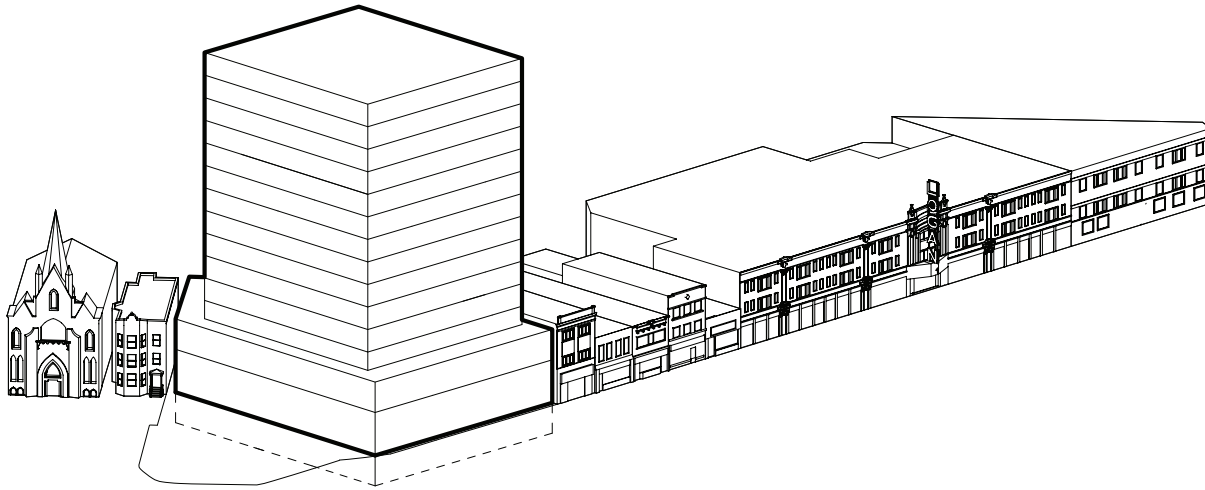
Made up of a series of shifting masses arranged around a continuous central atrium, this tower, which includes retail, market rate housing, a pod hotel, and a migrant welcome center - brings these disparate uses and users into dialogue with each other through a series of rich interior spaces.

Through the relationship between the atrium and the offsets of each floor plate, a series of interior and exterior terraces are created with a wide range of characteristics- size, noise, light, privacy, program, and users vary from one to the next.

Through their spatial relationships both with each other and with Logan Square, these pockets of space serve as the backdrops in which the towers inhabitants can live a rich and vibrant public life just steps from their front door.

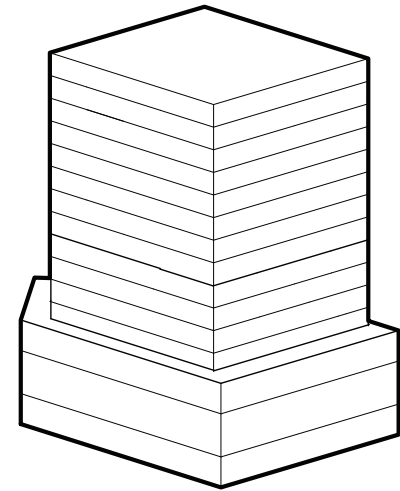
The word that we were given as the core of our project was 'Secured', and early on in the process one of the things that struck us about that term was that there's an interesting duality implicit in it. Of course, being secured has to imply some kind of physical separation and protection from something, but so much of our personal security also comes down to our connections. Our family, our friends, whatever our support system may be is what allows us to feel secure moving through life, with the confidence that we have people to lean on should we need it. This dual need of security to be protected but also connected, to be insulated without being isolated, ended up being the driving interest behind our project.

The first move that we made was to vertically stratify the program, creating physical separations between the welcome center, the pods, and the apartments with the most public program at the street level and the most private lifted into the sky. The second was to make a gesture towards connecting/reintegrating the three in the form of a continuous central atrium that runs the length of the building. This move seeks to bring the disparate zones into some dialog or sense of their relationship between each other without sacrificing the access control that is important to a sense of security.



SITUATE

The tower on its site, set back from the plaza and spanning between the existing buildings on Milwaukee and Kedzie



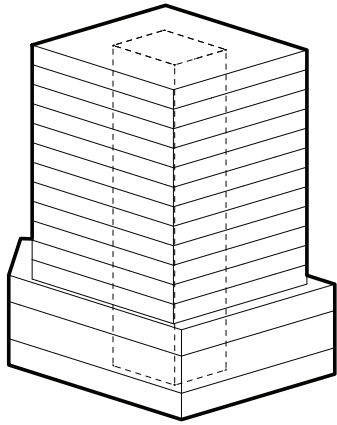
STRATIFY

Programs in section into their own zones.

CONCEPT

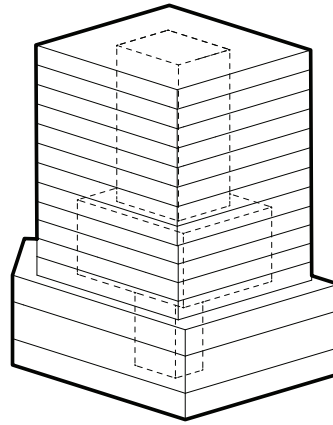
The third move we made was to remove segments of our building in a consistent pattern that rotated the subtractions around the facade. This not only allowed us to bring natural light into the central atrium no matter the time of day, but also created a series of double-height spaces adjacent to that atrium which act as amenity and park spaces for the inhabitants of the building. We hope to give this building's occupants the change to live a public life within the building- to have the opportunity to 'go out' and enjoy a park, the gym, or other public spaces, without needing to leave the building should they so choose.

The fourth move seeks to amplify the previous two, and create a nuanced and rich public realm within our building and adjacent to the atrium. For each grouping of two floor plates, we have shifted in 15' back from the side which faces the sky. This both grows out double-height exterior spaces and creates vibrant double-height interior spaces that abut the atrium itself. Through this series of shifts, not only are interesting and varied spaces created on a variety of scales, but their sight-lines to each other are manipulated to create a greater sense of privacy without completely losing touch with each other.



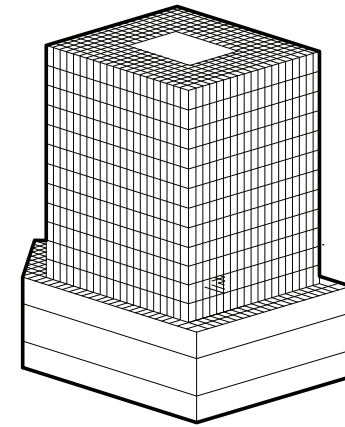
CONNECT

Programs visually through a large central atrium.



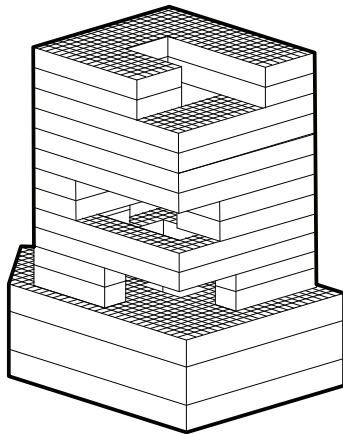
ADJUST

Each atrium's size according to program's space requirements.



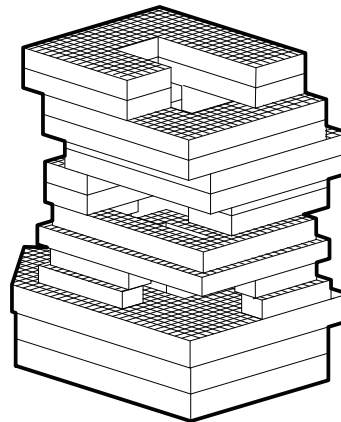
MODULATE

The whole building onto a five foot grid, providing an overall framework for further massing changes.



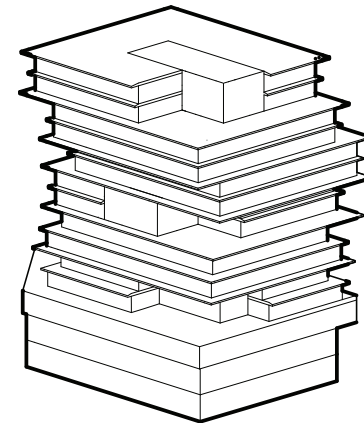
SUBTRACT

From the tower's mass around the atrium, allowing daylight in from all sides and creating exterior terraces.



SHIFT

Floor plates to create larger interior and exterior common spaces around the atrium in apartments, and recessed Juliet balconies at pod hotel.

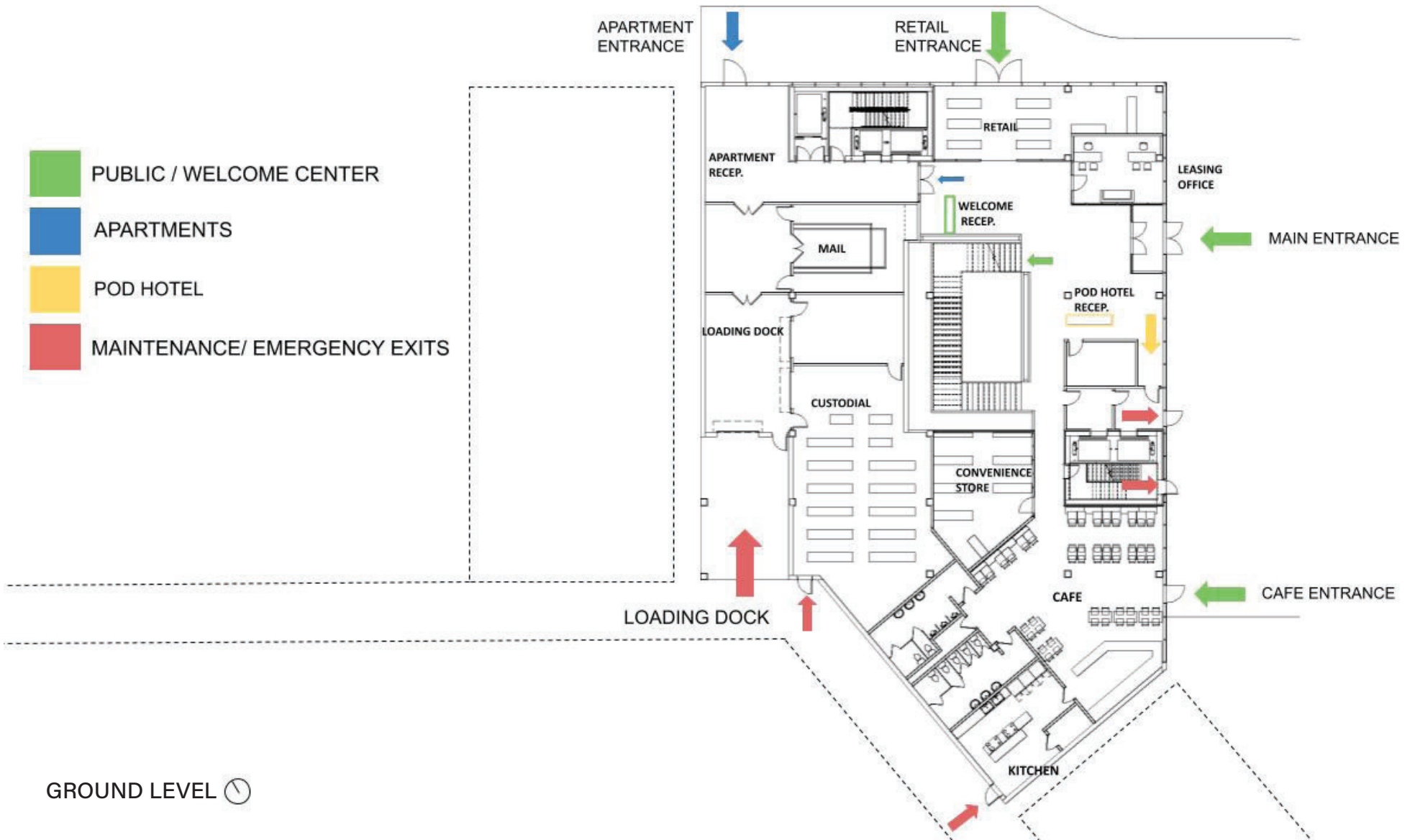


ARTICULATE

A language of shifting planes through major and minor slab extensions, and the presence of the atrium with double-height curtain walls.

CIRCULATION

-  PUBLIC / WELCOME CENTER
-  APARTMENTS
-  POD HOTEL
-  MAINTENANCE/ EMERGENCY EXITS





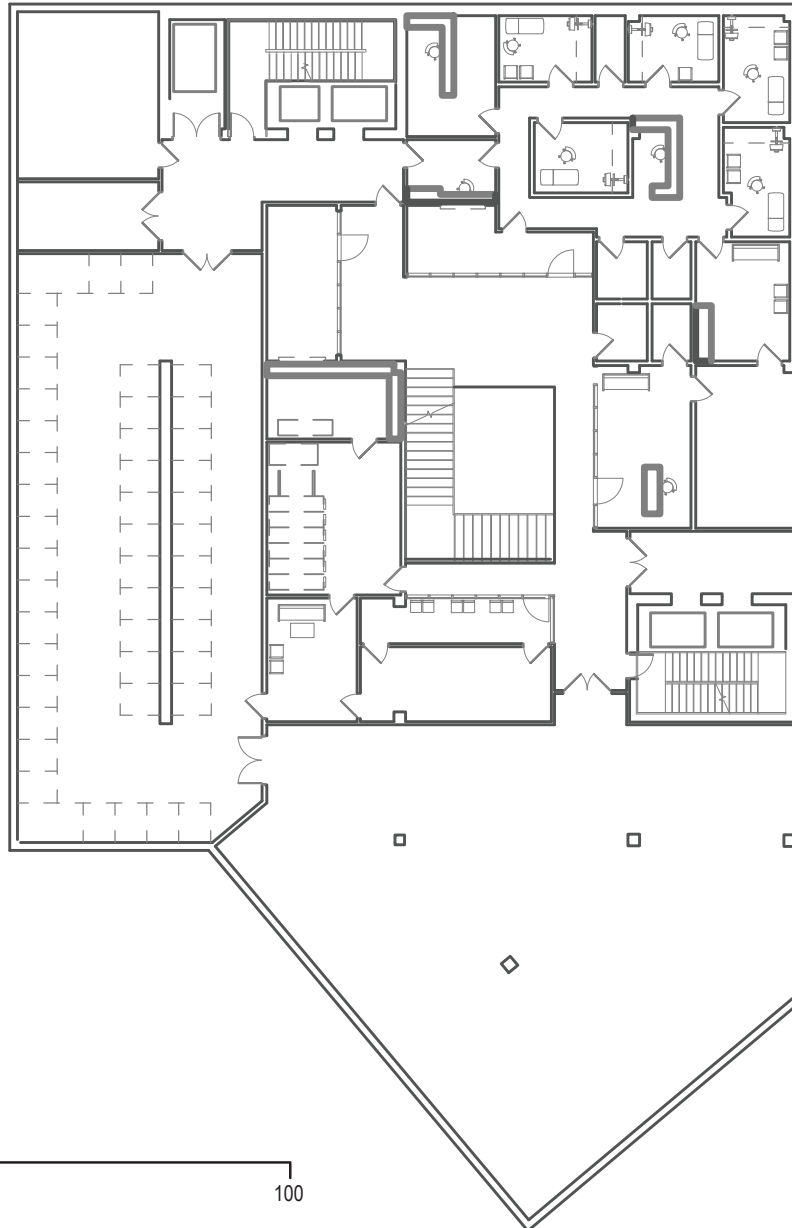
POD HOTEL

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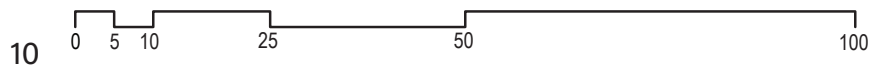
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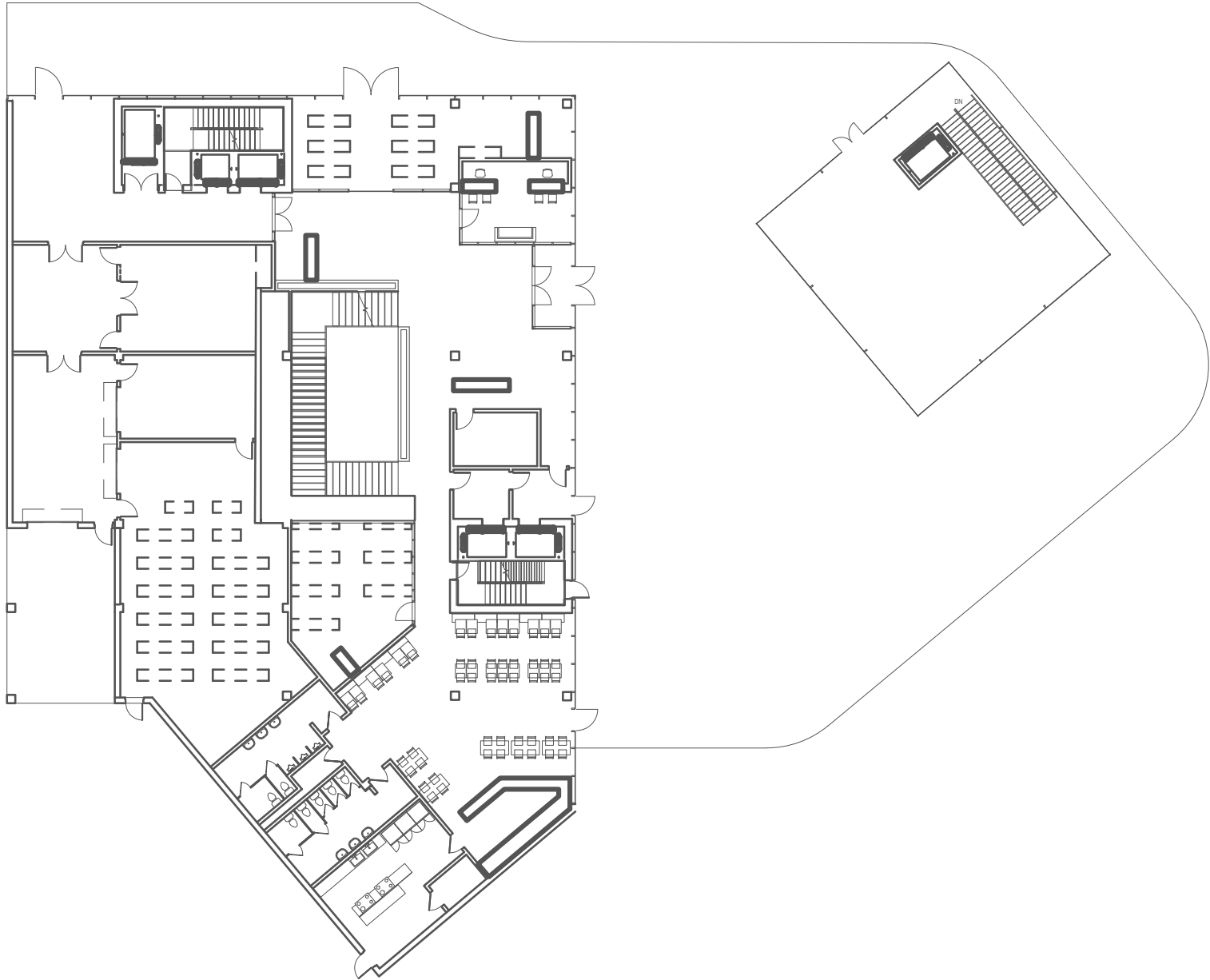
LOGAN
SQUARE
APARTMENTS

WELCOME CENTER PLANS

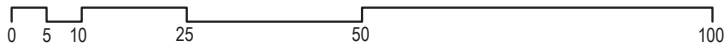


BASEMENT LEVEL

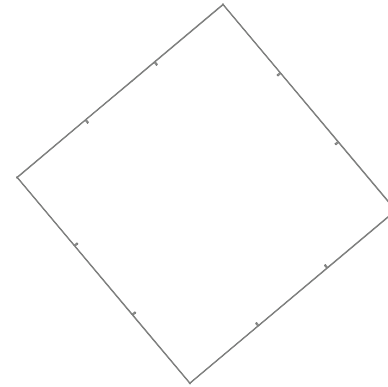
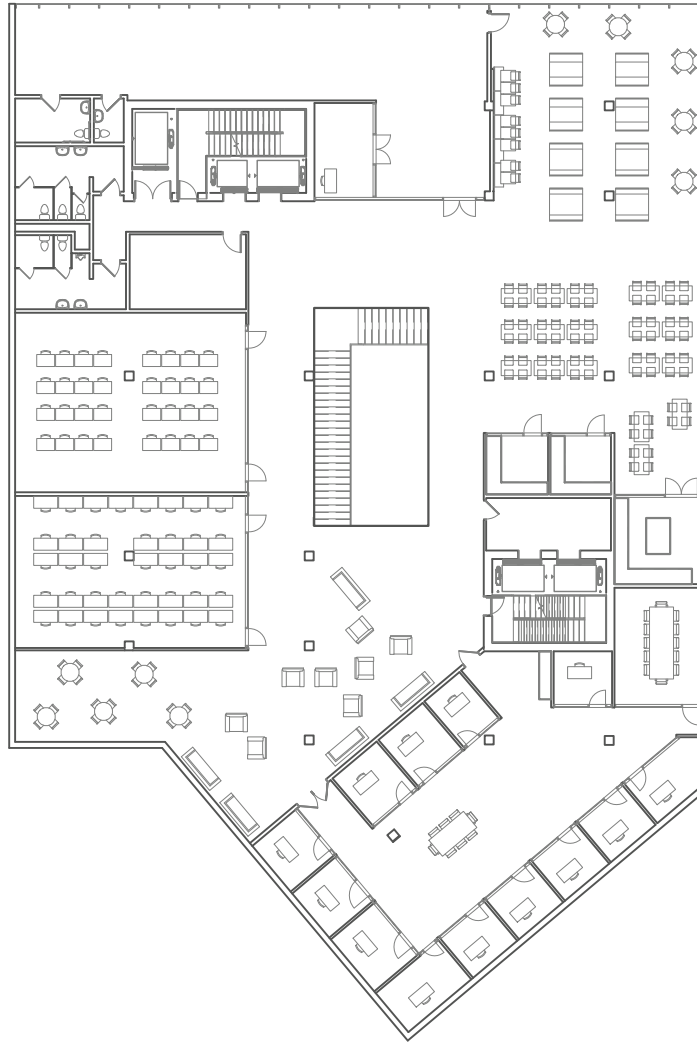




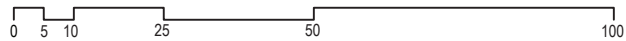
GROUND LEVEL 



WELCOME CENTER PLANS

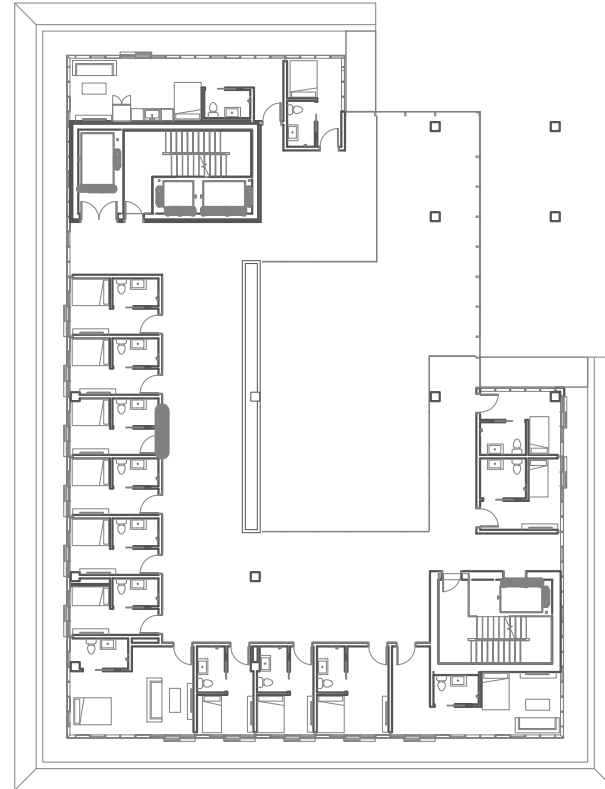
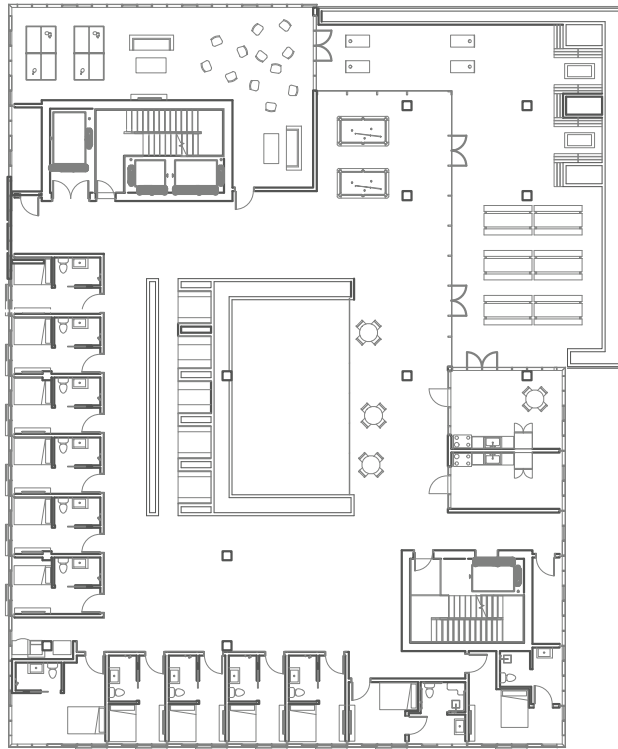


SECOND LEVEL





POD HOTEL PLANS

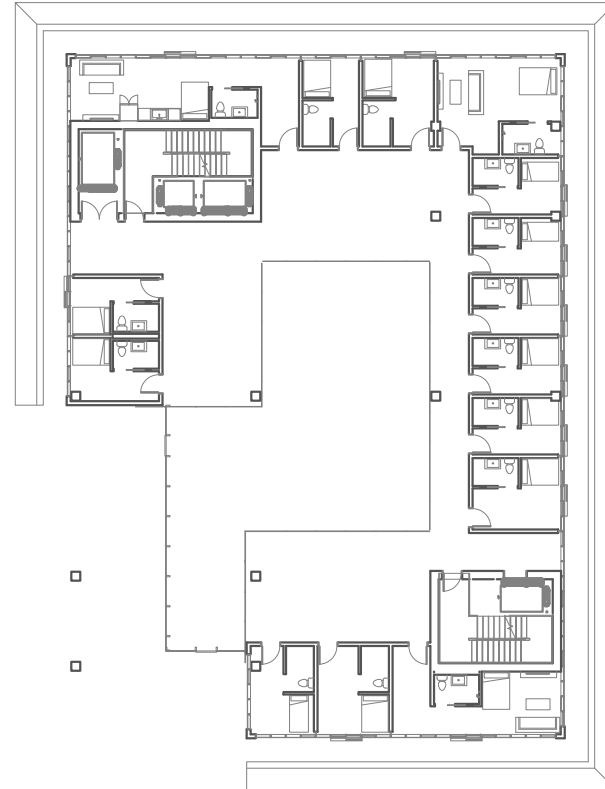
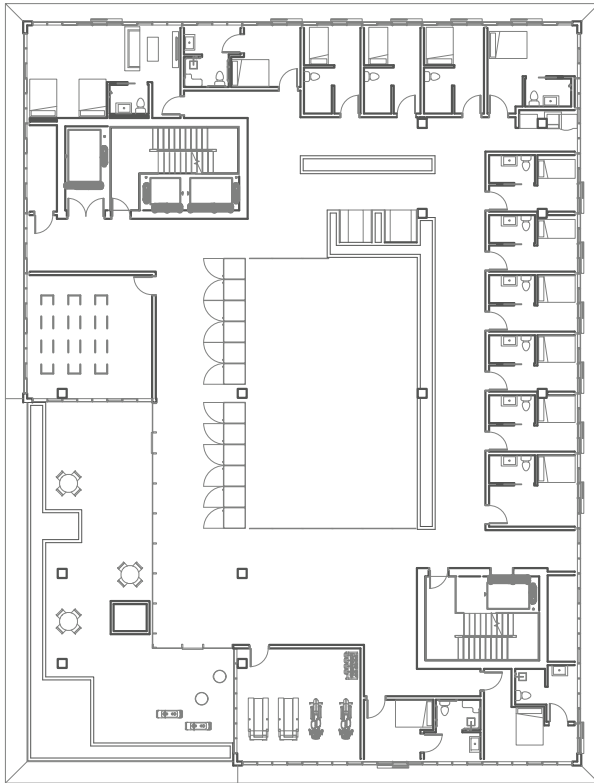


FLOOR 03 & 04 

1/32" = 1' - 0"



POD HOTEL PLANS

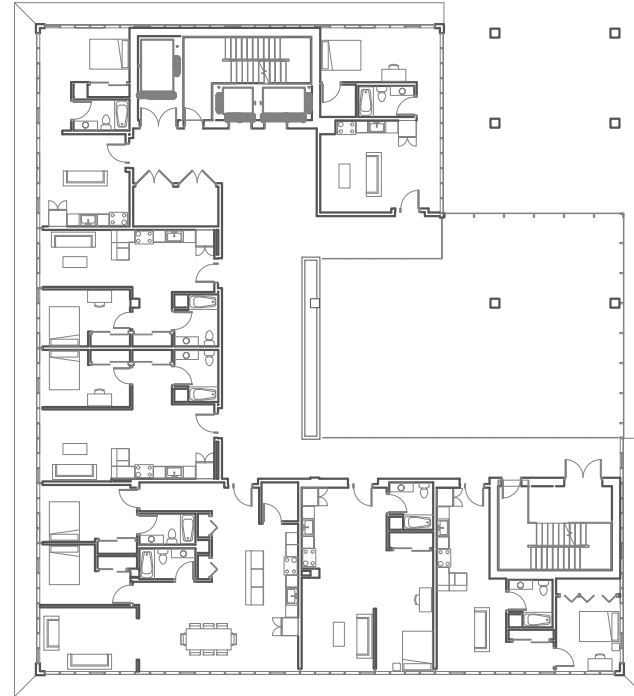
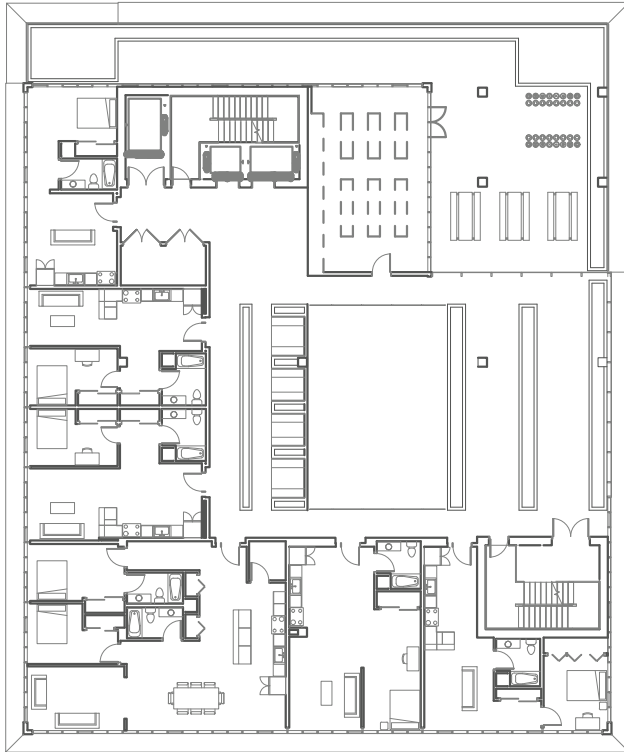


FLOOR 05 & 06 

$1/32'' = 1' - 0''$



APARTMENT PLANS

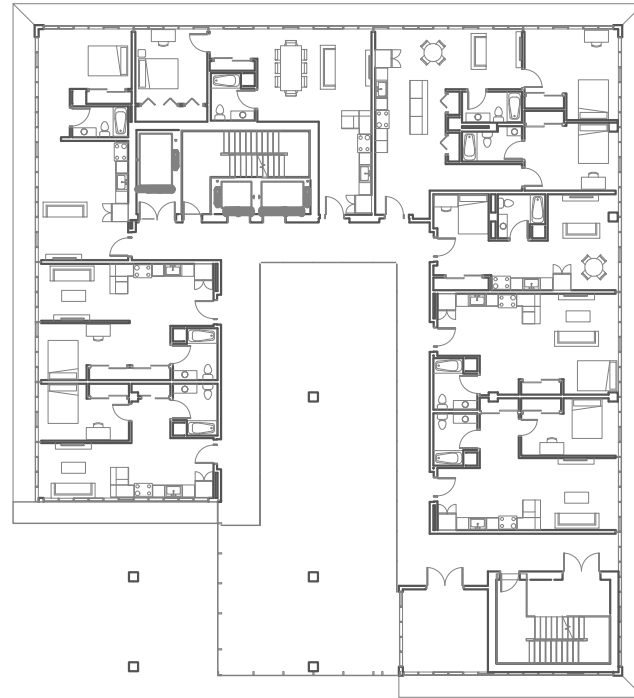
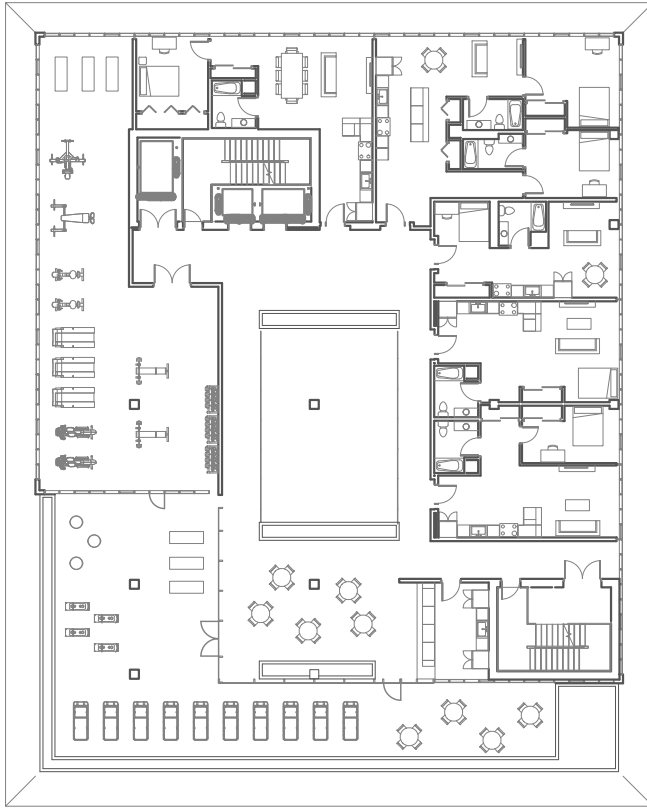



FLOOR 07 & 08 

1/32" = 1' - 0"



APARTMENT PLANS

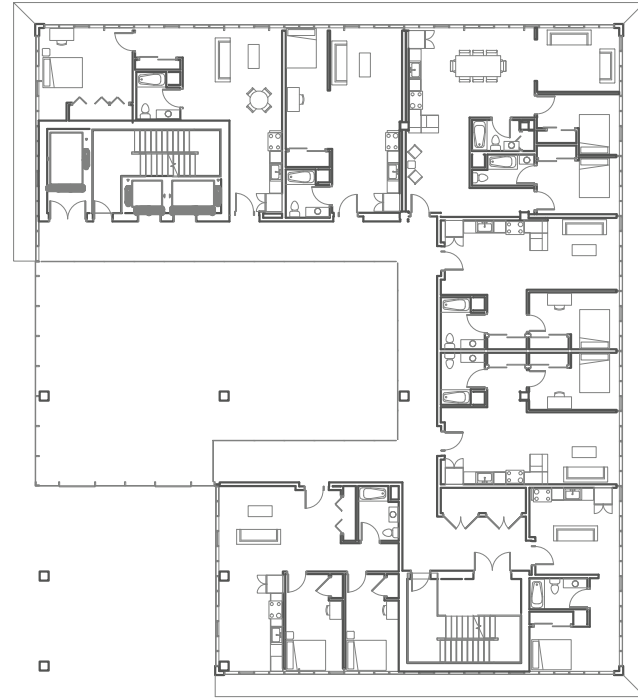
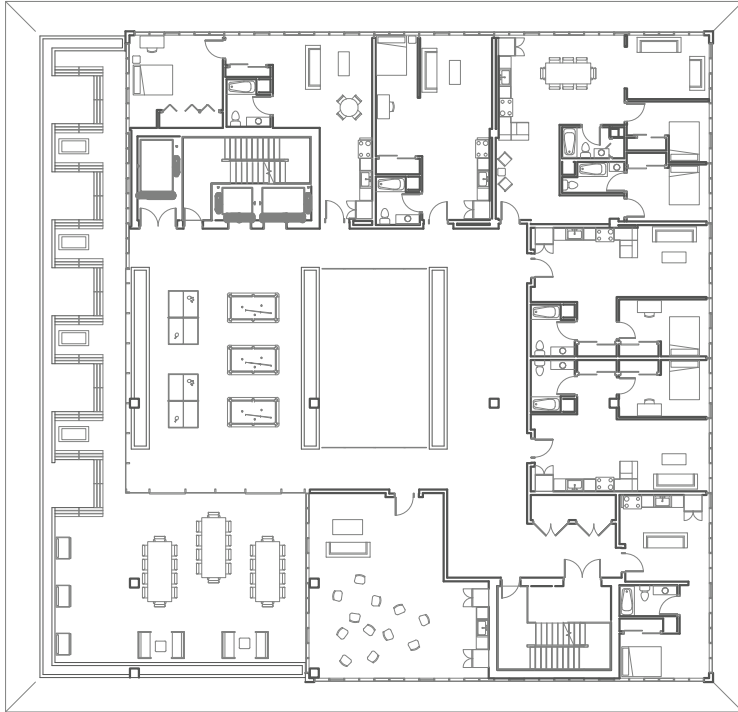


FLOOR 09 & 10 

$1/32'' = 1' - 0''$



APARTMENT PLANS



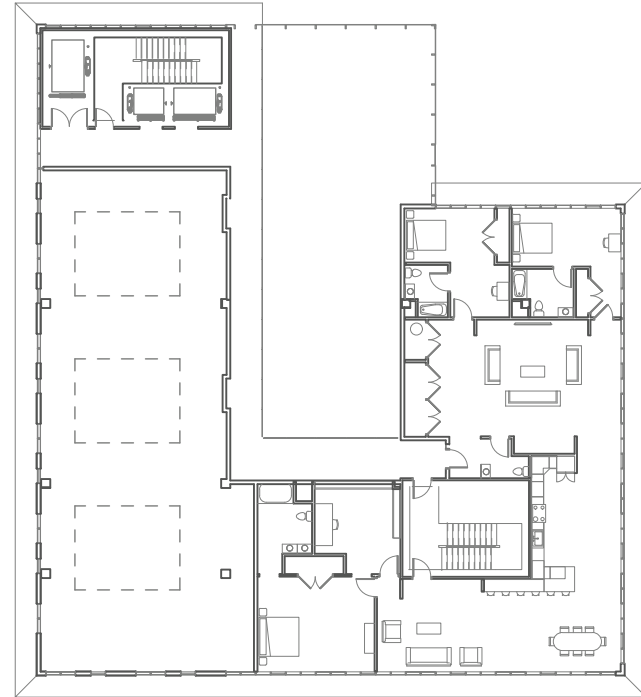
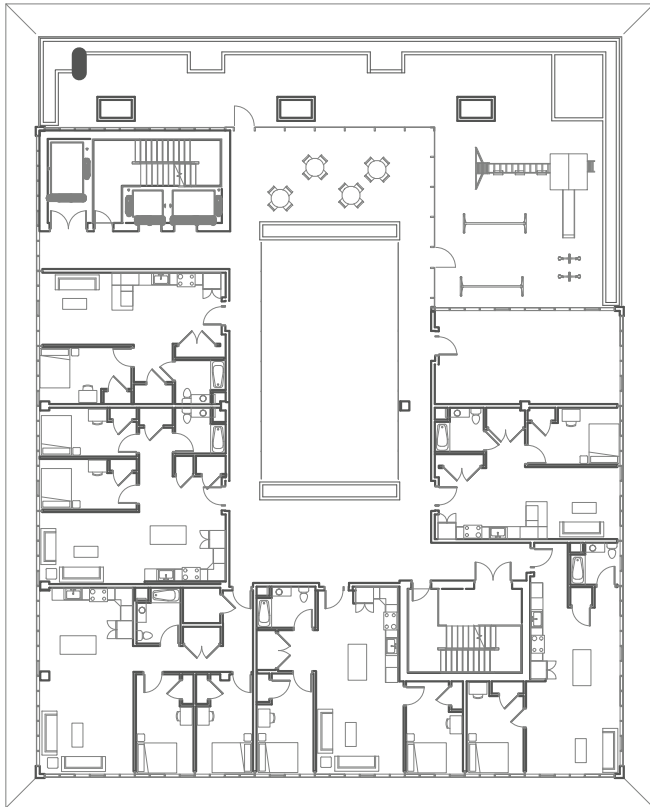
FLOOR 11 & 12



$1/32'' = 1' - 0''$



APARTMENT PLANS



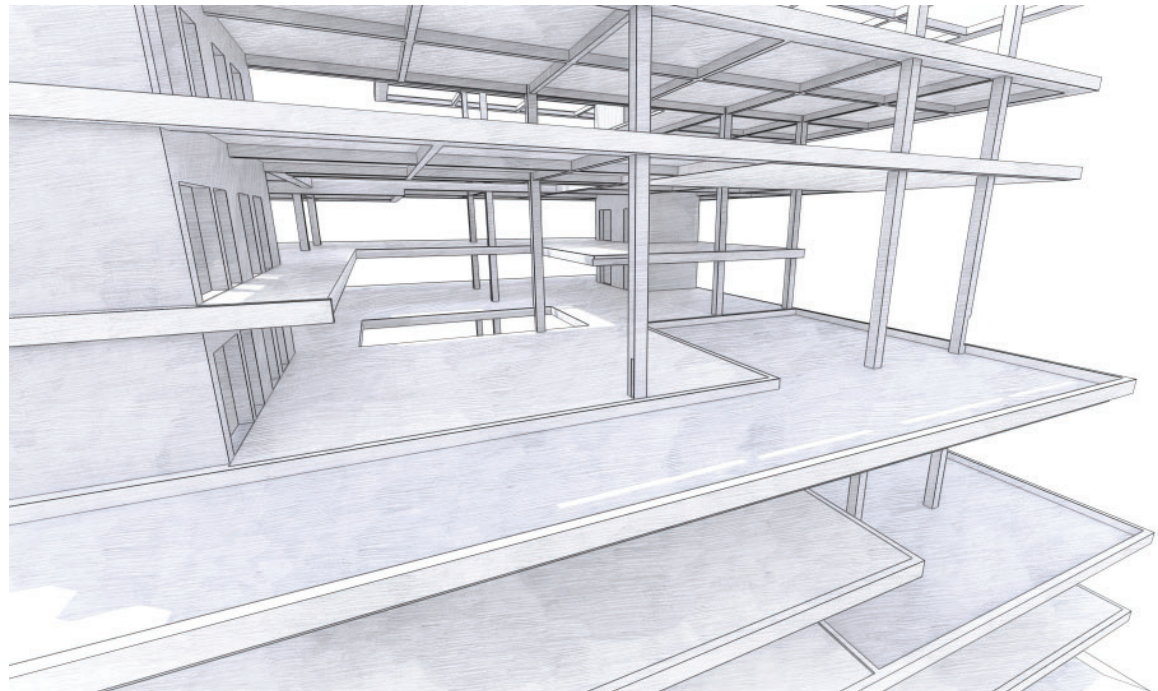
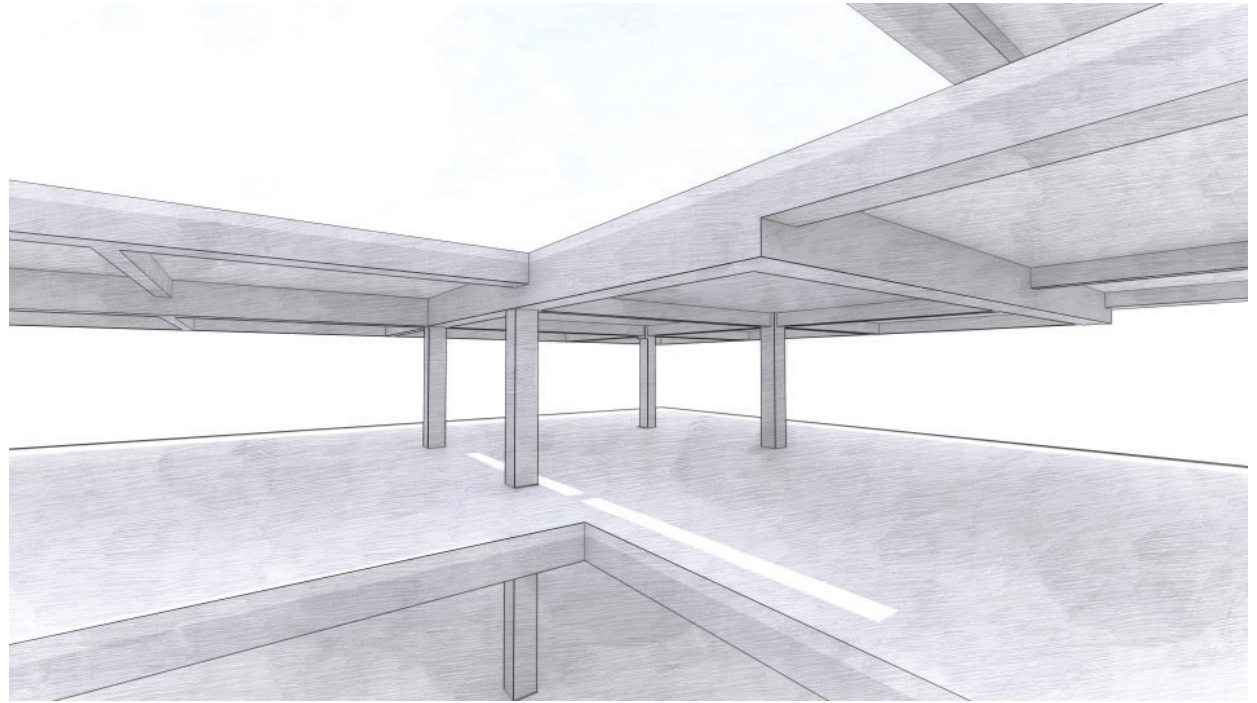
FLOOR 13 & 14 

1/32" = 1' - 0"



STRUCTURE

The project uses a cast-in-place concrete structural system with a few tube steel details at green roofs and cantilevered floors. Lowered concrete beams at each of the outdoor terrace areas result in an additional 1ft floor-to-floor height at every other level. Careful attention was paid to the boundaries of the interior atrium openings so that additional beams were not typically needed. Instead, the beams along the primary structural grid support the interior soffit assembly, guardrails and planter boxes. On the exterior, a similar strategy allows the fin extensions at each level to be effectively attached to the concrete beams without complicated detailing. Cantilevered areas are always counterweighted on the opposite side of the structural bay and suspended from the floors above to maximize the achievable overhang distance.





2659

OPEN!
arrive

LOGAN SQUARE
FAMILY
HEALTH
CENTER

Pets

TRICKS BAND TOGETHER
SALTBURN
NAPOLLEON
MUSCILLA

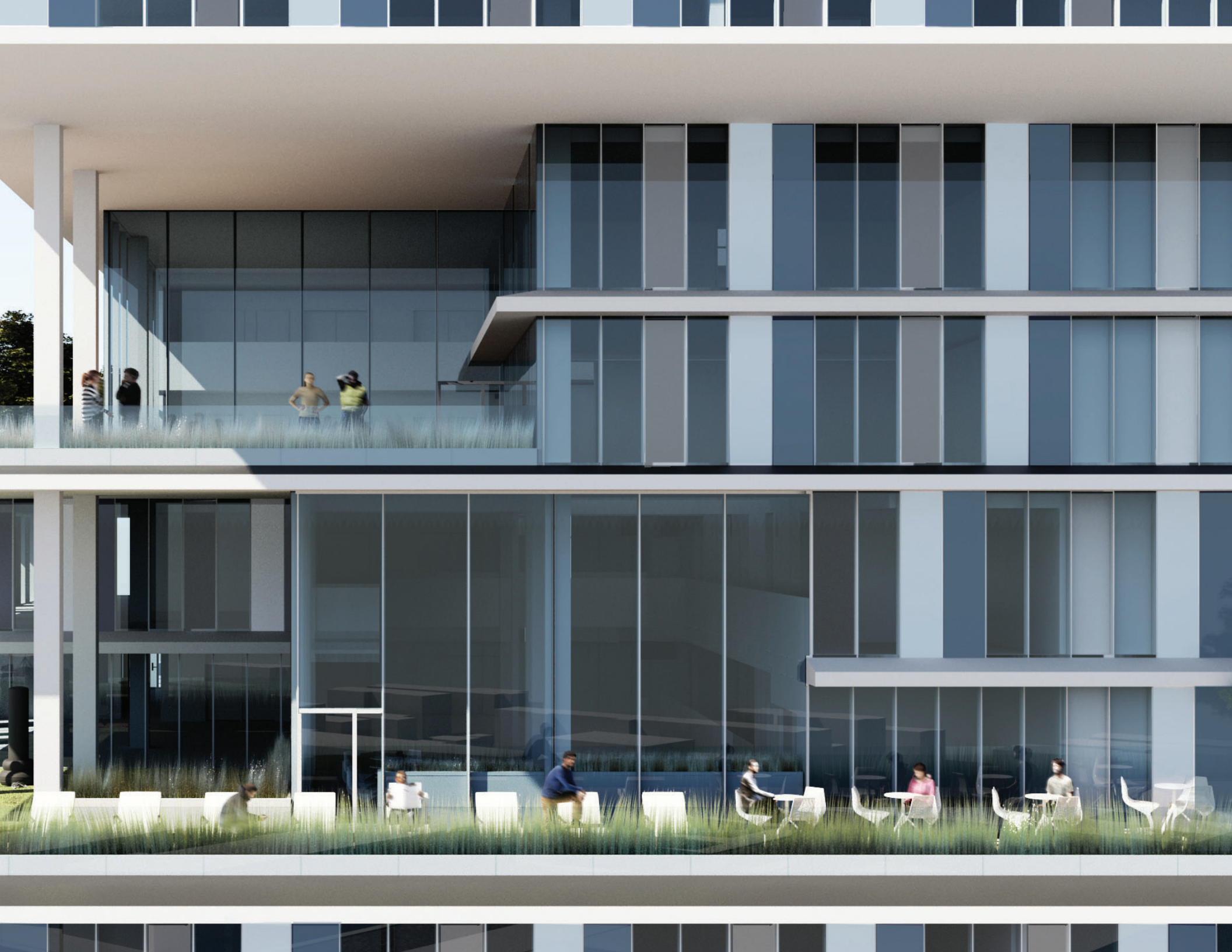
CustomEye



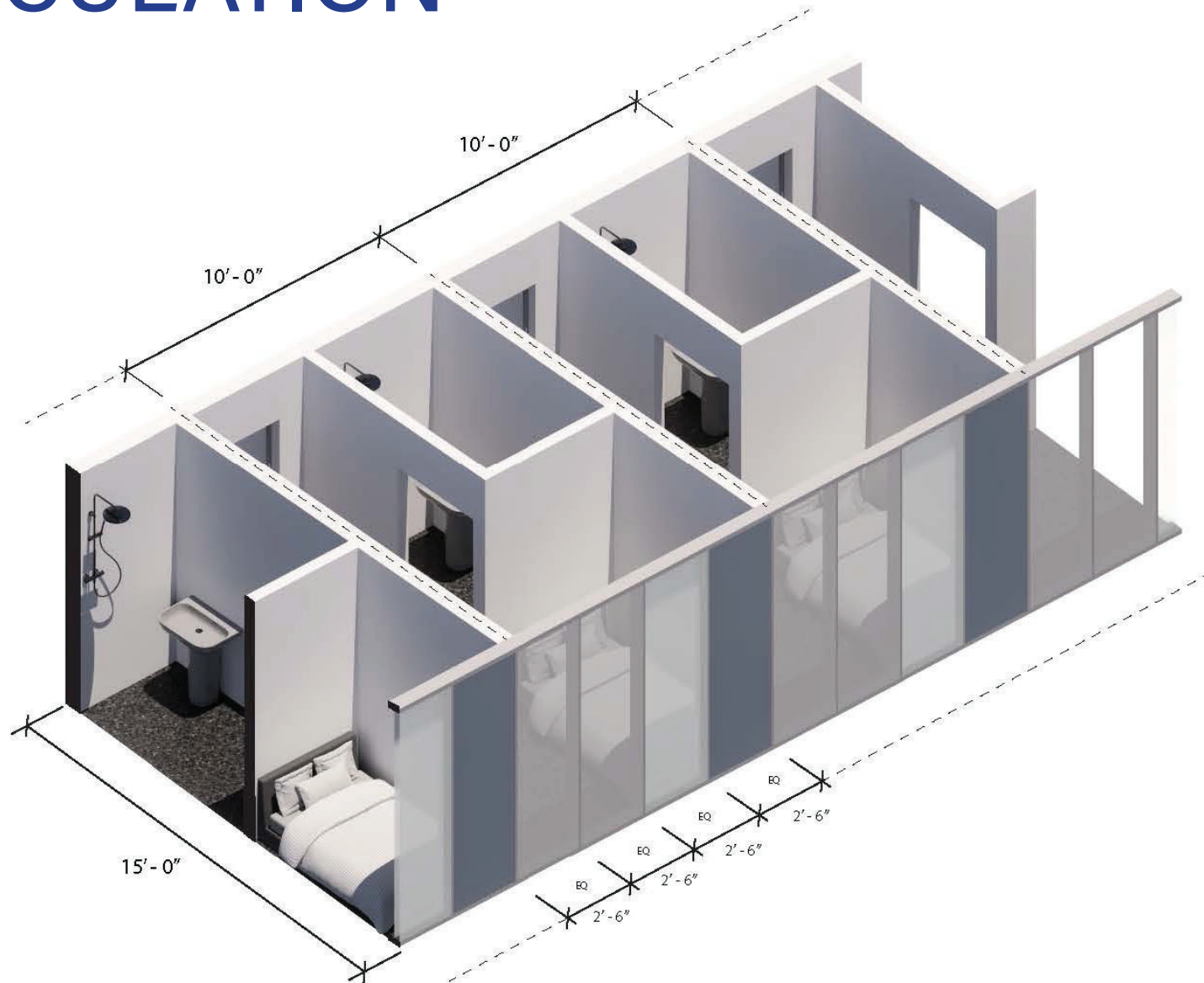
FACADE ARTICULATION

Beyond the fins at the edge of slab conditions, the main articulation of the facade is the variation of different panels within an overarching window wall system. Three modules are used for their varied characteristics- the transparent IGU panels provide daylighting and stellar views to the interior spaces, while the translucent and opaque panels offer varying degrees of privacy and insulation. At the translucent panels a frosted look and modest level of insulation is achieved through use of a thickened glass system with an aerogel fill between the panes, while the highest degree of privacy is granted at the opaque panels through the use of back-painted glass. These panels obscure the interior and give the facade moments of muted color while still maintaining the glass' reflectivity when viewed from the street. This choice also permits for up to 4" of rigid insulation to be placed behind these panels, significantly increasing the thermal performance of the facade as a whole. The interplay between these three panel types is intended to read as a texture or field, complementing the strong horizontal lines of the fins by providing a rich and varied backdrop. The texture also varies slightly between the apartment and pod hotel floors- a choice made both to allow for more seamless coordination between the facade and the interiors and to provide an honest expression of the range of programs contained within the building.



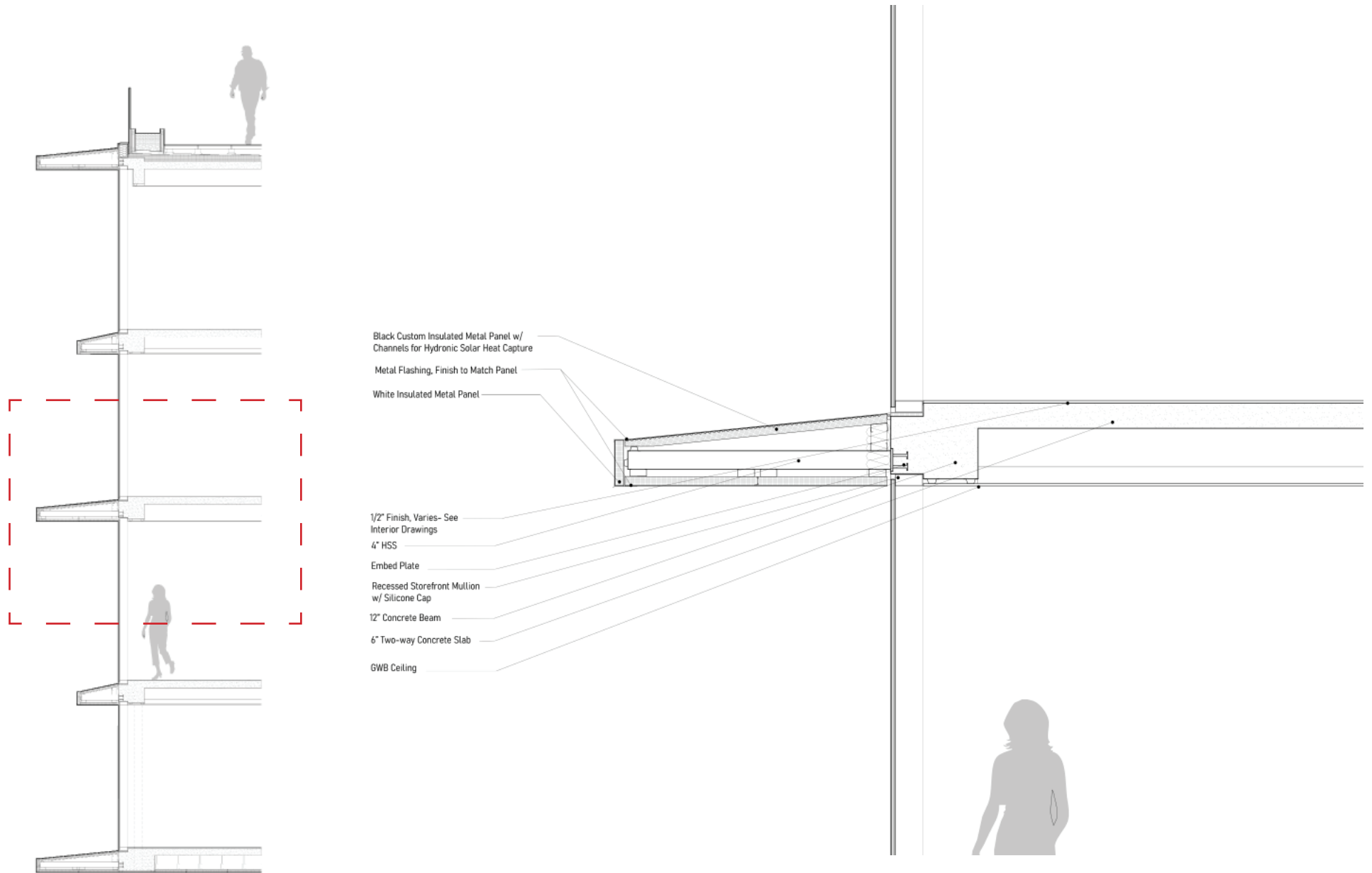


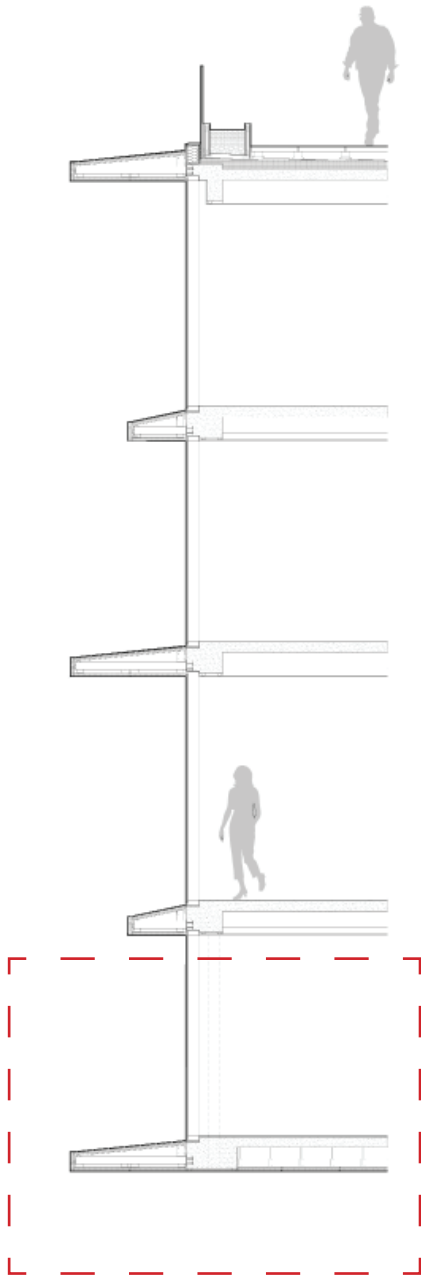
FACADE ARTICULATION





DETAILS





6" HSS Column

1/2" Finish, Varies- See Interior Drawings
 Recessed Storefront Mullion w// Silicone
 Cap

Black Custom Insulated Metal Panel w/
 Channels for Hydronic Solar Heat Capture

White Insulated Metal Panel

Metal Flashing, Finish to
 Match Panel

4" HSS

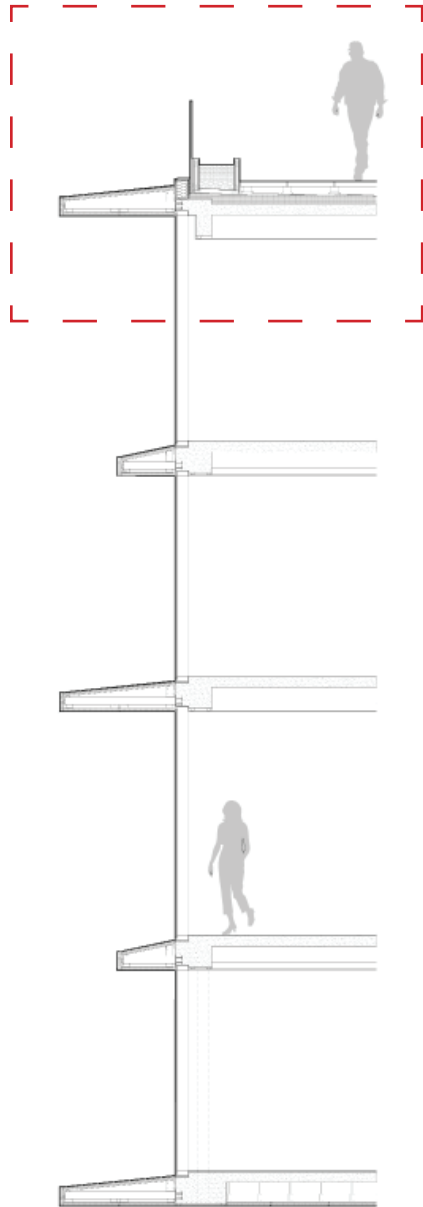
Embed Plate

12" Concrete Beam

Metal Panel, Field applied w/ 1/2" Rigid Insulation

6" Two-way Concrete Slab

DETAILS



Pavers on Adjustable Pedestals

Wood-Framed Planter, 12" AFF, Drain to Roof. Finish Varies, See Interior Drawings

Glass Railing, Point Supports Connected to Steel Angle

5/8" GWB

4" Min. Rigid Insulation, Sloped to Drain

Black Custom Insulated Metal Panel w/ Channels for Hydronic Solar Panel Heat Capture

Metal Flashing, Finish to Match Panel

White Insulated Metal Panel

4" HSS

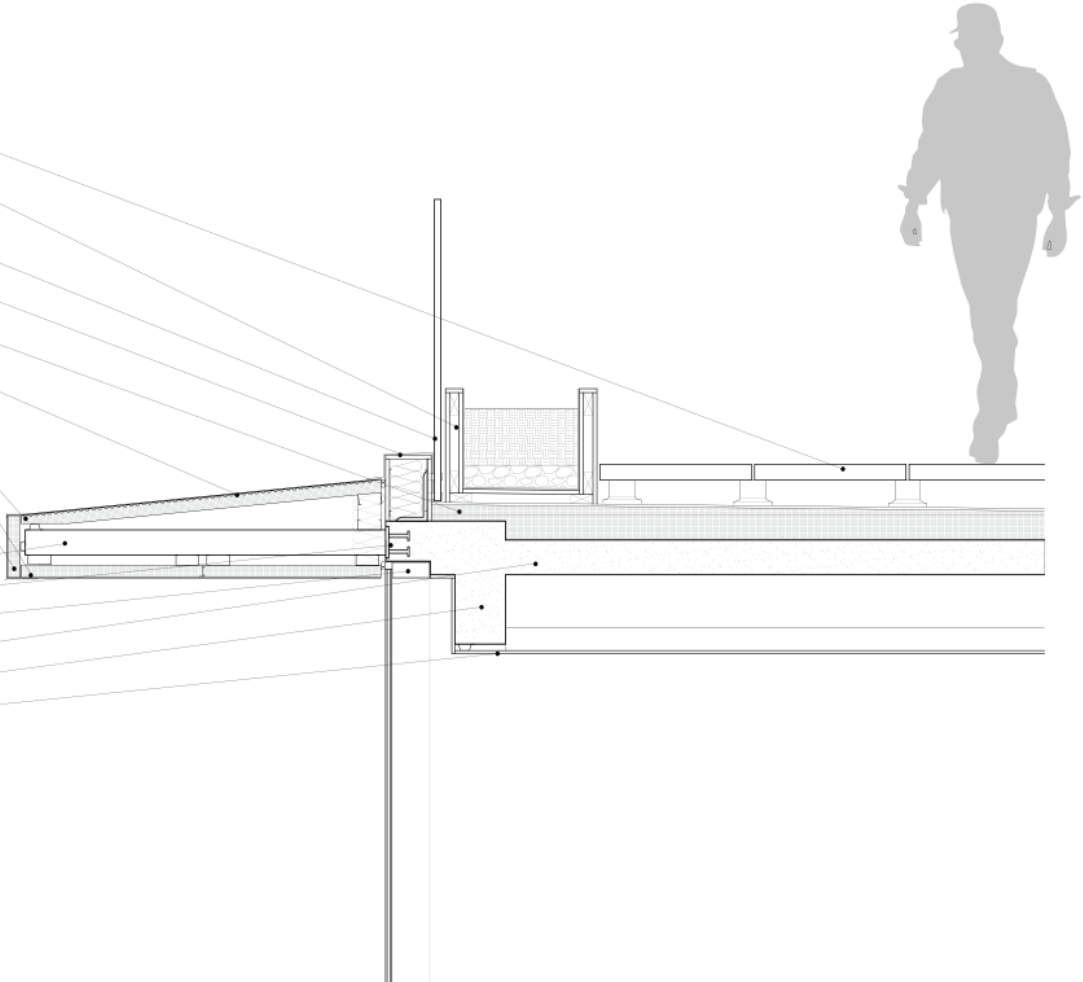
Embed Plate

Recessed Storefront Mullion w/ Silicone Cap

6" Two-way Concrete Slab

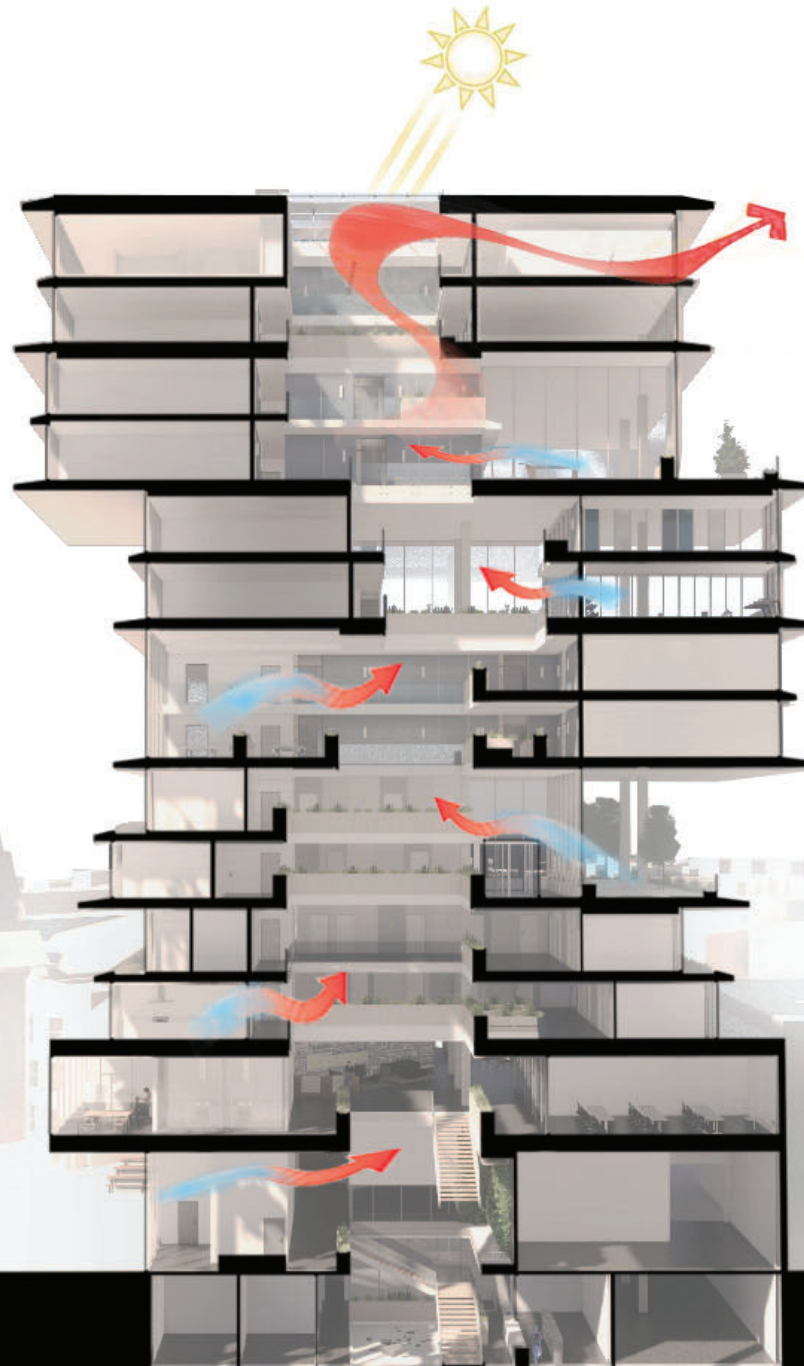
12" Concrete Beam

GWB Ceiling

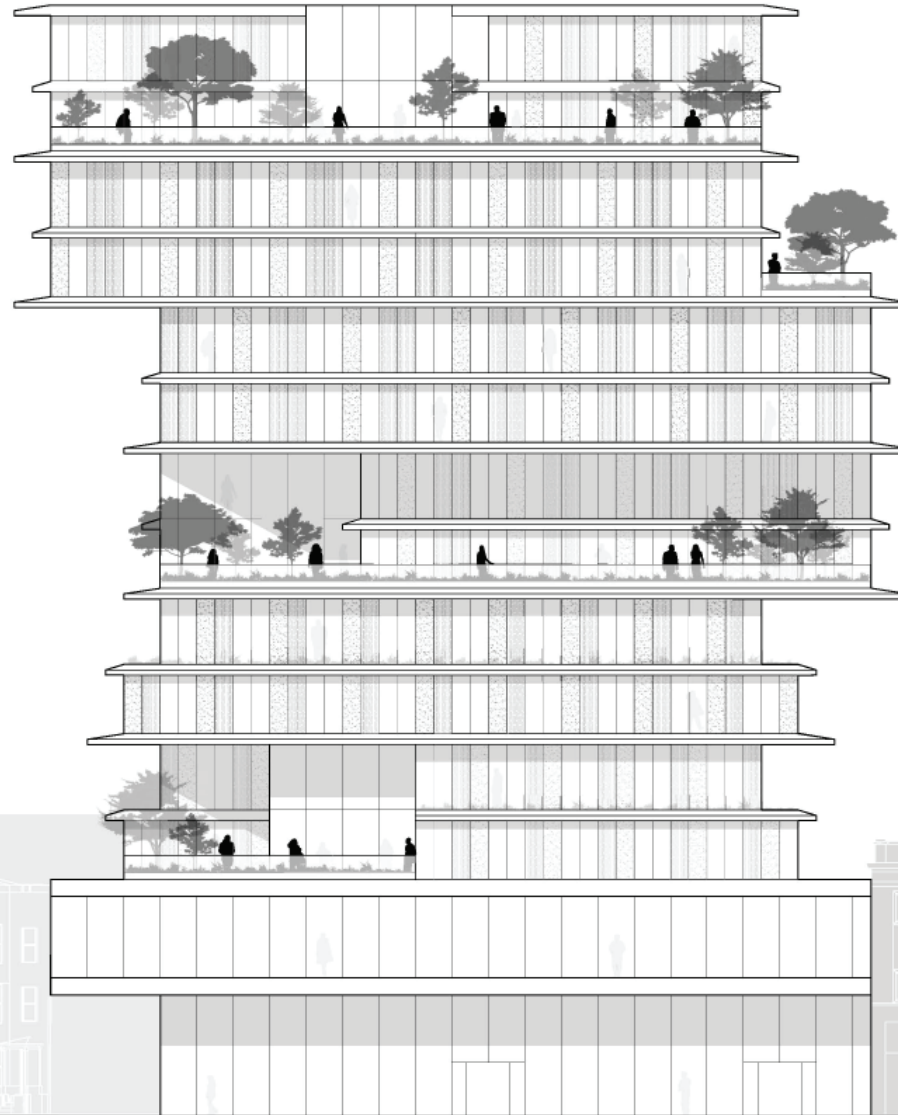


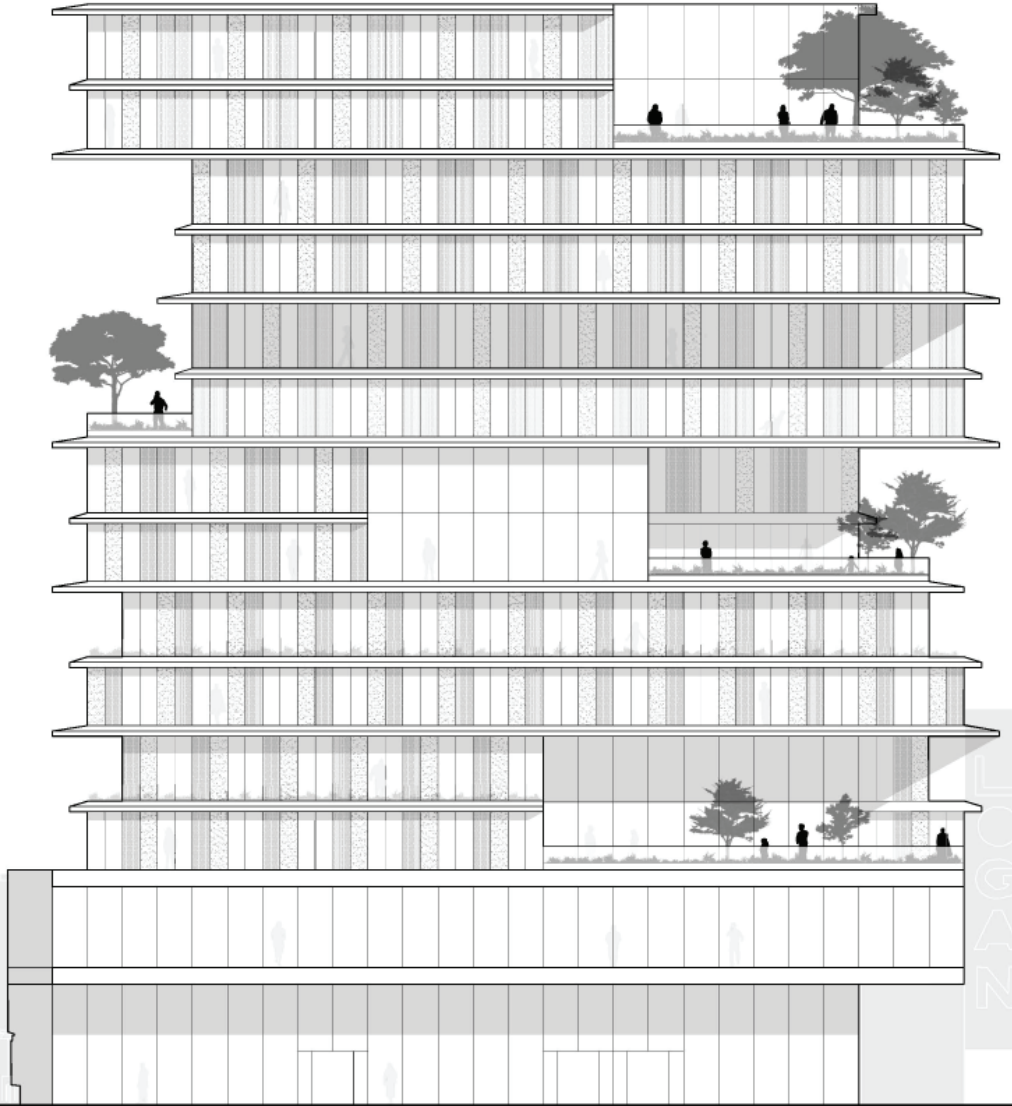
PASSIVE COOLING

The main goal for our passive cooling strategy would be to use natural ventilation through our atrium space. The cool air would enter at not only our bottom levels but throughout the entirety of our building through our double height terrace spaces. There would be operable panels on a mechanized system that would naturally vent the space pulling the cool air in and releasing the stale air out of the top level adjacent to our mechanical room.



ELEVATIONS

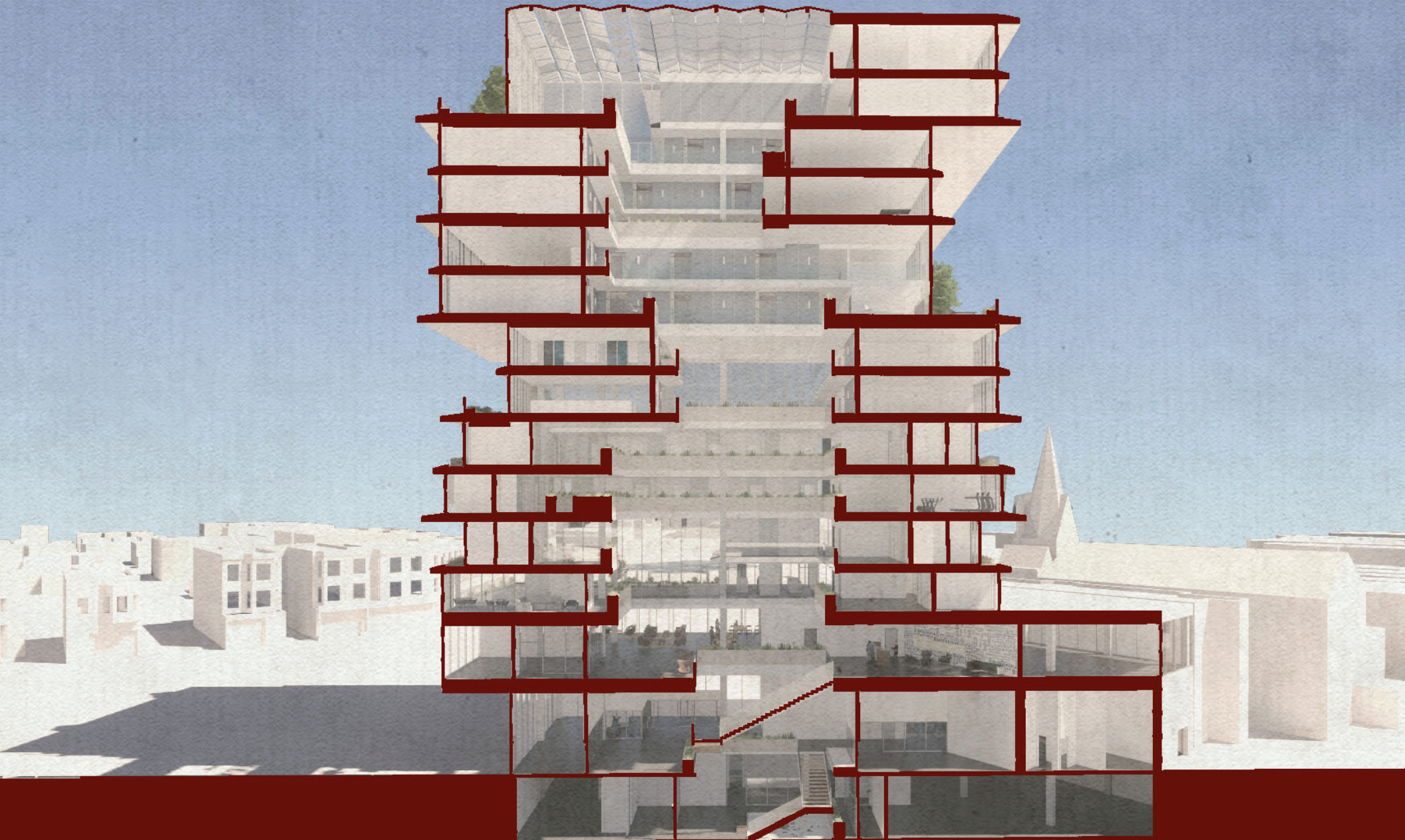


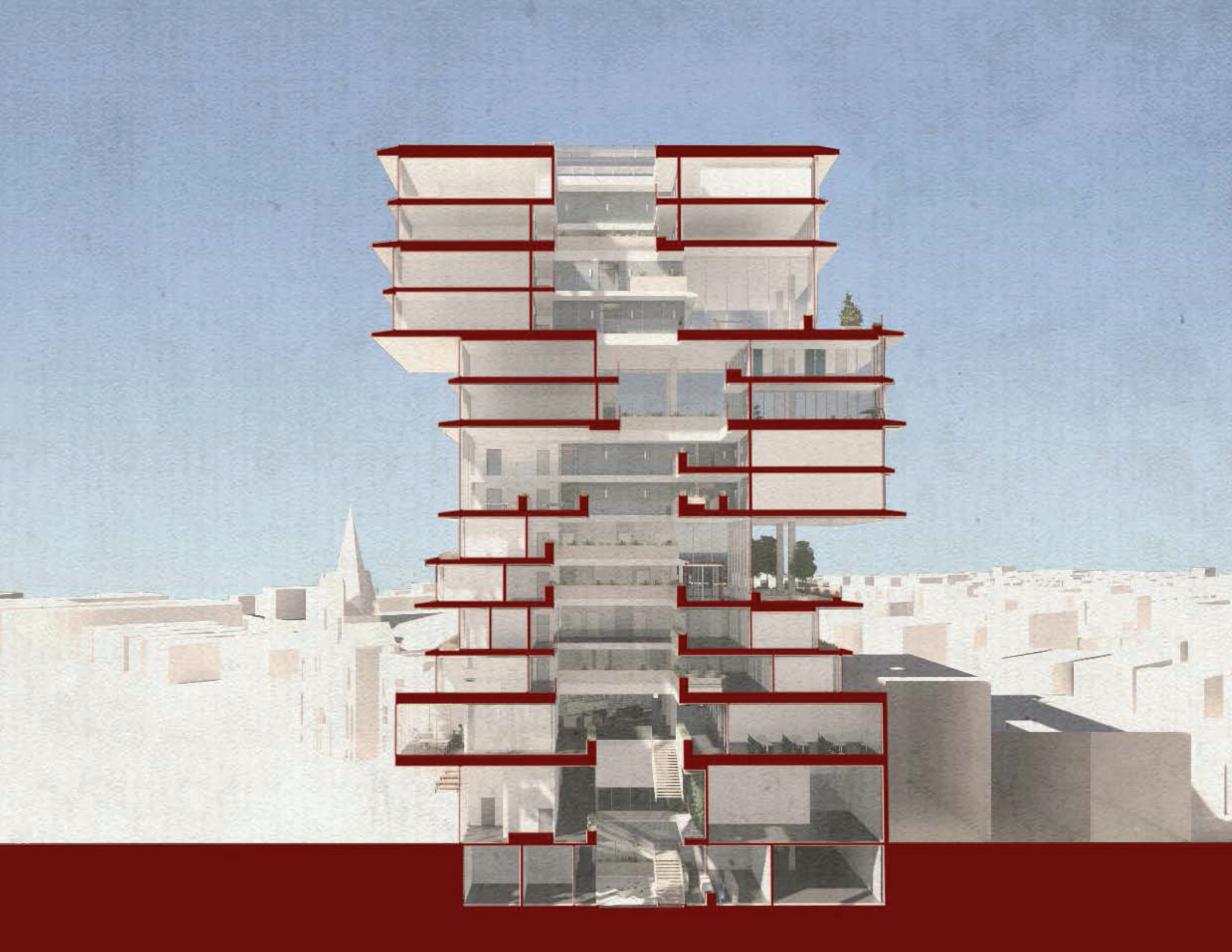


LOGAN



SECTION PERSPECTIVES



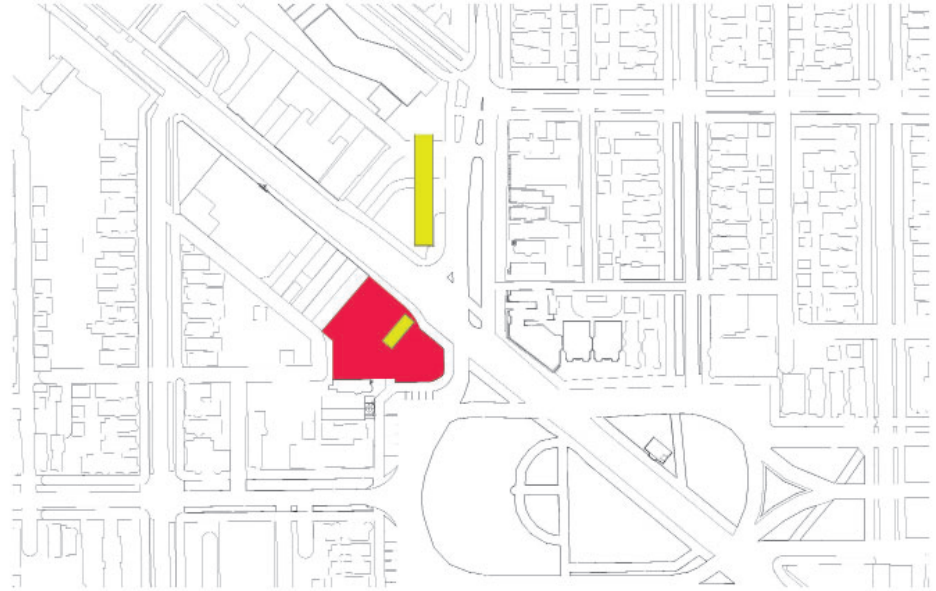


PLAZA & CTA ENTRANCE

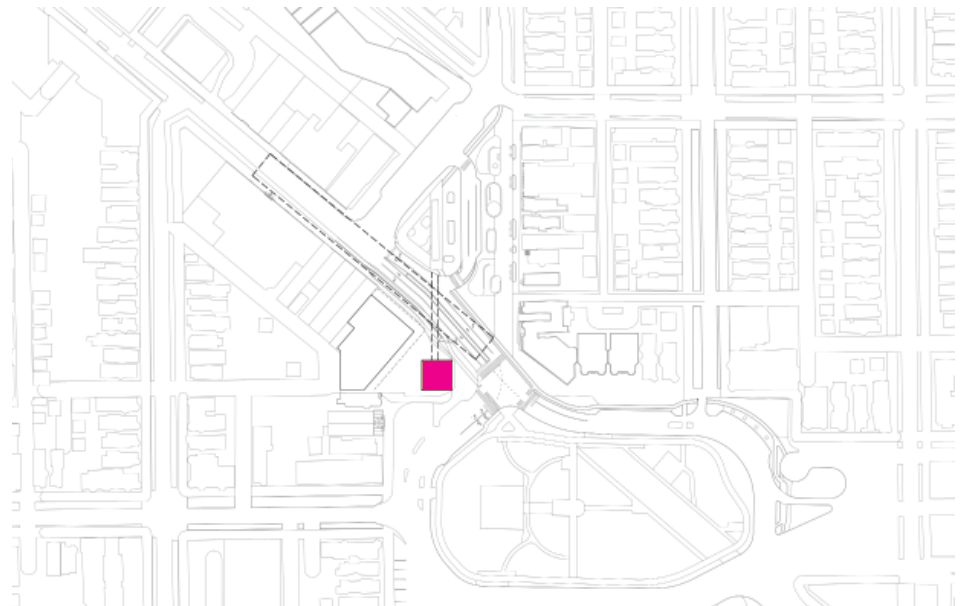
Editing the current condition of the plaza and CTA entrance was an objective that we had from the beginning. It would give us an opportunity to create something in addition to the main structure. It also added to our idea of community and connection and through this design something for the Logan Square community that would be open to them 24 hours a day. In the the existing location of both entrances to the CTA in yellow and we also see our project site in red.

Going deeper in the surrounding site we see that both stations are linked to an underground structure. Our preliminary design idea involved the relocation of one of the CTA entrances, particularly the one situated on the project site. This decision not only facilitated connectivity but also freed up space that was allocated to the primary structure.

The new CTA entrance would be strategically situated to achieve a delicate balance: distant enough from the main building to establish its independent presence, yet sufficiently close to seamlessly contribute to the entirety of the project.



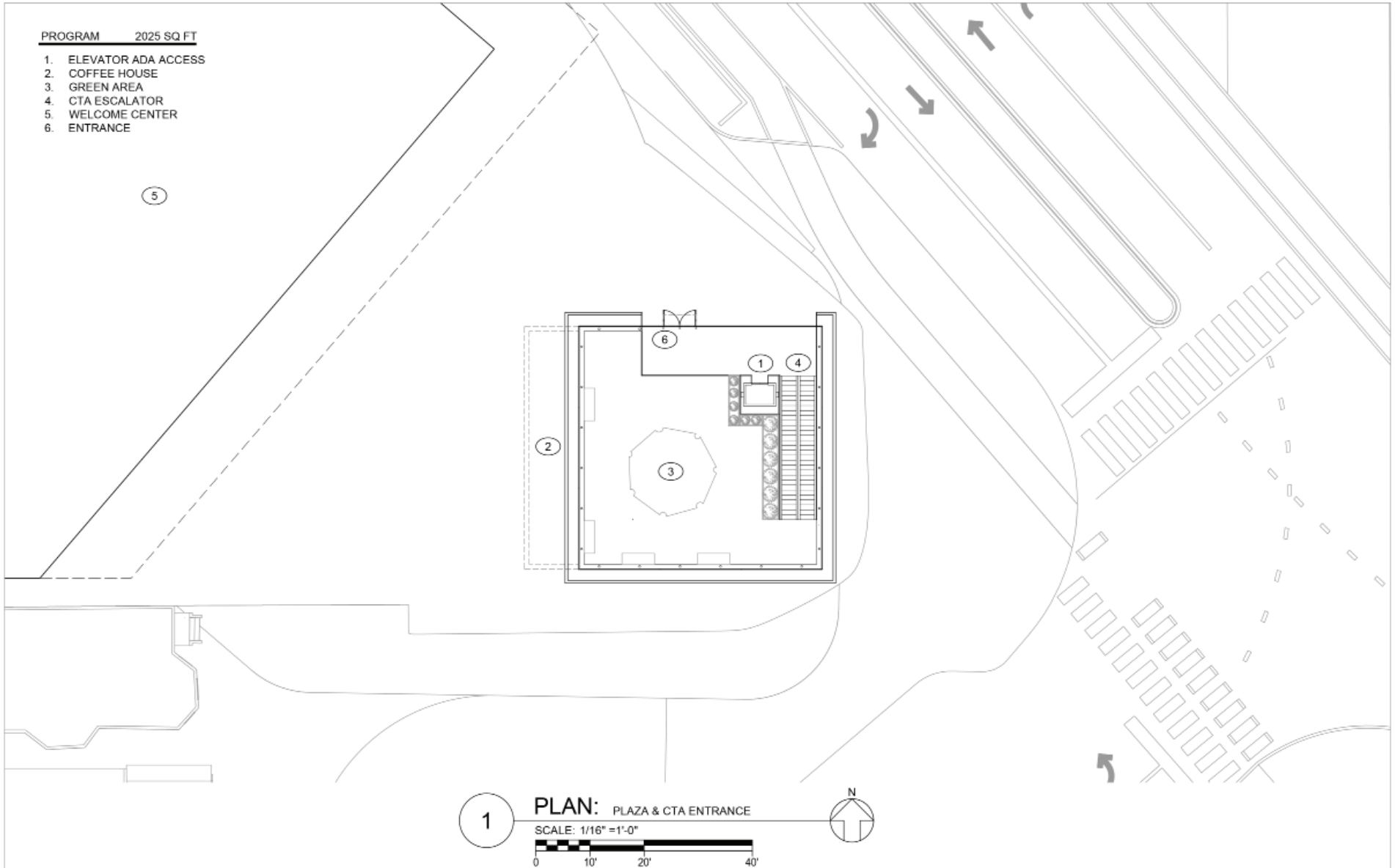
EXISTING CTA ENTRANCES



NEW PROPOSED SOUTH CTA ENTRANCE

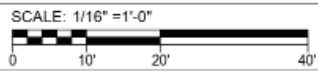
PROGRAM 2025 SQ FT

- 1. ELEVATOR ADA ACCESS
- 2. COFFEE HOUSE
- 3. GREEN AREA
- 4. CTA ESCALATOR
- 5. WELCOME CENTER
- 6. ENTRANCE

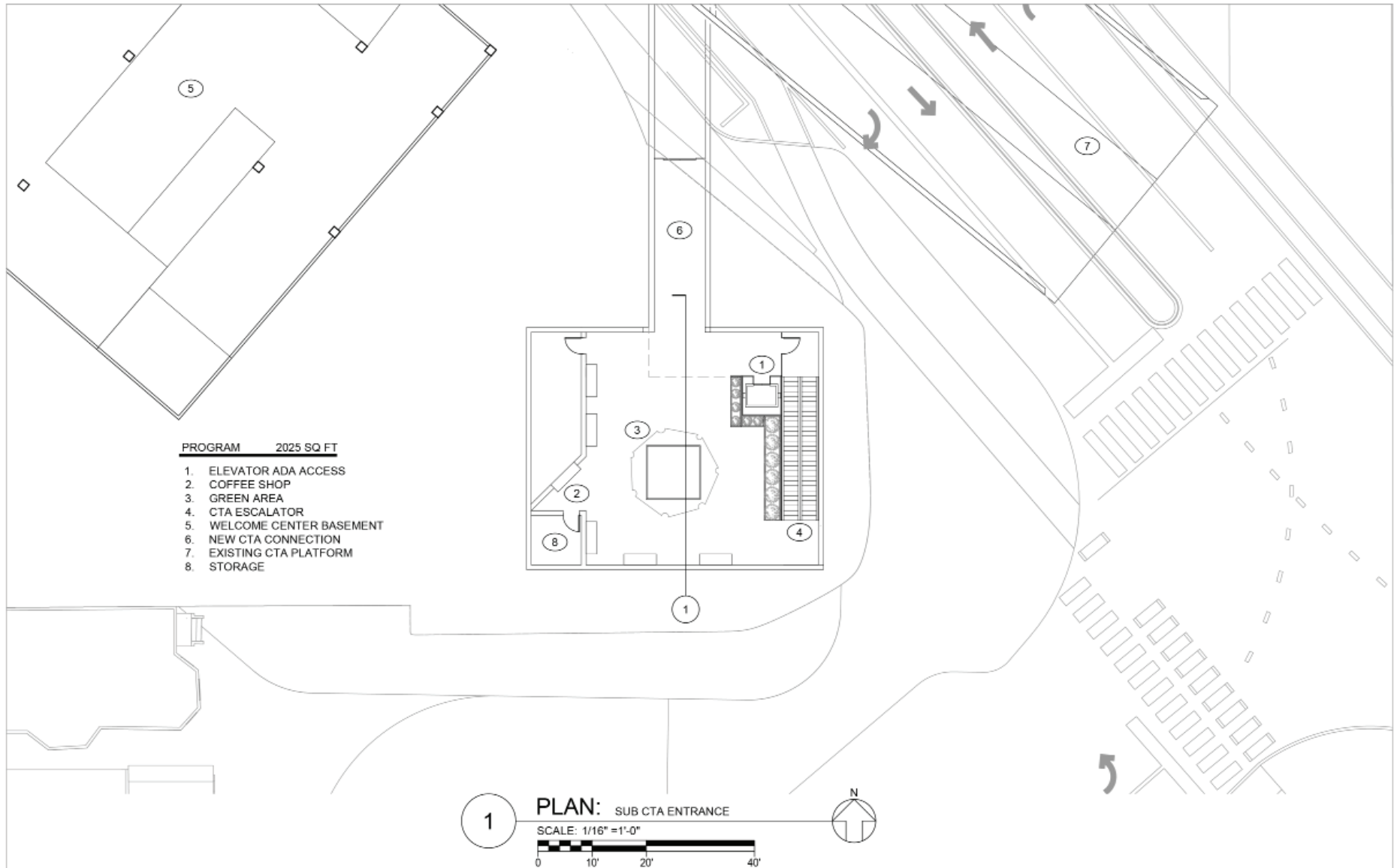


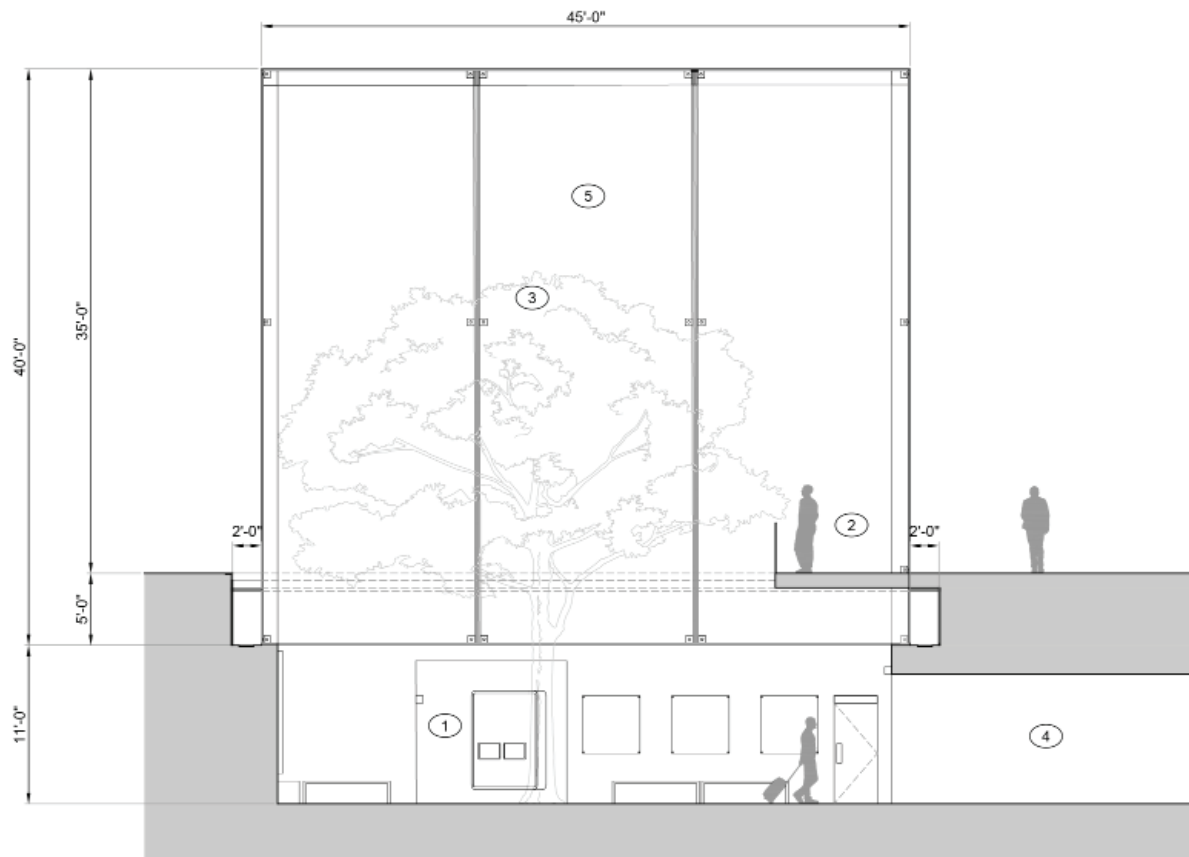
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PLAN: PLAZA & CTA ENTRANCE



PLAZA & CTA ENTRANCE



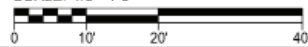


- PROGRAM**
1. AI COFFEE BAR
 2. ENTRANCE
 3. GREEN AREA
 4. CTA TUNNEL
 5. GLASS CUBE

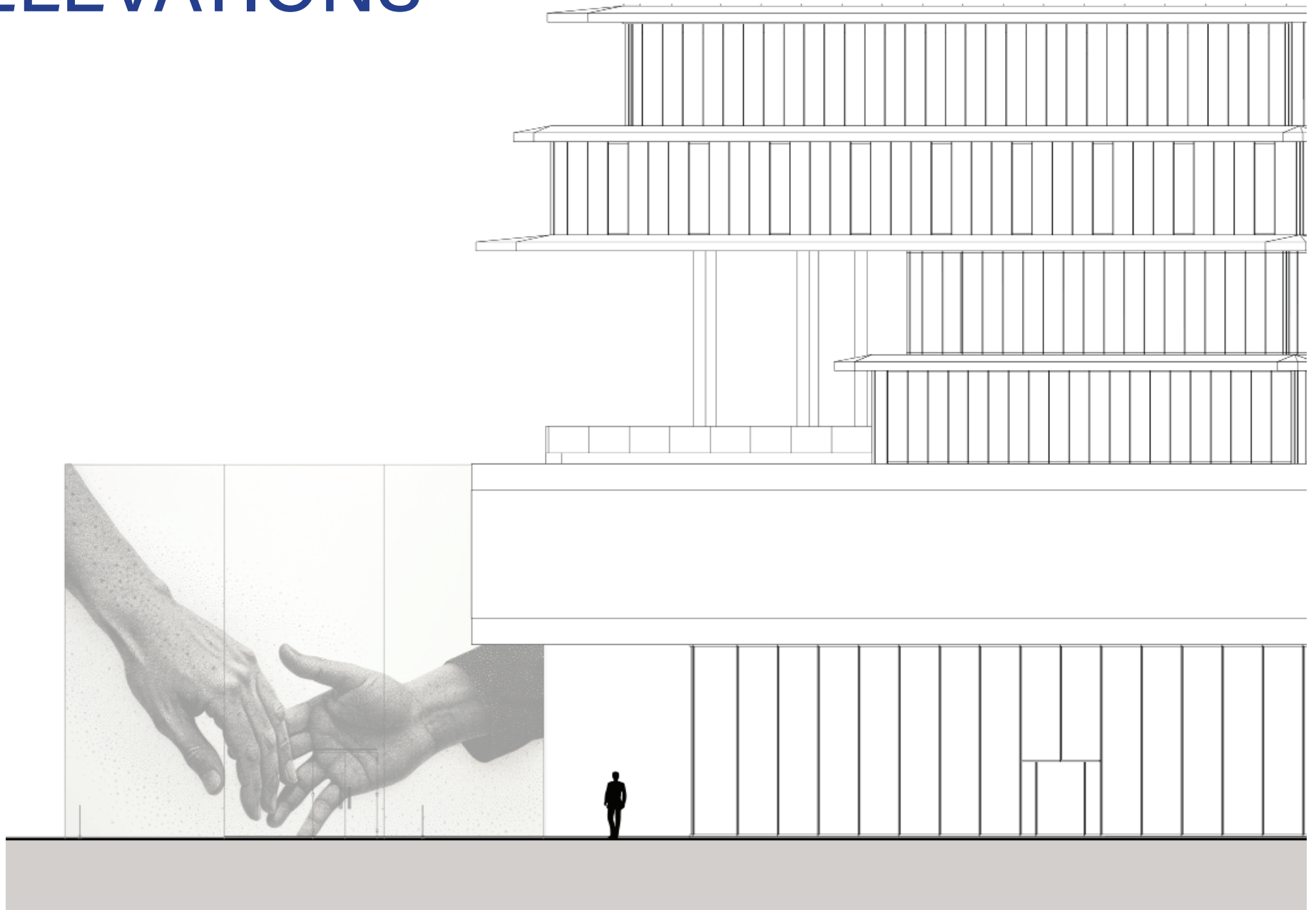
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SECTION: PLAZA & CTA ENTRANCE

SCALE: 1/8"=1'-0"



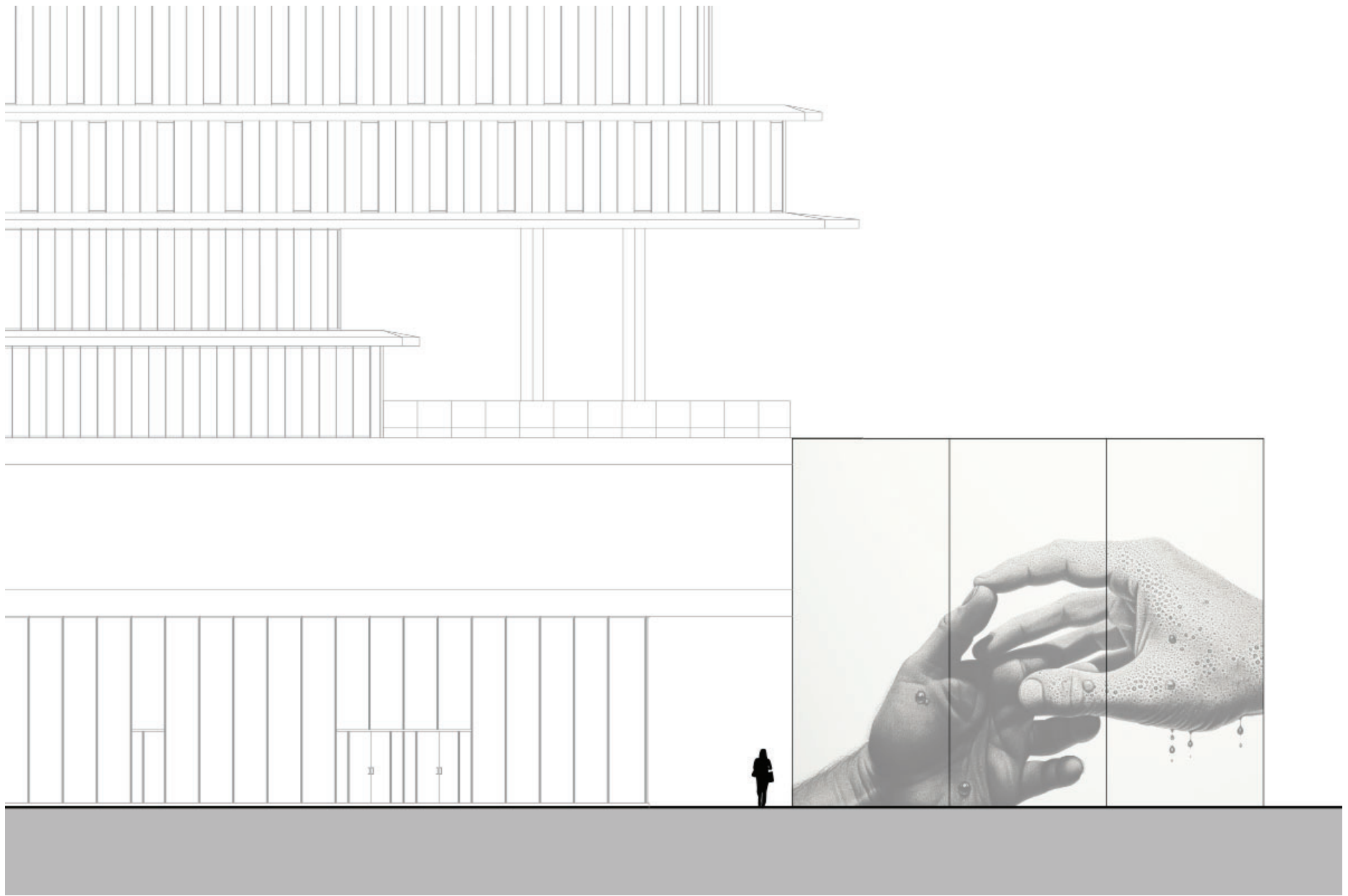
ELEVATIONS





ELEVATIONS













Starbucks
Coffee

