

adaptive reuse hybrid

DESIGN AND DEVELOPMENT

henryjarzabkowski_IIT_mastersproject_S11

adaptive reuse hybrid

TABLE OF CONTENTS

project title and elevator statement	01
case statement	02
goal statement and guiding principles	03
stakeholders	04
understanding the client	05
conceptual design ideas	08
neighborhood review	09
neighborhood demographics	10
proposed site	11
property review	26
case studies	28
program	33
existing conditions photography	38
massing / connectivity	43
floor plans	54
building sections	60
wall sections [trace]	62
elevation	64
renderings	65



P R O J E C T T I T L E

Adaptive Reuse Hybrid Development for a Non Profit consortium in the Chicago neighborhood of Lakeview.

E L E V A T O R S T A T E M E N T

Producing and designing a prototype hybrid use development strategy for a neighboring pair of preexisting historical building in Chicago's North side community of Lakeview.

C A S E S T A T E M E N T

If the real estate sector is to thrive once again, private development must evolve its practices to work within smaller budgets, tighter profit margins and create higher quality environments. To generate a pattern of sustainable real estate development, developers must rethink their strategy towards design, re purposing, community economics, costs, life cycle uses and flexible proformas. By creating a new typology of typical development that addresses these qualities as prerequisites, as a sum instead of parts, we can ensure a higher quality product that is less susceptible to inflation, vacancy and is viewed as a neighborhood commodity rather than an internalized, private, banal element.

Using this new typology on preexisting buildings or within the preexisting fabric can lead to successful projects that retains the character traits of a neighborhood with simultaneously revitalizing under used buildings or social corridors. What was once only seen as an homage to the past can instead be a vision for the future of neighborhood development. As a prototype for this, the project will focus on reconstituting the Recycled Paper Greetings buildings and property in the East Lakeview neighborhood into a hybrid use development while retaining their urban qualities and protecting their future by becoming social and economic assets to the community.

A Urban Agriculture Center will be the primary tenant of the development and will be using the capital generated by the development of the other uses of the project. This is crucial for research based or non for profit organizations as a way to cover the high up front costs associated with building their own institution. By creating a high profile center in an influential and liberal neighborhood, Urban Agriculture as a movement will stand to see social and economic benefits due to its heightened exposure. To fully utilize the space available, the center will be of new construction, while the income generating program will be inserted within the preexisting historic structures which stand to benefit from generous tax credits upon redevelopment that can be used by the center to further offset its costs after completion. The retail uses of the hybrid use development will be those directly associated with sustainable and urban goods production. A year round farmers market, local produce restaurant, craft brewery, artisans, non profits and other associated lifestyle tenants are potential suitors. The connection between the tenants and the proprietor (Urban Agriculture Center) would prove to be mutually beneficial and build a repertoire among the neighborhood.



GOAL STATEMENT

The creation of a successful hybrid development to foster the growth and garner public support for Urban Agriculture in the city of Chicago.

Conservation of neighborhood character through the adaptive reuse of existing historic buildings that promotes community involvement and future reinvestment within existing building stock.

GUIDING PRINCIPLES

To deliver a hybrid development accessible to a wide spectrum of users.
action: To design a economically feasible hybrid development with multiple modes of use.

Project a sense of community and commodity through local support.
action: The project will strive to build partnerships with local businesses and the community through its services.

To produce an inspiring, yet functional and affordable Urban Agriculture center that responds to its surroundings.

Provide personal spaces that support dynamic inhabitants and connect them to their surroundings.
action: Provide a dynamic living environment for the residential tenants who will be occupying the structure.

Design a malleable space that allows for programmatic adaptation and experimentation.
action: Create a dynamic series of spaces that are easily adaptable to changing spatial requirements.

Help influence the creativity of the urban green economy.
action: Produce a green collar job market for the North side of Chicago.



DIRECT STAKEHOLDERS

Client
Investors
Employees
Residents
Retailers
Restaurateur
Local Farmers
Omega Garden Systems
Growing Power Inc.
Bubbly Dynamics

INDIRECT STAKEHOLDERS

44th Ward [Chicago]
46th Ward [Chicago]
East Lakeview Merchants Association
Community of Lakeview Citizens Council
Buena Park Neighbors
Local Contractors
Lakeview Presbyterian Church
Adjacent Businesses
Local Small Business Owners
Local Farmer's Markets
Local Food Pantries
Local/Organic Produce Restaurants
Upstart Green Technology Companies
Local Non Profits
Neighborhood Real Estate Market

GENERAL STAKEHOLDERS

City of Chicago
Landmarks Illinois
Agriculture Research
Agriculture Technology
Green Technology Research
Green Technology Advancement
Sustainable Practices/Supporters
North Broadway Economic Corridor
Food Deprived Residents
Local Youth
Local Working Class
Local Educational Institutions
Regional Non Profits
Local Proposed Urban Agriculture Projects
National Proposed Urban Agriculture Projects

growing power inc.

MISSION STATEMENT

Growing Power is a national nonprofit organization and land trust supporting people from diverse backgrounds, and the environments in which they live, by helping to provide equal access to healthy, high-quality, safe and affordable food for people in all communities. Growing Power implements this mission by providing hands-on training, on-the-ground demonstration, outreach and technical assistance through the development of Community Food Systems that help people grow, process, market and distribute food in a sustainable manner.

OBJECTIVES

National Non Profit

Helping people from diverse backgrounds gain access to healthy, high quality, safe and affordable food,

Hands on training, demonstration, outreach and technical assistance for urban agriculture.

Organic, sustainable food production on vacant, idle land.

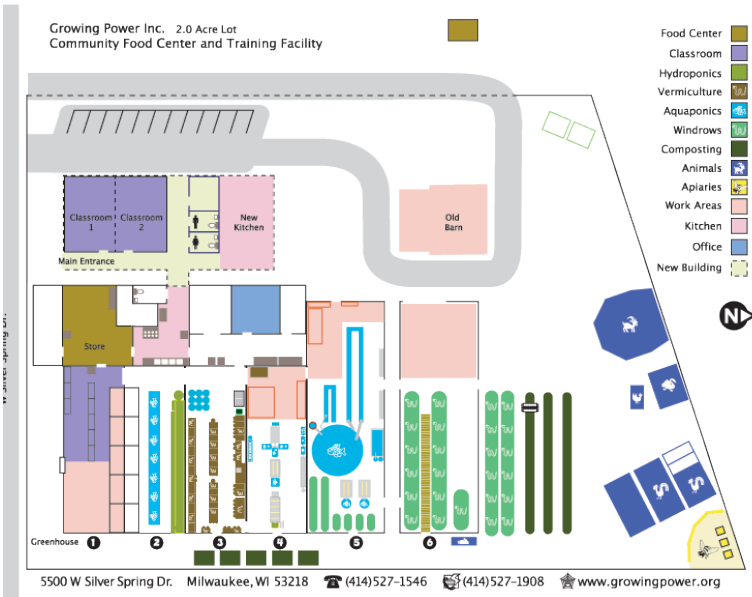
Inspire communities to build sustainable food systems.

Youth development, community engagement, leadership development.

Annual internship hirings.

CHICAGO PRESENCE

- Altgeld Gardens Community Farm
 - 2.5 acres, 190 employees
- Chicago Avenue Community Garden
- Iron Street Urban Farm
- Grant Park "Art on the Farm"
- Jackson Park Urban Farm + Community Allotment Garden
- Just... Grow... Food
- Active participants in local food policy initiatives
- Youth Corps: 40+ teen age youth training program



GROWING POWER HQ FARM

5500 West Silver Spring Drive Milwaukee, WI 53218

CURRENT HQ FARM USES

- Six traditional greenhouses growing over 15,000 pots
- Two aquaponics hoop houses
- Seven hoop houses growing a mixture of salad greens and mushrooms
- A worm depository
- An apiary with 14 beehives
- Three poultry hoop houses
- Outdoor pens for livestock
- A retail store to sell produce, meat, worm castings, and compost to the community.

bubbly dynamics

MISSION STATEMENT

The renovation and re-use of existing buildings is vital to the health of our city. The goal of The Chicago Sustainable Manufacturing Center [bubbly dynamics first project] is to provide an applicable model to the manufacturing sector for ecologically responsible and sustainable urban industrial development. This project is a partnership between Client and Architectural Firm who both envision a sustainable world. Originally a warehouse, this 24,000 s.f., three story building fell into disrepair. It was part of the original Central Manufacturing District and will become the first sustainably renovated structure in Chicago's Stockyards Industrial Corridor.

OBJECTIVES

To create an atmosphere and community that will encourage sustainable business practices and social responsibility among tenants.

To provide community space within the building for conferences, meetings and exhibition spaces to promote discourse on sustainability.

To provide a test bed for the application of energy efficient technologies and methods. In this fashion, CSMC will help to revitalize an underdeveloped/urban Chicago area, providing skilled jobs through innovative partnerships and encourage neighboring industry to move toward sustainability.

Become a resource center and a showcase for sustainable development. It will provide a community-based model for others who seek solutions and wish to contribute toward the development of a more sustainable industrial methodology.

Sustainably renovated and reused industrial buildings

Ecologically responsible and sustainable urban industrial development.

TENANTS

Custom Screen printing, Bike Mechanic, Contemporary Art, Tutoring, Plant Chicago, 312 Aquaponics and 9 other small scale businesses



CSMC

Small business incubator.
1048 West 37th Street Chicago, Illinois 60609



THE PLANT

Vertical Farm, Small business incubator
1400 W. 46th Street Chicago, Illinois 60609



TRYING TO UNDERSTAND THE CENTER FOR URBAN AGRICULTURE'S NEEDS

Why?

Why did your group settle upon this location?

Why have you decided to develop the whole property instead of just the space required for the Center?

Why is this important to your Group?

Why is this important?

How?

How does the Center plan on operating?

How does your group envision the Center interacting with the community?

How will the relationship work with the retailers who rely upon the Center?

How will the Center hope to deal with future expansion or contraction needs?

How will you expect to manage the spaces of the development?

What?

What are the goals behind this project?

What are you hoping for from this project?

What kind of financial freedom are you looking to achieve through the development of adjacent spaces?

What kind of education and research does the Center plan on undertaking?

What level of physical production is the Center expected to produce? Have any goals been set?

What kind of relationship to the income development is expected? Integrated? Separated? Hybrid? Layered?

WORKING CONCEPTUAL DESIGN IDEAS

Evolving street presence [malleable facade]

Accentuated lighting to add depth

Adjustable wall screens

Expandable/shrinkable interior spaces

Recirculated air management

Use of materiality to accentuate design intent
- highly conceptualized facade and materials
- stand apart from historic neighbors, but not standing out
- timed reveals of inner program

Assembly line reworked, seed to consumer, process within the walls

Vertical connectivity, use of double-triple heights

Rethink the logical order of use., 1111 Lincoln train of thought

Cohesive concept, process and execution

Aim to create a single design, not variants stuck together

Investment recoup and long term profit generating facilities

Economical design without forfeiting quality or creativity

Courtyard warehouse

Maximized natural lighting

Recycled heat sources / moisture sources / cooling sources

Desirable and competitive residences

Community attraction, "a community asset"

Subsidized choice retail, investing in an image



NEIGHBORHOOD REVIEW

Lakeview is a North Side neighborhood of Chicago, Illinois in the United States. It is designated as Community Area 6 of 77 well defined Chicago community areas. It is bordered by West Diversey Parkway on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west and the shore of Lake Michigan on the east. The Uptown community area is to Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is the second largest of the Chicago community areas by population and one of the densest.

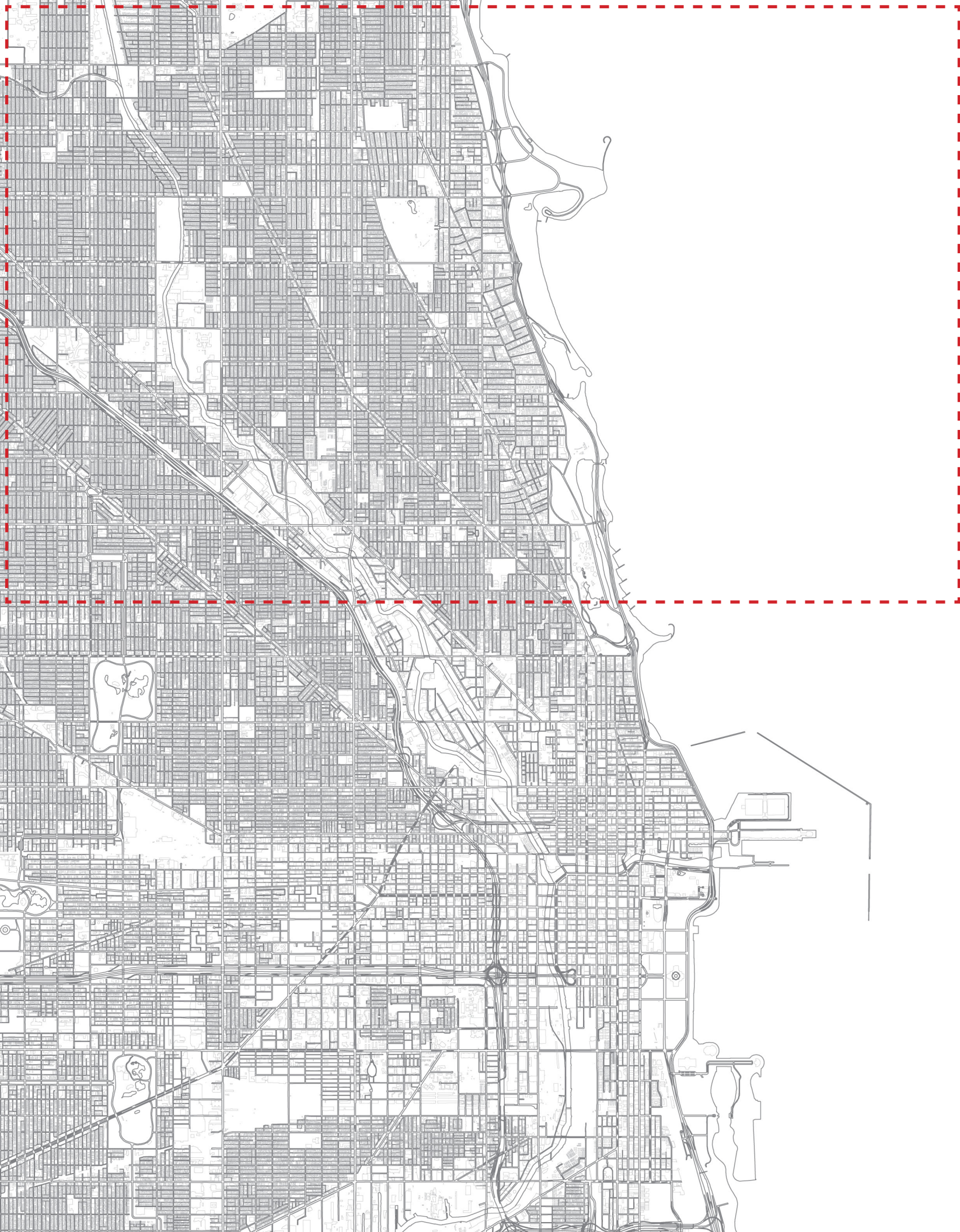
The subject property is located in the midst of the Lakeview area. Within the Lakeview area is the somewhat loosely defined neighborhood of Wrigleyville. The cornerstone of the community is, of course the "friendly confines" of Wrigley Field, home of the Chicago Cubs with 81+ games per year attracting over three million spectators annually. The subject property is just four blocks east of Wrigley Field and two blocks west of Lake Michigan. The Broadway, Halsted and Clark Street corridors are lined with trendy restaurants, sports bars, lounges, boutique shops and venues for music, theatre and comedy. Property are diverse in Lakeview, attracting a wide variety of residents and creating a walkable neighborhood that is constantly evolving. Within walking distance are such notables as the 1200 acre Lincoln Park stretching north south along the lake, Belmont Harbor, Whole Foods, Jewel, the CTA Red Line, the Metro Theater, the iO theater, the Vic Theater, Wrigley Field, Waveland Avenue Golf Course, Montrose Avenue Beach and many more. Total expenditures by Lakeview residents have exceeded \$1,800,000,000 in recent years.

The community receives an influx of young urban professionals annually who keep the neighborhood vibrant year round by being constantly activity in the community socially and economically. While these recent graduates are often renters at first arrival, many tend to settle in the area and purchase real estate.



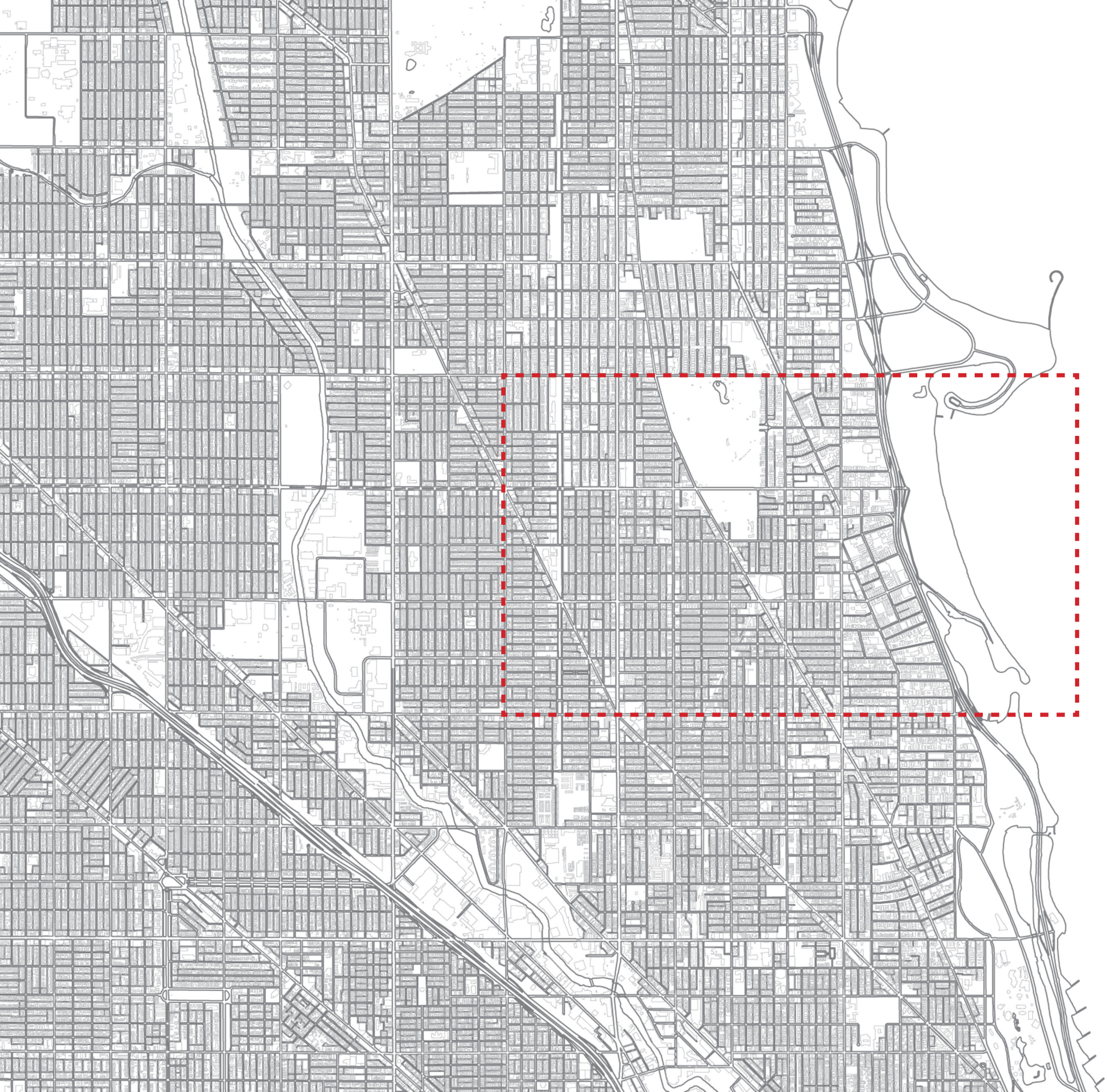
NEIGHBORHOOD DEMOGRAPHICS [6 0 6 5 7 + 6 0 6 1 3]

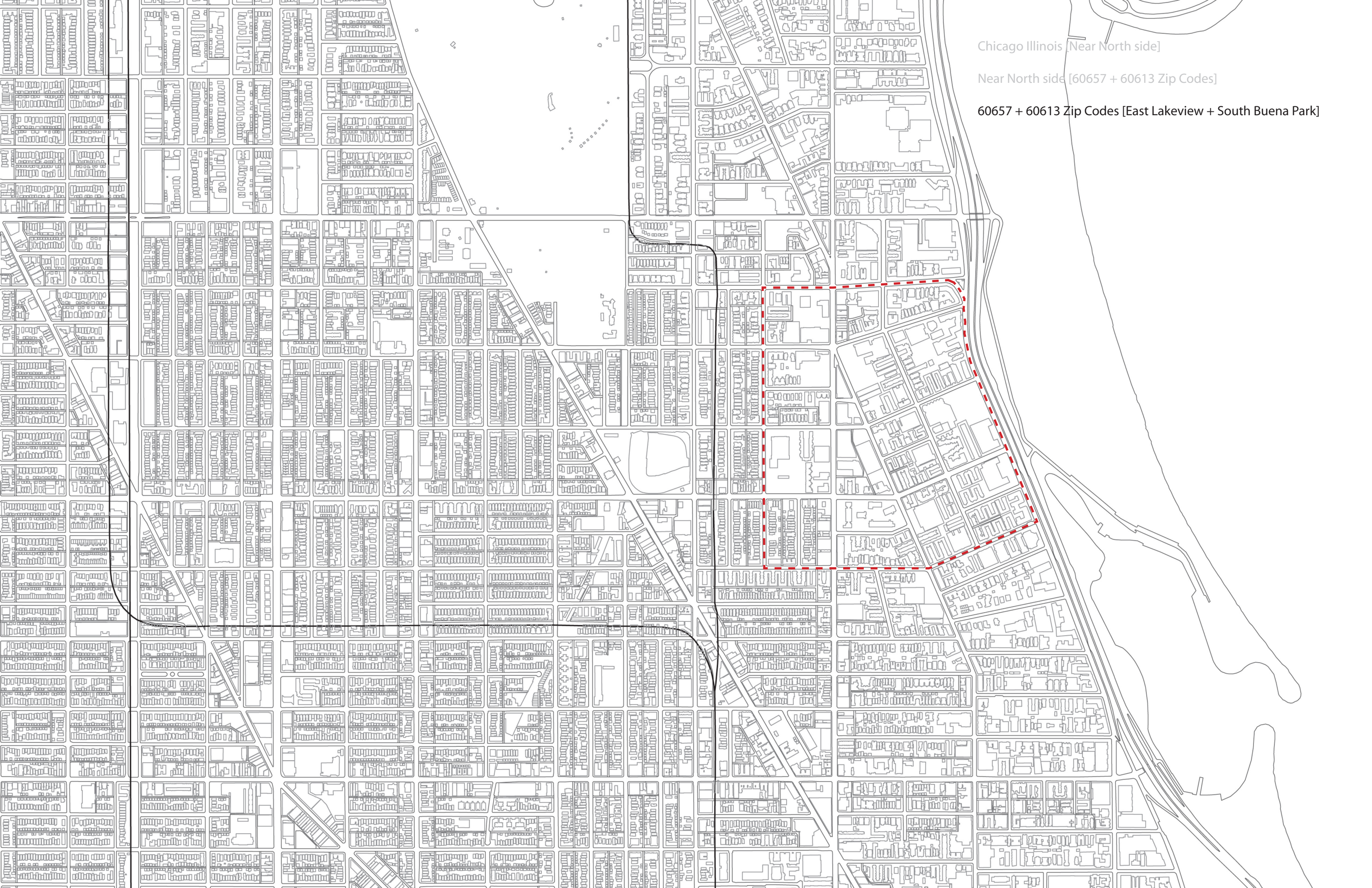
Total Population	157,398	Sex and Age	
		Male	75,972
		Female	81,426
Family Household Income		20-24 years	13.9%
\$75,000 - \$99,999	10.6%	25-34 years	27.0%
\$100,000 - \$149,000	20.4%	35-44 years	18.6%
\$150,000 - \$199,999	12.0%	45-54 years	10.6%
\$200,000 or more	34.4%	Median Age [years]	32.7
Median Family Income	\$139.606	Value of Owner Occupied Residential Units	
Nonfamily Household Income		Owner Occupied Units	38,777
Median Nonfamily Income	\$60,046	Less than \$100,000	0.8%
School Enrollment		\$100,000 - \$149,999	2.5%
Population 3 years and older enrolled	34,108	\$150,000 - \$199,999	6.1%
College or Graduate School	62.8%	\$200,000 - \$299,999	17.2%
Educational Attainment		\$300,000 - \$499,999	30.9%
Population 25 years and older	112,776	\$500,000 - \$999,999	28.6%
Bachelor's Degree	42.2%	\$1,000,000 or More	14.0%
Graduate or Professional Degree	32.7%	Median Value [dollars]	\$446,100
		Rent vs. Own [% of population]	
		Renters	69.4%
		Owners	30.6%



Chicago Illinois [Near North side]

Near North side [60657 + 60613 Zip Codes]





Chicago Illinois [Near North side]

Near North side [60657 + 60613 Zip Codes]

60657 + 60613 Zip Codes [East Lakeview + South Buena Park]

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East Lakeview + South Buena Park



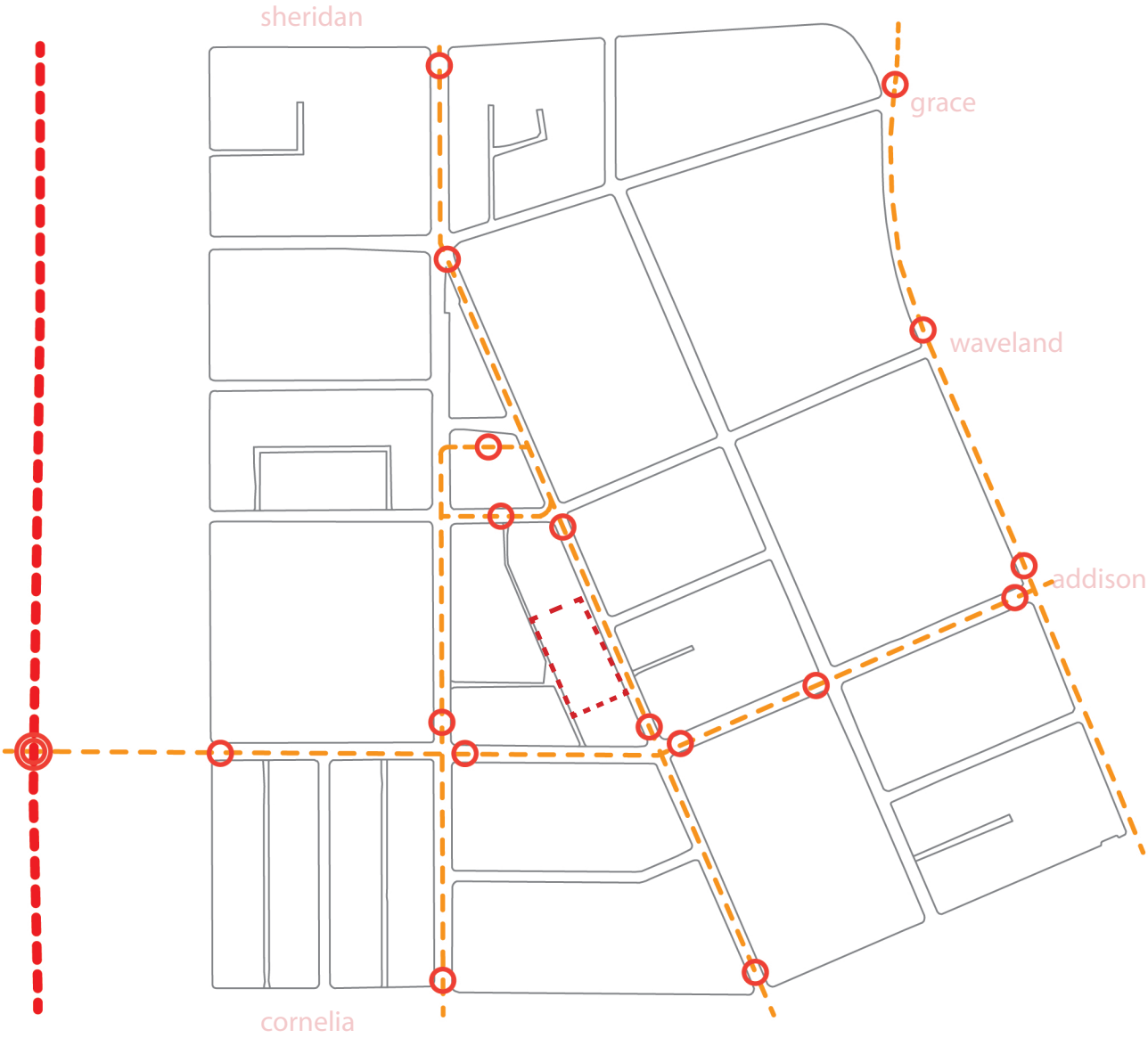
Chicago Illinois [Near North side]

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60657 + 60613 Zip Codes [East Lakeview + South Buena Park]

East Lakeview + South Buena Park

Immediate Public Transportation Options



Chicago Illinois [Near North side]

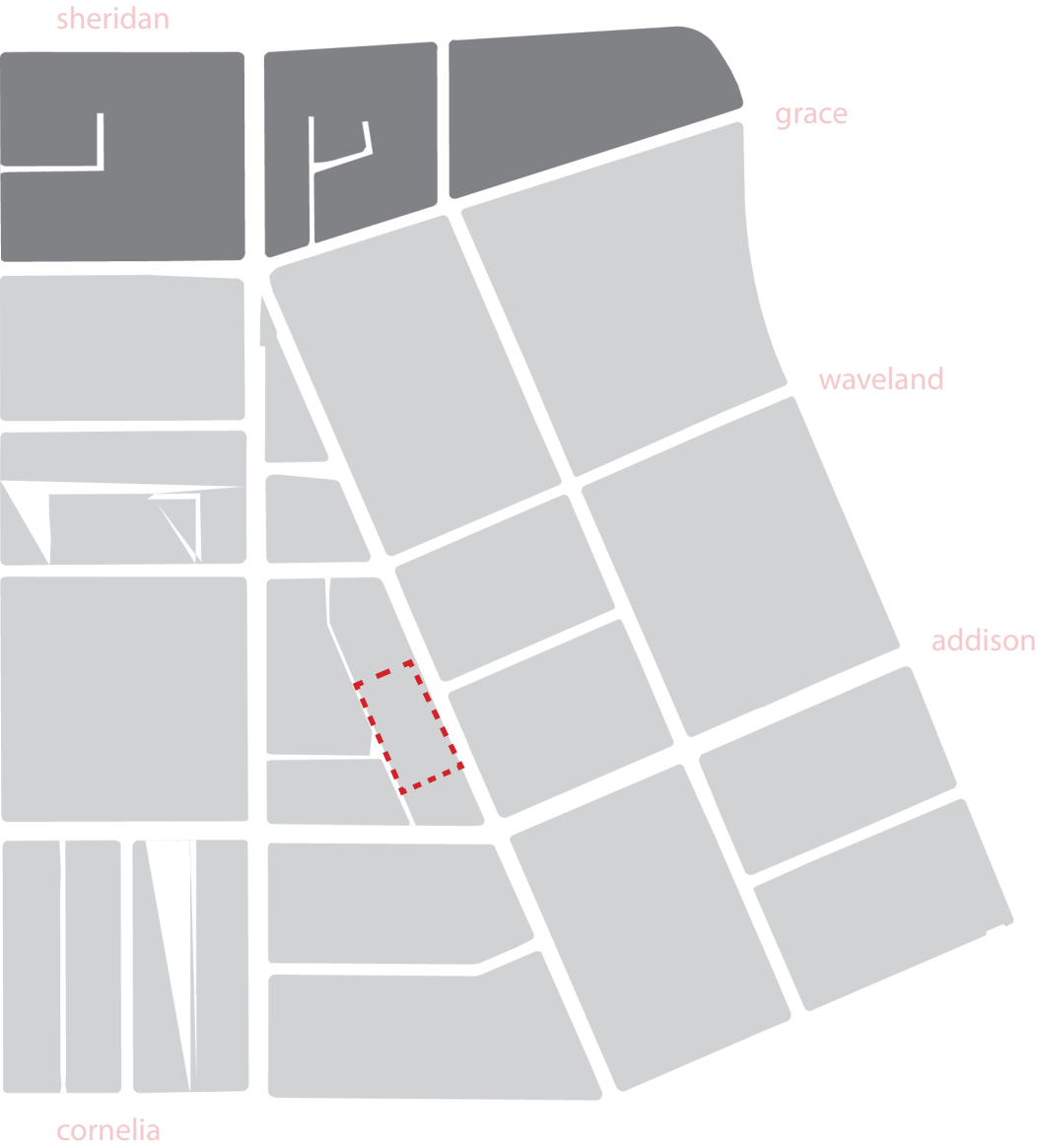
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Immediate Public Transportation Options

60657 Zip Code [Light] + 60613 Zip Code [Dark]



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East Lakeview + South Buena Park

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Multiple Family Dwellings, Own + Rent



Chicago Illinois [Near North side]

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East Lakeview + South Buena Park

Immediate Public Transportation Options

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Multiple Family Dwellings, Own + Rent

Single Family Homes



Chicago Illinois [Near North side]

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East Lakeview + South Buena Park

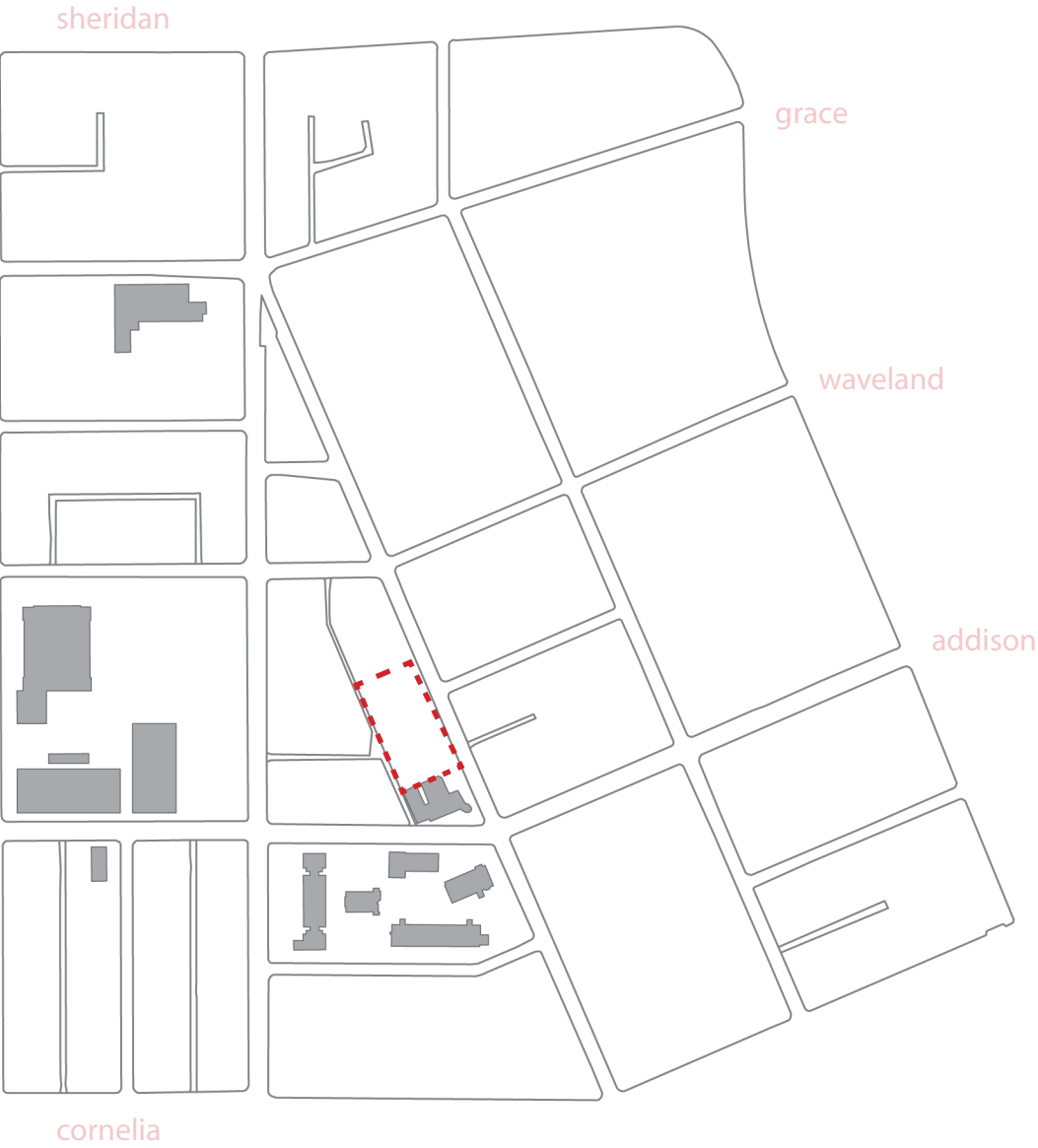
Immediate Public Transportation Options

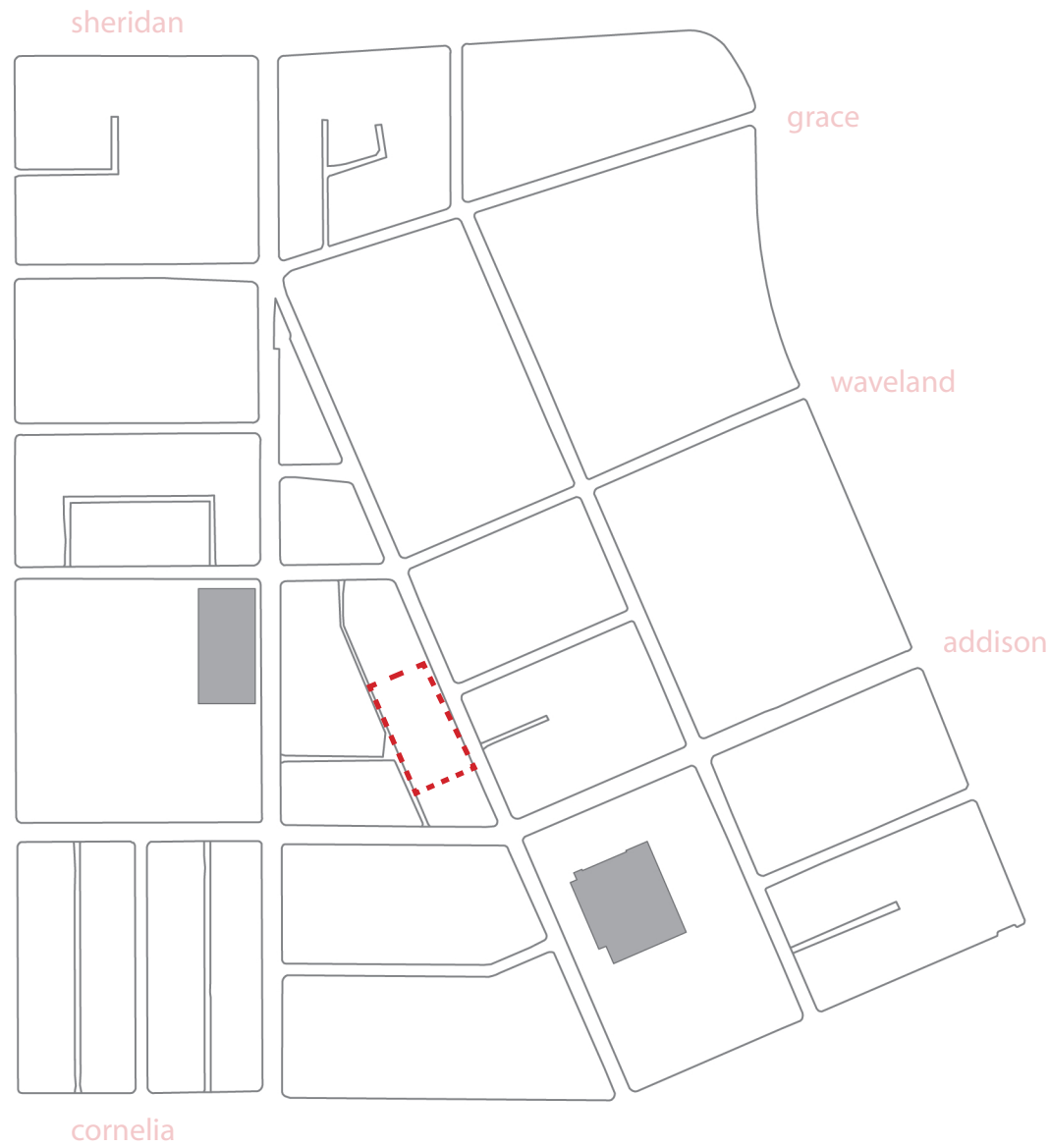
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Multiple Family Dwellings, Own + Rent

Single Family Homes

Institutional [School/Public/Church]





Chicago Illinois [Near North side]

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East Lakeview + South Buena Park

Immediate Public Transportation Options

60657 Zip Code [Light] + 60613 Zip Code [Dark]

Multiple Family Dwellings, Own + Rent

Single Family Homes

Institutional [School/Public/Church]

Grocery Stores [Whole Foods + Jewel Osco]



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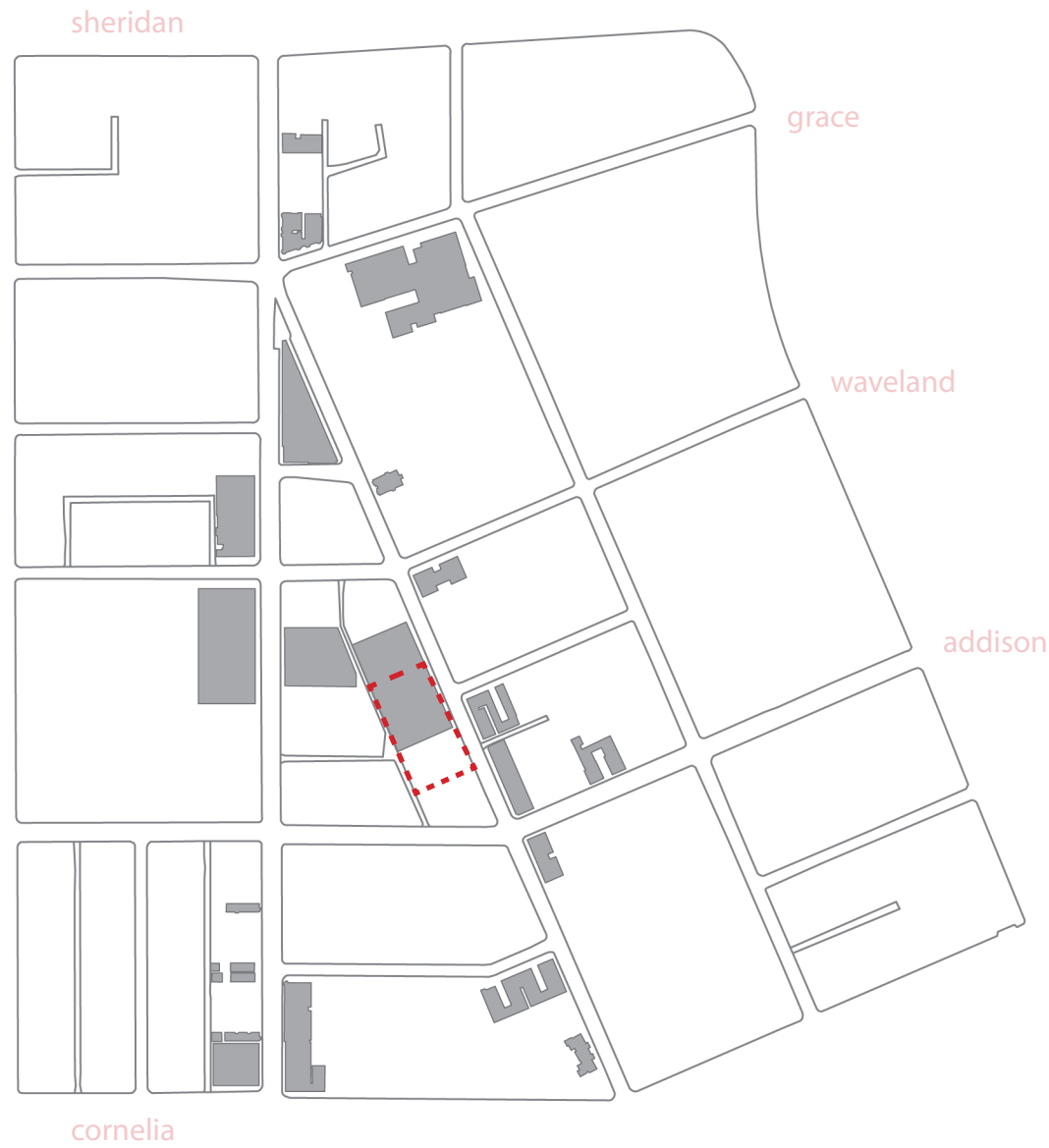
Multiple Family Dwellings, Own + Rent

Single Family Homes

Institutional [School/Public/Church]

Grocery Stores [Whole Foods + Jewel Osco]

Non Food Commercial Use Properties



Chicago Illinois [Near North side]

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Multiple Family Dwellings, Own + Rent

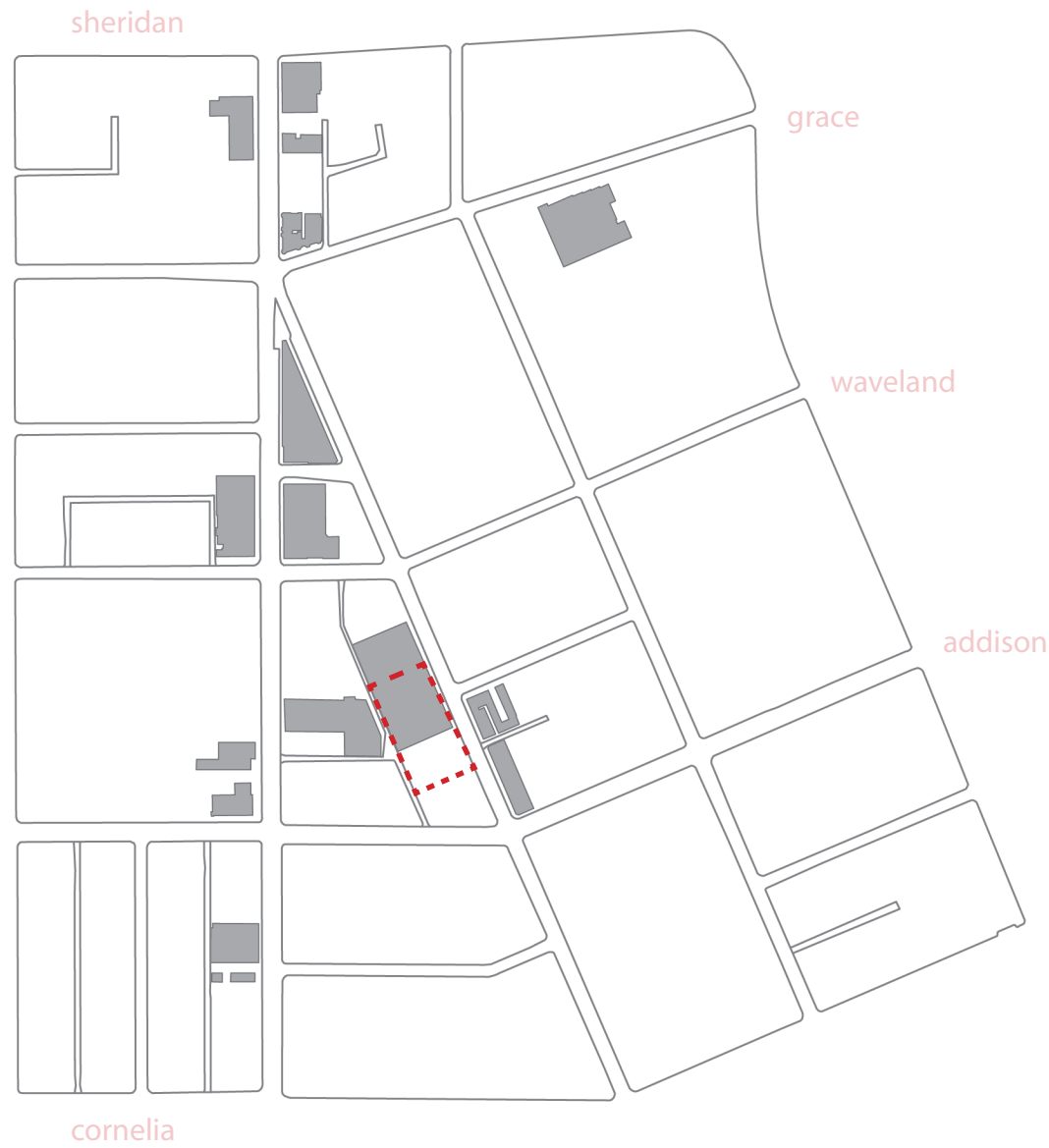
Single Family Homes

Institutional [School/Public/Church]

Grocery Stores [Whole Foods + Jewel Osco]

Non Food Commercial Use Properties

Mixed Use / Multiple Use Properties



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Immediate Public Transportation Options

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Multiple Family Dwellings, Own + Rent

Single Family Homes

Institutional [School/Public/Church]

Grocery Stores [Whole Foods + Jewel Osco]

Non Food Commercial Use Properties

Mixed Use / Multiple Use Properties

Properties with **VACANCY**

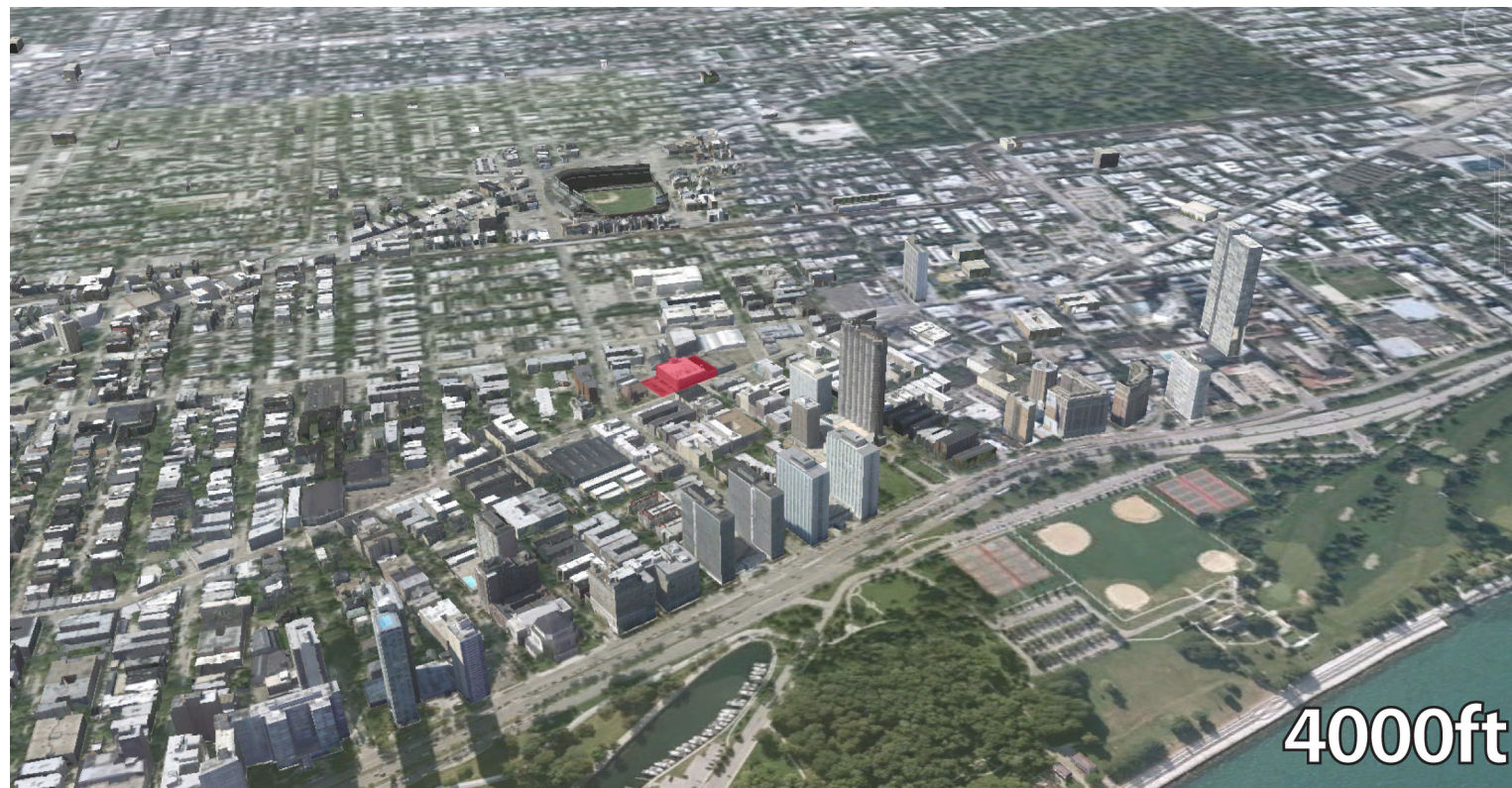
Proposed Site

Aerial view illustrating densities, major roadways, proximity to transit and proximity to Lincoln Park



Proposed Site

Aerial view of site amongst Lakeview from the East



Proposed Site

Aerial view illustrating densities and major roadways



Proposed Site

Aerial view of site amongst immediate surroundings





BUILDING INFORMATION

Property Information

Asking Price \$10,500,000
Listed since 2007
- no public price reductions
- Realtor speculated @ \$7,500,000

Preexisting Buildings encompass 85,000SF over three floors
Preexisting Surface Lot is 16,000SF

Total Frontage Length 298'8"

Preexisting buildings are Zoned B3-2
Community Shopping at Street Level, Dwellings Above

Existing surface Lot is Zoned C1-2
Neighborhood Commercial at Street Level, Dwellings Above

City Cost Index:
Chicago weighted average, Restoration: 114.9% Total
Minus Concrete, Masonry, Metal work = 112.4% weighted Average

3642 North Broadway [Annex Building]

Frontage - 50'0"
Depth - 150'0"
Height [street facade] - 32'8.5"
Height [rear alley] - 31'8.5"

1st Floor Ceiling Height - 11'6"
2nd Floor Ceiling Height - 9'0"
3rd Floor Ceiling Height - 8'6"

3636 North Broadway [Main Building]

Frontage - 141'8"
Depth - 150'0"
Height [street facade] - 46'2.5"
Height [max] - 56'6.125"

1st Floor Ceiling Height - 14'8"
2nd Floor Ceiling Height - 12'0"
3rd Floor Ceiling Height - 12'0"

3620 North Broadway [Surface Lot]

Frontage - 107'0"
Depth - 150'0"

BUILDING INFORMATION

Financial Incentives/Opportunities

City of Chicago, Class L Property Tax Incentive

Cook County offers the Class L property tax incentive to encourage the preservation and rehabilitation of landmark commercial, industrial, and income-producing non-for-profit buildings. Owners can have their property tax assessment levels reduced for a 12-year period provided they invest at least half of the value of the landmark building in an approved rehabilitation project.

Under the Class L incentive, the assessment levels for the improvement or building portion of the assessment are reduced to 10 percent for the first 10 years, 15 percent in year 11, 20 percent in year 12, and back to the regular assessment level in year 13. The other portion of the assessment, the land portion, is also eligible for the incentive if the building has been vacant or unused continuously for the prior two years.

While the Class L incentive is a Cook County incentive program, the City of Chicago must support granting the incentive. For more information about the incentive and requirements, contact the department's Historic Preservation Division.

City of Chicago, Tax Increment Financing

Tax Increment Financing is a special funding tool used by the City of Chicago to promote public and private investment across the city. Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects. Funds are generated by growth in the Equalized Assessed Valuation (EAV) of properties within a designated district over a period of 23 years.

Objective - To help local companies expand and create employment opportunities for Chicago residents.

Qualifications and Restrictions - TIF assistance for eligible projects usually exceeds \$1 million. Participating companies and projects must comply with all federal, state and local program requirements.

Federal Historic Preservation Fund

Since 1970, the State and Tribal Historic Preservation Offices have received approximately \$37 million in annual matching grants through the Historic Preservation Fund (HPF) to assist in expanding and accelerating their historic preservation activities.

Funding is used to pay part of the costs of staff salaries, surveys, comprehensive preservation studies, National Register nominations, educational materials, as well as architectural plans, historic structure reports, and engineering studies necessary to preserve historic properties.

The All HPF-assisted activities must meet standards set by the Secretary of the Interior, and at least 10 percent of the allocations to the States are subgranted to assist Certified Local Governments for locally based activities.

CASE STUDIES

- <i>Center on Halsted_Gensler</i>	29
- <i>8 House_Bjarke Ingels Group</i>	30
- <i>A8ernA_NL Architects</i>	31
- <i>1111 Lincoln Road_Herzog and de Meuron</i>	32



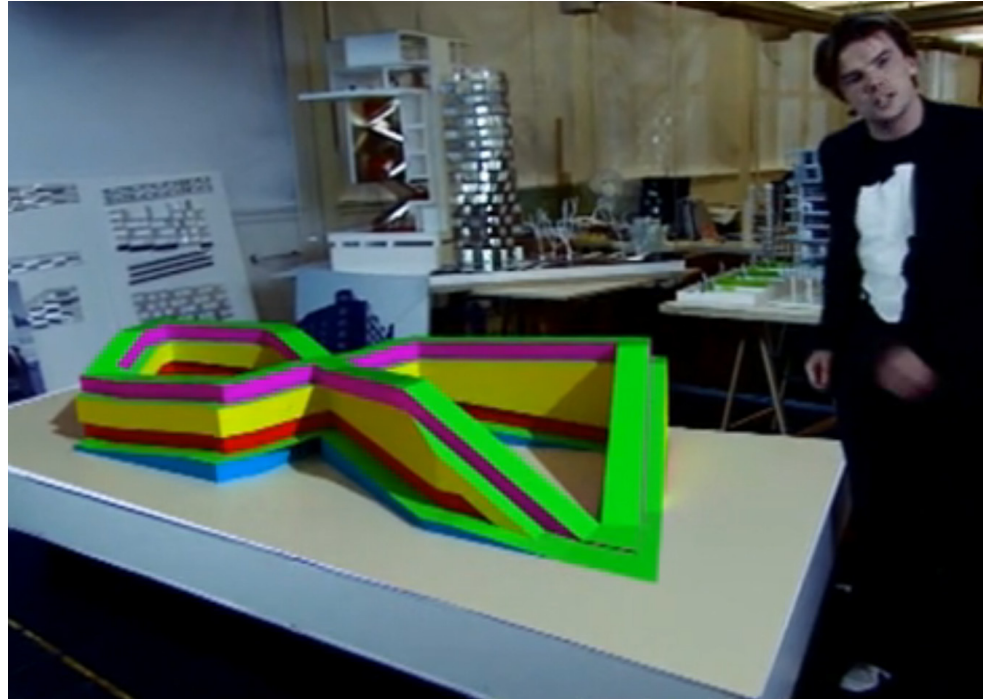
Center on Halsted

Gensler

Non Profit Organization
New Construction + Facadectomy
175,000SF

Located in the Lakeview community area of Chicago, the Center on Halsted is a hybrid use development that not only relies upon the generosity of local support, but that of a large retail tenant in the form of a high end grocer. The combination of a non profit with a supplemental revenue generating program proved to be essential in the realization of the Center on Halsted. The building program includes counseling services, offices, a health center, performance spaces, a gymnasium, a public rooftop garden, a two level subterranean parking garage, a 60,000SF Whole Foods as well as an assortment of public gathering spaces throughout.





8 House Bjarke Ingels Group

The bowtie-shaped mixed-use building of 3 different types of residential housing and 10,000 m² of retail and offices comprises Denmark's largest private development ever undertaken. Commissioned by St. Frederikslund and Per Hopfner in 2006, the 8 House sits on the outer edge of the city as the southern most outpost of Orestad. Rather than a traditional block, the 8 House stacks all ingredients of a lively urban neighborhood into horizontal layers of typologies connected by a continuous promenade and cycling path up to the 10th floor creating a three-dimensional urban neighborhood where suburban life merges with the energy of a big city, where business and housing co-exist. The 8 House creates two intimate interior courtyards, separated by the centre of the cross which houses 500 m² of communal facilities. Here the building is penetrated by a 9m wide passage that allows people to easily move from the park area on its western edge to the water filled canals to the east.





A8ernA
NL Architects

This initiative mitigates the fracture caused to the urban fabric of Koog aan de Zaan, one of seven historic centres in the Dutch city of Zaanstad. In the 1970s, an overhead motorway was built here, splitting the township's very heart in two. Under the project, agreed between the local government and citizens, a huge range of amenities both public and private are installed in this area (supermarket, florist, fishmonger, car park, sports facilities, leisure areas, etc). The intervention provides a quick solution to re-establishing the connection between the two parts of the divided township whilst also regenerating a space that had become dead, literally and symbolically in the shadow of the flyover. By programming this border with a skate zone, small harbour, plaza, graffiti zone, supermarket and parking, the connection is re-established. The project was awarded with the first prize of the 4th European Prize for Urban Public Space.

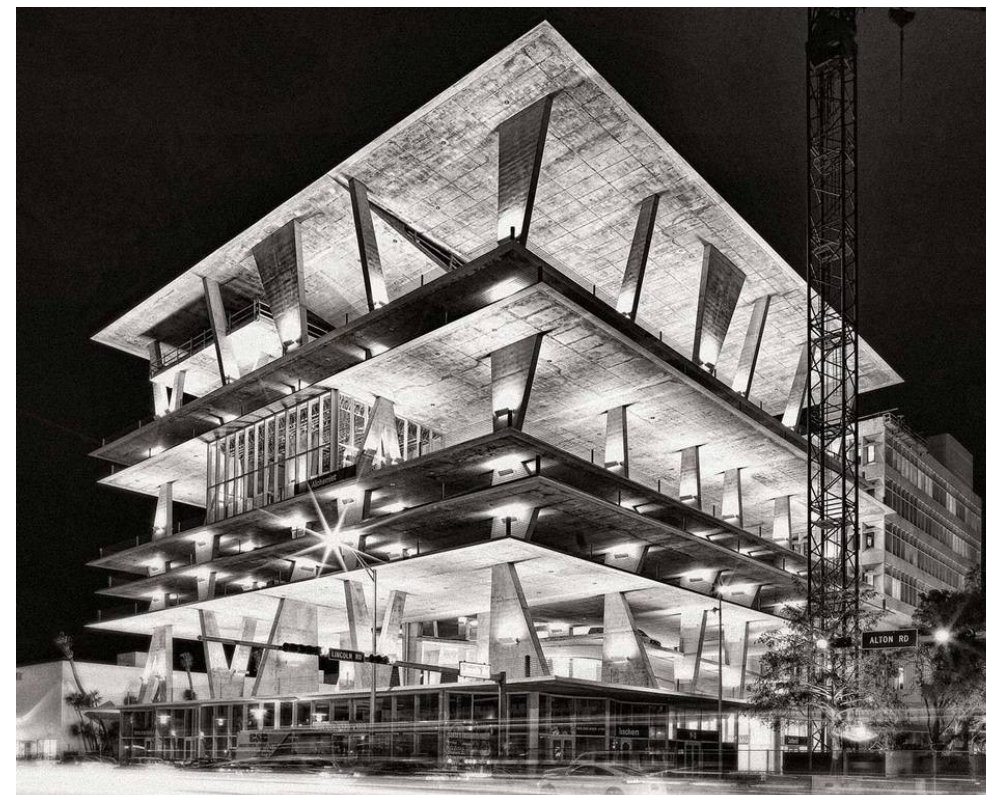




1111 Lincoln Road

Herzog and de Meuron

This project, due to open in early 2010, is a Herzog and De Meuron-designed mixed-use building. 1111 Lincoln Road will be a jutting, strutting building, a study in form and structure. All muscle without clothing, according to Jacques Herzog. It will reinterpret the essence of Tropical Modernism—crisp structures and ocean-liner planes with an original, modern twist. Angular exterior cutouts will allow natural light and the Miami landscape within, infusing the 13 retail spaces, 4 restaurant spaces, 4 residential units and parking garage with a dynamic energy. Car access will curve through the center cavity and panoramic layouts will display retail units and spectacular city views. Located on Lincoln Road, Miami Beach's premier pedestrian promenade, the building will offer an entirely new context for retail, residential, dining and parking experiences.



P R O J E C T P R O G R A M _ F U N D A M E N T A L S

G R O W I N G P O W E R I N C

Lobby
Reception
Open Office
Private Offices
Conference Room
Kitchen Space
Classrooms
Demonstration Space
Outdoor Space
Plantable Soil Beds
Research Labs
Refrigerated Storage
Harvest Rooms
Dark Grow Rooms
Clean Rooms
Farm Stand
Farm / Greenhouse

B U B B L Y D Y N A M I C S

Lobby
Reception
Open Office
Private Offices
Conference Room
Kitchen Space
Leasable Private Offices
Leasable Group Offices
Leasable Raw Space
Leasable Artist Lofts
Leasable Retail Space
Leasable Restaurant Space
Co-Op Kitchen
Rentable Kitchen Lockers
Mail Room
Management Room
Loading Docks
Bike Storage
Public Space
Green Technology Flex Space

R E S I D E N T S

Lobby
Media Room
Fitness Room
Bike Storage
Outdoor Space [shared and private]
Resident Storage

Studio Apartments
One Bedroom Apartments
Two Bedroom Apartments

P R O J E C T P R O G R A M _ S Q U A R E F O O T A G E S _ **N O N** R E S I D E N T I A L

Lobby	1	2000	2000
Management Room	1	200	200
Research Labs	5	250	1250
Growing Pods	2	6800	13600
Omega Garden Carousel Systems	14	180	2520
Aquaponic Tilapia Tanks	20	40	800
Personal Offices	9	150	1350
Incubators	2	250	500
Harvesting Facilities	2	400	800
Refrigerated Storage	1	300	300
Outdoor Space			
Farmstand	1	150	150
Green Technology Flex Room	1	2000	2000
Divisible Retail Space	7	600	4200
Educational Space	2	400	800
Mechanical Systems	2	400	800
Janitor Closet	4	80	320
Public Restrooms	1	450	450
Shared Kitchen Space	4	200	800
Rentable Kitchen Lockers	39	6	234
Bike Storage	2	225	450
Conference Room	4	200	800
Loading Dock	3	300	900
Growing Power Inc Office	1	2400	2400
Non Profit Offices	7	400	2800
Rentable Offices	4	120	480
Rentable Raw Space	6	500	3000
Clean Room	2	100	200
Co-Op Bakery	1	200	200
Private Commercial Kitchens	1	1100	1100
Mycology Lab	1	400	400
Micro Greens and Sprouts Office	1	700	700
Mushroom Space	3	200	600
Destination Restaurant	1	2500	2500
Mail Room	1	150	150
Living Wall			
Fitness Center	1	400	400
Entertainment Room	1	400	400
Outdoor Space			

P R O J E C T P R O G R A M _ S Q U A R E F O O T A G E S _ R E S I D E N T I A L

Studio	7	470	3290
Lofted One Bedroom	8	850	6800
Bedroom		200	
One Bedroom	15	965	14475
Bedroom		180	
One Bedroom with Private Outdoor Space	8	970	7760
Bedroom		170	
Outdoor Space		700	
Lofted Two Bedroom	4	1415	5660
Bedroom One		180	
Bedroom Two		380	
Two Bedroom	1	1450	1450
Bedroom One		165	
Bedroom Two		315	
Two Bedroom with Private Outdoor Space	1	1325	1325
Bedroom One		110	
Bedroom Two		280	
Outdoor Space		740	
Total Residences	44		40760

PROJECT PROGRAM_MONTHLY INCOME

Studio	7	\$750	\$5250
Lofted One Bedroom	8	\$1000	\$8000
One Bedroom	15	\$1000	\$15000
One Bedroom with Private Outdoor Space	8	\$1500	\$12000
Lofted Two Bedroom	4	\$1600	\$6400
Two Bedroom	1	\$1800	\$1800
Two Bedroom with Private Outdoor Space	1	\$2100	\$2100

Total Apartment Monthly Income

\$50550

Divisible Retail Space	7	4200sf @ \$4sf	\$16800
Green Technology Flex Room	1	2000sf @ \$2sf	\$2000
Shared Kitchen Space	4	\$500/mo each	\$2000
Co-Op Bakery	1	\$500/mo	\$500
Rentable Kitchen Lockers	39	\$20/mo each	\$780
Non Profit Offices	7	2800sf @ \$2sf	\$5600
Rentable Offices	4	480sf @ \$2sf	\$960
Rentable Raw Space	6	3000sf @ \$3/sf	\$9000
Destination Restaurant + Kitchen	1	3600sf @ \$1.50/sf	\$5400

Total Office/Retail/Restaurant/etc Monthly Income

\$43040

Combined Monthly Income

\$93590

cylindrical hydroponics

OMEGA GARDEN HYDROPONICS

The Omega Garden Carousel (OGC) is designed to make the most efficient use of light, energy, water, land, temperature, production cycle, transportation, fossil fuels and labour, to produce the safest, highest quality, healthiest plants in a fully controllable environment, ensuring ultimate food safety and trace-ability, while providing the means for a food production and consumption paradigm shift, to global environmental and ecological sustainability through vertical farming.

For more information, visit www.omegagarden.com

PERFORMANCE

Square Footage required for identical ANNUAL yield:



- OMEGA GARDEN CAROUSEL SYSTEM
- 24 Unit Device
- Single LED Light Source
- Fully Automated
- Water Feed tied into Aquaponic System
- High Yield
- Year Round Production



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3600 N


Fifth Third Bank
24 Hour Banking

4
NO
TURN
ON RED
7AM-7PM





1-HR P

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1-HR PHOTO

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Walgreens

CHICAGO

CHICAGO CARRIAGE CAB CO.

312-326-2221

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CHICAGO CARRIAGE CAB CO.





STATE FARM
INSURANCE
AUTO-LI

JOHN L.

HEALTH

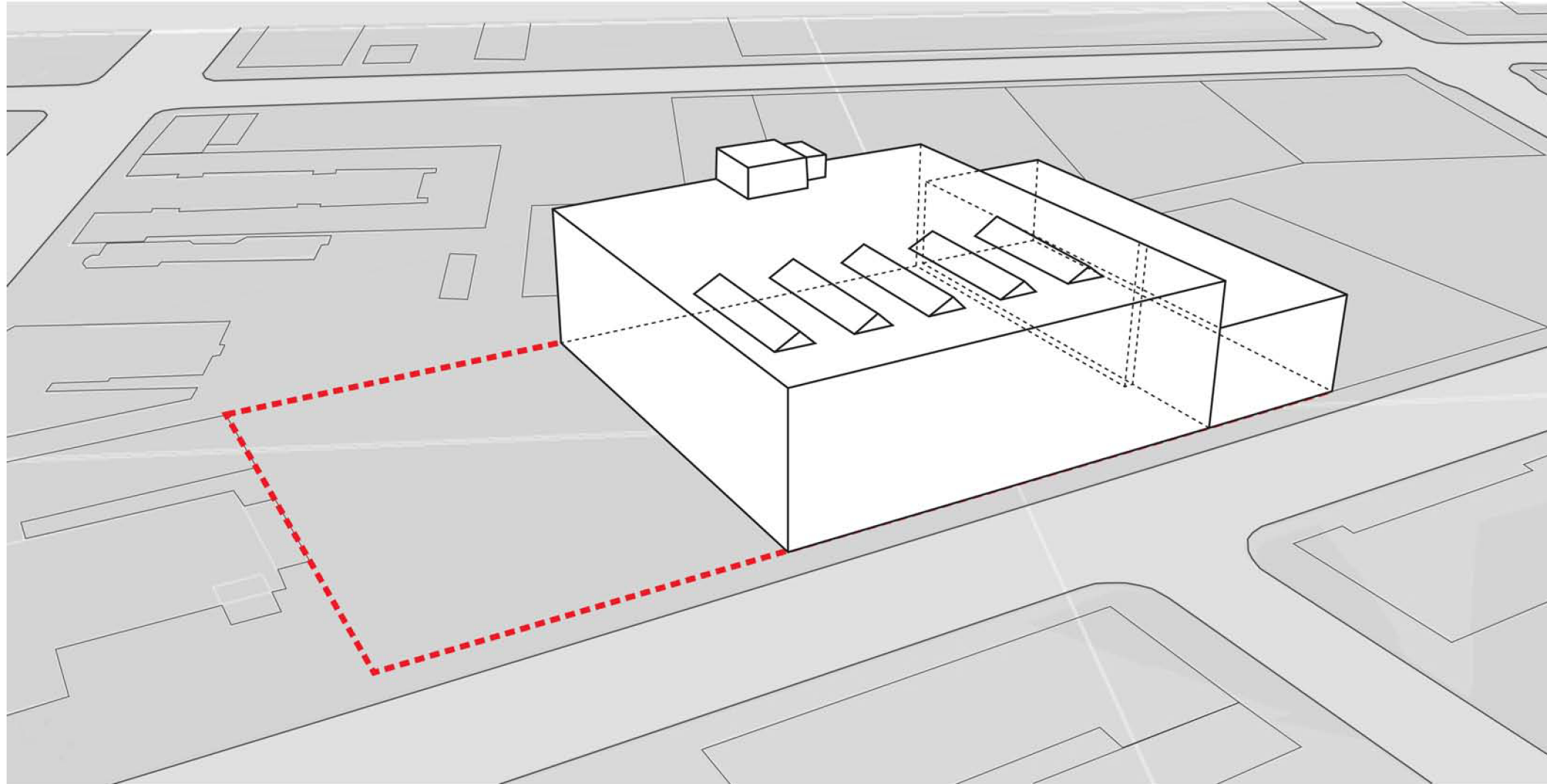
BACARDI
TORCHED CHERRY
Cherry Rum
Find us on
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RED STAR

NO
PARKING
IN
DRIVE ALLEY

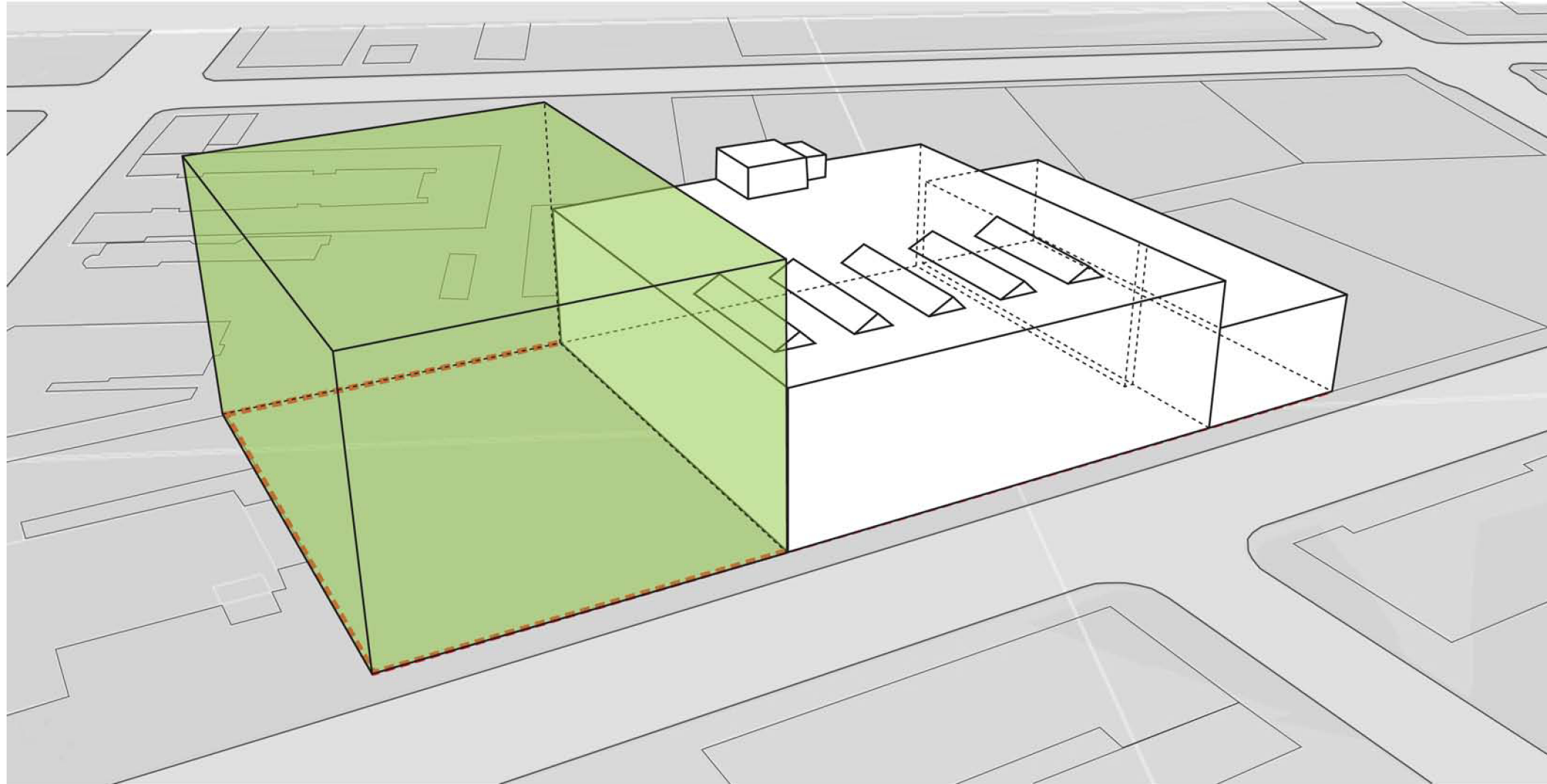


Existing Site with Existing Buildings



Existing Site with Existing Buildings

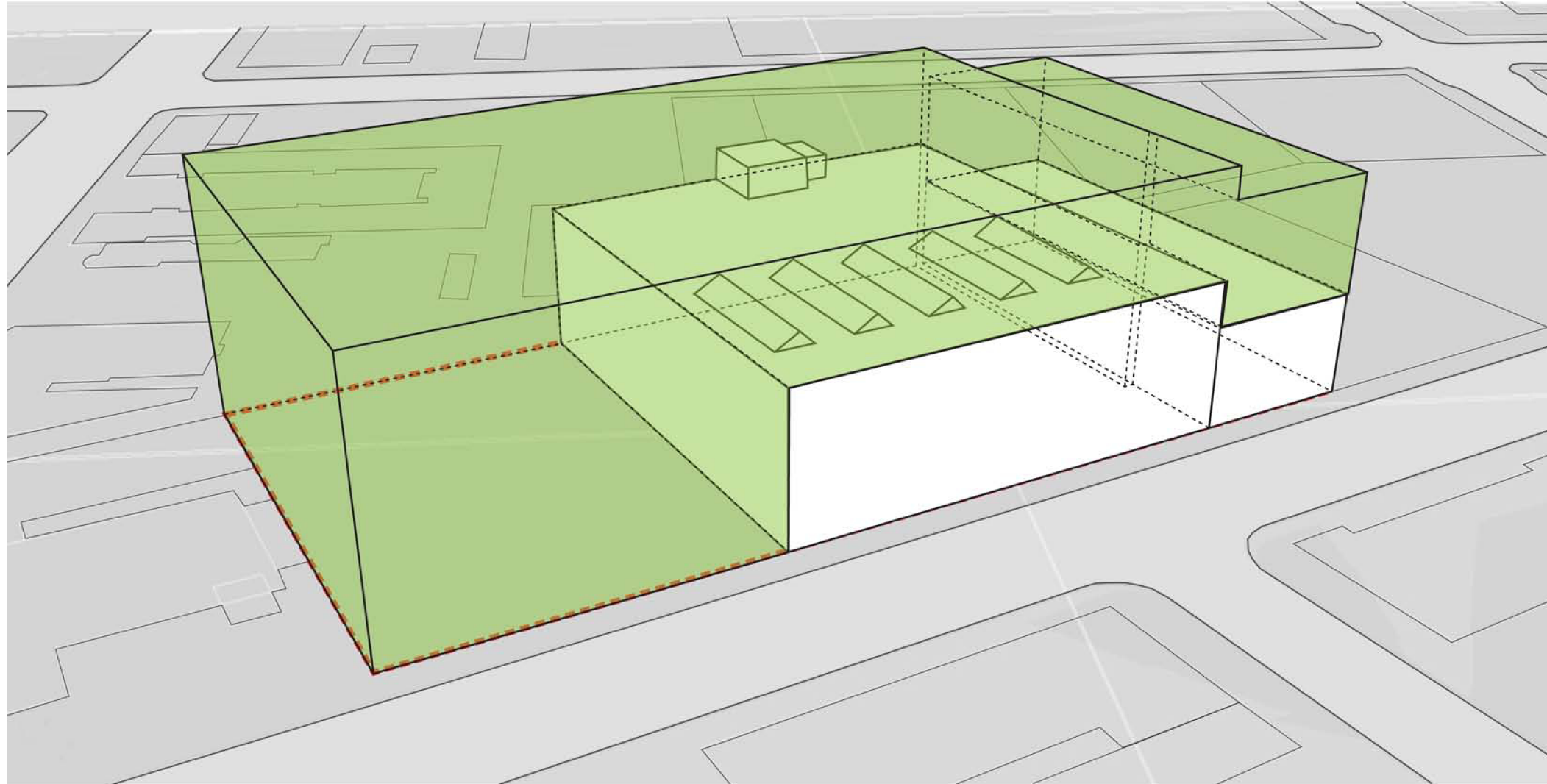
Existing Site with Existing Building Masses



Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

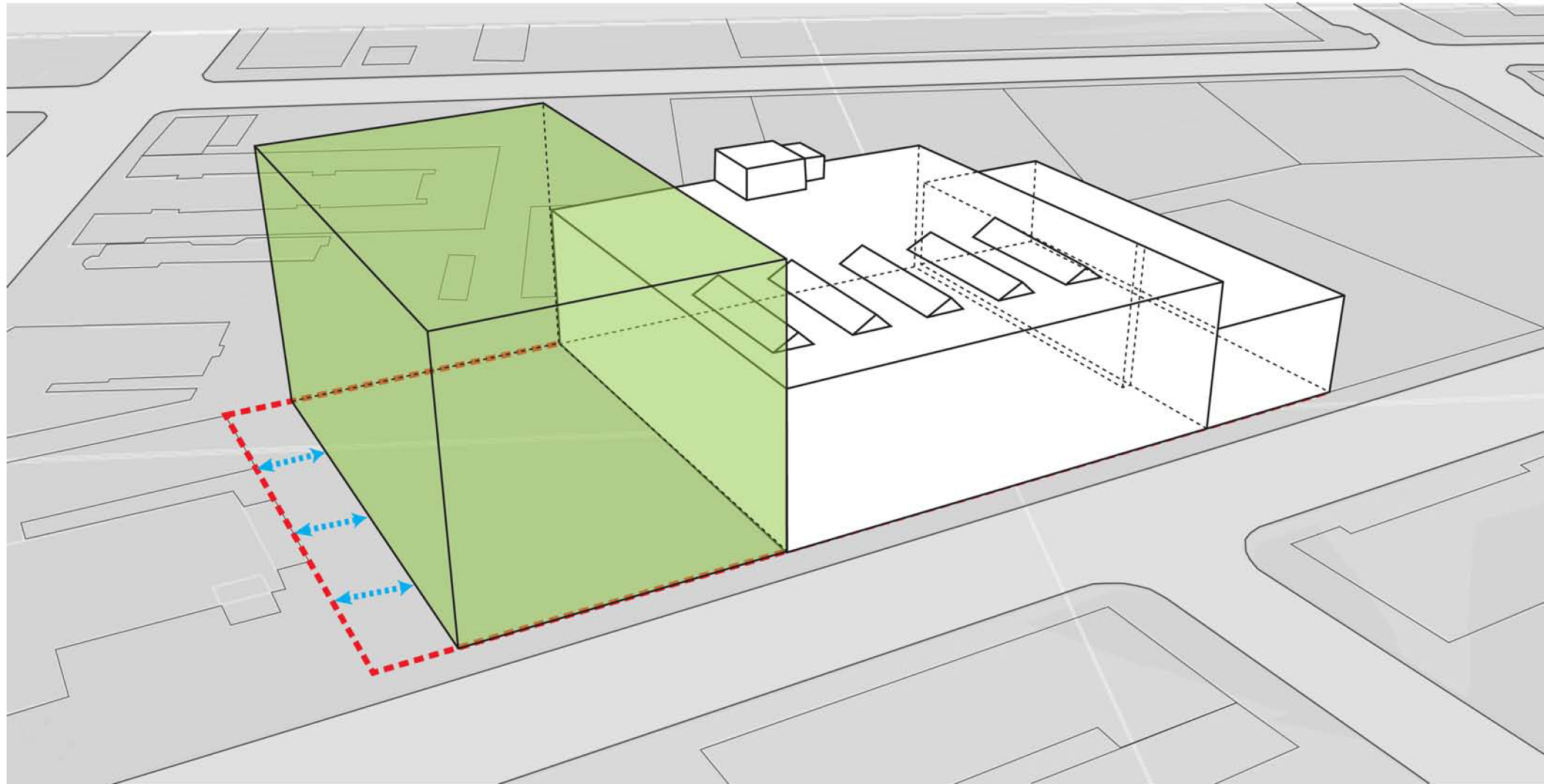


Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

Maximum buildout volume for entire site



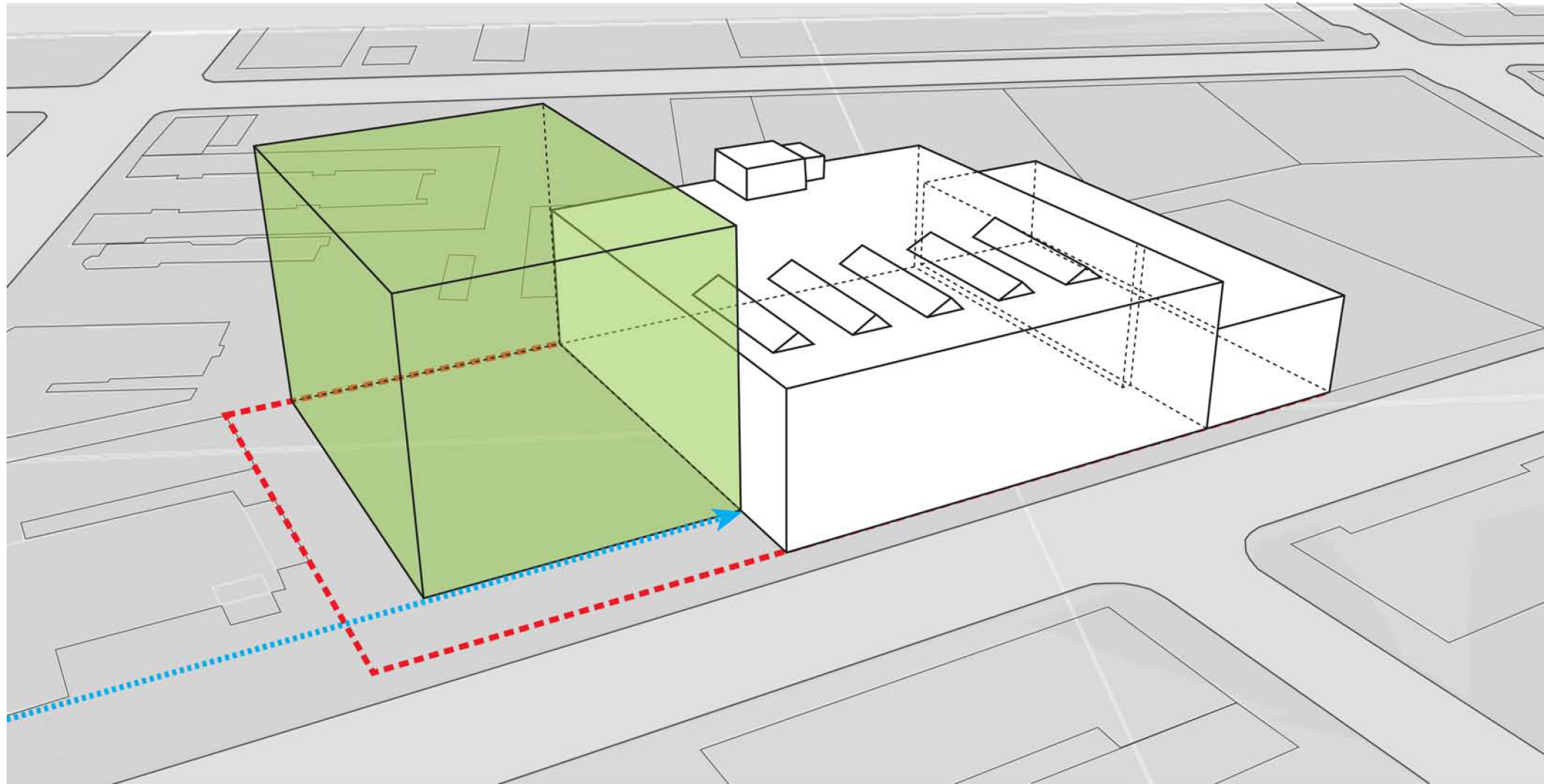
Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

Maximum buildout volume for entire site

Creating separation from neighboring church



Existing Site with Existing Buildings

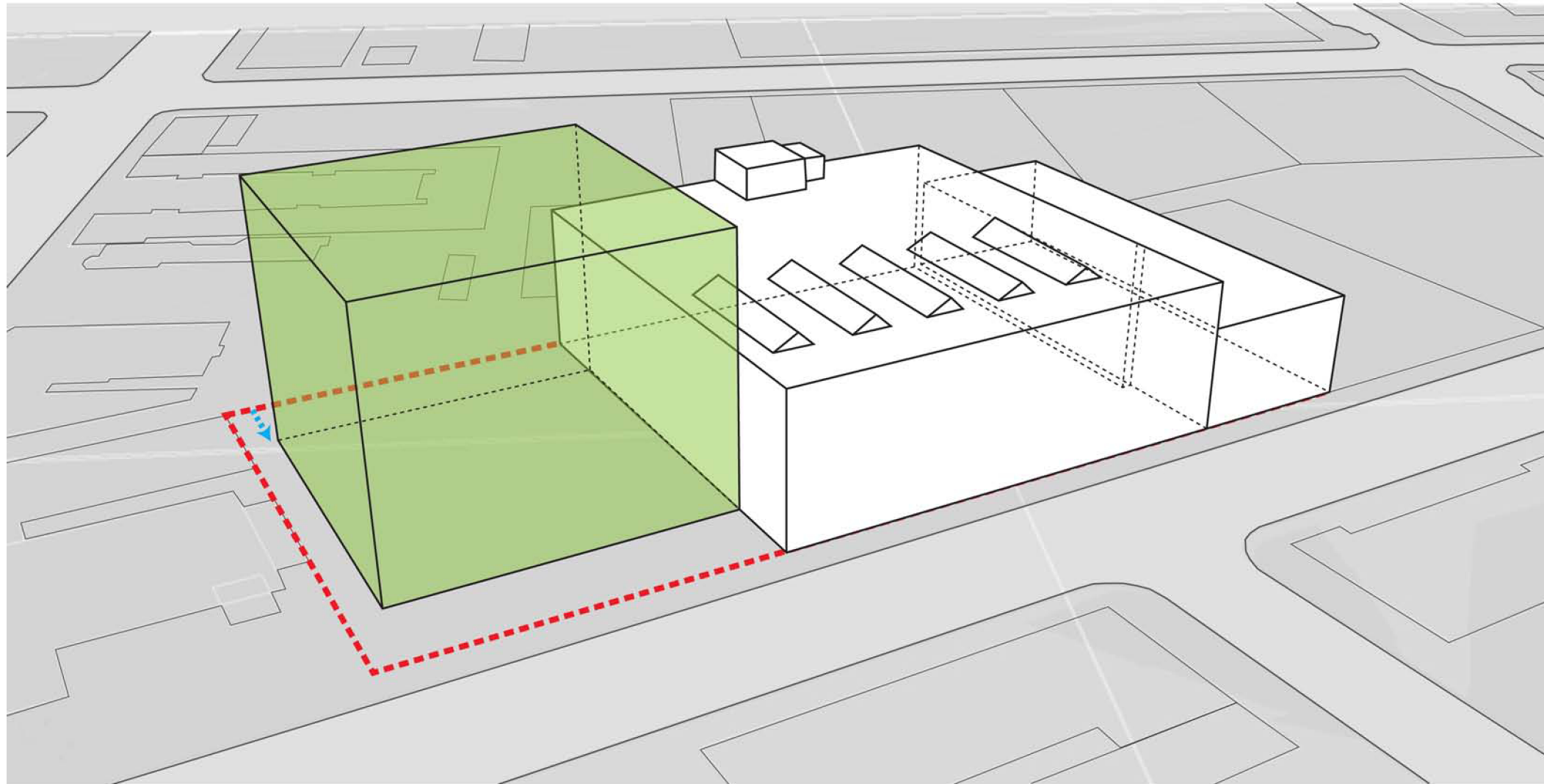
Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

Maximum buildout volume for entire site

Creating separation from neighboring church

Aligning setback with the front of neighboring church



Existing Site with Existing Buildings

Existing Site with Existing Building Masses

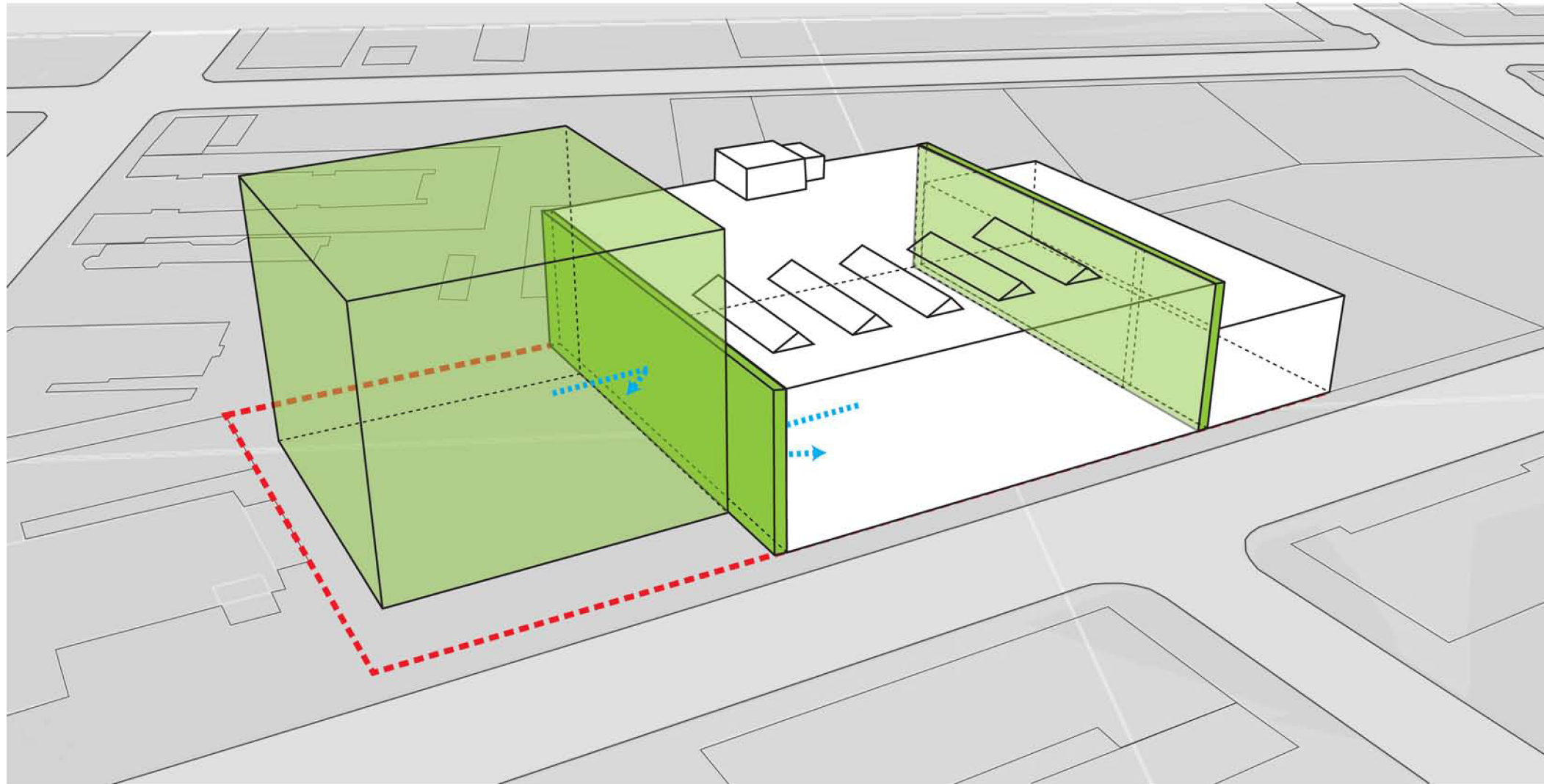
Maximum buildout volume for surface lot

Maximum buildout volume for entire site

Creating separation from neighboring church

Aligning setback with the front of neighboring church

Rear setback to create space for parking or loading



Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

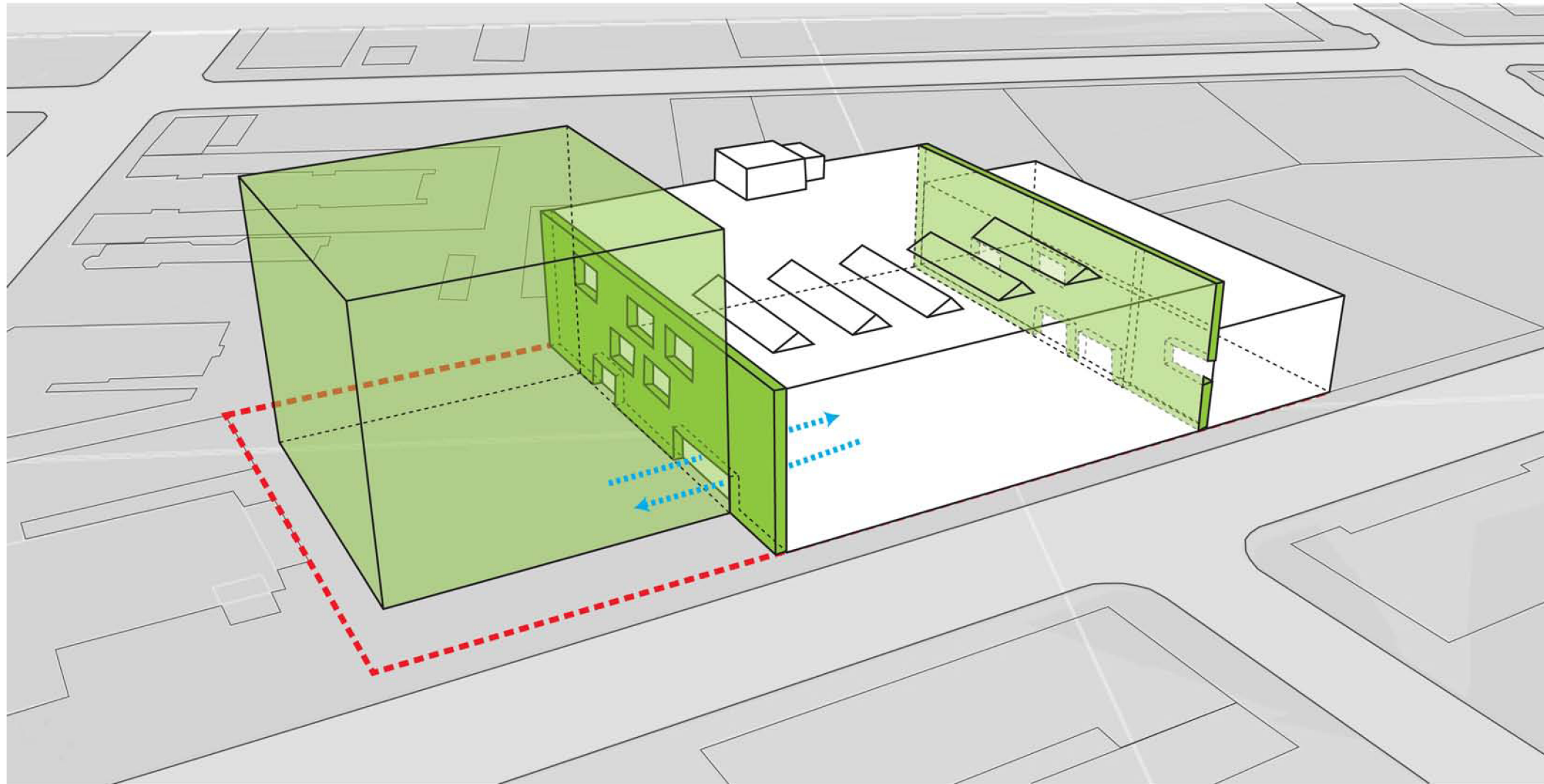
Maximum buildout volume for entire site

Creating separation from neighboring church

Aligning setback with the front of neighboring church

Rear setback to create space for parking or loading

Bounded program interaction [denied interaction]



Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

Maximum buildout volume for entire site

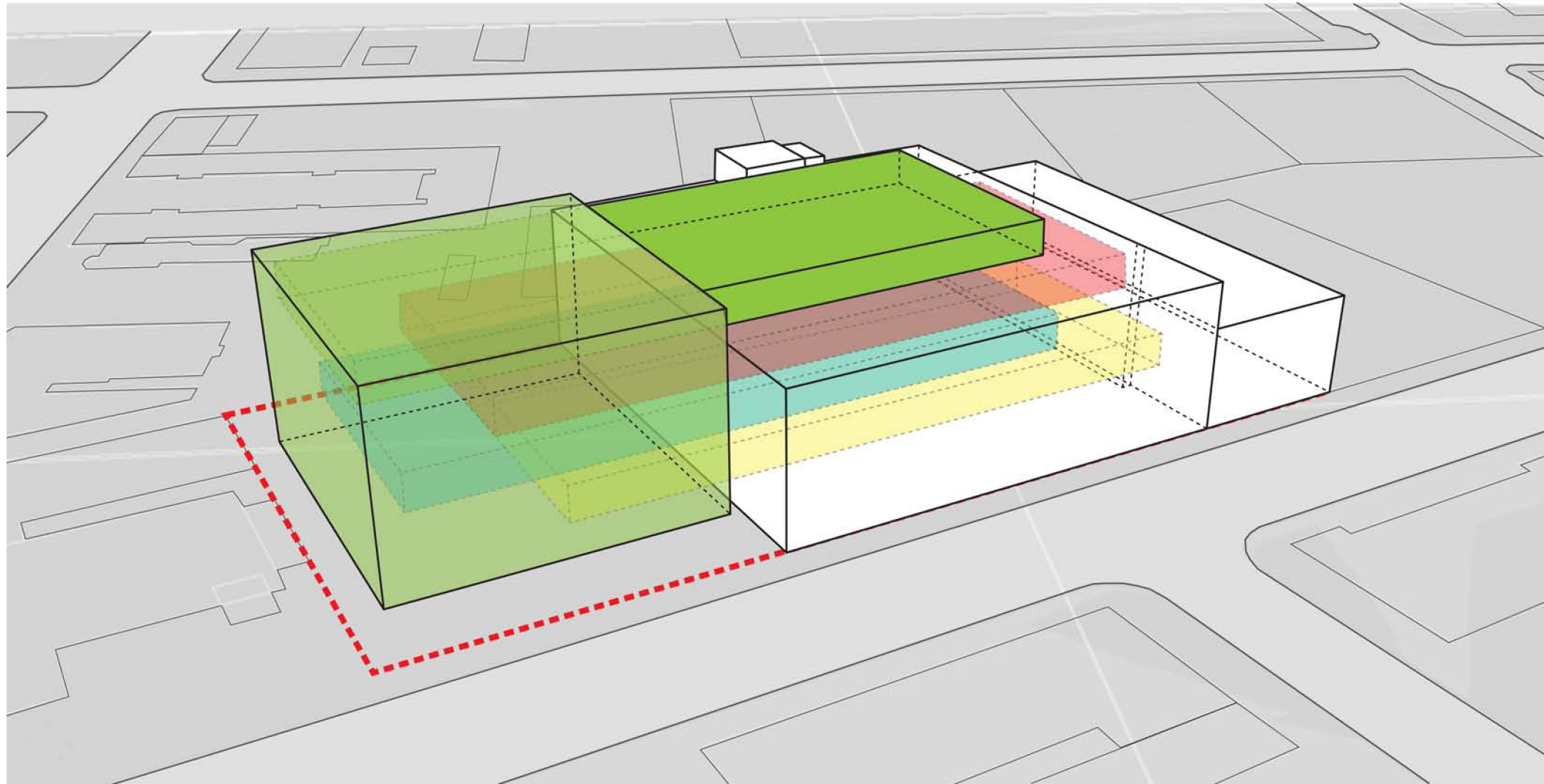
Creating separation from neighboring church

Aligning setback with the front of neighboring church

Rear setback to create space for parking or loading

Bounded program interaction [denied interaction]

Portal program interaction [controlled interaction]



Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

Maximum buildout volume for entire site

Creating separation from neighboring church

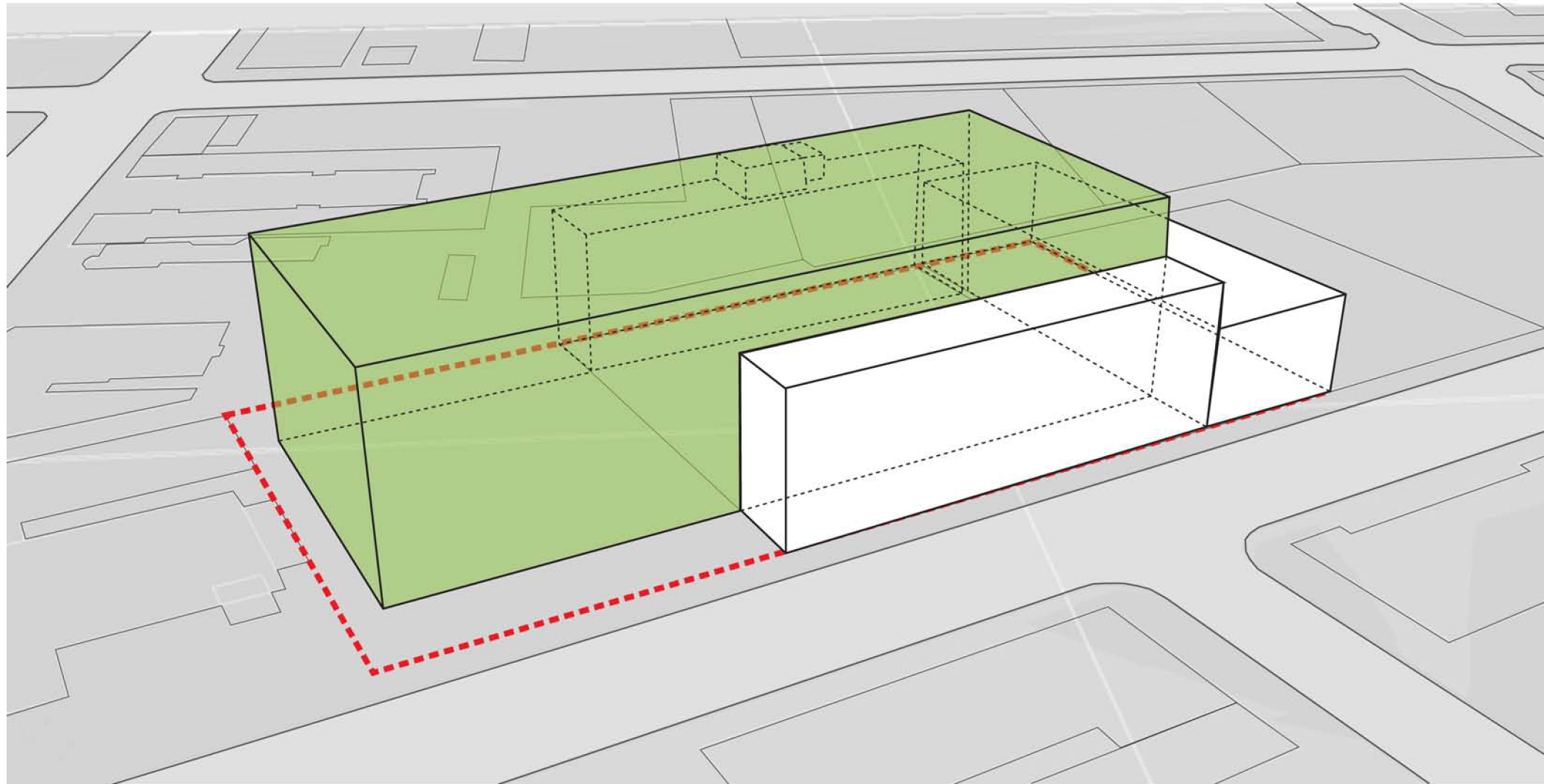
Aligning setback with the front of neighboring church

Rear setback to create space for parking or loading

Bounded program interaction [denied interaction]

Portal program interaction [controlled interaction]

Sliding planes [fluid planar program distribution]



Existing Site with Existing Buildings

Existing Site with Existing Building Masses

Maximum buildout volume for surface lot

Maximum buildout volume for entire site

Creating separation from neighboring church

Aligning setback with the front of neighboring church

Rear setback to create space for parking or loading

Bounded program interaction [denied interaction]

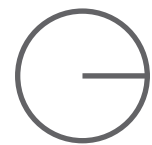
Portal program interaction [controlled interaction]

Sliding planes [fluid planar program distribution]

Carving [reassembly of typical interaction, new vs. old]



FIRST





LOFT 



SECOND



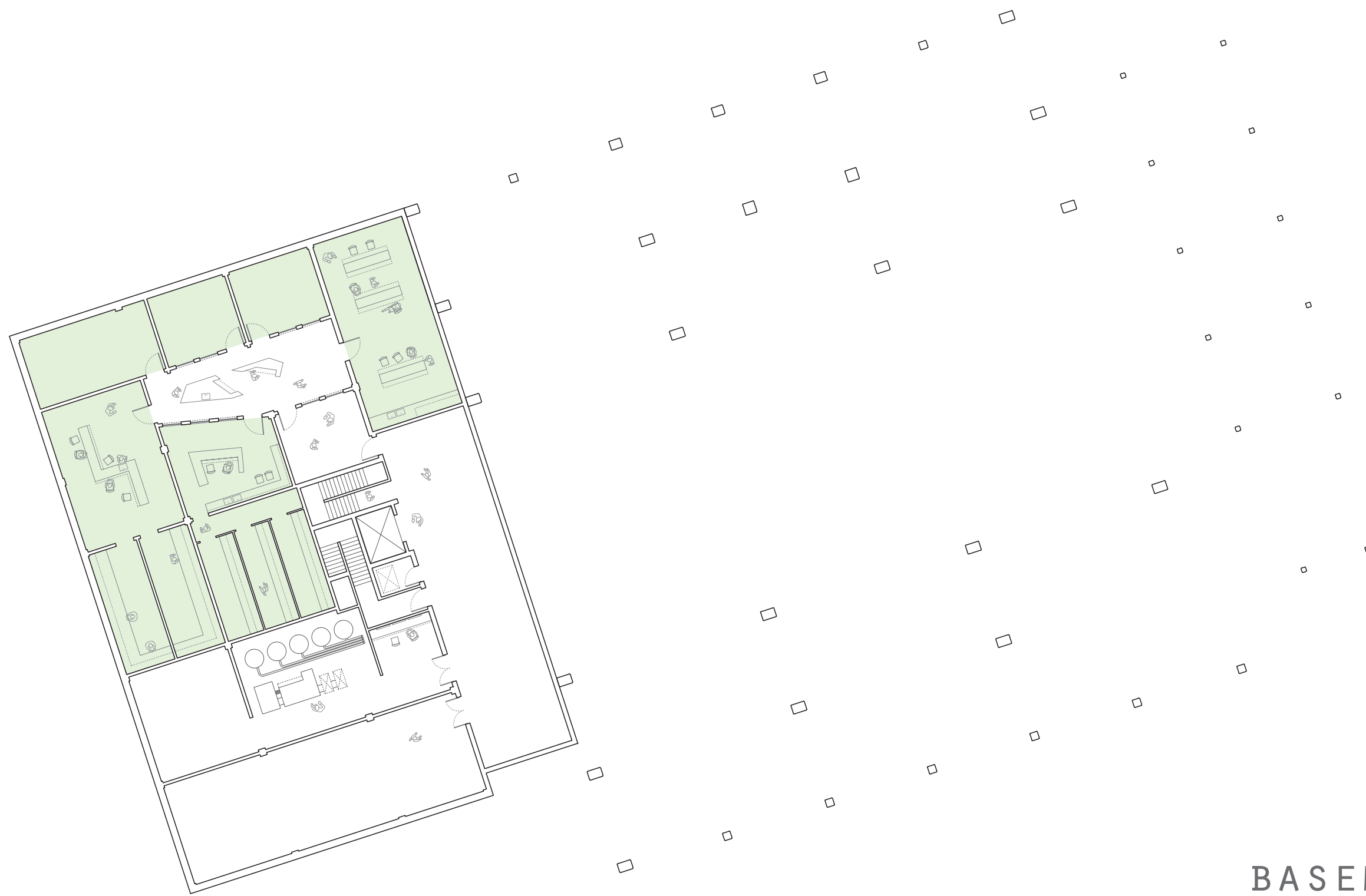


THIRD



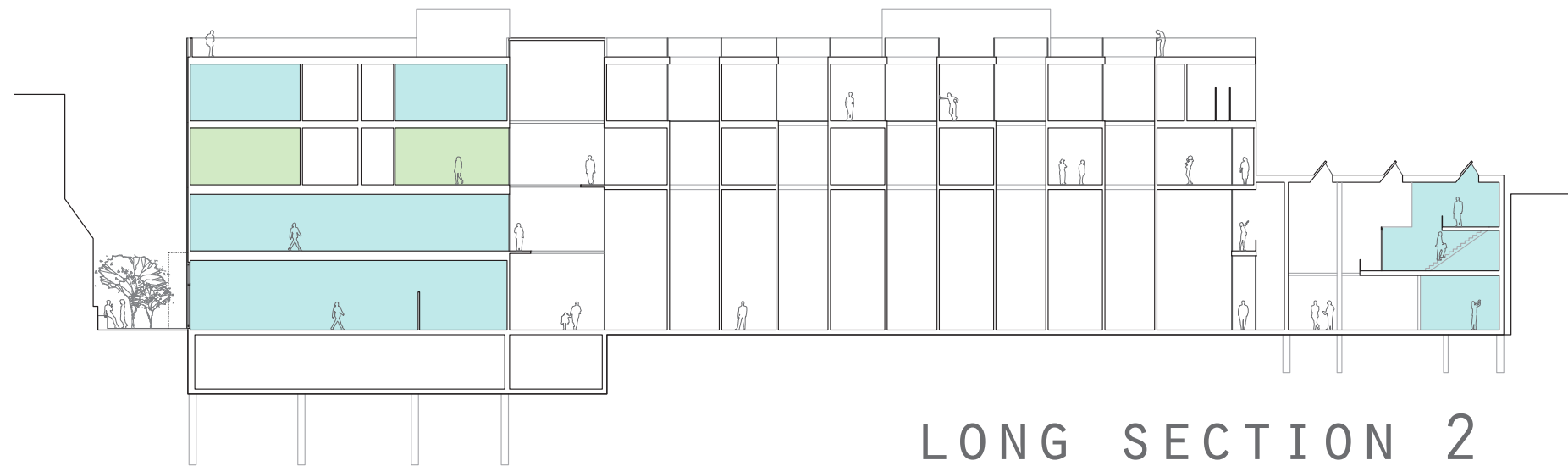
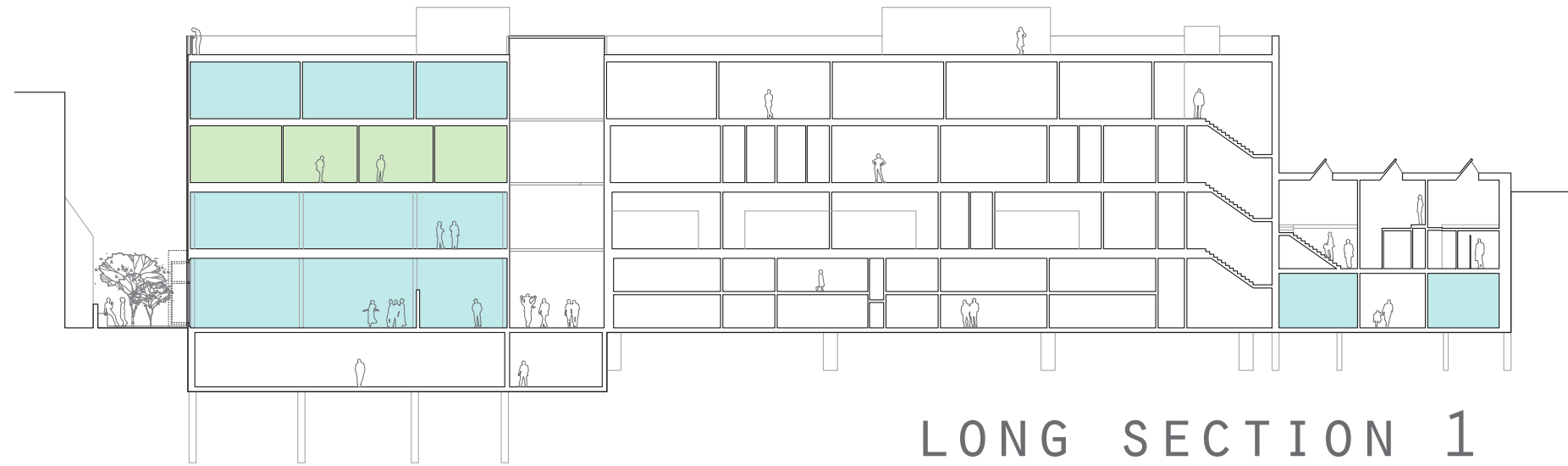


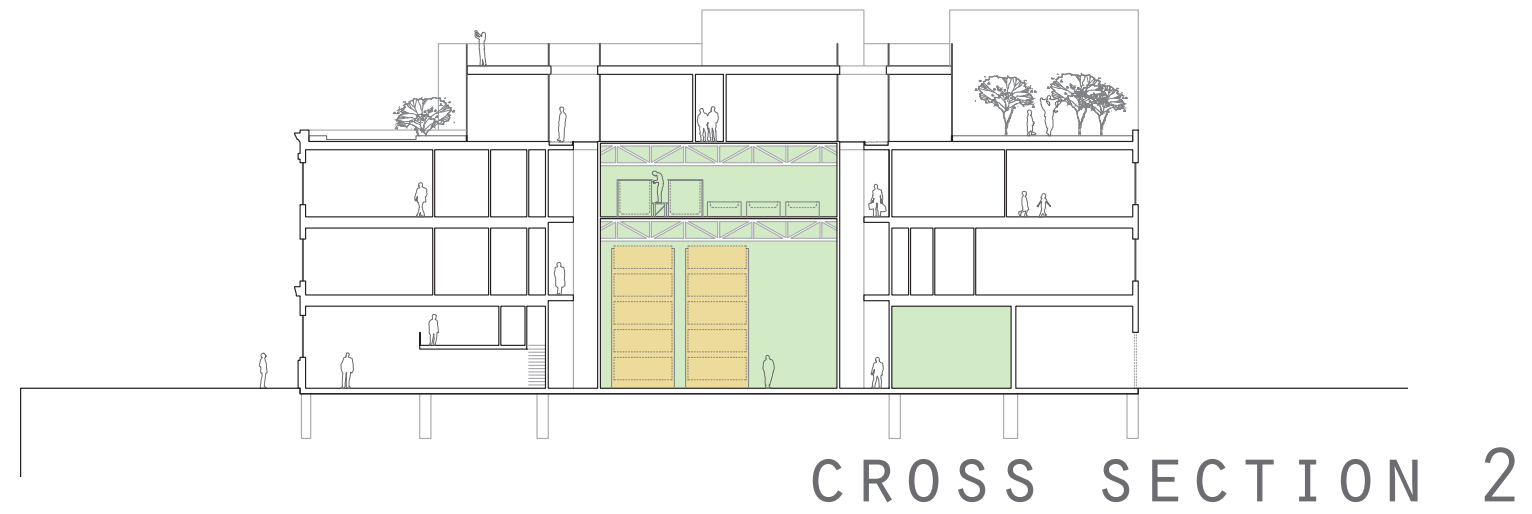
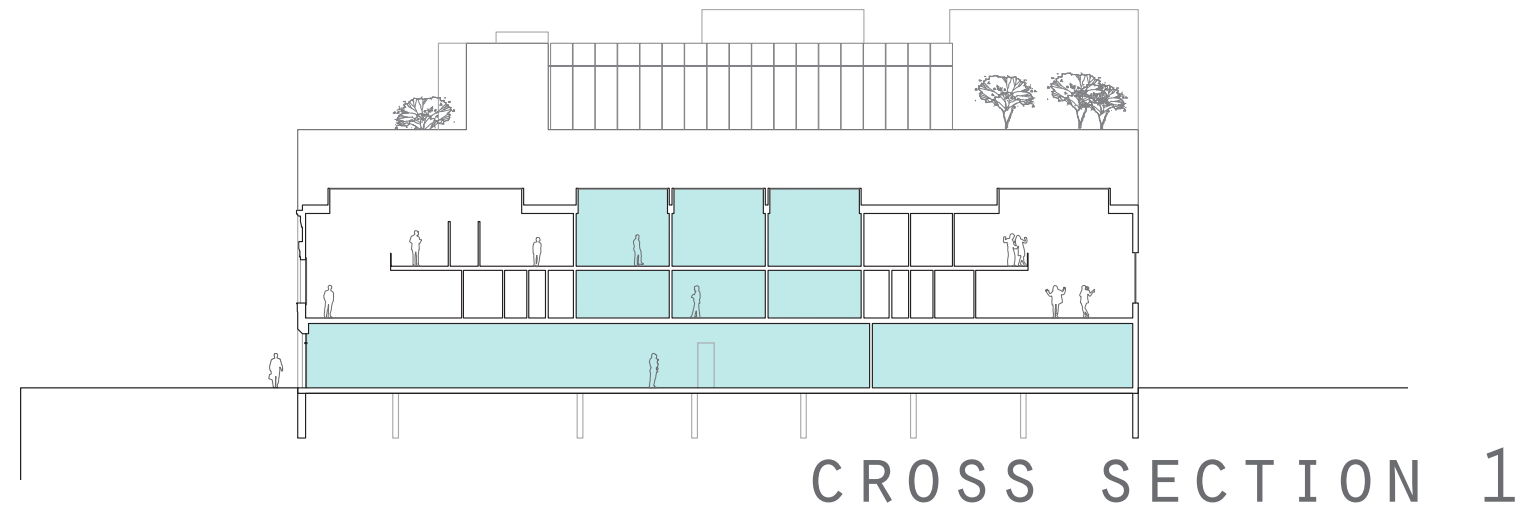
FOURTH 

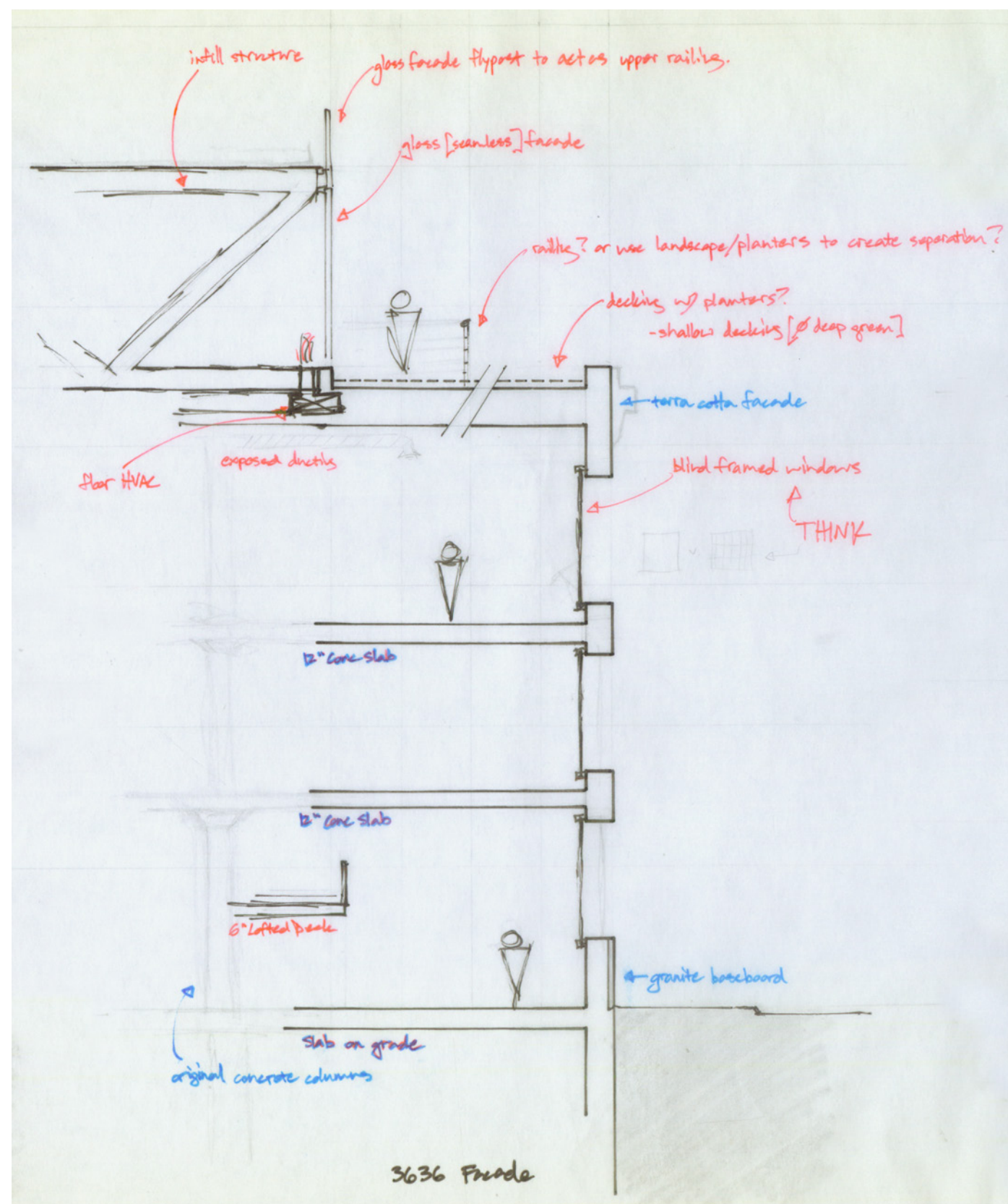


BASEMENT



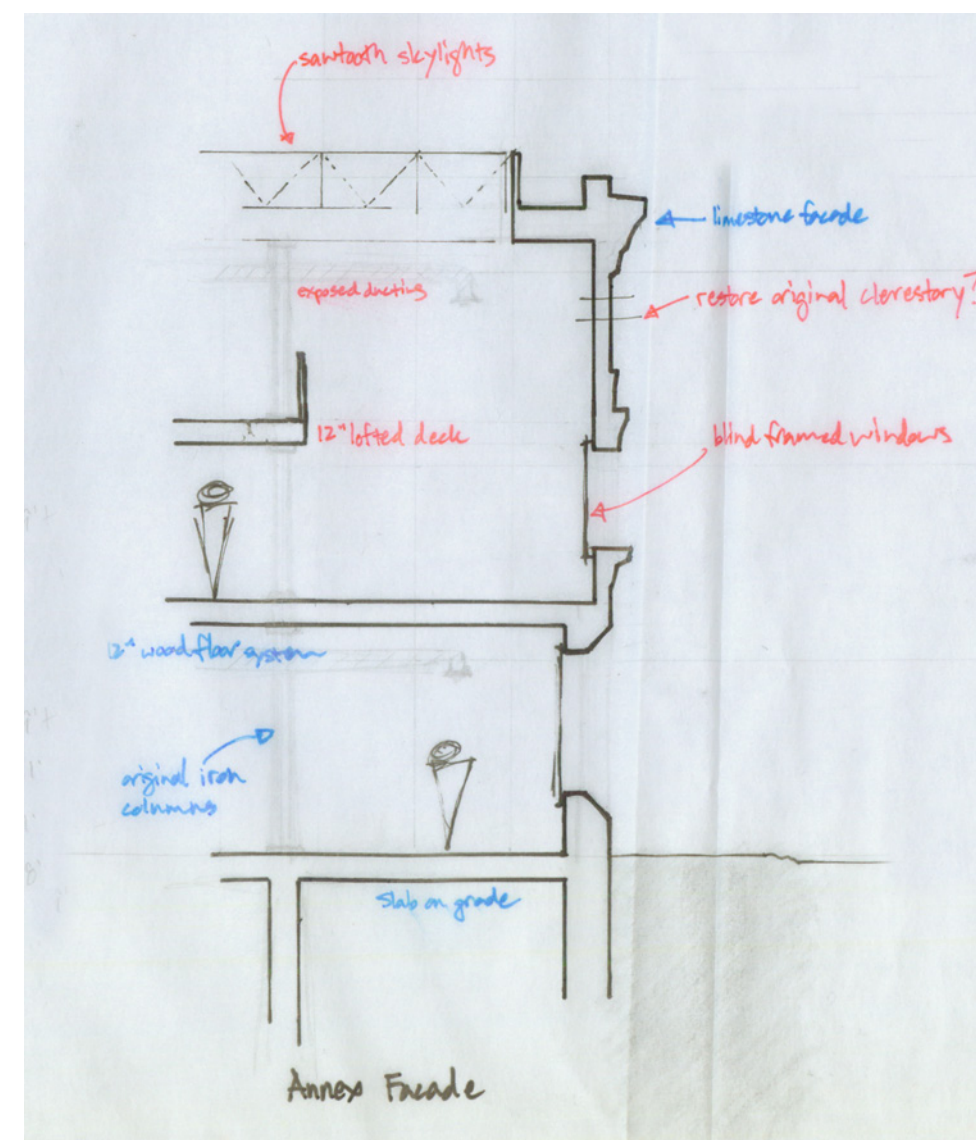






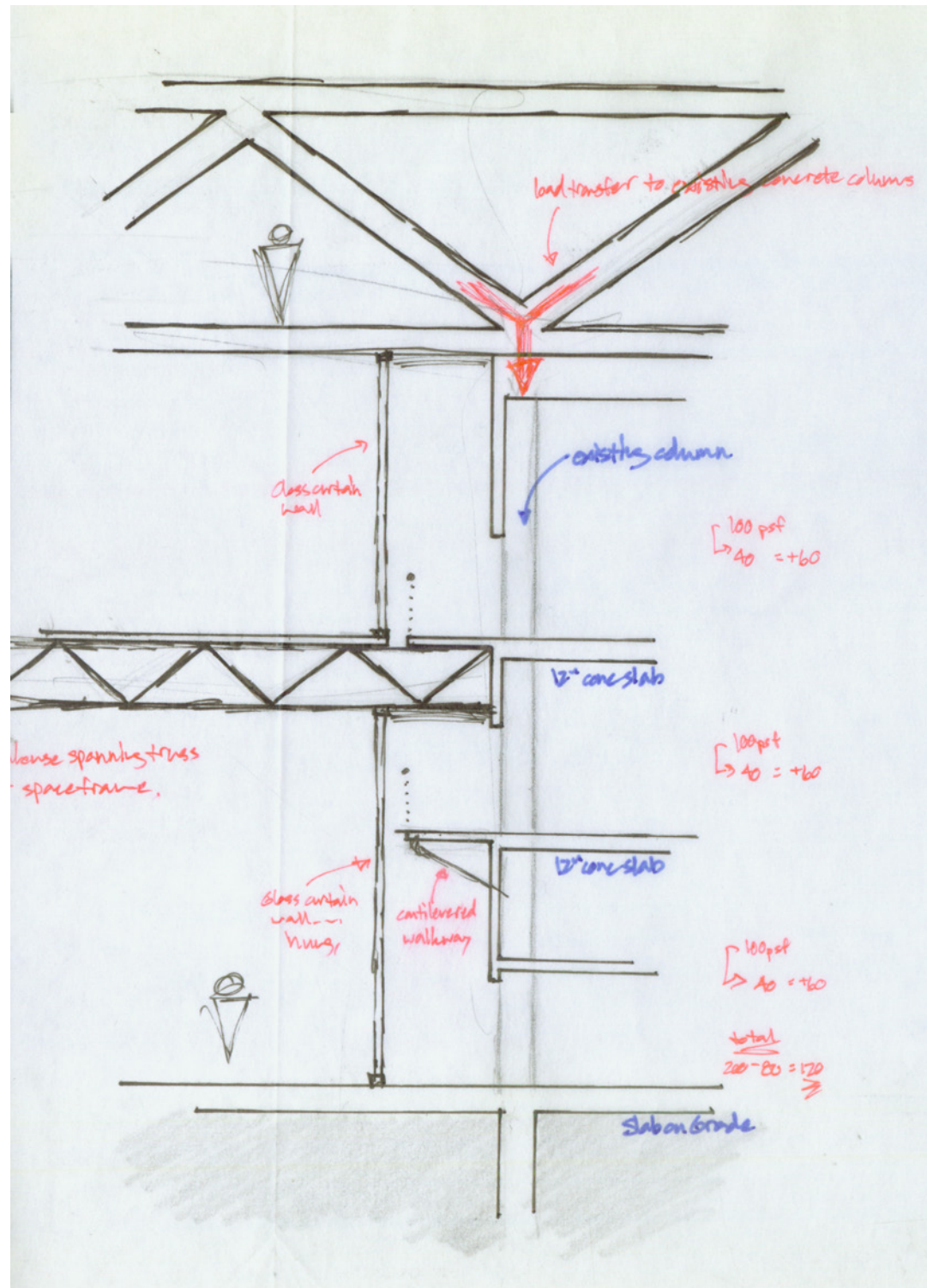
3 6 3 6 F A C A D E W A L L S E C T I O N

Not to Scale, shows relationship of existing structure to new penthouse level structure as well as other minor, annotated details



3 6 4 2 F A C A D E W A L L S E C T I O N

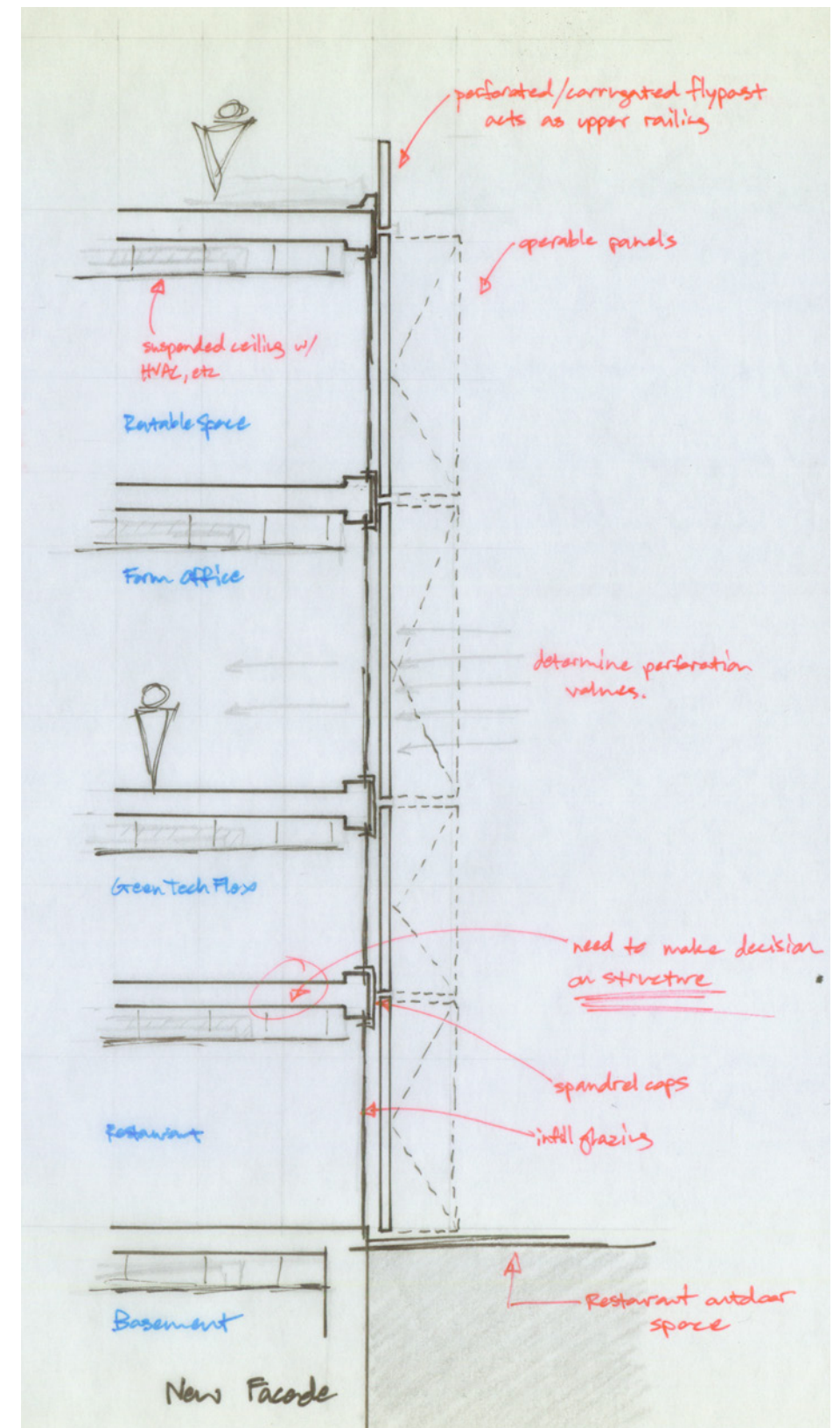
Not to Scale, shows treatment of interior volume and use of sawtooth skylighting systems to increase interior lighting.



3636 INTERIOR WALL SECTION

Not to Scale, point of distinction between the reused, existing structure of 3636 and the new infill of the Farm and the penthouse level structure.

Please note annotations.



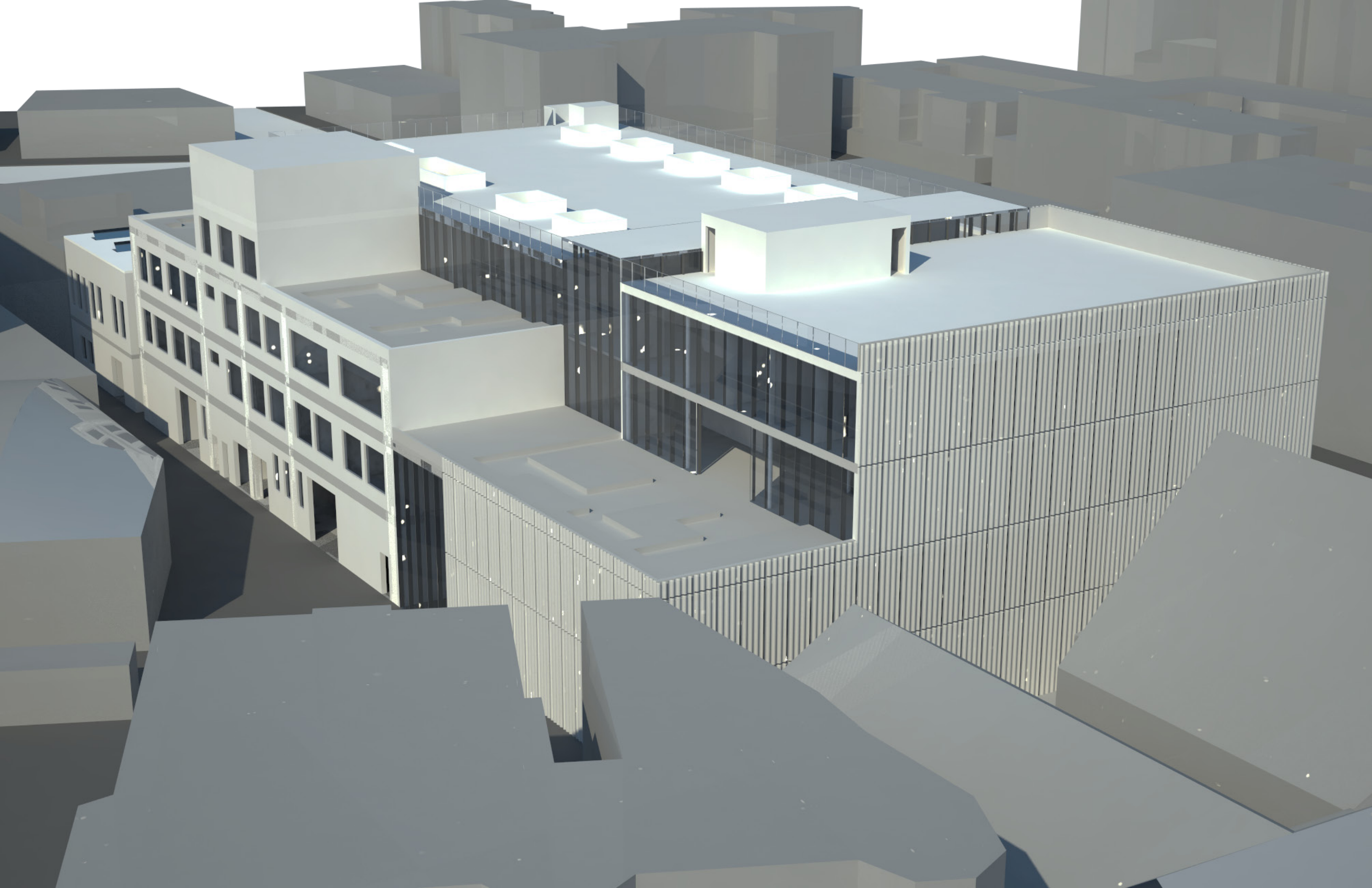
NEW FACADE WALL SECTION

Not to Scale, operable perforated screen wall system with deep set glazing system behind. Facade carries past roof to create a unified visual effect.



BROADWAY ELEVATION





adaptive reuse hybrid

DESIGN AND DEVELOPMENT

henryjarzabkowski_IIT_mastersproject_S11