## ADAPTATION & REHABILITATION OF SHULZE BAKERY WIGDAN AI-GUNEID PHASING&FINANCING **MASTER THESIS PROJECT-2011** CDF - CHICAGO DEVELOPMENT FUND TIF- TAX INCREMENT FINANCING INDOOR/ PLAZA **OUTDOOR** WAREHOUSE -CDF money goes for distressed com--Rehabilitation of existing facilities munity facility that provide access to -Financing costs community and cultural facilities. -Studies, surveys and plans - industrial organizations that sustain Architectural, engineering, legal, and create jobs. and financing planning - grocery anchored retail development **THESIS** LANDSCAPE -Demolition and site preparation in food deserts. -Environmental remediation SCHULZE BAKERY IS A NATIONAL LANDMARK THAT RE-SIDES AT THE SOUTH SIDE OF CHICAGO-WASHINGTON PARK NEIGHBORHOOD., WASHINGTON PARK NEIGHBOR-HOOD IS CONSIDERED ONE OF THE POOREST, LEAST **URBAN FARM&** POPULATED, AND HAVE THE HIGHEST RATE OF CRIMES **FARMER MARKET** AND HIGH SCHOOL DROPPINGS in CHICAGO Context FEDERAL FUNDS FOR HISTORIC CLASS L PROPERTY TAX INCENTIVE MY THESIS IS STUDYING THE OPPORTUNITY TO IMPROVE PRESERVATION PROGRAM **BIOSWAILS AND** THIS NEIGHBORHOOHD BY REHABILITATING SCHULZE **PARMEABLE** BAKERY. TURNING IT INTO A MIXED USE -Encourages the preservation and rehabilita-PAVEMENT **BUILDING.ARTISTS LIVING WORKING SPACES WILL BE** tion of landmarkcommercial, industrial, and income-producing non-for-profit buildings THE BEGINNING AND LATER RETAIL AND CULTURAL Limited restorations **ACTIVITIES FOLLOWED TO IMPROVE THE COMMUNITIES** -The assessment includes the LIVING ON THOSE AREAS land portion, is also eligible if the building is Landscape vacant/unused for the prior two years. STRATEGIES WHERE STUDIED TO IMPROVE THE RELATION OF THE BUILDING WITH ITS SURROUNDINGS BY CREAT-FUTURE RETAIL / GROCERY STORE ING THREE URBAN PATHWAYS THROUGH THE BUILDING INCREASING THE CONNECTION AND ENHANCING THE INDOOR QUALITY OF THE BUILDING.LANDSCAPE BECAME A VITAL PART OF IMPROVEMENTS STRATEGY.IT ENVOLVES CDF-CHICAGO DEVELOPMENT PROGRAMS THAT COVER NEIGHBORHOOD'S NEEDS FOR RECREATIONAL AREA, KIDS PLAYGROUND, URBAN FARM AND FARM MARKET. Adaptation **URBAN PATHWAYS** PASS THROUGH THE BUIDLING MORE AIR AND LIGHT **SKIING, ARTTIST DISPLAY** PLAY GROUNDS INTO THE BUILDING.RENOVATION ALSO TOOK PLACE BY **MULTIPURPOSE RELOCATING CIRCULATION, EGRESS EXITS AND WATER CLOSETS TO IMPROVE THE FLEXIBILITY OF THE BUILDING** LAYOUT AND ENABLE IT TO ADAPT TO VARIOUS ACTIVI-TIES PROGRAMS. Technology Center **Passive Strategies** FINANCING CLASS-L PROPERTY USE OF DOUBLE GLAZED WINDOWS, GREEN ROOFS, TAX INCENTIVE SOLAR PANELS, GEOTHERMAL HEATING/COOLING AND Auditorium WATER RECYCLING SYSTEMS TO MINIMIZE ENERGY CON-Urban Farm CDF-CHICAGO DEVELOPMENT SUMING **CURRENT** Landscape Parking, Bioswales, Permeable TIF-TAX INCREMENT FINANCING CLASS-L PROPERTY TAX INCENTIVE pavement, Urban Farm/Plaza Play ground **Elevations Restoration** Federal Funds For Historic Preservation Program Class-Property Tax Incentive HVAC systems.Including Heating cooling/Insulation, fire protection Egress exits, Skylights and Court-TIF-TAX INCREMENT FINANCING CLASS-L PROPERTY TAX INCENTIVE Interior intervention apartments upper floors retail ground floor. Water closets **EXTERIOR 3D PASSIVE STRATEGY GEOTHERMAL HEATING /COOLING WATER HARVESTING PROGRAMMING INTERIOR 3D NATURAL VENTILATION & LIGHT PLANS PROTOTYPES** Artist's work/live **GALLERY GYM** space LIBRARY **AUDITORIUM OFFICES** FIRST FLOOR