



Project Title:

Bucktown Artists' Live-Work Cooperative

Elevator Statement:

By creating affordable live-work environments and a cooperative production facility the project will reestablish the Bucktown neighborhood as a strong and viable artist community in the city of Chicago.

Case Statement:

The Project will provide Chicago artists with a convenient and affordable place to live and/or work in a dynamic neighborhood with a recent history of community involvement in the arts.

For the past 20 years, Around The Coyote was held each fall in Bucktown - what started out as gallery tours among artists in the area turned into a spectacle drawing visitors from around the region to view the happenings and associated work of the local artists. Issues with declining numbers of artist residents as well as suitable and willing venues for the art are partly responsible for the demise/reconfiguration of ATC. Currently ATC is up in the air as to how to continue as a viable neighborhood movement.

The major studio space in the area is the Flat Iron Arts building at the corner of Damen/Milwaukee/North aves. Where do these artists live? Is the FIA building suitable to "most" artists? What does it lack?

The project location is on a disused site in central Bucktown with adjacency to the proposed Bloomingdale Trail project. This site is key in its proximity to the Milwaukee/Damen/North intersection, as well as its being embedded in a neighborhood context of refurbished factory and warehouse buildings.

Additionally - The Wicker Park Bucktown Master plan sets out to promote local arts as one of its main recommendations.

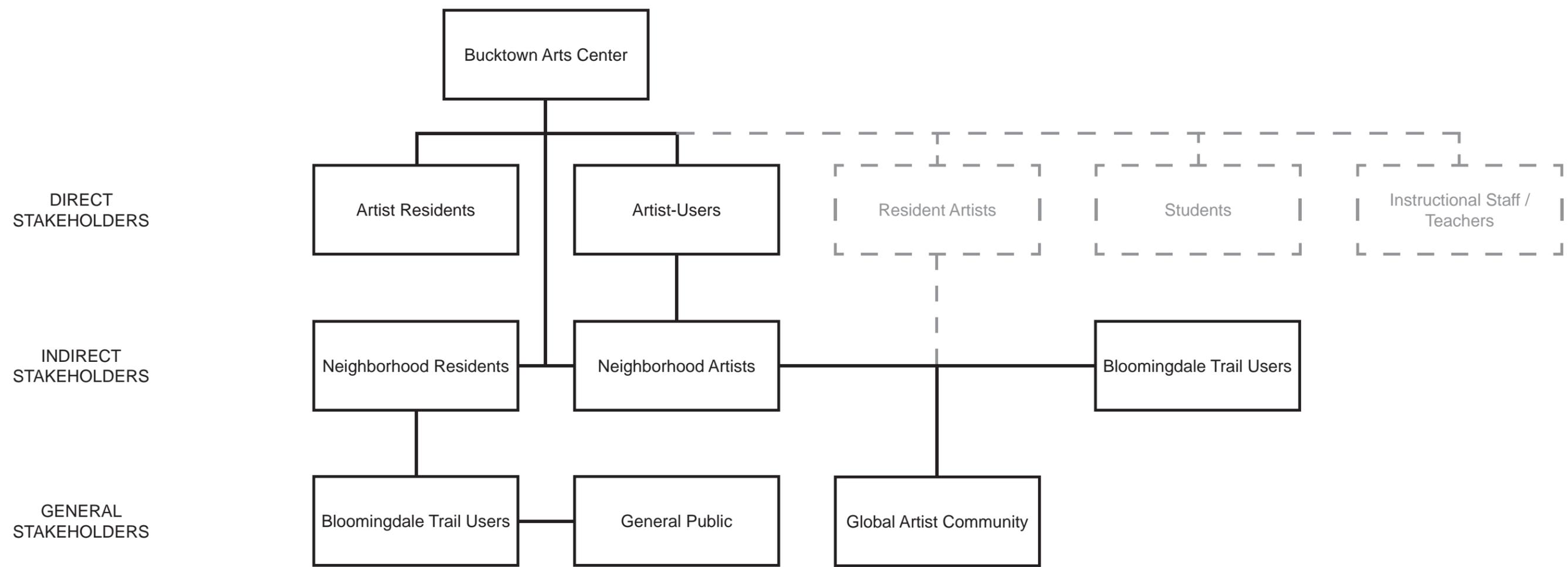
From the Wicker Park Bucktown SSA Masterplan:

Promoting local arts is about maintaining WPB's identity - about helping artists remain in the community, marketing their presence, and putting them to work on a range of community projects that will help to further distinguish WPB as a creative and creating hub.

The arts helped to redefine the identity of Wicker Park and Bucktown. Although the arts scene has changed significantly, the identity of the area as a creative community has remained. The creative vibe is one of the aspects that makes WPB unique, serving as an attraction for residents and a benefit to the local economy. But while the arts are an indelible part of WPB, much remains to be done to celebrate and support the arts community, much of which goes largely unnoticed. Promoting local arts is about maintaining WPB's identity - about helping artists remain in the community, marketing their presence, and putting them to work on a range of community projects that will help to further distinguish WPB as a creative and creating hub.

Once home to a strong and stable community of artists drawn to the area for its grittiness, space, and affordability, WPB has in recent years suffered from an exodus of visual and performing artists who can no longer afford to live and work in the area. Defined in large part by the creative community that helped initiate the neighborhoods' revitalization, **Wicker Park and Bucktown must strive to retain remaining artists and attract creative newcomers as well.** The following recommendations outline strategies for developing or recovering affordable live and work spaces - both temporary and permanent - for artists within the SSA's boundaries.





Stakeholders



Bucktown Artists' Live / Work Cooperative

Goals and Guiding Principles:

Goal - Foster artistic production in Bucktown

Guiding Principles:

- Live / Work Spaces allow artists to best capitalize on creative inspiration
- Community and collaboration are engendered through shared workspace
- Neophyte artists often lack access to appropriate facilities with which to produce their vision
- Communities of artists benefit from shared knowledge and experience

Goal - Strengthen contextual integrations and promote community support for the arts.

Guiding Principles:

- Public interaction with the arts promotes awareness and education
- Patronage for the arts is critical to their survival in the community
- The arts bring value and uniqueness to communities

Qualitative Parameters:

- Unique Architecture
- Lofted living spaces
- Open and transparent work spaces
- Public connection
- Local Retail
- Interaction with CTA train
- Public access to Bloomingdale Line

From the WPB SSA Masterplan (Chapter 4):

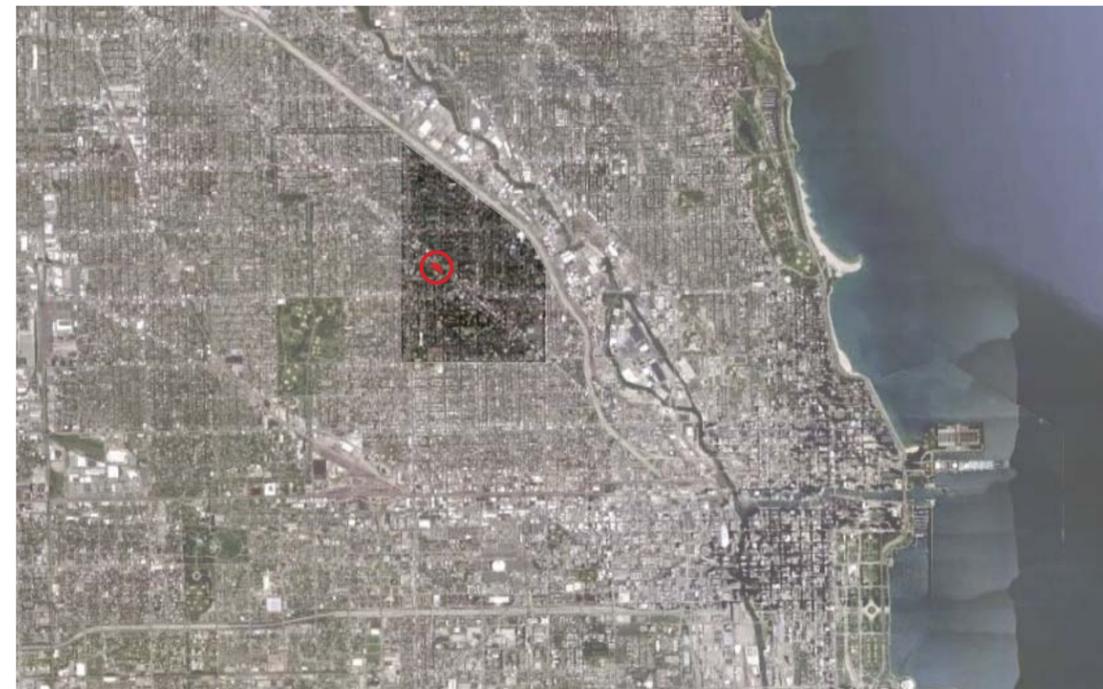
Promote Local Arts - to maintain WPB's creative identity and help artists remain in the community and active in the community.

Key area-wide recommendations include:

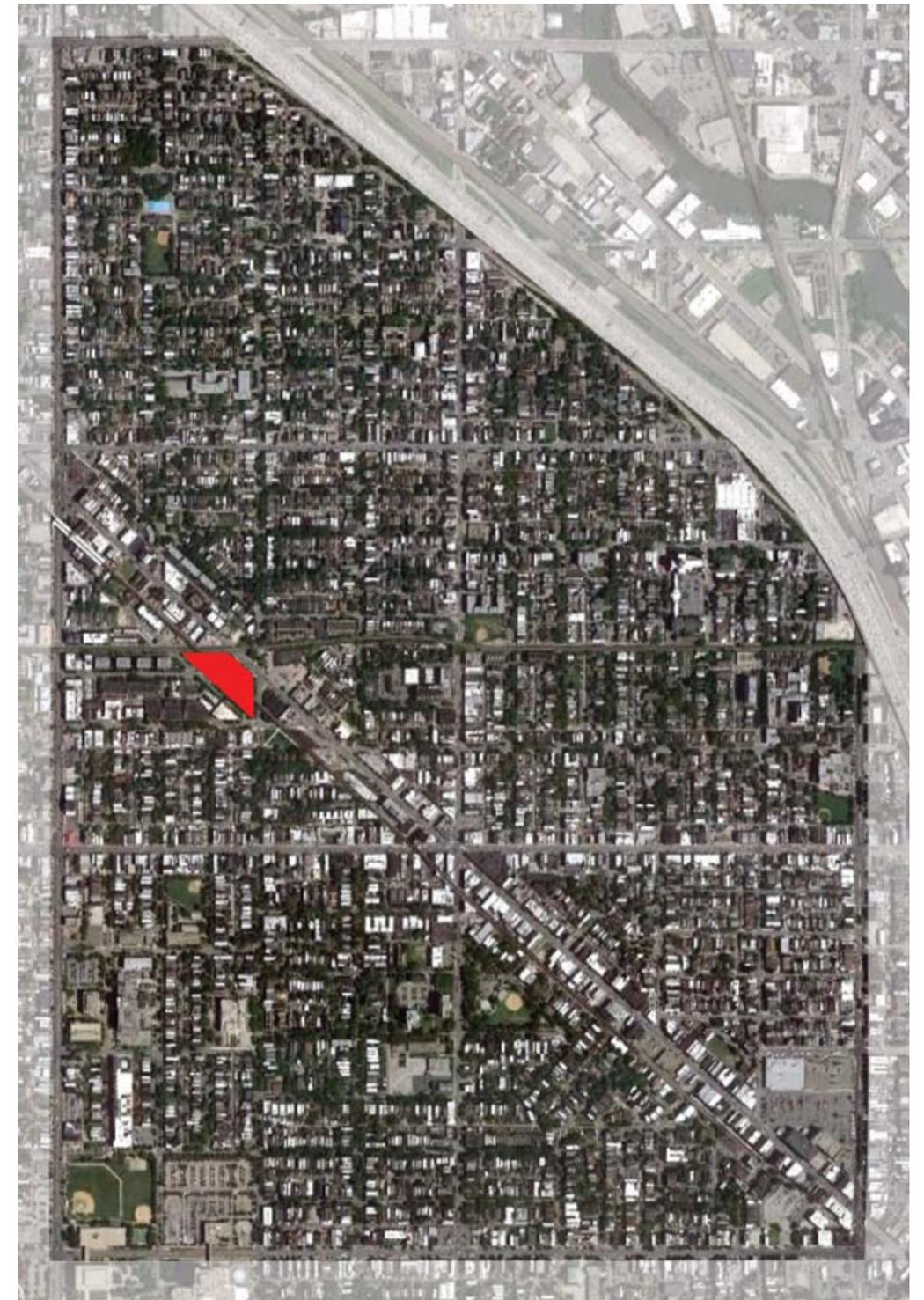
- Collect and track arts housing and workspace data (Recommendation 4.1)
- Support arts programs in the local schools and celebrate new spaces for arts instruction and incubator studios (Recommendation 4.5)
- Create an interactive online map of arts resources (Recommendation 4.6)
- Create a sign rebate program using artists as designers (Recommendation 4.10)
- Merge Streetscape design with local arts talent (Recommendation 4.14)



Context



Wicker Park Bucktown Neighborhood



Site



Bucktown Artists' Live / Work Cooperative

Qualitative - Pedestrian Environment

The Pedestrian Environment

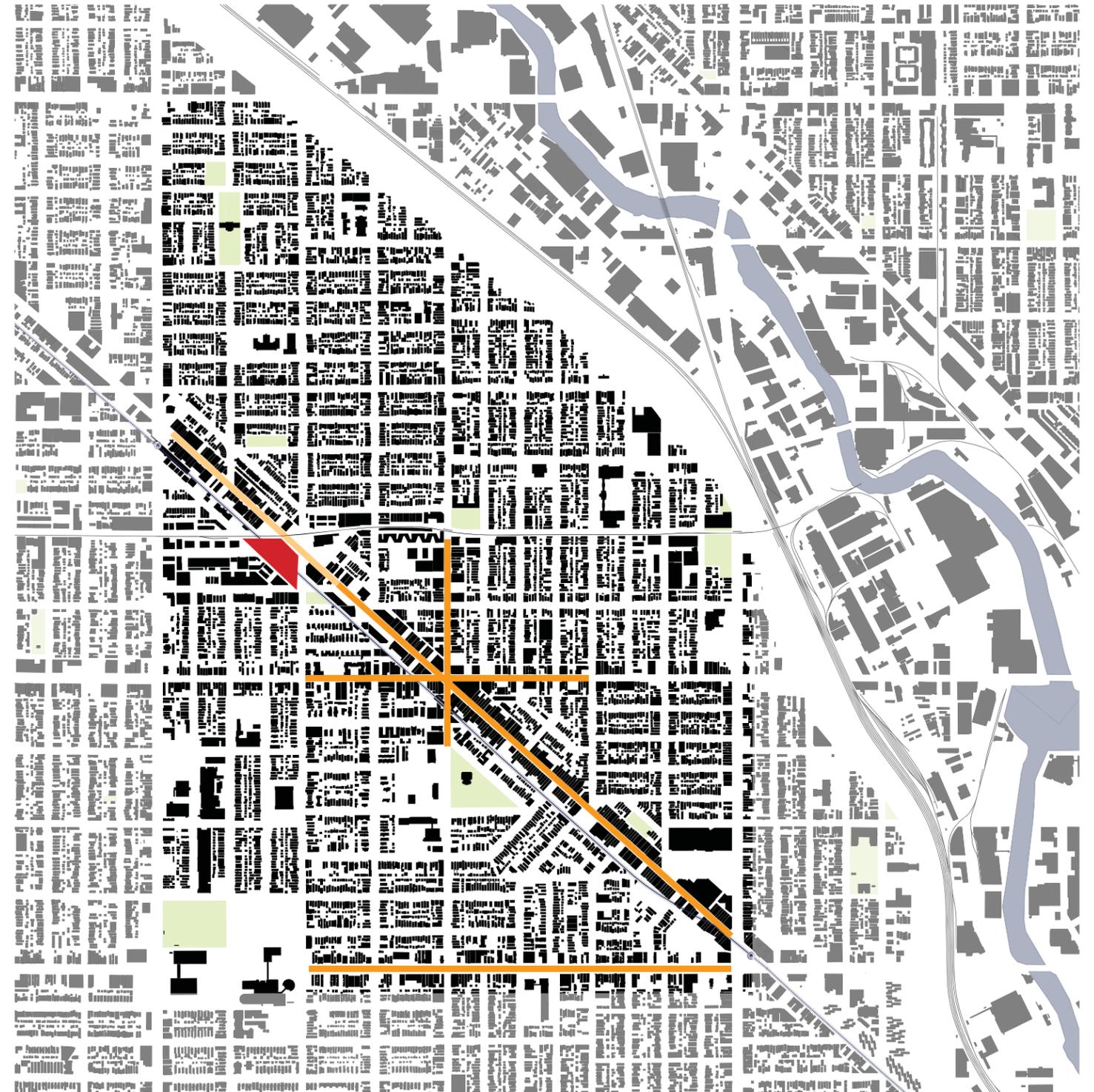
The Unique pedestrian environment is the nexus that enhances retail opportunities along the SSA's commercial corridors; it connects the neighborhood to transit options including bikes, buses, taxis and trains. A good pedestrian environment has many different characteristics, some within the realm of the sidewalk and its amenities and some related to the buildings that line the corridors. The book *Great Streets* by Allan B. Jacobs has aptly defined the requirements for great streets which include:

- Places for people to walk with some leisure;
- Physical comfort (shade and sunshine);
- Qualities that engage the eyes;
- Transparency (usually with windows and doors); and
- Buildings that are not the same but complement one another in height and appearance, maintenance, and good quality of construction and design.

The City of Chicago Zoning Ordinance has a specific section titled Pedestrian Streets (17-3-0500). It defines pedestrian streets as having most or all of the following characteristics:

- A high concentration of existing stores and restaurants which abut a street with a right-of-way of 80 feet or less;
- A continuous or mostly continuous pattern of buildings that are built abutting or very close to the sidewalk;
- Doors and entrances that abut the sidewalk;
- Storefront windows that abut the sidewalk; and
- Very few vacant stores.

(Above from the Wickerpark Bucktown Master Plan)



Pedestrian Streets

Goals



Bucktown Artists' Live / Work Cooperative

Context - Neighborhood Arts Amenities

- With Art Gallery
- Easel Art Studio
- Oh No Doom Gallery
- 360 See Gallery
- Prop-Art Studio
- Carlos E Jimenez Gallery
- Caro d'Offay Gallery
- Near Northwest Art Council
- Shashi Caudill Fine Art Photography
- Studio 2020 - Recording Studio
- Color Wheel Studio
- Vitruvian School of Art
- Flat Iron Arts Building
- Chicago Artists' Coalition
- Happy Dog Gallery
- Meloche Monique Gallery
- Jackson Junge Gallery
- Wag Artworks Gallery
- David Leonardis Gallery
- Three Birds Gallery
- Layne Jackson Studio and Classroom
- Lloyd Dobler Gallery



■ Galleries ■ Studios ■ Site

Site



Bucktown Artists' Live / Work Cooperative

Site Space Analysis

Total Area: 96200 sqft (2.2 Acres)

Frontages:

- 225' along N. Milwaukee Ave
- 325' along the Bloomingdale Rail Line
- 653' along N. Winnebago St.
- 292' along N. Leavitt St.



Area Analysis: Neighborhood Use

Zoning:

- Currently PD
- Surrounded by:
 - C1-2
 - M1-2
 - RT-4
 - B3-3
 - POS-2



Site



Bucktown Artists' Live / Work Cooperative

Site Analysis - View from Northeast



Site



Bucktown Artists' Live / Work Cooperative

Site Analysis - View from East



Site



Bucktown Artists' Live / Work Cooperative

Site Analysis - View from East



Site



Bucktown Artists' Live / Work Cooperative

Site Analysis

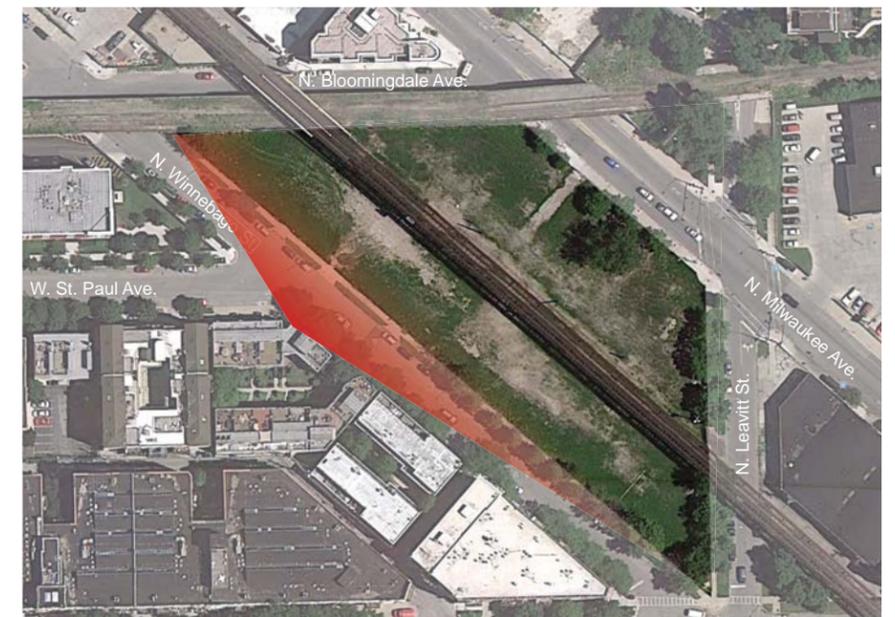


Site



Bucktown Artists' Live / Work Cooperative

Site Analysis - View from West

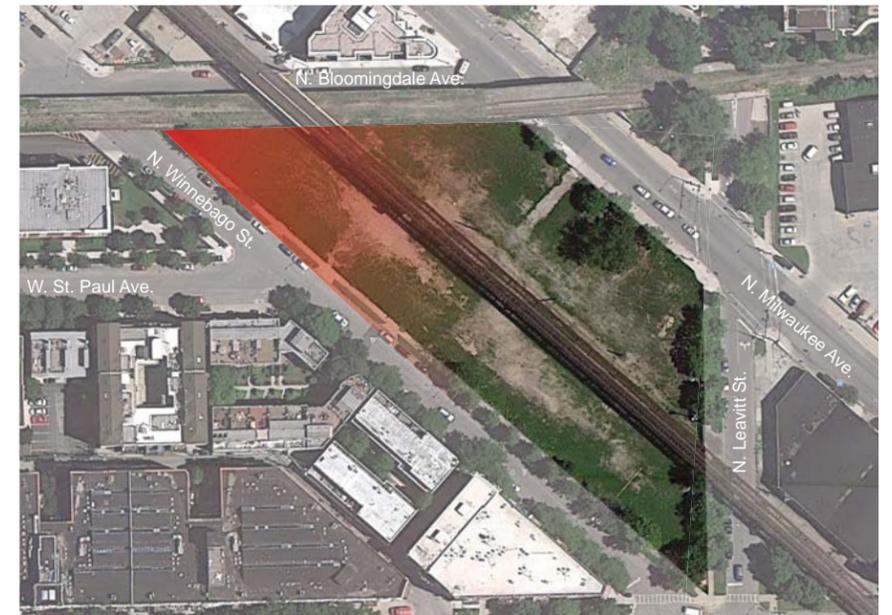


Site



Bucktown Artists' Live / Work Cooperative

Site Analysis -
View from Northwest

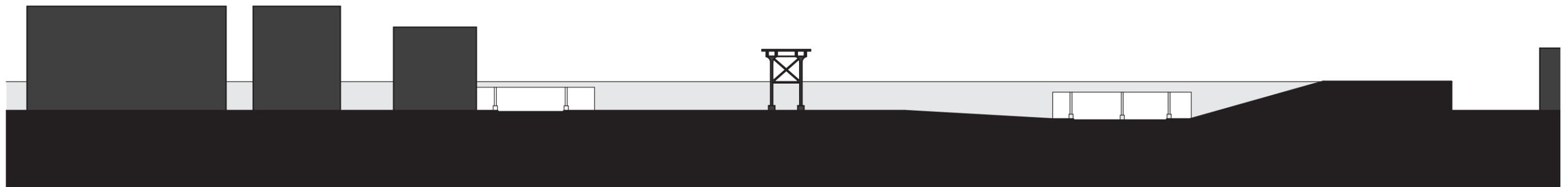


Site



Bucktown Artists' Live / Work Cooperative

Site Analysis - Site Section

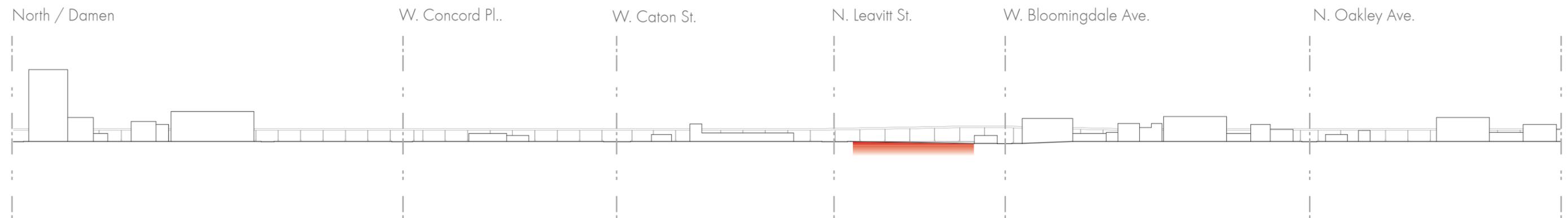


Site



Bucktown Artists' Live / Work Cooperative

Area Analysis - Milwaukee Ave. Elevation

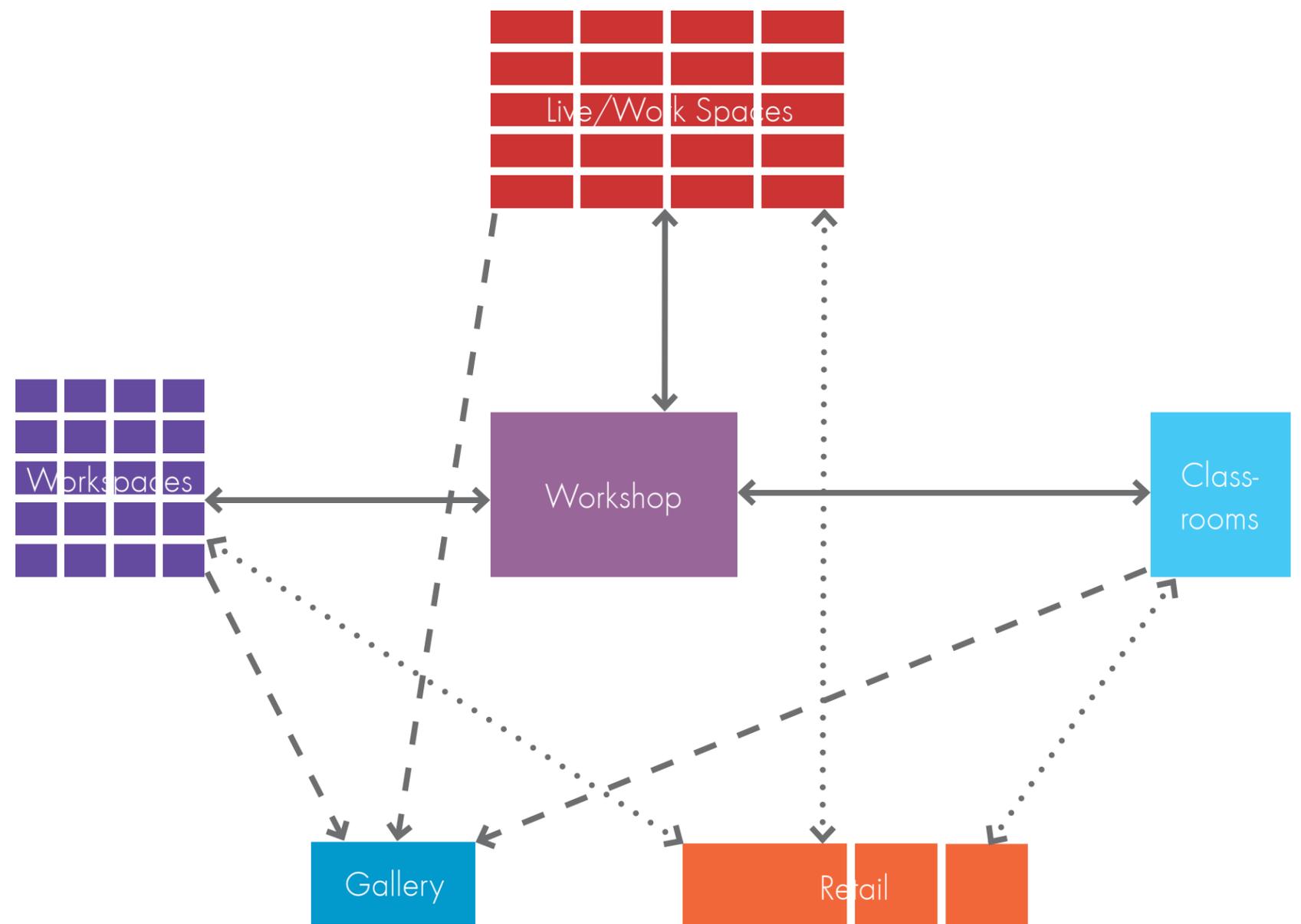


Site



Bucktown Artists' Live / Work Cooperative

Programmatic Relationships



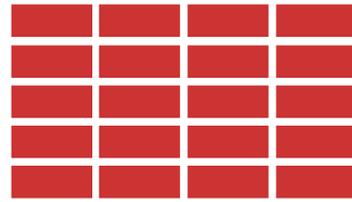
Program



Bucktown Artists' Live / Work Cooperative

Program on Site

Live/Work Spaces



Workshop



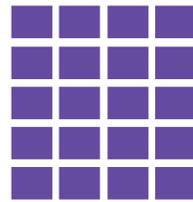
Retail



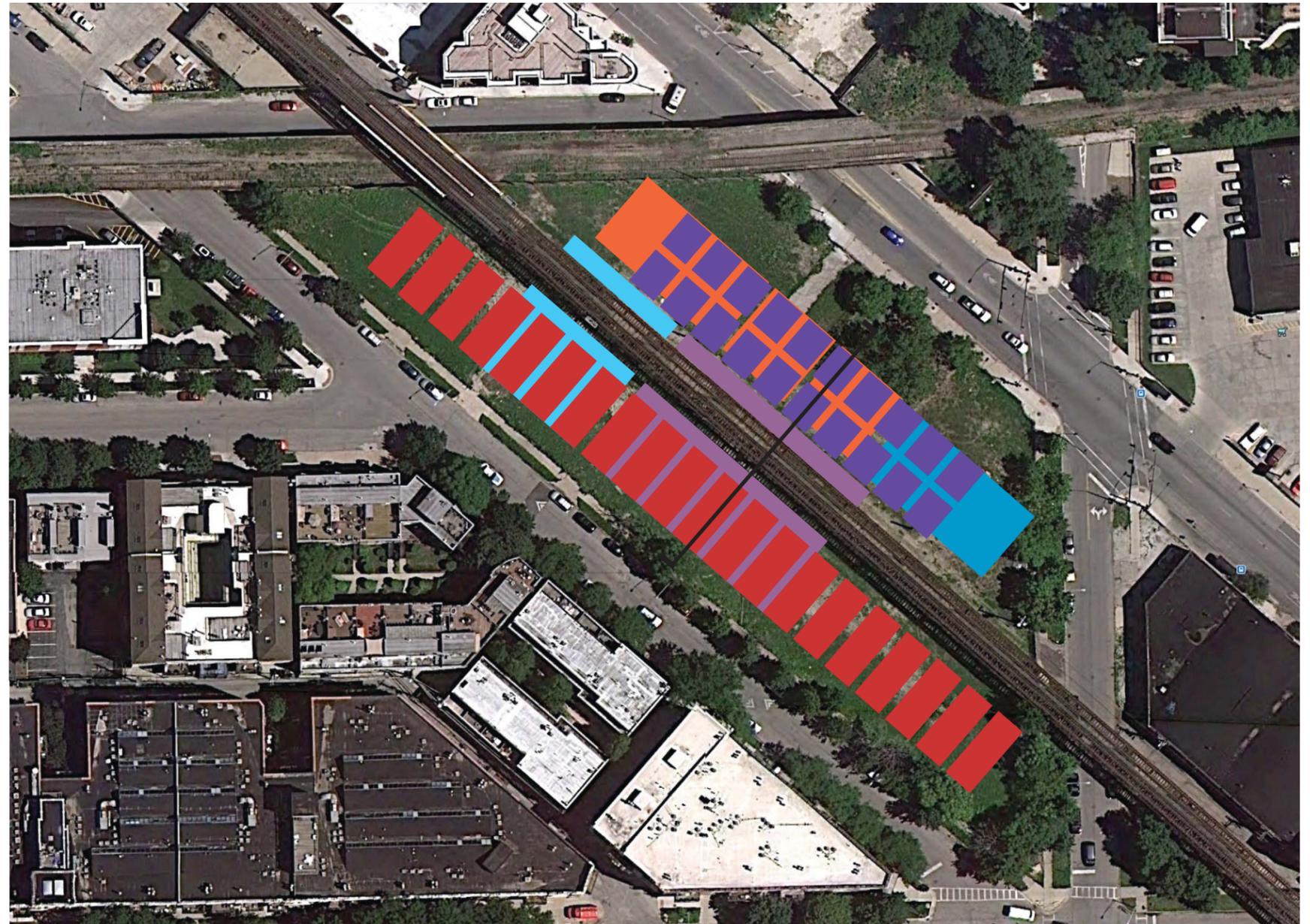
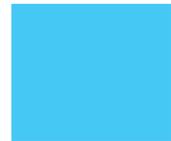
Gallery



Work Spaces



Classroom



Site Section

Program



Bucktown Artists' Live / Work Cooperative



Looking North along Milwaukee Ave



Bucktown Artists' Live / Work Cooperative

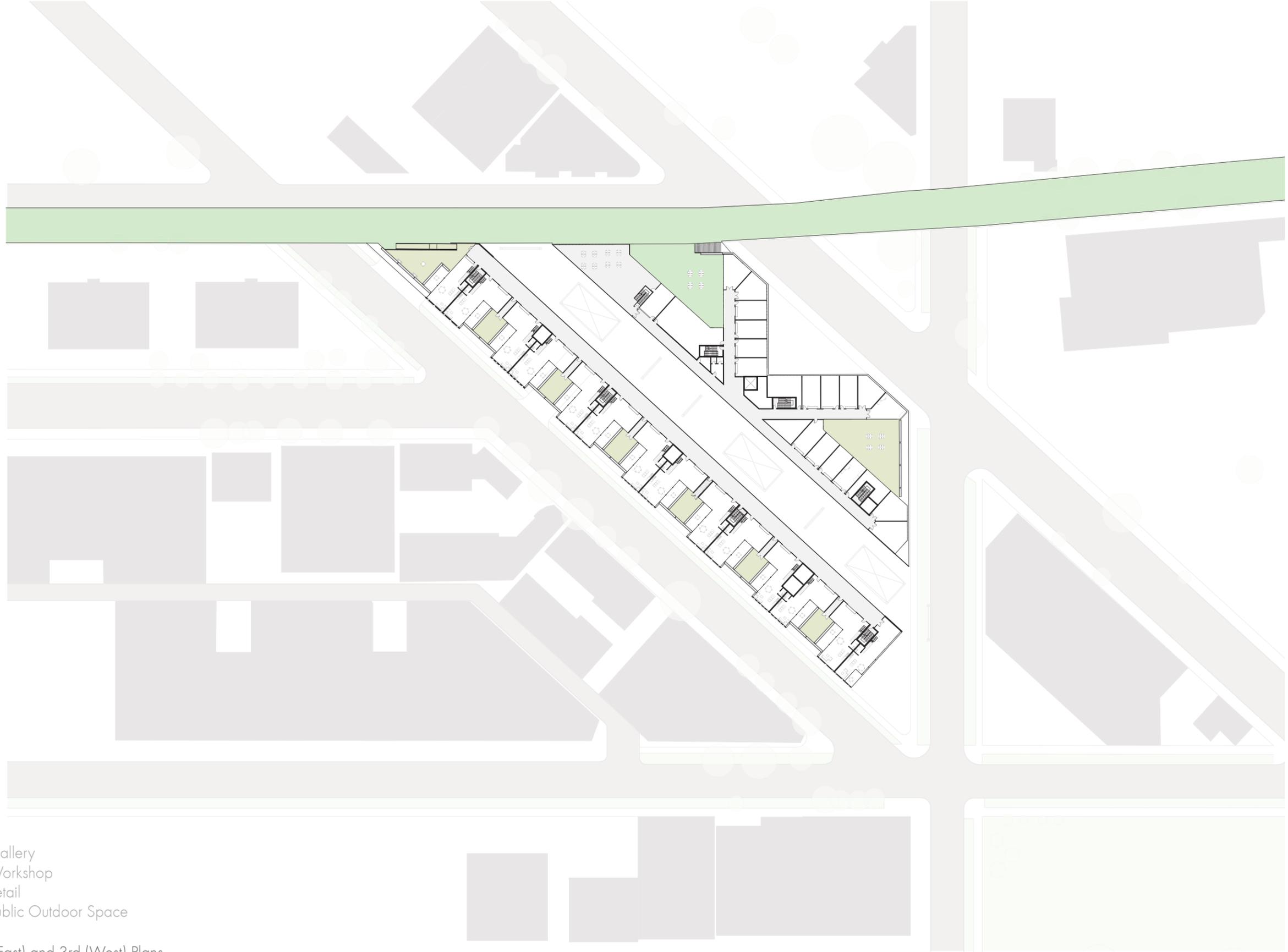


Ground Floor Plan

Building on Site



Bucktown Artists' Live / Work Cooperative



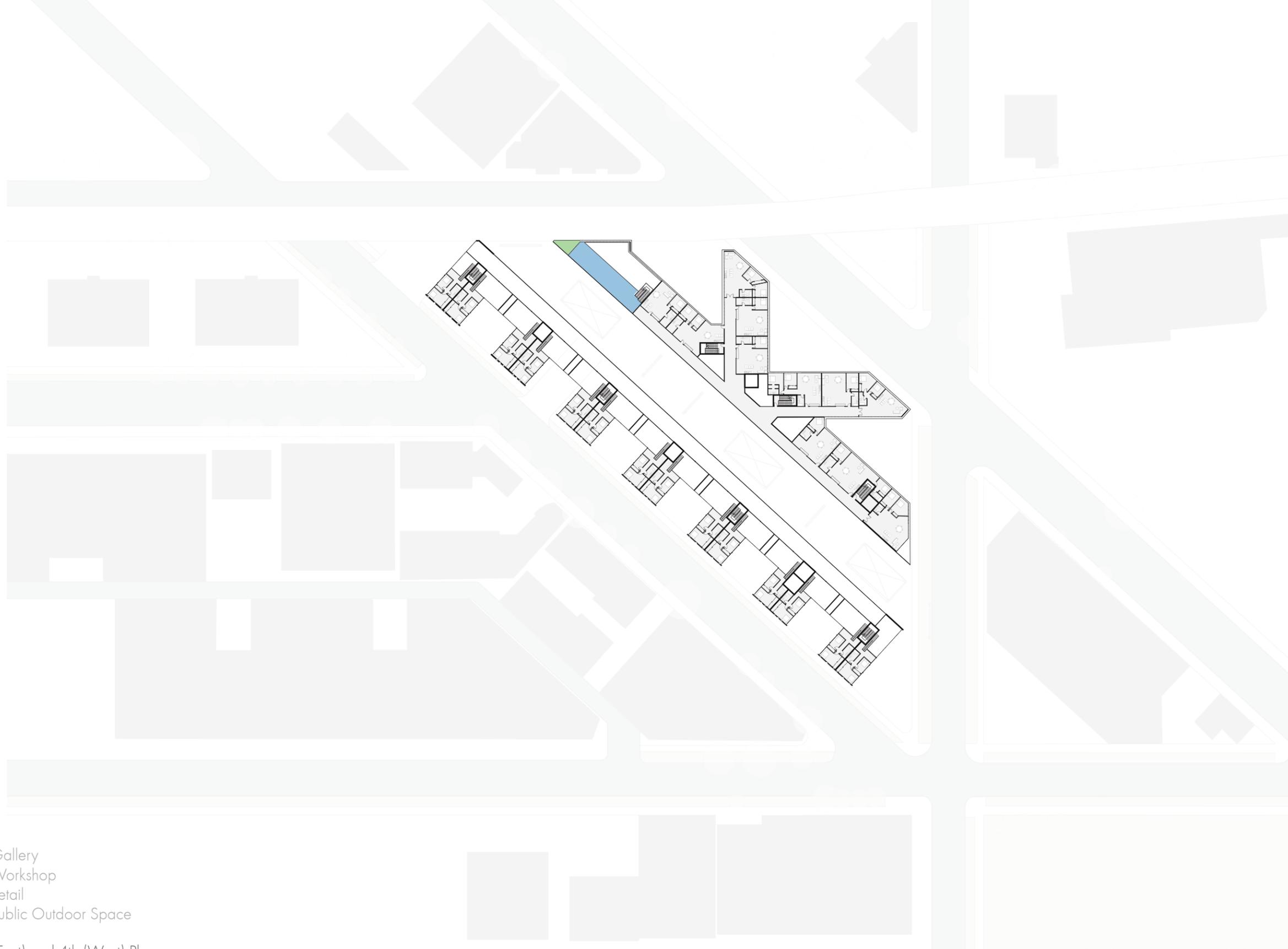
- Gallery
- Workshop
- Retail
- Public Outdoor Space

2nd (East) and 3rd (West) Plans

Building on Site



Bucktown Artists' Live / Work Cooperative



- Gallery
- Workshop
- Retail
- Public Outdoor Space

3rd (East) and 4th (West) Plans

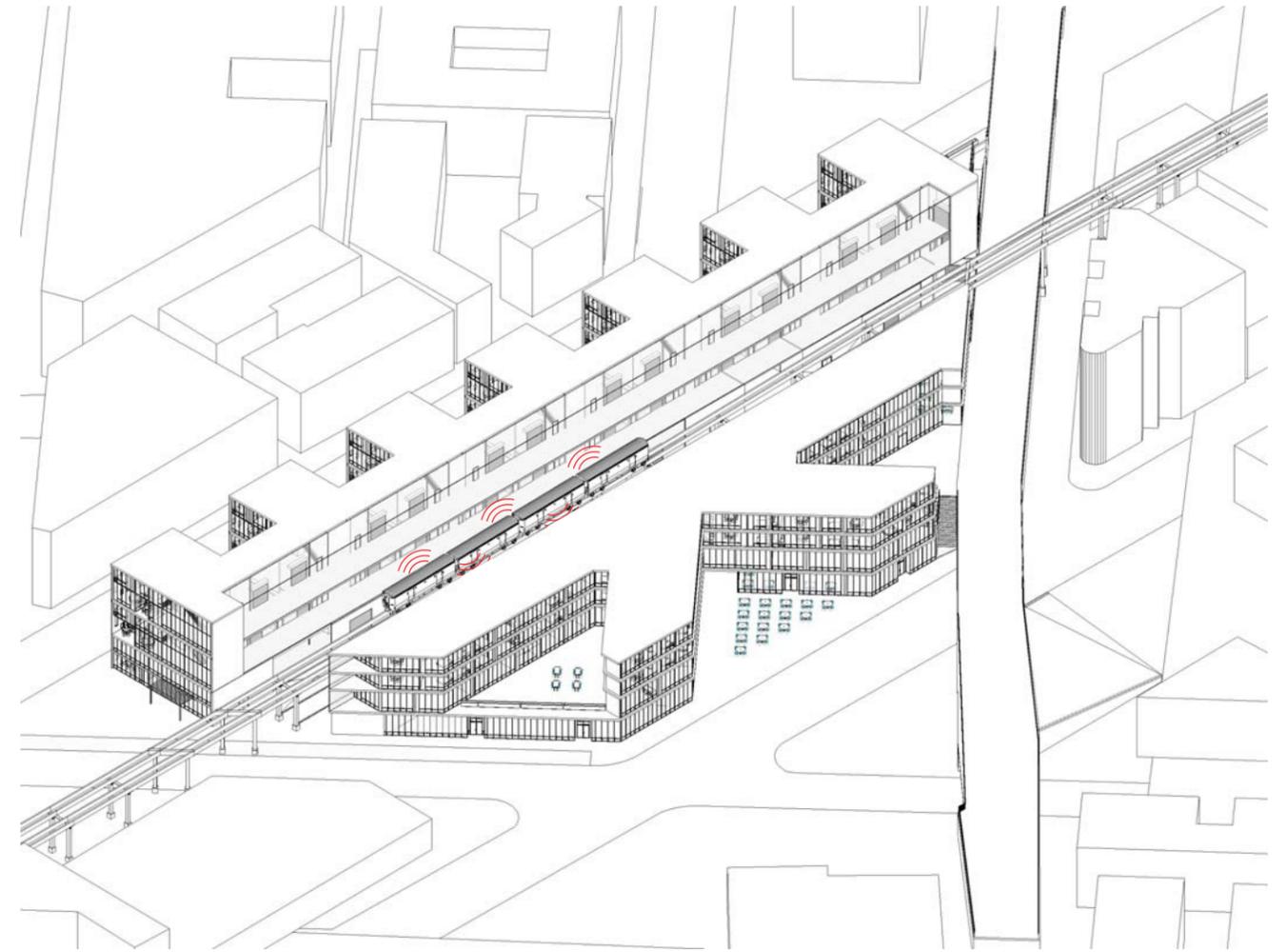
Building on Site

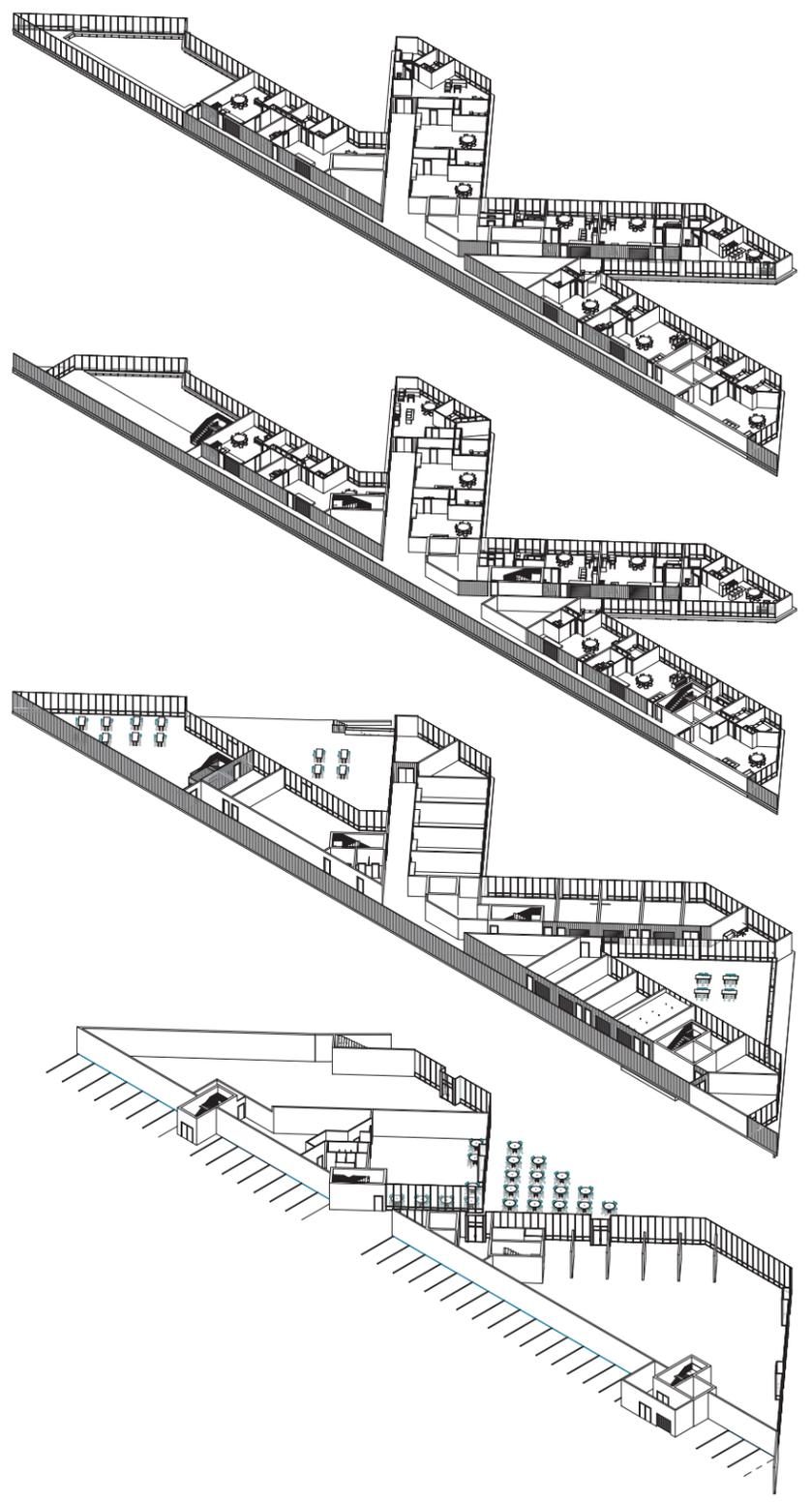


Bucktown Artists' Live / Work Cooperative

Strategy: Train Noise

- Interior building circulation along the elevated rail
- Double insulating channel glass and thick concrete walls on the rail side of the building





Bucktown Artists' Live / Work Cooperative

Strategy: Artist Interaction
East Building

- Shared Private courtyard at second level

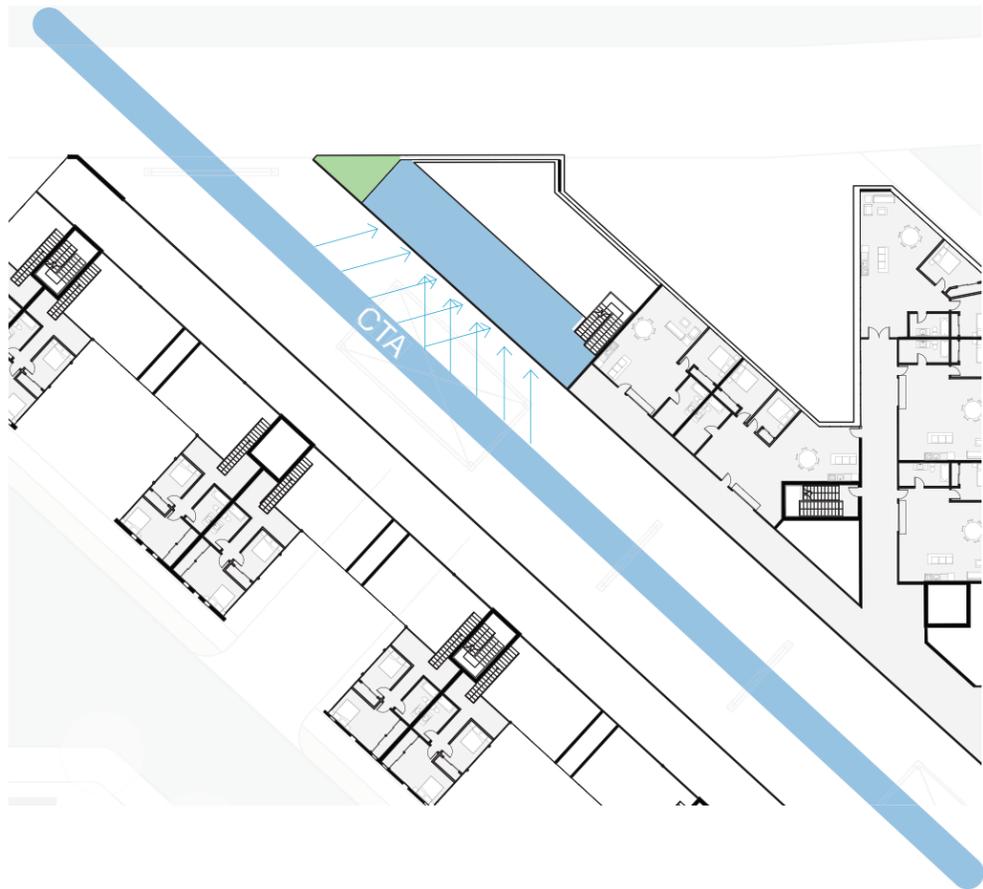


East Building Work Unit

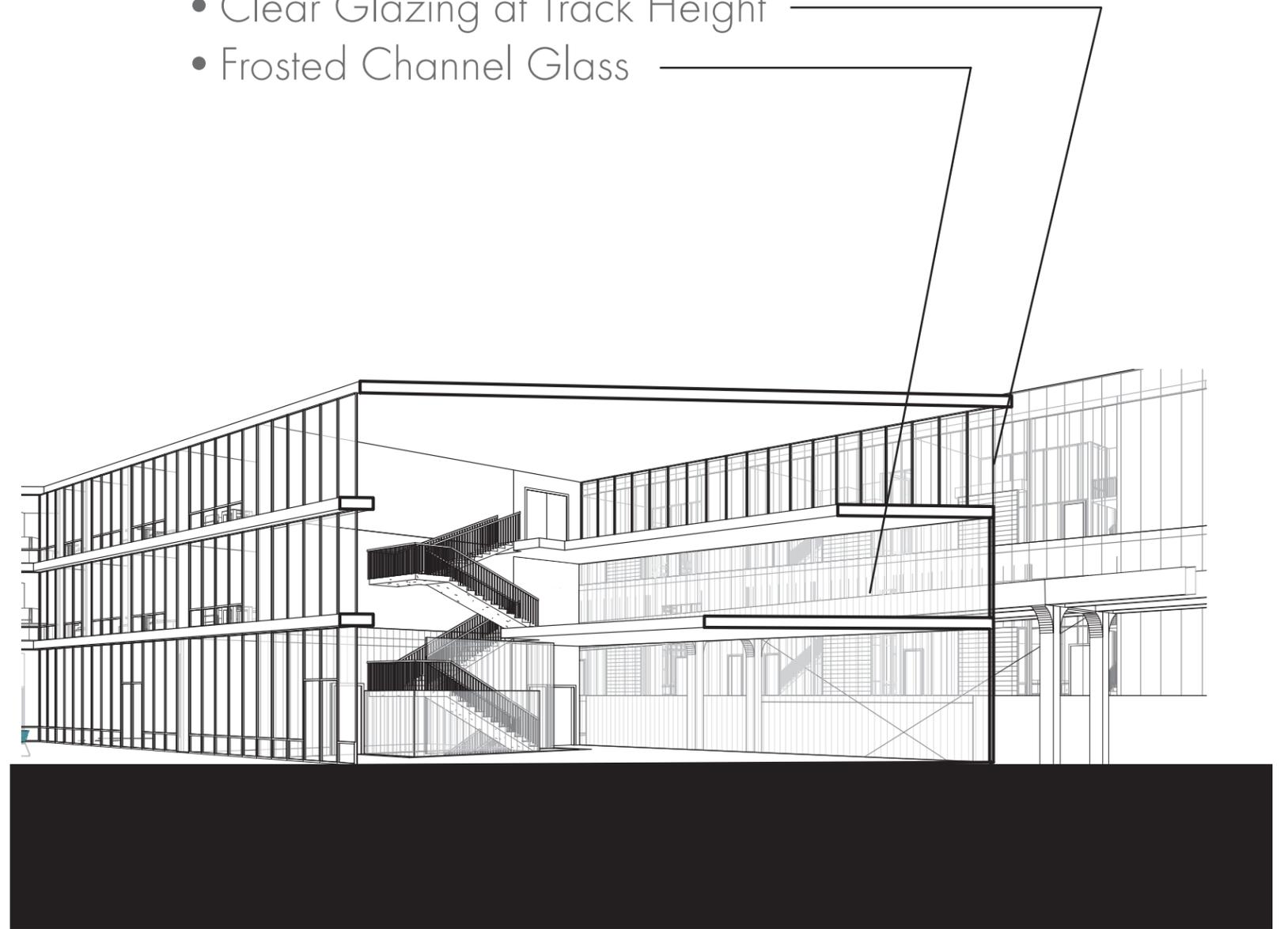


Strategy: Artist Interaction
East Building

- Clear storey gallery space alongside Bloomingdale Trail and CTA at track height



- Clear Glazing at Track Height
- Frosted Channel Glass



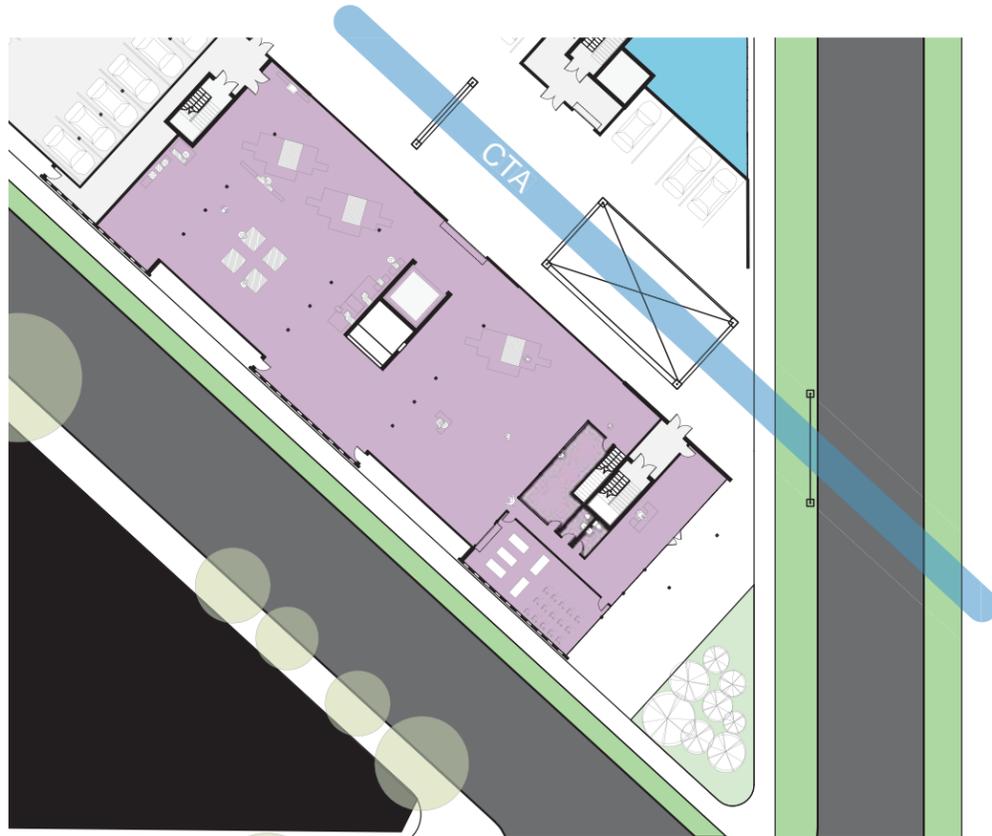
Interaction with the Bloomingdale Trail



Bucktown Artists' Live / Work Cooperative

Strategy - Artist Interaction West Building

- Shared courtyards
- Accessible by residents of that building
- Shared Workshop space



West Building Duplex Unit



Interaction with the Bloomingdale Trail

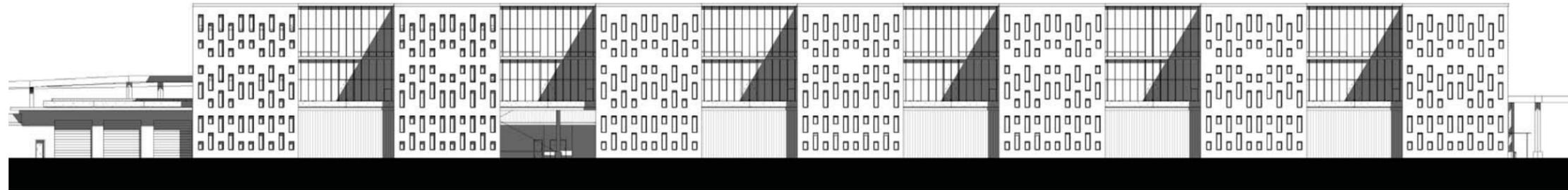


Bucktown Artists' Live / Work Cooperative

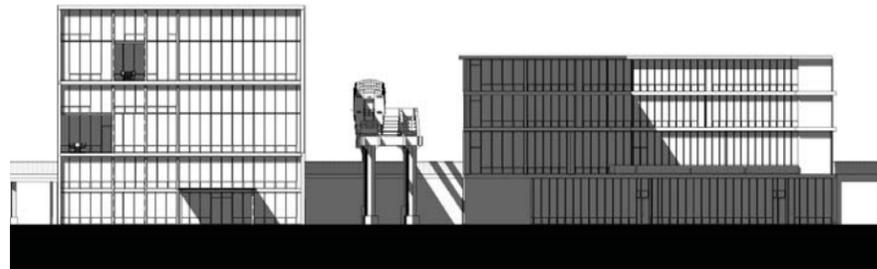
Workshop Entrance



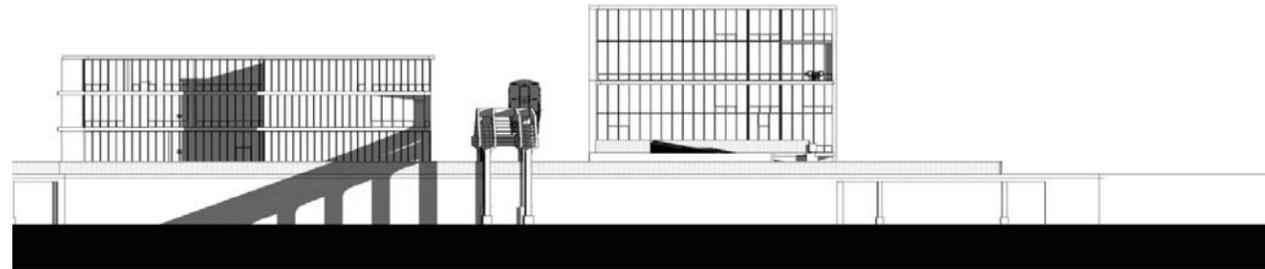
Bucktown Artists' Live / Work Cooperative



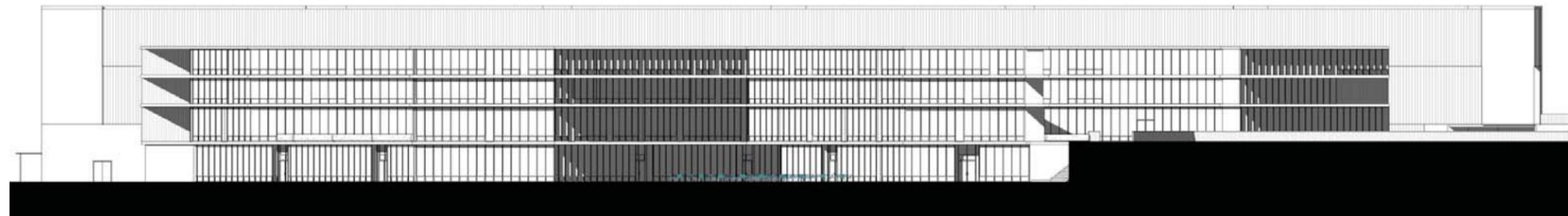
West Elevation



South Elevation



North Elevation



East Elevation

Elevations



Bucktown Artists' Live / Work Cooperative

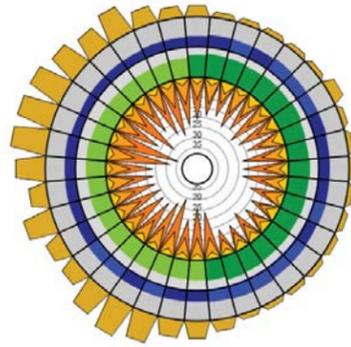
Supporting Documentation



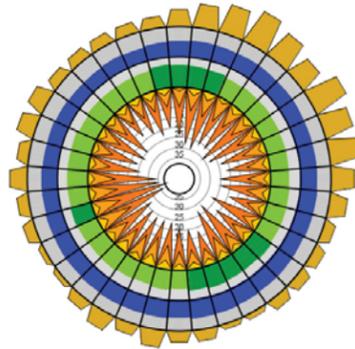
Bucktown Artists' Live / Work Cooperative

Ecological Analysis

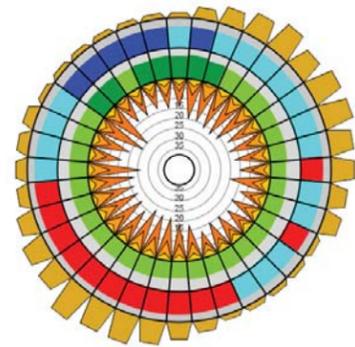
Winter



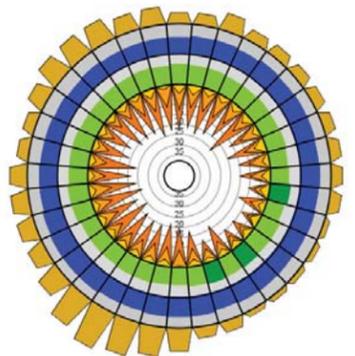
Spring



Summer



Fall



Site Analysis



Bucktown Artists' Live / Work Cooperative

Quantitative Program

1.00 Live / Work Lofts		20 lofts
Space	Net S.F.	Notes
1.01 Live/work area	1000	
1.02 Kitchen		w/in footprint
1.03 Bathroom		w/in footprint
1.04 Lofted area	300	w/in footprint
1.05 Private Outdoor area		Optional per layout of building
	1000	Total Per Unit
	20000	Total Per 20 Units

2.00 Communal Workspace		
Space	Net S.F.	Notes
2.01 General Workspace	10000	General power tools
2.02 Shared Kitchen/Lounge Space	1000	
2.03 Administration/Staff office space	500	
2.04 Hand Tool Storage	500	
2.05 Ceramics Room	1500	
		Kiln Space
2.06 Welding / Metals Space	1500	
	15000	Total SF

3.00 Retail		
Space	Net S.F.	Notes
3.10 Restaurant / Café	5000	
3.11 Seating		
3.12 Kitchen		
3.13 Bar/Lounge Area		
3.20 General space retail	2500	
3.30 Other Retail?	2500	
	10000	Total

4.00 Gallery		
Space	Net S.F.	Notes
4.10 Gallery	5000	
	5000	Total

5.00 Work Studios		
Space	Net S.F.	Notes
5.10 Work Studios	500	20 studios
5.20 Communal bathrooms		
5.21 Men	500	
5.22 Women	500	
	11000	Total

6.00 Classrooms		
Space	Net S.F.	Notes
6.10 Classroom	1500	4 Lab-style classrooms for various activities
6.20 Staff Offices	500	5 offices for staff
	8500	Total

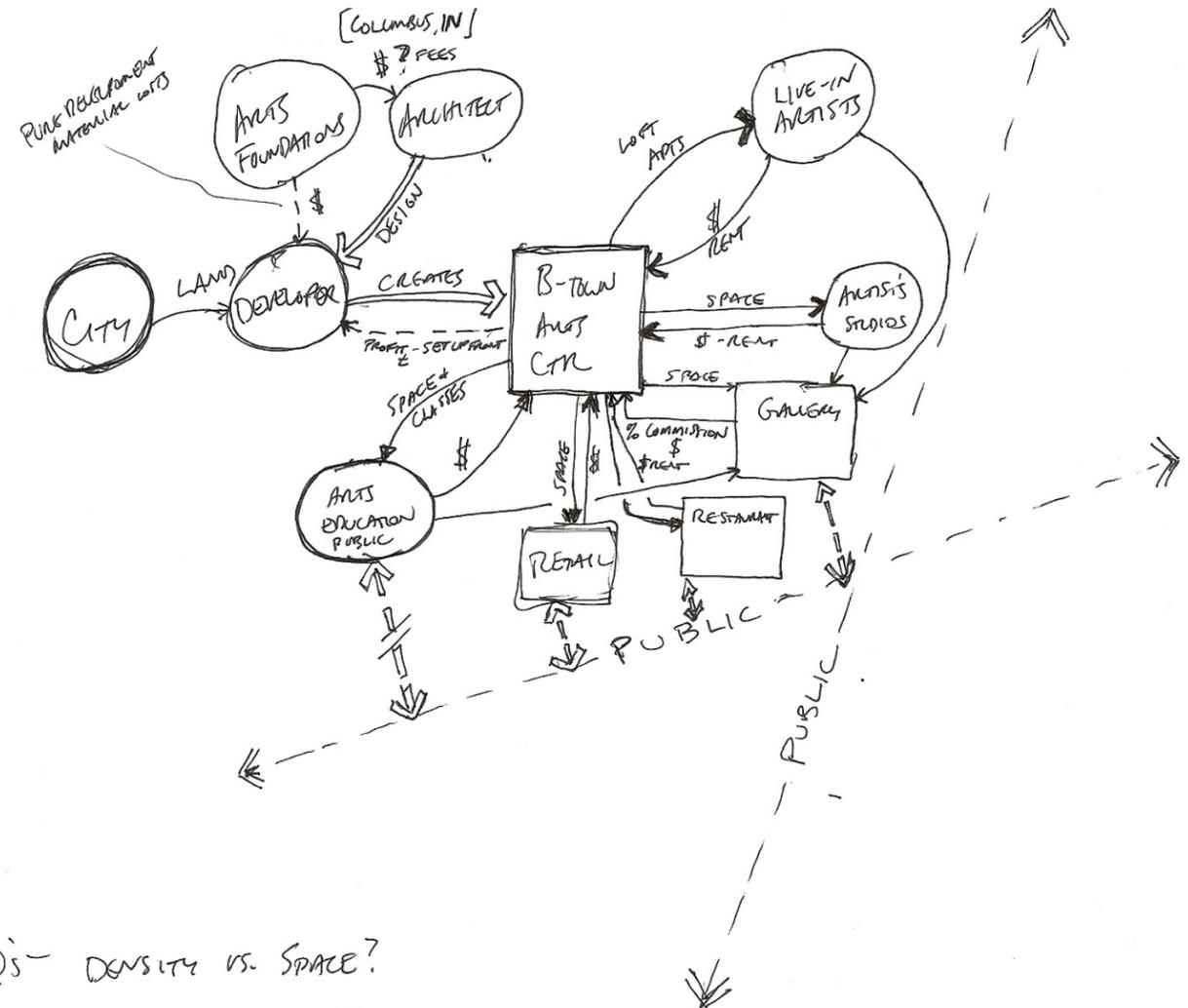
7.00 Community Gathering Space		
Space	Net S.F.	Notes
		Total

8.00 Access to Bloomingdale Trail		
Space	Net S.F.	Notes
		Total

General Lot Space		Net S.F.	Notes
Zoning		96000	2.208 Acres
Space	Net S.F.	Notes	
1.00 Live / Work Lofts	20000	20 Lofts @1000 SF ea	
2.00 Communal Workshop	15000		
3.00 Retail	10000		
4.00 Gallery	5000		
5.00 Work Studios	11000	20 Studios @500 SF ea	
6.00 Classrooms	8500		
7.00 Community Gathering Area	0		
8.00 Access to Bloomingdale Trail	0		
	69500	Net Total	

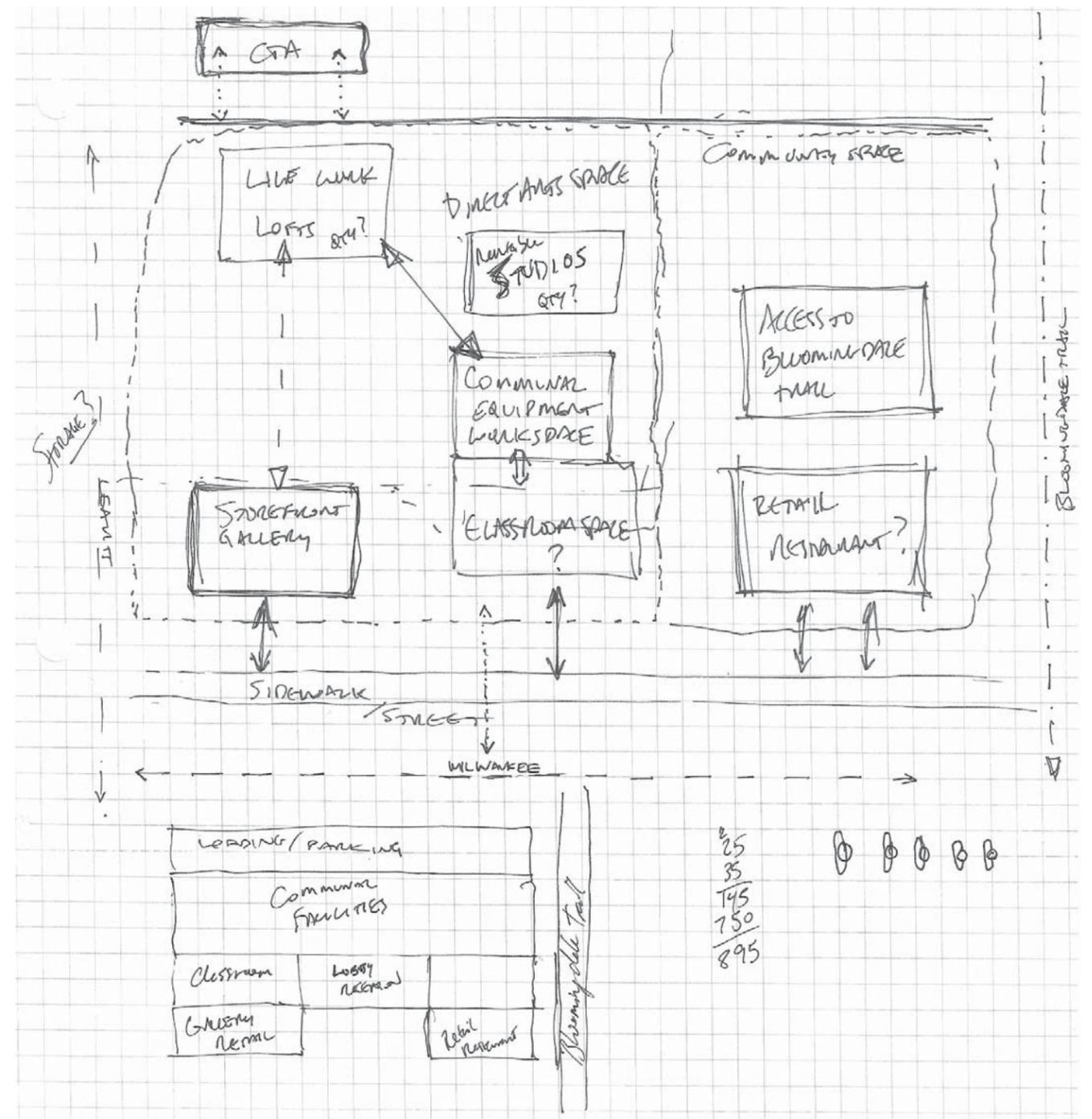


Possible ProForma Diagram



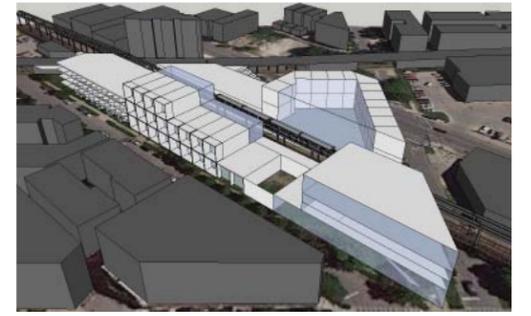
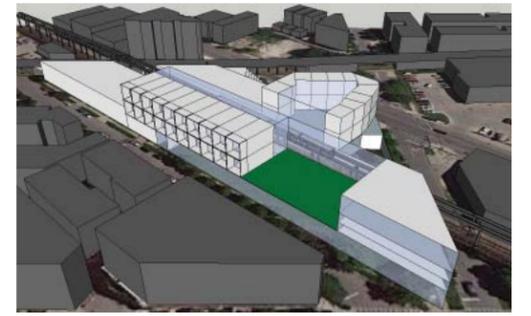
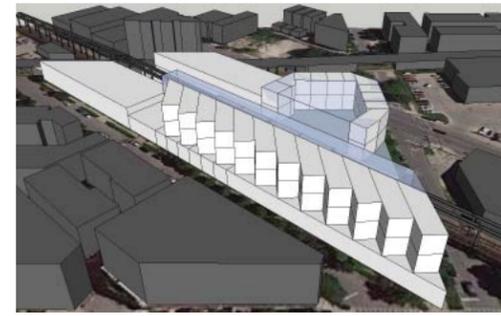
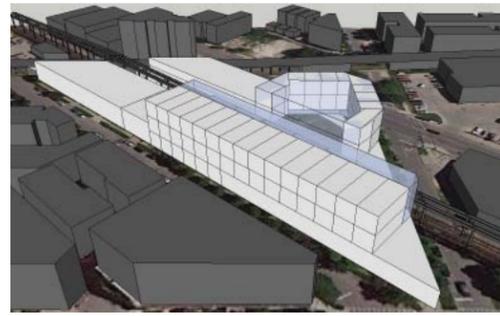
Q's - DENSITY VS. SPACE?
 Proforma performance -
 How many units we need @ what rent for developer to realize profit?

Conceptual Program



25	
35	
745	
750	
895	

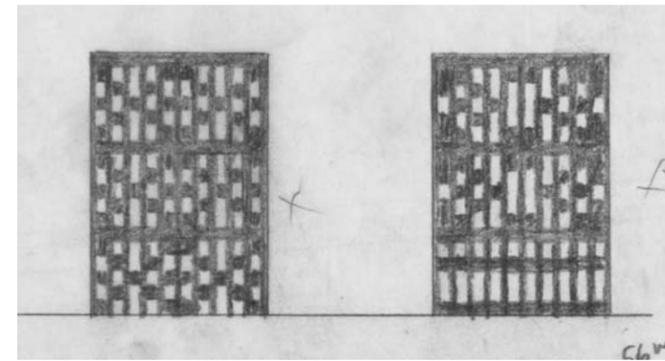
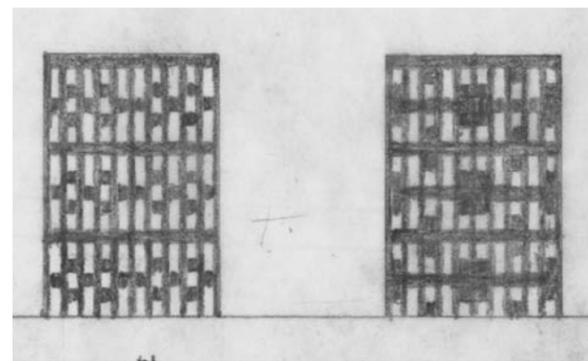
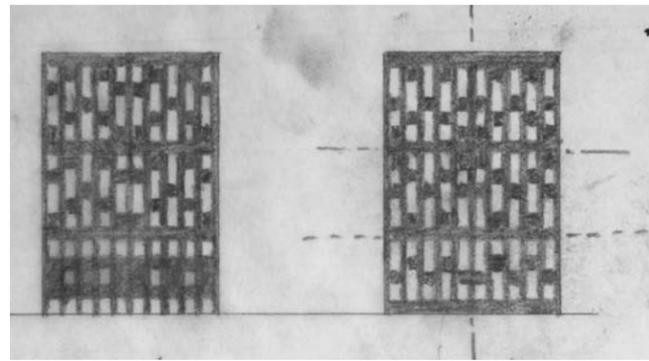
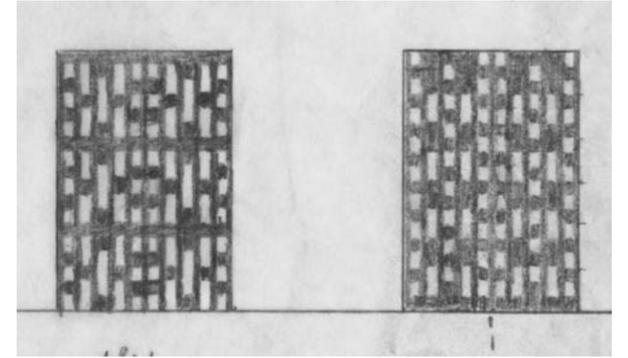
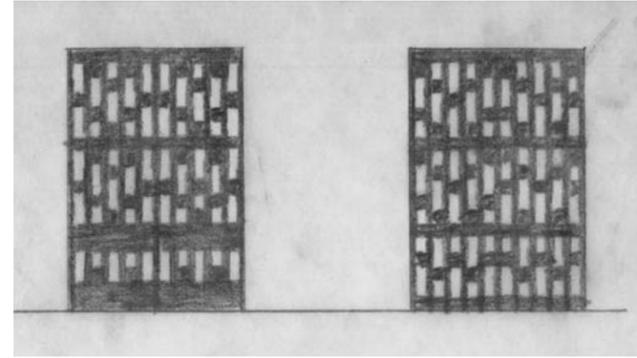
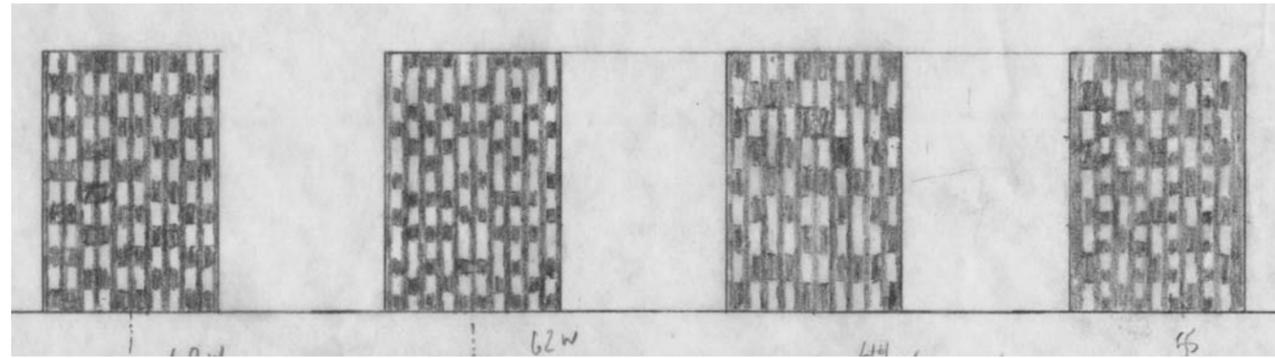
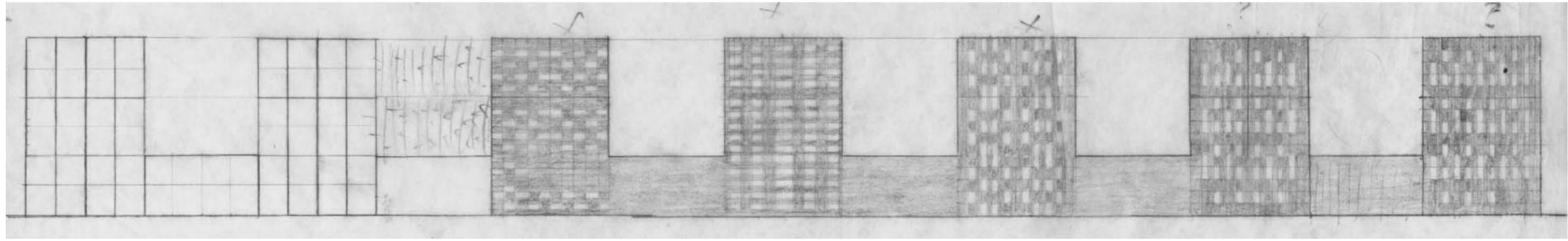


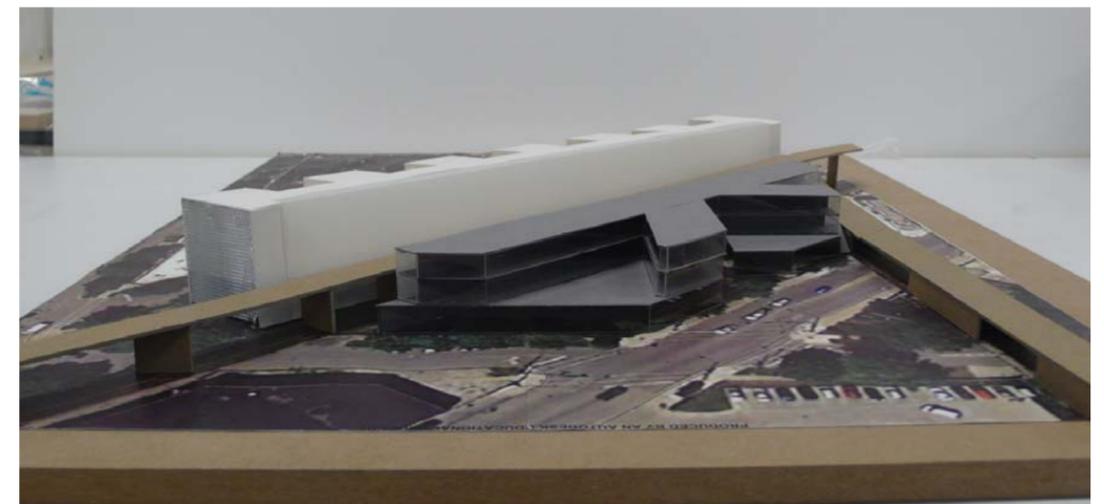
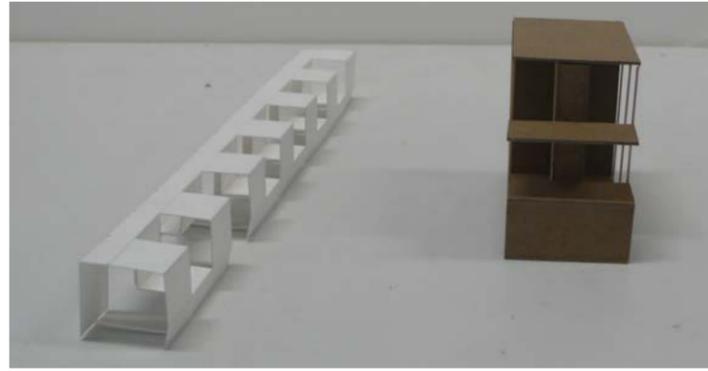
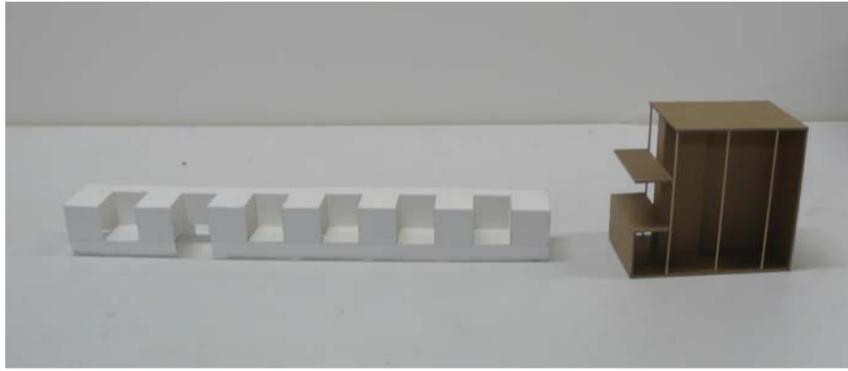


Early Conceptual Massing Studies



Bucktown Artists' Live / Work Cooperative





Model Studies



Bucktown Artists' Live / Work Cooperative

Zhou B Art Center

VISION

The vision of the Zhou B Art Center is to facilitate the exchange of contemporary art between Chicago and the international art community and promote the convergence of Eastern and Western art forms in the United States.

MISSION

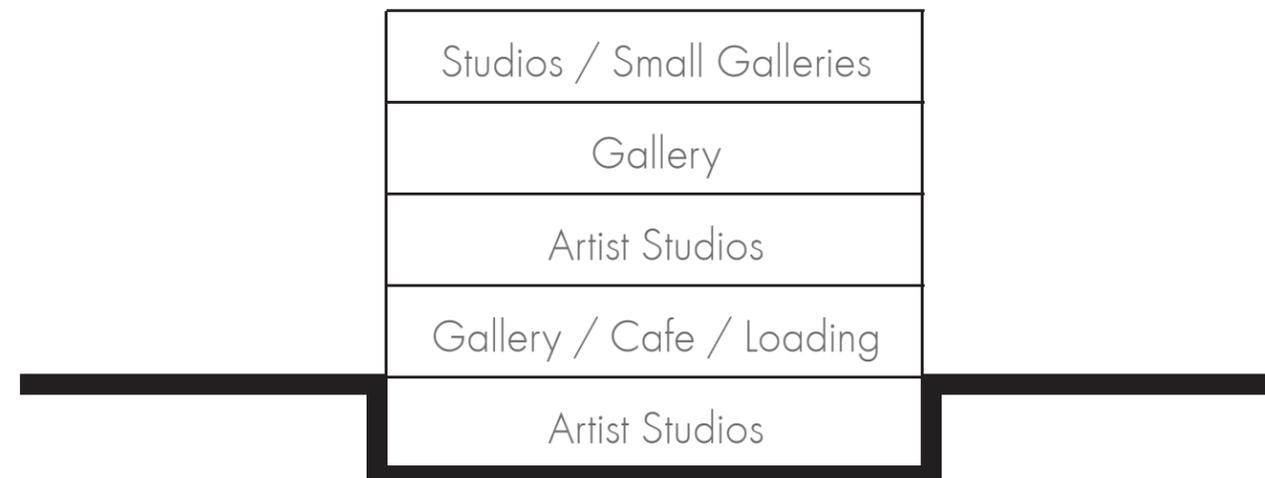
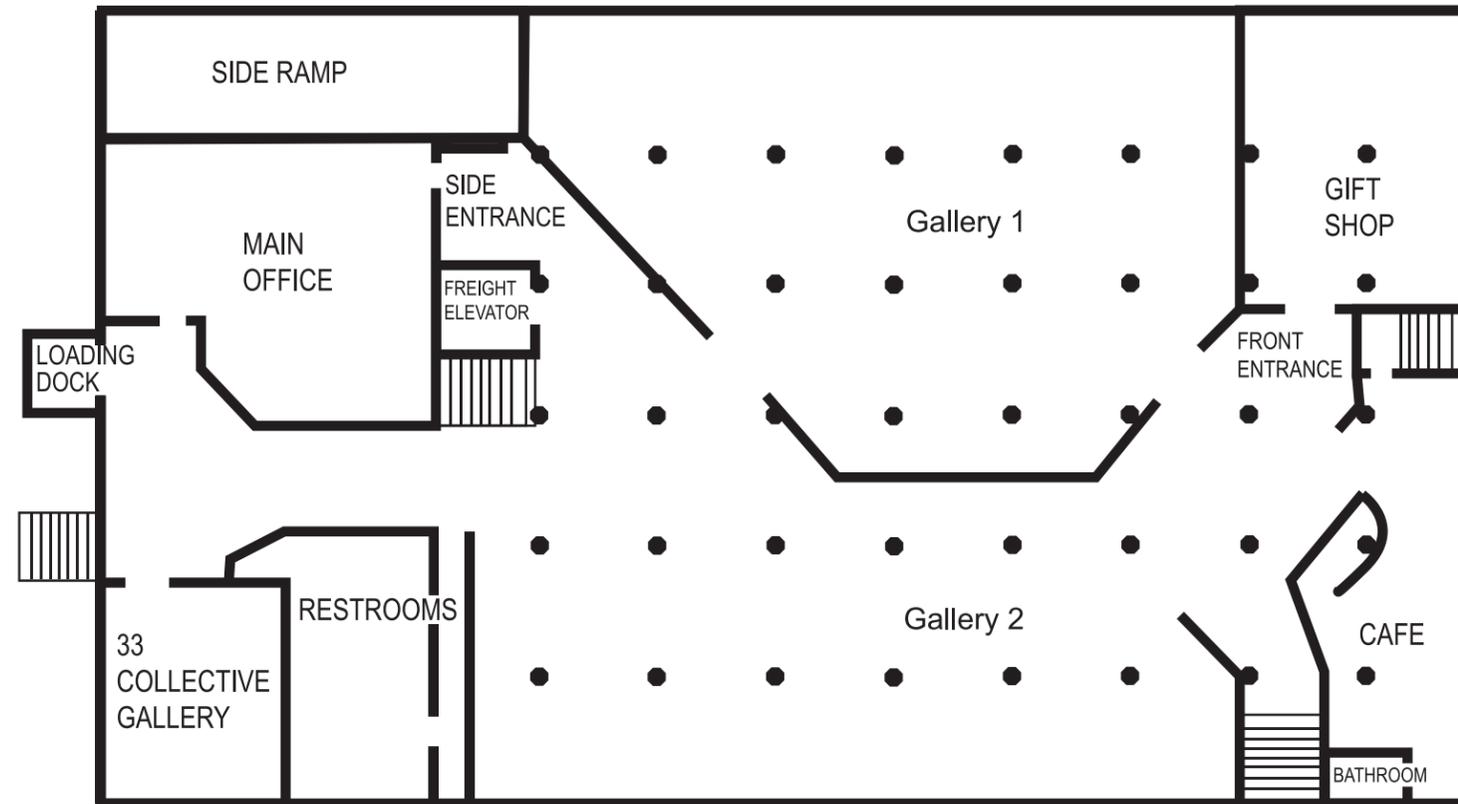
The mission of the Zhou B Art Center is to promote and facilitate a cultural dialogue by organizing contemporary art exhibitions and programs of international scope

ABOUT

The Zhou B Art Center was founded in 2003 by the world renowned artists, the Zhou Brothers. It is now home to several exhibition spaces, a cafe, an art store, galleries and artist studios. It has established itself as the premier venue for internationally recognized art shows and events and continues to galvanize the South Side and the Bridgeport neighborhood as the most interesting new area for the arts in Chicago.

The Zhou B Art Center hosts a broad range of exhibitions, concerts and functions for public and private audiences. With gallery space of up to 17,000 square feet it can accommodate events from 10 - 1000 guests and provide an exciting environment for fundraising dinners, corporate functions, weddings and smaller parties. The Zhou B Cafe and Bar can be rented for intimate parties or events. It is open Monday through Friday from 8AM-10PM and is also available for rental on weekends. It accommodates smaller parties of up to 70 guests and can be rented in conjunction with the first floor for a VIP area or primary bar.

FLOOR PLAN



Precedent



Bucktown Artists' Live / Work Cooperative

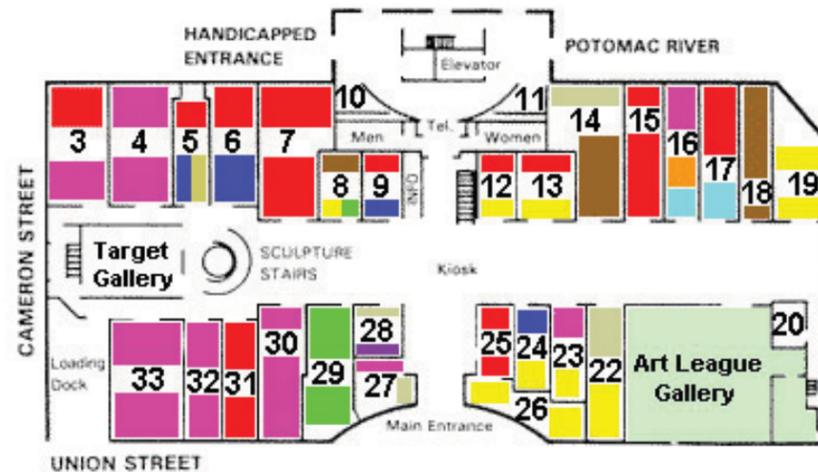
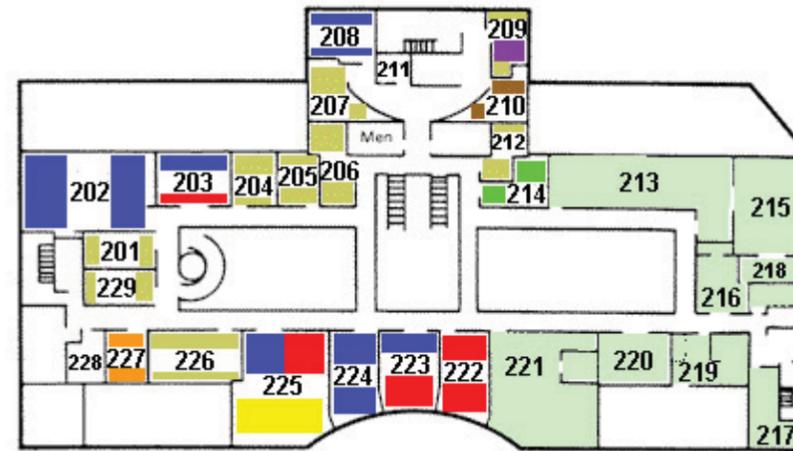
Torpedo Factory Art Center

The Torpedo Factory Art Center is the highlight of Alexandria's Potomac River waterfront, attracting approximately 500,000 visitors annually. Visit 82 artists' studios, six galleries, two workshops, and the Alexandria Archaeology Museum. Sign up for an art class with The Art League School. Then stroll along the waterfront, shop and sightsee on nearby historic streets, have a picnic on the dock behind the art center, or eat in the area's many fine restaurants.

The Torpedo Factory Art Center houses more than 165 visual artists who produce artwork in a wide variety of media including painting, ceramics, photography, jewelry, stained glass, fiber, printmaking, and sculpture. The artists invite visitors to join them in their studios and observe their creative processes. You may ask questions, learn about each of their art forms, and purchase original work.

In addition to 82 working artist studios, you will also find:

- * 6 Galleries:
 - Target Gallery (National and international exhibition space)
 - The Art League Gallery
 - Enamelists Gallery
 - Multiple Exposures Gallery (Photography)
 - Potomac Fiber Arts Gallery
 - Scope Gallery (Ceramics)
- * 2 workshops:
 - Fiberworks
 - Printmakers, Inc.
- * The Art League School
- * Discover Graphics Atelier, Inc.
- * The Alexandria Archaeology Museum



The Torpedo Factory has 3 levels of 82 artist studios and 6 galleries. Find where your favorite kind of art is located before your visit by checking the color coded floorplans below and then clicking on the studio to see the art.

- Ceramics
- Collage/Mixed Media
- Enameling
- Fibers
- Glass
- Jewelry
- Painting/Drawing
- Photography
- Printmaking
- Sculpture
- The Art League



Precedent



Bucktown Artists' Live / Work Cooperative

Elevated Train Noise

SSV



MTCC



Precedent



Bucktown Artists' Live / Work Cooperative

Wickerpark Bucktown Info:

<http://wickerparkbucktown.org>

Arts Buildings / Centers:

Flatiron Arts Building: <http://flatironartists.org>

Torpedo Factory: <http://www.torpedofactory.org>

Zhou B Arts Center: <http://www.zbcenter.org>

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Interviews, Tours and Open Houses:

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Christopher Furman, Local Artist, Chicago - 28 October, 2010

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Chicago Reader: <http://www.chicagoreader.com/chicago/around-the-coyote-arts-debt-merger-closing/Content?oid=1304863>

Climate Info:

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Image Credits:

Wicker Park Bucktown SSA Master Plan Draft - available at wickerparkbucktown.org

Climate Consultant - available at <http://www.energy-design-tools.aud.ucla.edu>

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Underlying Diagrams provided by Interface Studio

Google Earth for all aerials

General Info / Arts Funding Etc.

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References



Bucktown Artists' Live / Work Cooperative