

# Division Street Dance Academy

A model for symbiotic development in mature Chicago neighborhoods



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Spring 2012



[www.theepochtimes.com/news/7-10-16/60832.html](http://www.theepochtimes.com/news/7-10-16/60832.html)

## Symbiosis- n.

1: the living together of two dissimilar organisms in more or less intimate association or close union

2: the intimate living together of two dissimilar organisms in a mutually beneficial relationship; especially : **mutualism**

## Symbiotic- adj.

1: relating to, characterized by, living in, or resulting from a state of symbiosis

<http://www.merriam-webster.com>

## Division Street Dance Academy:

This project is the new home for a contemporary dance academy in a mature Chicago neighborhood, with a 300 seat theater and residences for boarding students.

This project aims to create a symbiotic and mutually beneficial relationship between an arts organization and the community in which it sits. Taken as a critique of recent private development in the established and gentrifying neighborhoods of Chicago, which focus solely on creating capital as opposed to architecture that benefits the community, the Academy will act as an anchor to Wicker Park, creating an institution that extends into the community, as opposed to myopic private development.

This project developed as a response to recent development of large parcels of property in Chicago neighborhoods. Contemporary infill often brings more traffic and congestion, through development that encourages private automobile use, while not offering a larger benefit to the community which they are affecting. The establishment of a dance academy with a performance venue and student housing offers the opportunity to create meaningful connections between the new development and its neighborhood. The venue creates a destination that will attract Chicagoans from across the city, while the academy fills the project with life every day, precluding the problem of unused space on days that the theater is dark. By incorporating housing on site, the academy creates a self contained destination imbedded in an exciting and vibrant part of a great city. The academy further strengthens its connection to the community by buying nearby residential properties as the residence hall is no longer able to meet demand. The project strives to be a good neighbor by building adjacent to an existing CTA Blue Line station. Additional reductions in direct local impact can be pursued through sustainable building practices; reduction in heat island effect with a green roof, landscaping to collect and absorb rain water on site, and others.

It is possible to attract people to live, dine and be entertained in an area without increasing automobile traffic. It is generally considered beneficial for a community to have additional people living, shopping, dining and being entertained in your neighborhood, but their cars are a detriment, adding pollution, noise, congestion and pedestrian hazards to the area as well. As oil prices continue to rise and the city administration further encourages alternatives to private automobile travel, a new model for large neighborhood developments can be pursued.

# Site Selection

For the new home of a dance company, with performance hall, studios, offices, school facilities and on site housing for student boarding

1. Strong desire for a continuous plot.
2. Immediate adjacency to public transportation.
3. Location in a mature Chicago neighborhood outside of the loop.
4. Having street frontage on multiple lot lines.

A neighborhood with a culture of supporting the arts seems like a natural candidate to become the host of a dance academy, more capable of forming the desired symbiotic relationship.



## Wicker Park/Ukrainian Village

Site A: the southwest corner of Division St and Ashland Ave

- Blue Line access at corner
- Large continuous plot
- Artistic and cultural hub in Chicago
- Three lot lines on streets

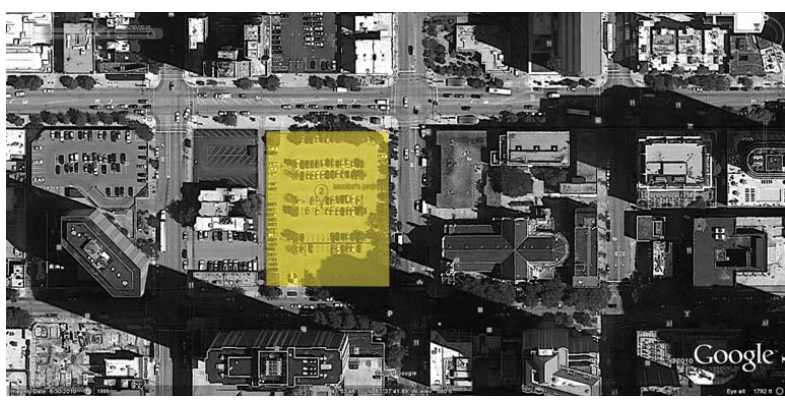
scale tipper



## Logan Square

Site B: near the northwest corner of Milwaukee Ave and Kedzie Ave

- Blue Line access at corner + bus routes
- Large continuous plot
- Logan Square
- One lot line on street



## River North/Gold Coast

Site C: the southwest corner of Chicago Ave and State St.

- Red Line access at corner
- Large continuous plot
- Gold Coast/River North
- Three lot lines on streets

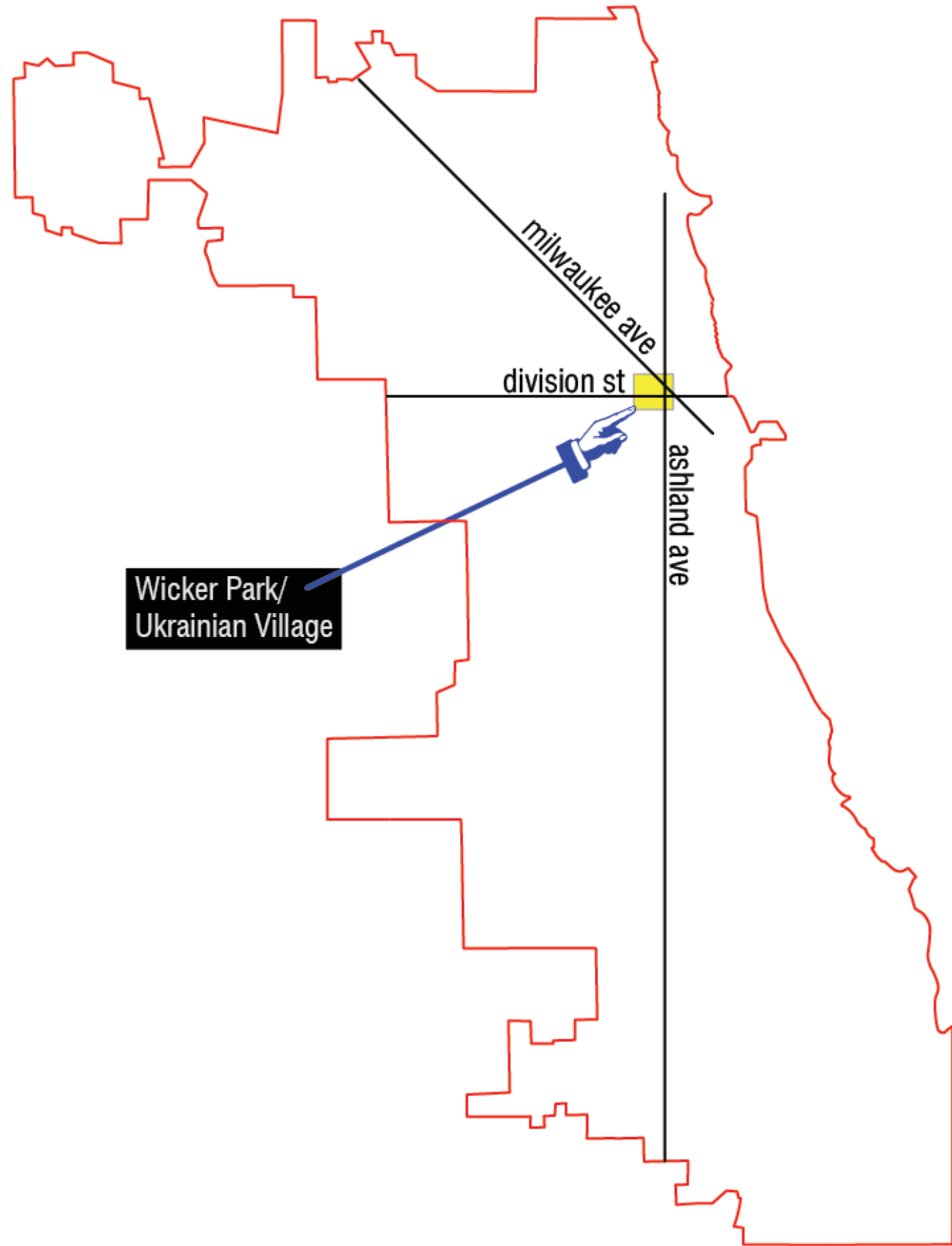


## Lakeview

Site D: the northeast corner of Wellington St and Sheffield Ave

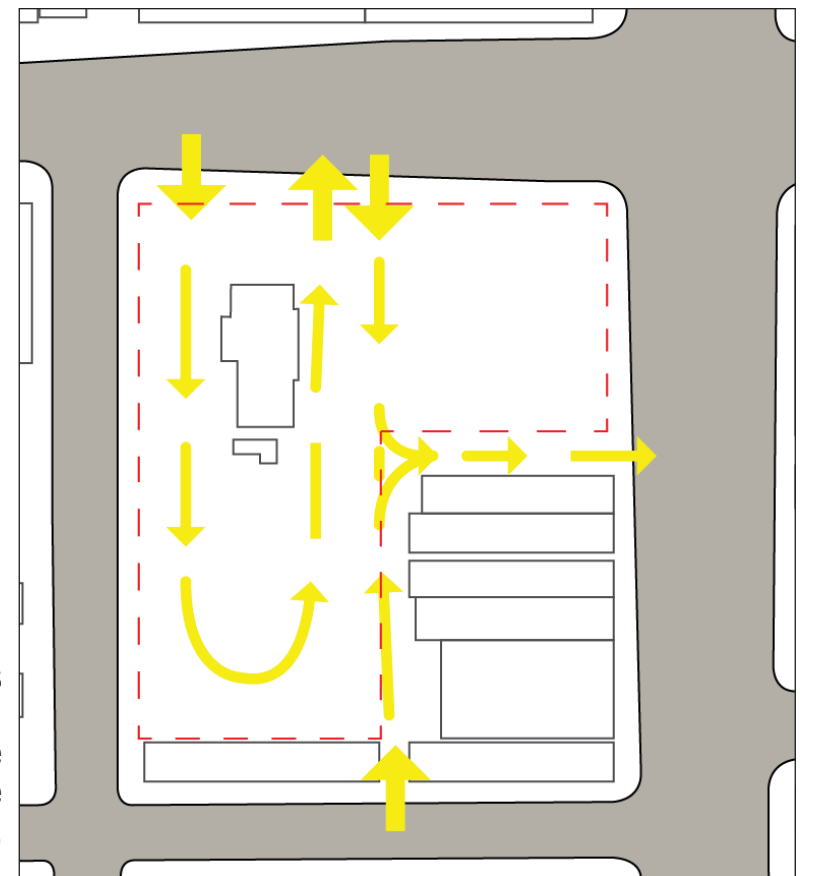
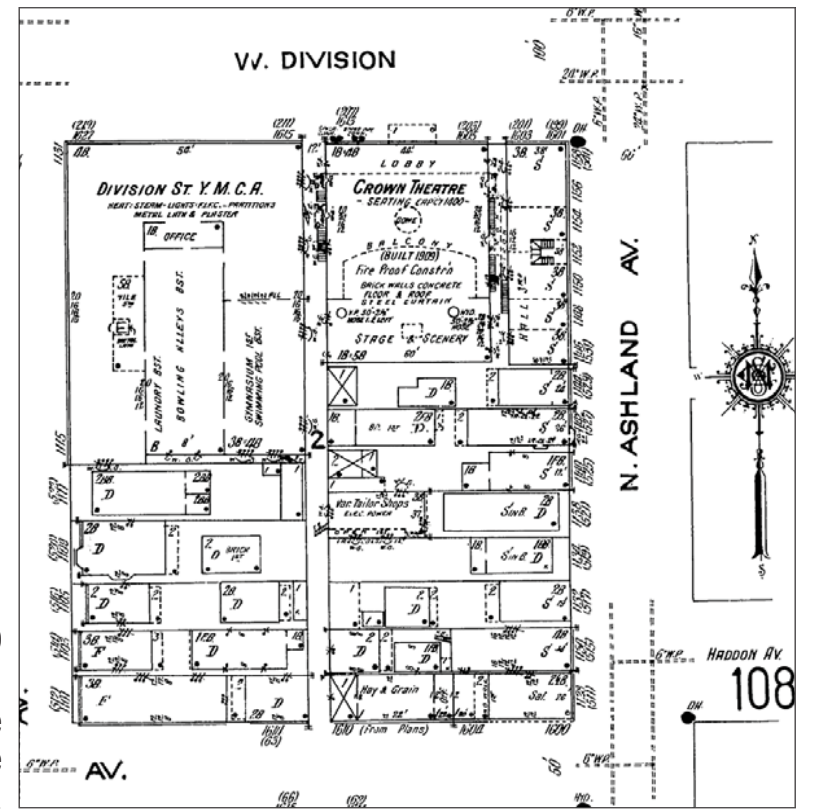
- Brown Line access mid-block
- Continuous plot
- Lakeview
- Three lot lines on streets

# Site Analysis



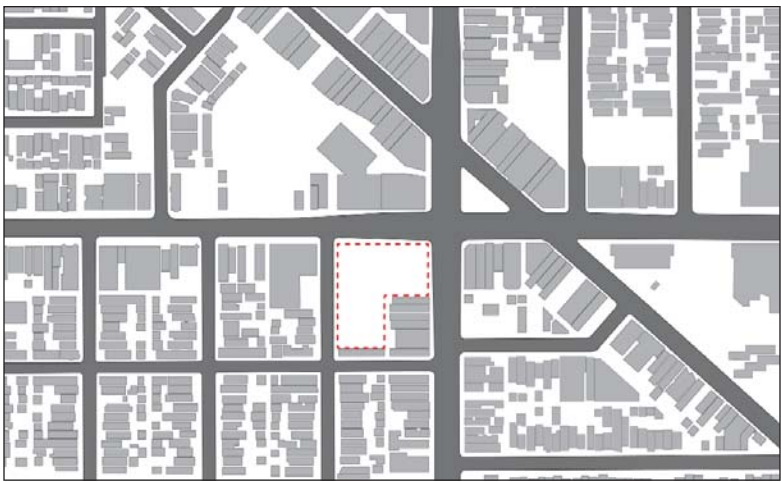
1951 Sanborn Fire Insurance Map

Early uses at the site included the Division St branch of the YMCA and the Crown Theatre, a vaudeville house.



2012 Existing Site Conditions

A Wendy's franchise and lots of surface parking. Automobiles access the block via multiple sidewalk crossings, endangering pedestrians.



figure/ground



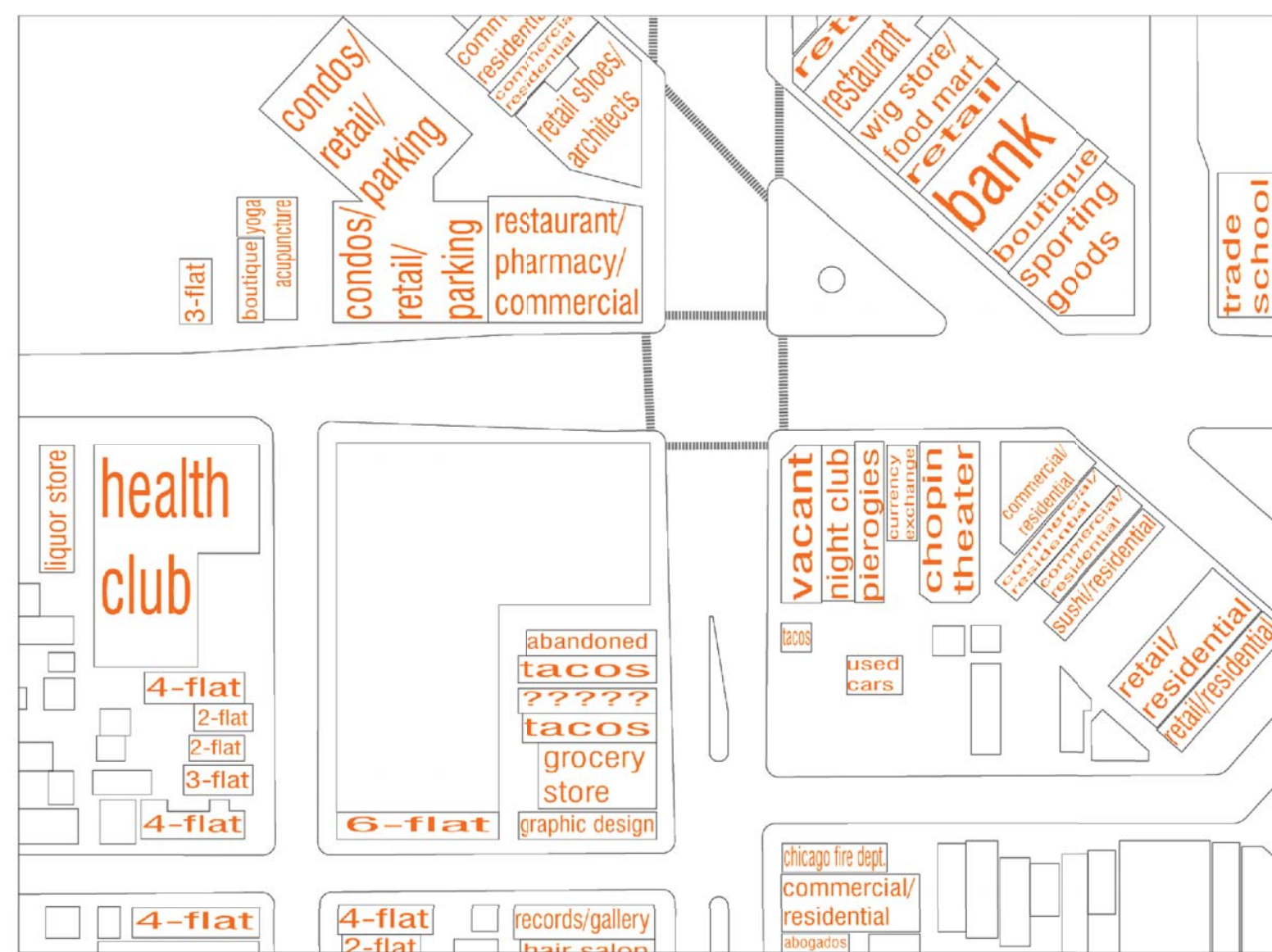
public open space



CTA Blue Line Subway

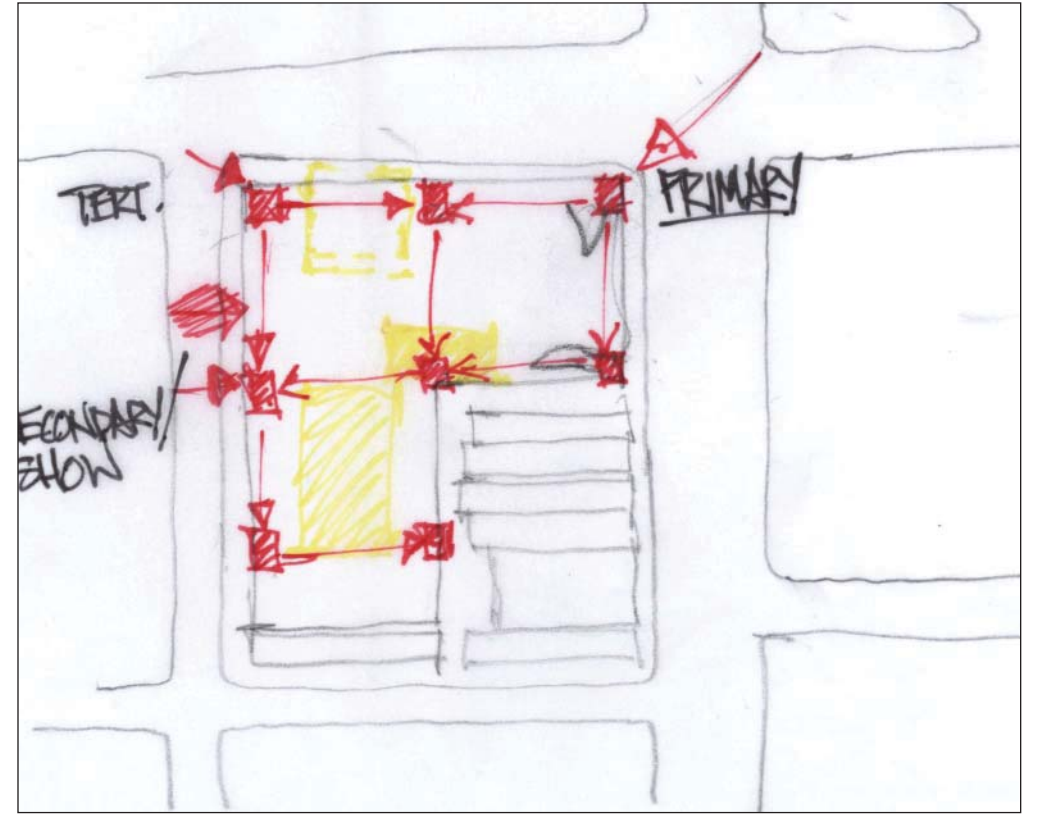
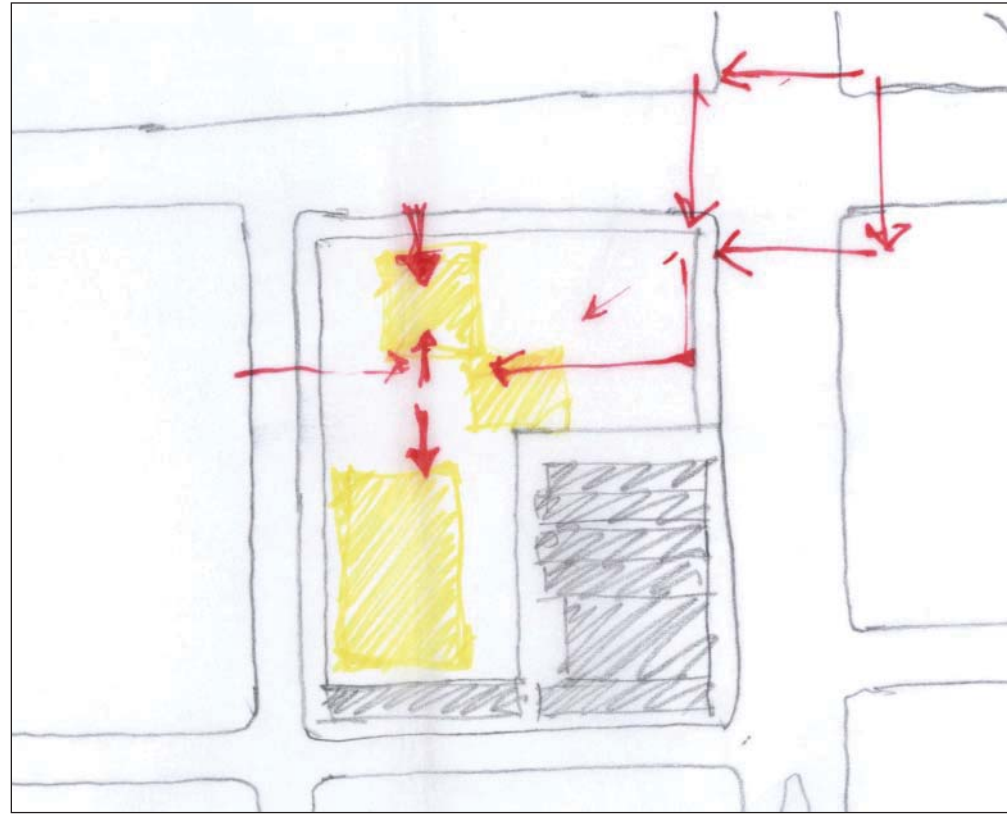
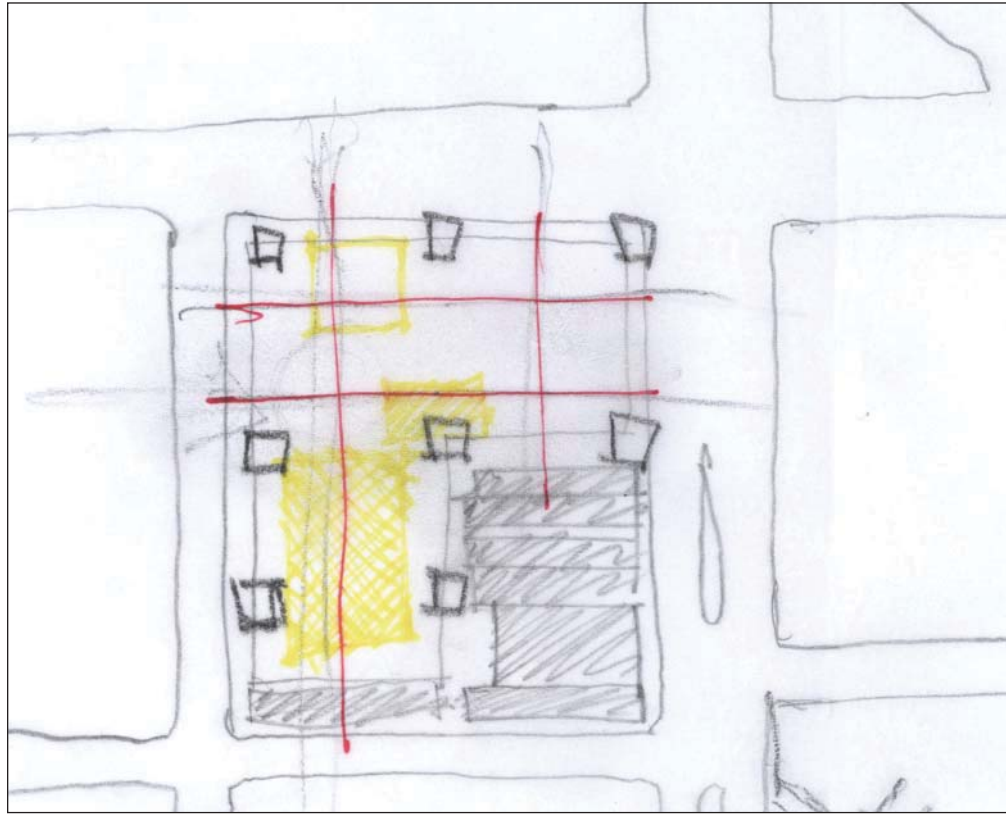
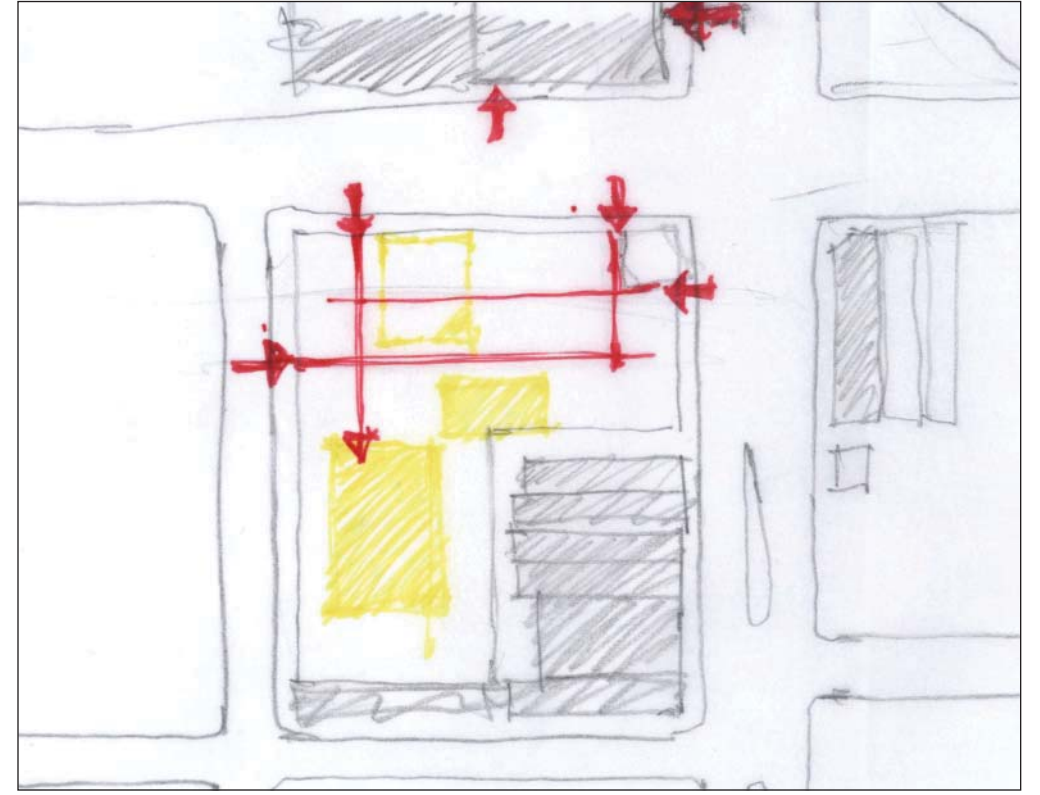
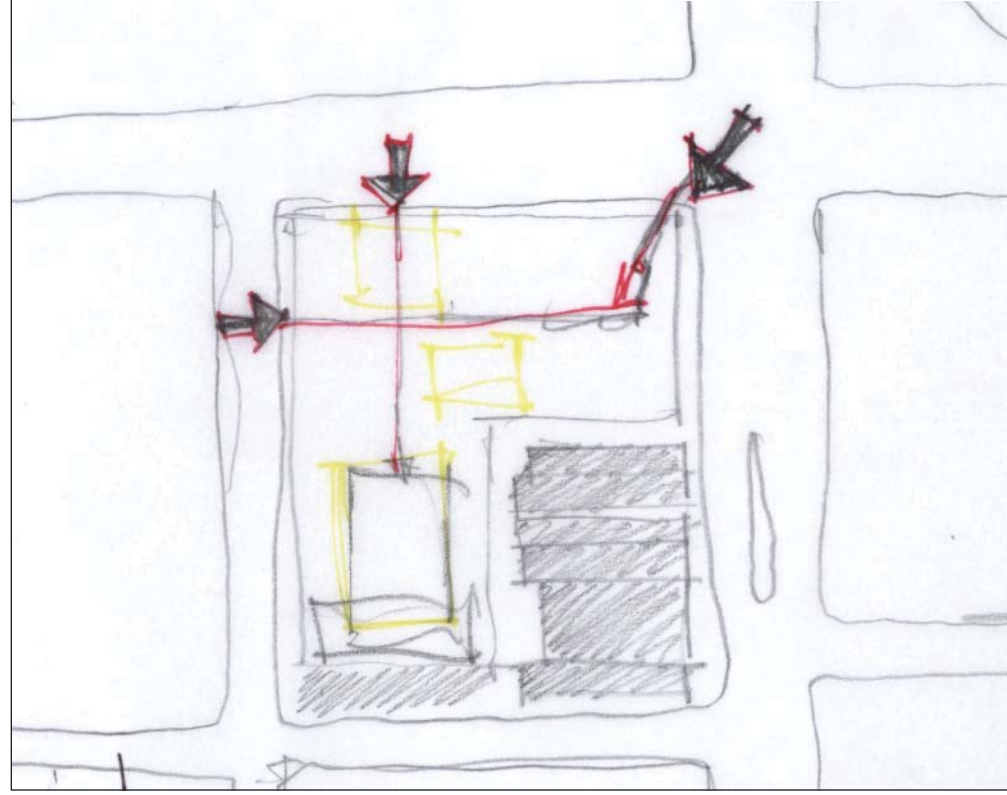
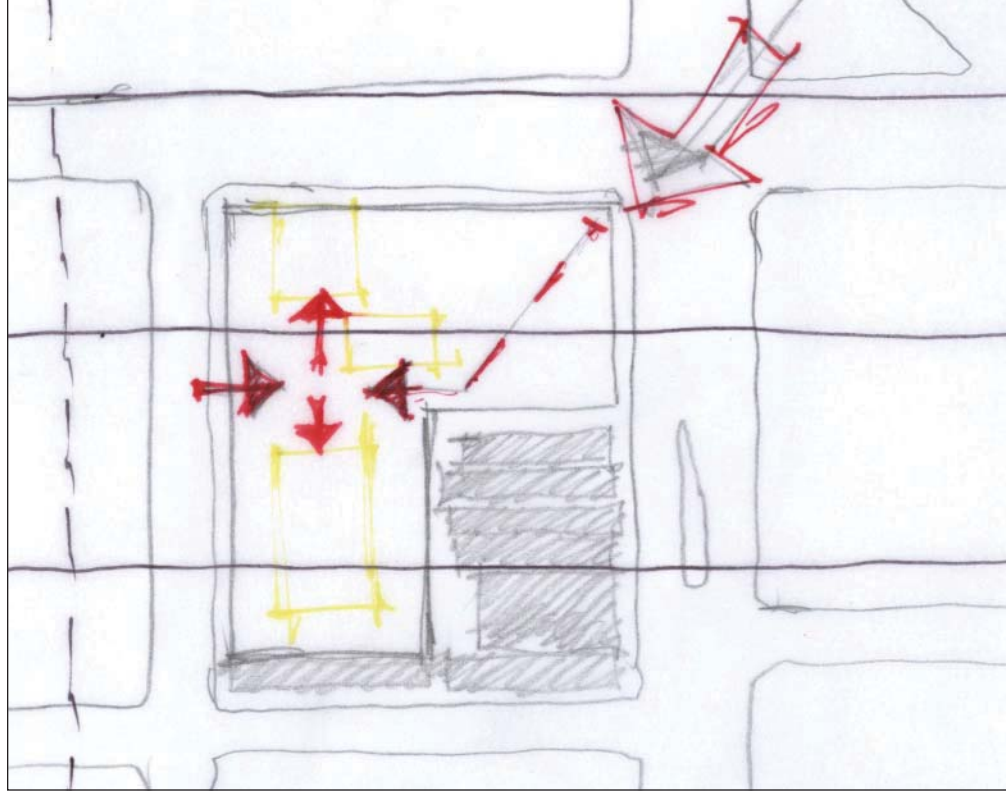


CTA bus stops



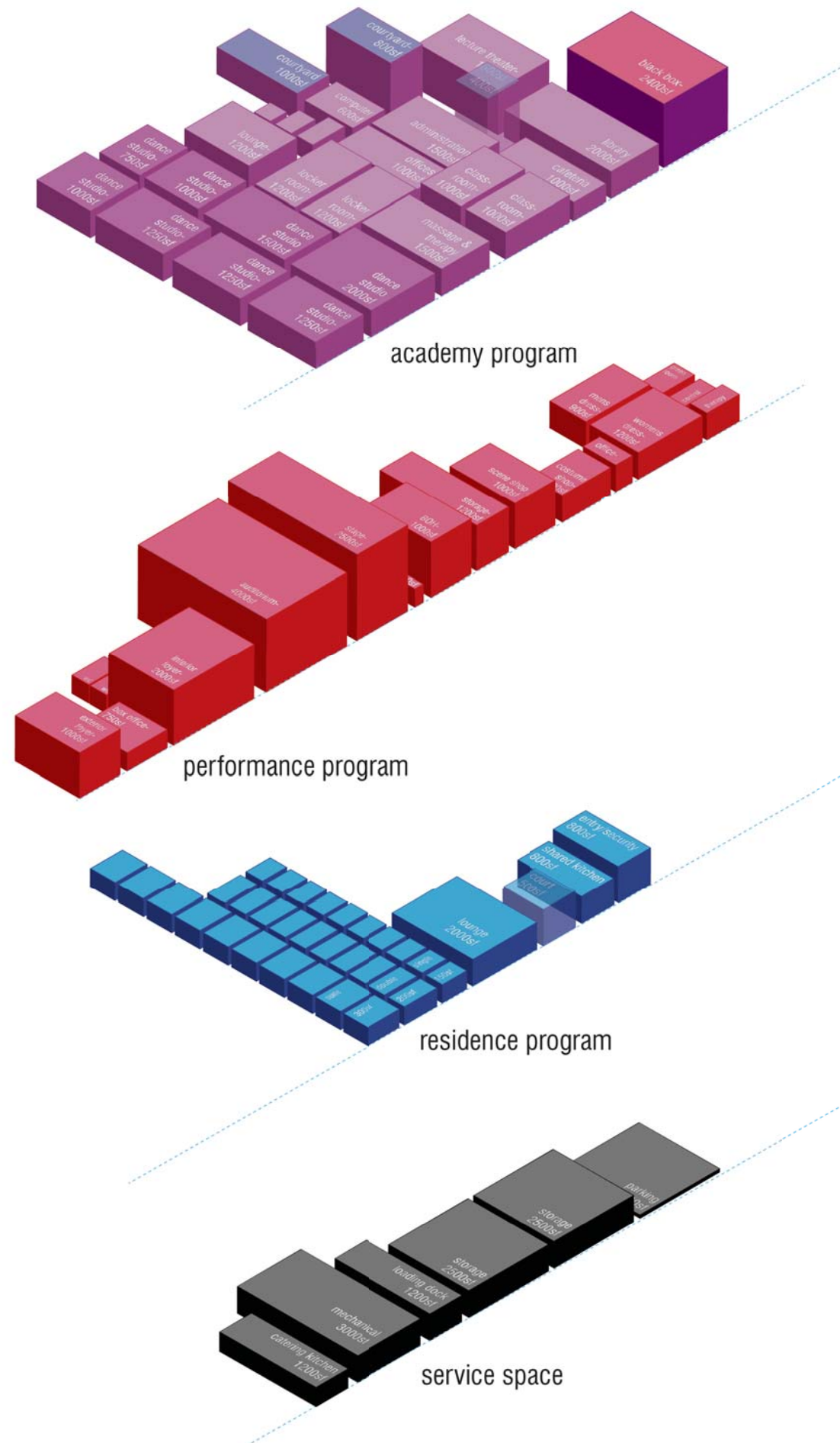
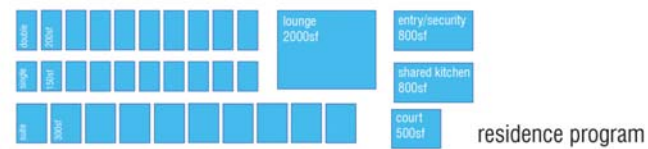
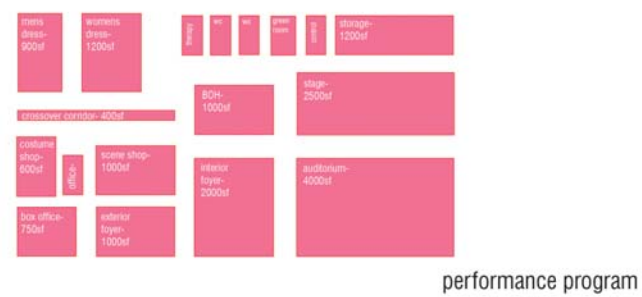
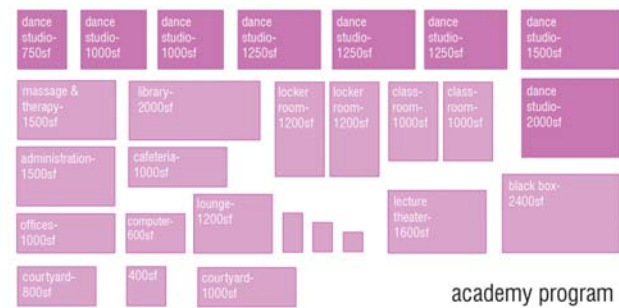
local building usage

# Site access and circulation



# Program

The Division Street Dance Academy is designed to be the home of a professional modern dance company, teaching academy with residences for out of town students and a performing arts venue with a three hundred seat mainstage auditorium, 99 seat convertible black box theater and a 120 seat lecture hall. Combining these elements into a single project encourages both dense and diverse land use and fosters a symbiotic relationship with Wicker Park.



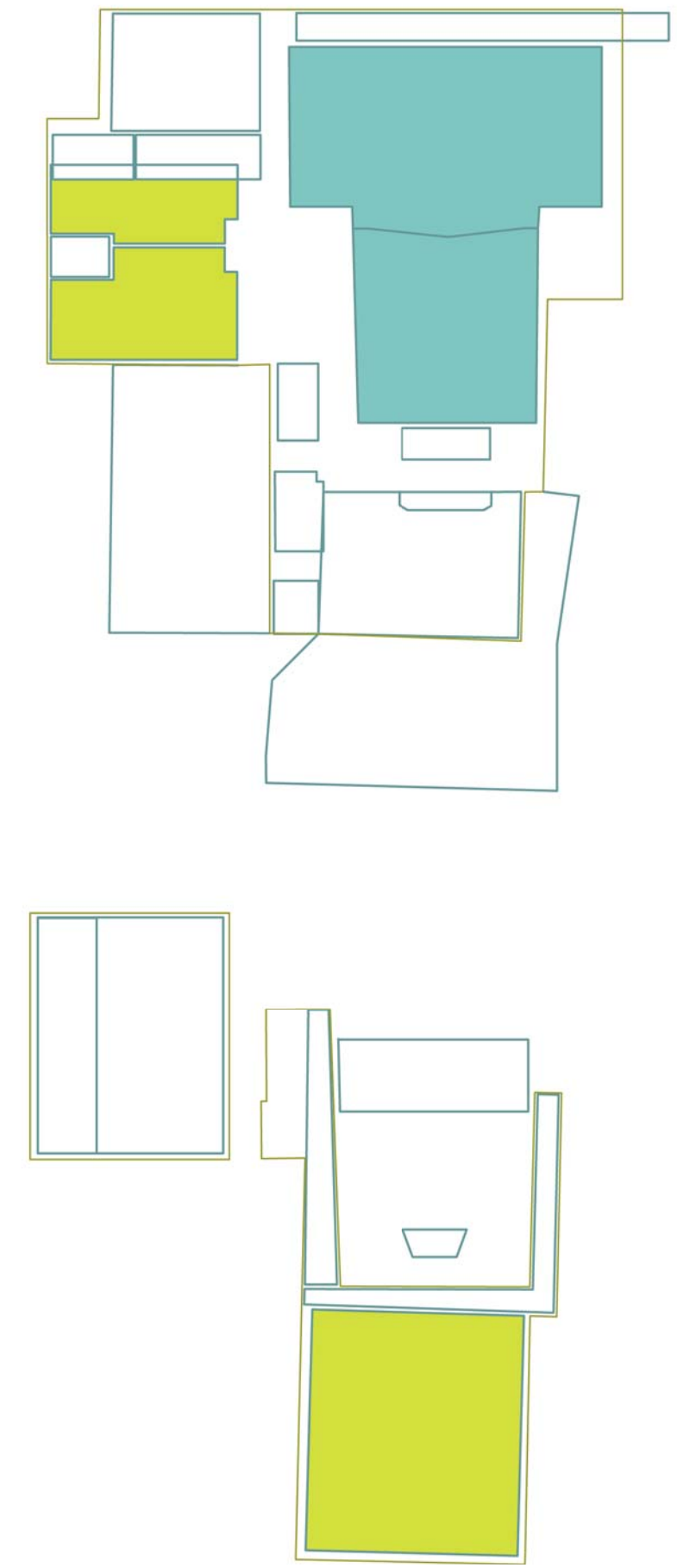
Performance	space name	interior sf	exterior sf	quantity	extension	occupants	adjacencies	qualitative aspects	notes
	1 Box Office	750				750	lobby		3 ticket windows/will call
	2 Exterior Foyer		1000					public outdoor room	front porch?
	3 Interior Foyer					2000	auditorium	celebratory and spectacle	
	4 Auditorium	4000				4000	300 stage		
	5 Stage	2500				2500	auditorium	flat	50-70' proscenium
	6 BOH	1000				1000			
	7 Crossover corridor	400				400			
	8 Scene shop	1000				1000			
	9 Technical office	200				200	just offstage		
	10 Costume shop	600				600			
	11 Men's Dressing	900				900			
	12 Women's Dressing	1200				1200			
	13 Therapy area	200				200			
	14 WCs	200		2		400	lobby		public / need some for performers?
	15 Green room	250				250	just offstage		
	16 Control Suite	200				200			
	17 Catwalks	n/a							
	18 Follow Spot	100				100			
	19 Storage	1200				1200	backstage		
	total		1000			16900			
Academy	space name	interior sf	exterior sf	quantity	extension	occupants	adjacencies	qualitative aspects	notes
	1 Dance Studios	~750-2000		6 to 8		10000	10-40	classrooms	sprung floors, mirrors, windows with computers?
	2 Library	2000				2000			
	3 Cafeteria	1000				1000			
	4 Locker rooms	1200		2		2400	studios		
	5 Classrooms	1000		2		2000	library		
	6 Massage/Therapy	1500				1500	studios		
	7 Computer Lab	600				600			combine with library?
	8 Lounge	1200				1200	all over the place		
	9 Study rooms	~100-200'		3		500			
	10 Studio Theater	2400				2400			
	11 Lecture Theater	1000				1000	99	black box	small group study/stretch public accessibility 80sf/person?
	12 Administration	1500				1500	125		
	13 Offices	1000				1000			
	14 Courtyard		2200	3?					
	total		2200			27100			
Residences	space name	interior sf	exterior sf	quantity	extension	occupants	adjacencies	qualitative aspects	notes
	1 Double rooms	200		10		2000	2		shared bathrooms?
	2 Single rooms	150		10		1500	1		shared bathrooms?
	3 Residential Suite	300		10		3000	1		
	4 Lounge	2000				2000			
	5 Entry/security	800				800	15	common area	the relief from tiny student rooms
	6 Common kitchen/dining	800				800		lounge	
	7 Courtyard		500						
	total		500			10100			
Services	space name	interior sf	exterior sf	quantity	extension	occupants	adjacencies	qualitative aspects	notes
	1 loading dock	1200				1200		alley, side street	
	2 parking		250	10				alley	
	3 mechanical	3000				3000		roof, basement	
	4 storage	5000				5000		basement	
	total		2500			9200			
Performance						16900			
Academy						27100			
Residence						10100			
Services						11700			
Net	total		6000			65800			
						65800	x1.33	87,500sf	net.gross of .75
						65800	x1.5	98,700sf	net.gross of .66

# Dance Precedent

The Stevie Eller Dance Center  
Tucson, AZ  
Gould Evans Architects-2002



performance  
studios





The Juilliard School  
New York City  
Pietro Belluschi and Eduardo Catalano-1969  
DS+R and FXFowle-2009



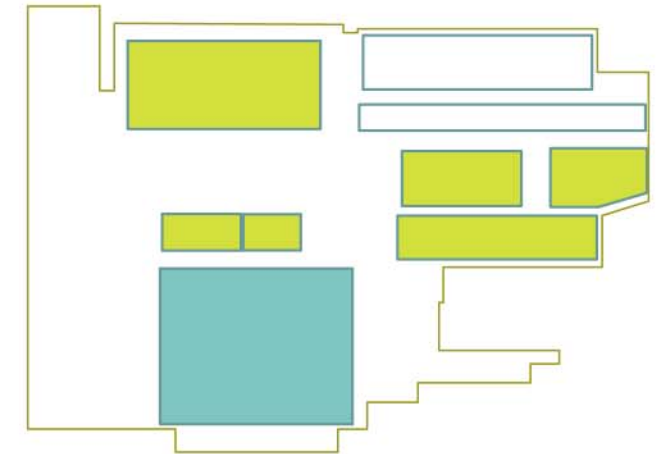
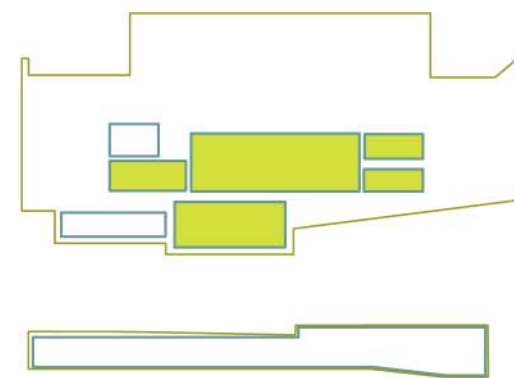
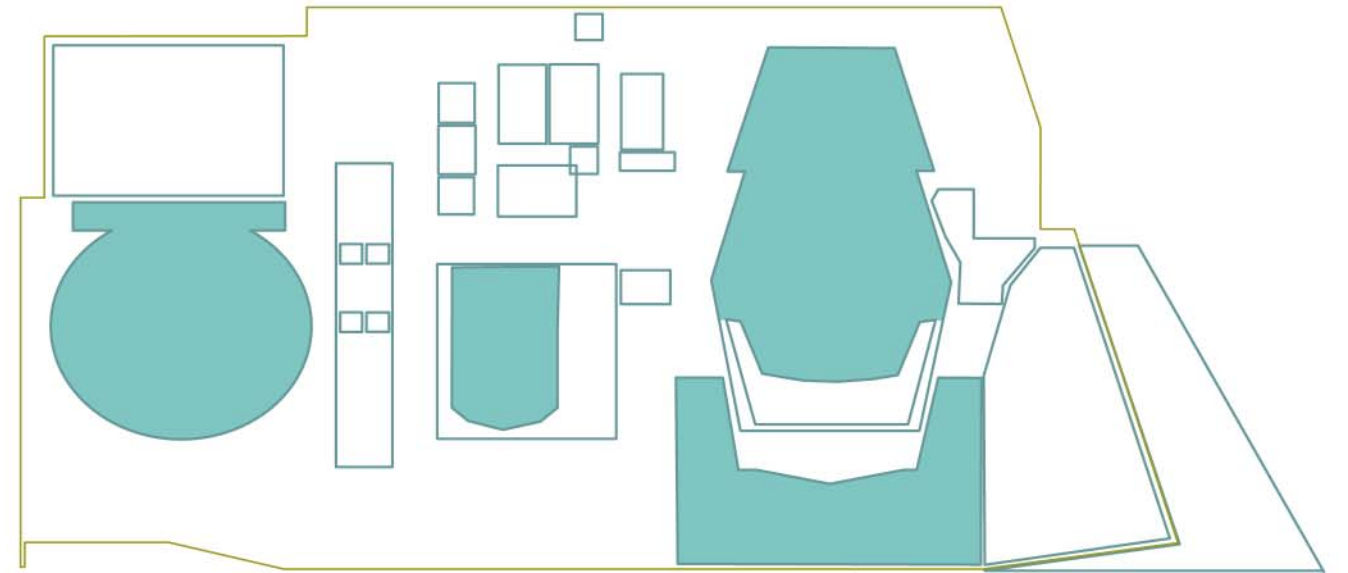
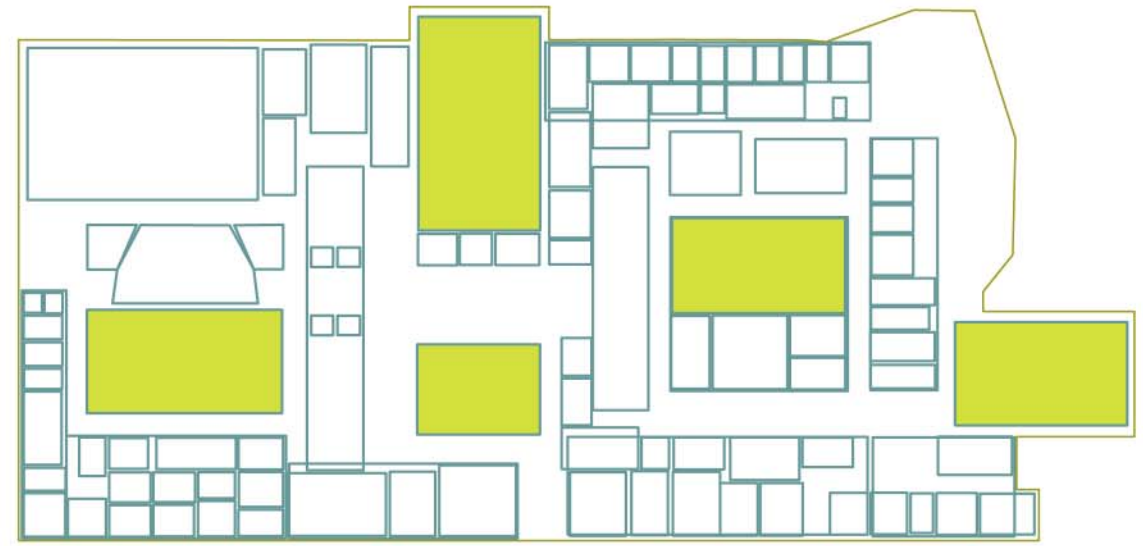
Iwan Baan

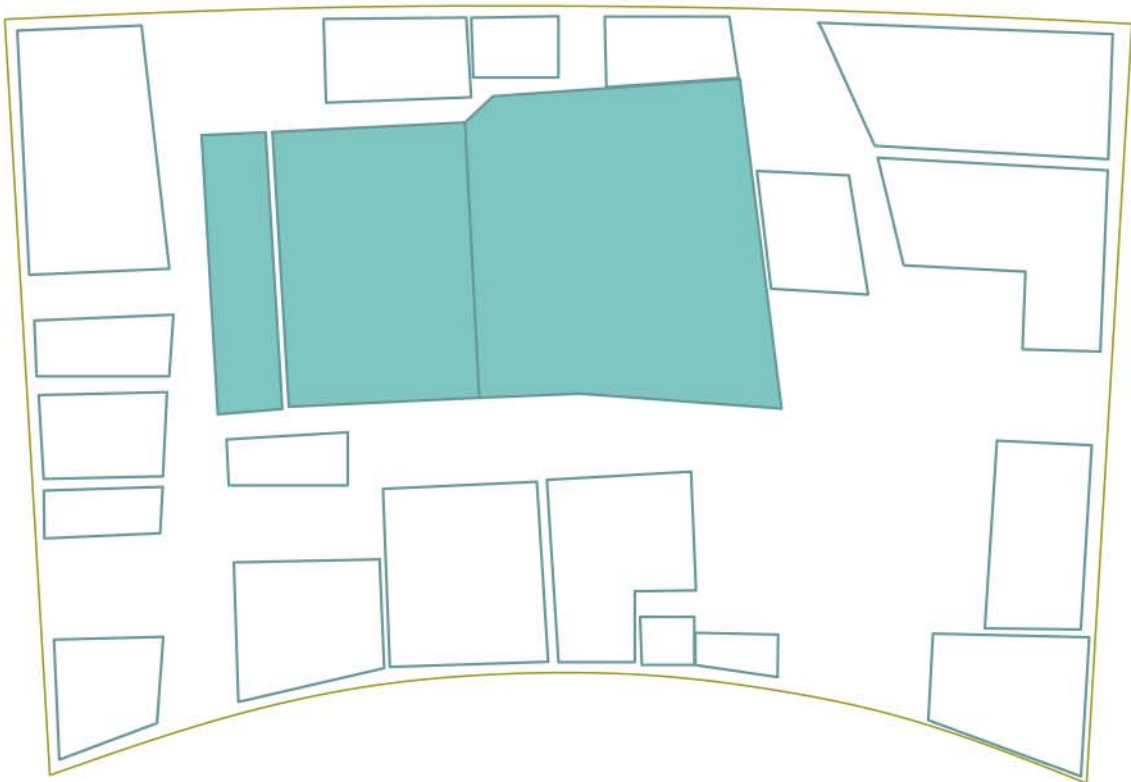
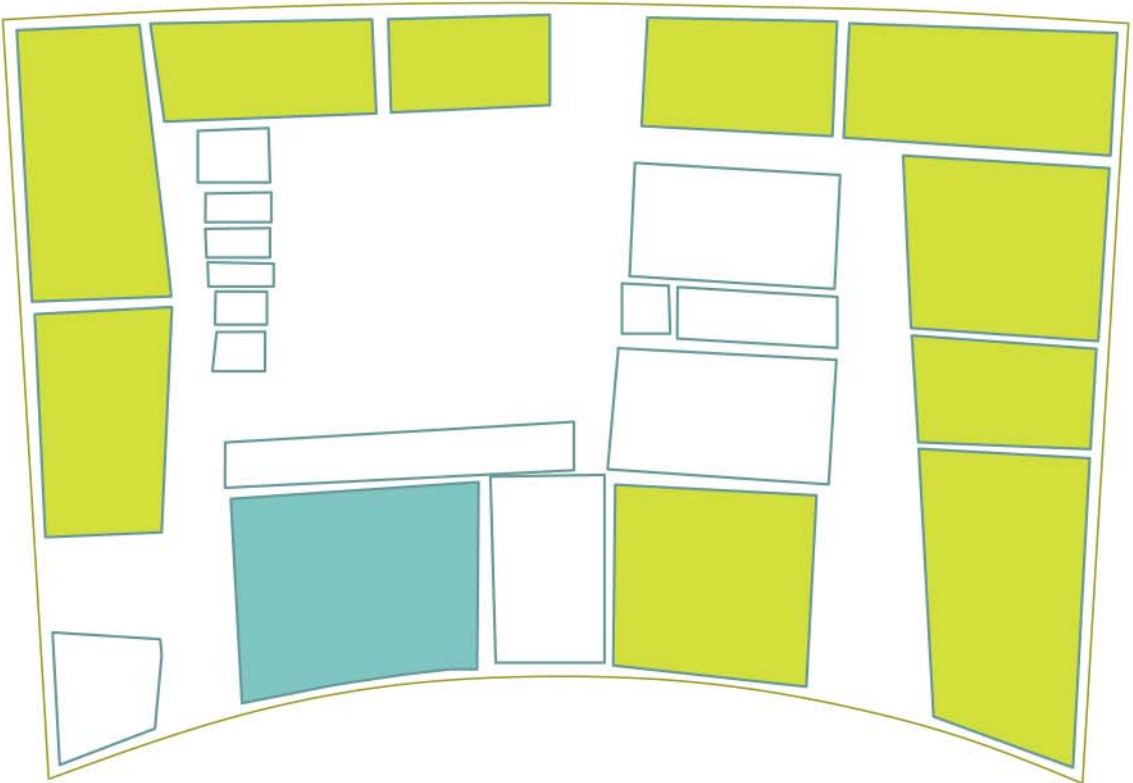


©Mark Bussell

performance

studios





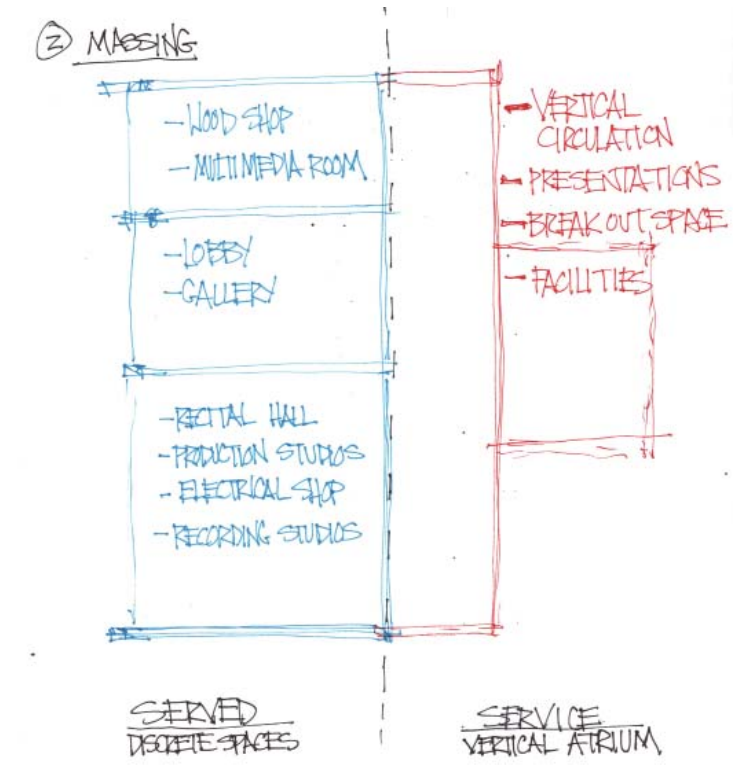
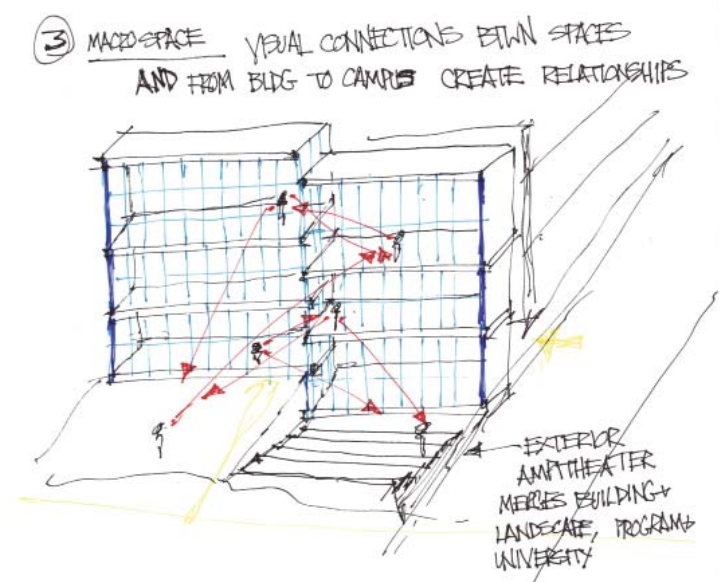
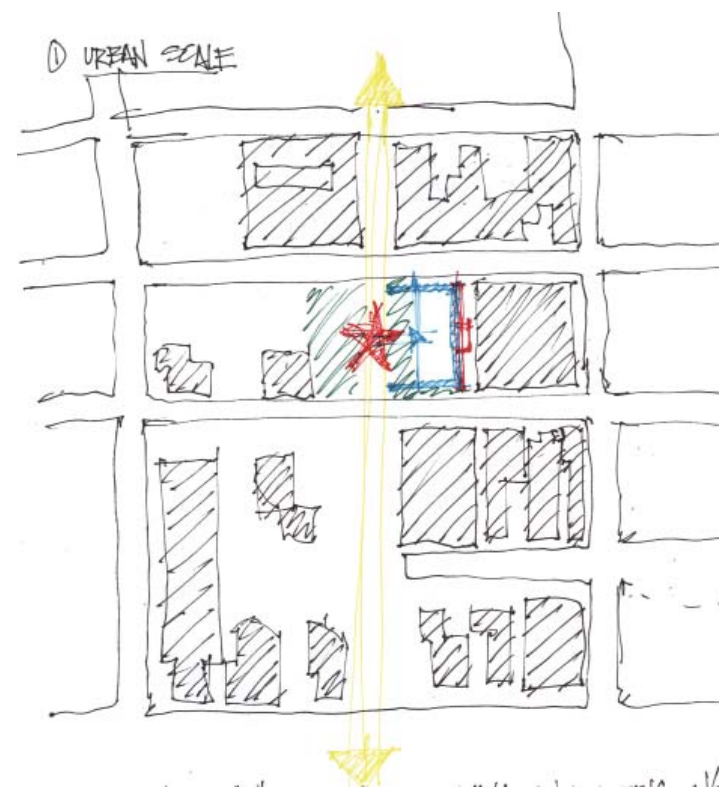
performance  
studios

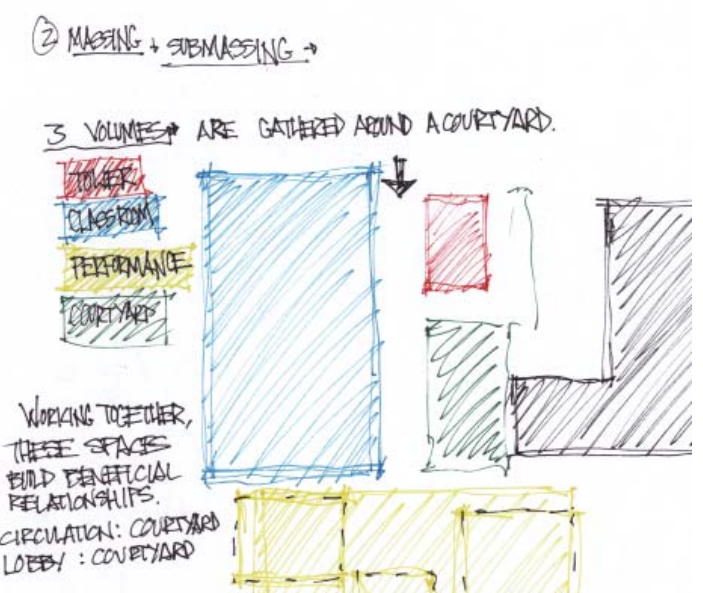
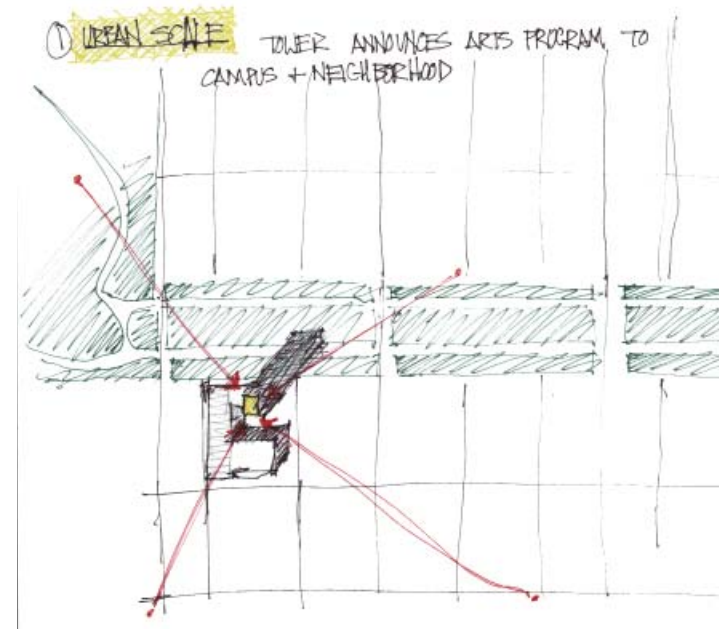
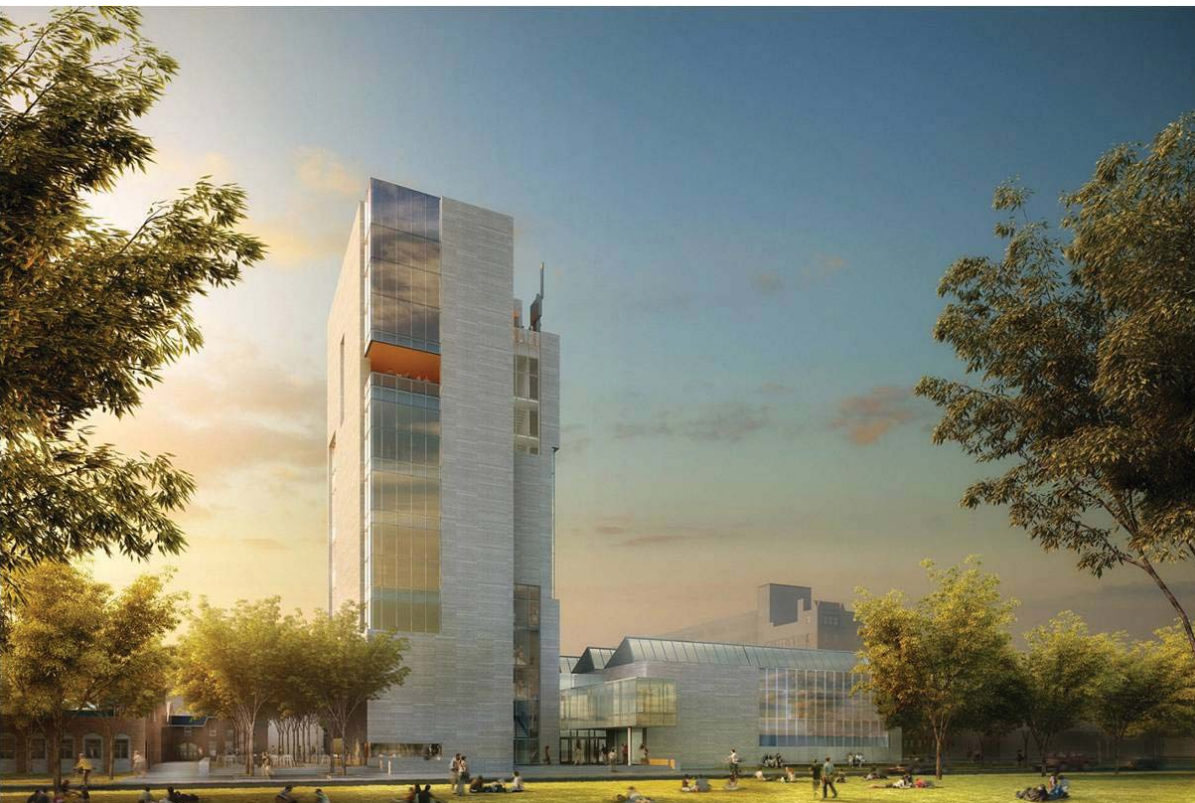
# Symbiosis Precedent

Granoff Center for the Creative Arts  
Brown University  
Providence, RI  
Diller Scofidio + Renfro  
2008



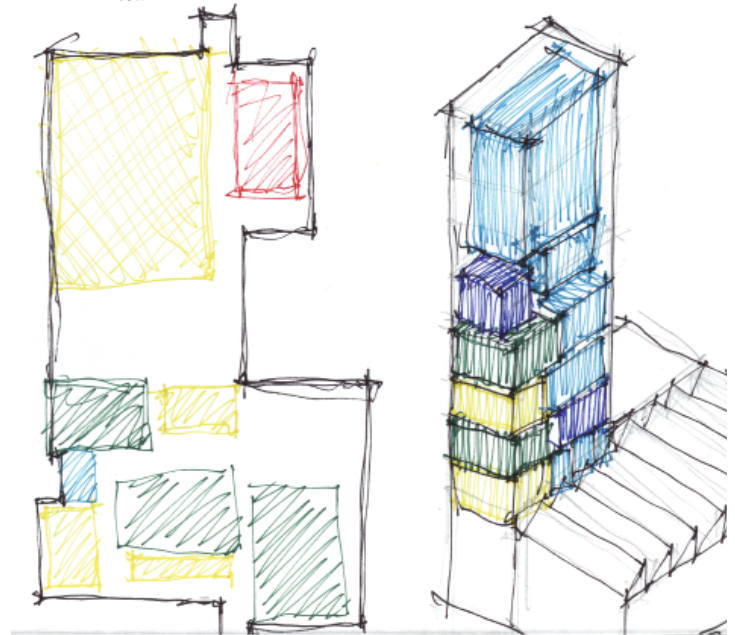
Iwan Baan





③ MACRO SPACE / SOCIAL SCALE

LOTS OF DEPARTMENTS,  
 LOTS OF INDIVIDUAL SPACES,  
 GET THEM TO MIX IN OPEN CIRCULATION IN THE BASE OF THE BUILDING, AND MIX THE PROGRAM IN THE TOWER.



03-09-2012

## POST JOFFREY BALLET VISIT NOTES:

I MEET JOHN KURTZ, JOFFREY'S DIRECTOR OF FACILITIES OPERATIONS IN THE THIRD FLOOR LOBBY OF THE SCHOOL. IT IS VERY SMALL.

### THIRD FLOOR - ACADEMY LEVEL

THE JOFFREY HANDLES ABOUT 600-700 STUDENTS A WEEK IN CLASSES.

ALL STUDIOS ARE ADA COMPLIANT, "FOR ALL THE HANDICAPPED DANCERS" SAYS JOHN.

THE STUDIOS ARE ALL ON THE WEST SIDE OF THE BUILDING, LEAVING THE REMAINDER PROGRAM TO BE TUCKED AROUND THE BUILDING'S TWO ELEVATOR/SERVICE CORES.

DANCERS WANT THE DANCE STUDIOS TO BE AT 78°F ALL THE TIME. IT KEEPS THEIR BODIES LOOSE.

THE JOFFREY IS AN ACADEMY, CLASSES HAVE SCHEDULES, BUT STUDIOS HAVE NO SYNCHRONIZED CLOCKS.

EVERYTHING IS SOUND ISOLATED. 3:4 TIME IN ONE STUDIO CANNOT BLEND INTO ADJACENT STUDIO THAT HAS 4:4 TIME. URBAN NOISE IS LESS OF A FACTOR ON ACCOUNT OF IT BEING RANDOM, NOT RHYTHMIC.

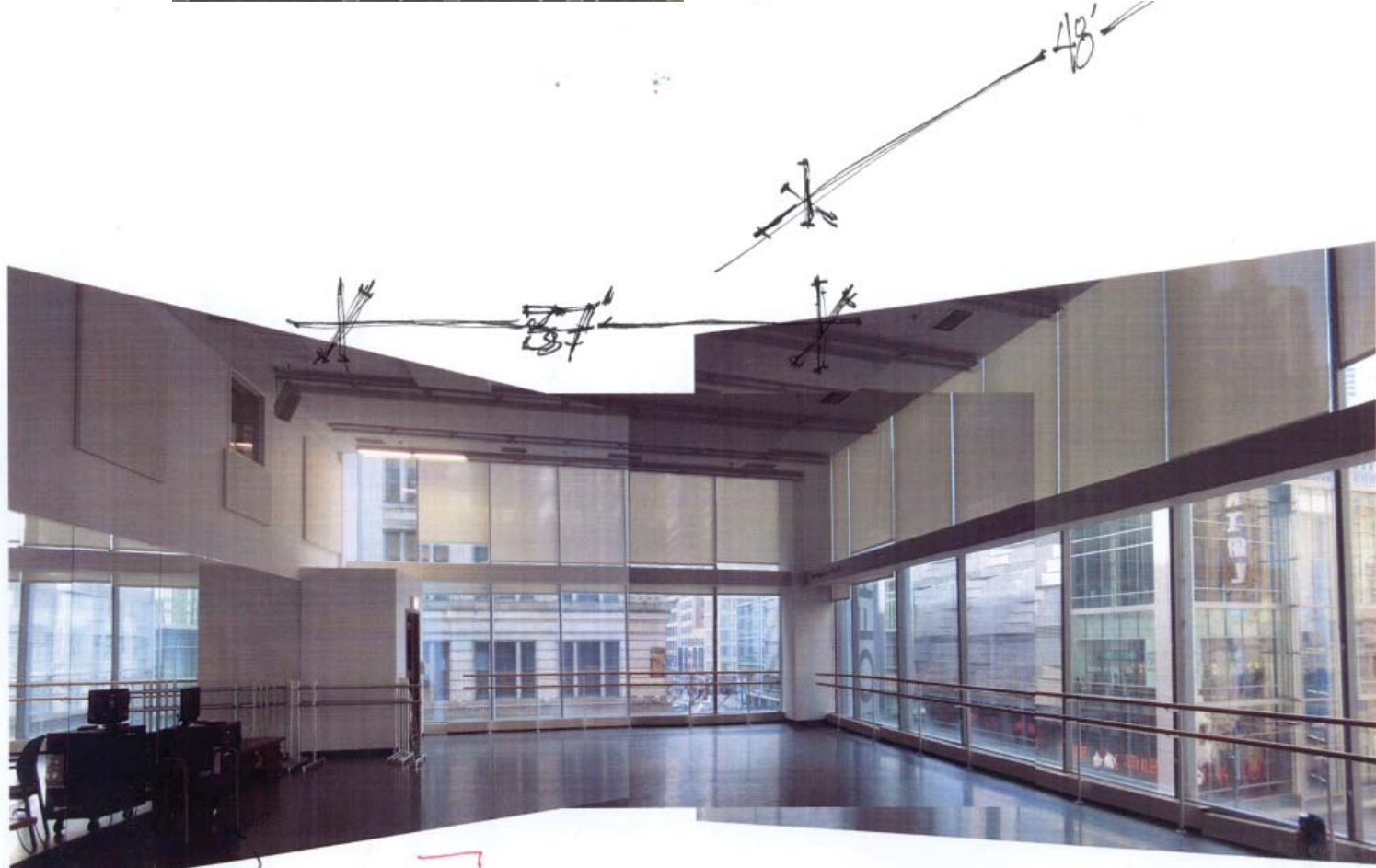
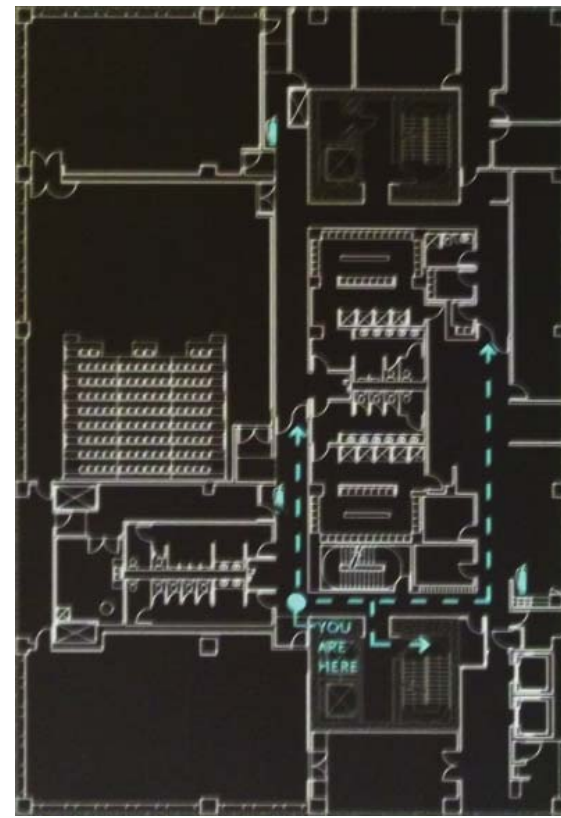
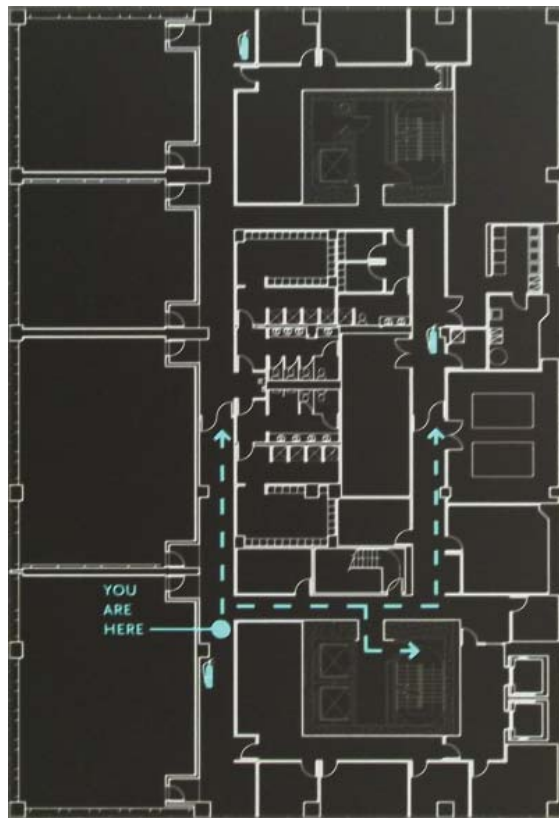
STUDIOS ALL HAVE AMPLE NATURAL LIGHT, ELECTRONIC SOUND SYSTEM, AND A PIANO. EACH STUDIO IS AN INDEPENDENT HEATING/COOLING ZONE.

THE STUDIO FLOORS ARE "BASKET WEAVE CONSTRUCTION", SUBFLOOR, NEOPRENE PUCKS, THREE LAYERS OF YELLOW PINE 1X SLEEPERS, DOUBLE LAYER PLYWOOD, MARLEY FINISH SURFACE.

WHEN SEVEN STUDIOS ARE ABOUT TO END CLASS AND SEVEN STUDIOS WORTH OF STUDENTS ARE WAITING TO BEGIN CLASS, THERE IS NOT ENOUGH ROOM TO WALK DOWN THE HALL. NEED MORE BREAKOUT SPACE IN ACADEMY.

FACULTY HAS OWN LOCKER ROOMS, APART FROM THE STUDENTS.

WARDROBE DEPT. HAS LARGE ON SITE OPERATION, DYE TANK, STORAGE,



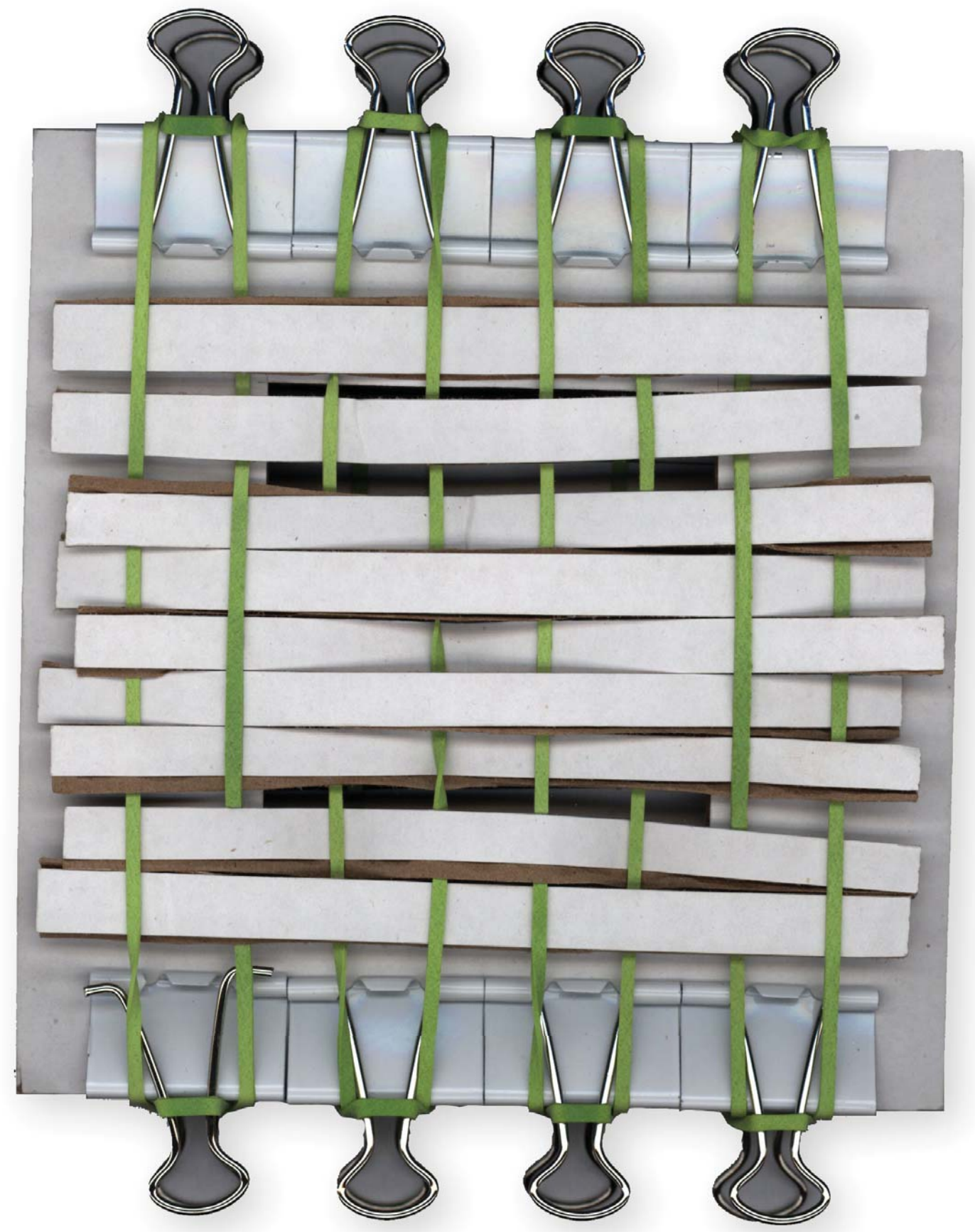
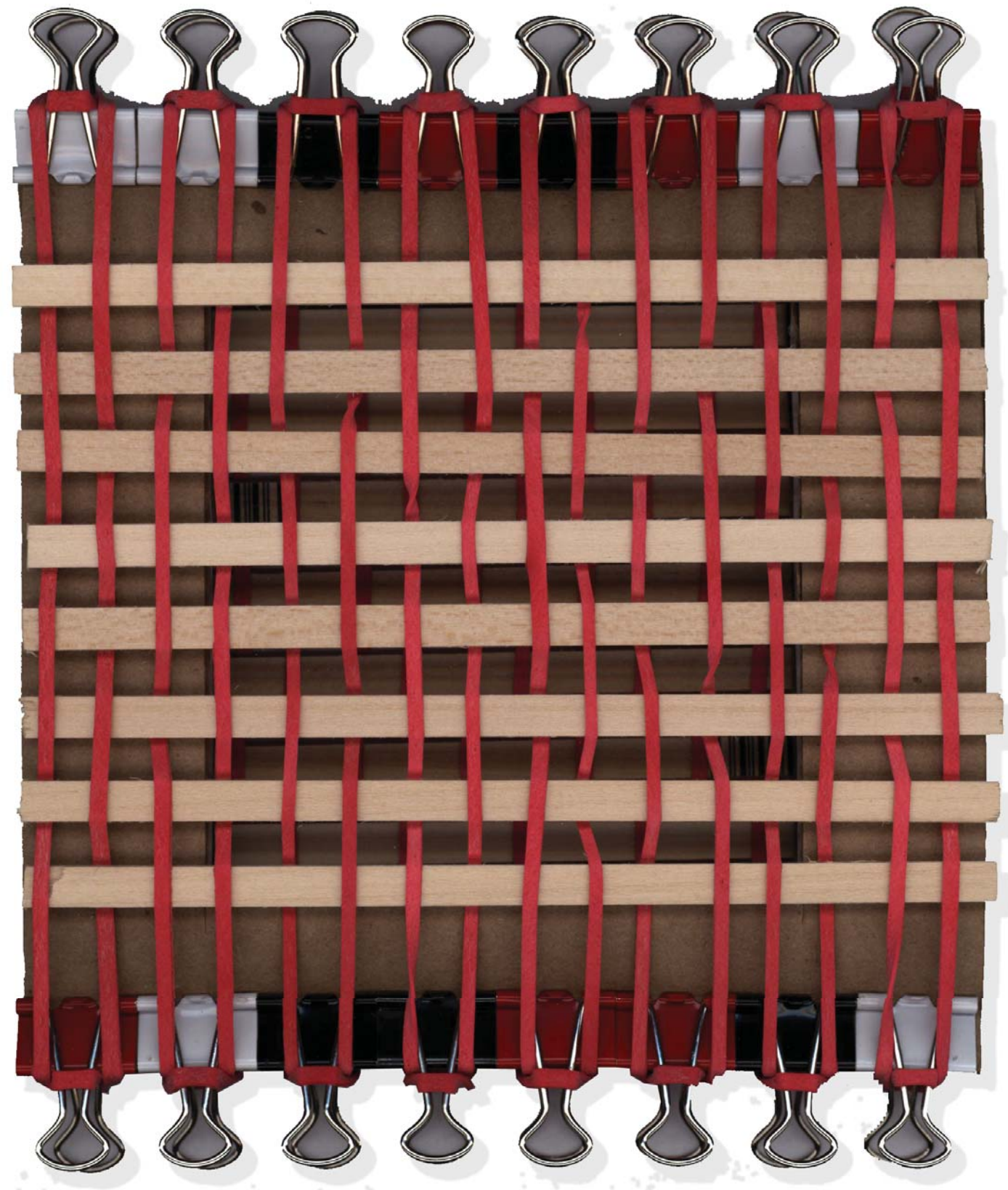
MIRAC

JOFFREY → STUDIO

DR. BALLETS

# Conceptual Models

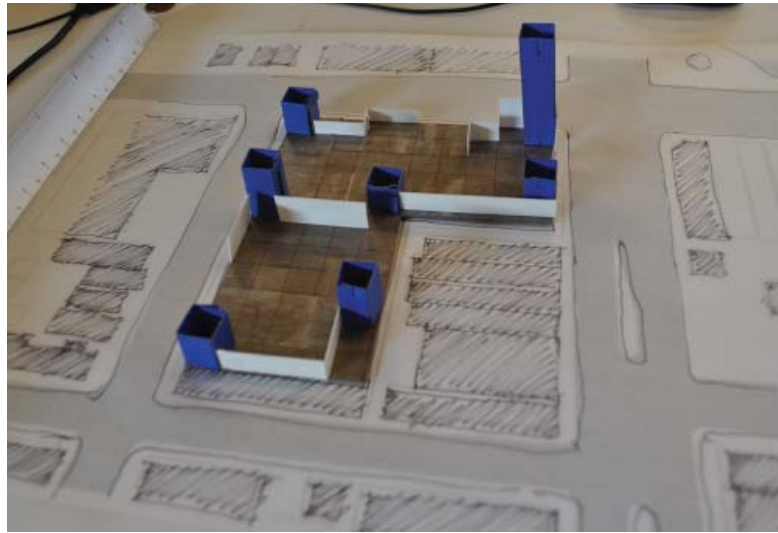
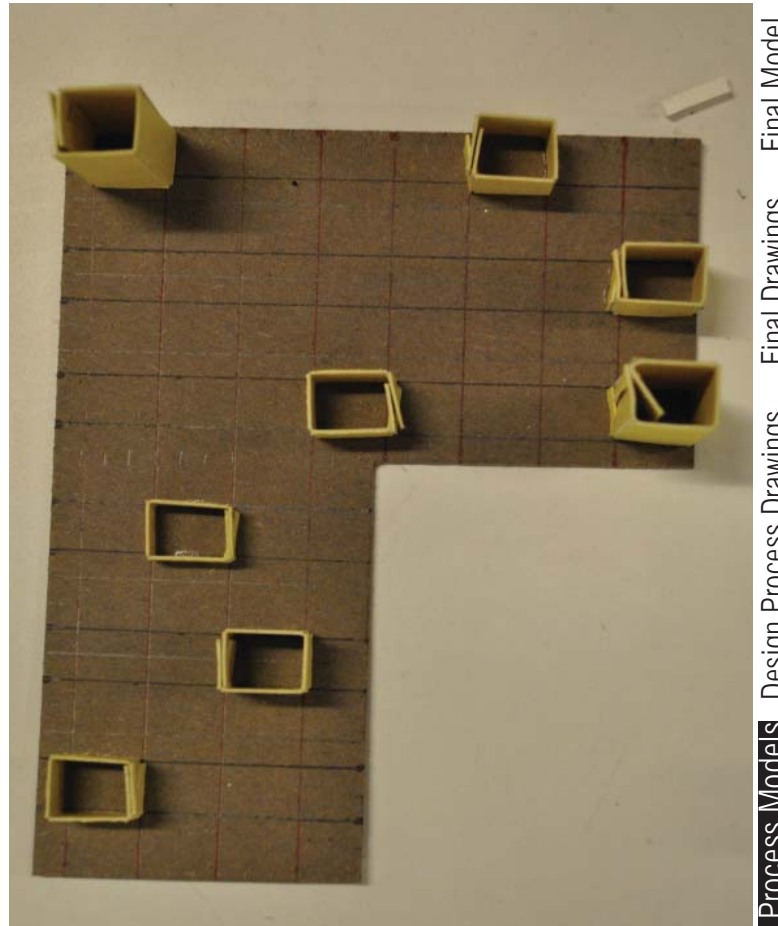
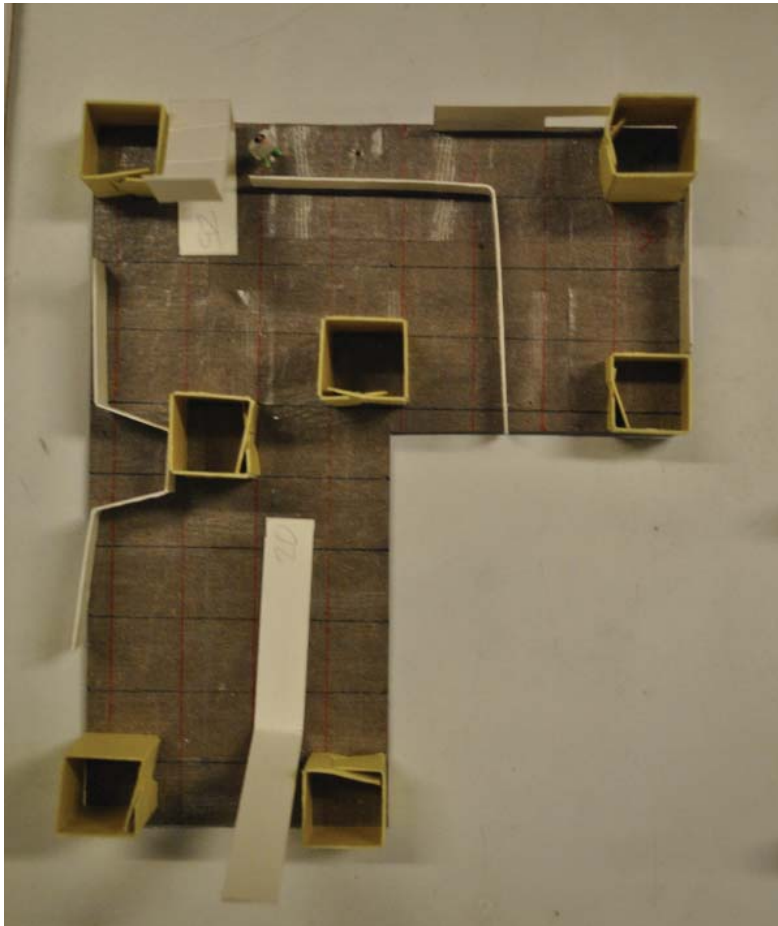
The act of weaving creates a symbiotic relationship between the weft and the warp, which, once woven together, form a whole greater than the sum of its parts.



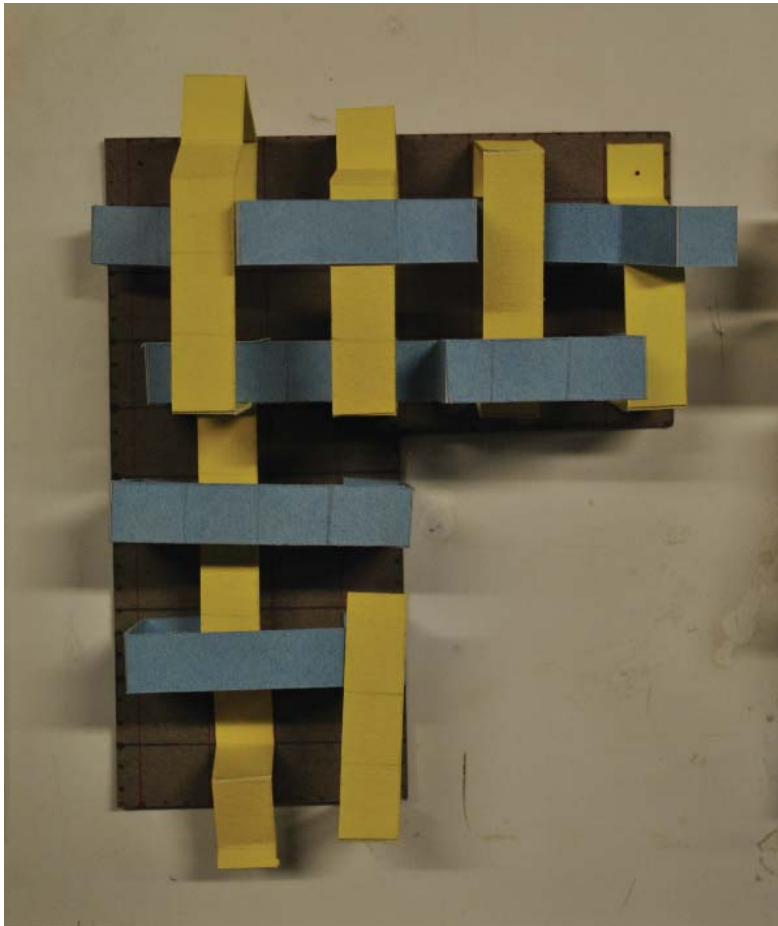
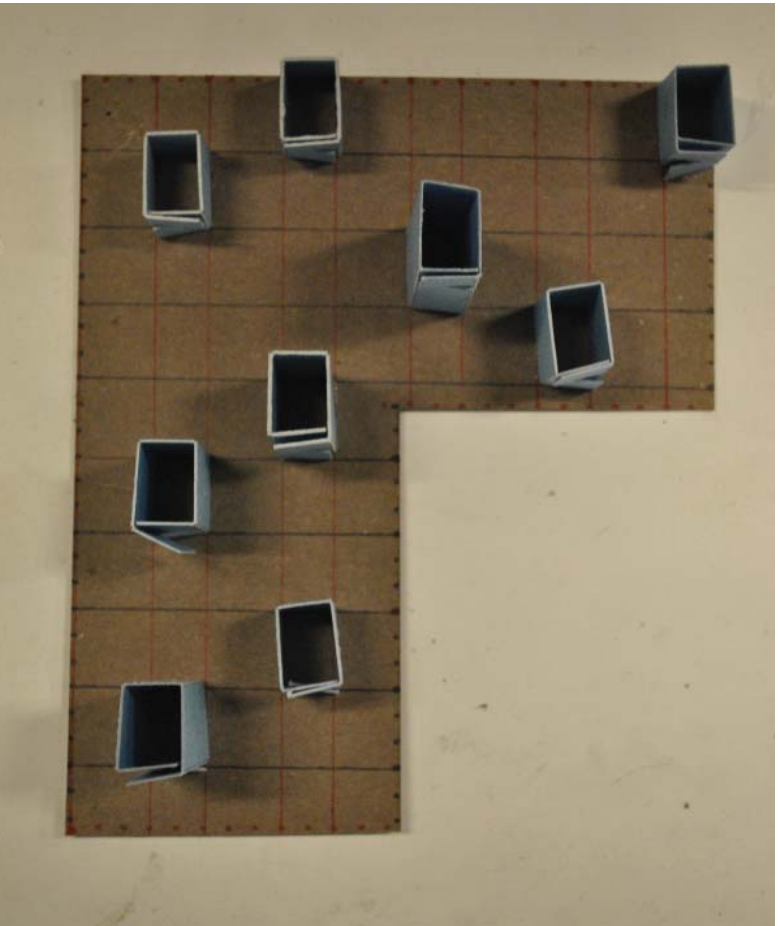
# Early Building Models



Placing concept models into the site informs massing and program placement.

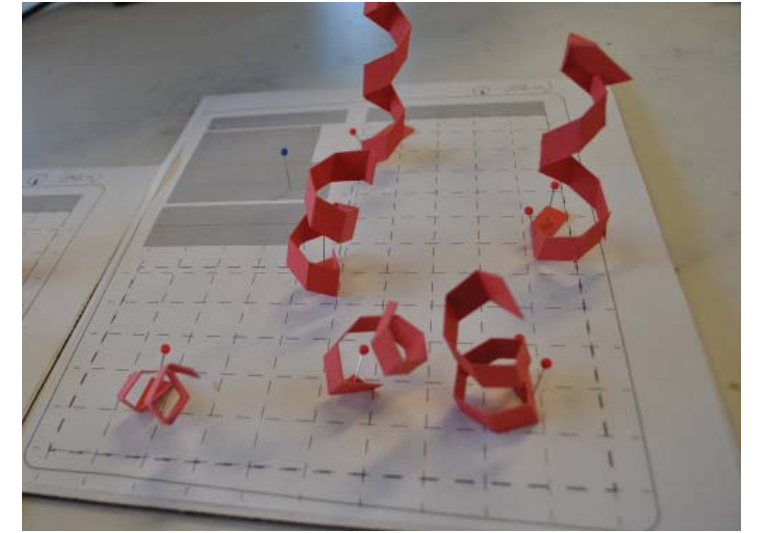
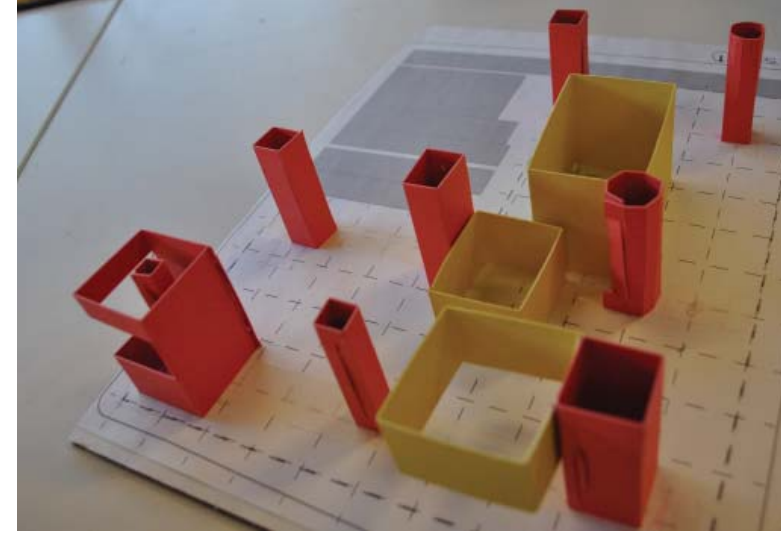
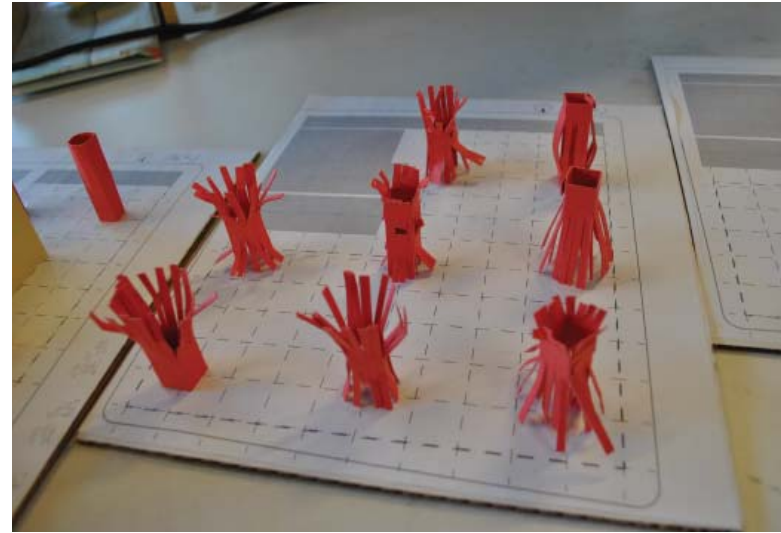
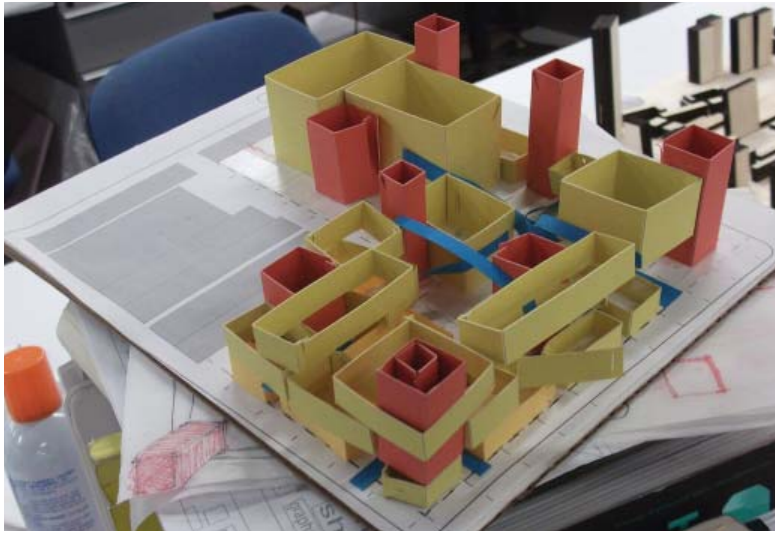


Explorations of form led to towers of space that become a loom of sorts to weave program onto and around.



Design Process Models Design Process Drawings Final Drawings Final Model  
Pre-Design Site and Neighborhood Analysis Program Precedent Analysis

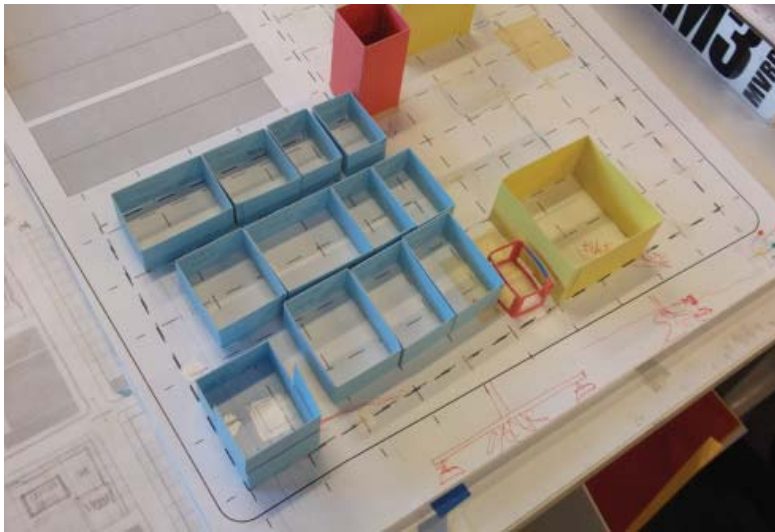
# Early Building Models



Explorations of program space woven around organizing nodes



# Early Building Models



third floor-studios and locker rooms



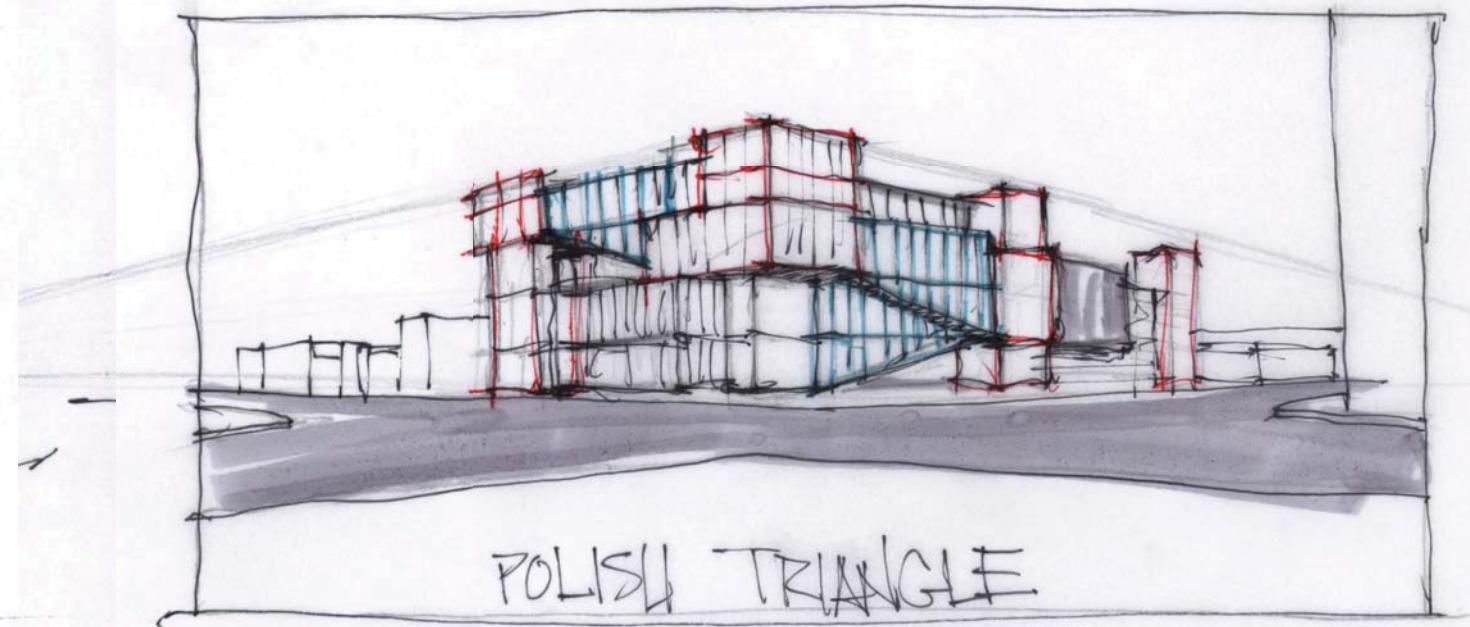
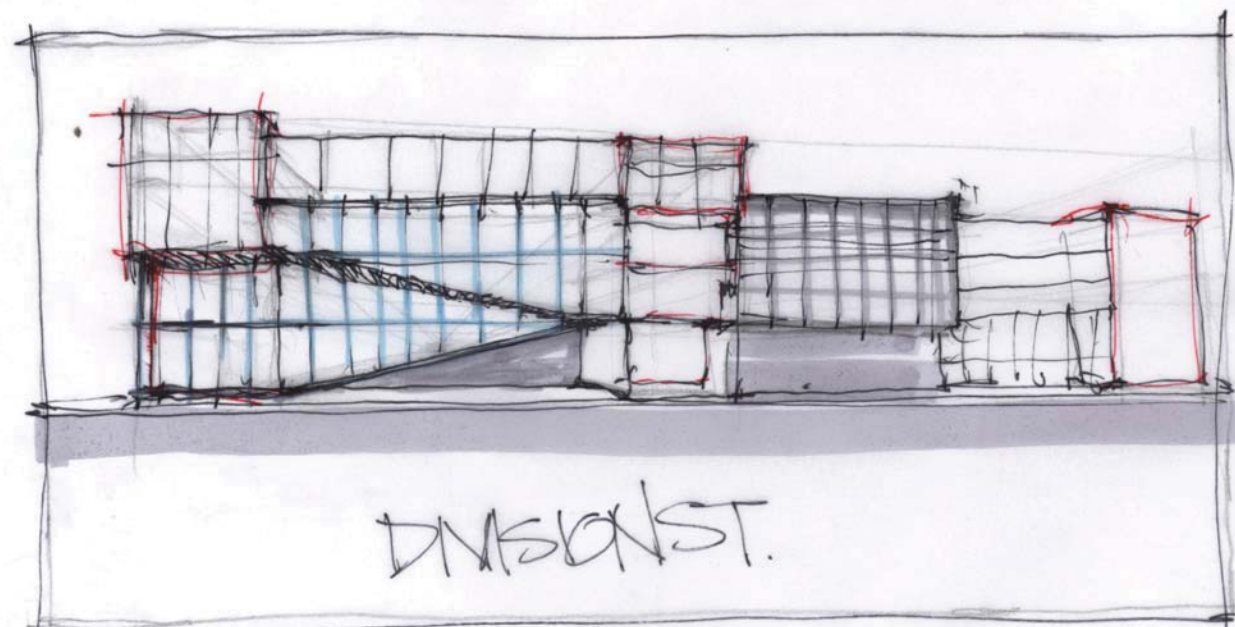
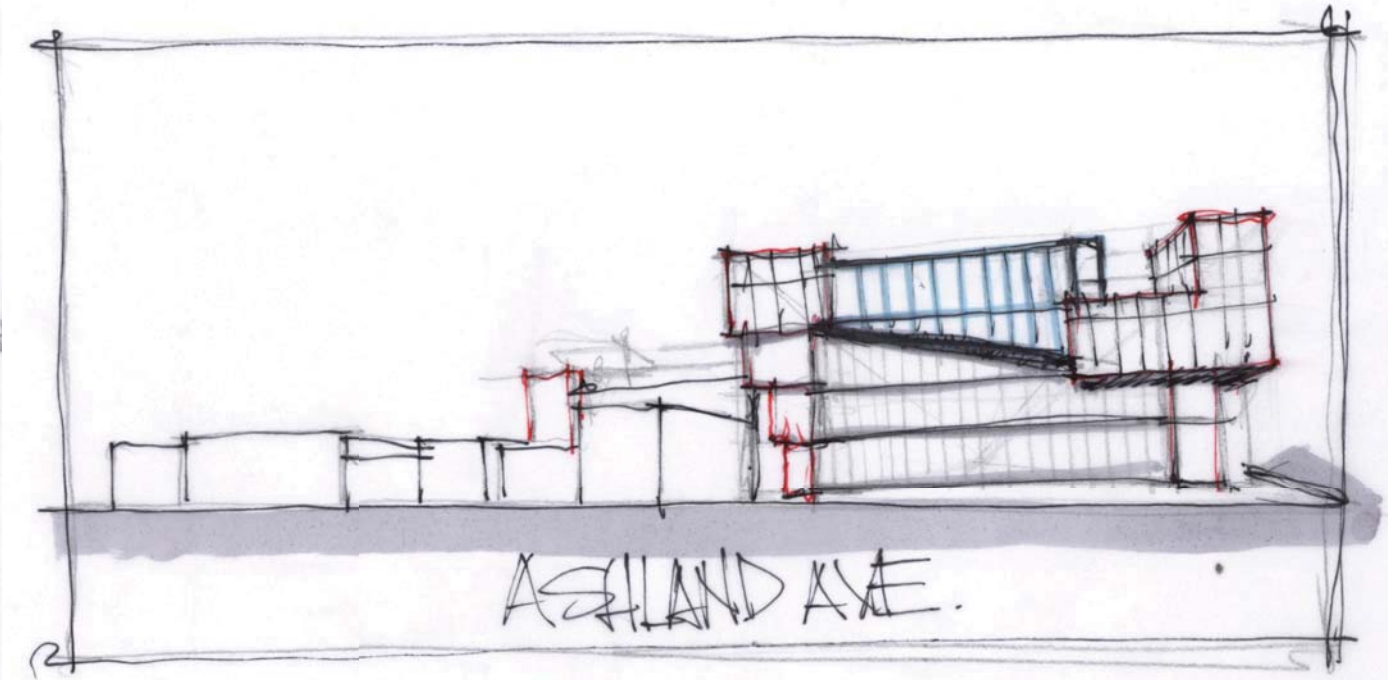
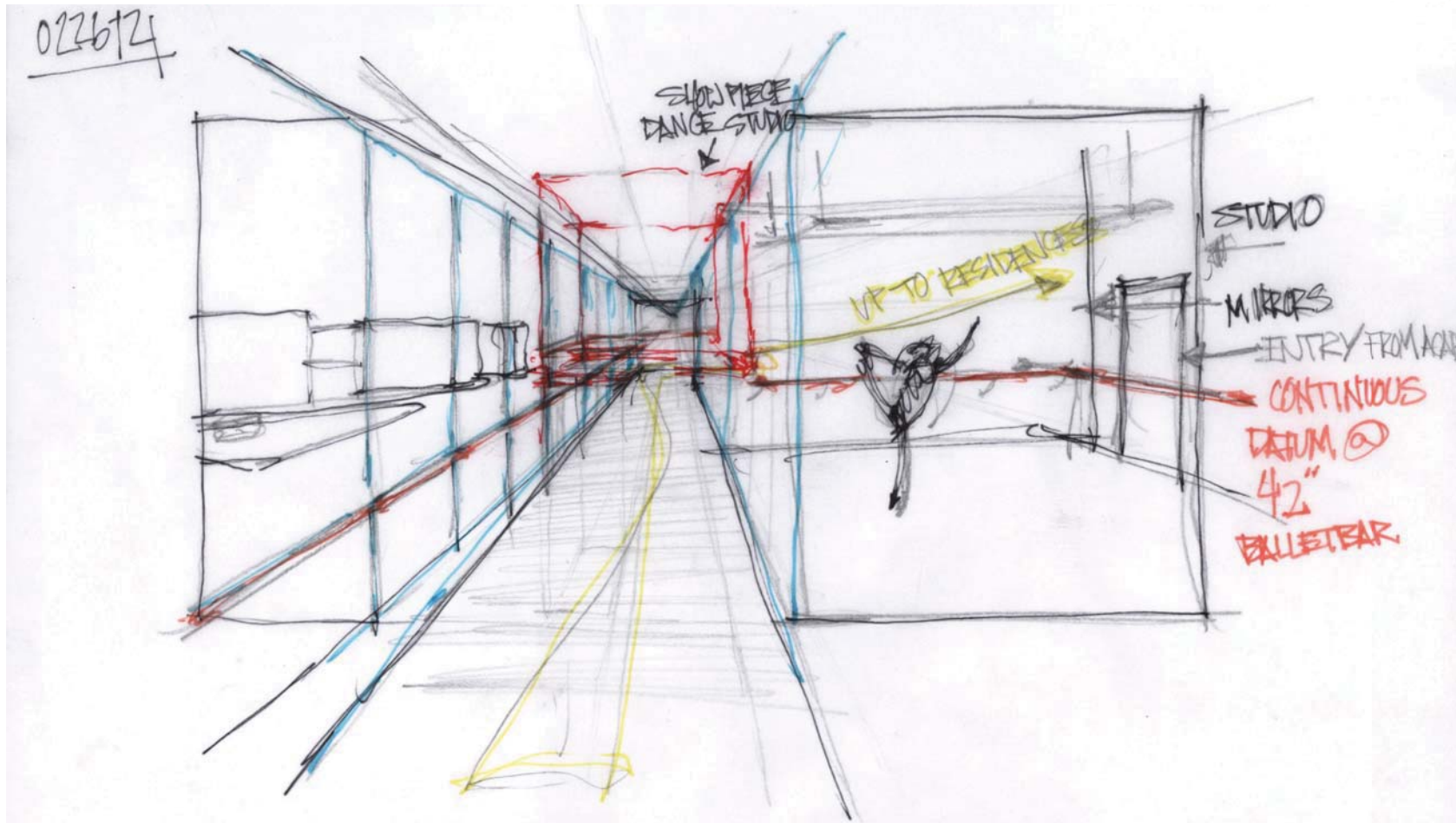
fourth floor slab lets light into studio level

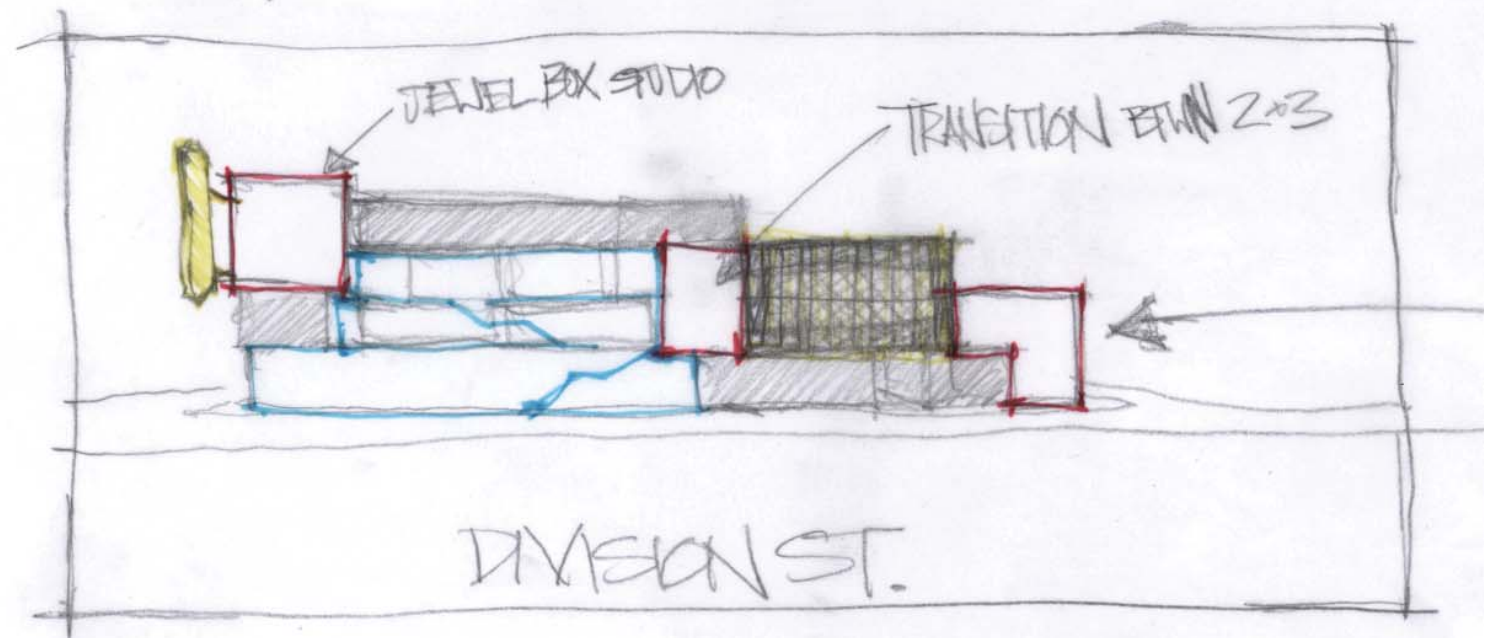
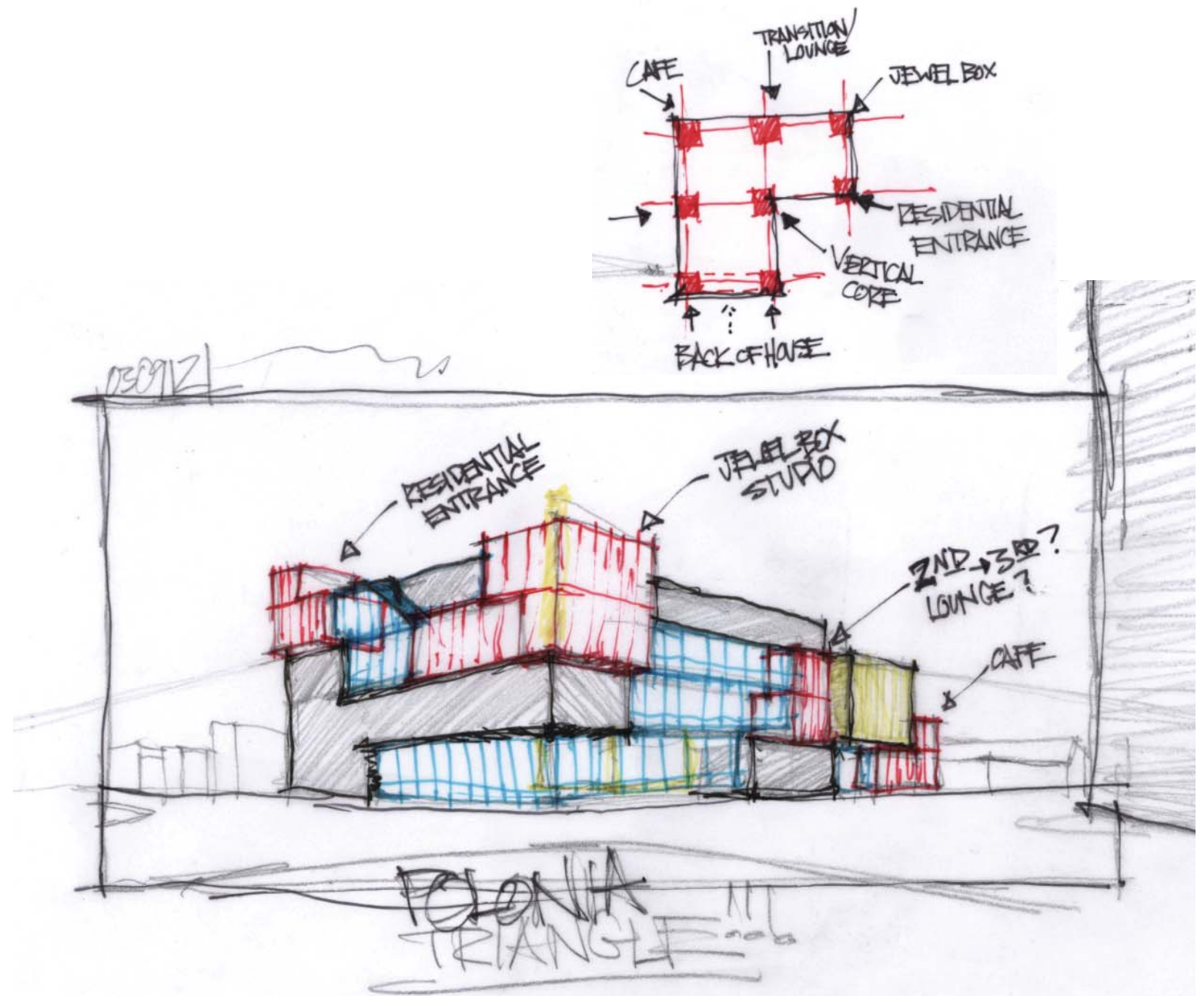
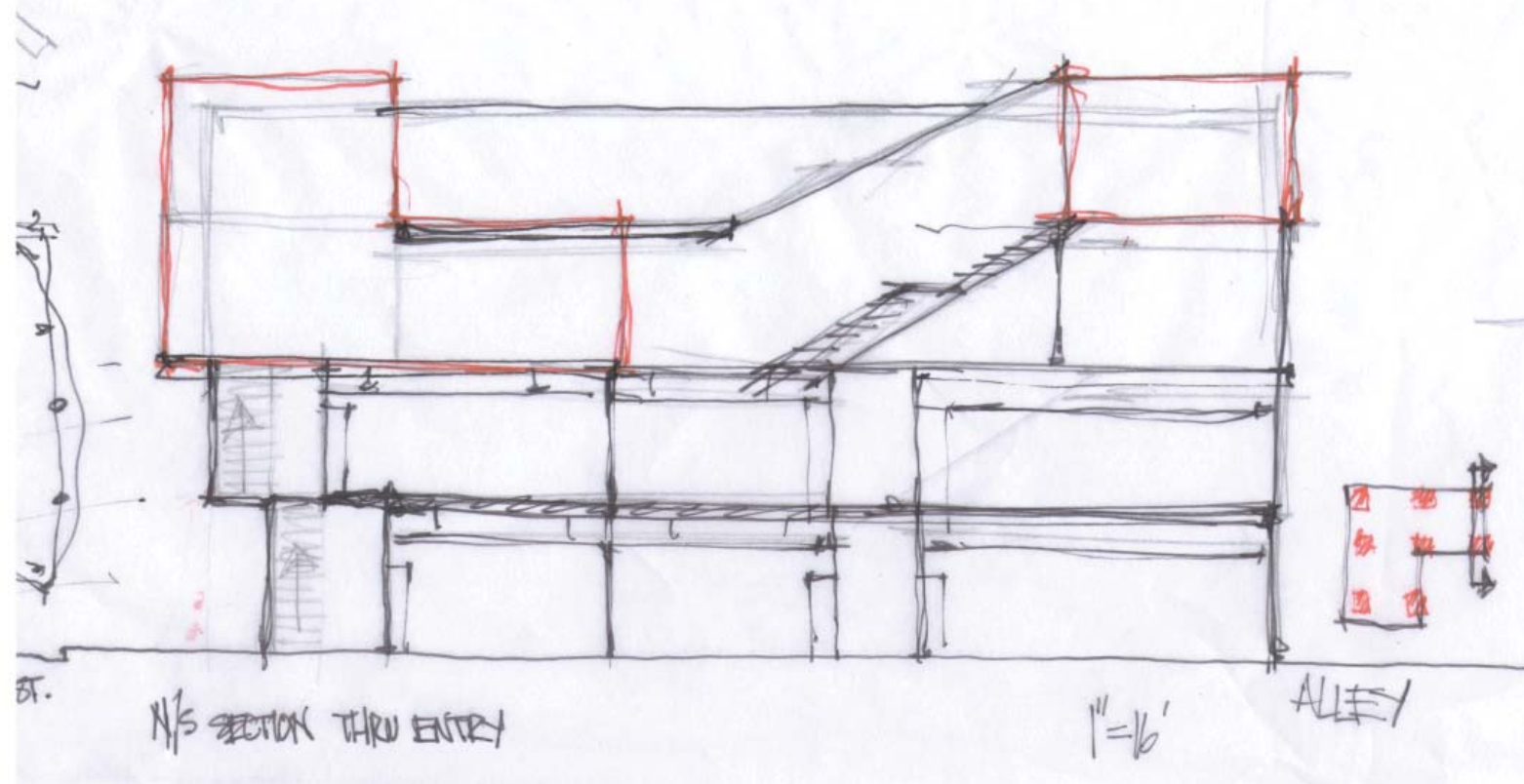
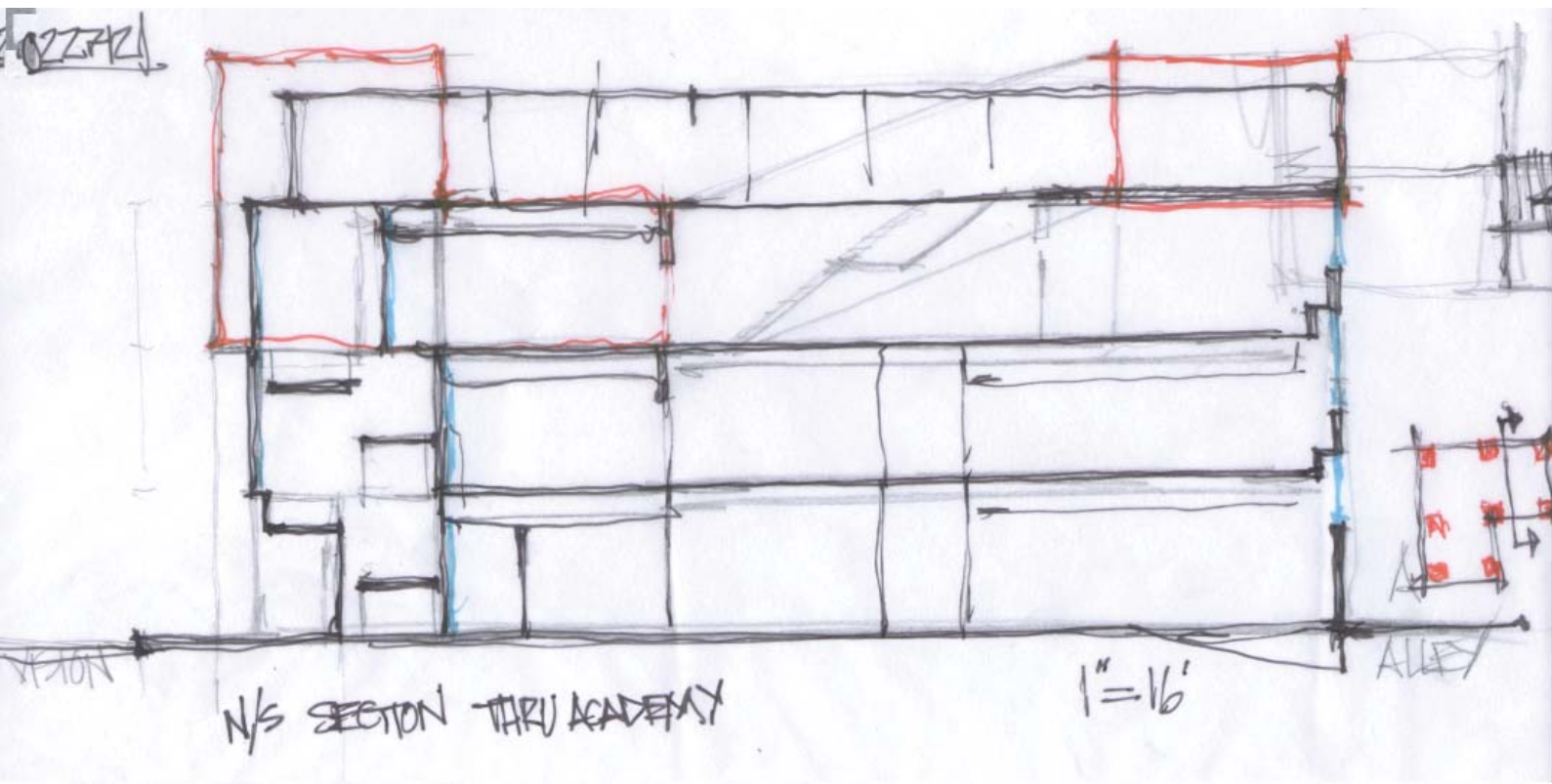


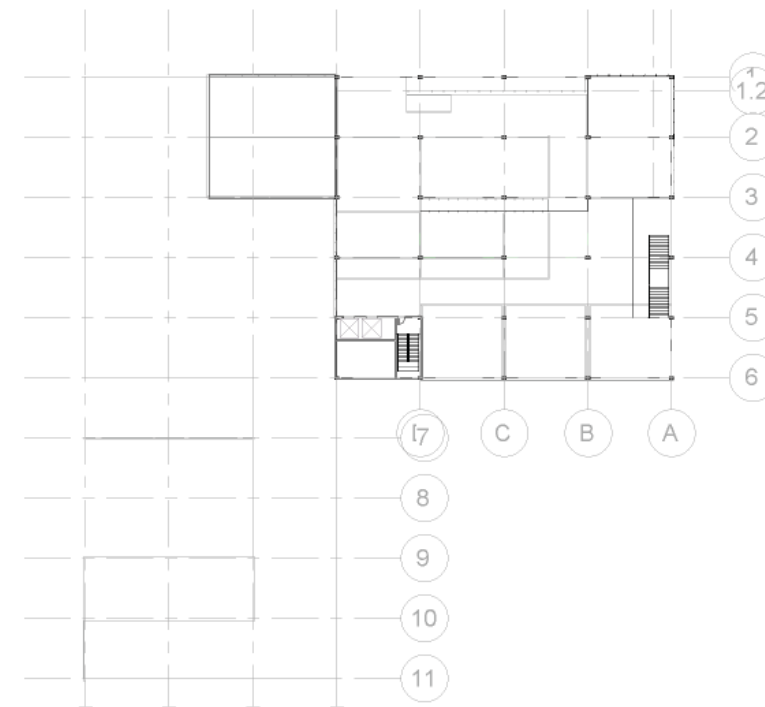
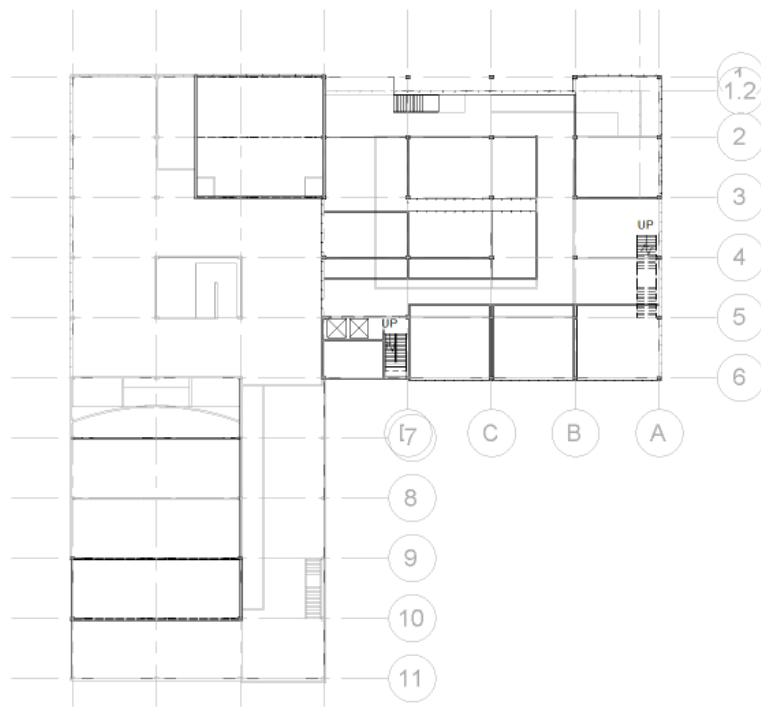
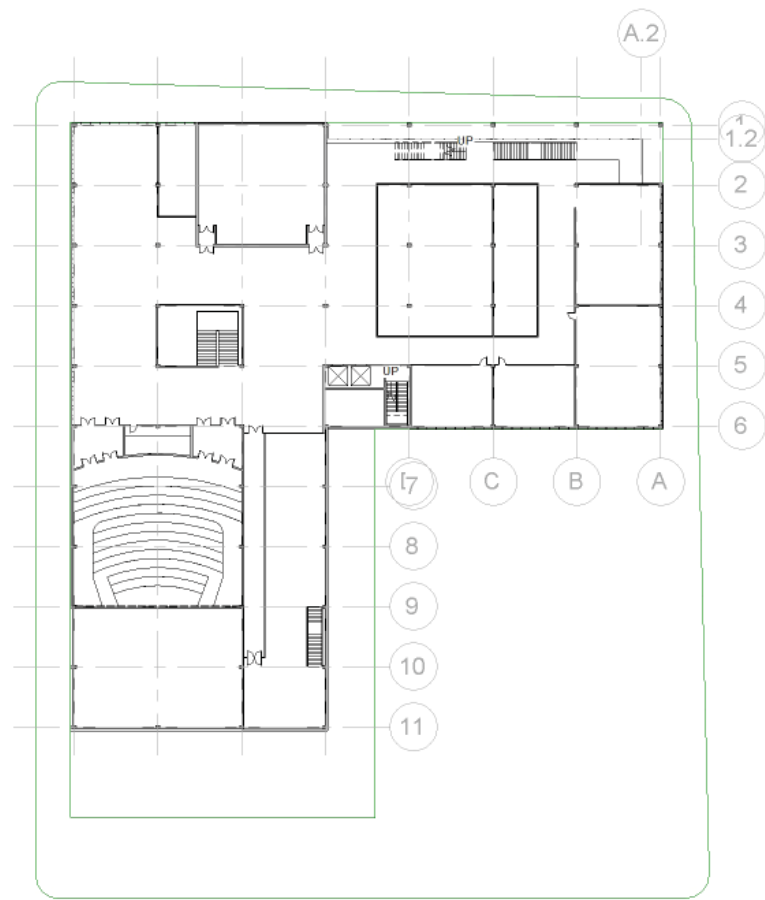
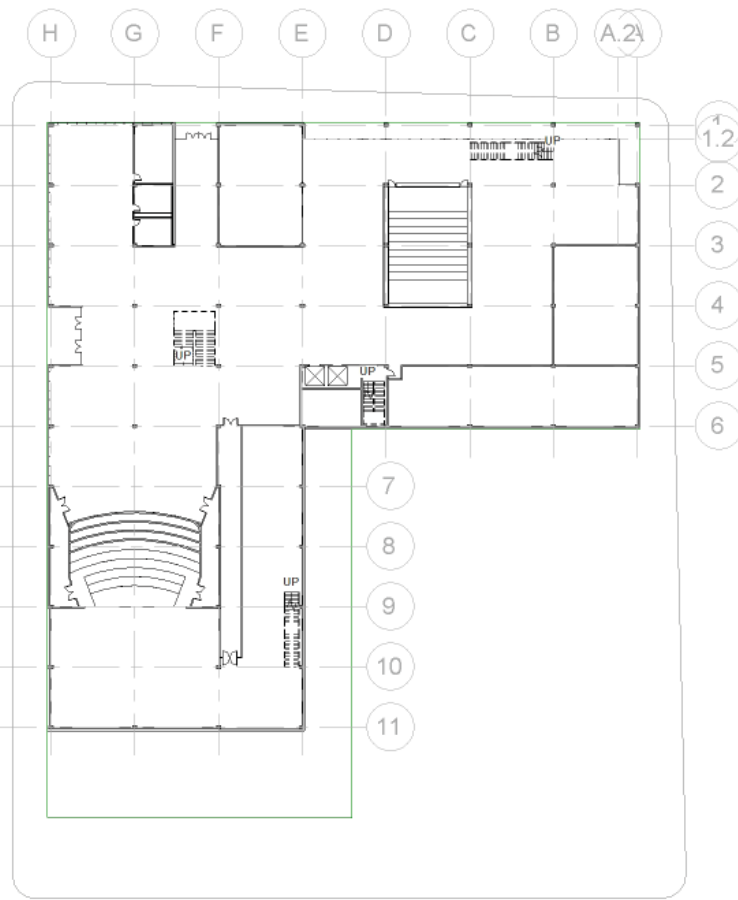
dormitory footprints



early dorm layout

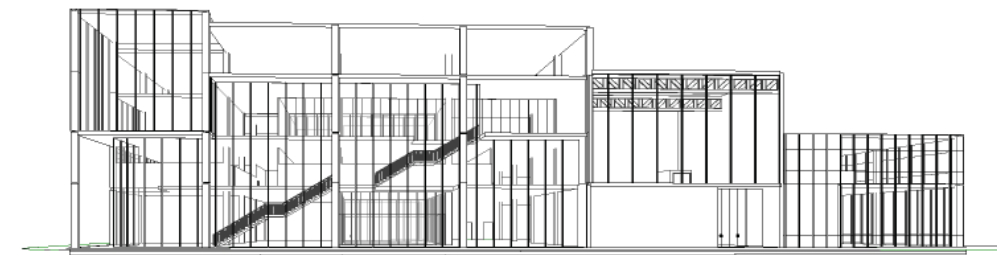
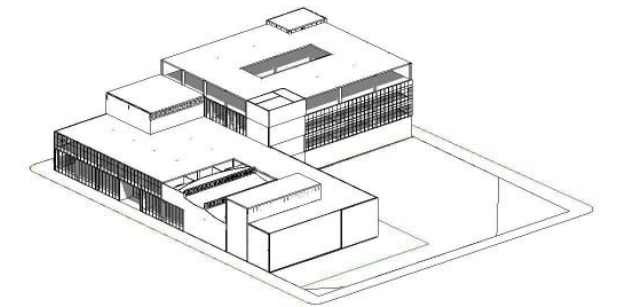
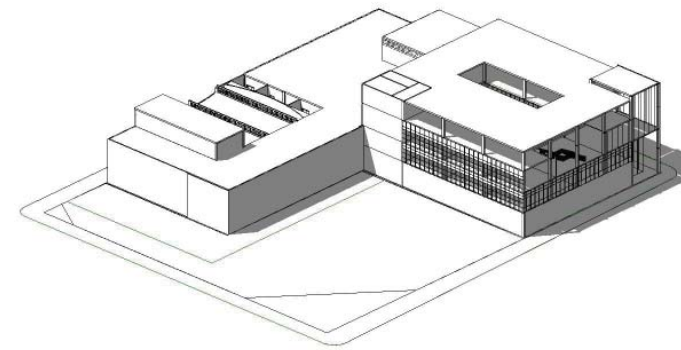
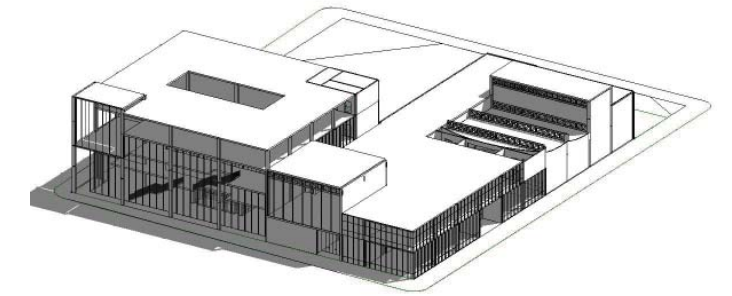
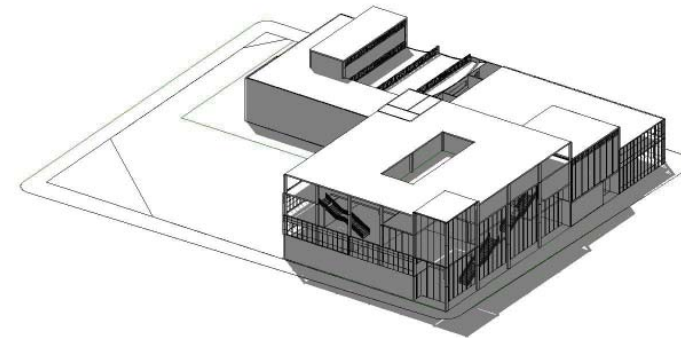




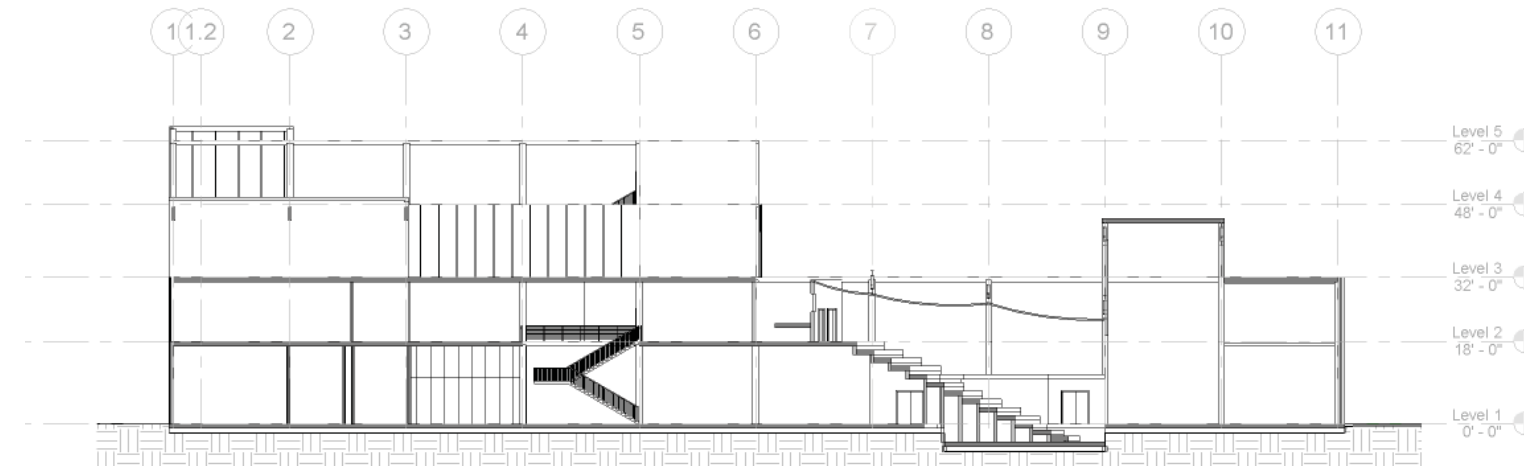


① Copy of Level 3  
1" = 40'-0"

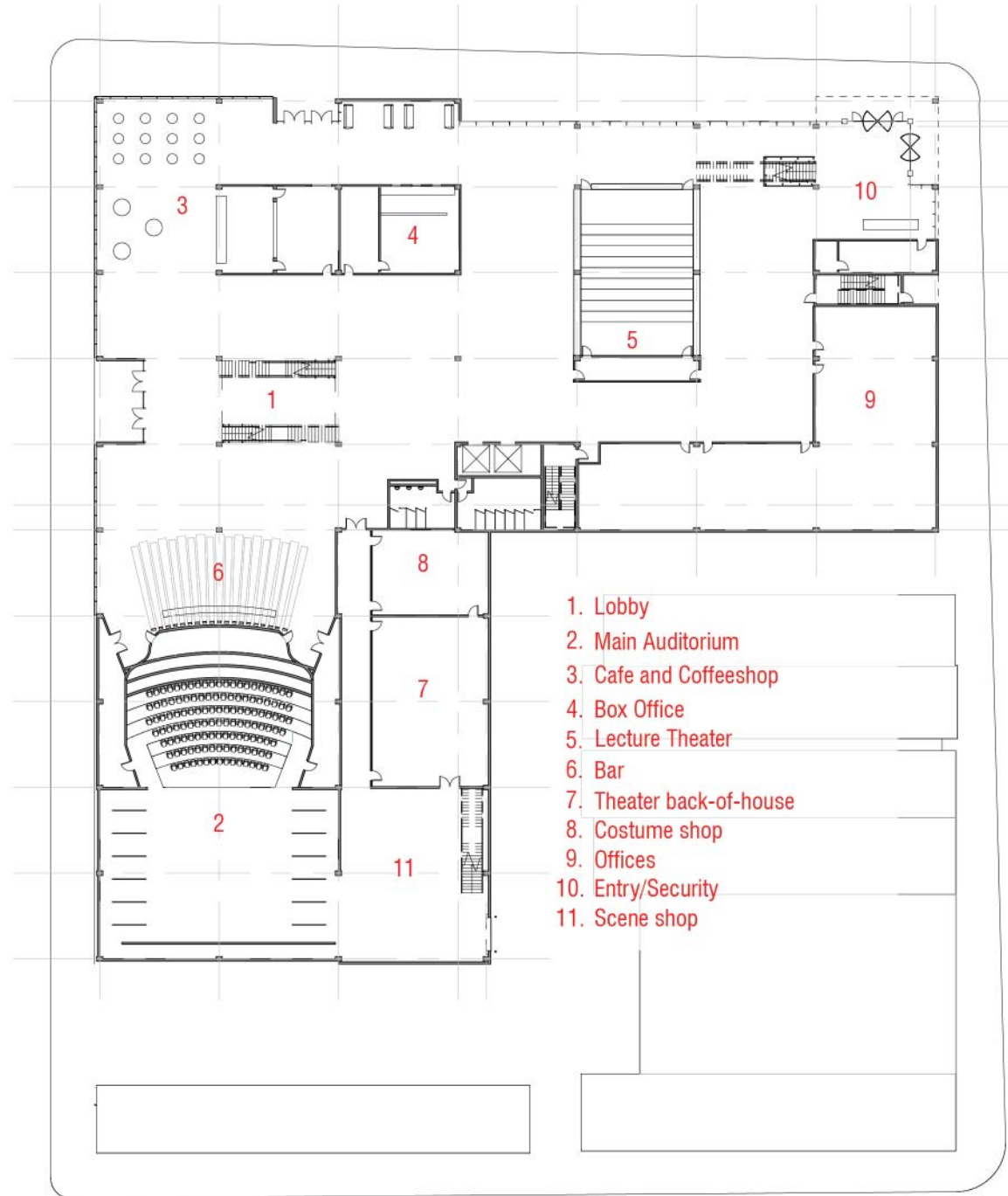
② Copy of Level 4  
1" = 40'-0"



② division street elevation

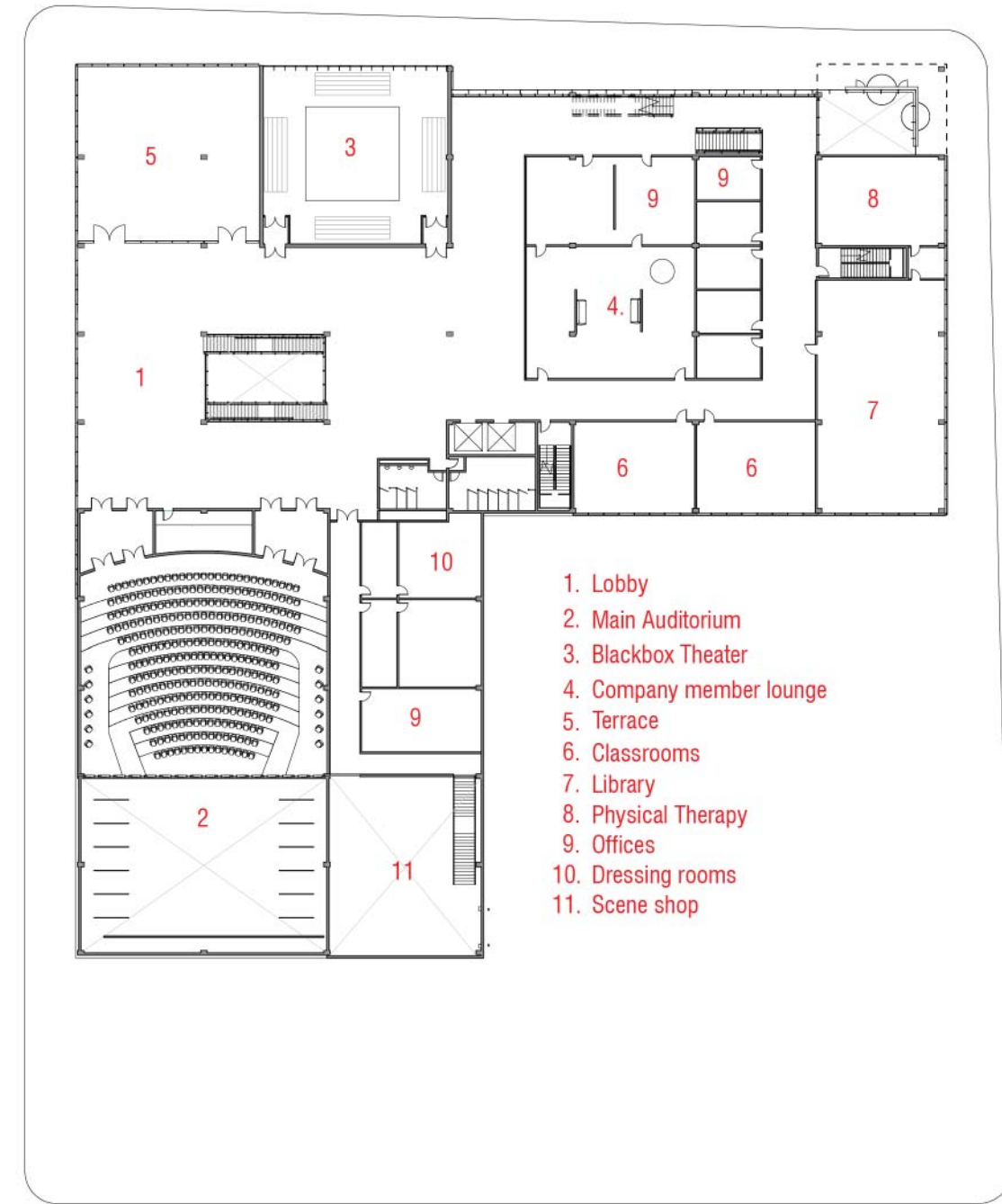






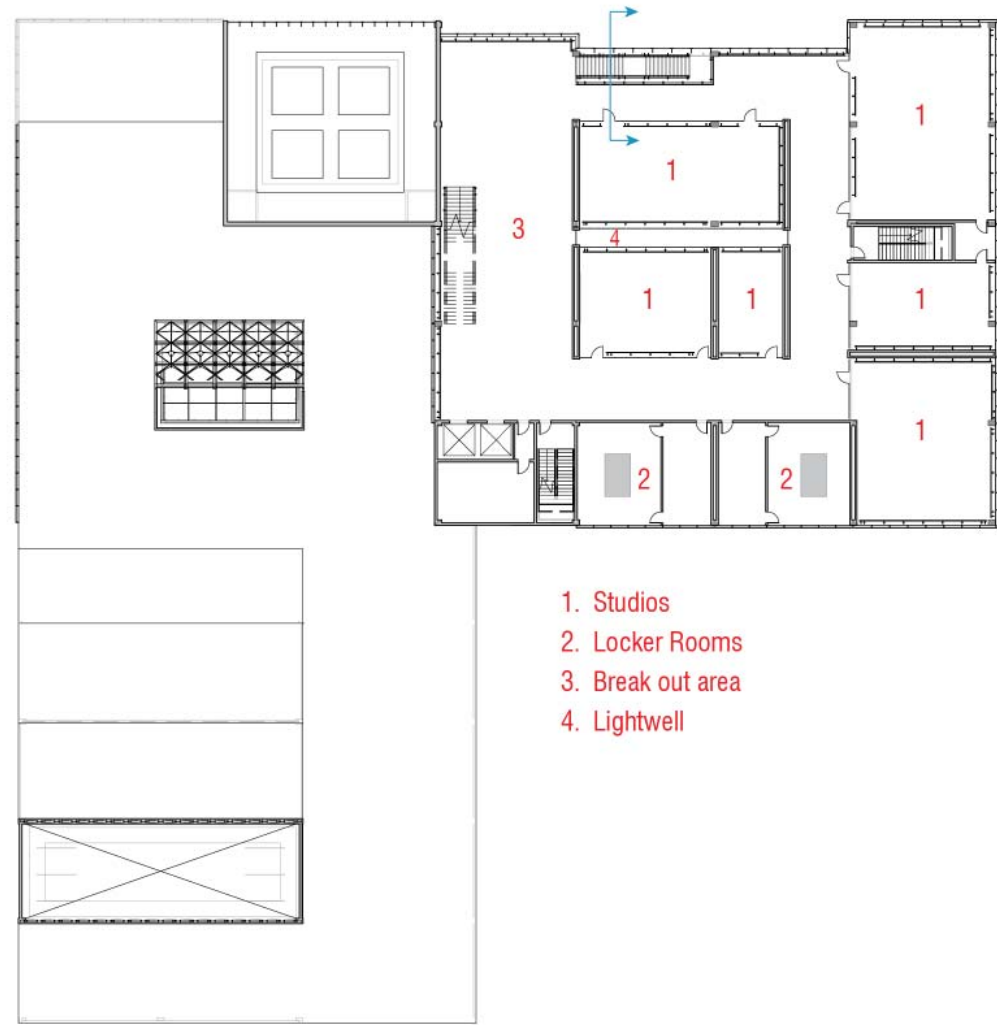
- 1. Lobby
- 2. Main Auditorium
- 3. Cafe and Coffeeshop
- 4. Box Office
- 5. Lecture Theater
- 6. Bar
- 7. Theater back-of-house
- 8. Costume shop
- 9. Offices
- 10. Entry/Security
- 11. Scene shop

Level 01 1"=50'



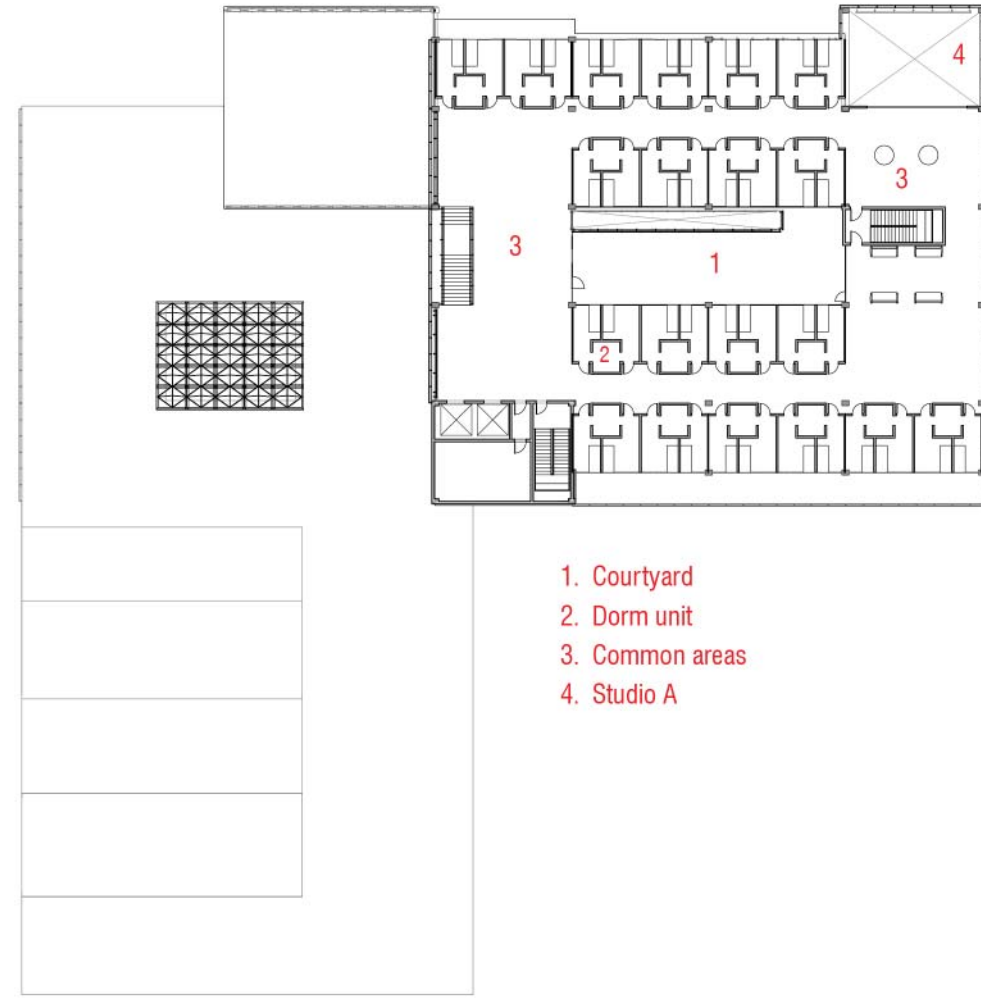
- 1. Lobby
- 2. Main Auditorium
- 3. Blackbox Theater
- 4. Company member lounge
- 5. Terrace
- 6. Classrooms
- 7. Library
- 8. Physical Therapy
- 9. Offices
- 10. Dressing rooms
- 11. Scene shop

Level 02 1"=50'



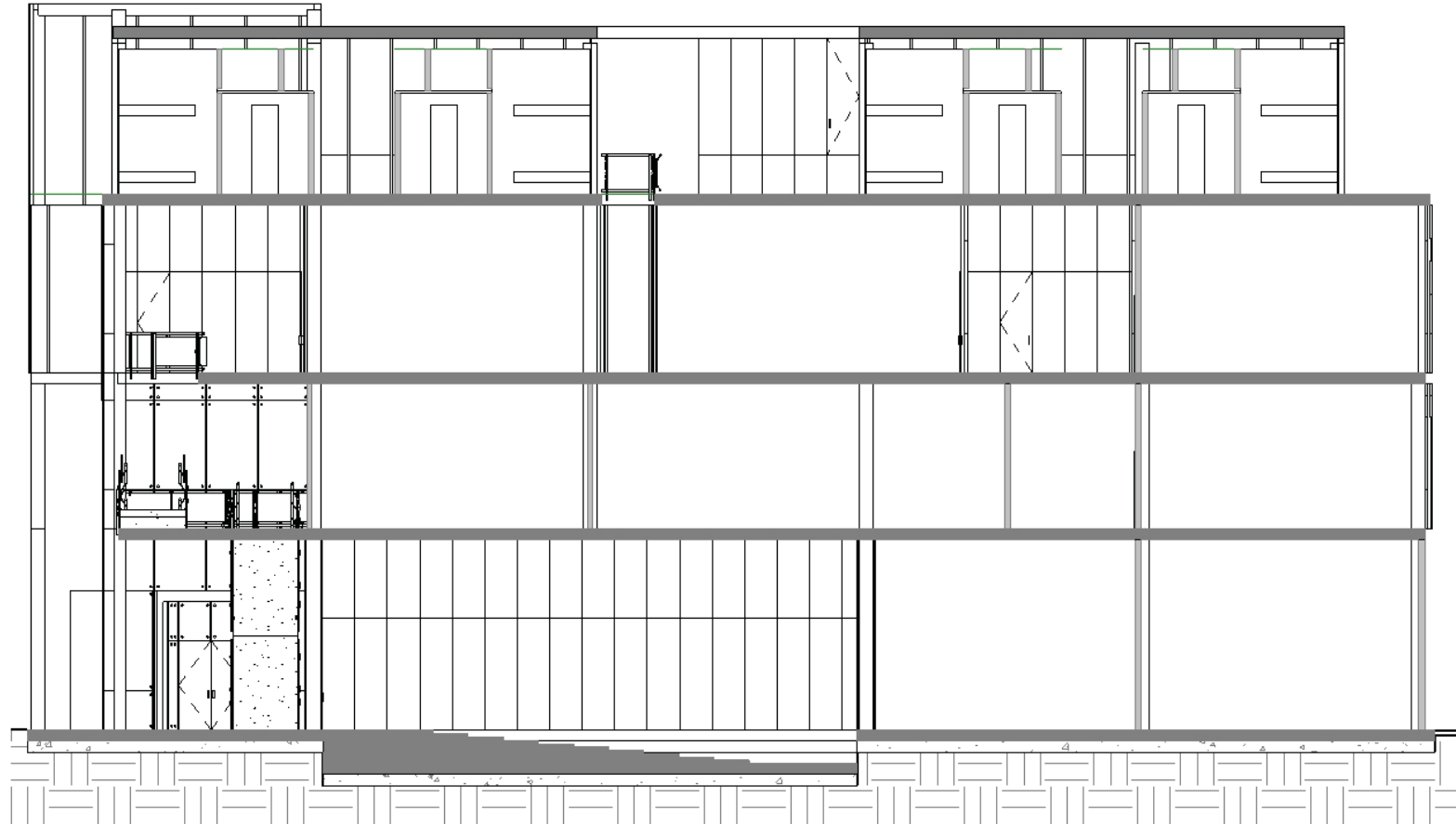
- 1. Studios
- 2. Locker Rooms
- 3. Break out area
- 4. Lightwell

Level 03 1"=50'



- 1. Courtyard
- 2. Dorm unit
- 3. Common areas
- 4. Studio A

Level 04 1"=50'



Envelope Section, 1/4" = 1'

Vegetated roof

Double dormitory unit

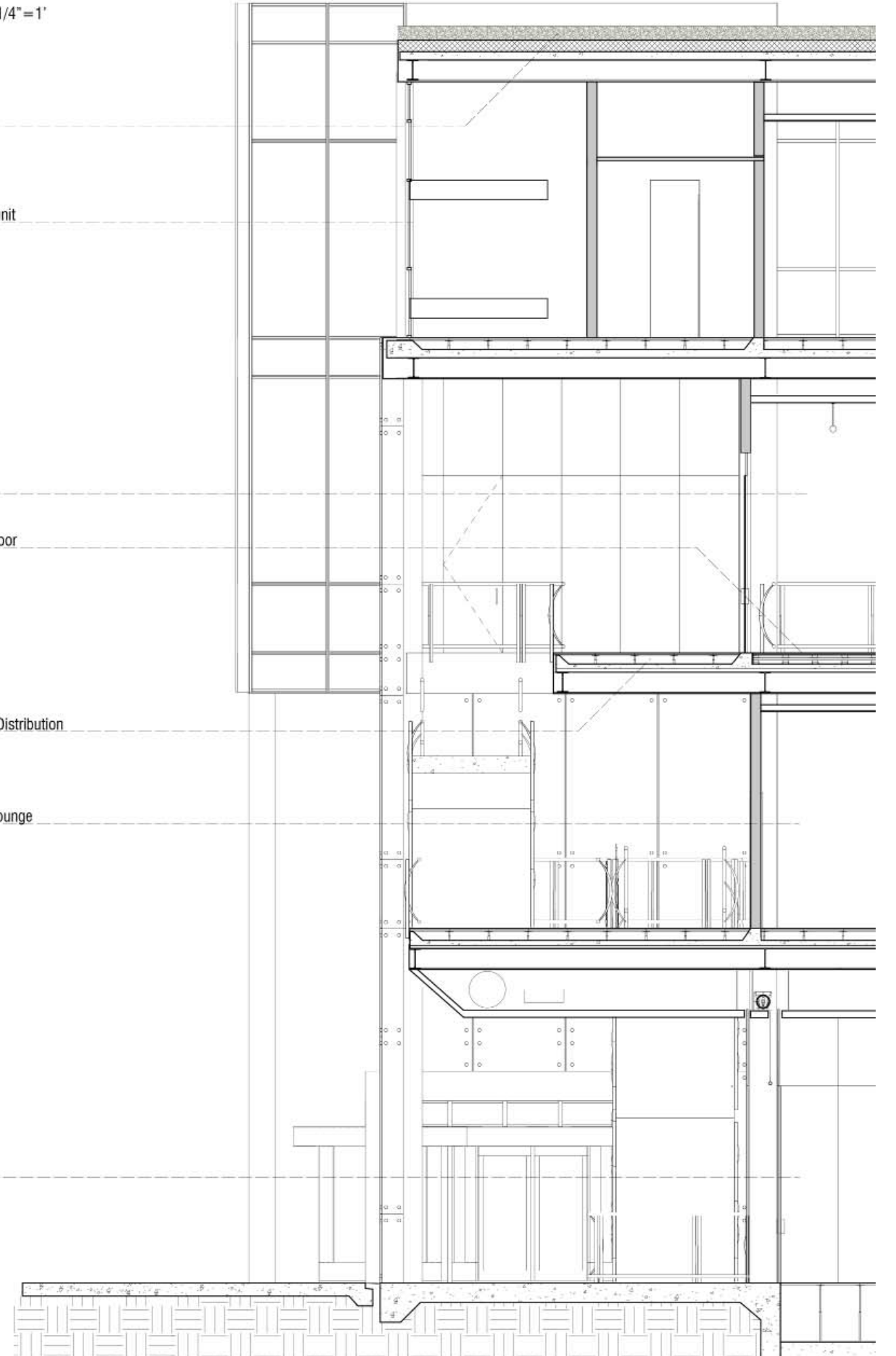
Dance Studio "B"

Harlequin Dance Floor

Subfloor Systems Distribution

Dance Company Lounge

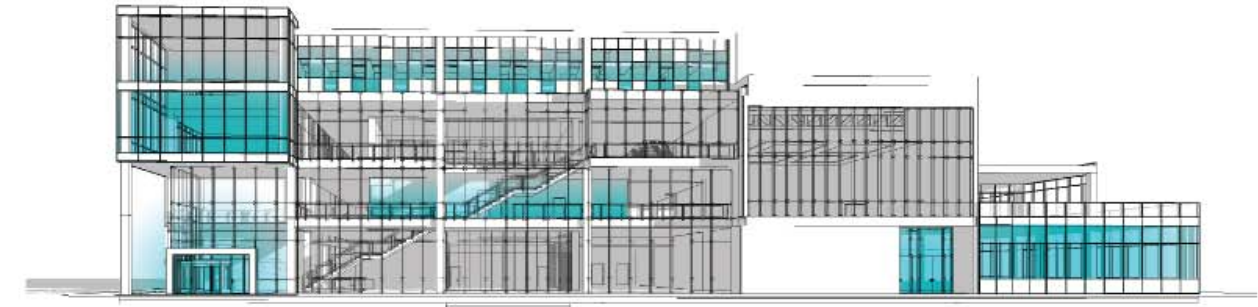
Lecture Theater





**24 hours at Division St Dance Academy:**

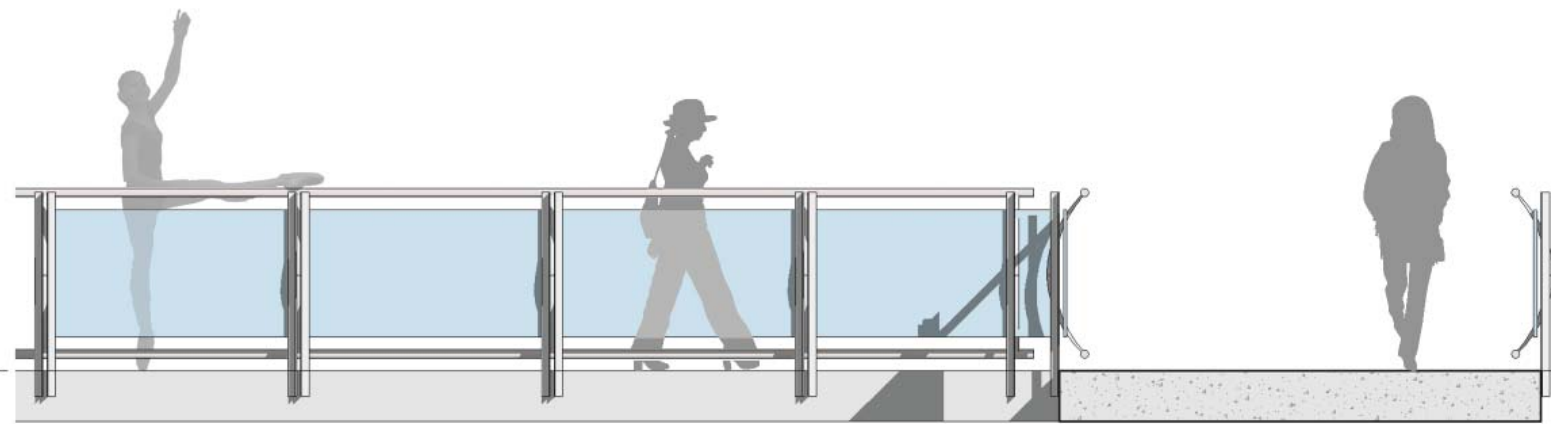
**Early through mid morning:**  
resident dancers rise in their dorms  
sunrise yoga class in jewel box studio  
administrative staff arrives  
neighbors and students get coffee and breakfast at the cafe



**Throughout the day:**  
company dancers and students rehearse in studios  
classrooms, library and physical therapy on second floor  
administrative staff conducts business at street level  
cafe continues to serve the neighborhood



**Evening through late night:**  
performances in main stage and black box theaters  
drinks in the lobby  
lectures in the studio auditorium  
late evening yoga classes in the jewel box studio  
resident dancers retire to the dorm level

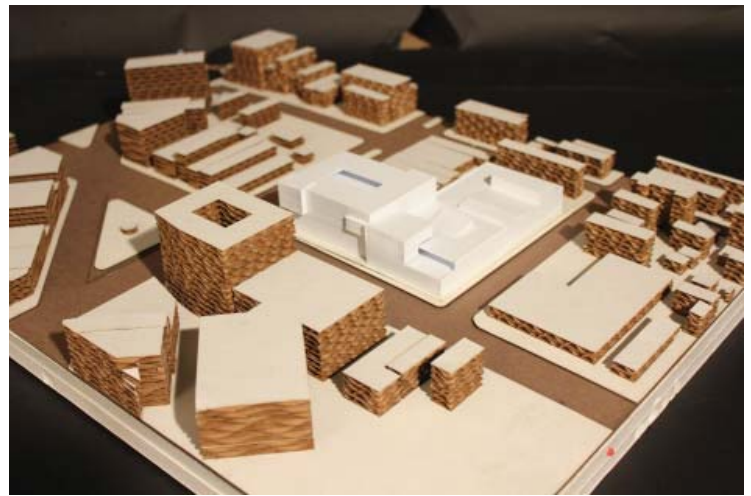
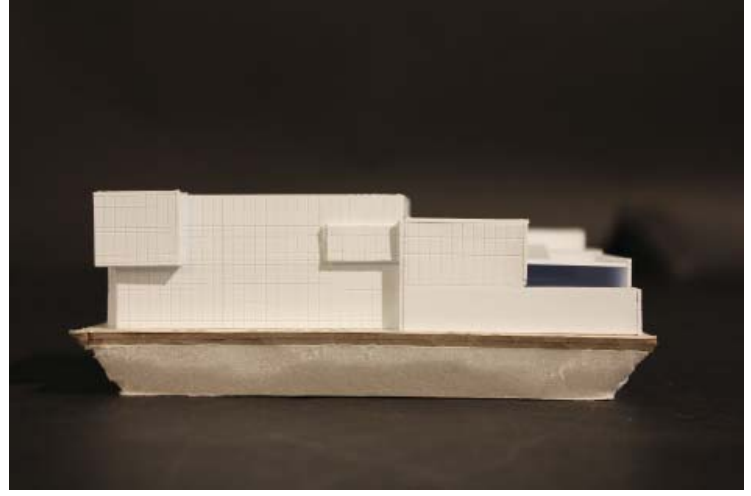
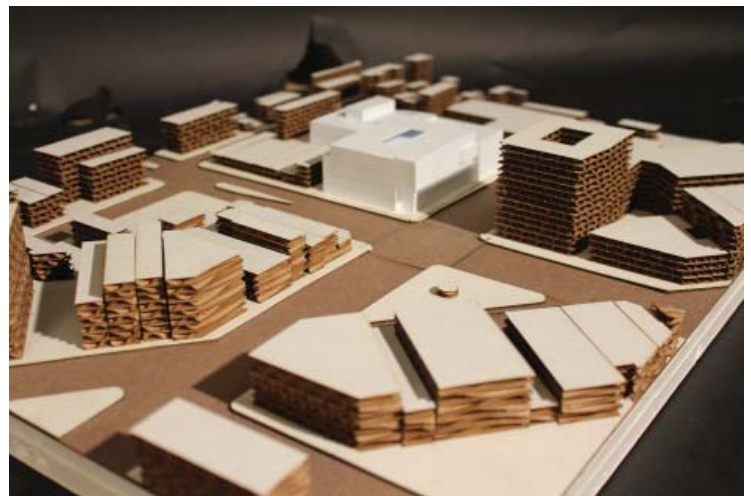








# Final Model



Pre-Design

Site and Neighborhood Analysis

Program

Precedent Analysis

Design Process Models

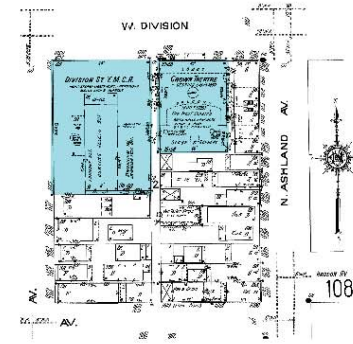
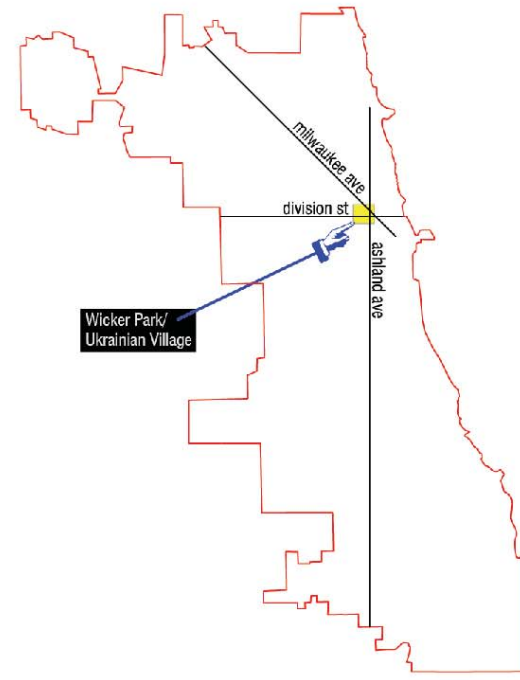
Design Process Drawings

Final Model

# Division St. Dance Academy

Division Street Dance Academy is designed to form a symbiotic relationship with the neighborhoods of Wicker Park and Ukrainian Village. All too often, new development in mature Chicago neighborhoods exploit the positive aspects of location for private gain, while contributing little other than gentrification, additional traffic and parking. Wicker Park's history as an artistic and cultural center in Chicago allow it to be an ideal host for the dance facility. The Academy re-emphasizes this connection formally by inviting the public into the building for performances and lectures and informally by showcasing the movement of rehearsal and circulation. The premier dance studio is placed on corner of the building, exchanging views with the Polish Triangle across the intersection. This dialog happens across the course of a day, with activity levels changing inside and out.

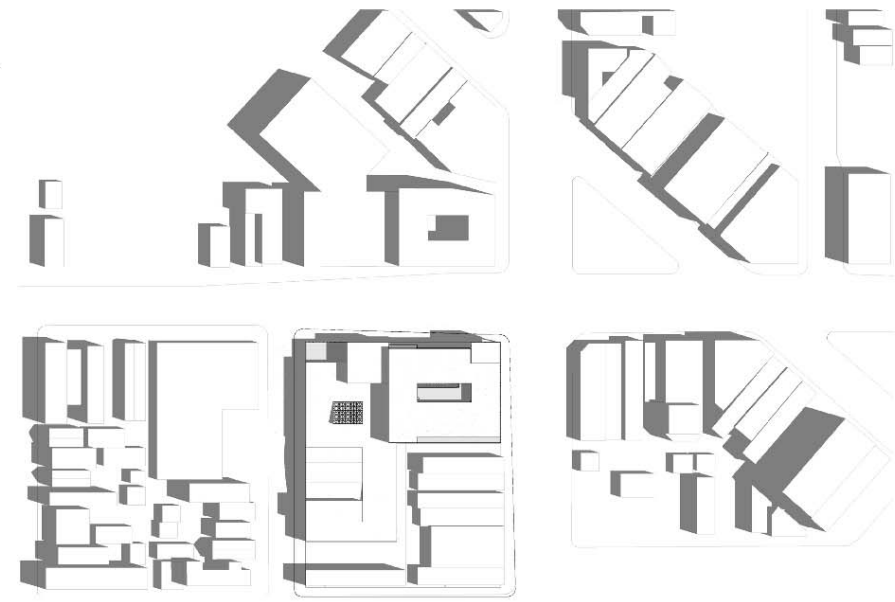
The Division Street Dance Academy is designed to be the home of a professional contemporary dance company, teaching academy with residences for out of town students and a performing arts venue with a three hundred seat mainstage auditorium, 99 seat convertible black box theater and a 120 seat lecture hall. Much as the visual transparency of the envelope connects the academy to the neighborhood, a series of double height spaces create vertical connections within the building.



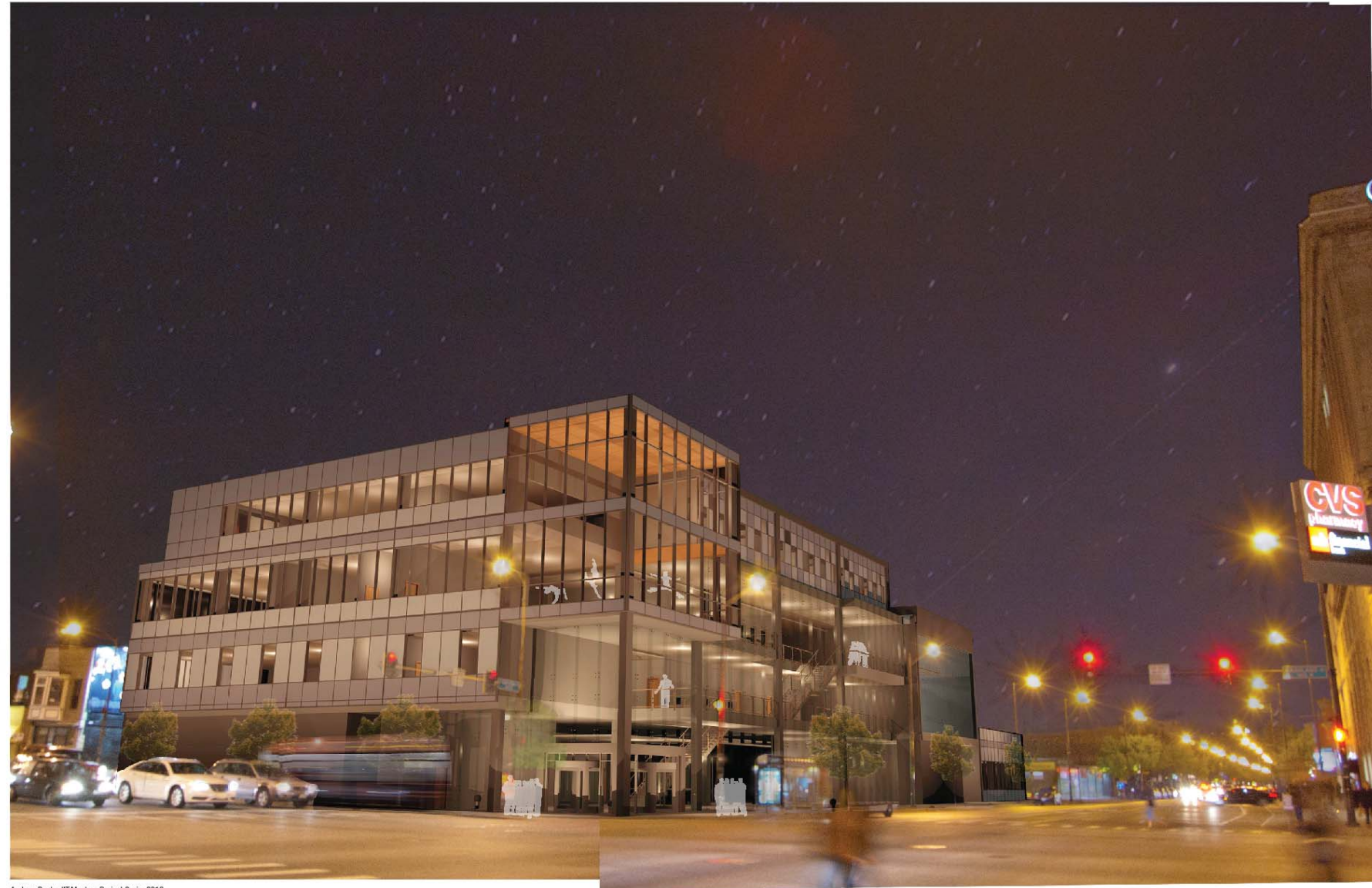
1951 Sanborn Fire Insurance map



2012 Google Earth image



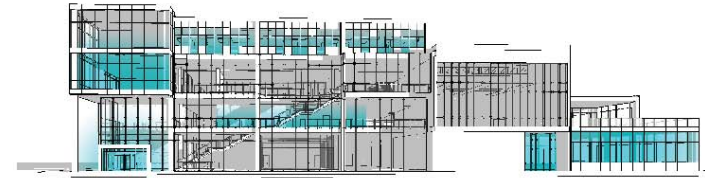
Division Street Dance Academy site plan, 1"=80'



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## 24 hours at Division St Dance Academy:

**Early through mid morning**  
 resident dancers rise in their dorms  
 sunrise yoga class in jewel box studio  
 administrative staff arrives  
 neighbors and students get coffee and breakfast at the cafe



**Throughout the day**  
 company dancers and students rehearse in studios  
 classrooms, library and physical therapy on second floor  
 administrative staff conducts business at street level  
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**Evening through late night**  
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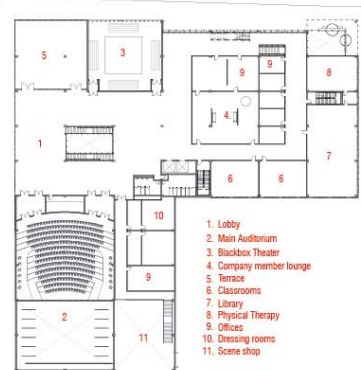




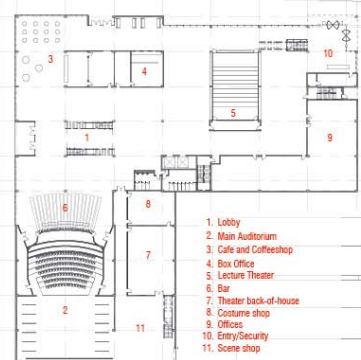
Level 04 11-50'



Level 03 11-50'



Level 02 11-50'



Level 01 11-50'

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Envelope Section, 1/4"=1'

Vegetated roof

Double dormitory unit

Dance Studio "B"

Harlequin Dance Floor

Subfloor Systems Distribution

Dance Company Lounge

Lecture Theater

