

2016 ULI Chicago Vision Awards

PROJECT WINNERS

HISTORIC PRESERVATION:

Chicago Athletic Association, *12 S. Michigan Avenue*

The Chicago Athletic Association (CAA) hotel, combines its storied legacy as home to one of the nation's most revered social clubs with modern day sophistication. An icon along the landmarked Michigan Avenue streetwall, the structure was vacated in 2007 and was cited by the National Trust for Historic Preservation as one of the nation's most endangered historic places. It sat dormant until 2012, when new ownership began an artful and iconic renovation process, restoring the celebrated structure to its original grandeur and preserving its design legacy while creating a contemporary hospitality environment and reopening as a four-star, lifestyle boutique hotel.

PUBLIC INVESTMENT:

Chicago Public Library, Chinatown Branch, *2100 S. Wentworth Avenue*

The 16,000-square-foot Chinatown Branch Library serves as a new civic, educational, and social hub for Chicago's Chinatown, providing a much-needed public gathering place geared toward nurturing learning, strengthening the community, and supporting economic advancement. The library, one of CPL's busiest branches, unites the neighborhood's two distinct districts: north and south Chinatown. Its design balances elegant aesthetics, pragmatic programming, and green design solutions to create a center that serves the community's needs and enhances its vibrancy, both now and in the future. Rather than repeating the existing prototype design used in many neighborhoods, the Chinatown Library branch is a site-specific concept that has become a catalyst for the neighborhood, enhancing the surrounding urban pedestrian patterns with new outdoor spaces and landscaping, and creating a memorable architectural statement that has become a symbol for the developing Chinatown neighborhood.

WORKFORCE HOUSING:

Lake Street Studios, *727 W. Lake Street*

Toward meeting the housing needs of low-income workers in downtown Chicago, Lake Street Studios brings an affordable, live-near-work option to people who provide so many of the critical services that make the city thrive. Reflecting trends toward car-free living, the site is conveniently located between two mass transit stops, a block from major bus lines, and steps away from downtown Chicago. In addition to 61 Single Room Occupancy units, the building provides several communal spaces for residents. The 10th floor has a small reading room overlooking a 2,200-square-foot of habitable, vegetated roof terrace with unobstructed views of the downtown skyline and the second floor has a multi-purpose community room for use by residents. The project stands as a great example of how to deploy cost-effective, sustainable, urban design strategies.

COMMUNITY IMPACT:

Maggie Daley Park, *337 E. Randolph Street*

Maggie Daley Park, located adjacent to Millennium was a project that took every advantage of the unavoidable need fix the 3,700 car underground parking structure located directly beneath it. Complete removal of the existing park was necessary to make the repairs, which provided the Chicago Park District the unprecedented opportunity to reconsider the design and function of the park area. The goal for this site was to create a world class, multi-functional park and develop landscape experiences that reflect the evolving open space needs of Chicago. The structural limitations of the garage shaped nearly every aspect of the park, from the materials utilized, to the placement of the play structures and light features, to the delivery of soil during construction. Through innovation and collaboration, the designers and contractors for the project overcame significant challenges and produced a world class public space.

INNOVATION IN EDUCATION:

NEIU El Centro, *3390 N. Avondale*

The Northeastern Illinois University (NEIU) El Centro project revitalized a formerly decaying manufacturing site acting as the first component in a satellite campus master plan envisioned by NEIU. Targeted at LEED Gold, the building's sculpted exterior of canted walls and twisting roof forms respond directly to the programs within. The solid portion at the base of the building houses NEIU's art collection in a linear gallery which connects the expansive double-height, multi-purpose/lobby area with the student resource center at the opposite end. Large tiered gathering spaces and a stepped lecture hall are carved into the building form. Looping the perimeter with floor to ceiling glass, the building circulation provides a vibrant experience with color and indoor/outdoor dialogue. Natural daylight is achieved in virtually every space within the building through the use of interior glass partitions and a racetrack circulation scheme. The building culminates at the student lounge where the ceiling sweeps upward, drawing your view to the stunning Chicago skyline. The building uses many energy-saving mechanical and design techniques that have resulted in energy cost savings of 31.36%.

MIXED-USE DEVELOPMENT:

New City, 1457 N. Halsted

NewCity is an urban, mixed-use development located on 8.5 acres, composed of four separate but interconnected buildings, located at the intersection of Clybourn and Halsted. Formerly home to a YMCA, NewCity with over 387,000 square feet of retail/commercial space, 199 LEED Gold rental apartments, a parking garage, and nearly two acres of landscaped open space, is a dramatic example of a successful redevelopment that weathered the recent financial crisis. Located in an evolving and thriving neighborhood of retail, residential, office and adjacent to a PMD, the parcel was loaded with immense market potential yet involved collaboration of a variety of community stakeholders, planning issues and financial challenges over its nine-year start to finish journey.

CATALYTIC REDEVELOPMENT:

Soho House Chicago, 113-125 N. Green Street

The adaptive reuse of a former belt manufacturing building into the Soho House Chicago, included a complete gut rehab of the building enclosure and several significant structural changes. The team completed both Landlord's Work and all of Tenant's fit out in 14 months, using many pieces of the original building throughout the 120,000 square-foot structure, including the deteriorating water tower on the roof, which was removed plank-by-plank, restored and repurposed as the elevator lobby wall. Soho House Chicago includes three public restaurants, as well as a spa. Club members and hotel guest areas include a cinema, 40 hotel rooms, multiple restaurants and bars, a Music room, a drawing room, gym, and a rooftop pool. Redeveloping the site had its challenges including backfilling the entire first bay of the building's English basement to create entrances at ground level as well as removing the existing 6th floor and expanding the support structure vertically in order to add a new 6th floor that did not impede the ceiling height of the 5th floor Club bar.

AFFORDABLE HOUSING:

Southwick Place, 5150 Southwick Drive, Matteson, IL

Developer Over the Rainbow created Southwick Place after an initial 25-unit building was immediately occupied and demand continued. Southwick Place, has 40 affordable, "barrier free" housing units in a 3-story new construction building, in a multi-use development. The housing targets low income individuals with physical disabilities that are capable of independent living. The facility gives tenants maximum accessibility and self-sufficiency in their own living units. Being a "barrier free" building, all 40 units and the site are designed to be fully accessible, including wider doorways, fixtures and switches at wheel chair height, roll under areas at kitchen and bath sinks and at appliances, and spacious roll in showers. The public corridors are wider than standard and, in the case of this building, they have been further expanded at the building connection to create large open common spaces as accessible art lobbies with large windows allowing for natural light and overlooks of the surrounding area. The ground floor provides a large community room leading to an outside patio, a large library computer area, laundry and an outside picnic pavilion. The demand for this type of housing in the community is great and has proven to be a beneficial resource for the Village.

ADAPTIVE RE-USE:

Stony Island Arts Bank, *6760 S. Stony Island Avenue*

For the past 30 years, a bank in Chicago's South Shore community had been abandoned and vacant. The 19,065 square foot building was acquired by the City of Chicago via condemnation in 2008 and soon captured the interest of artist Theaster Gates. Gates transformed the old bank building into a multi-use facility which houses offices for a nonprofit, Rebuild Foundation, and provides event, exhibit, and studio space, and research archives and a library. The construction re-purposed much of the building materials and artistically saved some of the decaying ceiling and walls as a reminder of the need for community development. The building fills the need for a cultural and community space in the South Shore area, offers local jobs and space for artistic expression.