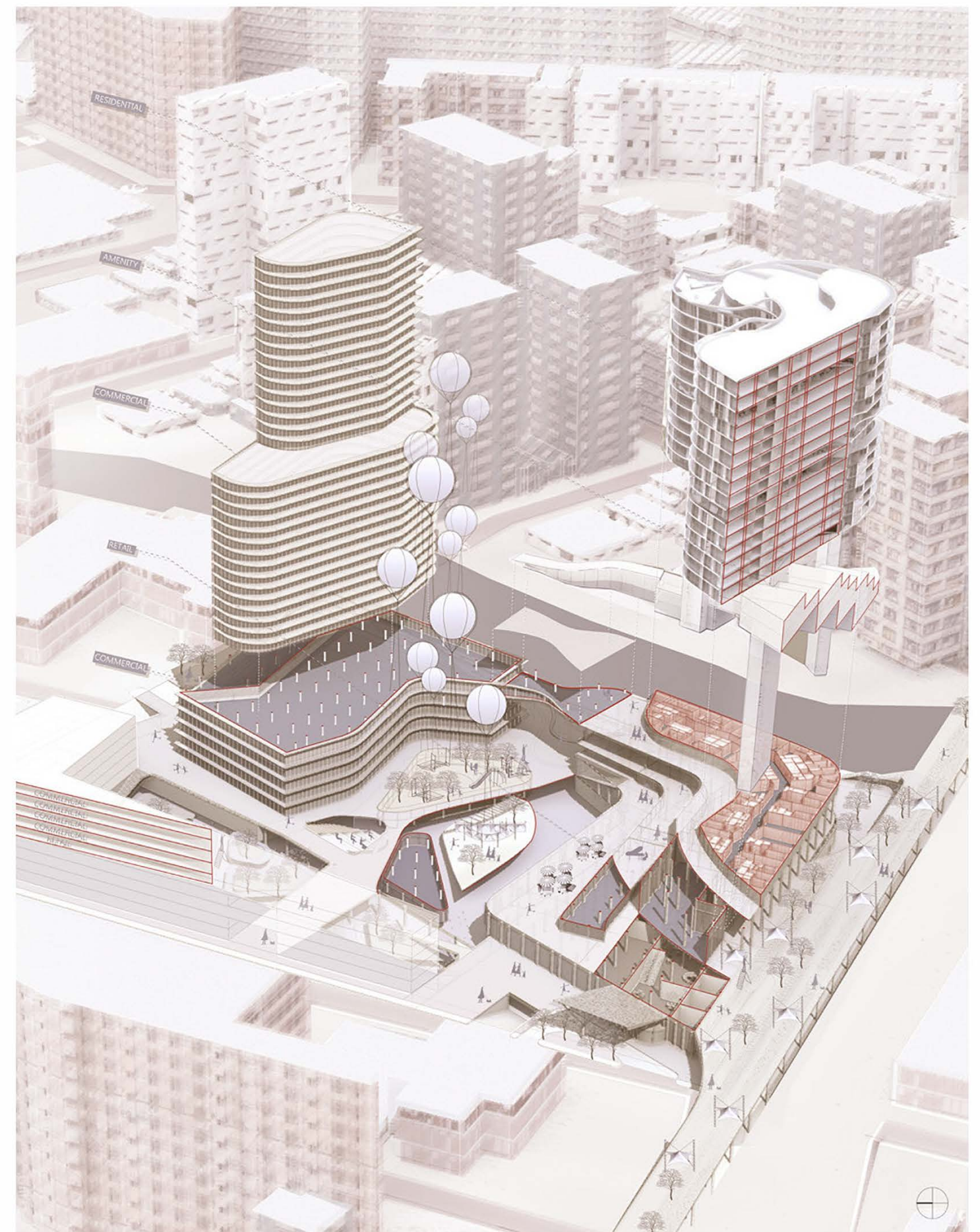


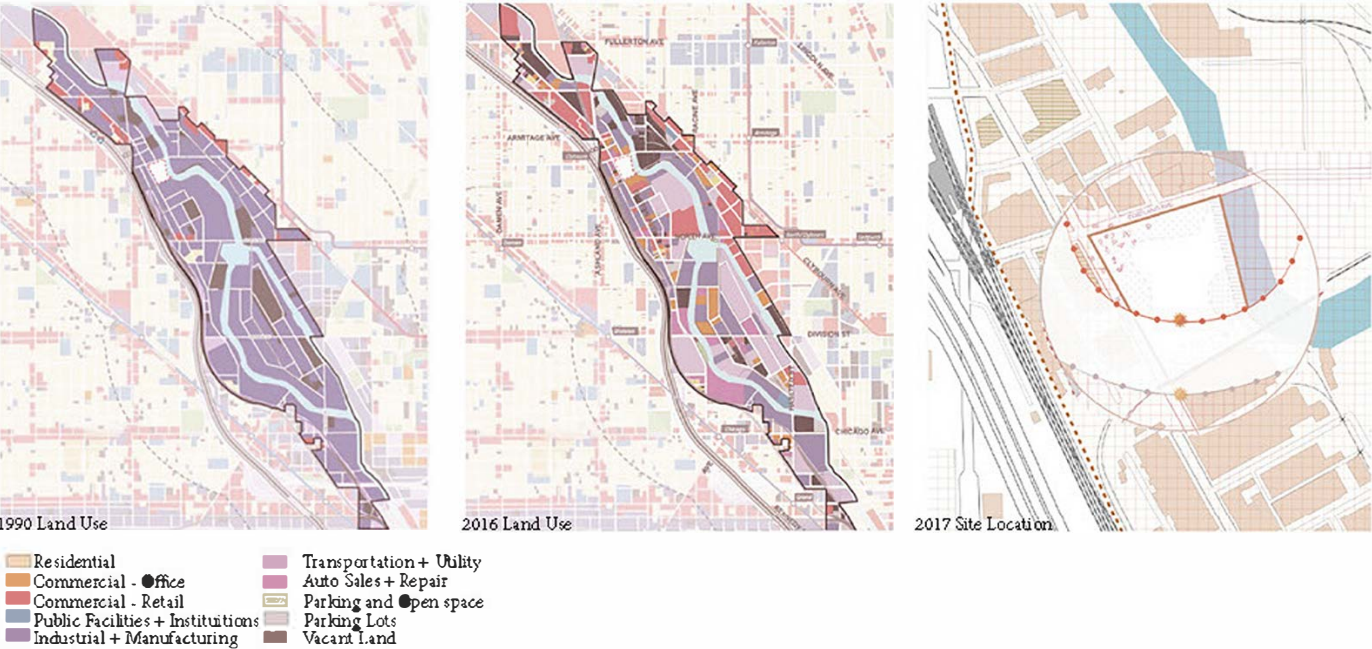
## VILLAGE UPON A CITY





Site Information

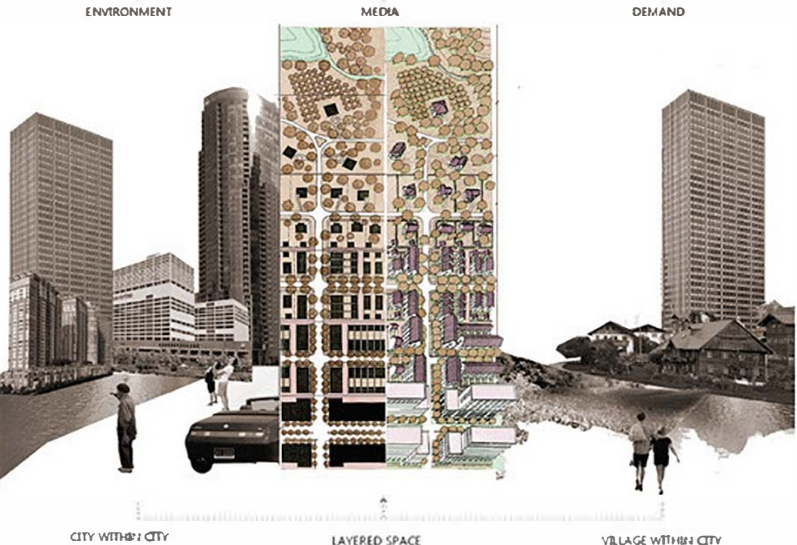
This Project site is located at the intersection of Cortland and Elston Avenue which is part of 760-acre North Branch Industrial zone that has been recently allowed non-industrial uses in riverfront areas essentially «released» from the restrictions of the PMDs by Chicago City Ordinance. A piece of legislation expects the site evolve as a vibrant, mixed-use center. Specific project requirement for programming includes 35% of site reserved for open space(90680sf), commercial(800,000sf), residential(200,000sf), retail(70,000sf), and parking. While it's previous designation is M3-3 and FAR of 3.0, FAR of 6.5 has been approved for full site.



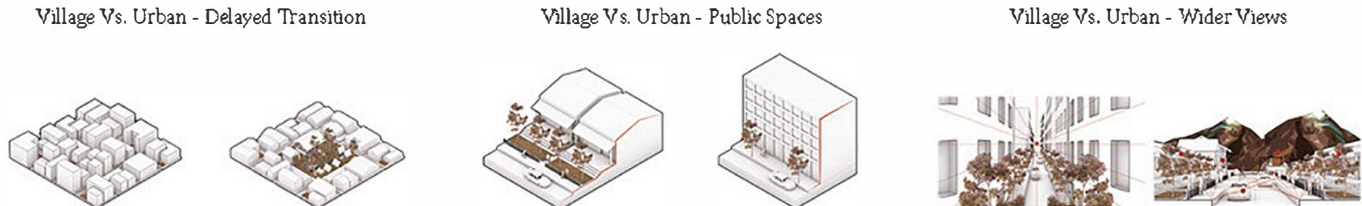
Concept

What we chose to focus in on was the idea of layering spaces to create a more delayed transition from the pure public, exterior environment, to the more private, interior space of many of the buildings within the site.

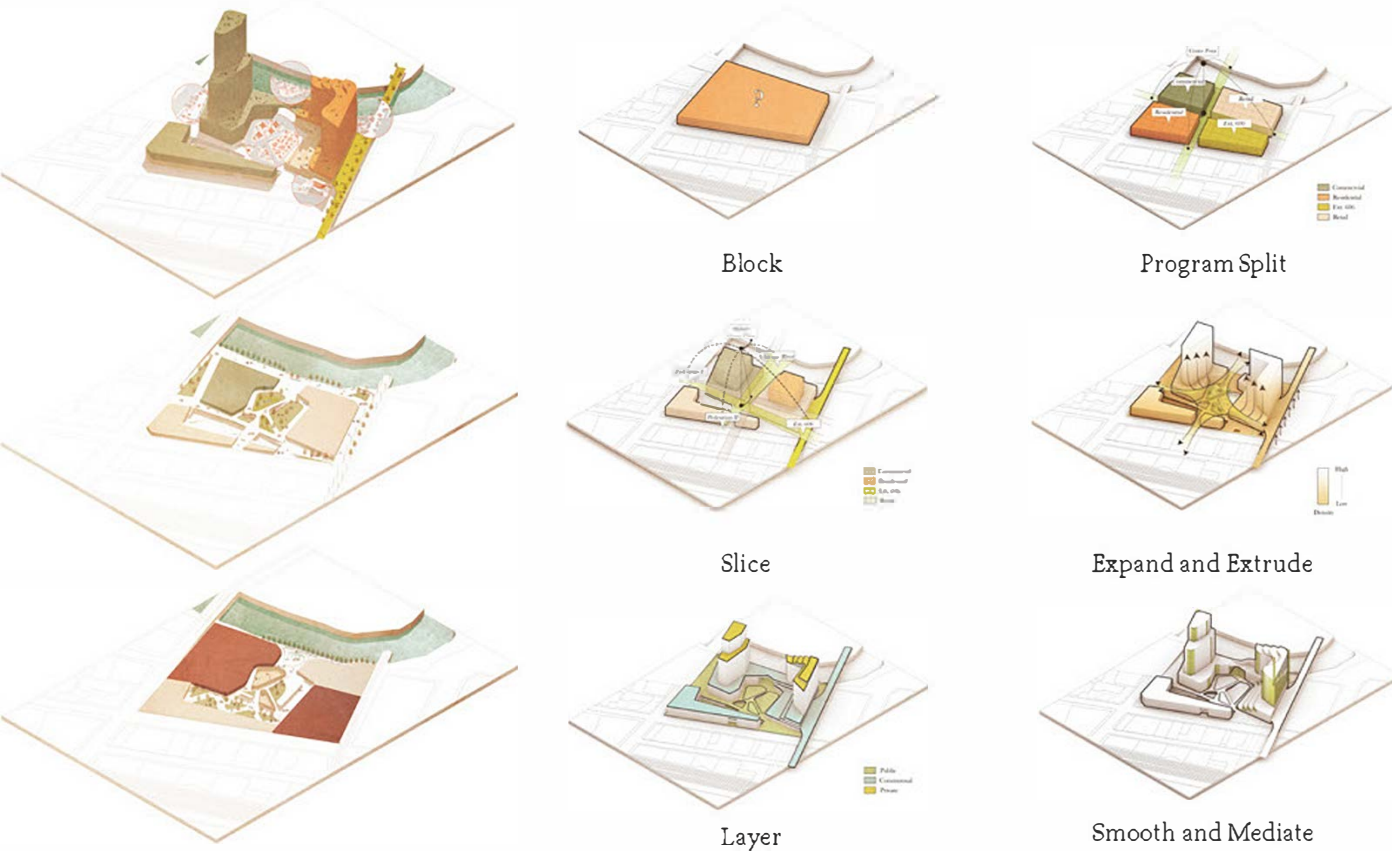
---Middle graphic from “Are Sustainable Suburbs Possible – Yes, But It Depends on Your Definition” (Posted on December 31, 2009)



In studying the typological street section of an urban environment, isolation between the various programmatic areas, such as the street, sidewalk, entry area, vertical circulation, and utilized space leads to a greater feeling of “tunnel-vision” that does not allow for smooth transitions from one space to the next. In contrast, a study of the typological street in a village neighborhood is composed of more layers between the various spaces, such as bike lanes, gardens, and porches, which allow for interaction within each of those spaces, as well as between the different layers.



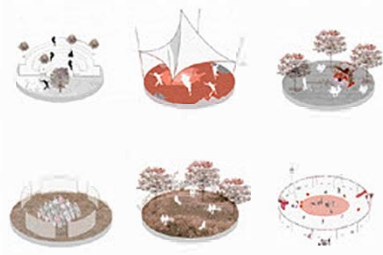
Form and Programmatic Breakdown



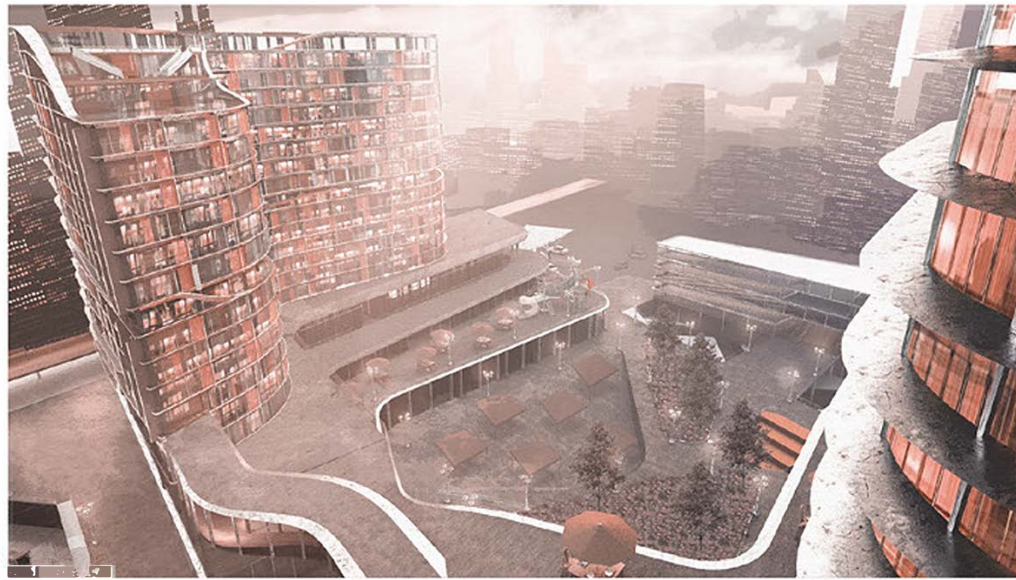


## Public Spaces I

### Courtyard

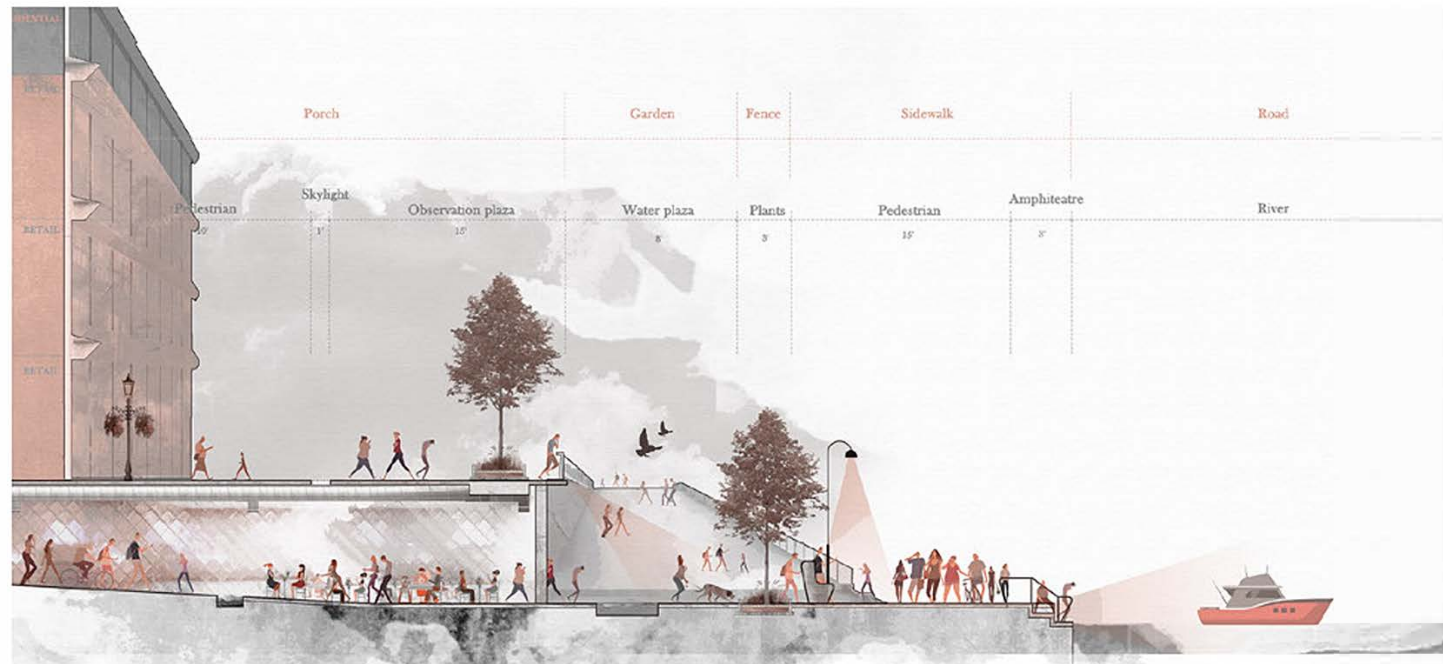


Multi-Purpose Use for amphitheatre, market, cafe, cinema, garden, and playground etc.



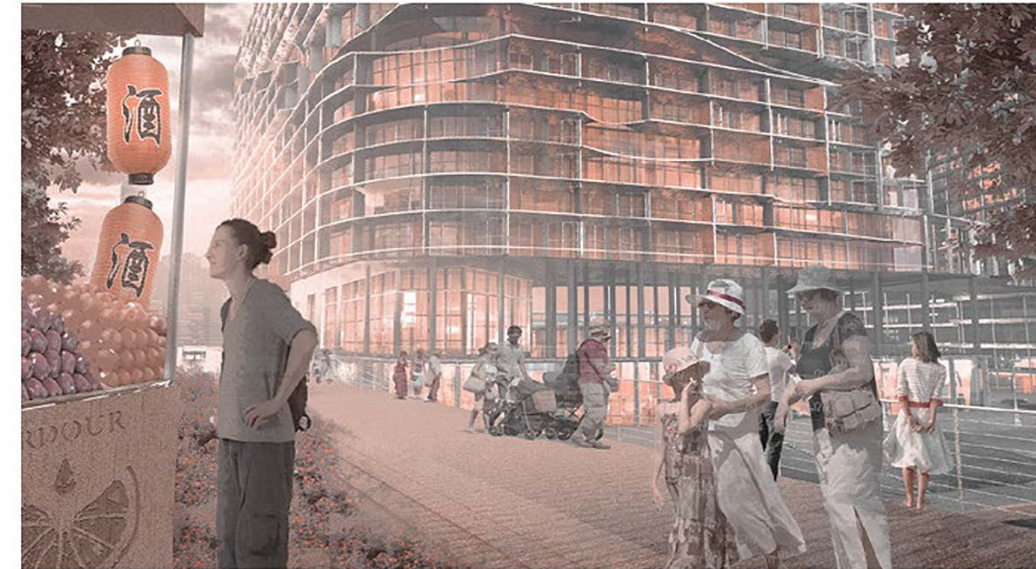
### Riverwalk

Riverwalk creates visual connection and soft transitions between layers.

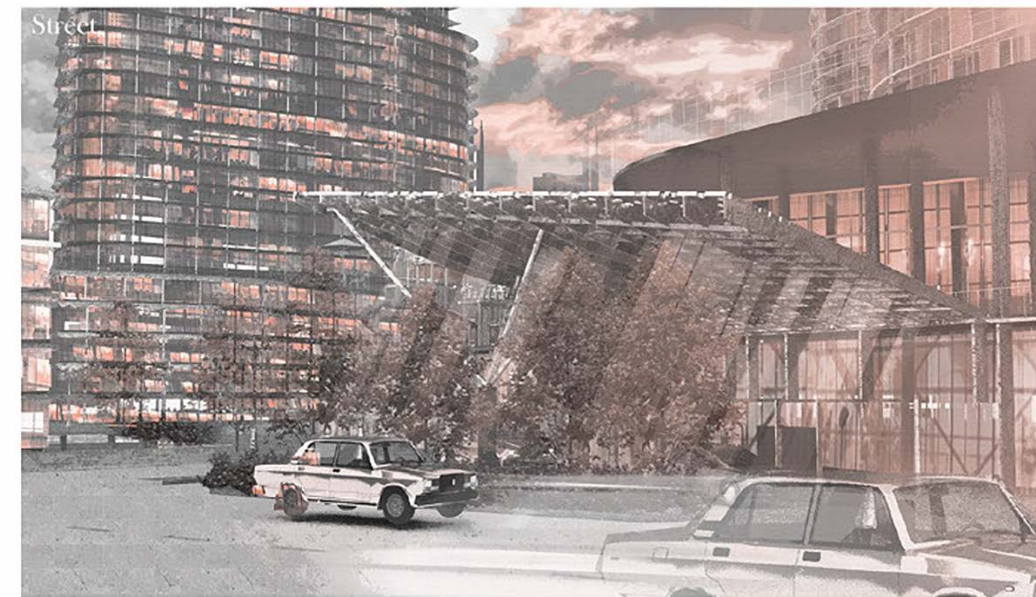


## Public Spaces II

### Ext 606

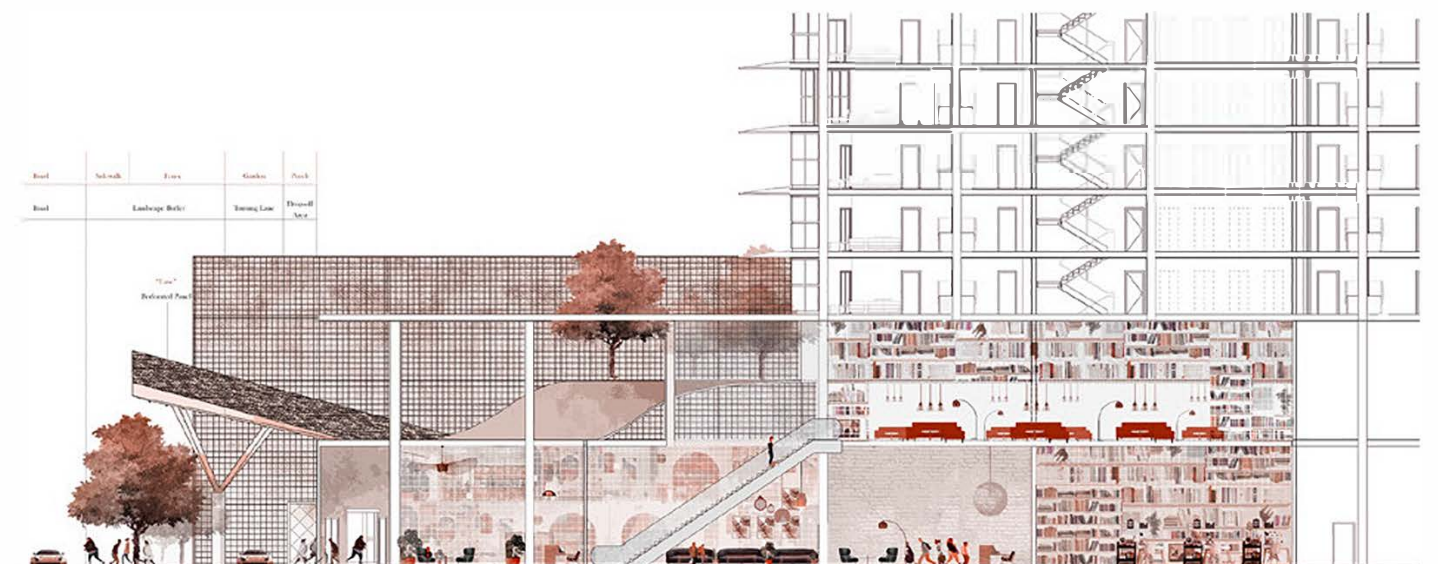


Up-lift Commercial plaza activated retail stores within the site.



### Street Entrance

The intention of extending the transition between streetside and your apartment doors is to highlight the sense of arrival through a village metaphor.

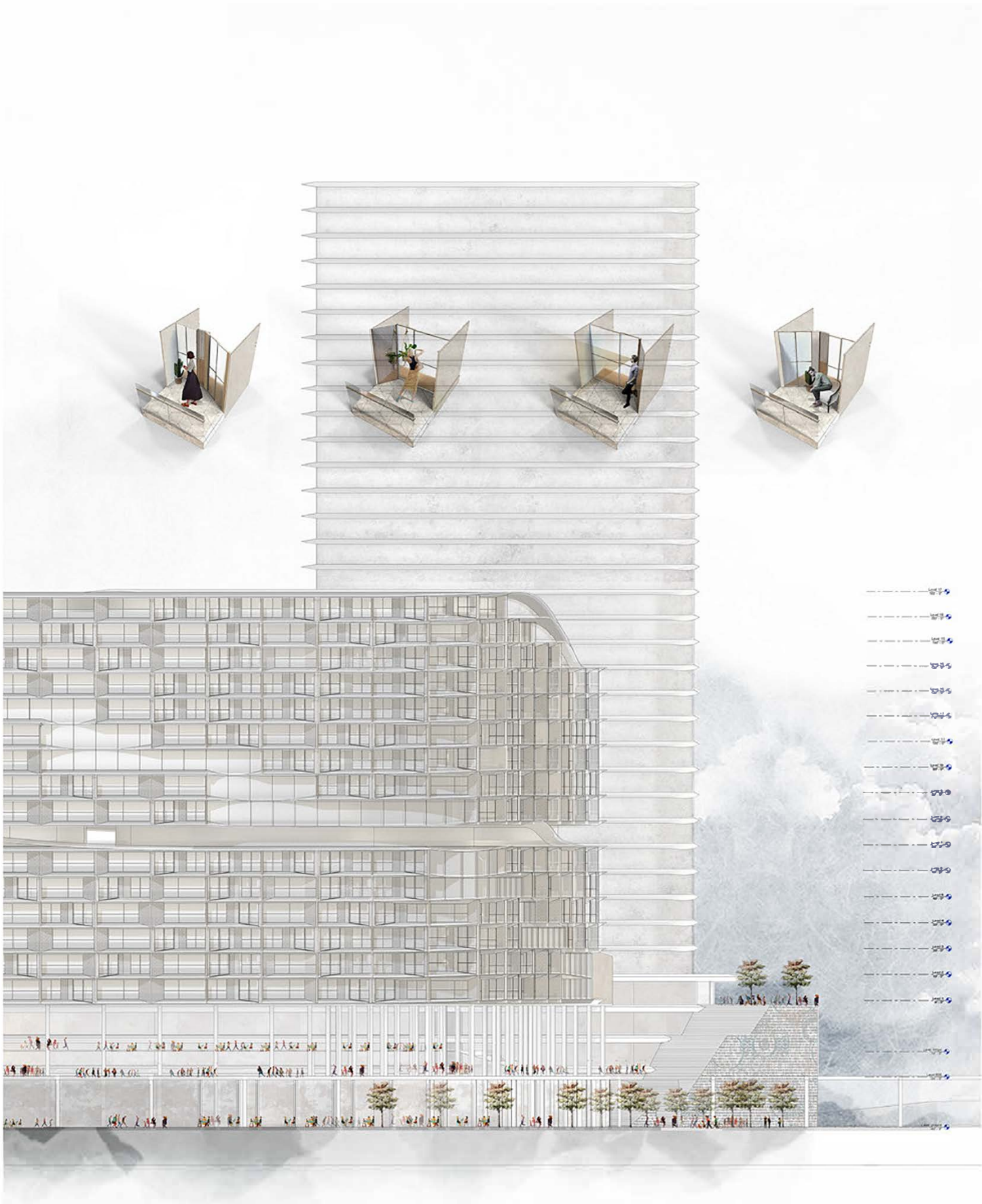






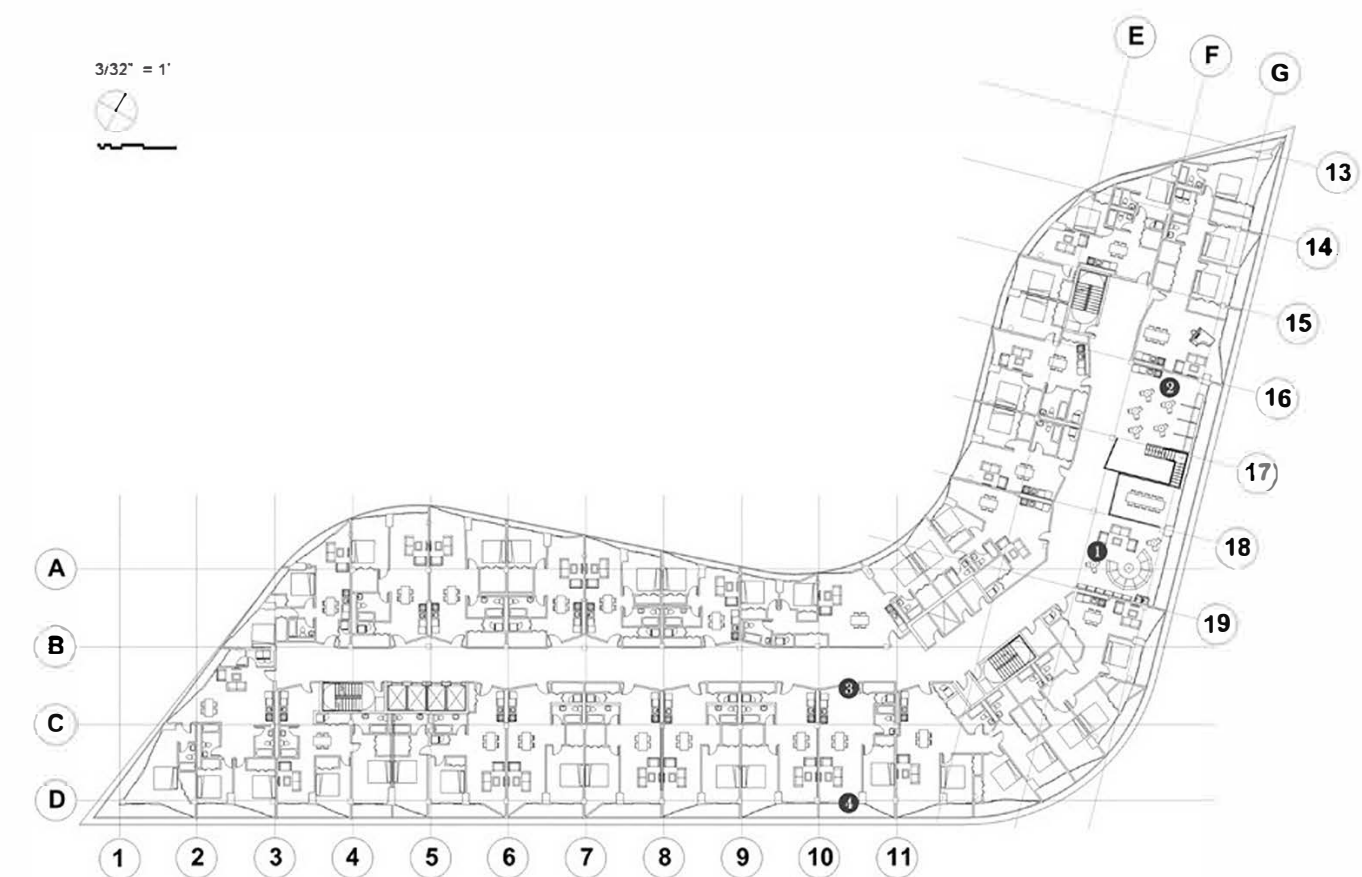
Village Metaphor

The facade system is based on 4 modular balcony typologies. Spandrels wrapping around the balcony system only fade to disappear at the location of the amenity spaces, which gives meaning to the facade. While viewed each apartment as a modularized village house, amenity spaces is the village squares. While looking from outside, the facade pattern seems like a typical village community typology that all continuous balcony «streets» converge together at some point to a larger scale community «square.»





Residential Plan & Experiences



1 Residential Lobby



3 Apartment Interior



2 Residential Amenity



4 Balcony From Inside



Residential Amenity



The residential façade is composed of random distribution of four 22ft-spaced balcony units that differ in projecting angle, materials layout, and glass amount. From south to north façade, the depth of the balcony is decreasing from 6ft to 2ft to accommodate different solar conditions on both sides.

