Goals and Objectives

I. Neighborhood: Enhance the area to make it a great residential, recreational, and work place.
- Minimize disruption of the existing community by using infill development and preserving the current building stock
- Encourage a mixed-income population by providing residential units in a variety of sizes and styles

II. Networks: Improve connections both within the site and to the greater Chicago area
- Add transit stops at key locations on Metra and the Green Line, thereby providing improved connections to downtown as well as access to and from the south suburbs
- Activate Garfield Boulevard as a local transportation artery not only for automobiles, but for pedestrians, cyclists, and transit riders as well.
- Establish stronger connections with Washington Park using a network of interconnecting paths and improved streetscapes and alleys.

III. Nodes: Create centers of activity to serve as focus points for the neighborhood
- Bring commercial development back to the neighborhood, especially at the Garfield Boulevard transit nodes and along the State Street retail corridor
- Provide civic spaces that facilitate the formation of social networks, including an educational node on 58th St.

PRELIMINARY PROGRAM
Site size: 450 acres
Residential units: 18,000
Units/acre: 40
Commercial: 10,000,000 sq ft
Institutional: 2,500,000 sq ft
Parking spaces: 13,000
Open space (not including Washington Park): 20 acres
Jae Min Lee

Community Garden Harvest

Day AM 11:42

Block Commons Meeting

Thursday PM 1:22

Hide and Seek

Friday PM 4:38

Block Party

Sunday PM 6:30

Chicago Alley

Washington Park

1" = 50'

0 50 100 150 200 Feet

Nolli Plan

Community Garden

Play Yard

Daycare Center

Cluster Court

Parking

50 100 150 200 Feet
Looking at North East Direction to Washington Park

Bird’s Eye View

Block Control

Architectural Expression

Looking down to the Community Space from Alley

Looking at North East Direction to Washington Park

Phase 1:
Neighborhood amenities like schools, library, community centers are identified at three different locations.
Low costs like renovation and repairs of old or delapidated spaces. Street landscape improvements.
Bulk Controls: South
Buildings on the south side of Garfield Boulevard should be no higher than 8 stories, and at least half of the facade should be made up of glass. Buildings should be built within 3' of the parcel/sidewalk line, which is 15' from the curb.

Bulk Control: North
Buildings on the north side of Garfield Boulevard should be no higher than 12 stories, and at least half of the facade should be made up of glass. Buildings should be built within 3' of the parcel/sidewalk line, which is 30' from the curb.

Architectural Expression
The north side of Garfield Boulevard receives maximum sunlight due to its orientation and adjacency to a wide avenue. Buildings should be highly transparent, preferably glass and steel.

Land Use
Retail is concentrated along Garfield Boulevard and State Street, the site’s major north-south corridor. Other streets are primarily residential, interspersed with institutional uses.

Circulation
The northern side of the boulevard median is opened to two-way, through traffic, while the southern side is reserved for slower, local traffic. Each building’s main entrance should face the street, providing access to pedestrians.
NEIGHBORHOOD
Claire Vlach

Proposed Development
1. CTA/ Metra Rail and Bus Station and Retail Center
2. Day Care Center
3. Pedestrian/Bicycle Path
4. Public Library
5. Schulze Building Conversion to Mixed Use
6. New Mixed Use
7. Market Space
8. CTA Green Line Station and Local Retail

Landscape
Streets with sidewalks that are at least 9’ wide should have street trees planted at regular intervals.
Garfield Boulevard and State Street should have landscaping along their medians.
The boulevard median should be landscaped with a continuous pedestrian/bicycle path, and programming with uses such as markets, playlots, reading gardens, and spaces for tables.

Landscaping with a continuous pedestrian/bicycle path should be along streets with sidewalks that are at least 9’ wide.
Garfield Boulevard and State Street should have landscaping along their medians.

Parcel Programming
Noli Plan

Garfield Boulevard Site Plan
1” = 100’

100 200 400 600 Feet

NEIGHBORHOOD
Claire Vlach