

SOUTH HALSTED CORRIDOR PLAN

CONCEPTUAL
DESIGN



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INTRODUCTION

The analysis performed in the previous chapter of this document resulted in a framework for the development of goals, strategies and recommendations for the South Halsted Corridor. The SWOT analysis revealed trends that were consistent throughout the corridor. These trends included:

- The need for improved pedestrian infrastructure
- Lack of identity and placemaking
- Analysis and redevelopment of underutilized and vacant sites
- Functionality of minor streets
- Coordination of landscape and streetscape elements

The following chapter introduces the South Halsted corridor from 103rd to 111th and identifies three activity nodes centered around the intersection of Halsted St and major E-W connectors: 103rd, 107th and 111th. The chapter proposes an identity for each activity zone, identifies areas of interest, and identifies areas in need of improvement.

The primary focus of the corridor study is prioritization of development activity in and around the intersection of 107th and Halsted St - connecting to Jackie Robinson Park. This document focuses on the Halsted and 107th St Corridor. Concept design alternatives are proposed as well as a detailed transportation strategy, looking at multi-modal functionality and safety, pedestrian comfort, bike network improvements, future plans for PACE stations, intersection improvements and overall Corridor improvements. Strategy for the corridor identity, locating gateways and wayfinding signage, green infrastructure opportunities and landscape improvements it also proposed.



ACTIVITY NODES

Three activity nodes have been identified for the project to focus urban design recommendations and create vibrant hubs of activity within the study area. Each activity node has a unique character that contributes to the South Halsted corridor's identity. Adjacent land uses and existing businesses help define each of the three nodes. They are:

Node 1: Community Connector

The community connector node is centered on 103rd St. and is primarily related to a variety of existing community and faith based organizations along the corridor. This node is focused on supporting these existing uses with those that increase their capacity, leverage their position in community and improve resident quality of life from a mental and spiritual perspective.

Node 2: Active/Healthy Living

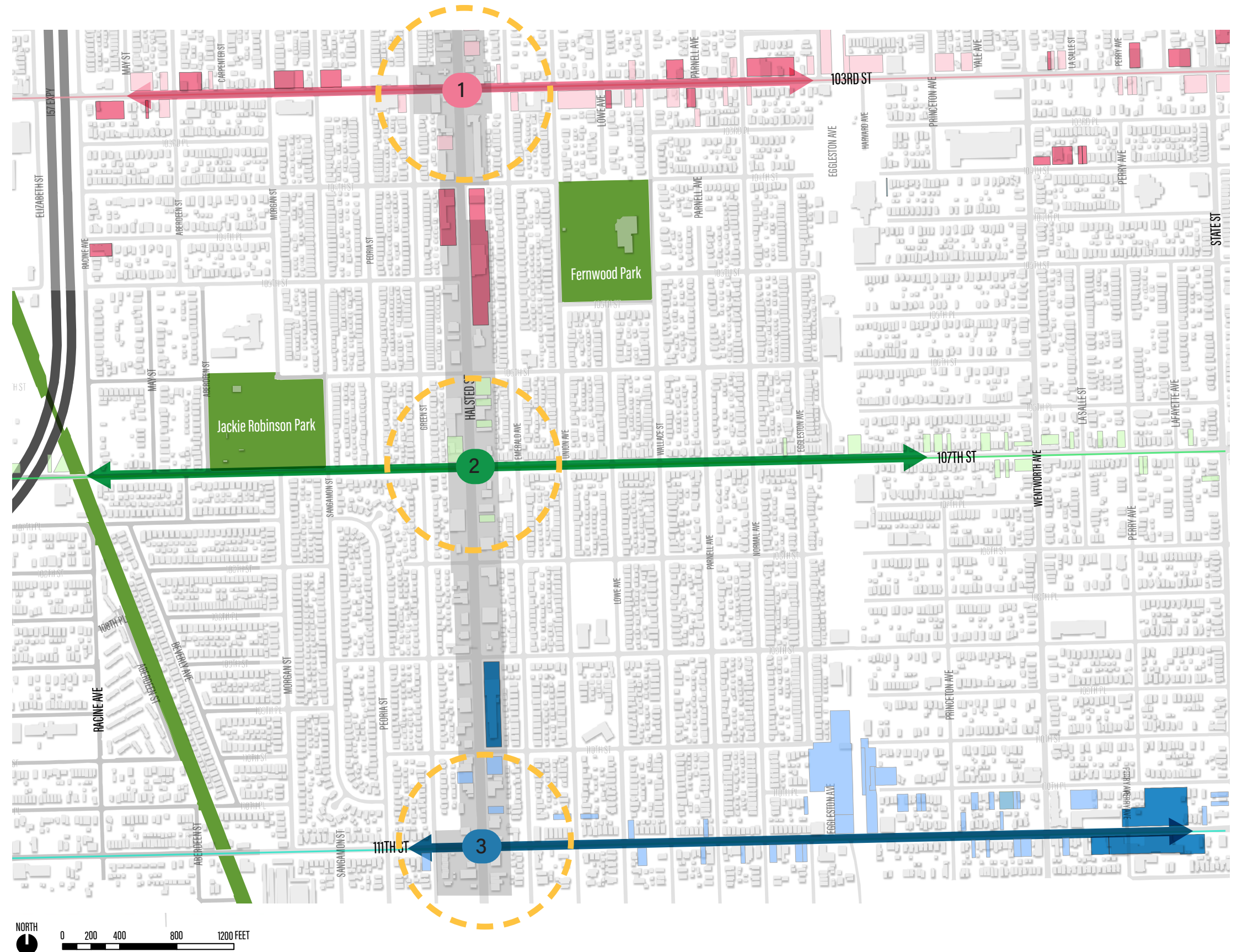
The second node connects Jackie Robinson Park to the Major Taylor Trail and Lakefront along 107th. This node is focused on supporting recreational and outdoor activity.

Node 3: Medical Support

Anchored by the Roseland Medical District on 111th and State, the medial support node has proposed uses that increase the availability of medical uses and preventative care resources. This node may include programmatic uses that include healthcare, daycare, medical office, pharmacy, fitness, nutrition and more.

LEGEND

- 1 ACTIVITY NODE 1
- 2 ACTIVITY NODE 2
- 3 ACTIVITY NODE 3
- Existing churches in Activity Node 1
- Vacant land in Activity Node 1
- Existing parks or uses supporting Activity Node 2
- Vacant land in Activity Node 2
- Existing medical offices or uses supporting Activity Node 3
- Vacant land in Activity Node 3



NODE 1: COMMUNITY CONNECTOR

Node 1 is centered on 103rd Street and anchored by faith-based organizations, places of worship, and supportive community functions such as daycares. Successful development in this node should focus on partnerships with supportive organizations to expand the corridor's offerings and attract new business to the area.

This corridor's character and identity is externally focused and provides infrastructure for additional community-oriented businesses and services such as:

- Youth oriented outdoor spaces
- Safe gathering spaces for seniors
- Multi-generational spaces
- Play areas
- Outdoor dining
- Farmer's markets

KEY RECOMMENDATIONS:

- Infill vacant and underutilized lots with community-oriented businesses and services
- Create a stronger street presence at the intersection of 103rd and Halsted
- Improve and widen sidewalk
- Add gateway signage at the intersection
- Add wayfinding signage at nodes such as the PACE stations and in front of community buildings
- Improve bike lanes
- Reduce curb cuts to improve pedestrian comfort and safety
- Create community amenity spaces
- Improve landscaping and widen streetscape buffer
- Add green infrastructure along the corridor



EXISTING CORNER BUSINESS



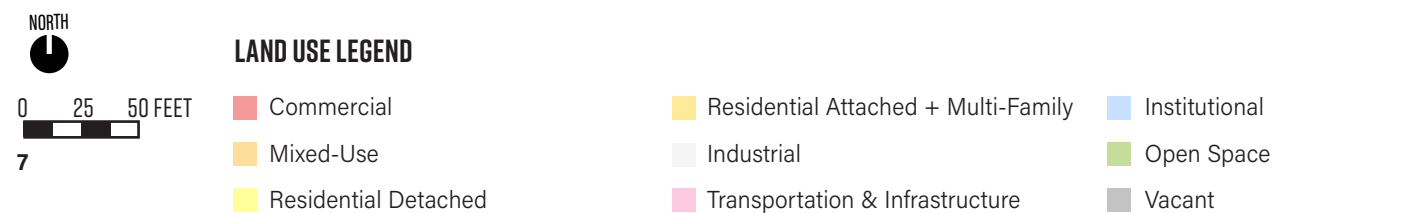
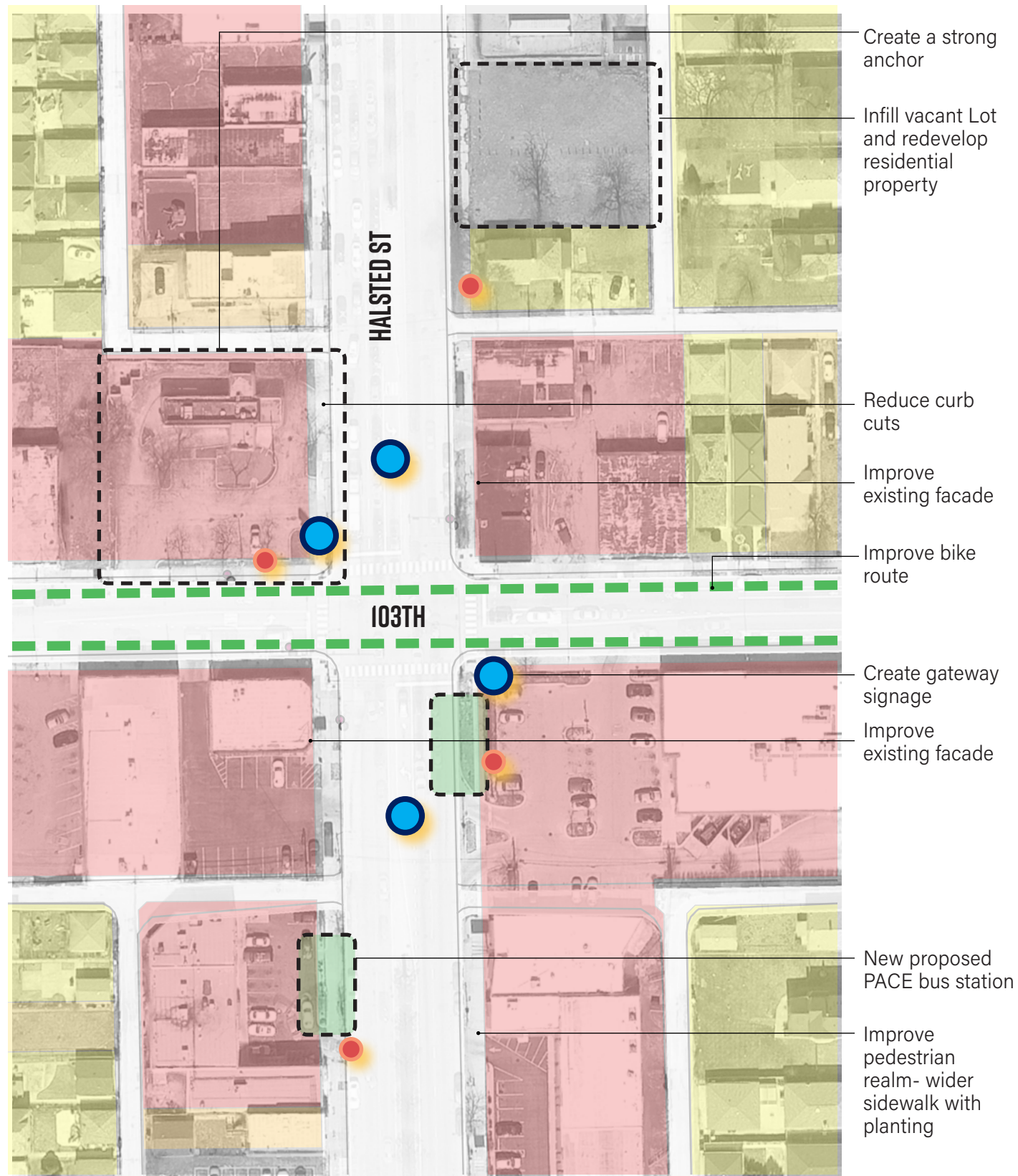
EXISTING SIGNAGE



EXISTING BIKE LANE



NODE I: COMMUNITY SPINE



PROGRAMMING RECOMMENDATIONS



Pop Courts - Chicago: Example of Intersection activation and a dynamic community-driven space



Washington DC adaptive reuse of existing church. Example of using existing buildings and giving them a new life through art.



Victoria on the River Upper Terrace - This shows a way to carve out smaller community spaces with plantings, seating and lighting.

NODE 2: ACTIVE/ HEALTHY LIVING

The Active/Healthy Living Node is characterized by existing community green space, bike lanes and playgrounds, and Major Taylor Trail. This Node's primary function is to connect existing park spaces, such as Jackie Robinson Park and bike trails, such as Major Taylor Trail, and to create community areas for active and healthy living.

Programming for infill lots and existing underutilized buildings may include:

- Community gardening
- Farmers markets
- Outdoor exercise
- Bicycle paths.

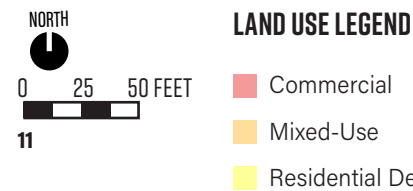
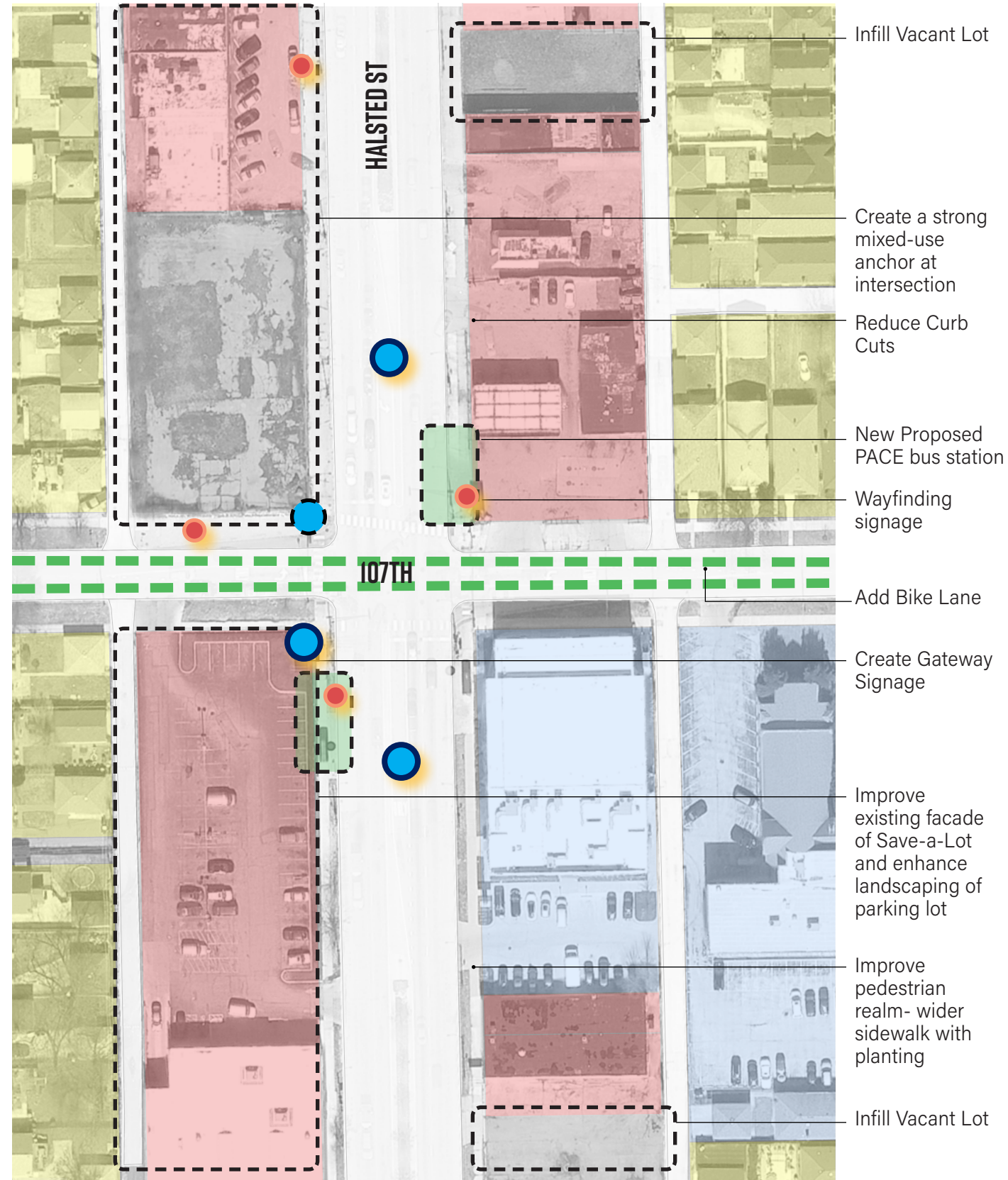
Programs where the community comes together to engage in an active and healthy activities are encouraged.

KEY RECOMMENDATIONS:

- Enhance connection to Jackie Robinson Park
- Infill vacant and underutilized lots especially at intersection of Halsted and 107th
- Improve pedestrian experience through wider sidewalks and more substantial streetscape buffers
- Add bicycle lane on 107th St
- Add Gateway signage at the intersection
- Add wayfinding signage at nodes such as the PACE stations and connection to Jackie Robinson Park
- Reduce curb cuts to improve pedestrian comfort and safety
- Enhance and celebrate connection to Jackie Robinson Park



NODE 2: ACTIVE/HEALTHY LIVING



PROGRAMMING RECOMMENDATIONS



Outdoor exercise equipment and sustainable equipment will engage and intrigue pedestrians



Improve the pedestrian realm with plantings, even Pace/Pulse stops can be planted.



Opportunity for infill spaces and empty sites to have support facilities: Outdoor bike tuning station, etc.

NODE 3: MEDICAL SUPPORT

The Medical District Node supports the Roseland Medical Center District with complimentary health and wellness services.

Programmatic elements may include:

- Pre-made meal providers
- Short term stay
- Extended stay facilities
- Physical rehabilitation/physical therapy
- Professional office
- Maternal care
- Preventative care
- Mental health facilities

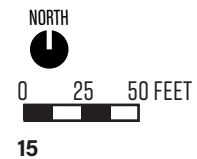
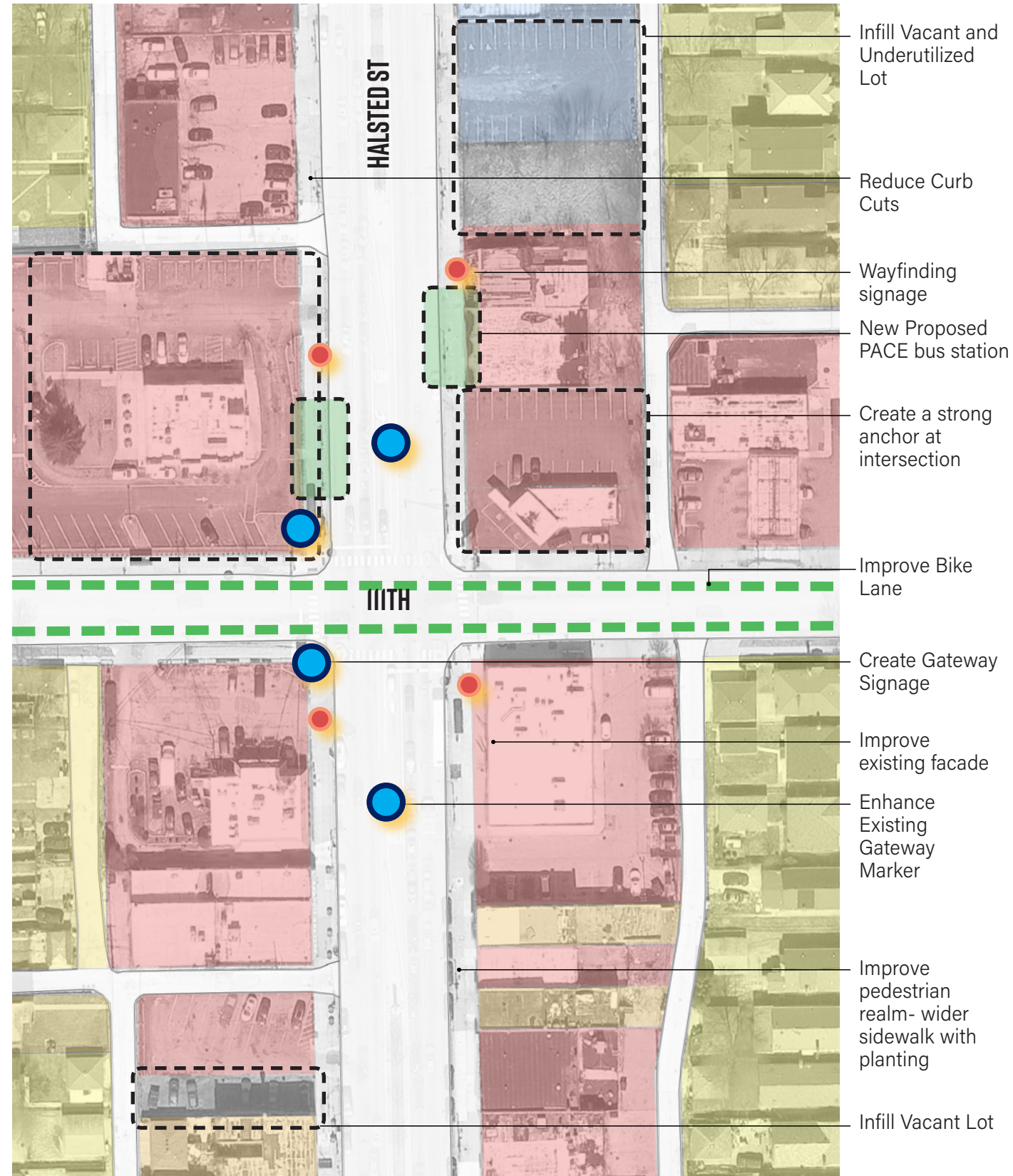
There is an opportunity for multiple programs to share similar facilities. Priority should be given to complimentary service providers in one facility. Programs where the community comes together to support community members and improve resident health are encouraged.

KEY RECOMMENDATIONS:

- Improve commercial facades along the corridor.
- Infill vacant and underutilized lots
- Improve pedestrian experience through wider sidewalks and more substantial streetscape buffers
- Enhance bike lane and improve safety and accessibility of Divvy station at the intersection
- Add Gateway signage at the intersection
- Add wayfinding signage at nodes such as the PACE and Divvy stations
- Reduce curb cuts



NODE 3: MEDICAL SUPPORT



PROGRAMMING RECOMMENDATIONS



Vibrant, interactive spaces near medical, spiritual and green living spaces would encourage activity and connectivity.



Outdoor play and outdoor equipment for rehabilitation and training. Play supports parents and children alike, equipment for adults can engage seniors, as well.



Short Term stay facilities for visiting physicians, patients and offices for specific small practices would enhance the existing medical district. Bright inviting facades and smaller retail-like spaces could support smaller practices.

JACKIE ROBINSON MIXED-USE DISTRICT

This area of the South Halsted Street Corridor is a focal point of this study due to its connection opportunities, development potential and central location. Some key recommendations include adding dedicated bike lanes, wider planted buffers with bioswales, gateway signage, a painted intersection and a new PACE bus shelter to work with the new PACE Bus jump lane.

This is a great opportunity to express and further develop the corridor identity and character. Beyond the previous recommendations there is great opportunity for signage, art, community space and overall connection to nearby active, spiritual and medical amenities.

107TH AND HALSTED INTERSECTION



TRANSPORTATION STRATEGY

The South Halsted Street Corridor satisfies a variety of the neighborhood's goals for transportation and quality of life. The planning objectives to develop the corridor streetscape are grounded in innovative thinking about how to achieve the community's vision and goals for its future.

Additionally, transportation and commerce are closely connected. Without access to transportation, commercial businesses—whether a traditional downtown, a commercial corridor, or an employment center—can neither develop nor exist.

KEY TOPICS

- Multi-Modal Functionality and Safety
- Pedestrian Safety and Comfort
- Bike Network
- Pace Buses
- Intersection Improvements

The following pages describe the overall transportation strategies for the South Halsted Street Corridor and provide more detailed improvements and strategies.

PEDESTRIAN SAFETY AND COMFORT



MULTI-MODAL FUNCTIONALITY AND SAFETY



PACE BUS



INTERSECTION IMPROVEMENTS



BIKE NETWORK

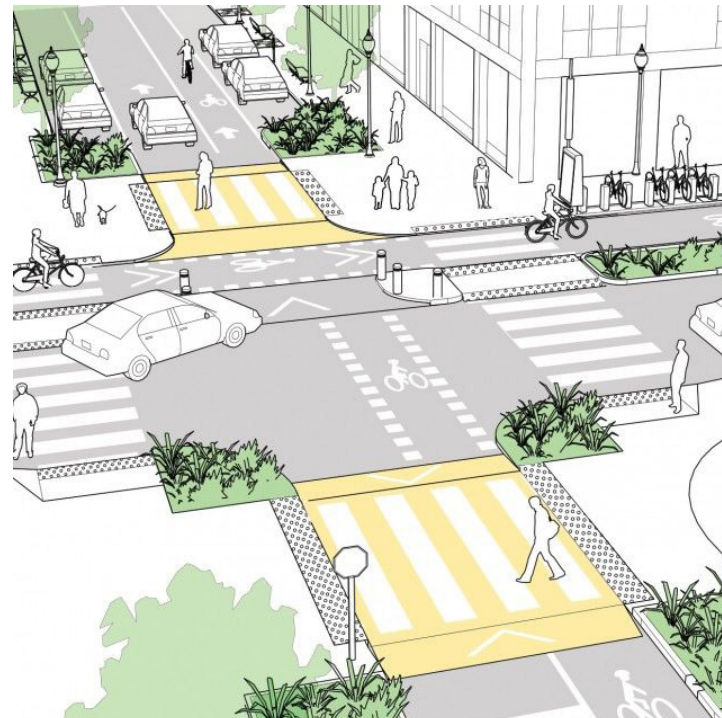


MULTI-MODAL FUNCTIONALITY AND SAFETY

The South Halsted corridor's wide right of way provides an opportunity to increase safety and comfort in the public realm. Multi-modal transportation is encouraged and a variety of modalities are able to be accommodated.

Installation of a variety of safety making elements to minimize potential traffic conflicts between vehicles, pedestrians, bicyclists, and transit is recommended.

Safety related recommendations create a complete street and maintain direct access to Jackie Robinson Park.



KEY STRATEGIES

- Implement driveway curb cut consolidation with access being provided through alleys and local streets
- Add curb extensions at intersection of 106th/Halsted and 108th/Halsted.
- Enhance crossings for pedestrians at all intersections
- Install new energy efficient lighting throughout the corridor
- Add seating outside of community oriented facilities along the corridor
- Add street trees throughout the corridor, coordinated with existing curb cuts and vision triangles
- Create loading zones to prevent traffic disruption
- Add jump lanes for buses

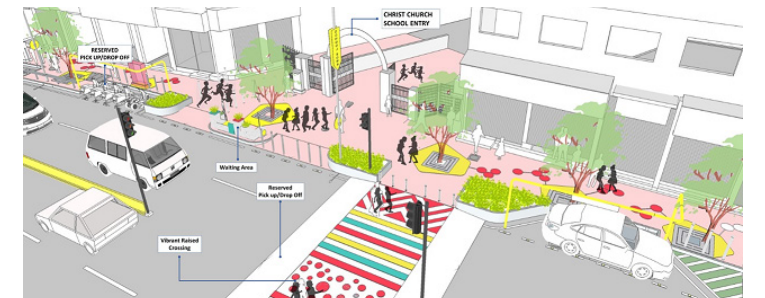
PEDESTRIAN SAFETY AND COMFORT

Many of the sidewalks, signalized intersections and crosswalks along the corridor are in poor condition, inaccessible and compromise pedestrian safety. Providing opportunities to expand and enhance the pedestrian network and experience increases the attractiveness and safety of walking, which in turn would not only promote healthy living in the community, but also improve commercial activity by increasing foot traffic. Most of the Halsted corridor is car-dependent and typically requires a vehicle to complete move between destinations.

Based on the Walk Score Index, the area around the intersection of Hasted and 107th St has received a score of 54/100 and is classified as "somewhat walkable" meaning that some errands can be accomplished on foot but the area is very car-dependent. The following strategies should be taken to improve the walkability of the corridor:

KEY STRATEGIES

- Convert the Corridor into a narrower street to maximize walkability.
- Introduce on-street parking where appropriate to act as a buffer between the sidewalk and drive lanes.
- Reduce the number of curb cuts along South Halsted St
- Improve the pedestrian experience through wider sidewalks and more substantial landscaped buffers from busy traffic



BIKE NETWORK

The bike lanes along 103rd Street and 111th Street are instrumental to enhance connectivity between existing green spaces and to provide the opportunity to engage in an active lifestyle. There is additional need for a bike lane along 107th street. This will help pedestrians feel more connected to community green spaces such as the Major Taylor Trail, Jackie Robinson Park and many other community parks that are currently not directly accessible via a bike lane.

KEY STRATEGIES

- Add a bike lane along 107th St
- Develop South Halsted as a Complete Street to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- Provide a cohesive and connected network, connected land uses and destinations in a safe, efficient, and context sensitive manner
- Enhance biking and walking as viable alternatives by improving the safety and accessibility of sidewalks and building upon the existing bike network to connect new destinations and neighborhoods.
- Provide facilities that are safe, highly visible, and protected from moving traffic
- Provide direct connections to adjacent land uses
- Offer minimal pedestrian crossing distance at intersections
- Extend Divvy bike share stations near Major Taylor Trail, Jackie Robinson Park, Roseland Medical District and other area destinations.



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BICYCLE ROUTES AND FACILITIES



PACE BUS

Two new PACE Pulse Bus Stations are planned for the intersection of Halsted St and 107th St.

In addition to limited-stop service, station improvements would occur at the proposed locations following the design guidelines established by Pace for the Milwaukee 5 and Dempster 6 Pulse Corridors.

A rendering of a typical Pulse station is shown in Figure 1. These upgraded stations include near-level boarding to mitigate accessibility issues, heated shelters that offer seating, enhanced lighting to increase safety, and vertical markers that provide real-time and static information. The near-level station platforms also speed the boarding process and reduce overall travel time. Pace's Pulse program also provides opportunities for art space on wind screens for community designed etched images. Stations are implemented independent of any roadway treatments

Goals from the South Halsted Bus Corridor Enhancement Project as identified by PACE include:

- Improve transit connectivity
- Reduce travel times
- Improve station infrastructure
- Increase travel choices
- Improve pedestrian connections to transit
- Promote inclusive community growth
- Improve bus rider experience by enhancing pedestrian safety and amenities, while also minimizing impacts to pedestrians and other traffic
- Add queue jumps with bus lanes South of 100th Street

As shown in the typical intersection plan in Figure 2, bus lanes will be deployed in the existing curbside parking lane throughout this section of the corridor. General traffic will be permitted to use the bus lane to make right turns at intersections and to access local driveways.

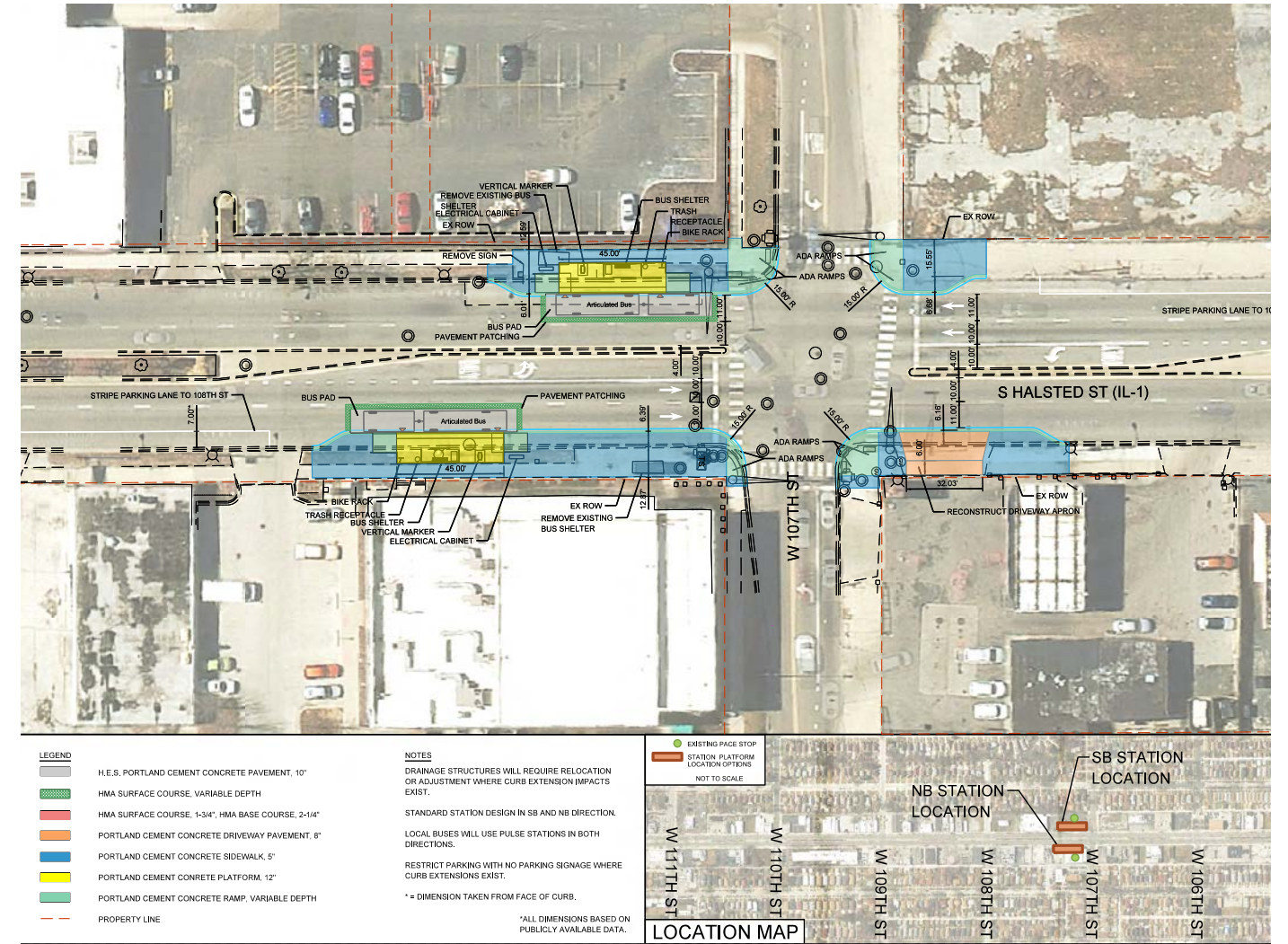


Figure 2: Proposed Intersection



Figure 1: Pace Pulse Station Conceptual Rendering

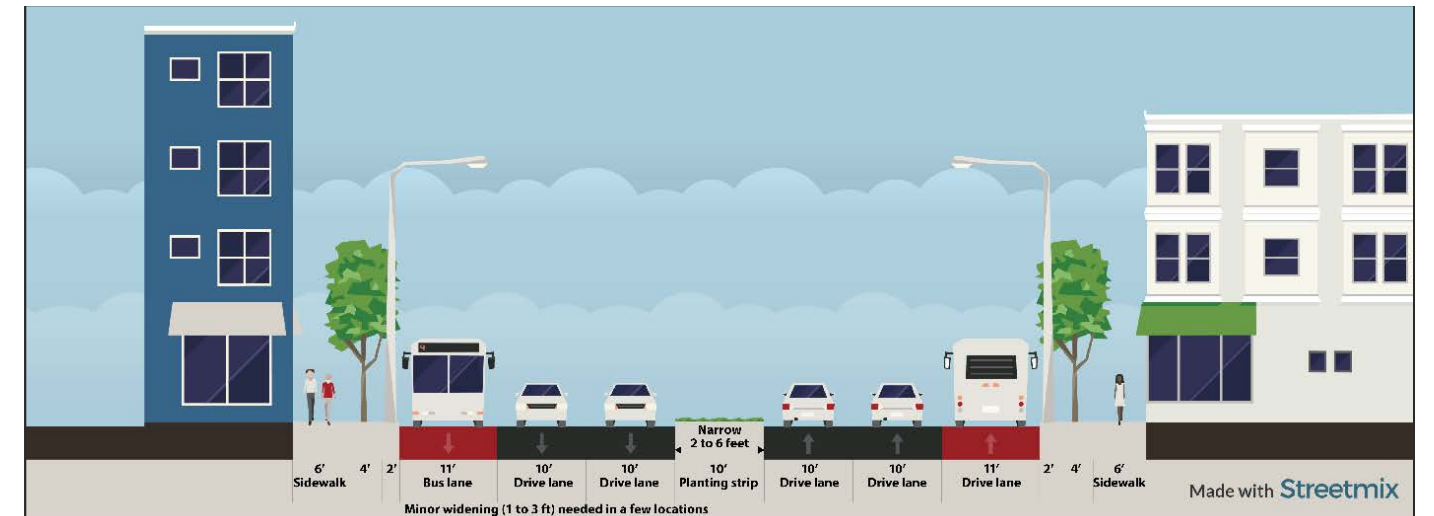


Figure 3: Alternative 3 Typical Cross Section

Images sourced from: Corridor Evaluation, Recommendations and Project Strategy for the South Halsted Bus Corridor Enhancement Project

INTERSECTION IMPROVEMENTS HALSTED ST AND 107TH ST

As one of the corridor gateways, the intersection of Halsted St and 107th plays an important role in the future success of the area. Therefore it is important that the identity of the corridor is visible through the design of this intersection and that there are strong retail and commercial anchors that create a presence on the street. Several factors were considered when redesigning this intersection, including the location of the future PACE bus stations, much needed improvement to the pedestrian experience and other accessibility and safety improvements for different modes of transportation.

Some of the accompanying design elements include:

- Pedestrian enhancements (new crosswalks, shorter crosswalk distances, countdown timers, etc.)
- Bicycle enhancements (new bike lane along 107th St)
- Truck accommodations (dedicated left-turn lanes)
- Jump lanes for PACE buses
- Strong identity and wayfinding markers

EXISTING CONDITIONS



New 5-story mixed-use residential building

Existing gas station

Proposed gateway signage

Proposed bike lane

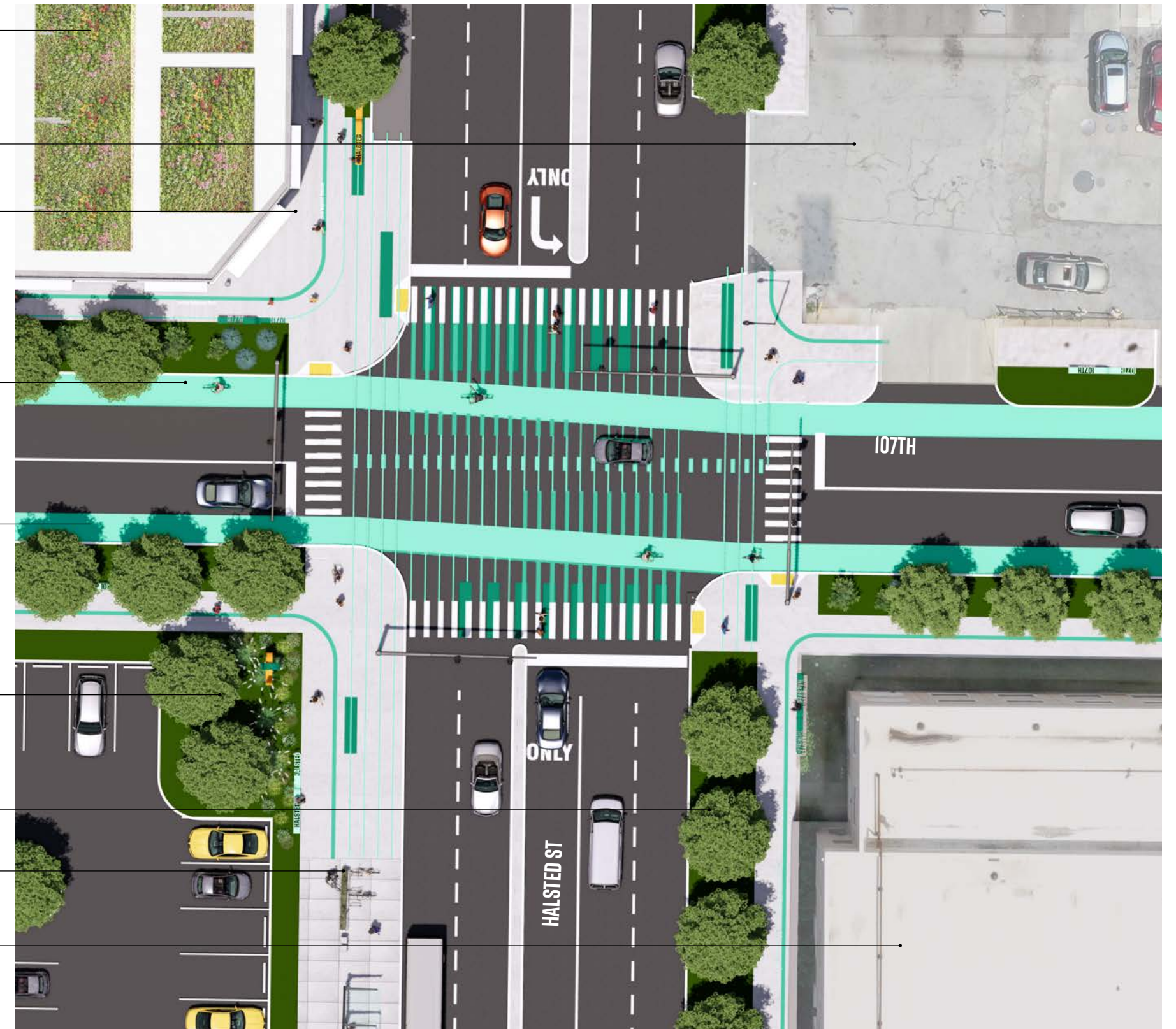
Proposed parkway plantings

Proposed parking lot landscaping

PACE jump lane

New PACE station

Existing building



S HALSTED ST CORRIDOR (106TH-107TH)



EXISTING



PROPOSED

New Mixed-Use Office building

Enhanced landscape (trees 20'OC)

On-street Parking

Bioswales

New playground and plaza

New Mixed-Use Commercial building

Drop off/ Delivery Parking

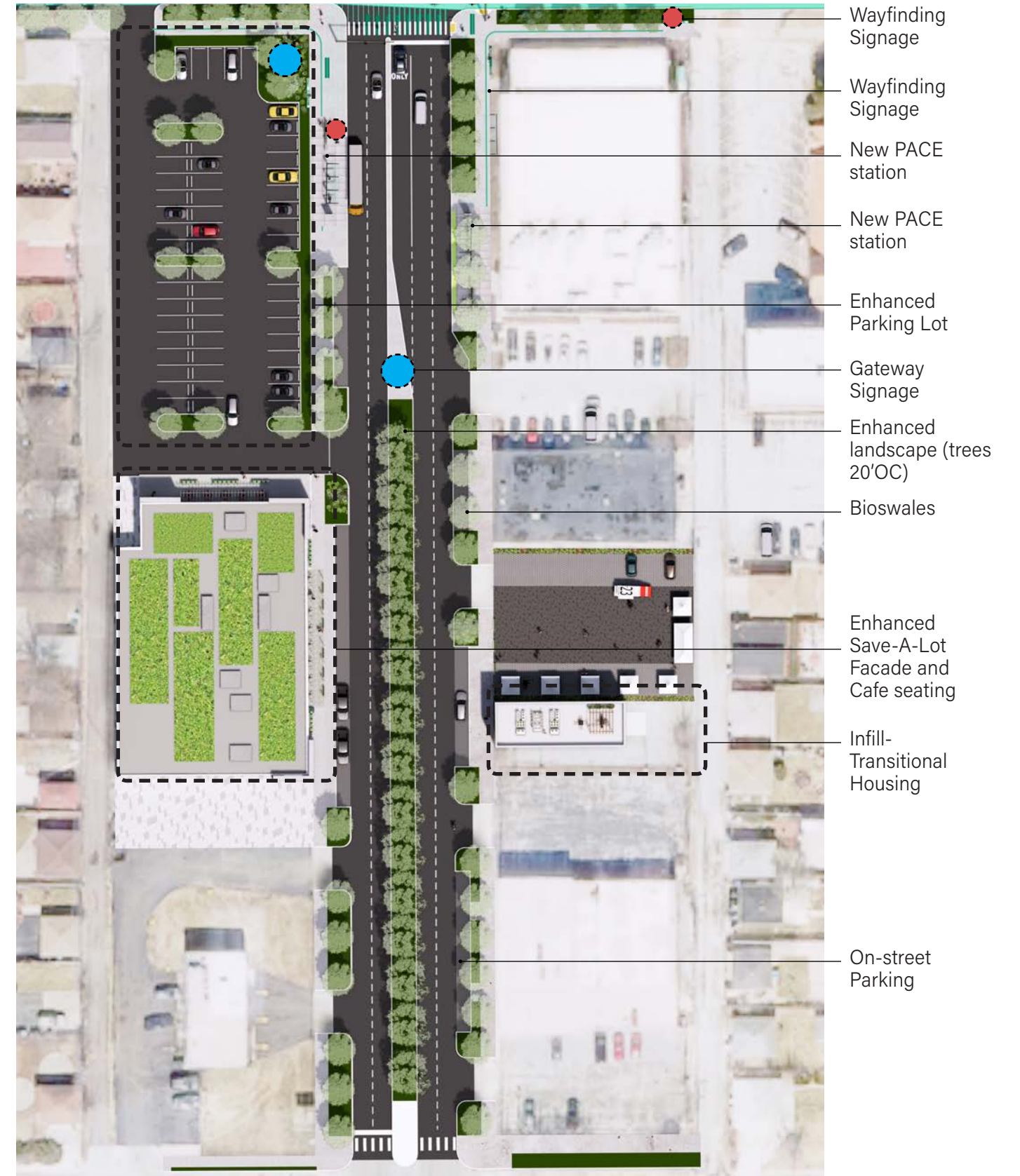
Amenity Green roof with community garden

Gateway Signage

S HALSTED ST CORRIDOR (107TH-108TH)



EXISTING



PROPOSED

- Wayfinding Signage
- Wayfinding Signage
- New PACE station
- New PACE station
- Enhanced Parking Lot
- Gateway Signage
- Enhanced landscape (trees 20'OC)
- Bioswales
- Enhanced Save-A-Lot Facade and Cafe seating
- Infill-Transitional Housing
- On-street Parking

MIDWAY CROSSING: HALSTED ST LOOKING SOUTH



LEGEND

- 1 Planted Median with character defining elements
- 2 Median Trees- spaced 20' OC
- 3 Loading and Drop-off zone for building
- 4 Expanded Greenscape buffer with Bioswale
- 5 Flexible Plaza with Shade structure and cafe seating

INTERSECTION OF S HALSTED AND 107TH ST



LEGEND

- 1 Gateway signage at intersection of 107th and Halsted St
- 2 Enhanced parkway to buffer pedestrians from street and screen adjacent parking lot
- 3 Enhanced green space and wayfinding signage for Jackie Robinson Park
- 4 New bike lane markings
- 5 Accessible crosswalk
- 6 Jackie Robinson Park

ROADWAY PERSPECTIVE 107TH STREET LOOKING WEST



LEGEND

- 1 Gateway signage at intersection of 107th and Halsted St
- 2 Enhanced parkway to buffer pedestrians from street and screen adjacent parking lot
- 3 Enhanced green space and wayfinding signage for Jackie Robinson Park
- 4 New bike lane markings
- 5 Accessible crosswalk

CORRIDOR IDENTITY

The appearance and improvement of the Node centered on 107th creates a new gateway to the community anchored by new mixed-use building and improvements to the existing grocery store. Public improvements in this node catalyze new, private investment to create a unique character and identity along the corridor.

Placemaking strategies to improve the corridor are recommended. These strategies should focus on creating a well-designed public realm that is pedestrian focused and improves walkability and connectivity to the park. Landscape design would include pollinator plantings and landscape buffers, consistent with the City's goals to increase tree canopy and naturalized areas. Most design solutions could occur in the public right-of-way, but some, such as site screening or landscaping, would require regulatory controls to ensure that there are minimal land use conflicts in the future or development deterrents in the surrounding area.

Corridor character and identity elements include:

- Gateways
- Wayfinding
- Green infrastructure
- Landscaping



GATEWAYS



WAYFINDING



GREEN INFRASTRUCTURE



LANDSCAPING

GATEWAY

Gateways that identify South Halsted as a destination, communicate to visitors that they have arrived in an environment that values pedestrians, supports a high-quality multi-modal environment, and hosts a vibrant medical, office and commercial district. Gateway signage will be designed to provide a sense of arrival and sense of place. The Plan proposes installing two types of gateway signage on the South Halsted Street Corridor.

MONUMENTAL GATEWAY

A monumental gateway sign will be located at South Halsted and 107th. The scale of this gateway will be similar gateway signs in other Chicago neighborhoods, such as Pilsen and Fulton Market. Small-scale landscaping, such as shrubs and ground cover, will complement the gateway signage and improve the perception of the area.

MEDIAN GATEWAY

Median gateway signs will be located in the center of South Halsted, separating north and south bound lanes. The median gateway should not block vehicles' line of sight.

The identity of each of activity node is unique and special in its own way. Gateway signage should be branded for each activity node and appropriately designed for its location. These signs will be generally located at the node center; however, major east-west entries that intersect with major destinations, such as Jackie Robinson Park, should also be considered.



Existing Gateway signage at nearby Washington Heights

WAYFINDING

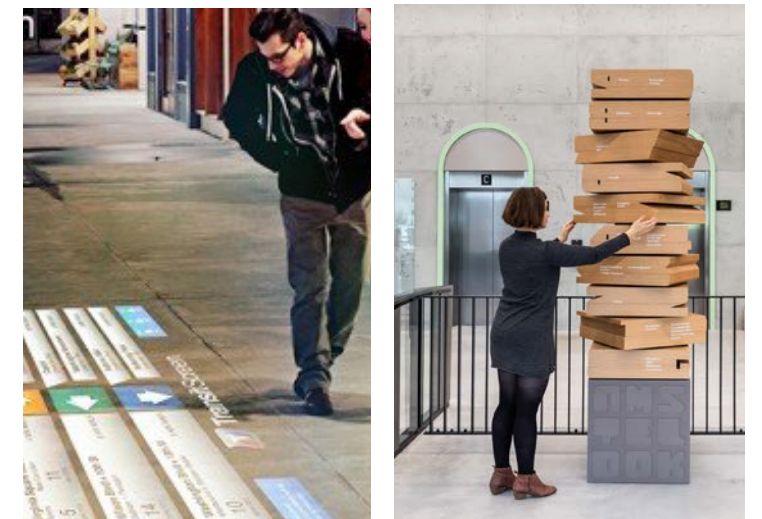
SIGNAGE

A variety of wayfinding signage can help visitors and locals navigate with ease throughout the study area. Depending on the location and mode of transportation, different types of environmental communication and signage would be appropriate. The signage type should be coordinated with its location, information conveyed and speed at which a person would read the information. For example, signage for those in vehicles traveling at higher speeds is perceived differently than those travelers on bike or on foot.

Signage should be designed to have the same design elements to create a uniform appearance and strong neighborhood identity. The signage can also identify points of interest, recreational destinations or important cultural landmarks. The coordination of all types of signage including: trail, informational, and educational should be located conveniently.

DIRECTIONAL SIGNAGE

The directional signs inform travelers where nearby destinations are located. They should be located at the intersections, Pace stations and at Divvy stations. Directional signage can announce the location of bike lane connections as well as landmarks and area destinations.



GREEN INFRASTRUCTURE

RAIN GARDENS

Rain gardens, also known as bio-retention or bio-infiltration, are designed to divert a portion of the initial runoff from the storm sewer system and allow it to reenter the system through an underdrain or leave the system at a designed infiltration rate. They are shallow depressions with engineered soils and various deep-rooted plantings and usually include an overflow to the storm sewer system.



BIOSWALES

Bioswales serve a combination of infiltration and conveyance functions. Unlike traditional drainage swales or ditches, they include significant vegetation as well as engineering soils to slow the conveyance rate of runoff so that some of the runoff can be infiltrated or removed through evapotranspiration prior to entering the storm sewer system. Bioswales fit well in longer, linear spaces.



STORMWATER PLANTERS

Stormwater planters are considered urban rain gardens by the EPA. They include engineered soils and overflow piping systems, but they are designed as streetscape elements. The soil level is lower than the sidewalk and street curb so that runoff can be collected and detained in the planter.



PERMEABLE PAVEMENT

Permeable pavement allows infiltration of rainwater through the pavement. This lowers the amount of runoff that is delivered to the storm sewer system. Permeable pavement can include paver systems, porous asphalt, or pervious concrete.

Bioswales can be incorporated into curb-bump out designs.



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CHARACTER/ BRANDING CONCEPT

The following section proposes a branding concept for the Corridor taking inspiration from the history, current landuse and future potential of the neighborhood. The concept is rooted in the character of the area and aims to capture the hopes and goals of its residents.

RESTORATIVE



POTENTIAL GATEWAY SIGNAGE AND WAYFINDING FOR 107TH AND HALSTED ST



Gateway Signage

Wayfinding Bench

Wayfinding Signage



Branded Intersection

RESTORATIVE: LUSH AND GREEN

INSPIRATION AND CONNECTION

- Access to green space and neighborhood parks
- Connection to Roseland Medical District, red line extension and Jackie Robinson Park
- An emphasis on Health and Wellness

There is a great opportunity to connect to existing Community amenities and enhance them.

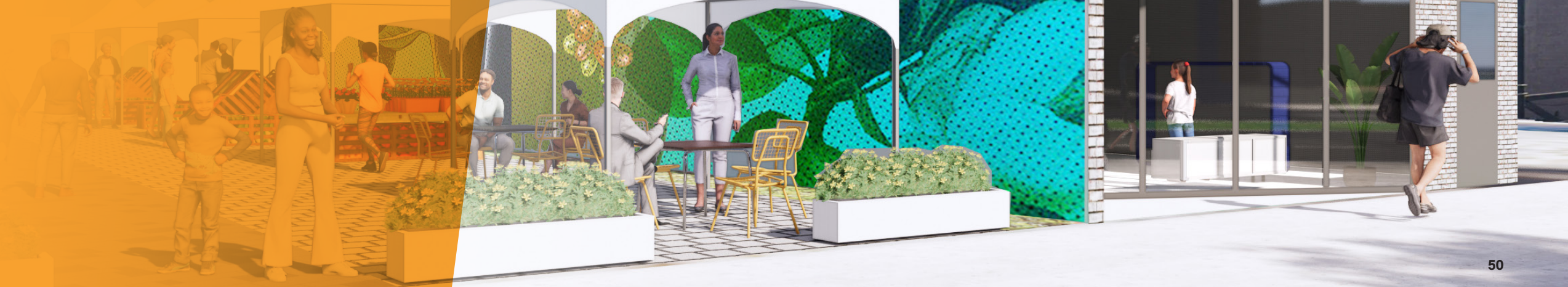
By creating localized green spaces with forward-thinking, sustainable design strategies the community can enjoy the nature and health benefits immediately. However, these strategies are also an investment in a green, modern future that has positive return investment.



CHAPTER

4

SUBAREA DESIGN



SUB AREA DESIGN

Five subareas were defined as a part of the South Halsted Corridor Improvement project. Each subarea serves to support and define the character of each of the 3 nodes. Subarea uses were defined as priority development sites for their catalytic qualities and ability to attract new businesses and leverage their positions along a major corridor. The five subareas are:

- Subarea 1: Save a Lot grocery store facade and site improvements
- Subarea 2: Jackie Robinson Mixed-Use residential building
- Subarea 3: New professional office building
- Subarea 4: Infill mixed-use development
- Subarea 5: Infill mixed-use development

SUB AREA 3



SUB AREA 2



SUB AREA 1



SUB AREA 4



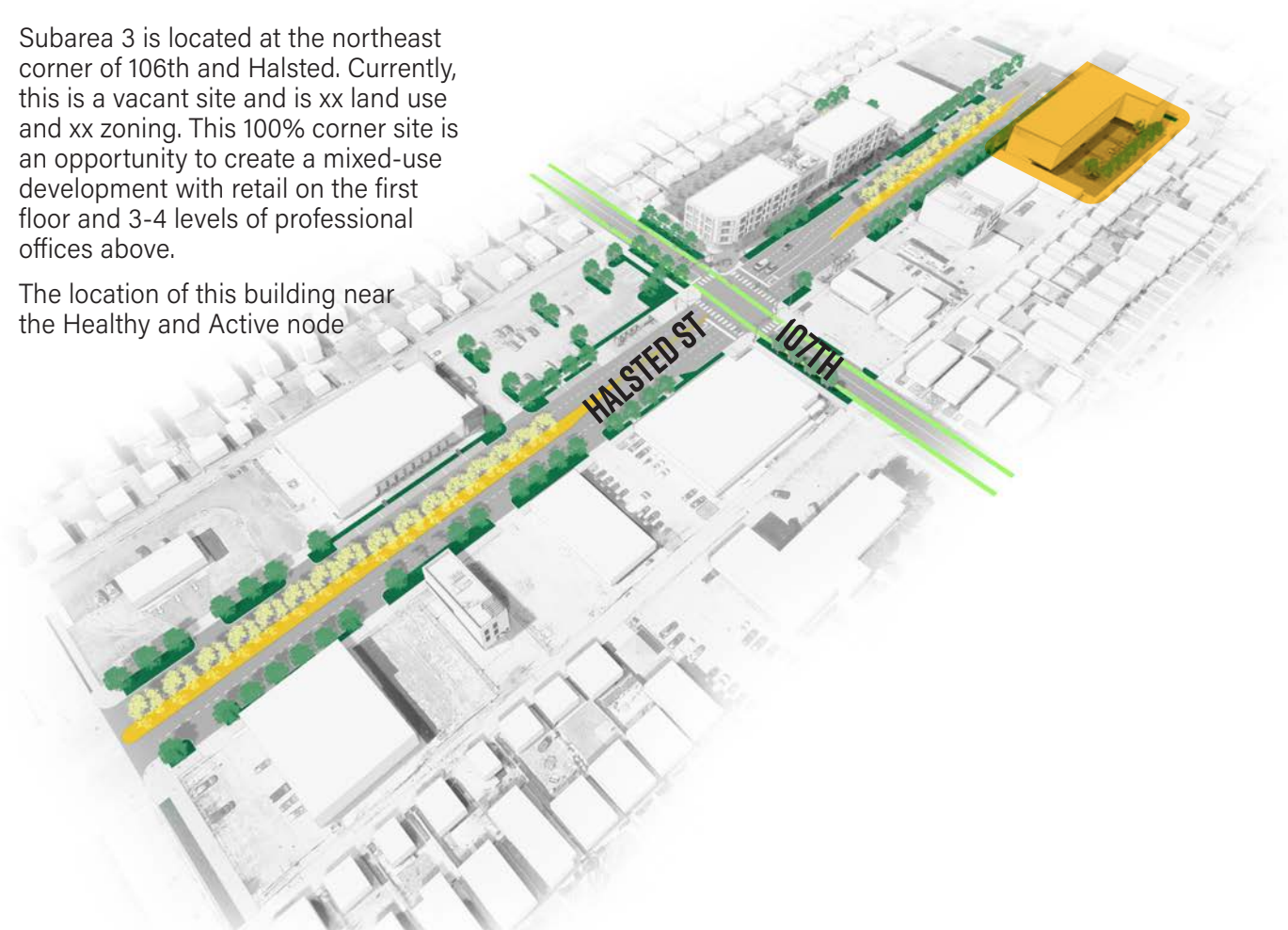
SUB AREA 5



SUB AREA I: NE CORNER OF 106TH AND HALSTED ST

Subarea 3 is located at the northeast corner of 106th and Halsted. Currently, this is a vacant site and is xx land use and xx zoning. This 100% corner site is an opportunity to create a mixed-use development with retail on the first floor and 3-4 levels of professional offices above.

The location of this building near the Healthy and Active node



Existing Site

PRECEDENTS

KEY CHARACTERISTICS

- Mixed materials and wide glazing
- Central or anchor entrances accentuated by large volume or setback facade
- Mixed sidewalk materials or change in pattern leading to entrances
- Plantings to highlight and support building and corridor connection
- Green infrastructure and sustainable features such as green wall, rain gardens, green roofs

PROPOSED MATERIALS

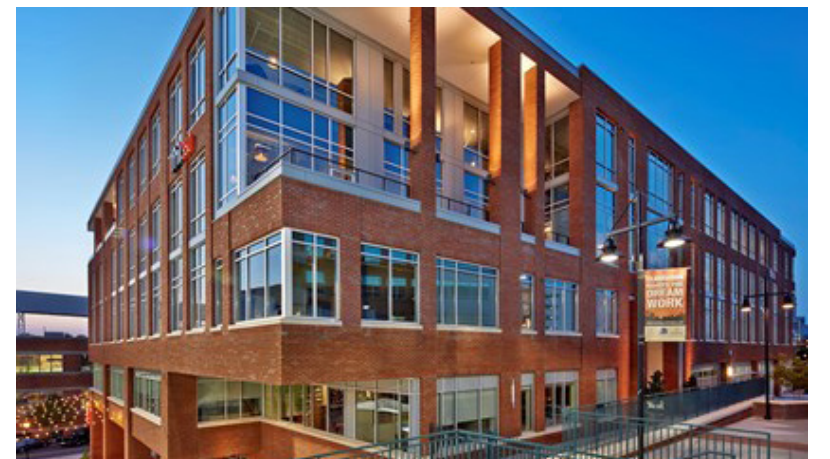
- Panel systems
- Metal panels
- Wood Accents or cladding in small areas
- Wood accents
- Green walls and plants
- Textured concrete
- Different scale pavers



Modern Office - Vilnius Archello



T3 Eastside Austin Timber Office



Woodlawn Neighborhood Renewal Rendering

SUB AREA I: NE CORNER OF 106TH AND HALSTED ST



LEGEND

- ① Office Space
- ② Potential for Murals
- ③ Storefront retail
- ④ Brick Facade
- ⑤ Enhanced Street Tree Planting
- ⑥ PACE Bus Station

View Looking Southwest



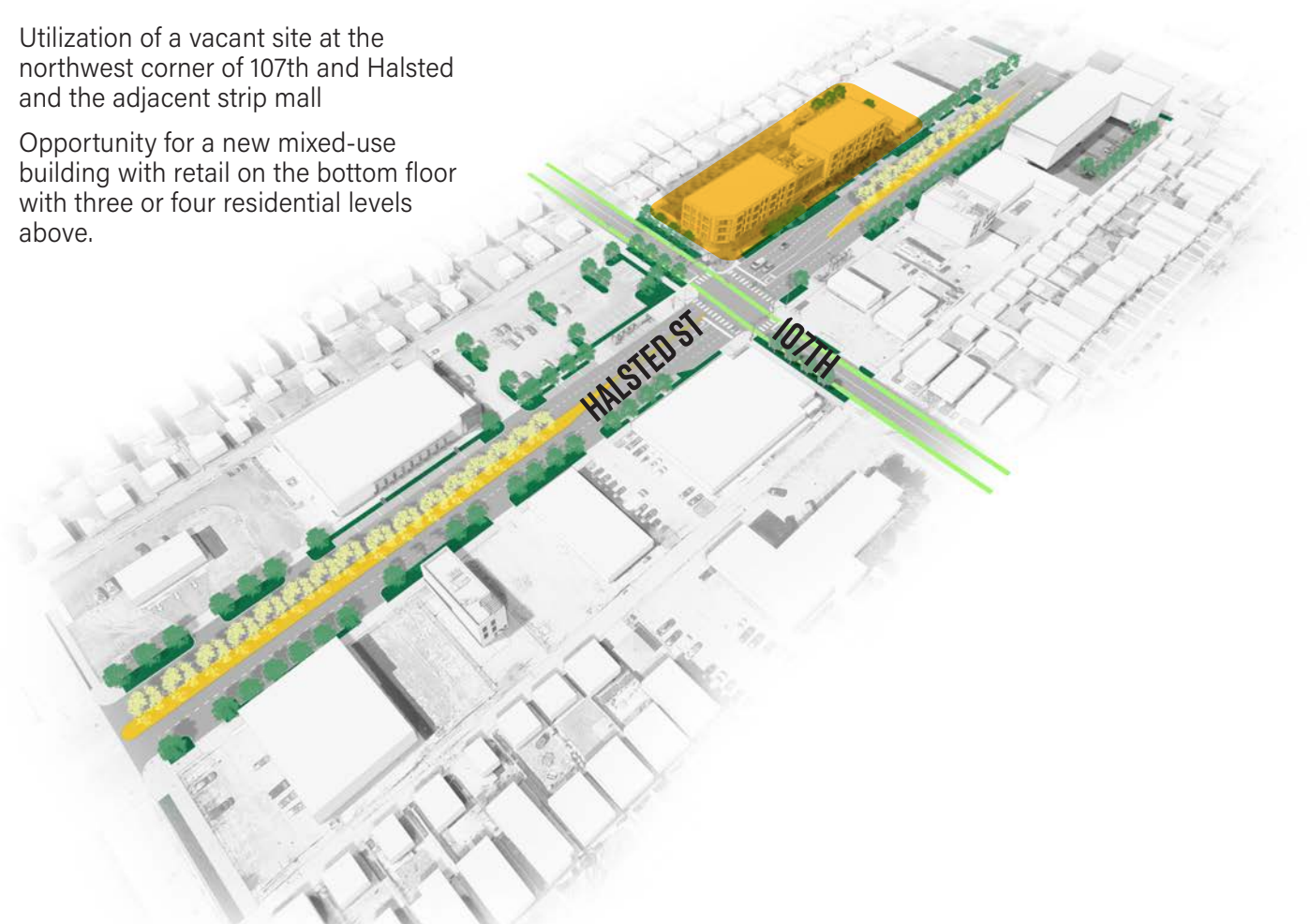
Mural Art Source: Natasha Shaneek

Plan diagram

SUB AREA 2: NW CORNER OF 107TH AND HALSTED

Utilization of a vacant site at the northwest corner of 107th and Halsted and the adjacent strip mall

Opportunity for a new mixed-use building with retail on the bottom floor with three or four residential levels above.



EXISTING PHOTO



PRECEDENTS

KEY CHARACTERISTICS

- Modern Materials
- Bright colors, mixed materials
- Green space or walls
- Community spaces in the form of plazas, courtyards, streetscape
- Low to Mid-Rise

PROPOSED MATERIALS

- Metals with mixed scale and color
- Storefront and optimal window placement
- Painted faces and mural surfaces



Encanto Village Community



Belmar Metro West Housing



Belmar Metro West Housing- interior courtyard

SUB AREA 2: NW CORNER OF 107TH AND HALSTED



View Looking Northwest



Plan diagram

SUB AREA 2: NW CORNER OF 107TH AND HALSTED PLAZA



LEGEND

- 1 Storefront Retail
- 2 Community Plaza
- 3 Playground for Daycare

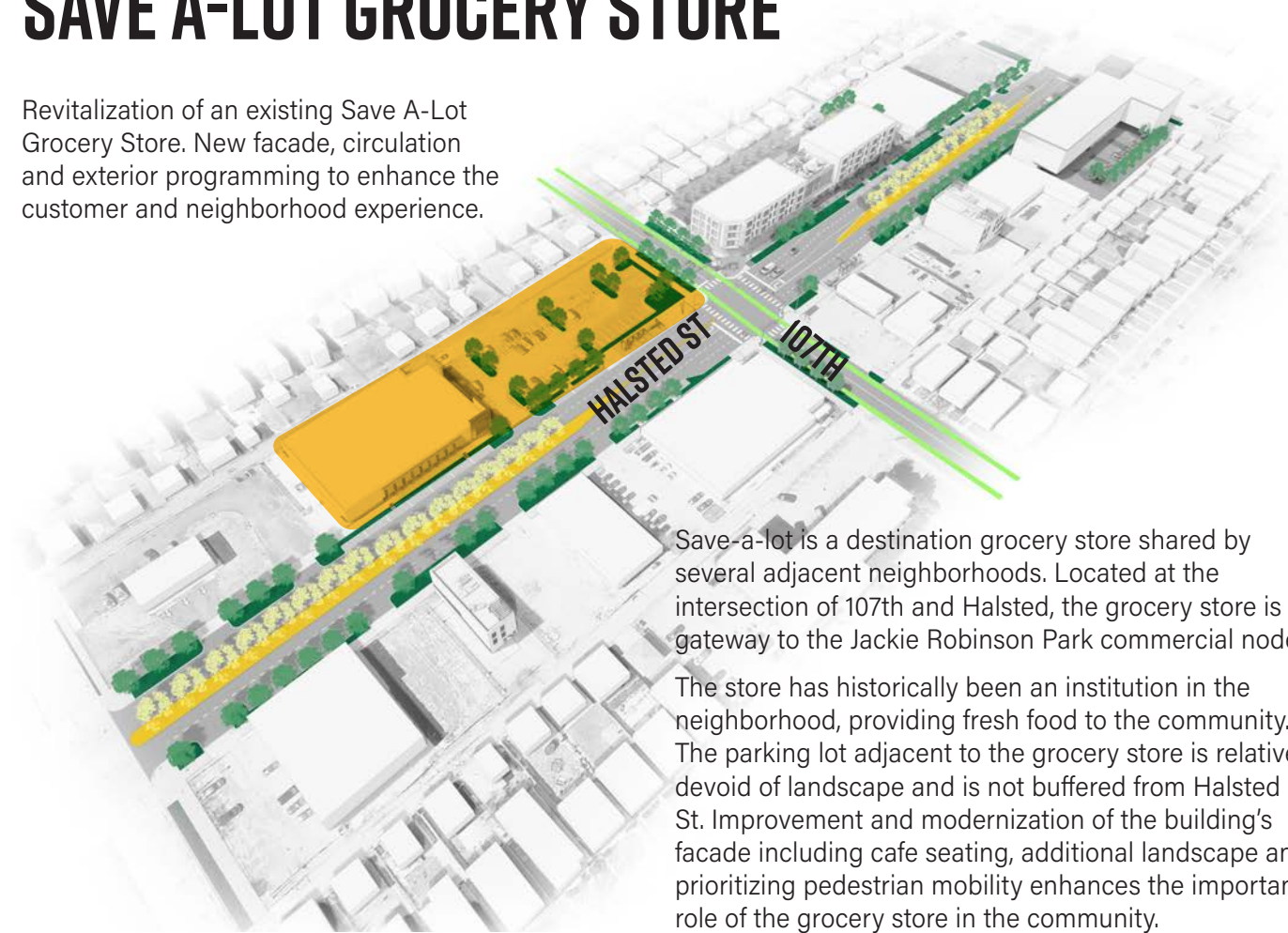
- 4 Trellis
- 5 Flexible Lawn
- 6 Daycare

View Looking Southwest

New Playground Plaza

SUB AREA 3: SAVE A-LOT GROCERY STORE

Revitalization of an existing Save A-Lot Grocery Store. New facade, circulation and exterior programming to enhance the customer and neighborhood experience.



Save-a-lot is a destination grocery store shared by several adjacent neighborhoods. Located at the intersection of 107th and Halsted, the grocery store is a gateway to the Jackie Robinson Park commercial node.

The store has historically been an institution in the neighborhood, providing fresh food to the community. The parking lot adjacent to the grocery store is relatively devoid of landscape and is not buffered from Halsted St. Improvement and modernization of the building's facade including cafe seating, additional landscape and prioritizing pedestrian mobility enhances the important role of the grocery store in the community.

EXISTING CONDITIONS



PRECEDENTS

KEY CHARACTERISTICS

- Modern materials
- Outdoor dining
- Plantings as buffers
- Shade and shelter
- Public gathering space

PROPOSED MATERIALS

- Metal facade
- Brick facade
- Storefront glazing to open up overall North facade
- Pavers along East side patio
- North patio improvements



Urban Grocery Store Rendering



Panera Concept Rendering

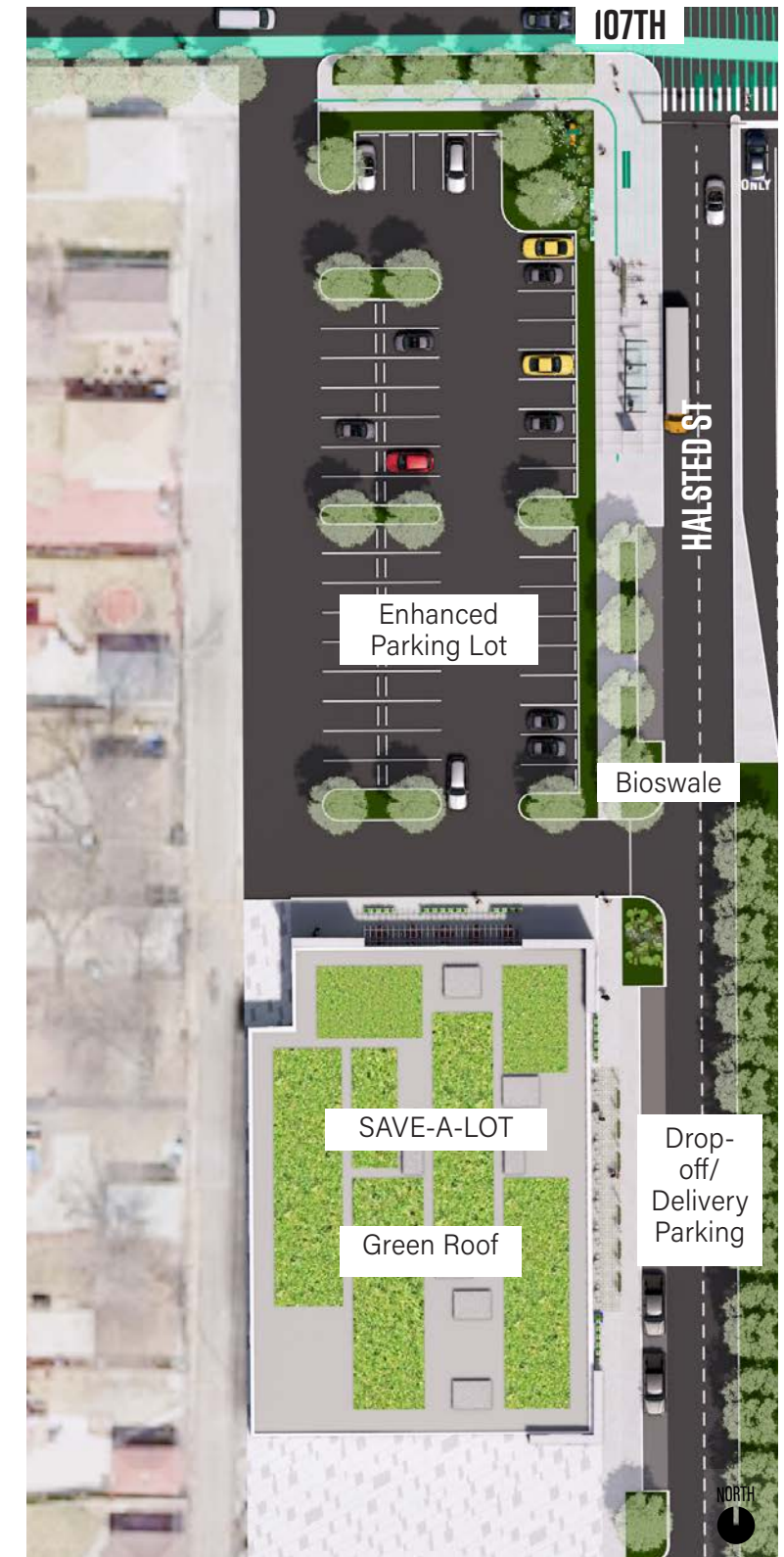


Morgan Park Commons Concept Rendering - Ratio

SUB AREA I- SAVE A-LOT GROCERY STORE



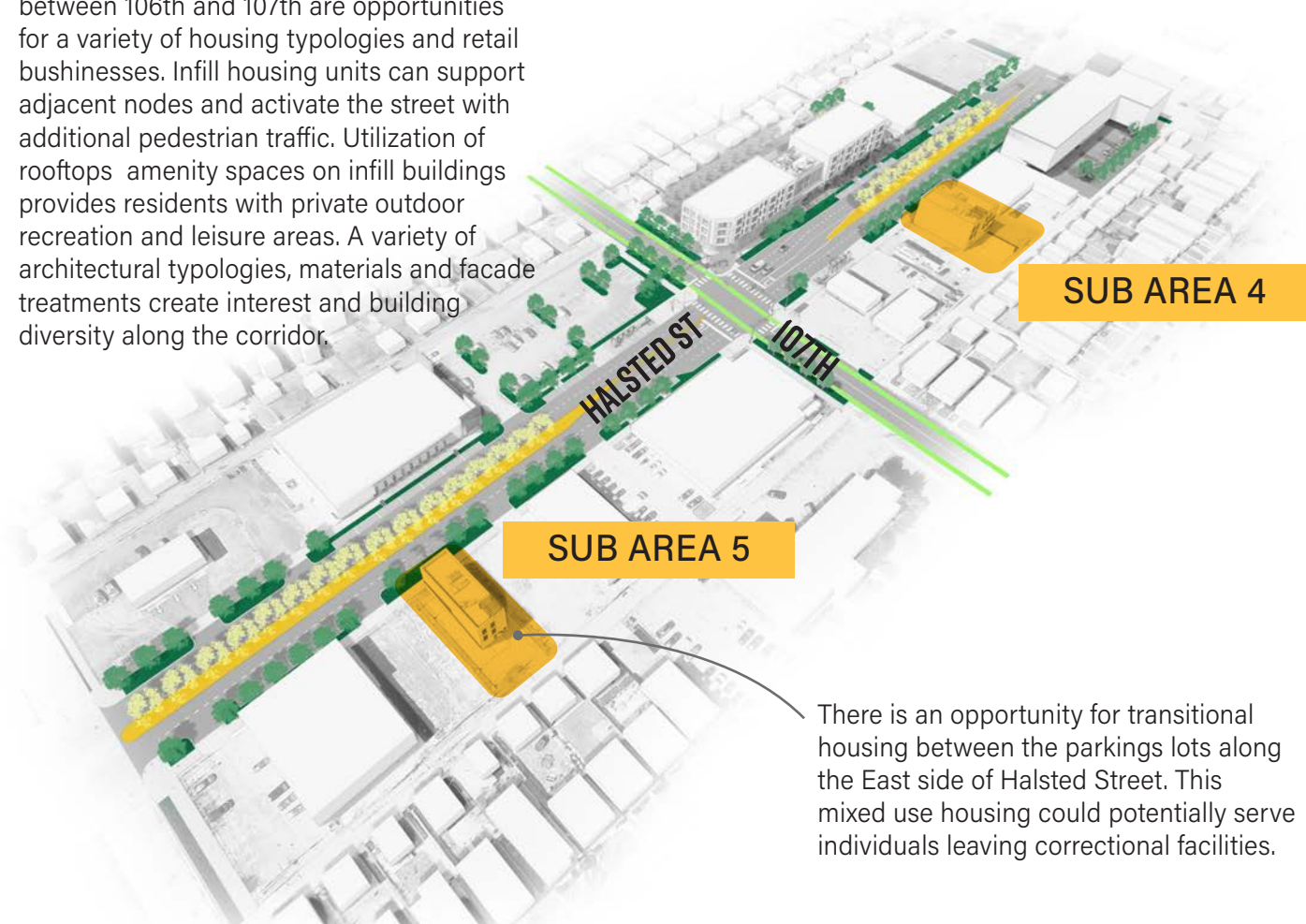
- LEGEND**
- 1 Outdoor seating
 - 2 On street parking with permeable pavers
 - 3 New Punched openings for windows
 - 4 Branding
 - 5 Trellis



Plan diagram

SUB AREA 4 & 5 INFILL SITES

Several infill sites along South Halsted between 106th and 107th are opportunities for a variety of housing typologies and retail businesses. Infill housing units can support adjacent nodes and activate the street with additional pedestrian traffic. Utilization of rooftops amenity spaces on infill buildings provides residents with private outdoor recreation and leisure areas. A variety of architectural typologies, materials and facade treatments create interest and building diversity along the corridor.



There is an opportunity for transitional housing between the parking lots along the East side of Halsted Street. This mixed use housing could potentially serve individuals leaving correctional facilities.

EXISTING CONDITIONS IMAGES



Existing Site - Subarea 4



Existing Site - Subarea 5

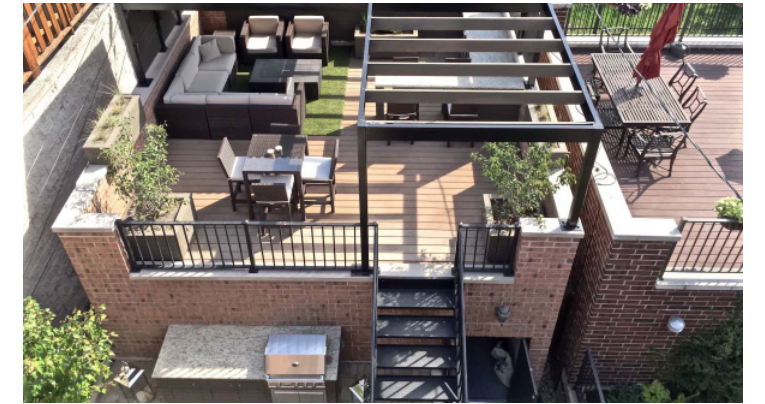
PRECEDENTS

KEY CHARACTERISTICS

- Contemporary materials
- Style unique to the corridor
- Roof decks and gardening
- Spaces for gathering and relaxing, as well as community space

PROPOSED MATERIALS

- A mix of materials add visual interest and building diversity
- Wood and manufactured wood products could also be considered for a warmer, natural tone.
- Brightly colored exterior cladding helps create a vibrant corridor street face
- Rooftop plantings and integrated vertical green walls soften the facade and cool the building to reduce greenhouse gases and lower resident energy bills.



Outdoor Kitchen and Pergola - Rooftop spaces such as this could be considered for the infill site buildings.



Contemporary Mixed-Use Residential Example - The bright colors and mixed use retail and comparable to South Halsted options.



Brunswick Yard Facade - Example of contemporary materials and green infrastructure

SUB AREA 4: INFILL SITE



LEGEND

- ① Enhanced Street Tree Plantings
- ② New Mixed-Use Building with Retail Storefront
- ③ On Street Parking with Pervious Paving
- ④ Metal Panels
- ⑤ Raingarden

View Looking Northeast

106TH



Plan diagram

SUB AREA 5: INFILL SITE



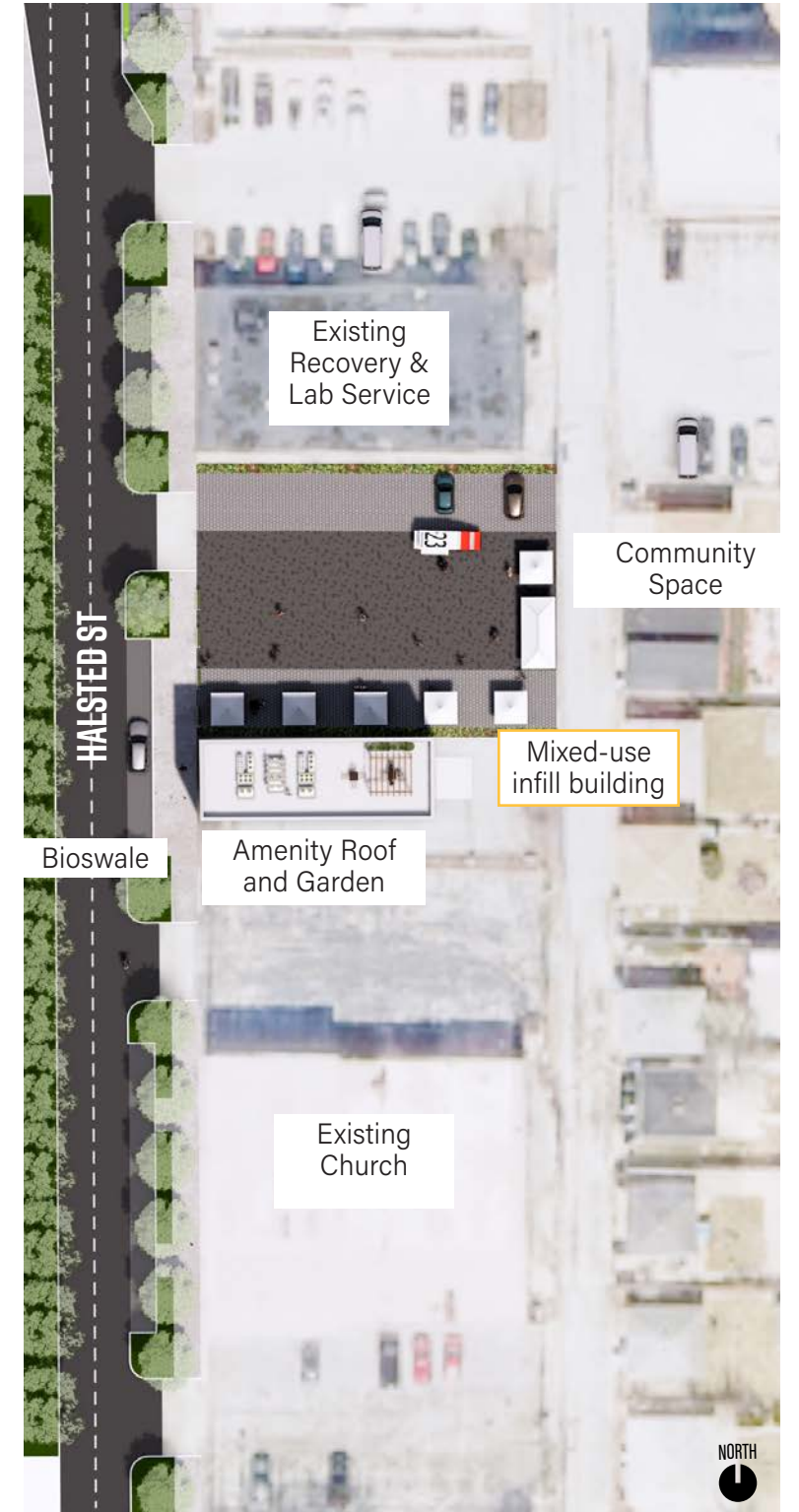
LEGEND

- 1 Enhanced Street Planting
- 2 Brick Facade
- 3 Flexible Parking lot with Farmer's Market

- 4 Mural
- 5 On-street Parking

View Looking Northeast

107TH



Plan diagram