



COMMITTEE ON DESIGN

Department of Planning and Development

EAST 43RD STREET & S PRAIRIE AVENUE

Bronzeville / 3rd Ward / Ald. Dowell

The Habitat Company & P3 Markets

Moody Nolan, Landon Bone Baker Architects, & Beehyyve

Applegate & Thorne-Thomsen

MARCH 09, 2022

★ VISION STATEMENT

43 Green is a transit-oriented development (**TOD**) comprised of a multiphase, mixed-use, residential and commercial project anchored by the 43rd Street Green Line station. The combined development will directly invest over **\$100 million** in the **historic Bronzeville neighborhood** on the South Side of Chicago. The project is led by a joint venture between **P3 Markets**, a Bronzeville-based development company, and **The Habitat Company**, a full-service developer and property management company with nearly 50 years of experience developing and managing residential and mixed-use projects in Chicago.

Phase II of the development is a **78-unit residential building** adjacent to the 43rd Street Green Line station. **48% of the units will be affordable and 52% will be market rate.** The area around the 43rd Street Green Line station is underserved for high-quality apartment homes. Bronzeville has been a **hub** for Chicago's **African American Community** for over 100 years and many Chicago residents would be eager to live in Bronzeville if **high-quality, reasonably priced** apartment homes were available. 43 Green will be marketed to **young professional** workers who commute downtown and to other locations around the region, and who feel connected to Bronzeville.

With the 43rd Street Green Line station as the **community anchor**, the project design intends to be similar in approach to TOD developments on the northside of Chicago. Like those developments, 43 Green is designed with smaller, highly **efficient apartments** and reduced surface parking which lowers the cost of development. This ensures rents can remain affordable to tax-credit qualified renters, and **middle-income residents** like teachers, tradespeople, public employees, and other early career professionals.

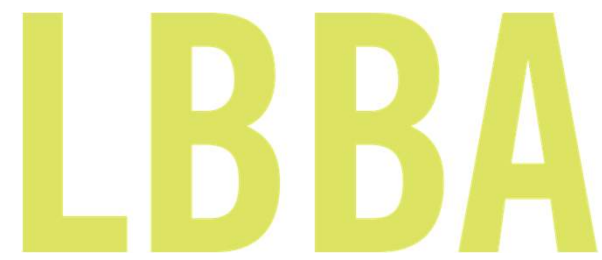


★ NEIGHBORHOOD HISTORY & SUPPORT

The 43 Green is statement that what was once a vibrant retail corridor will rise again; A statement that brings people back to fill 43rd Street sidewalks once again; A statement that Bronzeville is not just history, it's our future. 43 Green will begin the process of re-populating this corridor with a young professional that will bring a vibrancy that's been missing for decades, this will also continue the strong growth of single-family homes by offering amenities such as new restaurants, clothing stores, financial institutions and more. When 43 Green was introduced to the community, the response was positive and even received a standing ovation.



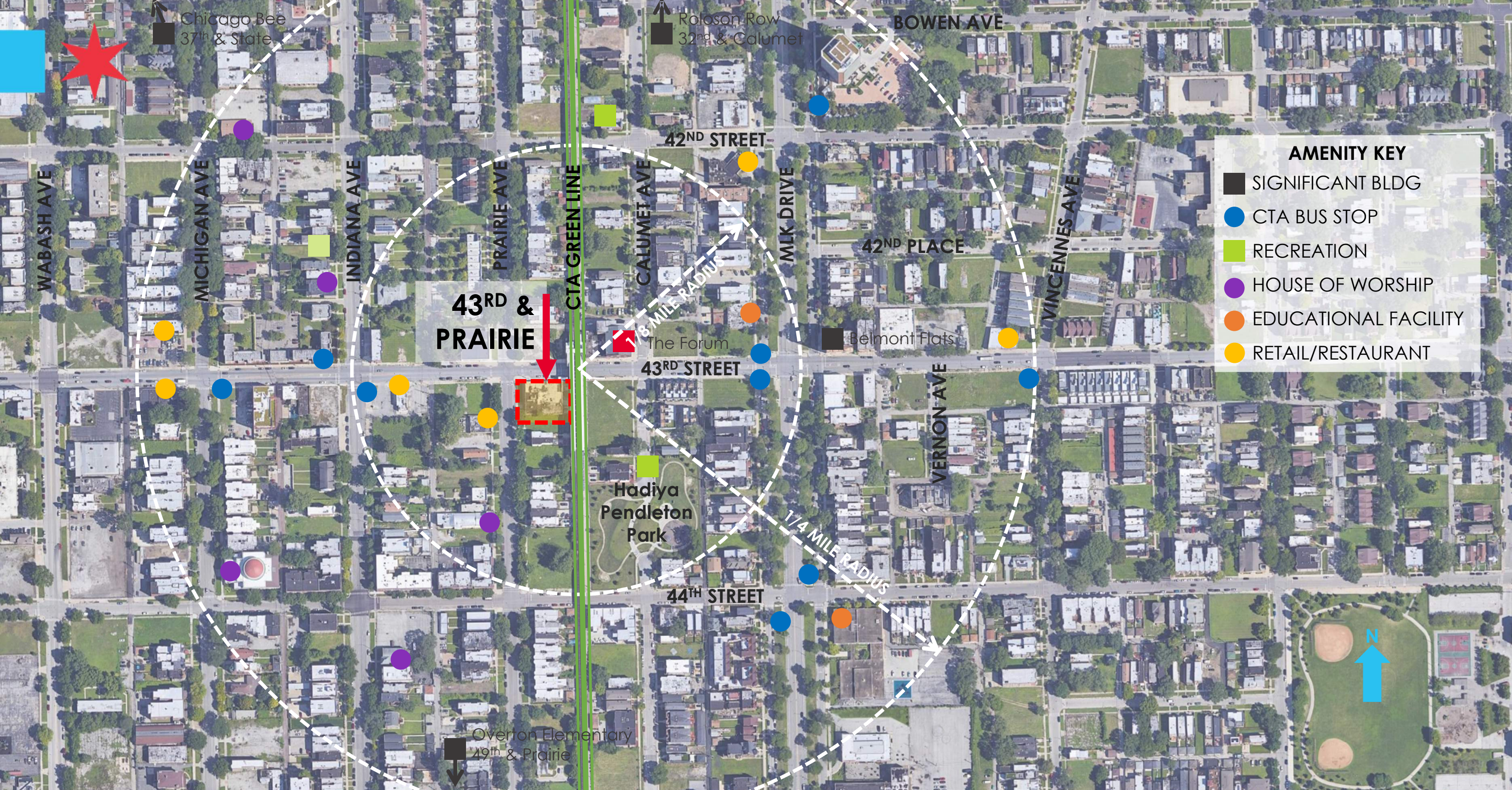
PROJECT TEAM



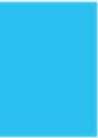
COMMUNITY CONCERNS

- Mixed income affordable development
- Ground floor retail designed to activate 43rd Street and provide services to the neighborhood
- Respecting existing neighborhood buildings
- High-quality reasonably-priced apartments





SITE/CONTEXT ANALYSIS



THE FORUM
43RD and CALUMET



FLW ROLOSON ROW HOUSES
32ND and CALUMET



BELMONT FLATS
43RD and MLK



THE CHICAGO BEE
37TH and STATE



OVERTON ELEMENTARY SCHOOL
49TH and PRAIRIE



THE FIRST CHURCH OF DELIVERANCE
43RD and WABASH

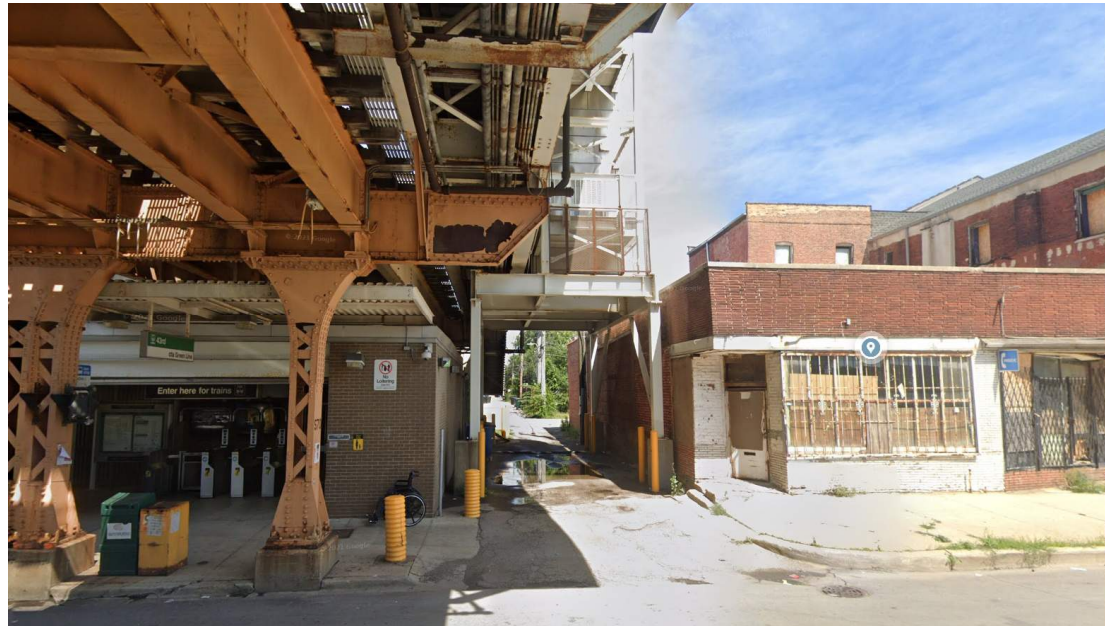
HISTORICALLY SIGNIFICANT NEIGHBORHOOD CONTEXT



WEST SIDE OF PRAIRIE @ 43RD



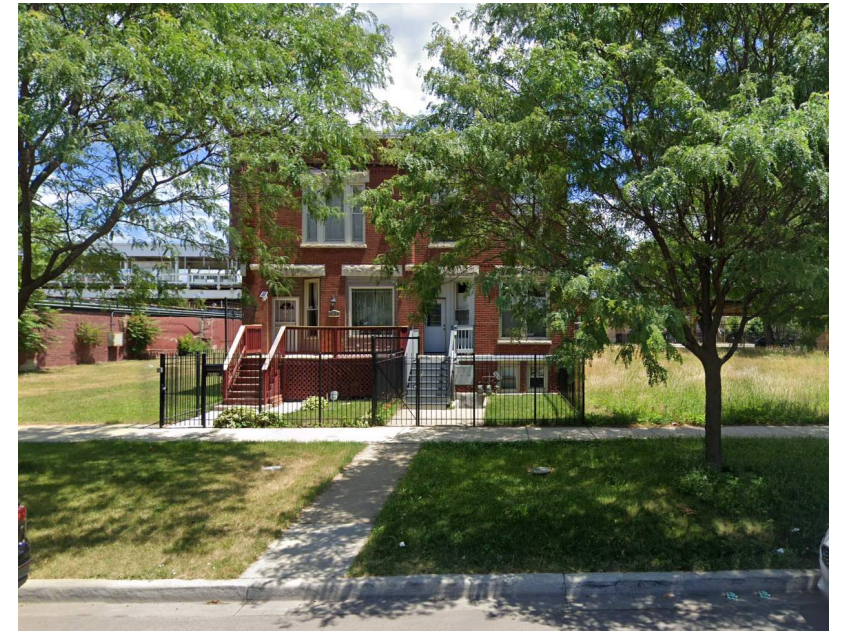
NW CORNER OF 43RD & PRAIRIE



CTA STATION NORTH SIDE OF 43RD



SE CORNER OF 43RD & CALUMET



EAST SIDE OF PRAIRIE @ 43RD

IMMEDIATE NEIGHBORHOOD CONTEXT



41ST & INDIANA
(11 STORIES)

41ST & MLK (NORTH)
(18 STORIES)

41ST & MLK (SOUTH)
(13 STORIES)

41ST & MLK (NORTH)
(26 STORIES)

41ST & VINCENNES
(11 STORIES)

42ND & MLK
(20 STORIES)

43RD & MLK
(9 STORIES)

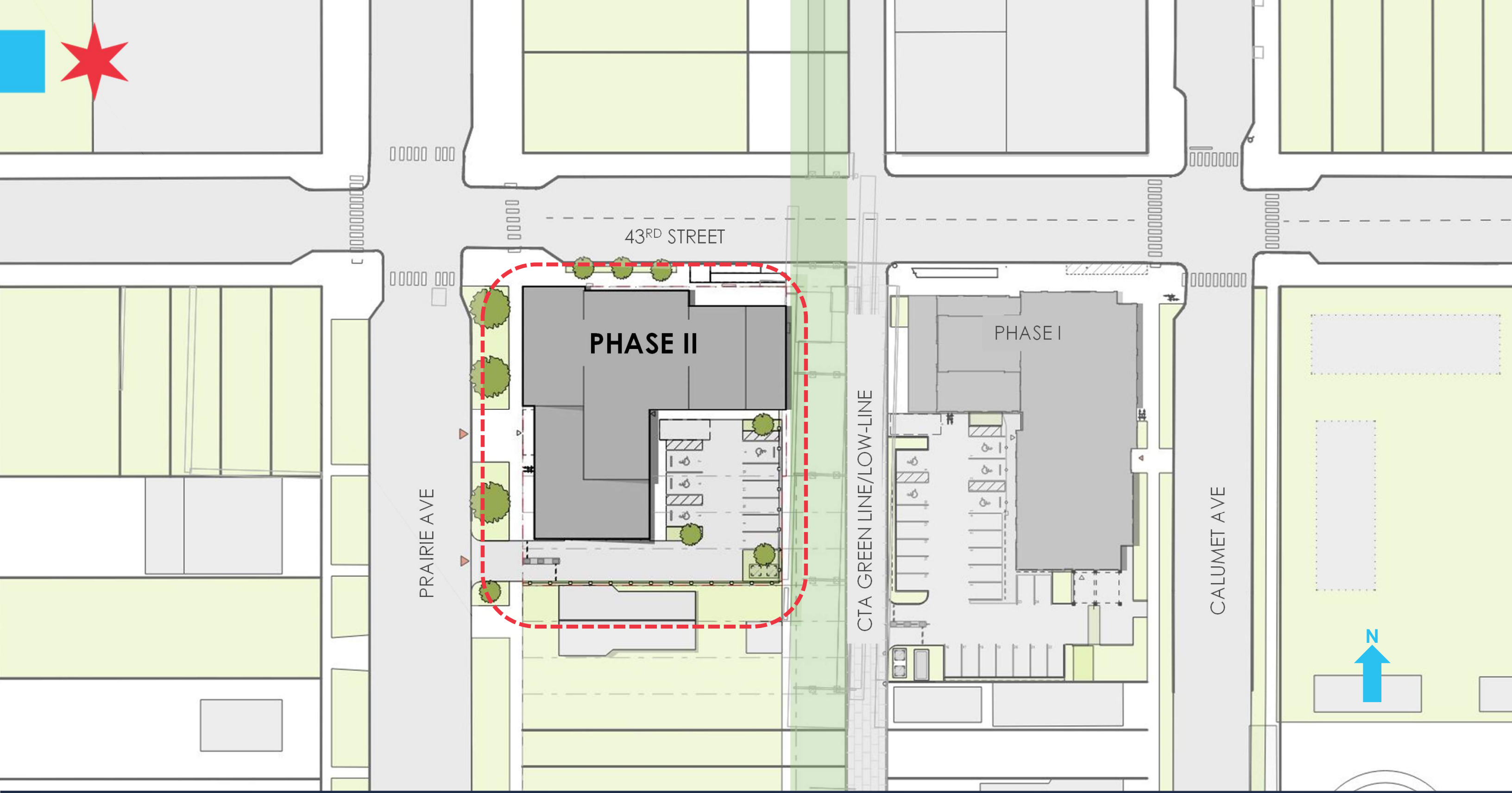
43RD &
PRAIRIE

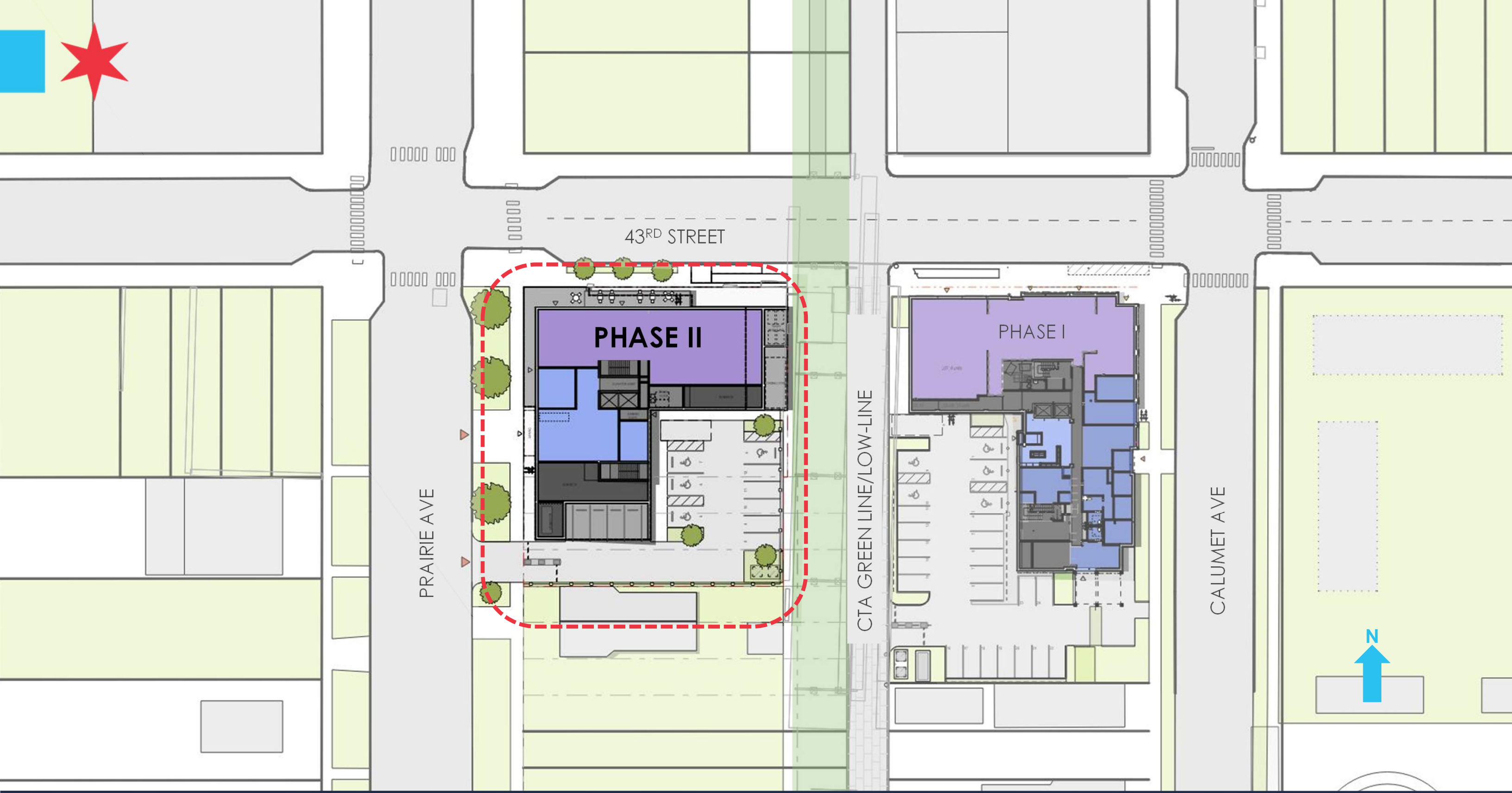
Phase I - 43RD &
CALUMET
(10 STORIES)

43RD STREET

PRAIRIE AVE

NEIGHBORHOOD CONTEXT





43RD STREET

PHASE II

PHASE I

PRAIRIE AVE

CTA GREEN LINE/LOW-LINE

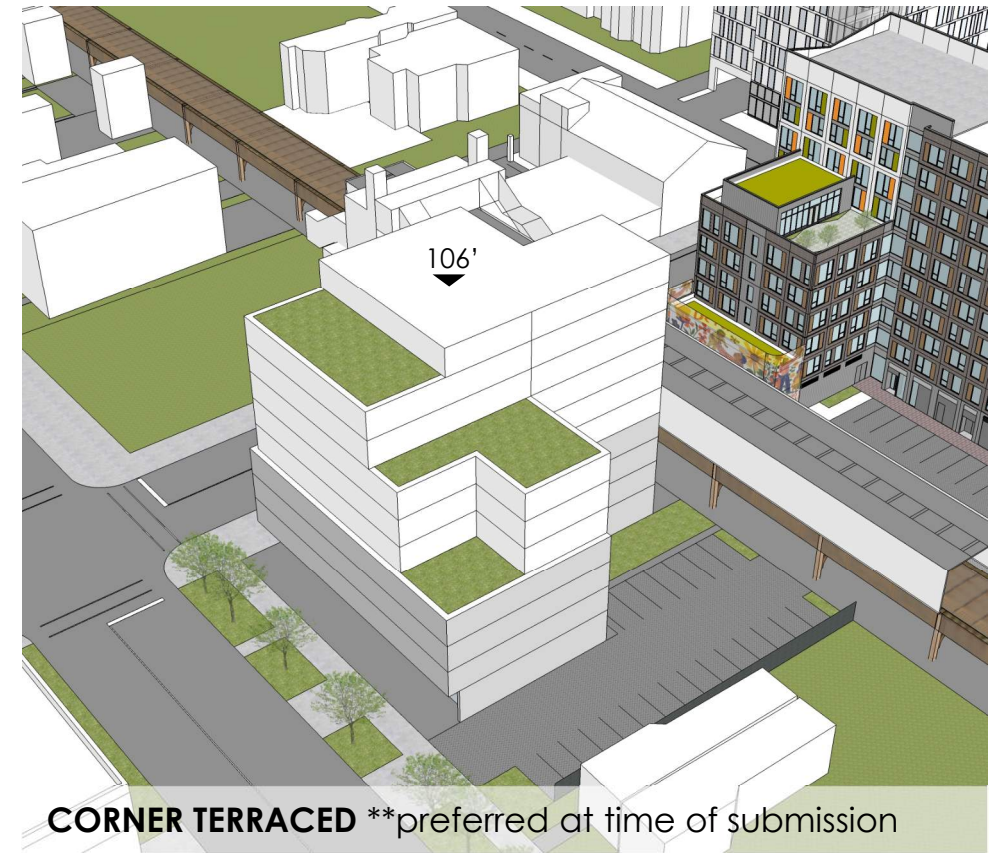
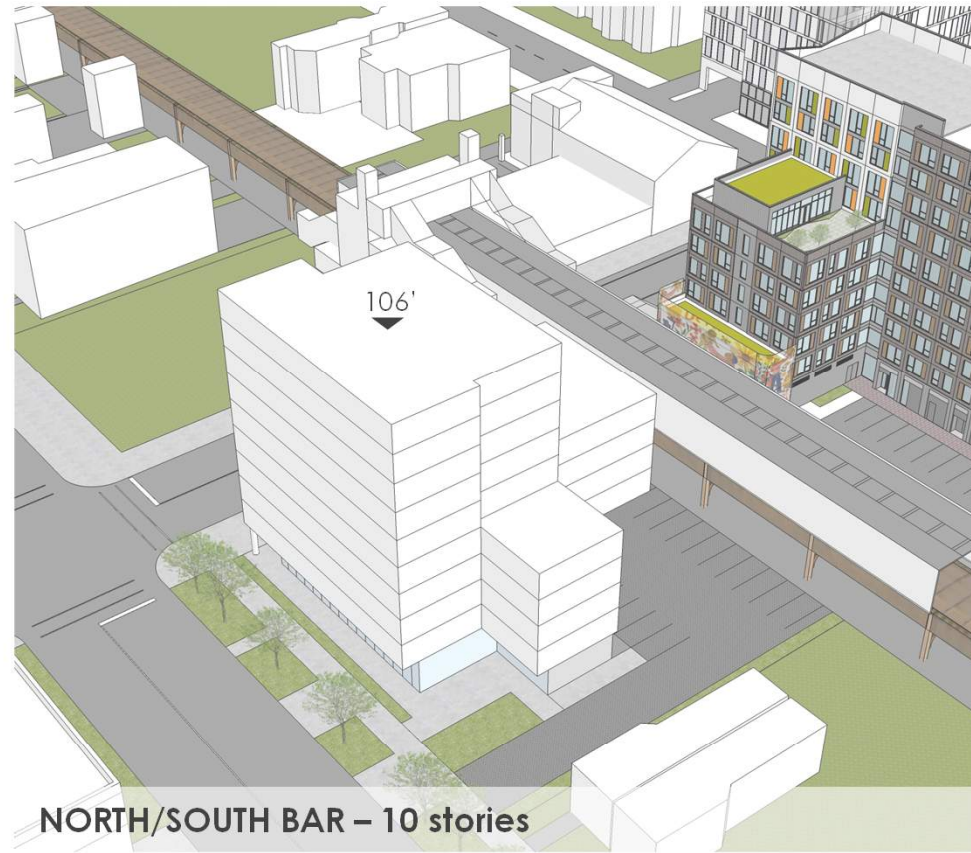
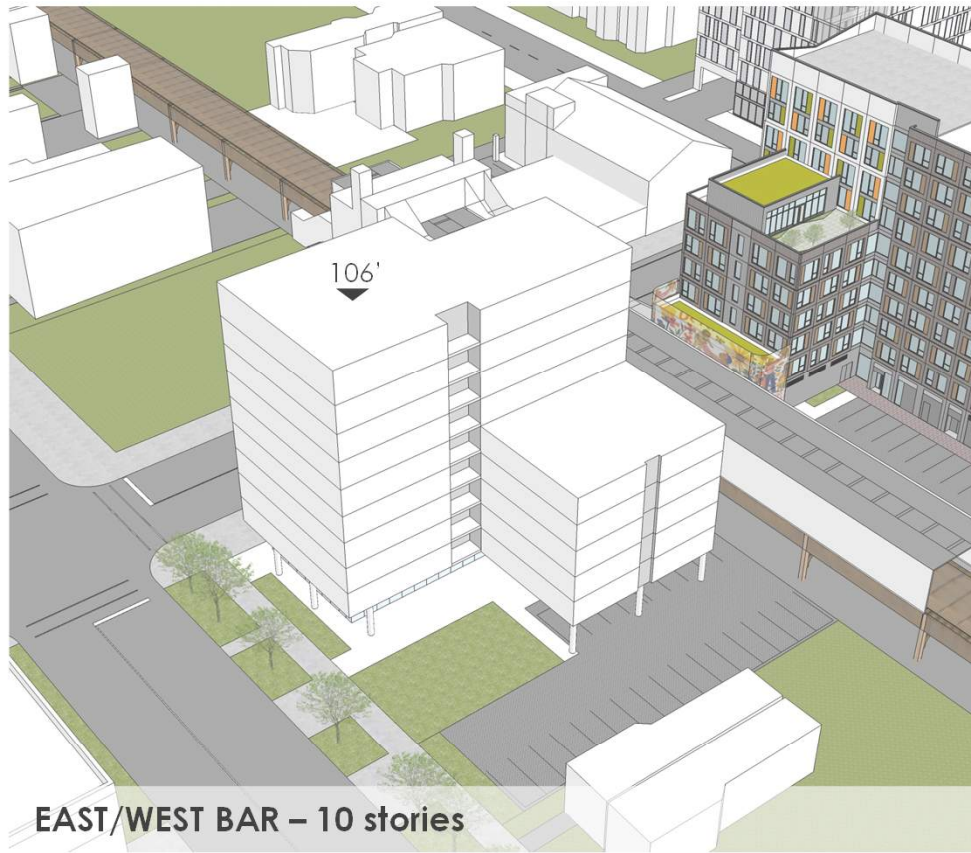
CALUMET AVE

N

PHASE I & II GROUND FLOOR PLANS



LIHTC APPLICATION DATED 06/28/21



CHALLENGES:

- SIGNIFICANT NUMBER OF UNITS NEAR CTA
- VISIBILITY OF PARKING FROM STREET



CHALLENGES:

- VERY TALL MASS ALONG RESIDENTIAL STREET
- PROXIMITY TO NEIGHBORING HOUSE
- LIMITED NUMBER OF PARKING SPACES



OPPORTUNITIES:

- MASSING TAKES CUES FROM CONTEXT, STEPPING DOWN ALONG PRAIRIE
- TERRACES PROVIDE OUTDOOR SPACE WITH VIEWS

CHALLENGES:

- BUILDING MASS APPEARS VERY LARGE
- PROXIMITY TO NEIGHBORING HOUSE
- VISIBILITY OF PARKING FROM STREET
- LACK OF OPEN SPACE AT GRADE



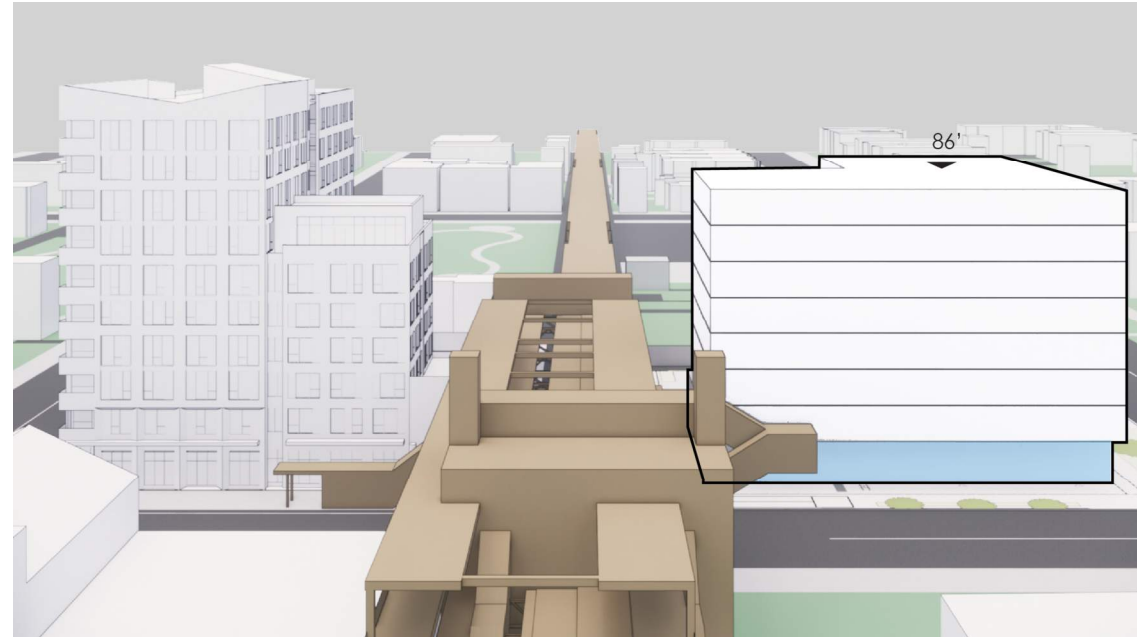
STUDY 1 – 8 stories

CHALLENGES

- UNDIFFERENTIATED VOLUME
- NO VARIATION IN HEIGHT
- NO STEP DOWN TO NEIGHBORS
- NO ACCESSIBLE ROOF TERRACES

OPPORTUNITIES

- ZONING COMPLIANT HEIGHT
- STEP BACK AT PEDESTRIAN LEVEL



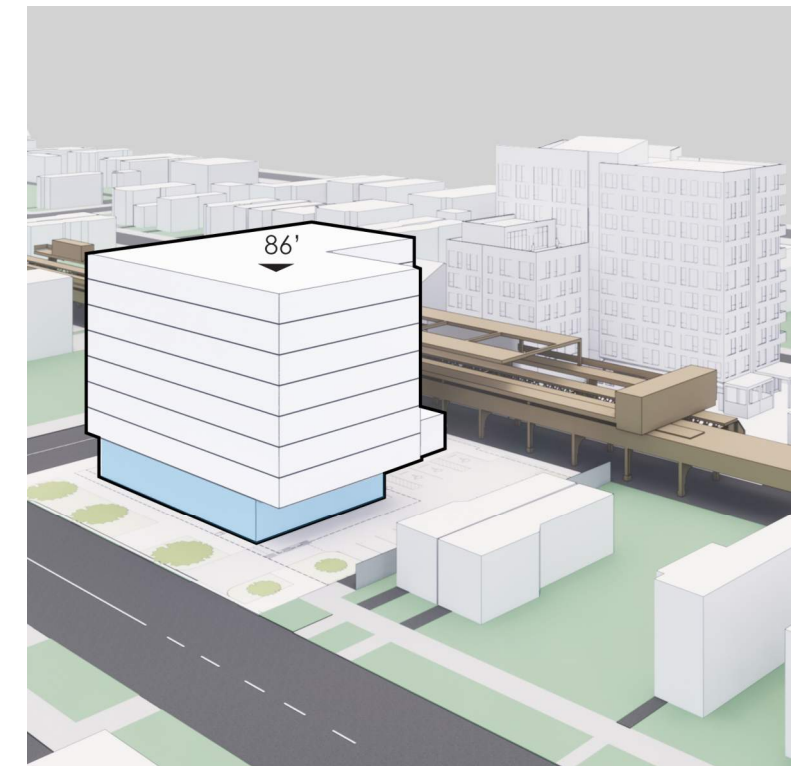
AERIAL VIEW FROM NORTH



SITE PLAN



AERIAL VIEW FROM NW



AERIAL VIEW FROM SW



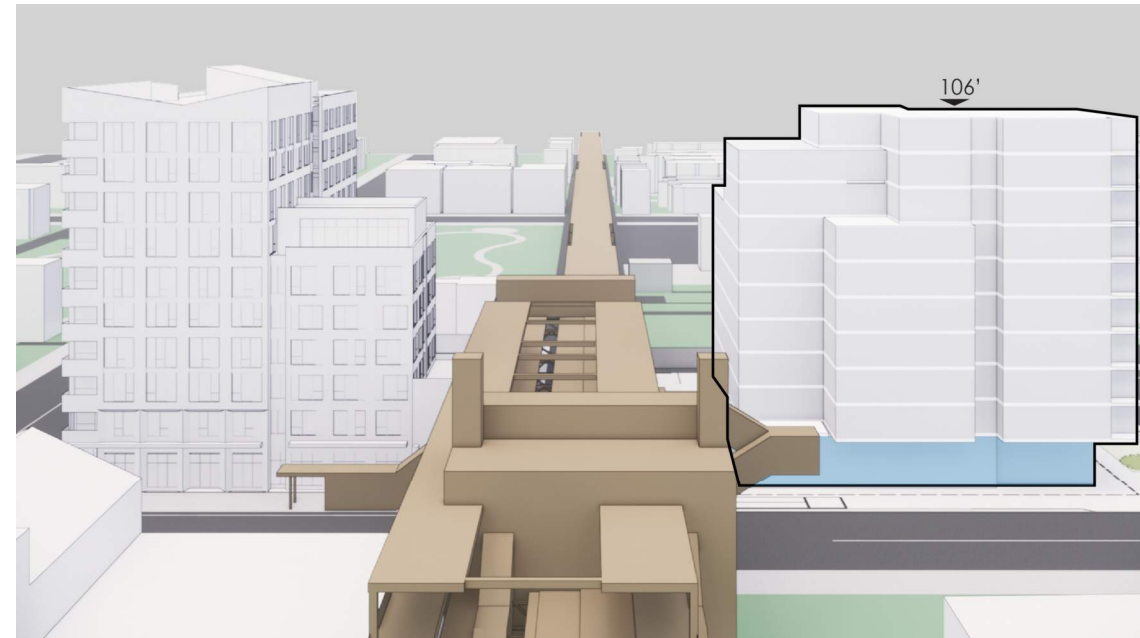
STUDY 2 – 10 stories

CHALLENGES

- SIGNIFICANT NUMBER OF UNITS NEAR CTA
- VISIBILITY OF PARKING FROM STREET
- VOID IN URBAN STREET FAÇADE

OPPORTUNITIES

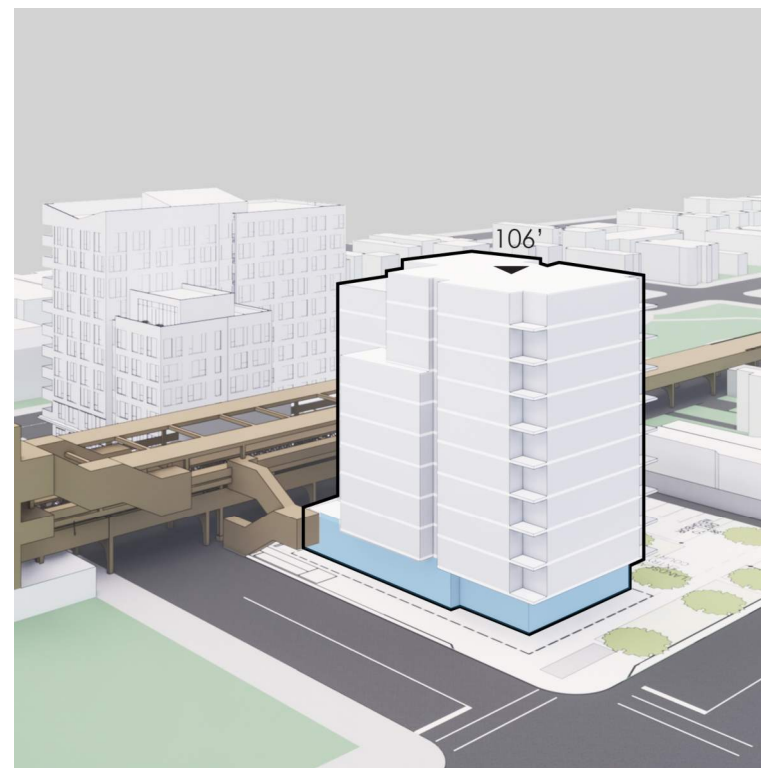
- CREATION OF OPEN SPACE
- STEP BACK AT PEDESTRIAN LEVEL
- CREATES BETTER FAÇADE MODULATION



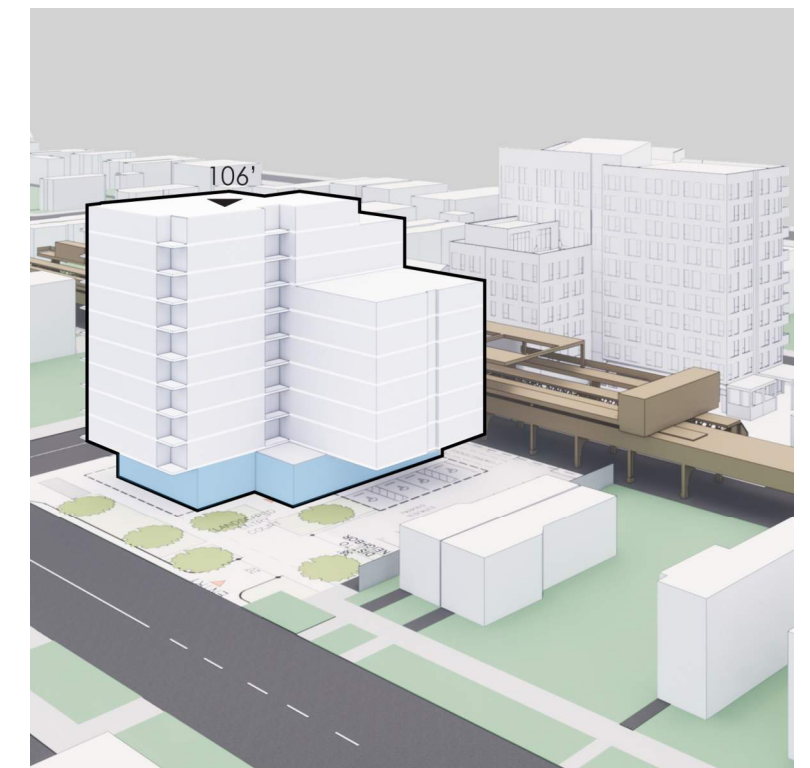
AERIAL VIEW FROM NORTH



SITE PLAN



AERIAL VIEW FROM NW



AERIAL VIEW FROM SW



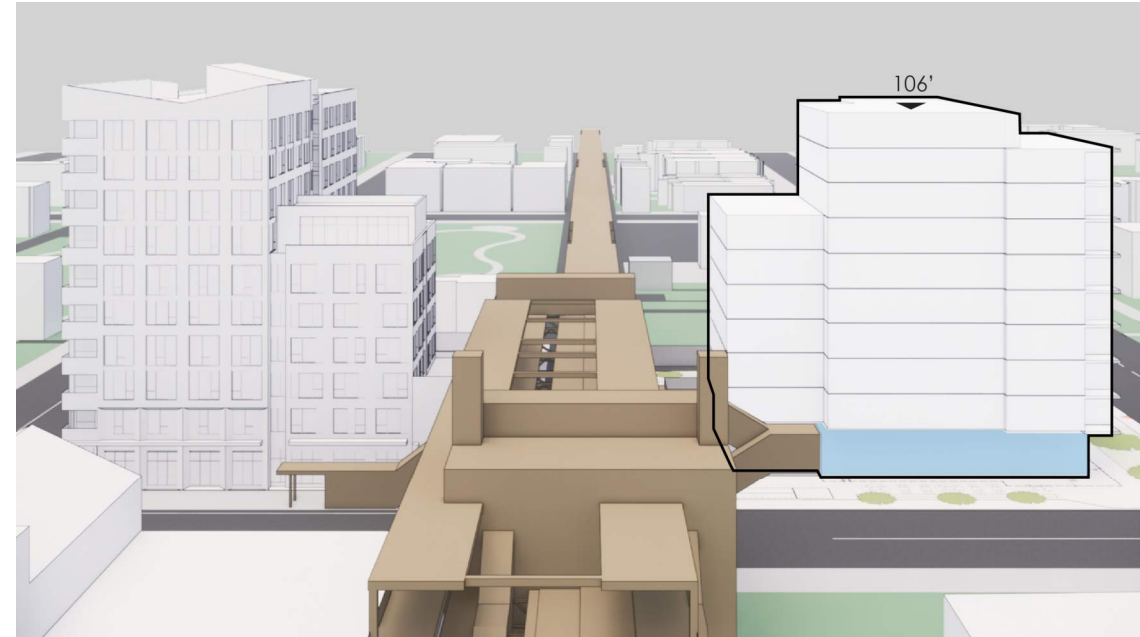
STUDY 3 (PROPOSED BUILDING MASSING)

CHALLENGES

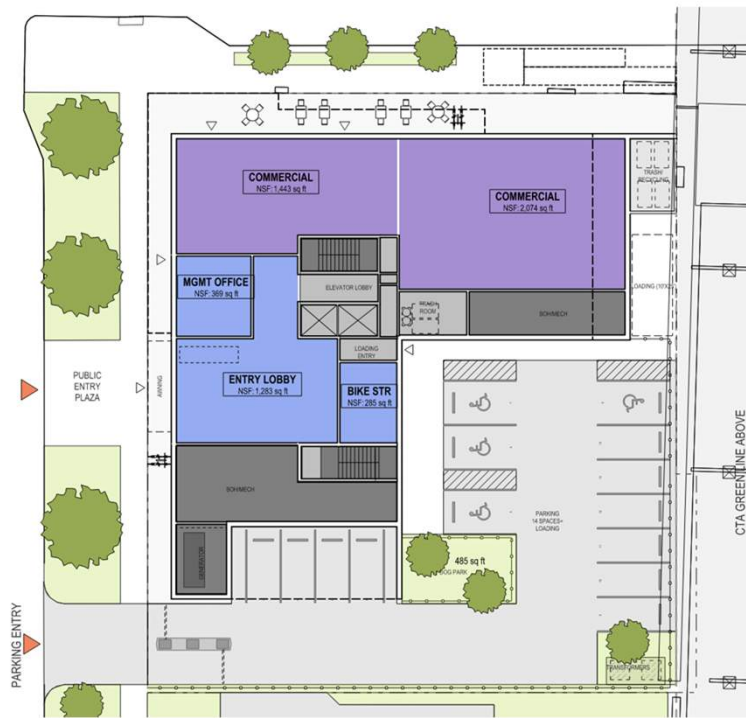
- RELATION TO NEIGHBORHOOD CONTEXT
- PROXIMITY TO CTA
- CREATION OF RESIDENTIAL ENTRY SPACE

OPPORTUNITIES

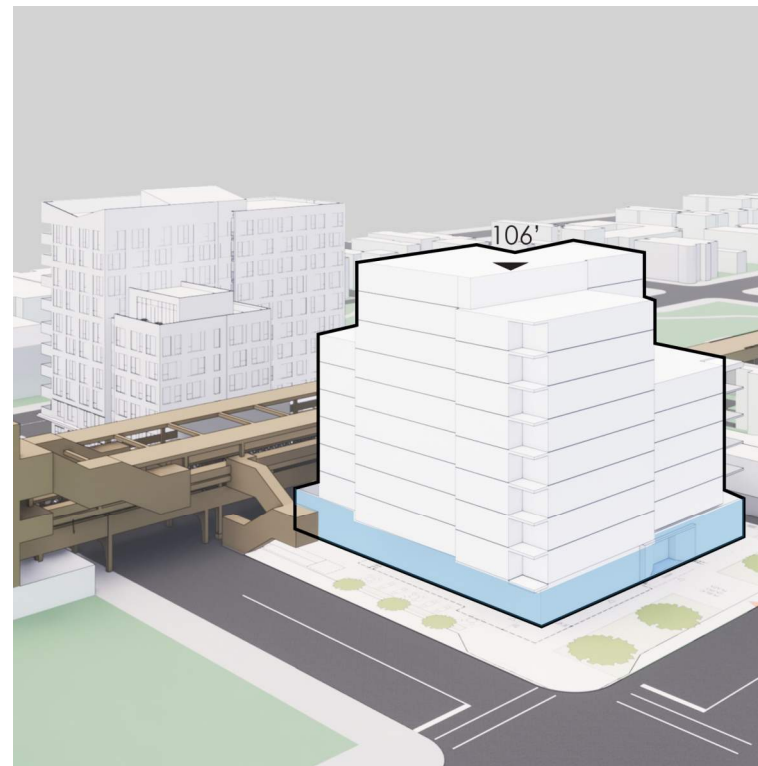
- MASSING MEDIATES URBAN + NEIGHBORHOOD CONTEXTS
- SILHOUETTE REFLECTS SCALE AND MASSING OF PHASE I
- UNITS ARE PULLED BACK FROM CTA
- PARKING SCREENED FROM STREET
- FACADE HOLDS STREET EDGE



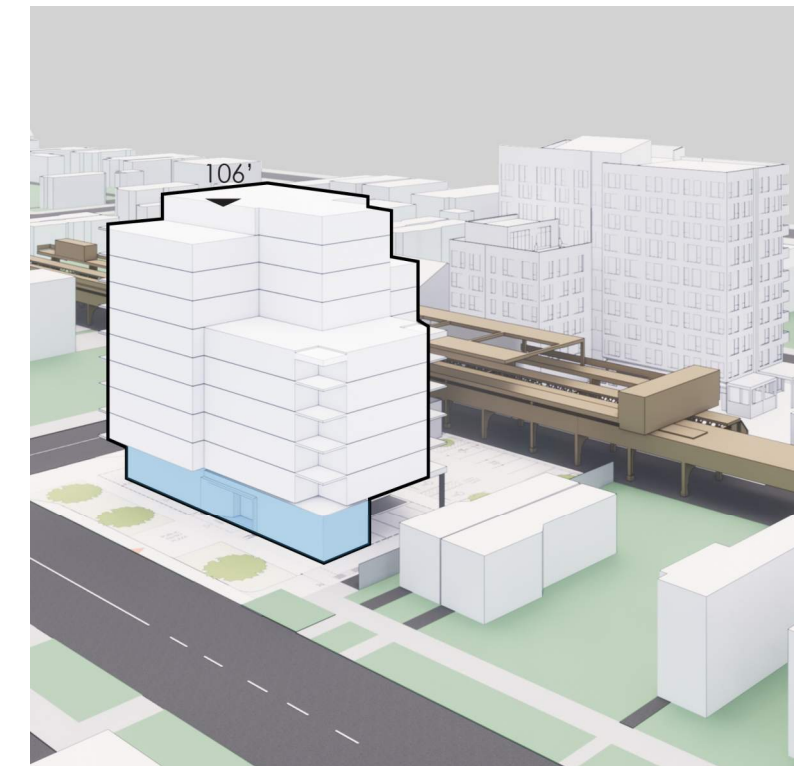
AERIAL VIEW FROM NORTH



SITE PLAN



AERIAL VIEW FROM NW



AERIAL VIEW FROM SW

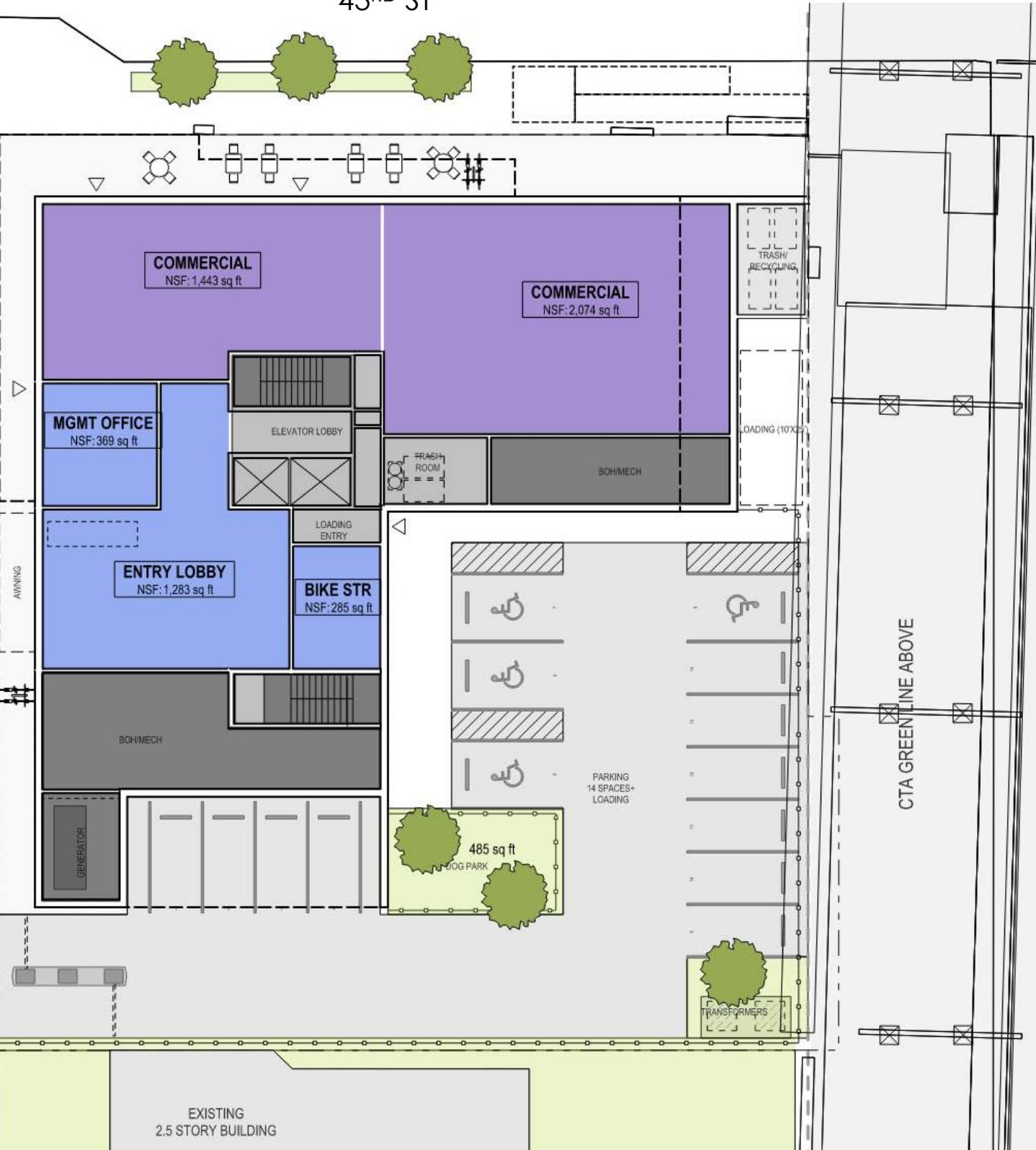


43RD ST

PRAIRIE AVE

PARKING ENTRY

PUBLIC ENTRY PLAZA



ALLEY

CTA GREEN LINE ABOVE

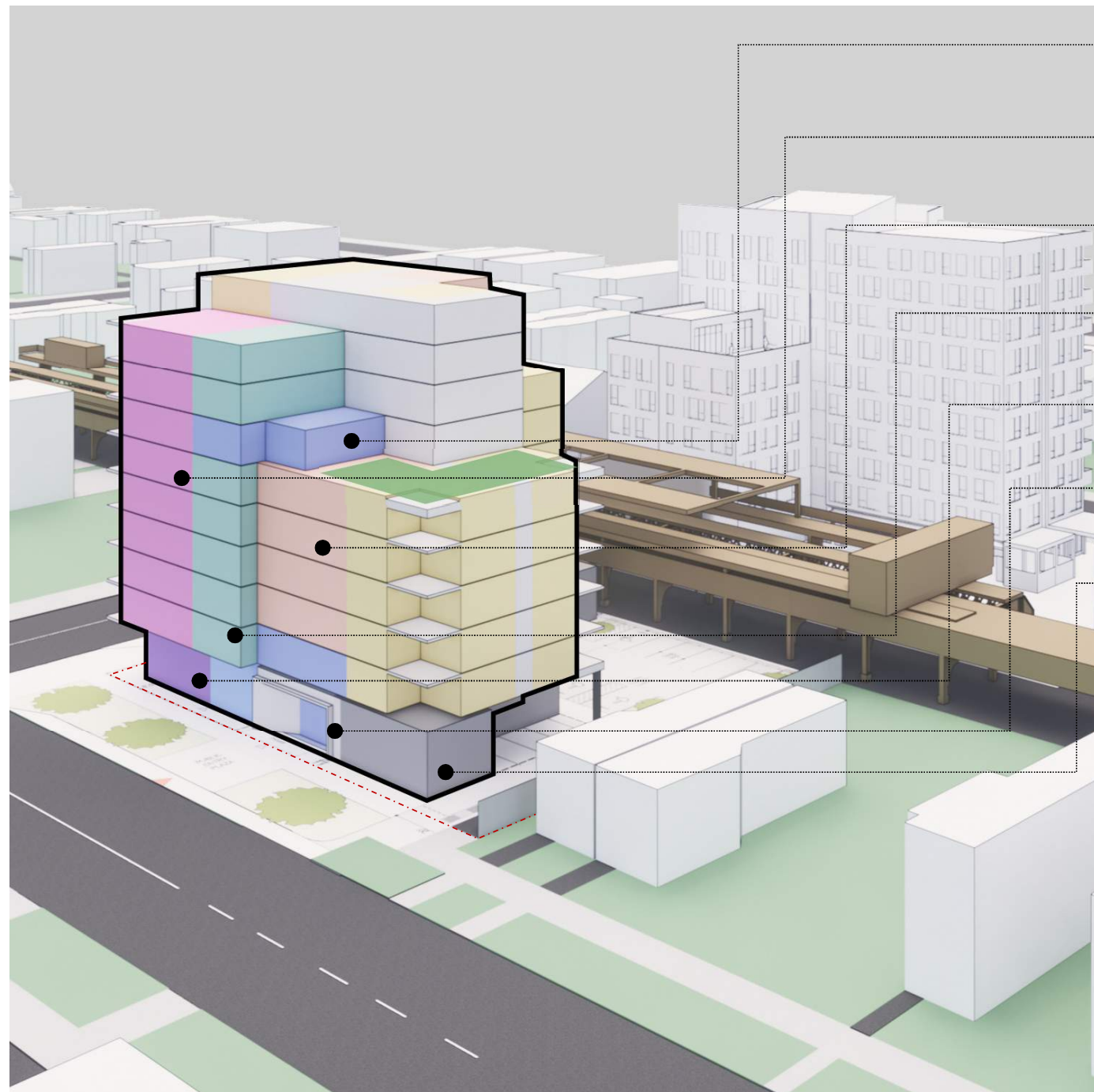
PARKING 14 SPACES+ LOADING

485 sq ft DOG PARK

EXISTING 2.5 STORY BUILDING



SITE PLAN



AMENITY

2 BR UNITS

STUDIO UNITS

1 BR UNITS

COMMERCIAL

RESIDENTIAL ENTRY

BACK OF HOUSE

STUDIO: 23 units (30%)
1-BEDROOM: 47 units (60%)
2-BEDROOM: 8 units (10%)
TOTAL: 78 units

+/- 80,925 GSF

Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- **Sustainable Design Expression** – Transit-oriented development with sustainable features throughout, including native plantings
- **Program** – Contextual mixed-use supporting commercial corridor and reinforcing residential
- **Site Design** – Priority given to pedestrian access and open space via terraces with views of the city; parking is screened from the street
- **Public Realm** – Ground floor is set back to accommodate a generous sidewalk along 43rd Street; commercial and residential entrances are distinct and welcoming
- **Massing** – Building steps down toward the residential neighbors to the South with the bulk facing 43rd maintaining the street wall but set back along Prairie
- **Façade** – High-quality materials where the scale of entrance treatment responds to the pedestrian experience

BUILDING FEATURES & URBAN DESIGN

THE BUILDING MASSING TAKES CUES FROM ITS SURROUNDING CONTEXT, REFERENCING THE HEIGHT AND SCALE OF PHASE I.

SIGNIFICANT MASSING SETBACKS AND ALTERNATING MATERIALS RECALL THE RHYTHM TYPICAL OF THE VARIED NEIGHBORHOOD STREETSCAPE.

STREET WALL STEPS BACK TO PROVIDE AMPLE PEDESTRIAN ZONE. RETAIL LEVEL IS TRANSPARENT AND ACTIVATED WITH RETAIL PROGRAM AND PROPOSED PUBLIC ART.

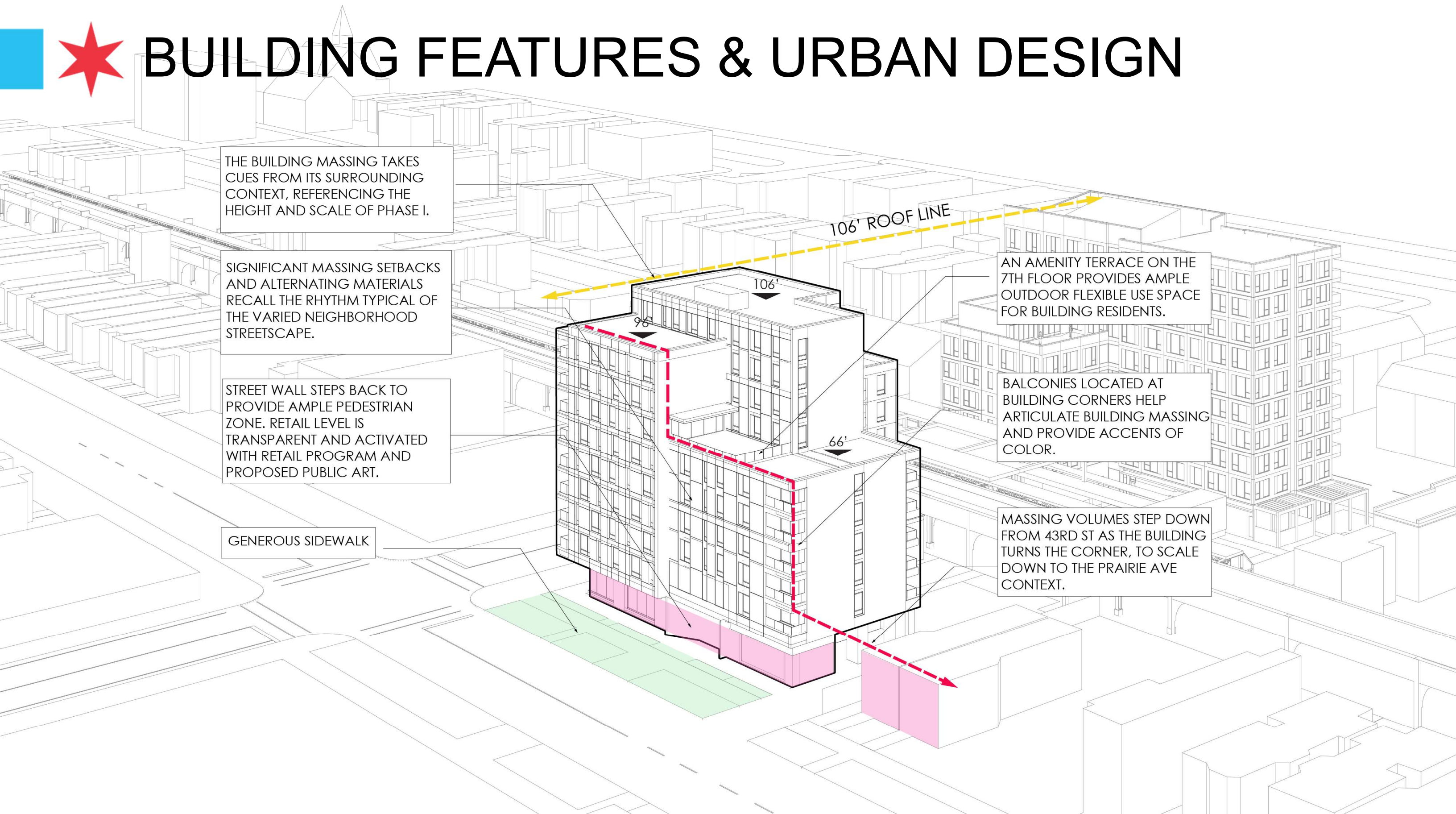
GENEROUS SIDEWALK

106' ROOF LINE

AN AMENITY TERRACE ON THE 7TH FLOOR PROVIDES AMPLE OUTDOOR FLEXIBLE USE SPACE FOR BUILDING RESIDENTS.

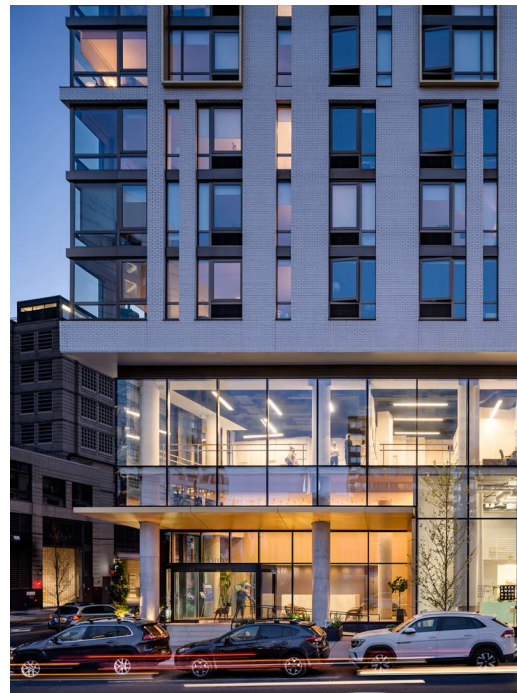
BALCONIES LOCATED AT BUILDING CORNERS HELP ARTICULATE BUILDING MASSING AND PROVIDE ACCENTS OF COLOR.

MASSING VOLUMES STEP DOWN FROM 43RD ST AS THE BUILDING TURNS THE CORNER, TO SCALE DOWN TO THE PRAIRIE AVE CONTEXT.





CASA ADELANTE AFFORDABLE HOUSING
SAN FRANCISCO, CA



THE LIVELY
JERSEY CITY, NJ



MOXY HOTEL
COLUMBUS, OH



FIVE27
LONG ISLAND CITY, NY



BUNDOORA WEST STUDENT HOUSING
BUNDOORA, AUSTRALIA



**MASSING STEPS DOWN TOWARD CTA
CREATING BOOKEND TO PHASE I**

ROOF TOP AMENITY

**MASSING STEPS DOWN
ALONG PRAIRIE**

PARKING SCREENED FROM STREET

**GROUND FLOOR SET BACK
GENEROUS SIDEWALK**

CONTEXTUAL RENDERING – NORTHWEST CORNER





CONTEXTUAL RENDERING – PRAIRIE AVE STREETSCAPE



CONTEXTUAL RENDERING – SOUTHEAST CORNER



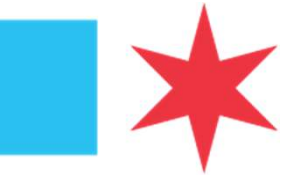
CONTEXTUAL RENDERING – 43RD STREET ELEVATION



CONTEXTUAL RENDERING – SOUTHWEST CORNER



CONTEXTUAL RENDERING – WEST ELEVATION



Retail

Retail

4300

CLEARLY DEFINED RESIDENTIAL ENTRY

GROUND FLOOR SET BACK FOR
GENEROUS SIDEWALK

CONTEXTUAL RENDERING – PRAIRIE AVE STREETSCAPE



CONTEXTUAL RENDERING – 43RD STREET ELEVATION



CONTEXTUAL RENDERING – NORTH ELEVATION

43RD ST



PRAIRIE AVE

PUBLIC ENTRY PLAZA

PARKING ENTRY

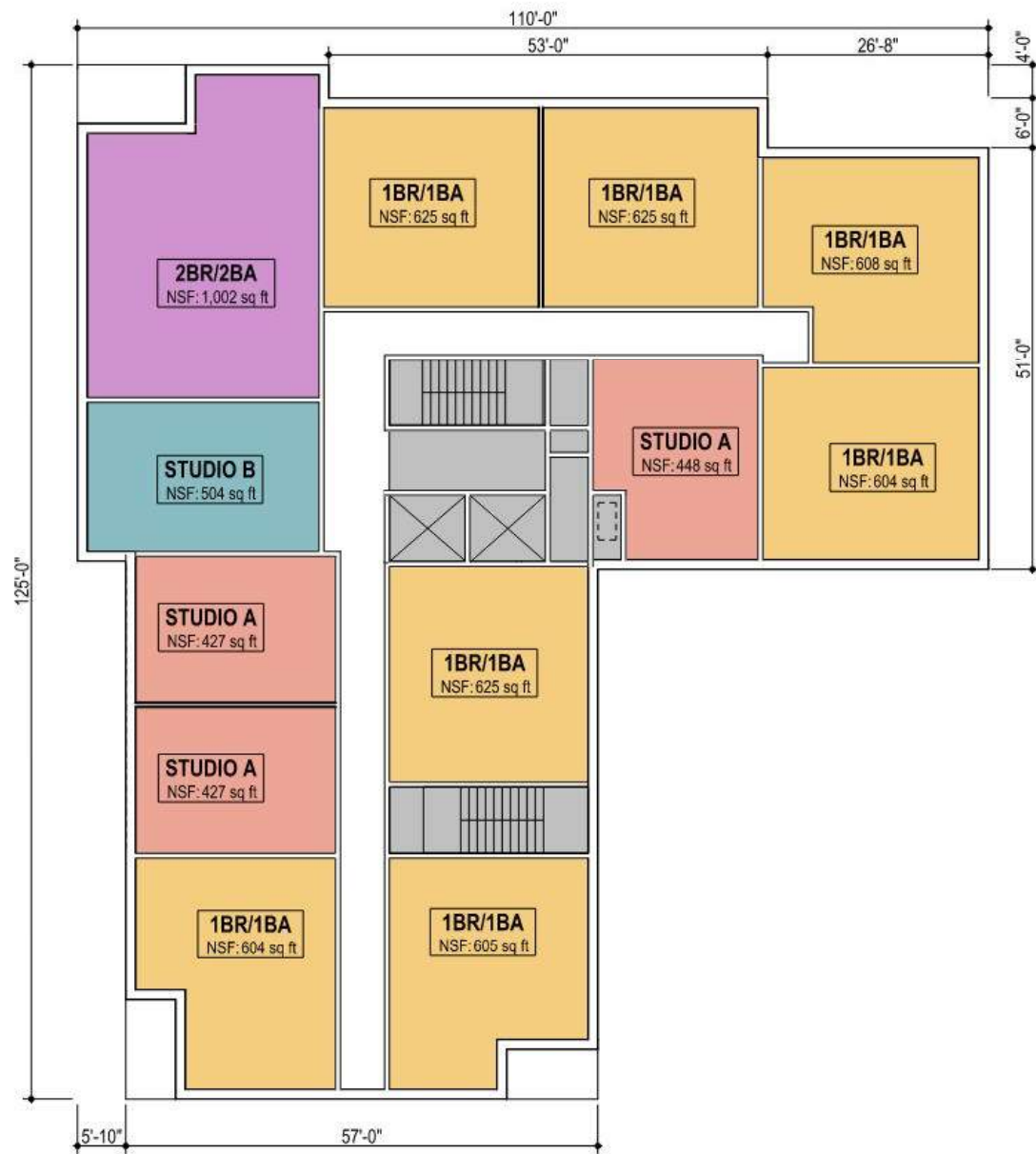
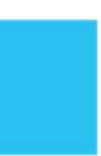


LEVEL 1

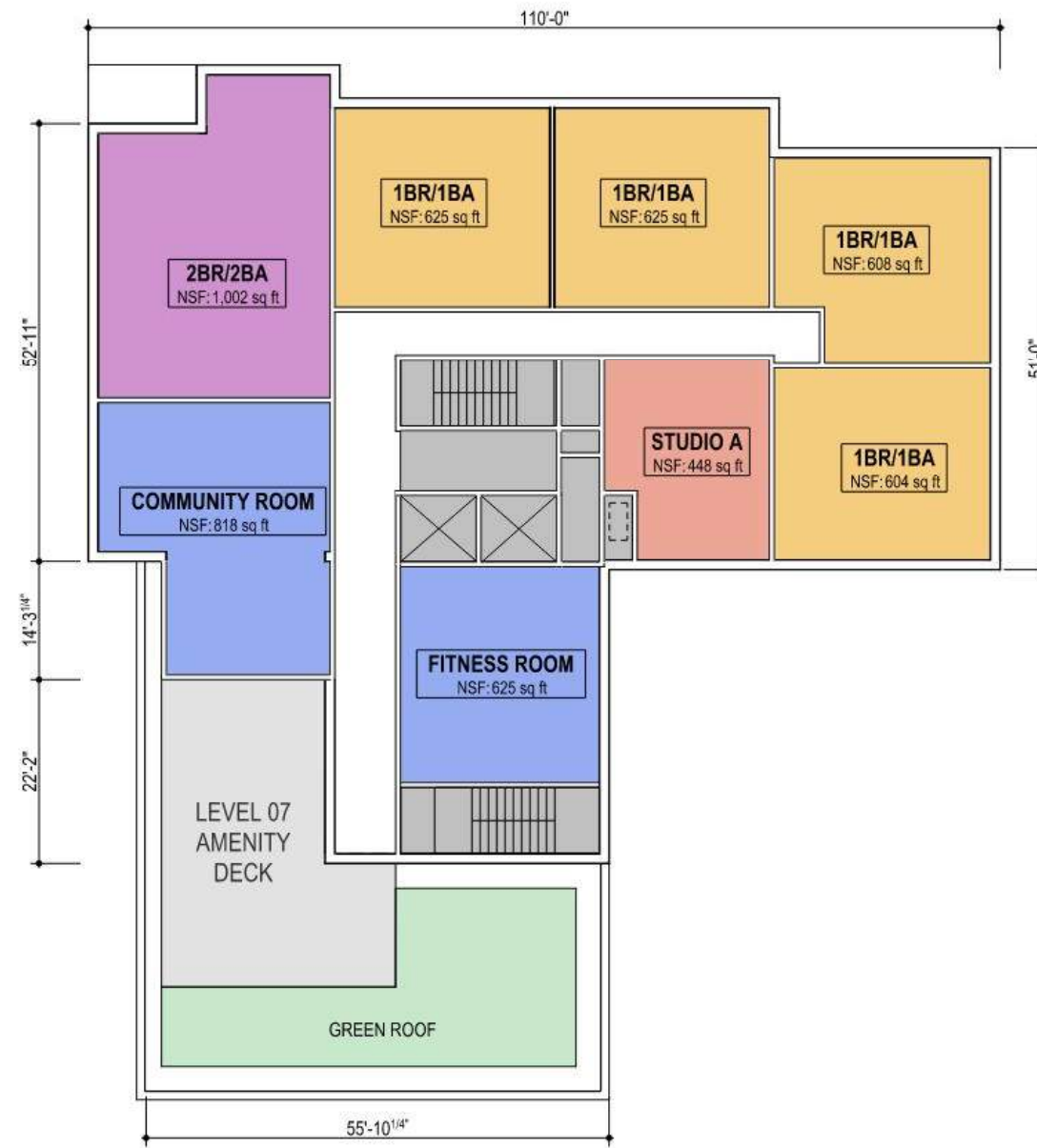


LEVEL 2



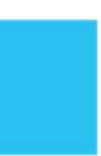


LEVEL 3-6



LEVEL 7



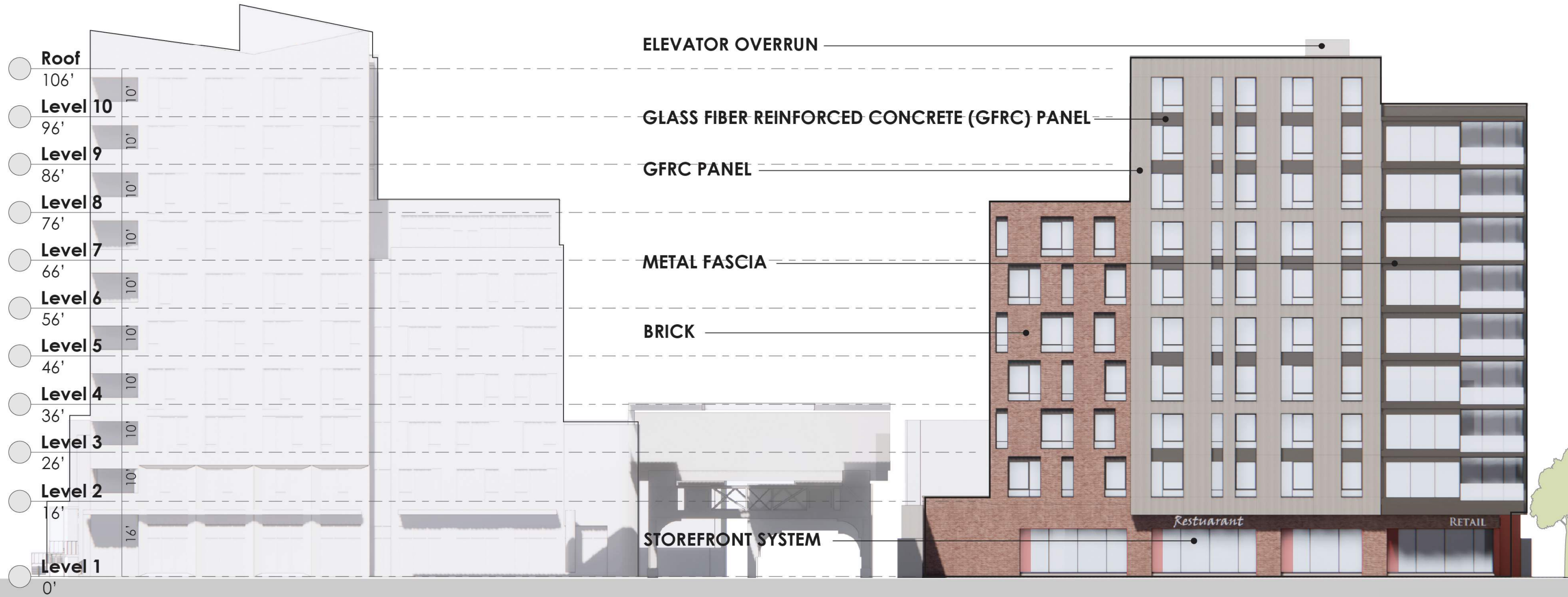


LEVEL 8-9

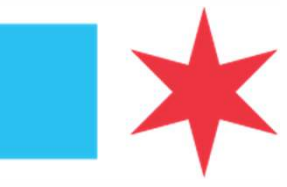


LEVEL 10

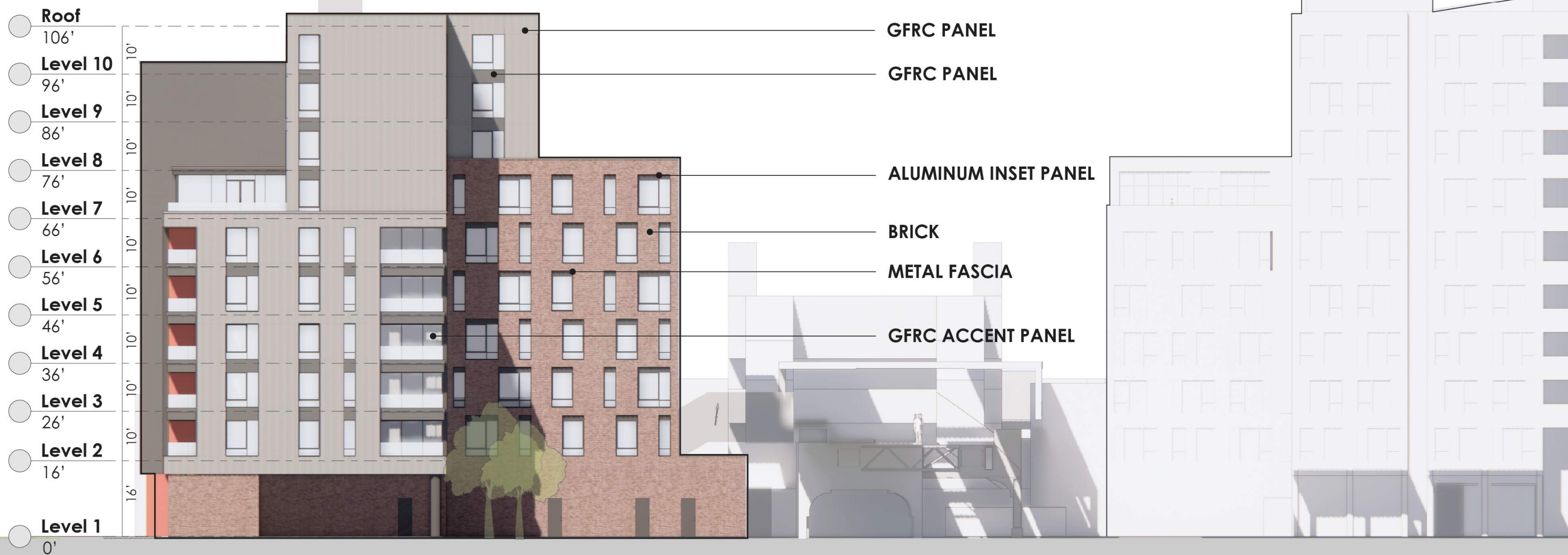




NORTH ELEVATION



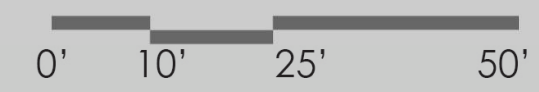
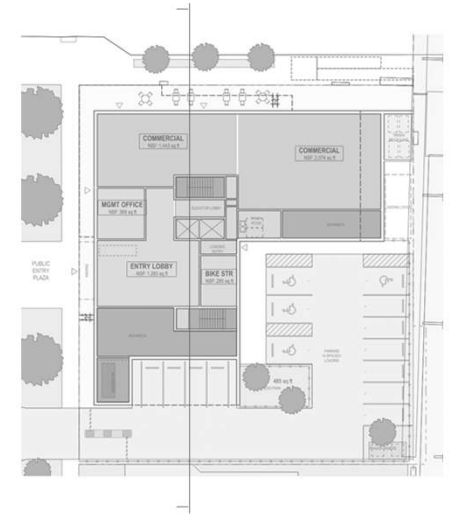
WEST ELEVATION



SOUTH ELEVATION



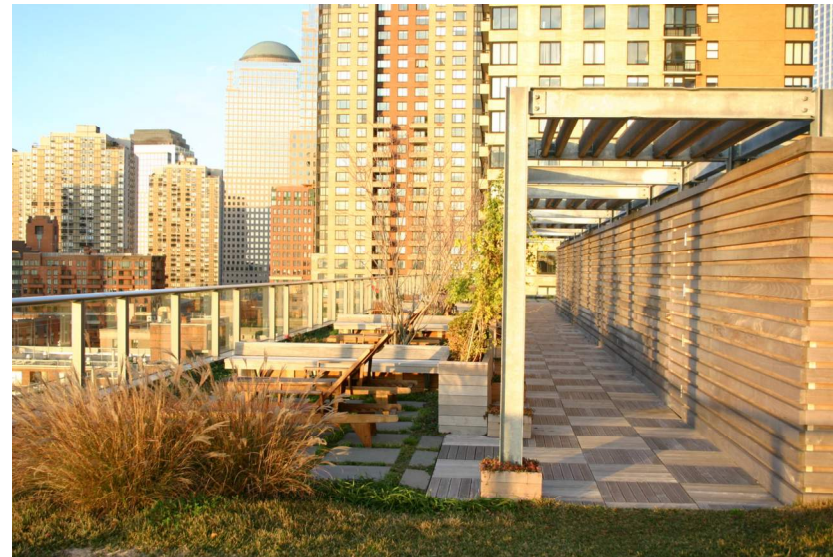
EAST ELEVATION



BUILDING SECTION



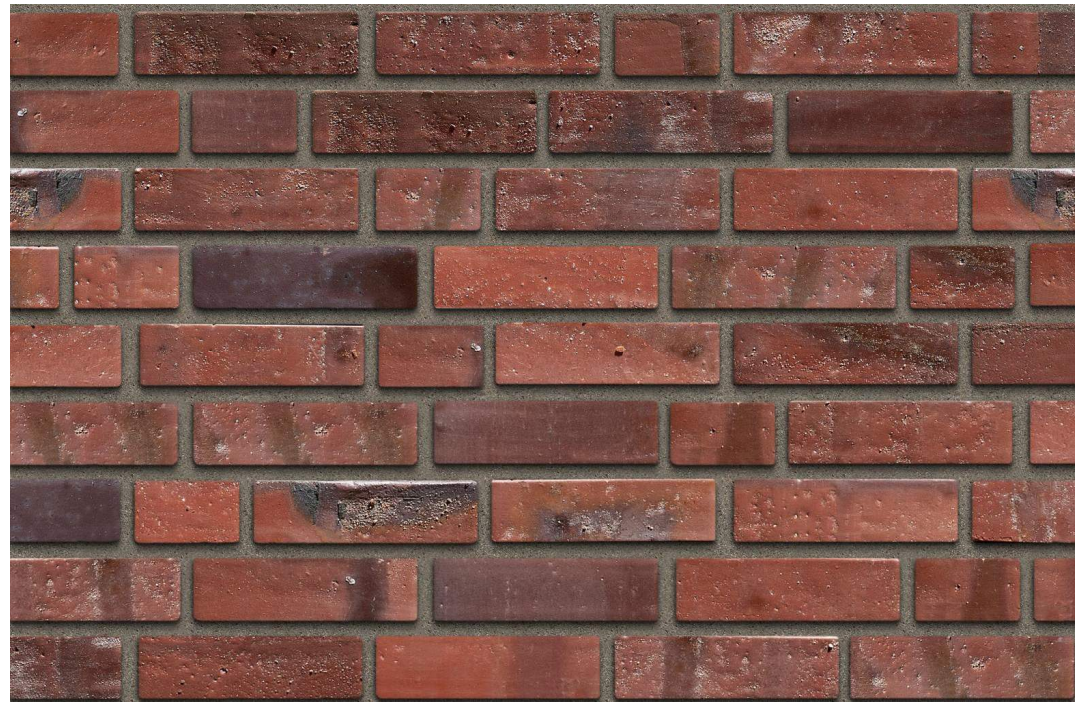
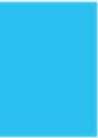
- Landscaped public plaza connected to the public way provides inviting, usable, and accessible recreation areas for workers, visitors, and residents.
- An expansive green amenity terrace at level 07 provides additional recreation space.
- A maintenance-friendly dog run has been incorporated in the site for resident use.



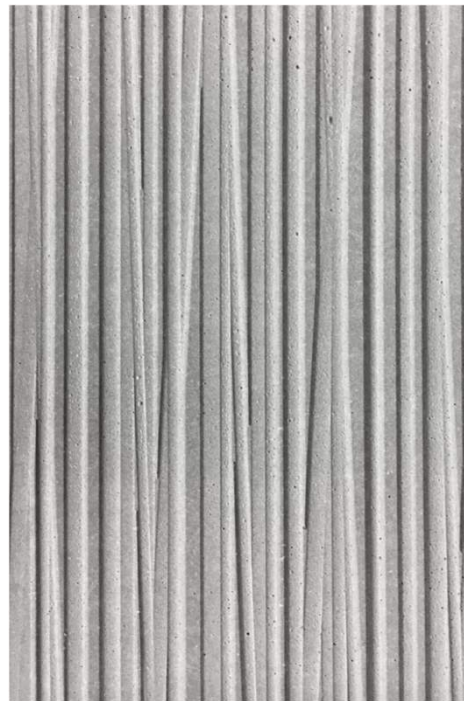
Preliminary Native Plant List

BOTANICAL NAME	COMMON NAME	SIZE
<i>GRASS PARKWAYS AND TREE PITS</i>		
CATALPA SPECIOSA*	CATALPA	4" CAL.
QUERCUS MUELENBERGII*	CHINKAPIN OAK	4" CAL.
ROBINIA PSEUDOACACIA 'CHICAGO BLUES'*	CHICAGO BLUES BLACK LOCUST	4" CAL.
<i>LANDSCAPED ISLANDS AND TERRACE</i>		
GYMNOCLADUS DIOICUS*	KENTUCKY COFFEE TREE	4" CAL.
PLATANUS ACERIFOLIA 'MORTON EUCLID'	MORTON EUCLID PLANE TREE	4" CAL.
ULMUS 'ACCOLADE'*	ACCOLADE ELM	4" CAL.
<i>ORNAMENTAL TREES</i>		
COTINUS OBOVATUS*	AMERICAN SMOKETREE	3" CAL.
CRATAEGUS CRUSGALLI VAR INERMIS*	THORNLESS COCKSPUR HAWTHORN	3" CAL.
QUERCUS BICOLOR 'NADLER'	KINDRED SPIRIT OAK	3" CAL.
<i>DECIDUOUS AND EVERGREEN SHRUBS</i>		
CEANOTHUS AMERICANUS*	NEW JERSEY TEA	#5
DIERVILLA 'KODIAK RED'*	KODIAK RED DIERVILLA	#5
HYDRANGEA QUERCIFOLIA 'SIKES DWARF'*	SIKES DWARF OAKLEAF HYDRANGEA	#5
JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'*	COMPACT ANDORRA JUNIPER	#5
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5
ROSA CAROLINA*	PASTURE ROSE	#5
RHUS COPALLINA 'MORTON'*	PRAIRIE FLAME SHINING SUMAC	#5
TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#5
<i>PERENNIALS AND GRASSES</i>		
ALLIUM CERNUM*	NODDING WILD ONION	#1
AMSONIA HUBRICHTII*	NARROW LEAF AMSONIA	#1
BAPTISIA LEUCOPHAEA*	CREAM WILD INDIGO	#1
GEUM TRIFLORUM*	PRAIRIE SMOKE	#1
PYCNANTHEMUM MUTICUM*	BLUNT MOUNTAINMINT	#1
SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS	#1
SPOROBOLUS HETEROLEPSIS*	PRAIRIE DROPSEED	#1
SYMPHYOTRICHUM OBLONGIFOLIUM*	AROMATIC ASTER	#1
<i>GROUNDCOVER AND VINES</i>		
PARTHENOCISSUS QUINQUEFOLIA*	BOSTON IVY	#1
CLEMATIS VIRGINIANA*	VIRGIN'S BOWER	#1

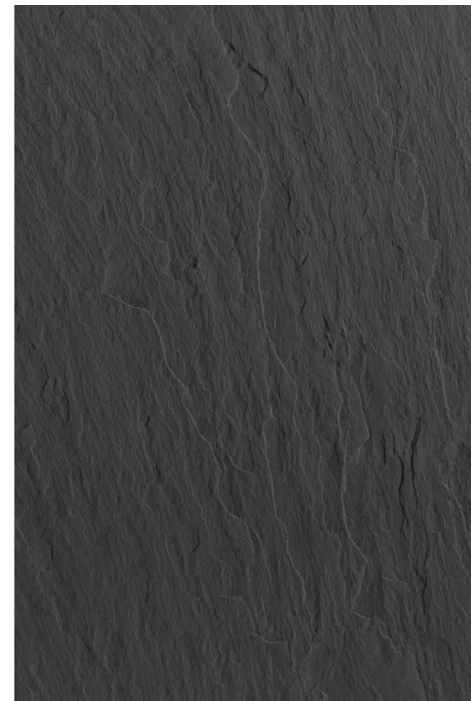
* DENOTES NATIVE SPECIES. ALL PLANT MATERIALS ARE ADAPTED TO SITE CONDITIONS.



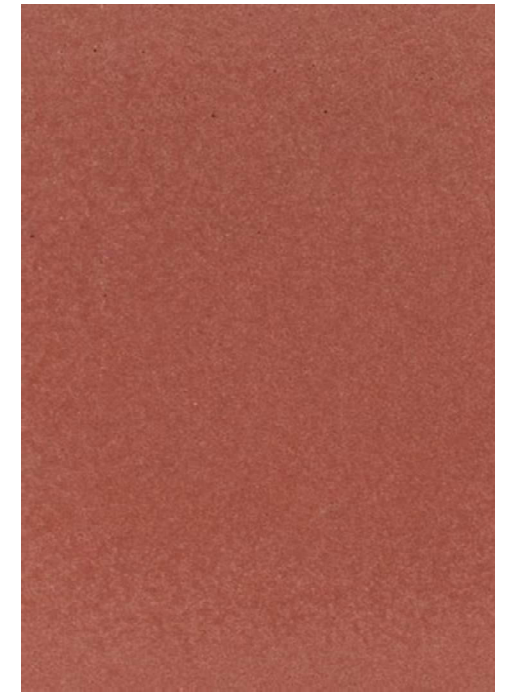
PROPOSED BRICK CLADDING



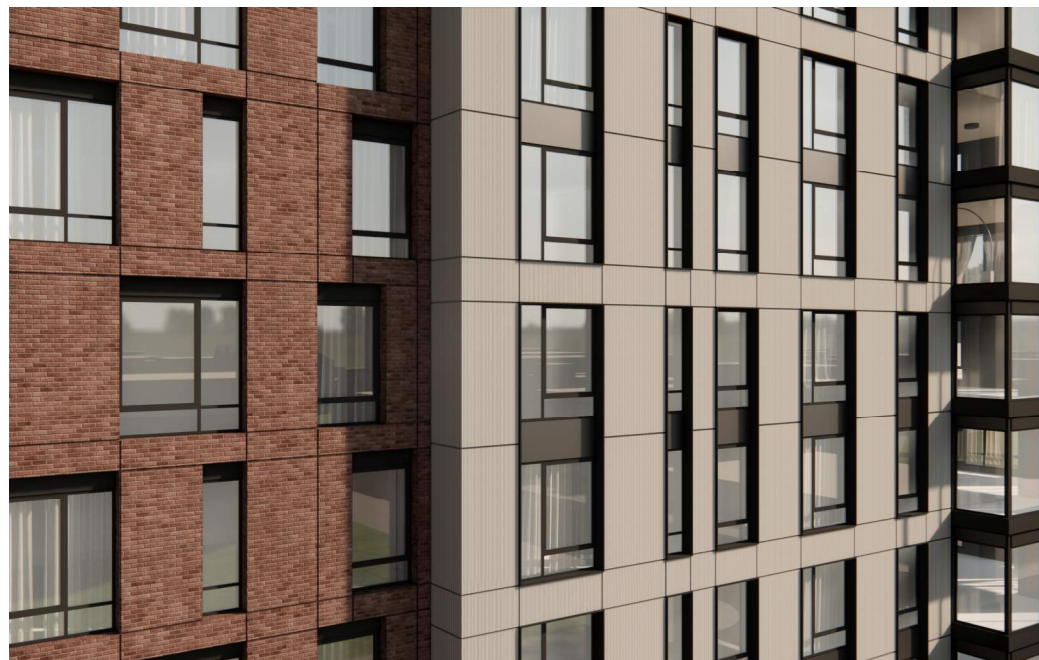
TEXTURES: TWINE
PROPOSED FIBER REINFORCED CONCRETE PANELS



SLATE



SMOOTH
ACCENT PANELS



PROPOSED ALUMINUM EXTRUSION WINDOW FRAMES
& FIBER REINFORCED CONCRETE PANELS



PROPOSED METAL PANEL AT LOBBY ENTRY
FINISH: WOOD



Chicago Sustainable Development Policy 2017.01.12



- Residential unit interiors will be outfitted with warm and attractive yet durable finishes regardless of income designation, including programmable thermostats, LED lighting, and electric cooktop ranges.
- The apartments will be individually heated and cooled with separate VRF or furnaces and corridors will be supplied with makeup air.
- The generous residential elevator lobbies, corridors, and laundry room will be naturally daylight.
- project will comply with the City of Chicago Sustainable Development Policy and will seek certification through Enterprise Green Communities.

Compliance Options	Points Required	Sustainable Strategies Menu																																				
		Health	Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife						
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one		Choose one				Choose one		Choose one		4.4 Achieve Sustainable Sites Certification	Choose one		Choose one		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	Choose one						
Options Without Certification	All Options Available		2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting		5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)										7.4 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	10	5	10	
Options With Certification																																						
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	NA	10	5	5	NA	10	5	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	10	5	5	10	10	5	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	10	5	5	10	10	5	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	10	5	5	10	10	5	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	10	5	5	10	10	5	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	10	5	5	10	10	5	10	5	10		
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	20	10	20	10	20	10	20	10	20	NA	5	5	10	10	5	10	5	10		
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	10	20	10	20	5	5	5	5	10	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope



COMMITTEE ON DESIGN

Department of Planning and Development

EAST 43RD STREET & S PRAIRIE AVENUE

Bronzeville / 3rd Ward / Ald. Dowell

The Habitat Company & P3 Markets

Moody Nolan, Landon Bone Baker Architects, & Beehyyve

Applegate & Thorne-Thomsen

MARCH 09, 2022