

Site 2: 1601-2001 W MT. VERNON AVENUE

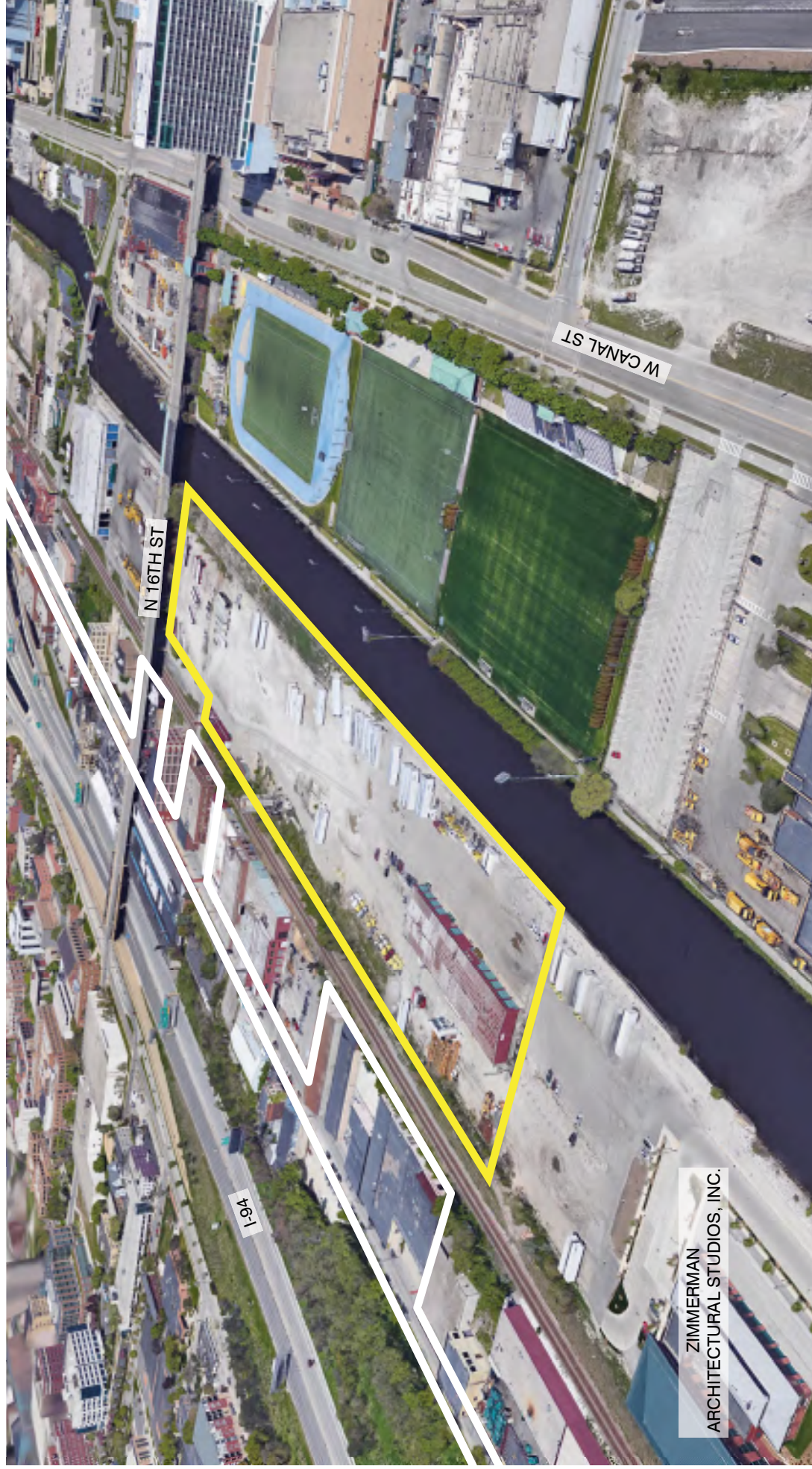
Satellite view



545,502 SF
(12.52 acres)

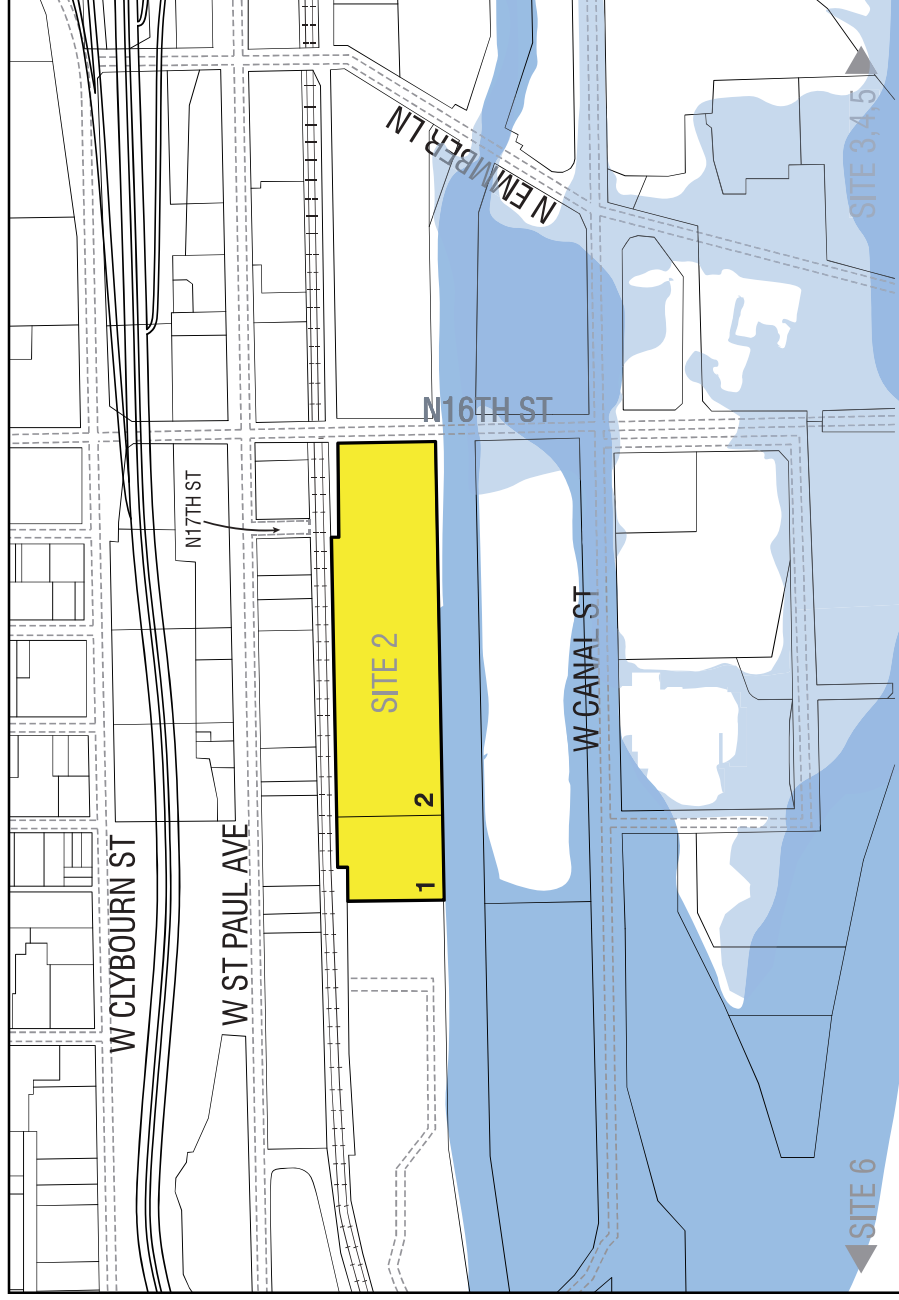
Site 2: 1601-2001 W MT. VERNON AVENUE

Birds eye view



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Site details



LOT	OWNER	ZONING	ADDRESS	LOT SQUARE FEET
1	GIUFFRE I LLC	PD	2001 W MT VERNON AVE.	99,012
2	GIUFFRE I LLC	PD	1601 W MT VERNON AVE.	446,490
				545,502 (12.52 acres)

Site 2: 1601-2001 W Mt. Vernon Avenue

Site summary



Panoramic view looking east across the site

SITE SUMMARY

Currently a vacant lot, this site has an extensive riverfront presence directly across from Marquette's Valley Fields. Located just east of Zimmerman Architectural Studios Inc. and City Lights Brewing Co., access to this site is only possible from W Mt. Vernon Avenue.

DEVELOPMENT IDEAS: NEW CONSTRUCTION + RIVERWALK

- Riverwalk
- Street access from Mt. Vernon
- Office or light manufacturing
- Furniture gallery in addition to light mfg.



View of northern edge of site



View looking across the river at Potawatomi and Valley Fields

Site 2: Mixed Use Commercial Development

Site proposal: Zimmerman Architectural Studios

PROPOSAL: MIXED USE COMMERCIAL

Zimmerman Architectural Studios' created a flexible site master plan and then explored three distinct building types within that structure. To the west, a smaller scaled experimental building combines retail and other uses with a glazed roof system for growing food; to the east, linking the 16th Street viaduct and river level, a mid-rise school building in dialogue with the Potowatomi Hotel sits atop a parking podium and plaza that engages the riverfront. In between, two large buildings explore multi-story industrial space with integrated parking at the 16th Street bridge level and lively occupied facades along the river.

Four main development parcels are created by a system of roads and parks, with more-public spaces along the river to the south, and more-utilitarian service access along the north. In addition to the existing 21st Street, three new north-south connections between the service road and public street define the four development parcels. Two parcels, each approximately the size of a small, square city block, anchor the west end (21st Street) and east end (16th-17th Street). The long stretch between is divided into two parcels by a central park zone.

WEST BUILDING: FOOD PRODUCTION AND SALE

The west building explores the idea of creating a food-producing roof zone. A sloped and stepped greenhouse creates places to grow food while filtering light to more traditional occupancies below. Retail and terrace spaces at grade provide the opportunity to sell what is made within. A more solid mass at the north houses more conventional support spaces. In uses and in scale, this

building responds to the adjacent 1902 Eschweiler-designed gas light buildings of the repurposed City Lights development.

CENTER BUILDINGS: LIGHT INDUSTRY WITH SUPPORTING MIXED USES

These buildings explore the idea of reintroducing and adapting the once-common concept of multi-level industrial buildings, such as at the Allen-Bradley Rockwell complex or the Kenilworth buildings between Prospect and Farwell (or contemporary Foxconn plants in Taiwan). A century ago, such buildings were premised on workers arriving by transit or on foot from nearby neighborhoods, and materials and goods moving primarily by rail. Current practice is based on large at-grade industrial footprints, easy lateral movement, and plentiful, cheap land and transport; it assumes that all or nearly all workers arrive in their own vehicles from more distant neighborhoods, and that all material and goods move by truck. Such buildings are in themselves relatively inexpensive, but incur capital costs for public infrastructure and ongoing private transportation expense.

The roofs of these industrial buildings integrate north-facing light monitors, south-facing photovoltaic arrays and green roofs to provide daylight, generate electricity, and manage rain water.

EAST BUILDING

A dramatic building sits on a plaza and podium at the 16th Street level. That podium contains a parking ramp that leads to grade and support spaces. An actively

occupied retail and lobby space faces the Riverwalk extension at grade. The footprint of the tower itself could be developed for various uses, including an office, day-care, recreational or educational facility. As developed, it houses a multi-level school, with common spaces at the 16th Street plaza level, classrooms on intermediate floors, and large assembly / recreation space at the top level.

COMMUNITY FEEDBACK SUMMARY

The charette participants liked the idea of a ramp coming down to the site from 16th Street. Allowing it to become part of the building with a parking garage helps to disguise it.

One main concern was the architects focus on office use for the proposed tower. The feedback received suggested to allow the building to be adaptable to multiple uses, not just office space.

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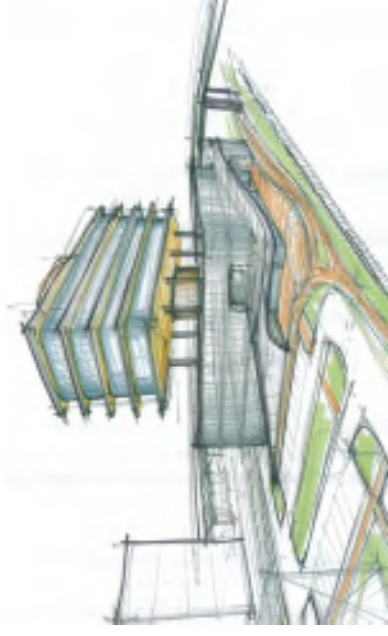
Site proposal: Zimmerman Architectural Studios



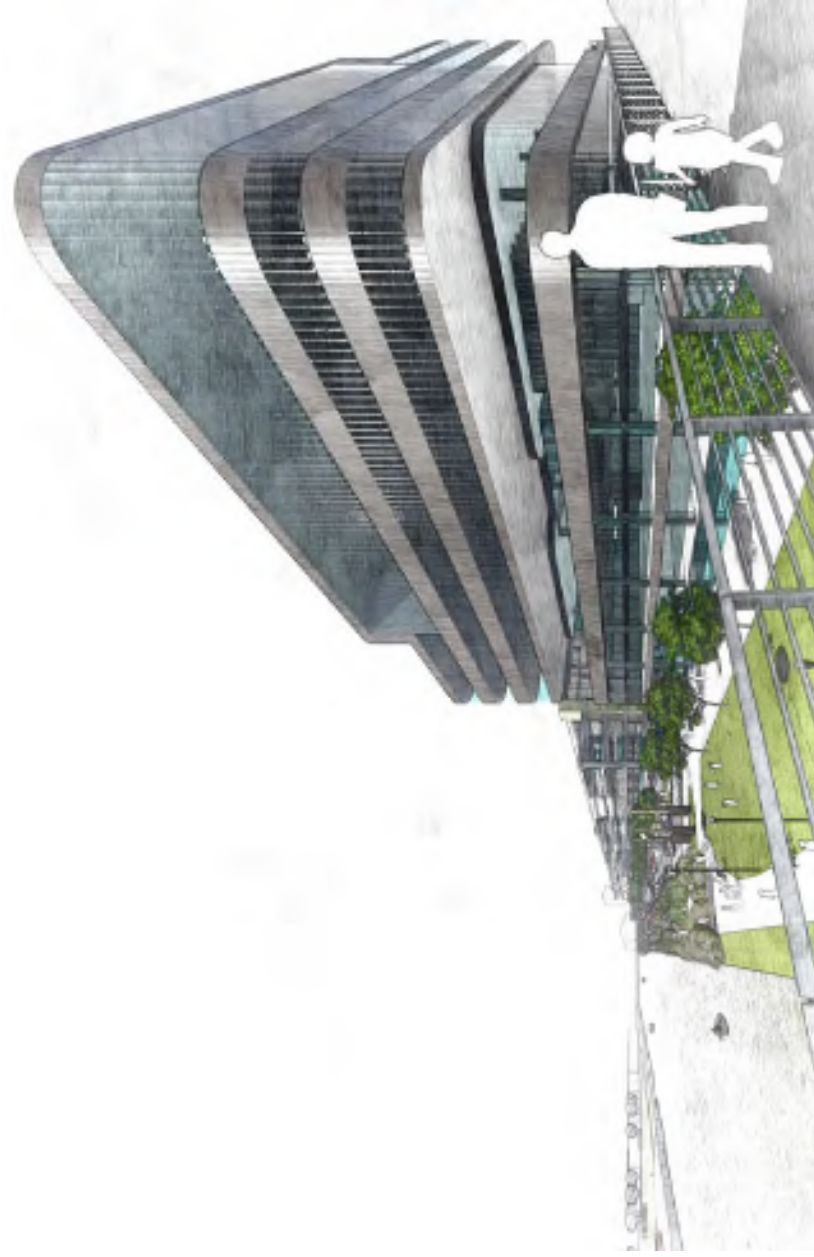
Site plan sketch



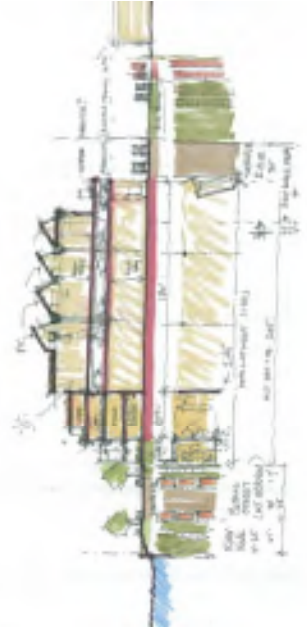
Zimmerman working with attendees



Concept sketch showing mixed use tower



Rendering of view from the 16th Street viaduct



Concept sketch showing cross section

Site 2: Mixed Use Commercial Development

Site proposal: Zimmerman Architectural Studios



Rendering from Mt. Vernon Ave looking at new development and the riverwalk

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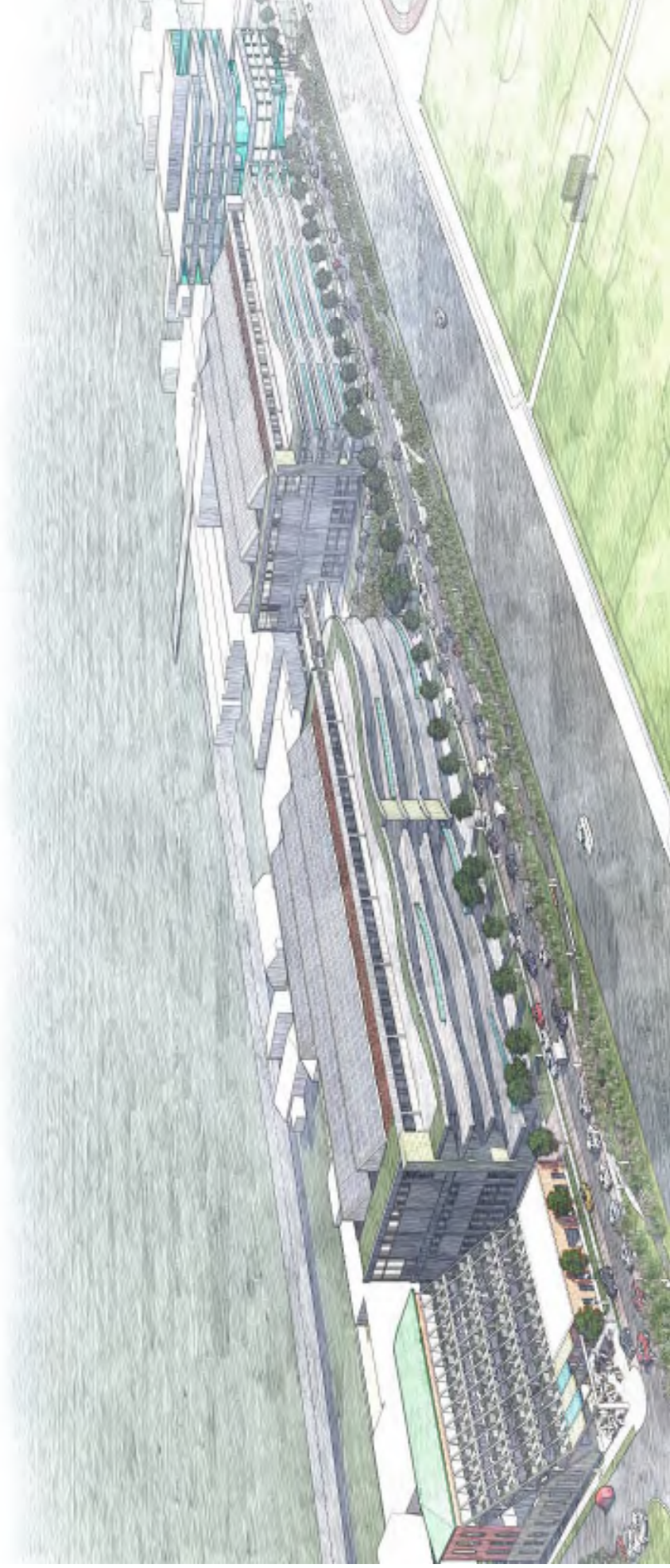
Site proposal: Zimmerman Architectural Studios



Rendering of eastern and middle buildings from across the river

Site 2: Mixed Use Commercial Development

Site proposal: Zimmerman Architectural Studios



Aerial rendering showcasing new riverwalk and development

Site 2: Mixed Use Commercial Development

Site proposal: Zimmerman Architectural Studios



Aerial rendering showcasing new riverwalk and western buildings