

A Mixed-Use Intervention

A Hybrid Housing Typology in Pilsen, Chicago

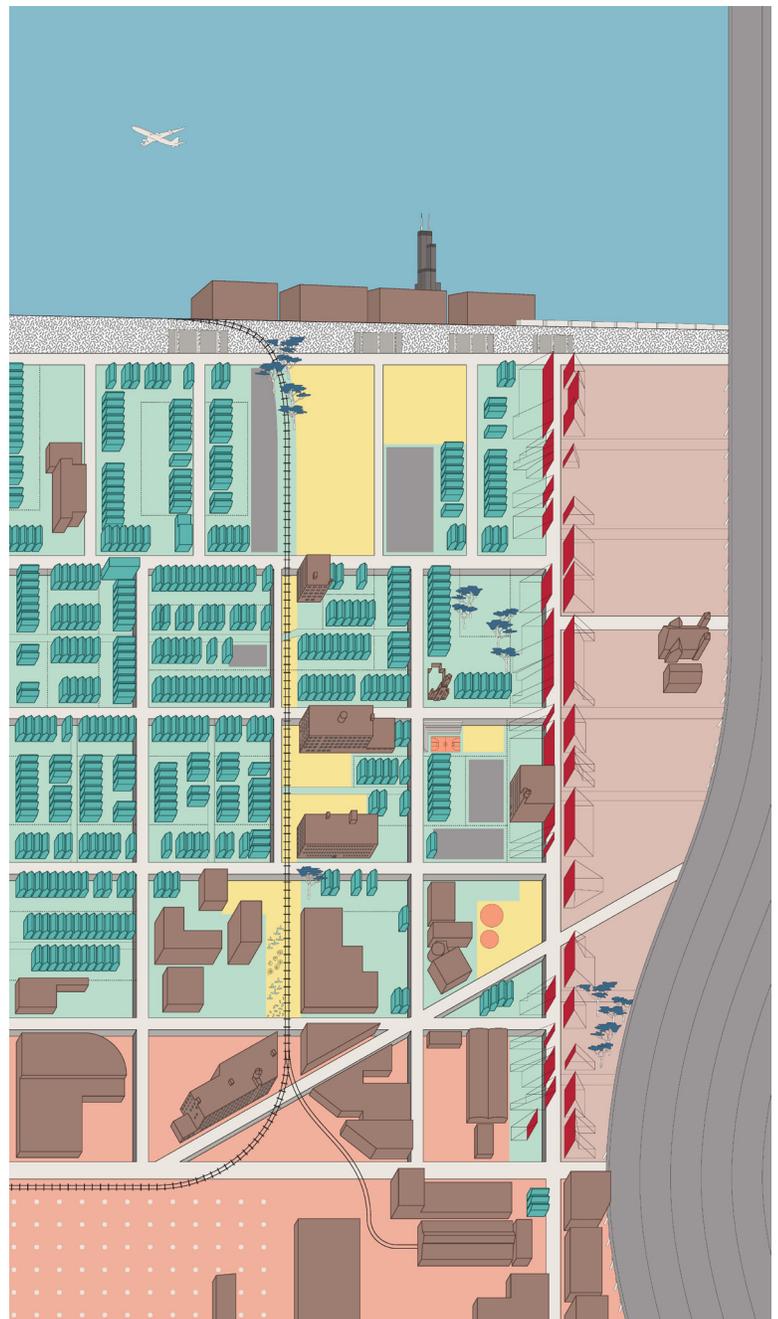
This studio is an examination of density and of relationships at multiple scales. Building off of research and analysis, the studio will propose a master program / plan and project prototypes to revitalize and transform a piece of Chicago.

The studio site will be the area along Pilsen's planned Paseo. Sitting between Cermack Road/ the River and 16th Street / the Metra, the now mostly abandoned stretch of BNSF Railroad is our studio's starting point.

The possibility of the Paseo exists because of the way land use and transportation have changed. Like many areas near Chicago's Lower West Side, Pilsen has experienced tremendous change. During the late 19th and 20th centuries, large numbers of Eastern European working-class immigrants settled there for affordable housing and available factory employment. By the 1970's Mexican immigrants and Latinos became the majority - partly due to the expansion of the University of Illinois at Chicago campus during the 1950's and 60's which displaced whole communities on the Near West side.

Today, Pilsen is facing new changes and challenges including increasing environmental awareness, rising property values and displacement. A renewed focus on the river, coupled with the changing industrial landscape offer an opportunity to propose balanced development plans that address these changes and the community's concerns about gentrification.

DENSITY | DIVERSITY | CONNECTIVITY



* Image by Keven Kosciulek & Caleb Vick

The Plan will combine housing with other program typologies developed through research and analysis. These hybrid programs and forms will create synergies greater than the sum of their parts that support and enhance the immediate project and surrounding community. The studio will use the constraints of building codes, land use ordinances and building systems (structural, mechanical, sustainable) to inform the design and making of the master plan, the block plan and the hybrid building.

REACHING OUT TO FORTIFY COMMUNITY.

How can these new developments acknowledge Pilsen's heritage / culture / uniqueness of place? If the economic and demographic changes that Pilsen is experiencing now are inevitable, can they be exploited to create new opportunities that increase access to affordable housing, cultural and natural amenities and relieve the gentrification pressures that lead to displacement so that the community that exists there now remains a part of the community that develops in the future.