

**Focus**

JULY/AUGUST 2005

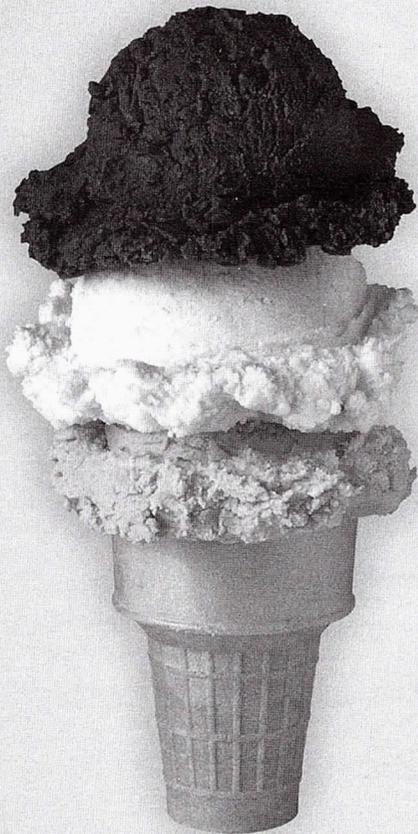
# Affordable Housing

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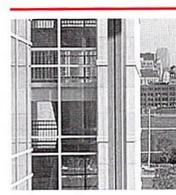
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**■ First Tuesdays Happy Hour**

*Tues., July 5, 5:30 to 7:30 p.m., Rock Bottom Brewery, 1 W. Grand Ave.  
Sponsor: Young Architects Forum*

Come to network and meet other young architectural professionals for a drink or dinner and discussion. Look for the table with a sign. If the weather is good, we'll be on the roof top. Questions? Contact Jeff Missad at jeffm@mca-architecture.com. Bring a friend if you like.

**■ Incident and Injury Free: Safety in Design, Construction and Everyday Life**

*Tues., July 12, 8:00 a.m., Merchandise Mart Conference Center, 350 N. Orleans St., 2nd floor  
Sponsor: AIA Chicago, Bovis Lend Lease*

I.I.F. is a global safety initiative of Bovis Lend Lease which offers a new and interesting perspective on typical construction-related safety issues and how they relate to design and to the architect's life. Learn to view safety from a perspective other than regulatory compliance and contractual obligation. 4 LU/HSW

**■ Planning for 2006**

*Wed., July 13, 12:00 noon, AIA Chicago  
Sponsor: Regional & Urban Design KC*

Time for our annual planning workshop to discuss topics and programs for the upcoming year. Bring your ideas and lunch; beverages provided.

**■ What's New at Chicago Dept. of Environment**

*Tues., July 19, 5:30 p.m., AIA Chicago  
Sponsors: Environment and Regional and Urban Design KCs*

Acting Commissioner Sadhu Johnston and Elise Zelechowski, director of the department's Resource Center, will update us on the City's environmental initiatives and provide a peek at what's on their near and far project horizon. 1.5 LU/HSW

**■ Write Right**

*Wed., July 20, 12:30 p.m., AIA Chicago  
Sponsor: Practice Management KC*

Ever wonder how your writing could be more effective? Whether you are writing on paper or in cyberspace, your ideas should be clear and persuasive. Lisa Willis, proprietor of Mind|space, will share ten ways to improve your written communication skills. Events begins at 12:30 p.m. Bring your lunch (and pen!); beverages will be provided. 1 LU

**■ Removing Barriers to Chicago Accessibility Code**

*Thurs., July 21, 12:00 noon, Chicago Bar Assn., 321 S. Plymouth Court  
Sponsor: Technical Issues KC*

Leah Riley, senior code consultant with The Code Group, will review the main features of the new Chicago Accessibility Code, describing its origin and equivalency to state and federal codes. Applicability to both commercial and residential properties discussed. Bring lunch or buy at CBA cafeteria (purchase lunch ticket in first-floor shop). 1 LU/HSW

**■ Tour: Affordable Housing at Roosevelt Square**

*Tues., July 26, 3:30 p.m. to 5:30 p.m., sales center at 1200 W. Roosevelt Rd. (at Racine Ave.)  
Sponsor: Regional & Planning KC*

You heard about it in May; now tour Phase 1 of this acclaimed development. Representatives from LR Development will explain the planning and design of the project. Hard hats are required; boots are recommended. 2 LU/HSW

**■ Doors and Their Details**

*Thurs., July 28, 5:30 p.m., OWP/P, 111 W. Washington St., #2100  
Sponsors: Interior Architecture and Technical Issues KC*

What's the latest on commercial interior doors? Dave San Paolo of The Maiman Company will explain how to avoid common conflicts with stile and rail doors, such as how to integrate design and hardware, and the advantages of a performance-based, quality standard over a conventional, prescriptive specification for architectural wood flush doors. Refreshments will be served. 2 LU/HSW

**■ First Tuesdays Happy Hour**

*Tues., Aug. 2, 5:30 to 7:30 p.m., Rock Bottom Brewery, 1 W. Grand Ave.  
Sponsor: Young Architects Forum*

All young architects are invited to these monthly gatherings. Learn what the Young Architects Forum does and bring us your ideas. Look for the table with a sign. If the weather is good, we'll be on the roof top.



**Blue Vinyl**

Tues., August 16, 5:30 p.m. *sharp*  
 AIA Chicago  
 Sponsor: Environment KC



Do you specify vinyl? Blue Vinyl is the Sundance award-winning, Emmy-nominated documentary film that explores the lifecycle of PVC plastic, the world's second-largest selling plastic. Over 14 billion pounds of PVC are currently produced every year in North America alone, 75% of which is used in construction materials. Peabody Award-winning filmmaker Judith Helfand has produced a toxic comedy, "a humorous but sobering and uniquely personal exploration of the relationship between consumers and industry." Watch the 98-minute film (popcorn provided) and participate in a structured discussion. 1 LU/HSW

**Preserving a Piece of Mies – Part I**

Thurs., August 18,  
 12:00 noon, AIA Chicago  
 Sponsor: Historic Resources KC



How do you preserve a modern twentieth-century masterpiece? Site manager Jodi Black (Landmarks Preservation Council of Illinois) and Bill Dupont, AIA (Graham Gund Architect of the National Trust for Historic Preservation) will provide an overview of preservation and conservation efforts at Farnsworth House, designed by Ludwig Mies van der Rohe. Bring your lunch; beverages provided. 1 LU/HSW

**Tour: New Near North Precast**

Thurs., August 18,  
 5:15 to 7:00 p.m., meet at  
 400 N. Michigan Ave.  
 Sponsors: Technical Issues and Design KCs



Ride a trolley and view more than 20 architectural precast projects in River North and Streeterville. Building team members will discuss design options, precast systems used, and construction challenges on

several key structures. Projects include NBC Tower, The Bernardin, 840 N. Lake Shore Dr., and North Bridge. Tour leaves at 5:30 p.m. from the driveway in front of the Wrigley Building. Beverages and appetizers included. Hosted by The Precast/Prestressed Producers of Illinois & Wisconsin. 1 LU/HSW

**ReThink/ReDesign/ReCycle**

Fri., August 19,  
 12:00 noon to 4:00 p.m., Daley Plaza  
 Sponsor: Young Architects Forum

View – and use! – the entries of the Young Architects' first annual design competition, ReThink/ReDesign/ReCycle. The finalists in this search for proposals for an urban recycling receptacle will be on display in Daley Plaza. A jury of architects, community representatives, recycling experts, and city officials will discuss the models and the entrants' approach to recycling in a dialogue about design and recycling in Chicago. Jury includes Douglas Garofalo, FAIA; Jeanne Gang, AIA; Carol Ross Barney, FAIA; Lois Vitt Sale; Julie Cahillane; and Al Sanchez. Opening ceremony at noon.

**DCAP Progress Report**

Mon., August 22,  
 5:30 to 7:00 p.m.,  
 Merchandise Mart Conference Center,  
 350 N. Orleans St., 2nd floor  
 Sponsor: Interior Architecture KC



Rafael Hernandez, executive director of the City of Chicago's Department of Construction and Permits, and his management team will give a progress report on his department, including highlights of Developer Services, Standard Review, and Expanded Self Certification. 1.5 LU/HSW

**Sign Me Up!**

- 7/12 Incident and Injury Free
- 7/13 Planning for 2006
- 7/19 Chicago Dept. of Environment
- 7/20 Write Right
- 7/21 Chicago Accessibility Code
- 7/26 Tour: Roosevelt Square
- 7/28 Doors and Their Details
- 8/16 Blue Vinyl
- 8/18 Preserving a Piece of Mies - Part I
- 8/18 Tour: New Near North Precast
- 8/19 ReThink/ReDesign/ReCycle
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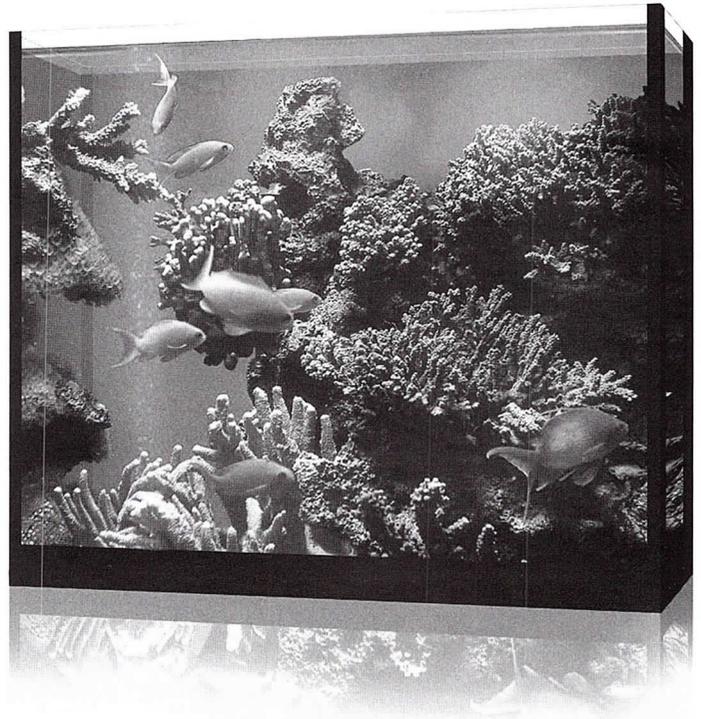
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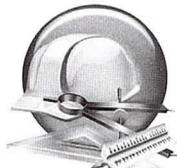
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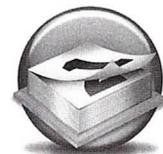
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## Architecture not by Architects



Is work not done by an architect architecture?

Unlicensed practice in our state is a serious issue. In addition, unethical activities by licensed architects are also a concern. This publication serves our members which hold themselves to only the highest standard and are licensed to practice architecture. Those whose actions are the cause of concern won't see this article. However, our members as well as other upstanding practicing architects in our community are deeply affected by the inappropriate actions of others.

The AIA, as an organization, is not in the business of enforcing the proper activities of architects. That is the job of the Illinois Department of Financial and Professional Regulation from which we obtain a license. We do, however, take an active role in expressing the views of our members to state legislators and city officials on the subject. It is in the best interests of our members that we voice our concerns.

Unlicensed practice is especially problematic. This issue affects us all, but is particularly an issue for smaller practices. Individuals posing as architects compete illegally for work against licensed architects driving down fees and terms. Unknowing owners hire these individuals only to realize when applying for building permits that their documents require the stamp of an architect. They then go back to the individual who prepared the documents only to learn that the person is not qualified or licensed to stamp their documents. AIA Illinois was successful this year in getting Senate Bill 1876 passed. This bill, which amends the Architecture Practice Act, speaks to better enforcement in order to reduce this problem; however, it is just one small step.

The City of Chicago is dealing with their own problems with inappropriate activities by licensed architects. Architects

misusing their stamps and unethical developer/contractors are not adhering to professional standards and codes. The sheer amount of construction occurring in this city makes it difficult for the various departments to inspect everything that is occurring during any given week. It is important that licensed architects are practicing in a manner that is consistent with the professional responsibility that we accept when obtaining our license. The AIA and the City are actively engaged in discussions in an attempt to deal with this issue. The City would like to be able to rely more on architects to observe construction activities. Architects too often are not included in construction phase services which inhibit their ability to participate in that process. This is particularly problematic on smaller-scale residential projects which are great in their numbers. We believe that we can reach an understanding with the city in order to affect a process that will make it necessary for architects to perform services in the construction phase within normal industry standards. Architects need to be paid for this service and it is important that the city not adopt a system that puts undue liability on the backs of architects.

Another action that is required in dealing with all of these subjects is better enforcement. The Department of Financial and Professional Regulation does an admirable job with the resources they have. The fact is that they need more resources. Qualified investigators need to be properly allocated to these activities to protect the public and to protect the profession. Let your state representatives know this. This issue affects all of us and expressing your views makes a difference.

*Thomas P. Kerwin*

Thomas Kerwin, AIA  
President

From left to right: Avram Lothan, Dirk Denison, Richard Tomlinson and Phillip Craig Johnson.



## Four Chicago Members Elected to College of Fellows

The AIA has named four AIA Chicago members to its prestigious College of Fellows. Out of a membership of more than 70,000, there are fewer than 2,500 AIA members distinguished with the honor of fellowship. It's conferred on architects with at least 10 years of AIA membership that have contributed significantly to their profession. Richard Tomlinson II, Dirk Denison, Phillip Craig Johnson, and Avram Lothan were chosen for this special recognition.

Denison and Lothan were recognized for achievements in promoting the aesthetic, scientific and practical efficiency of the profession.

Tomlinson and Johnson were honored by advancing the science and art of planning and building by advancing the standards of architecture education, training and practice.

As both an architect and an educator, Denison did his training at the University of Michigan, Illinois Institute of Technology and Harvard's Graduate School of Design. He established his practice in 1990. His firm has been recognized nationally and locally for outstanding residential and commercial design work. He has held multiple positions at IIT as a full-time faculty member over the past 15 years. As the Director of Graduate Programs, Director of Undergraduate Programs, Associate Dean for Academic Affairs, Supervising Campus Architect and Design Studio Professor, his teaching has focused on community-based planning, multi-family housing, and urban design.

A design principal at DeStefano and Partners, Lothan has been committed to creating unique places that reflect each enterprise's unique character throughout his 22-year career. He has been responsible for the design and development of numerous institutional projects including the Alliance Française de Chicago, which won an AIA Honor Award for Interior Architecture and the two-way immersion Barbour School in Rockford. Since developing a master plan in the mid-1990s for the expansion of Northwestern University's Kellogg School of Management, he has designed a number of ongoing renovation and new construction projects on the university's campus. Lothan is involved in the planning and designs for two former Chicago Housing Authority sites. AIA Chicago has honored Elmhurst Art Museum, Fernwood Park

Natorium and the Diversey Driving Range, for which Lothan served as design principal.

Tomlinson is partner in charge of project administration in the Chicago office of Skidmore, Owings & Merrill. With more than 29 years of experience, Tomlinson has dedicated himself to client services through a holistic approach to project management since joining SOM in 1972. The General Motors Global Headquarters Project at Renaissance Center is the best example of this approach. His latest project is the architectural design and structural engineering for Trump International Hotel & Tower, to be completed in 2007.

As an African-American practicing in urban communities, Johnson is sensitive to the social and political ramifications of good design in these neighborhoods. In his firm's 21 years of existence, Johnson's projects have ranged from residential to institutional to commercial and health care commissions. Examples include the New Homes for Chicago in-fill homes, which has helped revive development in the North Kenwood area. Also in the same area is Komed Medical Center, another Johnson design. The Methodist Rehab Clinic in Gary is among Johnson's latest work.

## AIA National Young Architects Award

The Executive Committee of AIA Chicago is seeking qualified chapter members to be nominees for the AIA National Young Architects Award. The Young Architects Award is given to individuals who have shown exceptional leadership and

made significant contributions to the profession in an early stage of their architectural career. Architect members of the AIA who have been licensed to practice architecture less than 10 years by the submission deadline are eligible to be nominated; the term young architect has no reference to the age of nominees.

Any component, member of the national AIA Board of Directors, Knowledge Community, or College of Fellows may nominate one or more individuals. All exhibits must be submitted in an AIA uniform binder, obtained by contacting the AIA Honors and Awards Department, (202) 626-7563 or contact Kelly Pickard Pickard at [honorsawards@aia.org](mailto:honorsawards@aia.org). Information should include the year to be awarded (2006) and award category (achievement). For additional information regarding submission requirements and deadlines, visit [http://www.aia.org/awp\\_youngarch](http://www.aia.org/awp_youngarch).

Self nominations are encouraged. Please send a resume, a one-page letter of nomination, and images of no more than five projects to: AIA Chicago, 222 Merchandise Mart, Suite 1049, Chicago, 60654 by July 22.

## Roche Scholar chosen

The AIA Chicago Foundation has awarded the 2005 Martin Roche Scholarship to Carlyn So who currently attends the University of Illinois at Chicago. So's proposed study will take her to Central America to study Third World housing.



Emerging architects listen to a NCARB speaker at the annual session on licensing and the ARE in May at UIC.

## Mark Mackey Insurance Agency, Inc. Business Owner Resources



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The board of directors of the AIA Chicago Foundation awards the Roche Scholarship each spring to a local architecture student for travel outside the U.S. The AIA Chicago Foundation consists of president Tom Zurowski, AIA; Deborah Doyle, AIA; Gunny Harboe, FAIA; Joe Caprile, AIA and Paul Lurie.

### Member firms select hourly car rental service

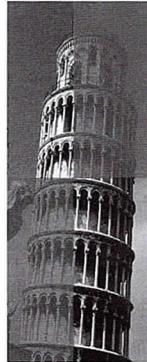
At least two AIA Chicago member firms have corporate accounts with I-Go, a local hourly car rental service, to save money and show their commitment to saving the environment.

Farr Associates and OWP/P have chosen to use I-Go car sharing because the service is more cost-effective than a conventional automobile rental agency. I-GO members pay \$6 an hour and 50 cents a mile; the cost of gas and insurance is included. Using the service also reduces the number of automobiles on the road, according to statistics. I-GO also has a few energy-saving hybrid automobiles in their fleet.

"Using I-Go couldn't be easier," says Kevin Pierce, AIA and a principal at Farr Associates. The reservation can be made online or by a 24-hour, 800-number telephone number. "I was initially worried that the car would be booked when I needed it, but that has only rarely been the case, and there are several sites near us, so if my favorite is not available, I can easily find another. I've even made a reservation just moments before I needed access to a vehicle." With a reservation made, members use a key card to unlock the automobile and retrieve keys kept in the glove department. A pin code is used to turn on the ignition.

Farr staff use the I-Go automobiles (either the latest model Honda Civics or hybrids) for meetings at client locations, site visits for construction administration, taking clients on site selection tours, even to lunch. I-Go isn't ideal for every use, but it does have some special conveniences. Except for mileage, it's free from 11 p.m. to 7 a.m. "If I go to a public meeting in the evening, for example, I can take the car home and return it in the morning for very little expense," says Pierce. "I got a personal account when the corporate account was set up, so now I can use the car for personal trips as well."

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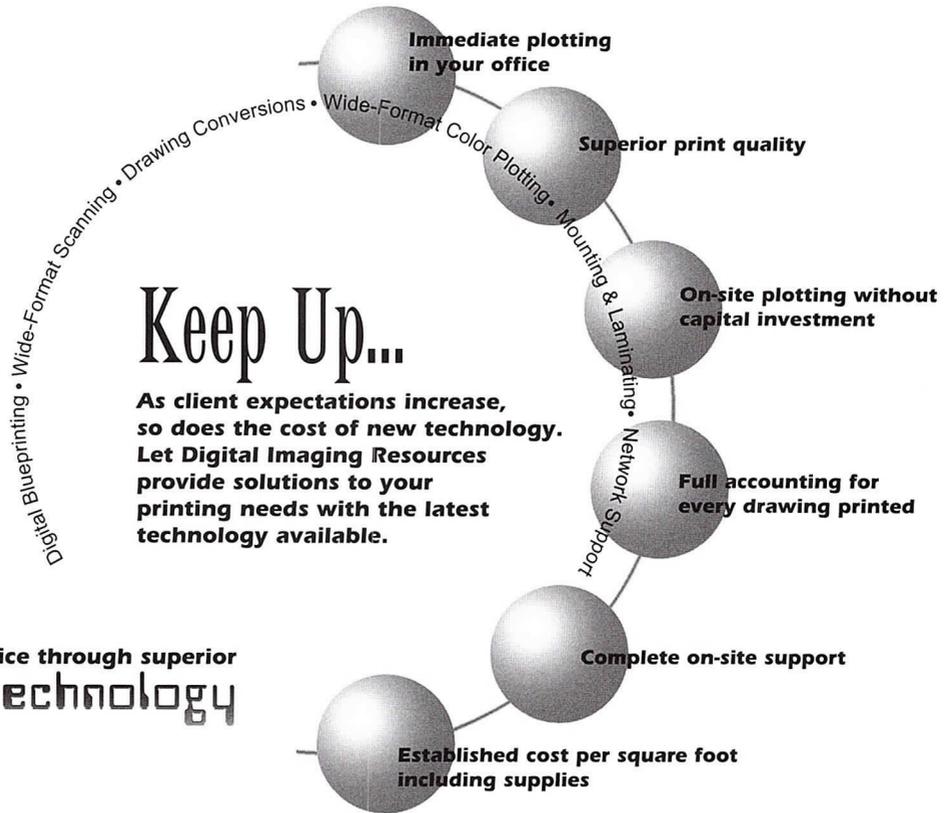
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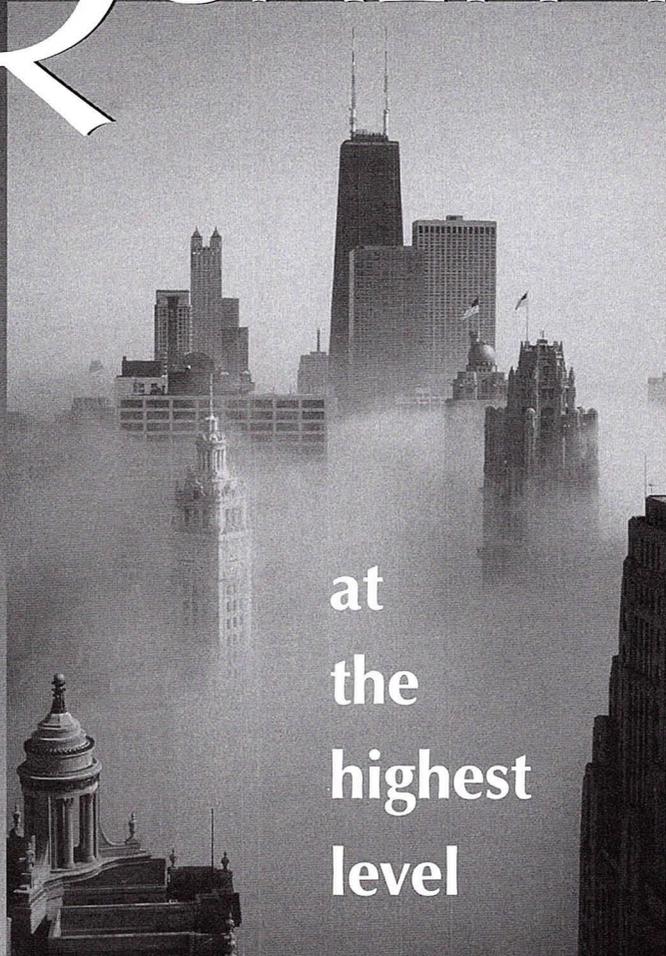


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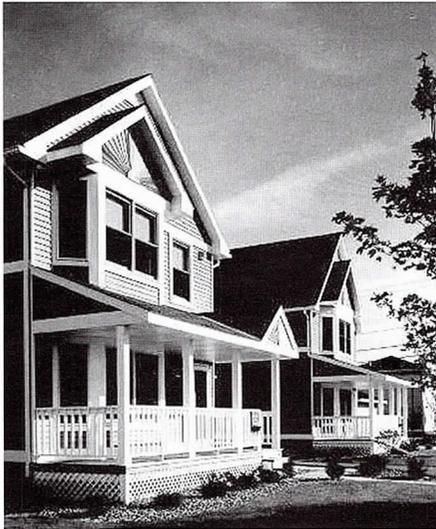


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# Affordable Housing



Courtesy of Housing Illinois

Housing Illinois' print and TV commercial campaign promoting "The new face of affordable housing" included images of these single-family homes to show the improved quality of contemporary affordable housing.

**"Our thrust is aimed at affordability, but from the perspective of who will live here in 20 years and what will their housing needs be?"**  
**— Nancy Firfer**

by Michael Bordenaro

**A**s the Housing Illinois TV commercial pans across well-designed multi-family and single family housing, typical people walk through the spot which ends with, "Affordable housing in your community? It is worth a whole new look."

Affordable housing has a new look. No longer an issue for the poorest of the poor, affordable housing is increasingly a matter for young families, recent graduates, elderly, single parent households and an ever-larger segment of the U.S.

As the TV commercial suggests, a unified movement is under way to help educate the public about the real issues behind affordable housing.

To help AIA Chicago members understand these issues on an even deeper level, a series of six lectures on planning affordable housing in the Chicago region was organized by the Planning Committee, headed by Fred Brandstrader, AIA. Moving from macro regional views to a micro look at the Roosevelt Square project, whose first phase is nearing completion on the near West Side. (A tour will be held July 26, see program page for details.)

## Affordable overview

"Our thrust is aimed at affordability, but from the perspective of who will live here in 20 years and what will their housing needs be?" asks Nancy Firfer, senior advisor with Chicago Metropolitan 2020. According to research and analysis conducted by the organization, founded

in 1999 by the Commercial Club of Chicago, the elderly will increase from 11 percent of the population to 17 percent and Latinos will make up 33 percent of the regional population by 2030.

While not all people in these groups will need affordable housing, understanding the needs of half of the region's population can help influence the design attributes of affordable housing in the future, according to Firfer.

She cited the desire for elderly to live in single-story detached units smaller than today's typical new home construction and Latinos' interest in multigenerational living in urban cores including Elgin, Aurora and Joliet. Other census data providing affordable housing design indicators are revealed in a year-long housing research project conducted by the organization. The full report is scheduled for release in July when more details will be listed at [www.metro2020.org](http://www.metro2020.org).

Robin Snyderman, housing director with The Metropolitan Planning Council (MPC), sees architects as messengers of the idea that affordable housing can be well designed and attractive. She indicates that many communities respond negatively to the idea of affordable housing development because of the design stigma associated with it. "Whether it is affordable shouldn't be the obstacle. If it is well designed and well maintained it will be an asset to the community," Snyderman says.

Snyderman noted that architects have many opportunities to be influential in affordable housing dialogue by signing up with the MPC for notices regarding upcoming forums, expert round tables and community meetings regarding affordable housing.

A 4-story multi-unit building designed by DeStefano and Partners acts as a gateway to LR Development's Roosevelt Square.

One tool that has been successful in providing affordable housing is an Employer-Assisted Housing co-sponsored by REACH Chicago, MPC and other local groups. More than 20 Chicago-area companies are involved in the program. System Sensor, St. Charles, Ill. helped 55 employees with the down payment on homes within 15 miles of the company.

Snyderman noted the Metropolitan Mayors Caucus is a strong supporter of affordable housing and pointed to an increased amount of state-level legislation aimed at affordable home ownership and affordable rental housing.

Much of the state support for affordable housing has come through the efforts of the Chicago Rehab Network (CRN), a 27-year-old coalition



Courtesy of ImageFiction

**Planning Committee  
2004-2005  
Lecture Series Speakers**

- Nancy Firfer, senior advisor, Chicago Metropolis 2020
- Robin Snyderman, housing director, Metropolitan Planning Council
- Kevin Jackson, president, Chicago Rehab Network
- William Little, managing director of development, Chicago Housing Authority
- Albert Hanna, senior vice president, Draper and Kramer
- Brad White, vice president, LR Development Co. affordable housing development
- Kevin Farrell, vice president, LR Development Co.

of developers, local leaders and not-for-profit groups that understand the crucial role of affordable housing in a healthy community. Kevin Jackson, president, explained how CRN has been focused on creating the social, economic and political climate to change the dialogue regarding affordable housing.

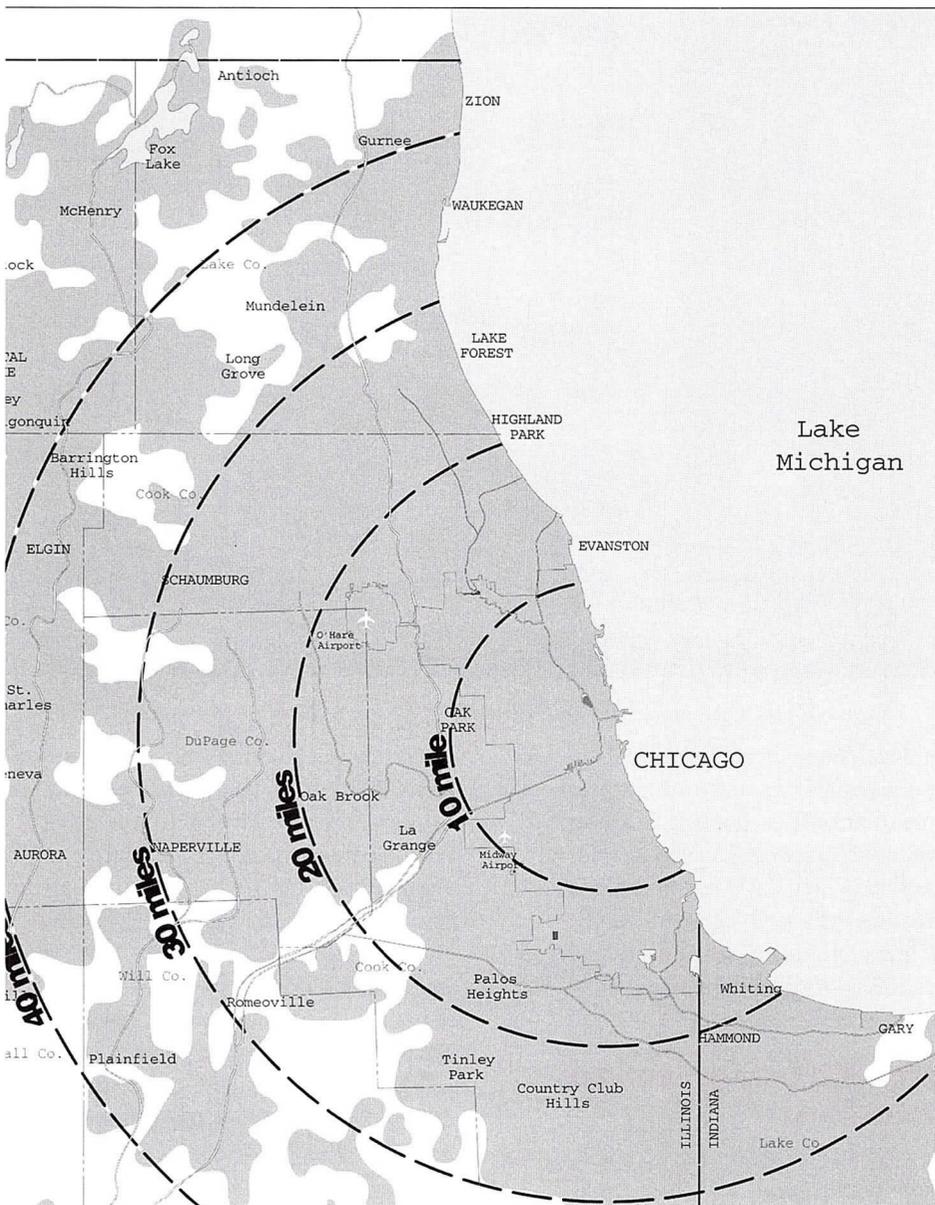
**Affordable Housing Revolution on Television**

Two television commercials and two radio commercials have been created

under the guidance of Housing Illinois, a CRN offshoot, to help make people aware of the new face of affordable housing ([www.housingillinois.org](http://www.housingillinois.org)). Furthermore, CRN has been a leading advocate of legislative actions. Illinois' first state-wide housing policy, donation tax credits for affordable housing services, rental housing preservation and House Bill 626 regarding rental assistance are among the legislative actions supported by CRN that will assist creation of affordable housing.

*continued on page 14*

The gray area in this map depicts the projected urbanized area in 2020 as estimated by Albert Hanna, with assistance from Okrent Associates, based on findings from numerous sources.



Jackson noted that advocates are able to use statistical data and advance communication techniques to help educate the public about the realities of affordable housing and its fundamental role in securing communities with appropriate transportation, health care, education and other social services.

Like Snyderman, Jackson sees architects as playing a key role in planning for affordable housing and recommends interested professionals

review the CRN web site ([www.rehabnetwork.org](http://www.rehabnetwork.org)) and linked sites for more information.

Although Albert Hanna has recently joined Draper and Kramer as a senior vice president, he has long been known as a vocal advocate for institutional change in the City of Chicago's approach to affordable housing. Hanna uses extensive amounts of data and statistics to show the negative impact of zoning downsizing on affordable housing. "Down zoning is a direct contributor to sprawl and car congestion throughout the metropolitan area," says Hanna.

Hanna contends that despite the fact about 6,000 new housing units are built each year in Chicago, demolition of existing affordable units and gentrification of other units results in a real gain of about 2,000 new housing units. "And 75 percent of those are expensive, leaving nothing for middle-income families," he says.

Hanna has a lawsuit pending against the City to stop it from allowing down-zoning in areas where increased housing density is needed. "Even in areas where there are high land values, housing must be developed in ways that are affordable," says Hanna.

### **Transformation Project**

William Little, managing director of development for the Chicago Housing Authority noted that many of his agencies' projects require the involvement of a developer, but noted that some affordable housing rehabilitation work is contracted directly with architects.

Little noted that Roosevelt Square is one of the best examples of the CHA's Transformation Project, which aims to reshape the image of its housing stock.

Roosevelt Square embodies many of the policy, planning and design initiatives called for by affordable housing advocates. Combining funds from the CHA, HUD, Hope VI Redevelopment,

Urban Works designed this 3-story, 15-unit rental apartment building with 2- and 3-bedroom units for the Roosevelt Square development.

and other public and private sources, the development will include 2,441 units at a cost of more than \$600 million when completed.

Developed by LR Development, Roosevelt Square provides for sale and rental housing at market rate and affordable levels. Also included is retail development in mixed use buildings on major thoroughfares.

The master plan, created by DeStefano and Partners, included demolishing some existing affordable units to be replaced with more typical Chicago 3-flats, 6-flats, town homes and mixed use buildings. "We tried to keep the scale of the buildings in line with traditional Chicago neighborhoods," says Brad White, vice president of affordable housing development with LR Development Company. "The buildings on Roosevelt Road and Ashland Avenue have a slightly larger scale and buildings on interior streets are no more than three stories, reflecting the way traditional neighborhoods are built out."

The street grid was replaced to eliminate the former super blocks and alleys were included throughout the development, which will have 2,441 off-street parking spaces when completed around 2012.

White notes that one of the main issues in creating this scale of affordable housing is dealing with so many entities. Government housing officials, community representatives, social program directors, park district representatives and many others need to be involved in the process in order for it to be successful, according to White. Architects need to be committed to a long-term, complex process when involved in this level of affordable housing design.

However, when the result is as promising as Roosevelt Square, it is worth the effort. ■

Mike Bordenaro is a freelance writer.



Courtesy of ImageFiction

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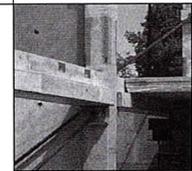
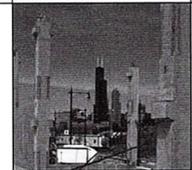
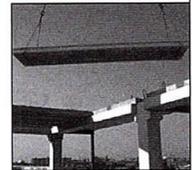
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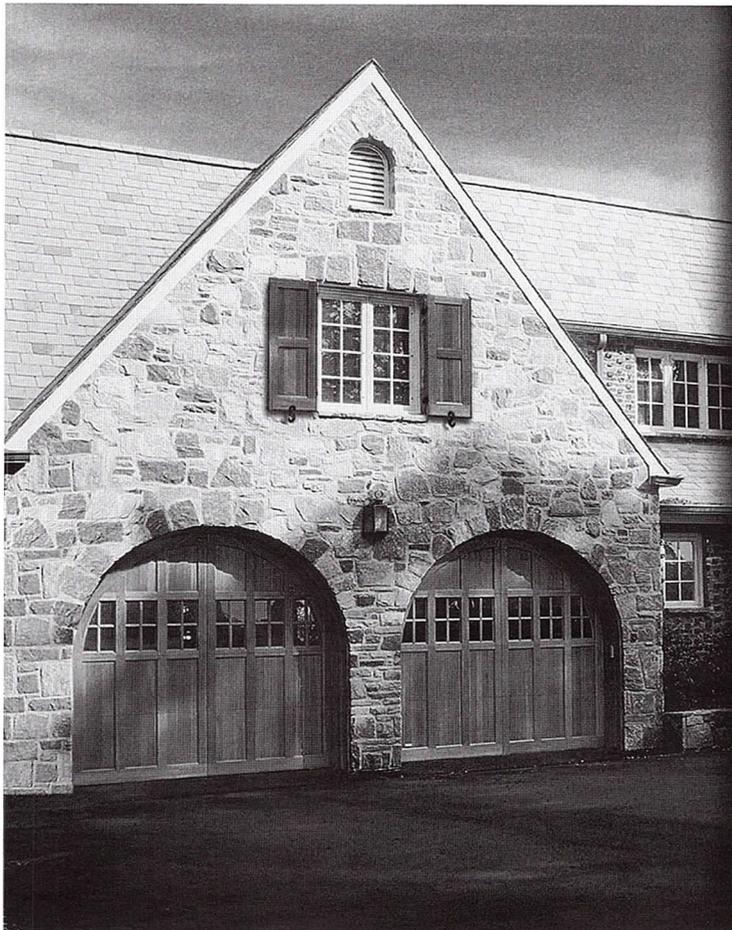
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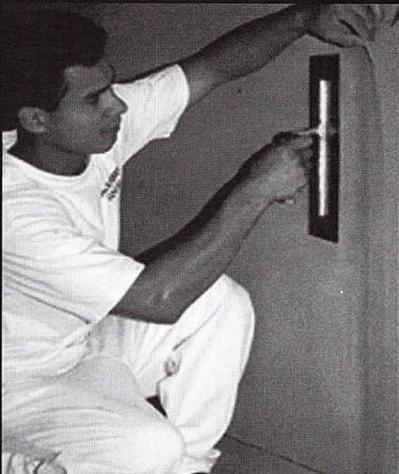


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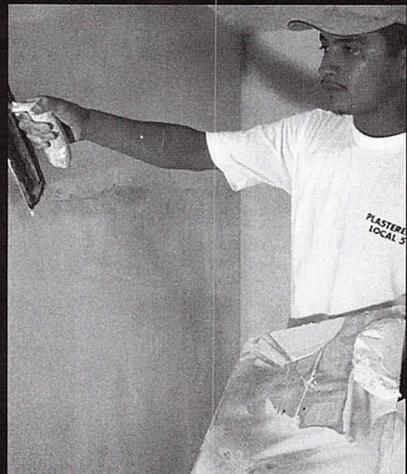
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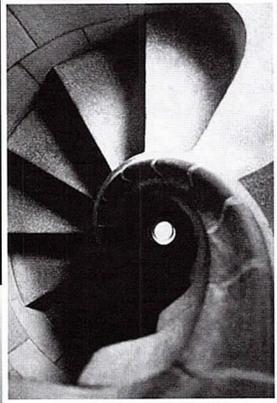
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# Designing A Desert Town: Brighton Village

by Andrew Metter, FAIA

**C**hallenged by an enlightened developer to design an environmentally responsive new town in the Arizona desert, we rejected the recent trend in producing architectural guidelines which focus only on style. Instead, our initial efforts concentrated heavily on understanding the intimate relationship and delicate balance between site and program.

Located fifty three miles southwest of Phoenix, Arizona, Brighton Village is a new planned community of 1,500 acres, ultimately projected to house a population of 25,000 people. The new town will be located only a few miles from Coolidge, Arizona and the Casa Grande National Monument, a 2,000-year-old communal house artifact of the Hohokam Native American tribe. Coolidge is a working class town of 10,000 people with a diverse population and a median income of \$29,000. The new development will more than triple the existing population, thereby dramatically changing the locus of activity on a regional basis. Consequently, annex15 was commissioned to design a new Town Center which would accommodate a mixture of civic and residential functions in a walkable, climatically responsible, pedestrian scaled environment.

Existing land use on the future Town Center site currently consists of heavily irrigated soybean fields. The site is located at 33° north latitude, the local climate is a Low Desert Biome, with a high average daytime temperature, low humidity and less than an inch of precipitation per month.

## Context

The new Town Center will occupy a total of 57 acres, consisting of 22 acres of civic/private functions, and 35 acres for recreation and a large-scale middle school. Other programmatic elements include Civic Functions such as a community center, library, town hall, fire, police; Small Scale Retail including a farmer's market and cafés; Higher Density Residential including assisted living and health care support; and Support Facilities such as day care, limited professional offices and guest housing for visiting adult children and/or parents.

**The Town Center's success will depend strongly on outside exposure, ease of access, and regional economic support.**

Concentrating the functions in the Town Center promotes a design agenda which is grounded in the following principles:

- Encourage walkability –Town Center's diameter is no more than a 10 minute walk;
- Increase housing density from the surrounding "suburban" character of 4 dwelling units/acre (du/acre) to 16 du/acre at the Town Center core, increasing neighborhood population diversity by including mixed use housing types at the Town Core;
- Provide accessible green belt and park system as an integral master plan element;
- Encourage economic independence by including small-scale income opportunities in the Town Center;

- Produce Architectural Master Plan Guidelines which are responsive to the climate and context;
- Promote strong programmatic use of tempered outdoor space;
- Design responsible water management system including gray water reservoir, water courts, storm water conveyance from snow melt and conservation strategies;
- Reclaim and re-use existing abandoned non-organic landfill site for green space/recreational;
- Form partnerships with existing local non-profits to promote community experience and educational opportunities, including a new local YMCA facility and the development of outreach/training program facilities for Central Arizona College.

## Master Planning Strategy

The overall site planning strategy involved a careful combination of the Town Center location and orientation. In order to create a strong relationship and adjacency to the main peripheral access route, the core was located on the north edge of the site. The Town Center 's success will depend strongly on outside exposure, ease of access, and regional economic support.

The second large-scale decision involved the design of the conveyance system for storm water crossing the site. This consists of desert snow melt run-off that requires an unencumbered path through the site. The strategy employed was to convert this regional piece of infrastructure into a site plan amenity. This large "arroyo" channel will be utilized as a landscaped green belt, and "natural bridge" while simultaneously providing an open view corridor to the Picacho Mountains on the northwest and southeast horizons. The channel also

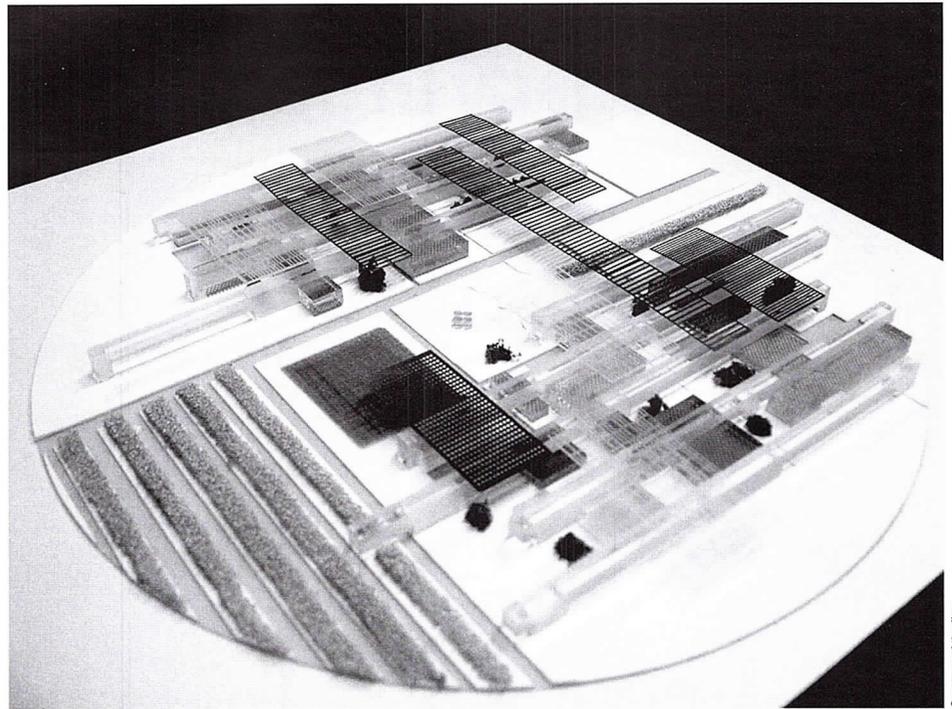
serves as a hard marker boundary for the Town Core, defining its edge, and providing for a public access boardwalk along its boundary. Simultaneously, it allows for natural migratory patterns to remain uninterrupted across the site.

In addition to physically anchoring the site to its context, the program has been dispersed throughout the Town Center in an effort to produce an integrated multi-layered experience. This has been achieved through the dispersion of common program elements and ideas throughout the Town Core. These include:

- water courts for evaporative cooling,
- community gardens,
- farmer's market stalls,
- reservoir for gray water recycling and irrigation,
- pedestrian boardwalk,
- solar power generating station for shared car/Segway program,
- decreasing residential-density away from the Town Center.

These elements are then further organized into quadrants which gather together similar functional uses. However, rather than being segregated from each other, these quadrants are unified by the primary architectural site elements defining the Town Center, expressed in terms of a kit of parts.

The ensemble consists of three major elements: pedestrian arcades, in-fill courts and walls, and horizontal trellis shading structures. The primary organizing elements are arcades which consist of twenty feet wide structures running in a north-south direction on a grid 60 feet apart. The west façade of each arcade element is opaque, providing sun protection, while the east face is treated in a semi-transparent manner. These structures not only shade the pedestrian walkways but also provide east-west sun protection for the spaces in between. The spaces are in-filled with exterior building



Conceptual model for Brighton Village, Arizona, design assisted by Daesun Park

Courtesy of the firm

components, water courts and landscape areas. The north and south facing in-fill walls are glass elements which admit abundant amounts of natural light to the building interiors. The scheme consists of glass north-south walls, and opaque or semi-transparent east-west walls. The courtyards are treated as outdoor program spaces, in the same vein as much of the traditional vernacular architecture of the region. The final common architectural element consists of an extensive network of sun shading trellises which provide shade for the south facing in-fill glass

walls. They also provide shading for exterior courts and any transparent surfaces, integral to the pedestrian arcades.

The combination of all three elements results in a finely graded, layered system, and a set of Master Plan guidelines which express a careful balance of program, environmental adaptation and high-density growth. ■

Andrew Metter, FAIA is design principal at annex15, an epstein design group.



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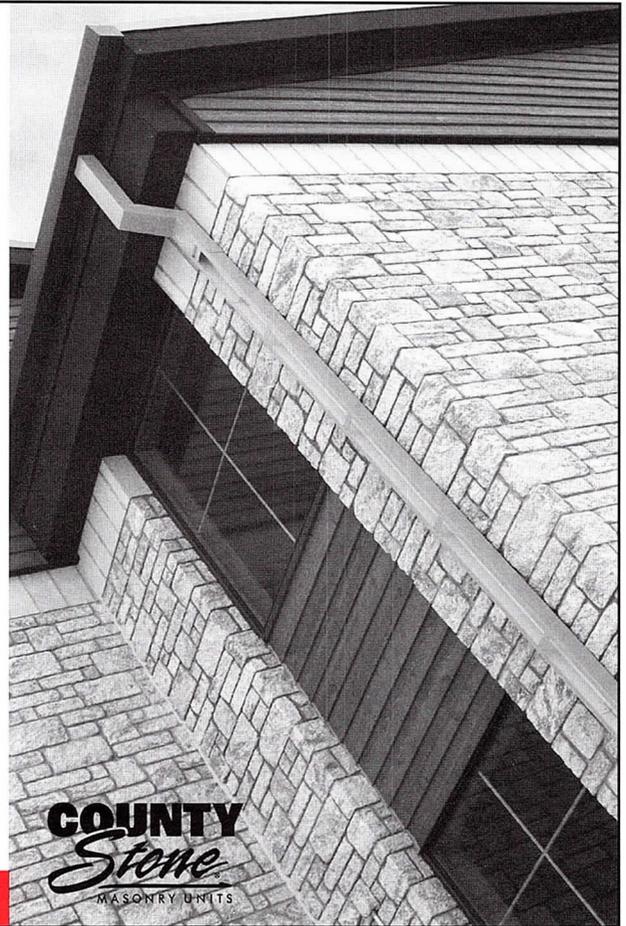


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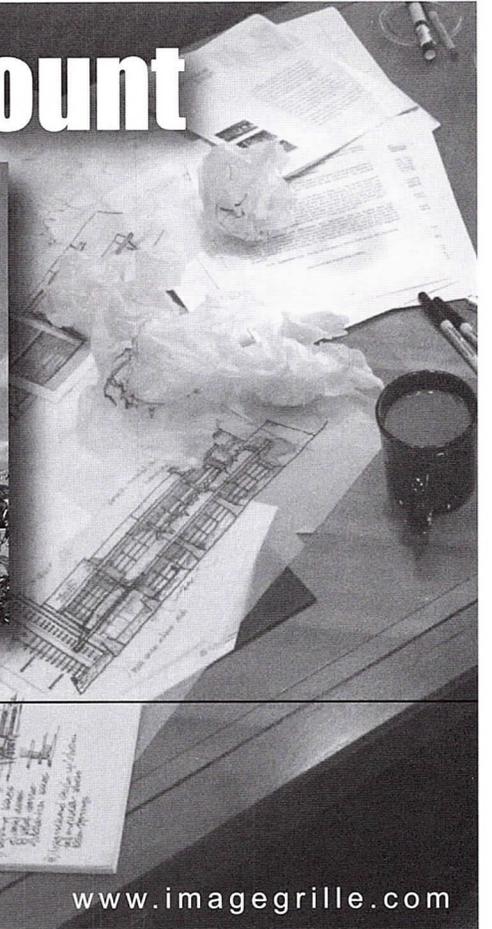
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PEOPLE/FIRMS

**Scott Baker, AIA** is a principal at Area Design Ltd. The firm's new address is 1 E. Wacker Dr., Suite 2550, Chicago, 60601. Phone number: 312/329-1818.

**Mary Brush, AIA**, a Richard Morris Hunt Fellow, has a Web site, [www.marybrush.com](http://www.marybrush.com) to document her travel and study in France.

**Alan F. Bombick, AIA** has been named a principal at Legat Architects. **Vuk Vujovic, AIA** has been named the firm's director of sustainable design.

**Christopher Krestel, Assoc. AIA** has joined Loebli Schlossman & Hackl.

Eckenhoff Saunders has promoted **Eduardo Martinez, AIA** to associate.

**Clark Miller** has been promoted to senior president at HDR.

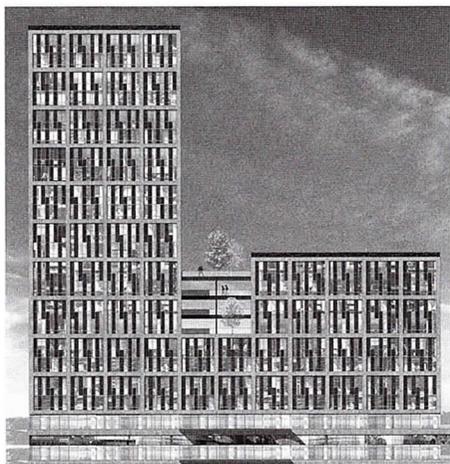
**James T. Moyer, AIA** has been named a principal of SAS Architects and Planners.

The new address for **Austin AECOM** is 303 E. Wacker Dr., Suite 900, Chicago 60601.

**Babuk & Associates** is located at 137 N. Oak Park Ave., Oak Park 60301.

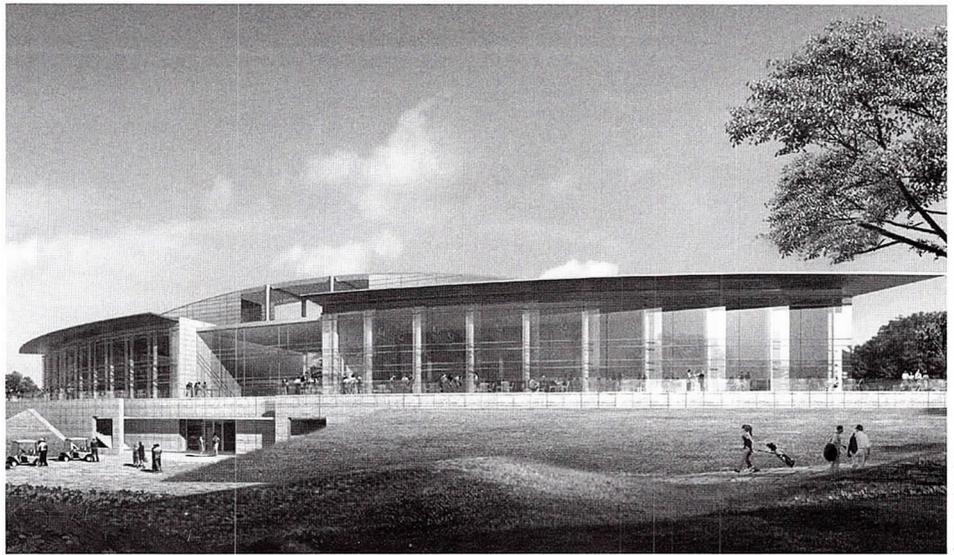
**Jensen Halstead Ltd.** has joined forces with Studio One Design.

**Ragnar Benson Chicago** has joined the William Charles Co.



Courtesy of the firm

Mixed-use project in Breda, Netherlands, designed by PPKS



Courtesy of the firm

PROJECTS

**David Fleener, AIA** has designed a 7,000-square-foot medical clinic for Dermatology Ltd. of Naperville.

**Dobrin + Associates** has started the design for a new 850,000 square-foot industrial building for Catellus Commercial Development Corp. at Internationale Centre South Business Park in Minooka. The firm is also designing a 1,150,000-square-foot build-to-suite industrial structure for the same firm in an eastern Pennsylvania business park.

**HarleyEllis** is the architect for two outdoor galleries for temporary art exhibitions at Millennium Park.

**HOK** is the designer for the Wrigley Field expansion, which includes 1,790 new seats, "Batter's Eye" restaurant, a new commercial building with a museum and a gift shop, and a 5-story triangular parking facility. The firm worked with **John Vinci, FAIA**, winner of the 2005 Friends of Downtown Mary Ward Wolkonsky Lifetime Achievement Award.

Construction of the College of Lake County Technology Building, designed by **Legat Architects**, has been completed. Also finished is the 61,200-square-foot Waukegan City Hall.

**Lohan Caprile Goettsch** has completed the design of the new Shanghai International Automobile City Enhance Golf Club complex in China. The project includes a 200-room hotel, 100 apartments, four restaurants, a conference center, and a signature 18-hole golf course. The complex is scheduled to be finished in 2007. The John Buck Co. has also hired the firm to design a new office tower at 155 N. Wacker Dr.

**Nagle Hartray Danker Kagan McKay Penney** has designed five houses that will be built on vacant land in the West Pullman neighborhood, according to a May 15 *Chicago Tribune* article.

**OWP/P** is managing design architect of New City of Chicago High School, the first in the city to seek silver LEED rating and the first in Chicago to house both selective enrollment and vocational education.

**PPKS Architects** is finalizing the design of a mixed-use project in Breda, the Netherlands. The project consists of 120 apartments with parking and retail facilities. It is part of an urban plan of Breda to connect older parts of the city with new surrounding development.

**Skidmore, Owings & Merrill** has been chosen by the Kingdom of Bahrain to develop a set of comprehensive national planning strategies aimed at enhancing the quality of growth while protecting the natural resources of the Persian Gulf inland country.

**Stephen Rankin Associates** has been selected by Universal Health Systems, Inc. to design a new inpatient facility for Hartgrove Hospital. The new 80-bed inpatient psychiatric hospital will be located on Chicago's west side near Roosevelt Road and Central Avenue.

Construction has started on a mixed-use development on Grand Ave designed by **Zoka Zola, AIA**. The 12,000-square-foot building has four residences, two storefronts, and the owner/developer's home with a large roof garden.

CLIPPINGS

Plans for a River North condominium building designed by **Hartshorne+Plunkard** and a South Loop condo by **Pappageorge/Haymes** were published in the June 5 issue of the *Chicago Tribune*.

**David Swan, AIA** praised the new owner of the historic Fine Arts building where he has an office in a June 5 *Chicago Tribune* article.

**AIA Chicago president Thomas Kerwin** was quoted in a June 3 *Gazette* story about the new high-rises in the South Loop.

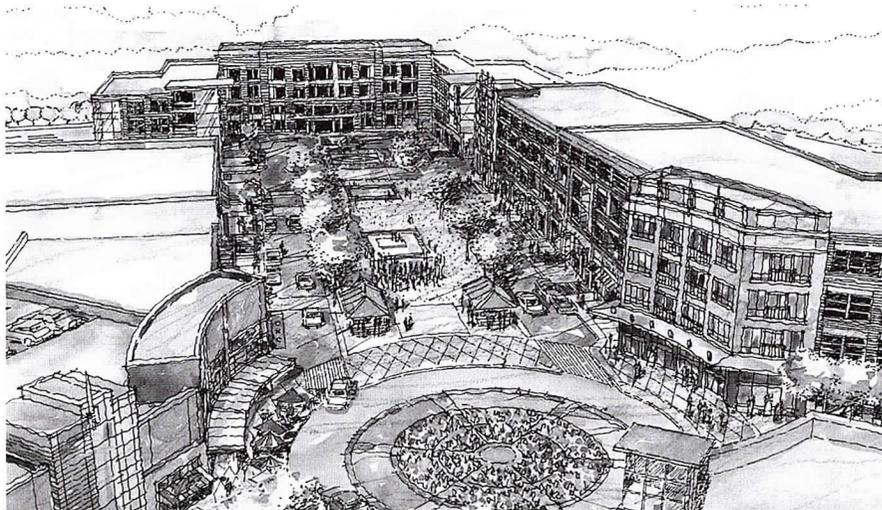
**Catherine Baker, AIA** was quoted in the June/July/August edition of *Chicago Architecture Foundation's (CAF) insites* newsletter. Baker lauded CAF's efforts to develop a high-school architecture curriculum.

**Lohan Caprile Goetsch's** design for the new exhibit space for the U-505 submarine at the Museum of Science and Industry was the subject of an article in the June issue of *Chicago*.

**Krueck & Sexton's** plan for an addition to the office headquarters designed by **Murphy/Jahn** in Niles were featured in the June issue of *Architectural Record*.

**Hammond Beeby Rupert Ainge; Lohan Caprile Goetsch; A. Epstein and Sons; Antunovich Associates; Solomon Cordwell Buenz; HLM Design; Skidmore, Owings & Merrill; and OWP/P** were among AIA Chicago firms named in a series of articles about top projects completed in the June issue of *Midwest Construction*. **DeStefano + Partners; Skidmore, Owings & Merrill; Teng & Associates; Solomon Cordwell Buenz; Daniel P. Coffey Associates; and Loewenberg & Associates** were mentioned in a piece on top projects started.

Bonner Heritage Farm, designed by **Architectureisfun**, was featured in the May issue of *Landscape Architecture* and the May/June edition of *Exhibit Builder*. In May the firm also celebrated the opening of the Children's Museum of Brownsville in Brownsville, Texas.



Burr Ridge Town Center, designed by RTKL

**Valerio Dewalt Train's** Gardner James residence in New York City was featured in the May issue of *Vanidades*, a Spanish fashion/lifestyle publication and the April issue of *Trends*. The firm's design for the Dublin residence was the subject of a story in the March issue of *Chicago Social* and a section in the book, *Case in Vetro* (Glass Houses)

A home designed by **John Eifler, FAIA** was featured in the May/June issue of *design & architecture*, the Chicago edition.

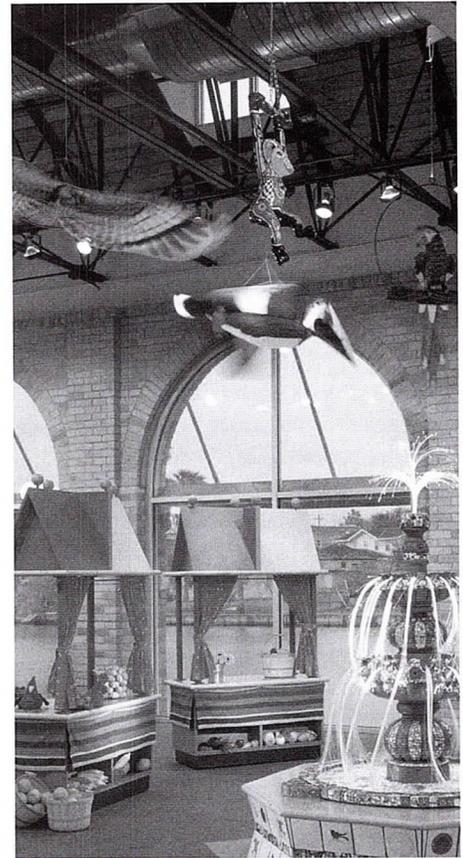
**RTKL Associates** will design a town center for the village of Burr Ridge, according to the May issue of *Midwest Real Estate News*. The project will include a 216,000-square-foot lifestyle center, condominiums, office space, and a village green. Construction is expected to begin this summer.

**Larry Kearns, AIA** was quoted in a May 26 *Chicago Sun-Times* article about the Old Town of School of Folk Music's plans to expand in the Lincoln Square neighborhood.

Executive offices designed by **Florian Architects, VOA Associates, Solomon Cordwell Buenz, Valerio Dewalt Train, Brininstool + Lynch, OWP/P** and **Murphy/Jahn** were featured in a May 20 *Crain's Chicago Business* story.

**Jeanne Gang, AIA** was quoted in a May 11 *Chicago Tribune* story about her plan to convert the Acme Steel Co. Chicago Coke plant into a museum.

**Scott Sonoc, AIA** was mentioned in an article about environmentally-friendly bungalows in the April 22 edition



Doug Showner

of the *Chicago Sun-Times*. Sonoc designed drawings that are available to any owner of a certified historic bungalow homeowner for \$10 from the Historic Chicago Bungalow Association.

**Frank Gehry, FAIA** has offered to buy the Inland Steel Building, according to an April 28 *Chicago Tribune* article. Designed by **Skidmore, Owings & Merrill**, Inland Steel was the first post-World War II building to be constructed in the Loop.

**Bud Dietrich, AIA** was quoted in an April 29 *Chicago Tribune* article about how adding lighting early in a remodeling project can save money. Last month Dietrich was also one of the judges for the National Kitchen & Bath Association's Midwest chapter's 2005 design award programs.

#### CALL FOR ENTRY

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AWARDS

The Village of Algonquin has received two **2004 Project of the Year – Public Works Structures awards** (\$2 - \$10 million category) for its new public works facility designed by Legat Architects.

DMA Architects North Star Studio was honored with a **Restoration/Addition award** by the Oak Park Historic Preservation Commission for its work on Frank Lloyd Wright's Thomas Gale residence. This 1895 'bootleg' house, designed by Wright, was updated with a larger kitchen, a master bath addition, and a substantial addition to the interior.

The Lincoln Park Zoo Regenstein Center for African Apes, designed by Lohan Caprile Goetsch, captured the top honor, **Merit Award for New Construction Chicago**, in the Chicago Building Congress Merit Awards. The ape house also recently received a silver award in the May issue of *Building Design & Construction*.

Mark Ladd, AIA was named a semifinalist in the **ArchVoices Essay competition** in April.

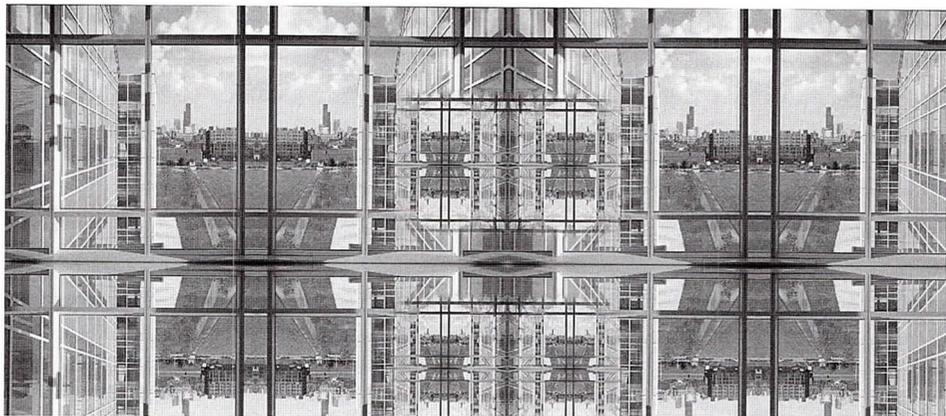
Schuler Shook has been awarded the **GE Edison Award Of Excellence** for its role in the renovation of Hyde Park Bank in Chicago.

Mark Schendel, AIA was a member of the **AIA Wisconsin's 2005 Design Awards** jury. Holabird & Root, teamed with Integrated Architecture in Grand Rapids, Mich., was selected to receive a Merit Award for the design for the Forest Hills Fine Arts Center, also in Grand Rapids.



Thomas Gale House by Frank Lloyd Wright in Oak Park

DMA Architects North Star Studio



Barbara Karant

PROFESSIONAL DEVELOPMENT

Arquitectos will sponsor an **ARE Graphics Review weekend** July 8-10. Professor Norman Dorf, a past grader for the ARE graphic divisions, has been teaching exam preparation course and conducting workshops for the graphics divisions of the examination at numerous cities and areas nationwide. For more information, visit [www.ARE-solutions.com](http://www.ARE-solutions.com) or email Jill Baltazar at [jillb@arquitectoschicago.org](mailto:jillb@arquitectoschicago.org).

**Historic Structures Reports: A Management Tool for Historic Properties** will be held in cooperation with Campbell Center for Historic Preservation Studies July 14-15 in Mount Carroll. Visit [www.campbellcenter.org](http://www.campbellcenter.org) or call 815/244-1173 for more information. 6 LUs.

AVA Insurance is sponsoring a risk-management seminar 9-11 a.m. July 20 at AIA Chicago. AVA reps will discuss how to address the risks associated with Construction Administration services at **Making Construction Administration a Risk-Management Tool**. 2 HSW.

Space is still available for Society of Architectural Historians (SAH) study tours including **Quebec City 1650-1930** (Aug. 10-13), **Way Down East: the Architecture of Coastal Maine** (Sept. 12-17) and **Temples and Crafts of South India** (Dec. 28-Jan. 18). For detailed itineraries, visit [www.sah.org](http://www.sah.org) or contact Kathy Sturm at [ksturm@sah.org](mailto:ksturm@sah.org). LUs available.

A one-day seminar on **The Fundamentals of Construction Contracts: Understanding the Issues in Illinois** will be held Aug. 17 at Hilton Chicago & Towers. For more information, call 888/678-5565 or visit [www.lorman.com](http://www.lorman.com) for details. LUs available.

HarleyEllis has published an article on alternative energy for buildings. To receive a copy of the article email or send a self-addressed envelope to: Judy Little, HarleyEllis, 26913 Northwestern Highway, Suite 200, Southfield, MI 48034 or email [jlittle@harleyellis.com](mailto:jlittle@harleyellis.com) to request **"More Bang for the Buck: A Discussion of Fuel Cells for Buildings and the Regulatory Environment Governing Them."**

VARIOUS MATTERS

Ralph Johnson, FAIA was slated to present a talk on Urban Ideas in Chicago at the **Union of International Architects 2005 Congress** July 2-8 in Istanbul. Cengiz Yetken, AIA was also scheduled to represent Perkins+Will at the event.

The School of The Art Institute of Chicago, University of Illinois at Chicago and Illinois Institute of Technology are collaborating with the City of Chicago to create a **comprehensive inventory of green buildings in Chicago**. Selected projects from the inventory will be studied. Results will be posted on the department's Web site. For more information, call 311 or email [buildinggreen@cityofchicago.org](mailto:buildinggreen@cityofchicago.org).

**Chris Chwedyk, AIA** has been elected to serve on the executive board of the National Fire Protection Associations Architects, Engineers, and Building Officials section. The election took place in June at the organization's World Safety Conference in Las Vegas.

**Michael K. Hannan, AIA** spoke on behalf of the chapter at local dedication ceremony for the new "Masterworks of Modern American Architecture" postage stamps at the COMPLEX Stamp show on May 27.

Award-winning architecture photographer **Barbara Karant's photo murals** are on permanent display at DeStefano and Partners. The large-scale pieces are based on various single images of architecture subjects she has captured on film during her career.

A Solomon Cordwell Buenz representative will discuss **The Heritage at Millennium Park** development July 7; Jack Catlin, AIA will present **Access for Living Headquarters**, Aug. 4. Both lectures will be held at 12:15 p.m. in the Millennium Park Room at the Chicago Cultural Center, 78 E. Washington St. Visit [www.chicagoculturalcenter.org](http://www.chicagoculturalcenter.org) or call 312/744-6630 for details.

The Chicago Architecture Foundation (CAF) has added a new tour **Lakefront by Segway**. Participants will learn how to ride the vehicle during the tour, which starts at 10 a.m., July 8 and 23; Aug. 12 and 27. For reservations, call Segway Experience of Chicago at 312/663-0600. For information on other CAF tours, visit [www.architecture.org](http://www.architecture.org).

Bowl stand designed by John Durbrow, AIA for Sustainable Furniture Exhibit

Landmarks Preservation Council of Illinois continues to present its Preservation Snapshots series at Chicago Cultural Center, 77 E. Randolph St., in the Claudia Cassidy Theater at 12:15 p.m. The July 21 lecture will focus on the **Manhattan Building**, once the tallest building in the world; Carol Wyant of Pathfinder Consulting will speak about the **Hegeler Carus Mansion** Aug. 19.

The Chicago Furniture Designers Association's entries for **Sustainable Furniture...Chicago Designers Respond** will be on display at the Chicago Cultural Center, 78 E. Washington St. through Aug. 14. John Durbrow, AIA designed a bowl stand for the exhibit.

Northwestern University student Megan Chiou seeks architects willing to participate in a study about the **cognitive learning process for architects**. Specifically she seeks architects with different levels of expertise, ranging from design undergraduates to licensed architects. The study, which would last 45 minutes maximum, would consist of a short interview and design or structural-related questions. To reach Chiou, call 408/888-0113 or email m-chiou@northwestern.edu.

**Designed for Living: the Modern Interior** is currently on exhibit at ArchiTech Gallery, 730 N. Franklin, Suite 200. The exhibit includes drawings from Frank Lloyd Wright's associate G.M. Niedecken, Alfonso Iannelli and Henry P. Glass. The exhibit ends Aug. 27. For more information, visit [www.architechgallery.com](http://www.architechgallery.com).

**Gregory Trzuppek, AIA**, principal with Eckenhoff Saunders, has been named chairman of the plan commission/zoning board of appeals for the Village of Burr Ridge.

Geoff Goldberg, AIA will discuss work by his father, **Bertrand Goldberg**, July 26 and John Macsai, FAIA, **Creativity and Crisis: Architect's Voice** Aug. 9 at The Art Institute of Chicago in room 227 as part of a special program for the exhibit "1945: Creativity and Crisis: Chicago Architecture and Design of the World War II Era," which ends Jan. 8. Both lectures begin at 1 p.m. For more information, call 312/443-3949.

The Frederick Law Olmsted Society is sponsoring a **guided walking tour of the village of Riverside** 2 p.m. July 31 and Aug. 28. Tour begins at the Burlington train station in downtown Riverside. A donation of \$10 for adults and \$7 for seniors and society members is requested. Special appointments are available by calling 708/442-7675.

NEW MEMBERS

AIA

**Joan Craig**, Litchen Craig Architects; **Jihoon Kweon**, DeStefano and Partners; **Peter Moser**, Swiss Design Group; **Aimee Mosesson Eckmann**, Perkins+Will; **William Motley**, Basil Associates; **Walter Pancewicz**; Aria Group Architects; **Richard Rudnicki**, Bowman Barrett & Associates; **David Sherman**, David Woodhouse Architects

Associate AIA

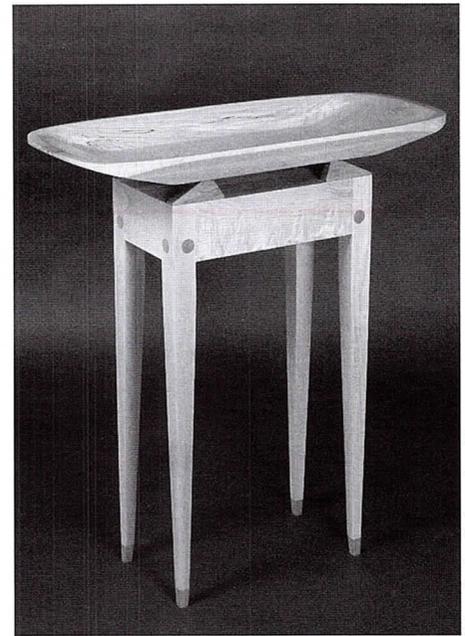
**Aaron Brunscheen**; **Jorge Molina**; **Shane Staley**, Presentation Studios International; **Kelly Van Eaton**, Greeley + Hansen Architects

Professional Affiliate

**Joseph Cushing**, Cushing & Color Chicago; **Bryan Hermus**, Louis Hoffman Co.; **Marcia Lyon**, Creating Spaces; **Mark Placek**; **Claes Wennerth**

Emeritus

**George Hinds**



Chicago Furniture Designers Association

CLARIFICATION

The team architect for the Sherman Hospital project in Elgin was omitted in the June issue of *Focus*. Shepley Bulfinch Richardson & Abbott is Design Architect and Architect of Record; Loebel Schlossman & Hackl, associated architect, is providing planning, architectural and interior design services for the new 250-300 replacement hospital. *Focus* regrets this omission.



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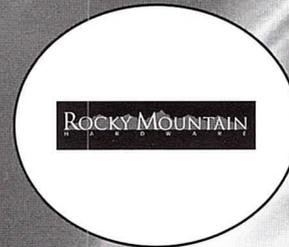
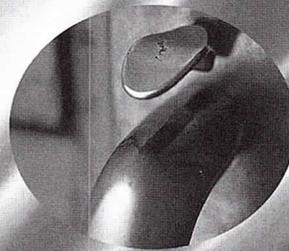


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- 5** **First Tuesdays Happy Hour**  
 Sponsor: Young Architects Forum  
 5:30 to 7:30 p.m., Rock Bottom Brewery,  
 1 W. Grand Ave.  
 email: jeffm@mca-architecture.com
  - 12** **Incident and Injury Free: Safety in Design, Construction and Everyday Life**  
 Sponsors: AIA Chicago, Bovis Lend Lease  
 8:00 a.m., Merchandise Mart Conference Center, 350 N. Orleans St., 2nd floor  
 4 LU/HSW
  - 13** **Planning for 2006**  
 Sponsor: Regional & Urban Design KC  
 12:00 noon, AIA Chicago
  - 19** **What's New at Chicago Dept. of Environment**  
 Sponsors: Environment and Regional and Urban Design KCs  
 5:30 p.m., AIA Chicago  
 1.5 LU/HSW
  - 20** **Write Right**  
 Sponsor: Practice Management KC  
 12:30 p.m., AIA Chicago  
 1 LU
  - 21** **Removing Barriers to Chicago Accessibility Code**  
 Sponsor: Technical Issues KC  
 12:00 noon, Chicago Bar Assn., 321 S. Plymouth Court  
 1 LU/HSW
  - 26** **Tour: Affordable Housing at Roosevelt Square**  
 Sponsor: Regional & Urban Design KC  
 3:30 p.m. to 5:30 p.m., sales center at 1200 W. Roosevelt Rd. (at Racine Ave.)  
 2 LU/HSW
  - 28** **Doors and Their Details**  
 Sponsors: Interior Architecture and Technical Issues KC  
 5:30 p.m., OWP/P, 111 W. Washington St., #2100  
 2 LU/HSW
  - 2** **First Tuesdays Happy Hour**  
 Sponsor: Young Architects Forum  
 5:30 to 7:30 p.m., Rock Bottom Brewery,  
 1 W. Grand Ave.
  - 16** **Blue Vinyl**  
 Sponsor: Environment KC  
 5:30 p.m. sharp, AIA Chicago
  - 18** **Preserving a Piece of Mies - Part I**  
 Sponsor: Historic Resources KC  
 12:00 noon, AIA Chicago  
 1 LU/HSW
  - Tour: New Near North Precast**  
 Sponsors: Technical Issues and Design KCs  
 5:15 to 7:00 p.m., meet at 400 N. Michigan Ave.  
 1 LU/HSW
  - 19** **ReThink/ReDesign/ReCycle**  
 Sponsor: Young Architects Forum  
 12:00 noon, Daley Plaza  
 Info: [www.aiachicago.org/redesign/](http://www.aiachicago.org/redesign/)
  - 22** **DCAP Progress Report**  
 Sponsor: Interior Architecture KC  
 5:30 to 7:00 p.m., Merchandise Mart Conference Center,  
 350 N. Orleans St., 2nd floor  
 1.5 LU/HSW

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