GEMS Education, the Dubai-based private school giant, has chosen Chicago as its entry point to the United States. And the face of their arrival will be a school in Lake Shore East continued on page 4

When developers courted an empty lot at the southwest corner of the Polish Triangle in the late 1980s, the residents of Chicago’s East Village neighborhood lobbied for a landmark. Instead they got a Pizza Hut. Now 1601 West Division Street will house an 11-story mixed-use development with 99 units and ground-floor commercial tenants PNC Bank and Intelligentsia Coffee. Wheeler Kearns Architects will design the project, which sits at the continued on page 7

GEMS SCHOOL TO BURNISH LIFE AT LAKESHORE EAST
SPARKLING INTELLECTS
GEMS Education, the Dubai-based private school giant, has chosen Chicago as its entry point to the United States. And the face of their arrival will be a school in Lake Shore East continued on page 4

THE TRANSIT LURE
When developers courted an empty lot at the southwest corner of the Polish Triangle in the late 1980s, the residents of Chicago’s East Village neighborhood lobbied for a landmark. Instead they got a Pizza Hut. Now 1601 West Division Street will house an 11-story mixed-use development with 99 units and ground-floor commercial tenants PNC Bank and Intelligentsia Coffee. Wheeler Kearns Architects will design the project, which sits at the continued on page 7

PLAN FOR LONG-VACANT ROSENWALD APARTMENTS STIRS DESIRE, DEBATE
PRESERVE & PROSPER
A long-vacant, historically significant apartment complex in Chicago’s Bronzeville neighborhood, perennially included on various endangered buildings lists, seems one step closer to survival after the city’s Community Development Commission (CDC) approved a plan to repurpose the Rosenwald Apartments. While Preservation Chicago’s Jonathan Fine classifies it as a victory for preservationists and cultural historians, not everyone in the neighborhood continued on page 2

TWO NEIGHBORHOODS BUILDING CHICAGO’S FIRST PARKLETS
PARK YOUR FANNY
By the time you read this, Chicago’s first two parklets, or “People Spots,” as CDOT calls them, will have opened for neighbors to enjoy a continued on page 3
pleading for prentice

are suburbanization and urbanism always at odds?

Much has been made lately of a supposedly historic shift in American demographics, in which community survey data from the Census Bureau showed many large American cities (mainly in the Sun Belt) grew at a faster rate than their suburbs since last year. But as any drive through the collar counties will make clear, the suburbs still loom large. In absolute numbers, the growth seen downtown is still a fraction of the growth enjoyed by communities more far-flung.

In this issue we look more closely at redevelopment in Ohio’s three largest counties. We also look at the explosive growth on Chicago’s South Side since the turn of the millennium—and the increasing development activity on Chicago’s belt. Land banks, economic development funds and new market tax credits are among the myriad tools available even in bleak economic times.

Proponents of smart growth may note that as urban cores and suburbs move toward walkable, denser communities, solutions need not pit city against suburb or even sustainability against sprawl. But that analysis downplays the importance of employment and cost of living. Rental rates are slow to rise in Cleveland, even with apartment occupancy at its highest level in years—that could be an opportunity to orchestrate redevelopment with ample room for both market demand and public good. If the scant population data available so far continues to conform with anecdotes of urban renewal, the Midwest may be on the precipice of a unique opportunity to reinvigorate both its job market and access to transit.

There is momentum, but redevelopment is not a perpetual motion machine. While the Bronzeville neighborhood has shown many large American cities (mainly in the Sun Belt) grew at a faster rate than their suburbs since last year. But as any drive through the collar counties will make clear, the suburbs still loom large. In absolute numbers, the growth seen downtown is still a fraction of the growth enjoyed by communities more far-flung.

In this issue we look more closely at redevelopment in Ohio’s three largest counties. We also look at the explosive growth on Chicago’s South Side since the turn of the millennium—and the increasing development activity on Chicago’s belt. Land banks, economic development funds and new market tax credits are among the myriad tools available even in bleak economic times.

Proponents of smart growth may note that as urban cores and suburbs move toward walkable, denser communities, solutions need not pit city against suburb or even sustainability against sprawl. But that analysis downplays the importance of employment and cost of living. Rental rates are slow to rise in Cleveland, even with apartment occupancy at its highest level in years—that could be an opportunity to orchestrate redevelopment with ample room for both market demand and public good. If the scant population data available so far continues to conform with anecdotes of urban renewal, the Midwest may be on the precipice of a unique opportunity to reinvent both its job market and its land-use.

Chris Bentley

Above: The abandoned Rosenwald apartments.

Preserve & Prosper

Preserve & Prosper continued from front page

agrees that the project as planned will prove a positive addition.

The Chicago Tribune’s Blair Kamin reported that the commission approved a plan to provide $25 million in tax increment financing (TIF) to the property owner of the complex. A venture called Landwhale LLC presented a plan, with designs from Chicago architects Hartshorne Plunkard. The plan would transform the structure into 331 rental apartment units, 95 percent of which would be priced to attract working and lower-income families, leaving 5 percent at competitive market rates.

The building complex has a rich history and architectural pedigree. In the 1920s, the retail mogul and philanthropist Julius Rosenwald commissioned architect Ernest Grunfeld Jr. to design the Michigan Avenue Garden Apartments to provide decent housing for the middle class in the city’s growing “black belt.” Grunfeld, probably best known for designing the Adler Planetarium, also left a rich portfolio of grand suburban villas. This is one of his few multi-family designs: a sprawling, four-story block complex around a private 2-acre courtyard.

Since its 1929 completion, residents reportedly have included such luminaries as Quincy Jones, Nat King Cole, and Gwenolyn Brooks.

While the Bronzeville neighborhood has seen something of the real estate cycle reflecting the nation at large—and the increasing development activity on Chicago’s South Side since the turn of the millennium—there remains far from gentrified. It is no overstatement to call the site directly around the project site “blighted,” and the building itself has been vacant for a decade.

Some neighborhood groups are unhappy with the plan and fear that the overwhelming number of non-market rate renters won’t jibe with the community’s perception of itself and its direction. “What’s at stake in Bronzeville,” reads a statement the Bronzeville Community Development Partnership delivered to the CDC, “is the vanishing middle class and affordable housing options for them.”

Paula Robinson, the Partnership’s executive director, neverfigo maintains an optimistic outlook. As Kamin reported, with the TIF financing boost, Landwhale only has about half of its $12 million construction costs to raise, but the CDC is shopping for a package that will encourage converting more units to market rate. And with careful management oversight and tenant screening, she thinks it can be done. “It’s really about the marketing,” she says.

Regrettably, marketing doesn’t seem to be Landwhale’s strong suit, at least not on the surface. While Kamin reported it had offices in Granger, Indiana, and New York City, it doesn’t have much of a traceable history: no website. The contact phone number Alderman Pat Dowell’s office had was the mobile phone of one of its principals, who didn’t return calls at press time.

Philip Berger
The biggest stir caused by the Kennedys’ newest proposal for developing Wolf Point was not obscuring the Merchandise Mart views or the plan to stuff three very tall towers on one impossibly small piece of land. It was more like, “There’s a living Kennedy with a stake in Chicago real estate?” We all know the family sold the Mart years ago. Fewer of us knew they held on to that little sandbar that sits in front of the the Sun-Times building.

Ready to boost the family fortune, the Kennedys with Hines, Cesar Pelli and bKL plan to max out the square footage on the site. Is this the architectural equivalent of a 10 pound bag of sugar in a five pound sack? Maybe, but development of that scale is also kind of exciting. And that leads to the biggest question. Can this economy support a residential and commercial project of this size? Well, Jean—that’s the last sibling standing, right, so the land must be hers—get out your good-faith checkbook: Google is coming. They’ve leased the top floors of the Mart, which will serve as the new headquarters of Motorola, which Google has acquired. That means thousands of high paying fancy Google jobs just across the street. With that news, Wolf Point is a done deal, no?

MIES-EN-SCÈNE

Mies better have a big old casket, because he’s undoubtedly been doing a lot of rolling over lately. First, the project to convert the lower floors of the IBM building into an eye-rolling five-star hotel called the Langham Chicago is back on. And now the city of Detroit and HUD are fighting over the fate of the foreclosed Lafayette apartment buildings. Let’s just hope the respective Chambers of Commerce are contributing construction funds.

The Lakeview parklet will be installed in front of Heritage Bicycle & General Store in formerly metered parking spaces on Lincoln Avenue. The Andersonville parklet will be installed at the end of Farragut Avenue, at its intersection with Clark Street. The architects behind each project revealed their considerations and motivations in crafting the parklets.

Kevin Toukoumidis is the principal at dSPACE Studio, down the street from the Heritage Store. His intention was to activate a space differently than a sidewalk cafe. “If people see just tables, they think it’s part of an establishment. This isn’t,” he said.

While the door to Heritage is a few feet away, Toukoumidis has designed chaise lounges into the space that can remain useful after businesses close for the day. The design also calls for metal stools with solar-powered lighting shining downward after dusk.

Matt Nardella of Moss Design explained that the parklet’s location was chosen in part because of its distance from food retail “so people don’t feel obligated to purchase from them.” Another factor was that swapping metered parking spaces didn’t play a significant role. Speaking more about who owns the space, Nardella described that his firm tried to create a space that felt more like a park—with trees, a small lawn, and an herb garden—than a plaza, so there’s less of a sense that an entity owns the parklet.

The process to getting two parklets in Chicago grew organically. In the case of Lakeview, Toukoumidis saw the positive impacts of parklets in San Francisco and New York City and approached the Heritage Store’s owner prior to opening. Andersonville Chamber of Commerce was approached by staff from the transportation department; the Chamber then contacted Moss Design for assistance because of their experience in building temporary parklets for Parking Day, the international event that helped popularize converting parking spaces into public space.

Perhaps the organizers will agree to host grand opening parties simultaneously.

STEVEN VANCE
MAKING WAY FOR PUBLIC SPACE

Spot” on 47th Street and Champlain Avenue, sidewalk seating onto portions of the street. That is partnering with the city to pilot a (QCDC). QCDC is a Bronzeville-based nonprofit Communities Development Corporation use an economic jolt, according to Bernita public space as the North Side and could physical activity citywide.

This is particularly important to communities on the South Side that don’t have as much public space as the North Side and could use an economic jolt, according to Bernita Johnson-Gabriel, executive director of Quad Communities Development Corporation (QCDC). QCDC is a Bronzeville-based nonprofit that is partnering with the city to pilot a portion of Make Way for People known as People Spots. People Spots essentially expand sidewalk seating onto portions of the street. In Bronzeville, there are plans for a “People Spot” on 47th Street and Champlain Avenue, near two restaurants. “The South Side does

CHRIST HOSPITAL

White technology and instruments of medicine evolve constantly, hospital buildings are there to stay. A Skidmore Owings & Merrill (SOM) masterplan for Cincinnati’s Christ Hospital is meant to have a calming influence on both patients and staff. SOM’s 1.4-million-square-foot project broke ground in July, with completion expected by mid-2016. Demolition of a parking garage on the south end of the site will clear way for a new Orthopaedic and Spine Center, whose downtown facing south side will serve as the new face for the hilltop hospital. This new front facade features a massive “lائم” window, meant to play off the original hospital’s historic cupola. At night, light emanating from the hospital assumes the form of a beacon. By day, it’s designed to welcome warm natural light into the hospital. The soothing effect of natural light on Christ Hospital’s hallways and lobbies should be enhanced by a floor plan that aims to simplify typically chaotic hospital circulation.

As the first class of students

documents indicate that the city looked to open space initiatives undertaken in New York City, Dallas, and San Francisco. “If you’re going to compete with those other cities, you have to create environments where people want to live, work, and play,” Attarian said. “Quality of life really matters. It matters when you’re looking to attract and retain businesses, when it comes to public health, place making and economic development.”

Before the projects move forward, Emanuel’s ordinance needs to make it out of the city’s budget committee, and onto the council floor for a vote. The committee has not set a date yet to discuss the ordinance.

COURTESY ANDERSONVILLE DEVELOPMENT CORP.
TOWERS IN LINCOLN PARK

When the Ann and Robert H. Lurie Children’s Memorial Hospital decamped from its 130-year home in Lincoln Park, several development teams jumped at the chance to reclaim six acres in the heart of one of Chicago’s most vibrant neighborhoods. The winning team, developer McCaffery Interests with architecture firms Antunovich Associates and SOM, revealed updated plans at a July 26 community meeting. Earlier schemes showed a blocky convergence of two perpendicular towers, which SOM partner Brian Lee likened to a ziggurat. Now three glass and steel towers—45 feet, 250 feet and 290 feet tall—are distributed more evenly across the site. The new design calls for 698 rental-units, more than 160,000 square feet of retail and restoration of some historic facades.

BANKING ON RECOVERY

Tens of thousands of vacant homes pepper metro areas across the Rust Belt. Cook County officials announced in late July plans to absorb some of Chicago’s vacant homes and properties. Following the lead of Cuyahoga County, Ohio and other blight-afflicted regions, Cook County Commissioner Bridget Gainer said seed funding for the entity could come from Illinois’ share of the national foreclosure settlement. The city’s South and far West Sides suffer from high concentrations of vacant and abandoned buildings.
When creative consultancy firm IDEO went to Perkins+Will for help moving their offices from Evanston to Chicago’s West Loop, it was design at work on many levels. And like the creative process itself, finding an appropriate space for the design and innovation experts was a dynamic, revealing journey.

IDEO had a strong connection to Northwestern University, so Evanston made sense as an initial base of operations. But one of their goals in moving was to immerse themselves in Chicago’s design community, and not just its architects. With Perkins+Will’s Joe Connell, the principal in charge of the project, they started scouting out locations in and around the Loop.

“What we kept coming back to was, what makes an IDEO space? Does it look like, feel like IDEO?” Connell said. When they got back to the firm’s basic tenets of the practical over the pristine, he said, “We realized this is probably not high concept. It will be like a found object that we make right.”

Their initial canvas included real estate on Michigan Avenue, but their ultimate choice was guided by a cozier appeal: they wanted to cook. By including the need to remove cooking exhaust, the team precluded any middle-of-the-stack high-rise offices. And they were priced out of many penthouse or ground-level options.

“It seems like a simple thing,” said Connell of the fire code concerns homecooking created. “But it really changes the dynamic.”

IDEO’s guiding principles included, “the space itself should not be seen as a precious artifact, too gimmicky, too stylish or hyper-congruent to the programming plan.” Their reputation may be sterling, but IDEO’s tastes gravitate toward incidental messiness—honest exploration over sparkling precision. “They’re more junkies about the design process than they are about a clean outcome,” Connell said.

That meant collaboration would be at the heart of the new building’s programming. Instead of heads-down workspaces, project rooms would become the basic building block. They found a loft building in West Loop that, with some work, could be engineered for roof space without interrupting office flow: It was important to IDEO that they not separate their workforce onto two floors as they had in Evanston. Rooftop access provides striking views of the city, as well as a place to grow fresh vegetables, without fracturing the main workspace.

That decision served multiple purposes. Most importantly, it encouraged the team to commit to a project-based orientation, since the only way they could pay for the roof was to give up individual workspaces. Connell said, “It was like committing to being a monk. You can’t go back.” He added, “But they decided, ’if we live and die by projects, let’s commit to project life.’”

ideo worked collaboratively with Perkins+Will throughout the process. Connell said they surmised his role to be “getting the space to an eight, and then you guys get it to a ten. They said, ‘Exactly.’” IDEO members instituted democratic measures like voting on furnishings with anonymous Post-it notes to customize their space.

It was a process of discovery for Connell, too. “We learned how to get out of the way,” he said.
Robert W. Ferris, AIA, REFP, LEED AP, CEO and Co-Founder of SFL+a Architects, Co-Founder Firstfloor, Inc., providing turnkey development solutions to educational institutions.

When I’m designing a building I begin at the nexus of design assumptions and real-world building performance: the envelope. I specify InsulBloc® high performance spray foam insulation because I know and trust it. InsulBloc® gives me great flexibility in my designs, and can be used with poured concrete, primed steel, wood, CMU, and most other construction materials. InsulBloc® adds solid LEED points, is safe, and can save up to 40% in energy costs.

If you want energy efficient, comfortable, sustainable, and healthy buildings you have to design and build them with great materials. InsulBloc® by NCFI is the ideal way to start.

Truly effective design drives energy performance.

THE TRANSIT LURE continued from front page southwest corner of West Division Street and North Ashland Avenue.

The high-rise will be the first to take advantage of an ordinance introduced by alderman Proco Joe Moreno that allows projects near public transit to qualify for high-density, low-parking zoning.

“We wanted to build consensus around the notion that we should be attracting people who want to use public transit, walk, bike,” said Scott Rappe, an architect who has lived and worked in the neighborhood since 1988. Rappe is a co-chair of the East Village Association (EVA), which has lobbied aggressively since the 1980s for forward-thinking development.

Developer Inter-ri-son proposed a stand-alone Walgreens and a parking lot in 2007, to East Village Association’s dismay. “We have a golden opportunity,” wrote EVA member George Matwyshyn in a 2007 letter to then-alderman Manny Flores. “What path do you want to take?”

The Wicker Park & Bucktown Chamber of Commerce, the West Town chamber and prominent community members, including architect Jeanne Gang—Studio Gang’s office is one block north of the site—joined in the fight. “This corner represents a fantastic opportunity to help create a more sustainable city and further define the triangle with great urban architecture at the same time,” Gang wrote in an email.

“Paying an obscene $4.85 million dollars for this real estate and then keeping it from serving its highest and best use,” Rappe wrote in 2007, “is like an art patron purchasing the Mona Lisa and squirreling it away for their own private enjoyment.”

Their campaign worked. The property was foreclosed and Rob Buono, the developer who acquired it, proved much more receptive to EVA’s vision.

“It was collaborative. The community was very forward thinking,” Buono said. The transit-oriented development ordinance is limited by both zoning and distance. It applies only to B or C district developments with dash 5 density that are located within 250 feet of a CTA or RTA station, and that have at least one bike parking space for each car that would otherwise be required. But Rappe, Buono, and Raymond Valadez, chief of staff for alderman Moreno, all say they hope it serves as a precedent for transit-oriented development elsewhere.

“This was really the first time this policy idea of true transit-oriented development was embraced in the city,” said Valadez. “Communication was ultimately the key to success between the developer, the community, and our office.”

For Buono, who has lived in the neighborhood since 1992, it’s an opportunity. “I think it’s going to provide a basis for city council and city planners to think more about transit-oriented development and how it might be appropriate at more locations throughout the city,” he said.

Gas stations and fast food restaurants occupy many prominent corners around the city. Those are risk-averse developments, Buono added, that make sense when times are tough. “I think that’s viewed as more problematic particularly in proximity to public transit,” he said. They aim to break ground this fall and complete construction 10 to 14 months later. cc

“Truly effective design drives energy performance.”

www.insulbloc.com

Sculpture: Eyre, Thomas H. Sayre, N.C., Museum of Art
CAN THE CENTERS HOLD?

Cleveland, Columbus, and Cincinnati are rebuilding their urban cores to lure and retain young professionals. These cities are pursuing development strategies that reflect the distinct character of each place. Is it the beginning of a Rust Belt rebound? By Christopher Bentley

Ohio’s three largest cities—Columbus, Cincinnati, and Cleveland—are reinvesting in their urban cores, eager to capitalize on a renewed interest in city living. Development corporations, land trusts, and local governments are orchestrating a flurry of development that has taken off in neighborhoods once considered ghost towns or worse. It could signal a transformational moment for the region, as areas known for sprawl make long-term bets on the city in an attempt to rebuild hollowed-out tax bases.

But is the deck stacked against them? Redevelopment tends to carry more additional costs—demolition, environmental inspections—than turning green fields into suburbs. And mass exoduses have left many Rust Belt cities with aging infrastructure and housing stock whose repair bills and vacancy rates are outsized even for rebounding urban areas.

Suburban populations still outnumber urbanites in all three metro areas, and suburban growth continues to outpace city growth in Cincinnati and Cleveland. Changing development dynamics might not amount to a regional renaissance, but it could mean city living in the Rust Belt is no longer in free fall.
CLEVELAND: ANOTHER CHANCE

In the 1990s, Cleveland seemed to have finally figured it out. Manufacturing jobs had begun to rebound after 20 years of deindustrialization and white flight. And a 15-year dream of housing the Rock and Roll Hall of Fame came true in 1995—the poster-child for reinvestment and culture in an ailing blue-collar city once dubbed “the mistake on the lake.”

Three sports stadiums sprang up downtown, but the surge of high-profile development did not save the city from decades of structural change that make it hard for any permanent recovery to take root.

Now a new round of reinvestment downtown has garnered attention from observers who see Cleveland as a bellwether for the Eastern Great Lakes region. “Everyone kind of expected in the 1990s that if we build it they will come,” said Greg Ward, vice president of Wells Fargo’s Real Estate Group in Cleveland. “Now there are concerned people in the real estate community saying, ‘How do we make sure we don’t fumble this round of big development?’”

The major projects this time include the Cleveland Medical Mart & Convention Center, which topped off its steel frame in June, and Horseshoe Casino, which took in $26.1 million after payouts in its first month. By next year new casinos will also open in Columbus and Cincinnati. And commercial tenants like AmTrust Financial are also reconsidering the city, helping to stabilize distressed properties downtown. “This is for real,” said Tracey Nichols, director of the city’s department of economic development. “I think we’re seeing a fundamental shift.”

From one angle, Cleveland looks like the opposite of a dying city. Young people are moving into Downtown and neighborhoods like Ohio City and Tremont, while older adults are leaving these areas for the suburbs and exurbs. The city shrank steadily even as Downtown doubled its population since 1990. And suburban Cleveland has also contracted, as exurban communities in the five counties surrounding the metro area grew. "The city and county governments are working together," Ward said. In a city where a recent corruption scandal indicted dozens of public officials, public trust is key to economic development. “They get development now, and they get the value of a center city as a hub.”

According to a census analysis by the Greater Ohio Policy Center, almost 34,000 members of Generation Y left Cleveland city limits over the last decade.
is Generation Y. The two third of each city's population demographics. Roughly a on their rapidly changing entre- preneurial havens, banking to recast their cities as entre- preneurial havens, banking taking another tack, hoping Columbus and Cincinnati are POCKETS OF GROWTH CINCINNATI: THE ARCHITECT’S NEWSPAPER AUGUST 8, 2012 hub for startups in Cincinnati to help launch Cintrifuse—a announced a two-year leave Procter & Gamble, recently announced a two-year leave that constitutes “downtown”) in new residential sales. The total downtown area popula- tion topped 13,000 last year— a milestone, but a fraction of the population individual neighborhoods once enjoyed. A $48 million renovation of Washington Park is the latest investment by Cincinnati in its urban character. The Washington Park renovation took $17.85 million in city and state grants and loans, $13.3 million in PNC Bank equity through new markets tax credits, and more than $1.6 million in grants from private donors and founda- tions—Procter & Gamble's nonprofit P&G Fund con- tributed $1 million. Some historic elements of the 1855 park remain, including a replica of a Civil War-era cannon. But the thrust of the project was reinvention. The design team included BHDP Architecture, Human Nature Inc., THP, KLU, and ME Companies. They excavated more than 110,000 cubic feet of dirt— and relocated 53 bodies interred there (a portion of the park was once a ecle- try)—to make way for a 450-space subterranean parking garage to serve neighboring businesses. Once 6 acres, Washington Park is now 8 acres and boasts a new playground as well as an interactive fountain. Nearby, Mercer Commons will include 154 units of hous- ing and 26,000 square feet of retail space in refurbished and new infill buildings. With phase one of the region's largest mixed-use development already at capacity, construction contin- ues on The Banks, an 18-acre complex that aims to reclaim the riverfront. Lifted out of the Ohio River floodplain by underground parking garages, the area between two arenas home to the Reds and the Bengals will house another 300 apartments and ground- level retail when phase two breaks ground later this year. The buildings' design may not be as progressive as their role in the city's urban development: The Banks is expected to draw 3,000 residential tenants and up to $3 billion in economic impact for the city and county. Washington Park, which reopened in July, and The Banks join Fountain Square and the Smale Riverfront as the newest vote of confidence for urbanism in Cincinnati. And like those projects, they bear a seal of approval from the Cincinnati Center Development Corporation (3CDC), a prolific nonprofit behind many of the city's recent developments. “There was this movement of people wanting to move downtown,” said Anastasia Mileham, vice president of communications for 3CDC. Last year, according to Downtown Cincinnati Inc., population in the central business district and Over- the-Rhine rose 12 percent. When 3CDC was founded in the early aughts, crime in now-hip Over-the-Rhine was spilling over into the central business district. Fountain Square, “the heart of our city, was kind of this desolate place,” Mileham said. The project gathered funds from city grants and state loans, but the bulk of the project was privately financed, a testament to, among other things, the value of urban renewal to the area’s corpo- rate interests. “Downtown is great for bringing people together to share ideas, but I think the innovation still filters out to the suburbs, as well,” said Michael Hines, a 28-year-old real estate agent who lives in The Banks and works in suburban Hyde Park. “You
gathering considerable momentum. "It's all about pockets. There are pockets of growth everywhere," Hines said. "There are still areas that are hard hit and hard-pressed to rebound anytime soon."

COLUMBUS: CAPITAL INVESTMENT
With more than 55,000 students and a $2 billion endowment, Ohio State University is a natural engine for growth in Ohio's largest city, Columbus. Unlike Cincinnati and Cleveland, Columbus has seen its population rise since 1970. That's due in part to its policy of annexing surrounding areas, but a history of aggressive financial incentives deserves most of the credit for this distinction. The city offers "enterprise zone agreements" for tax abatements of 75 percent, and even 100 percent to build downtown.

Urban apartments are in demand nationwide. The national vacancy rate is 4.9 percent, according to real-estate research firm Reis Inc. But in Columbus, it's only 4.5 percent. Undergrads are joining graduate students and young adults in downtown housing, adding to the biggest construction boom the city has seen since 2005.

"There's an energy now that is becoming self-perpetuating," said Joseph Reidy, chair of Urban Land Institute's Columbus chapter. In the core of downtown Columbus, condo sales have picked up. An older suburban population has remained relatively sedentary, Reidy said, allowing for denser development to emanate out from a "recolonized" downtown.

The city drove that process of recolonization when they razed City Center shopping mall in 2009 to make way for a $146 million office and retail development and $15 million city park called Columbus Commons. One community blogger called the mall "a big abscessed tooth in the middle of the city." It's a fitting image, as the new development's own website describes its "surgical dismantling of the mall space."

The city's proactive reclamation of its urban core continues. Carter, the nation's third-largest commercial developer, is expected to break ground this month on a $50 million residential project abutting the Commons. With more than 100,000 students across more than a dozen institutions of higher education, Columbus has a built-in work force and innovation base that is crucial to the city's future growth. That growth could look very different from central Ohio's traditional patterns of development in open land.

"We should not be cannibalizing farmland," Reidy said. "With the economic situation that we have today, people are starting to realize it is more expensive to support 5-acre lots ever radiating outwards."

A TIPPING POINT?
All three cities are nourishing their urban core activities in a fraction of the growth still seen in suburbs, even if its pace has picked up. Sprawl in northeast Ohio blazed over county lines. A recent report by Policy Matters Ohio found that the state ranks fourth highest in the nation for underwater mortgages, behind Arizona, Florida and California. Cuyahoga County, home to Cleveland, leads the state.

But the financial crisis has also forced many potential home buyers to reexamine some perceived truths about their suburban aspirations: Do I want to own a house? Do I need to own a car?

The future is uncertain for Clean Ohio grants and other state programs that helped fund recent development. And despite a corporate community invigorated by a "modernized" business-friendly tax system, tax incentives are still needed to keep this return to the city at full steam.

Each city believes it is building on good bones, and demographics put the onus on the younger generation. All three cities saw their population rise since 1946 and 1965 have left the city since 1980. That's a lot of room for new ideas.
WATCH WHAT WE CAN DO

GKD Mediamesh® transformed one of New York's most forgettable buildings into a model of modern technology.

Port Authority Bus Terminal
42nd St and 8th Ave, New York City

We can’t just show you a picture. GKD Mediamesh® is best seen in action. Watch what we can do.
Architects are using facades to push the green building revolution. Advances in technologies like glass fabrication and performance-modeling software have been a key to making this happen. But now that the first wave of high-performance buildings have been in play for a number of years, the industry has new post-occupancy data applicable to the next generation of energy-efficient buildings. Software is also helping people collaborate in unforeseen ways, allowing architects to do productive, real-time work with fabricators and facade consultants no matter their geographic location.

And with improvements in digital design software, architects are not just creating building enclosures that passively reduce a building’s energy consumption. Facades are now active participants in their interior and exterior environments, with operable components and energy-collecting systems that can power many of the functions within. Photovoltaics continue to grow in popularity; one report from NanoMarkets, an industry analyst, estimated the total market for BIPV glass will reach $6.4 billion in revenues in 2016, compared with $1.5 billion in 2012.

Material advances, too, are making building skins more efficient. Architectural products are slimming down; long a staple of European rainscreen design, thin-form ceramics only a few millimeters thick are taking their place on building exteriors as a lightweight, high-design option for a range of projects in the United States. Concrete is also having a revolution as a facade material, with new advances in ultra high-performance mixes that are lightweight and can be manufactured almost anywhere in the world. Glass-fabrication technology is allowing fabrication of larger panels, reducing material consumption for many projects. Metal, too, is being modeled in new and exciting ways. While structural steel systems continue to bend, twist, and conform innovatively, the world’s most cutting-edge architects are showing that their fascination with bending, perforating, and finishing metal continues.

Ultimately today’s facades are more than the sum of their parts, allowing not only these buildings but our cities as a whole to function more efficiently than ever. JENNIFER K. GORSCHE
New Solarban® R100 solar control, low-e glass.
A better glass for a better environment.

Clean lines. Clean look. Clean conscience. It's a lot to expect from an ordinary piece of glass. Then again, Solarban® R100 solar control, low-e glass is about as far from ordinary as you get – thanks to a Solar Heat Gain Coefficient of .23 and a neutral-reflective appearance that lets your building put its best face forward. And you'll really be surprised by the extraordinary energy savings you can expect with Solarban R100 glass. To get your copy of the white paper, go to ppgideascapes.com/SBr100.
Long scattered over several Manhattan buildings, the John Jay College of Criminal Justice decided several years ago to unite its facilities with one vertical campus. Designed by SOM, the new 625,000-square-foot building doubles the size of the school’s facilities, adding classrooms, labs, auditoriums, offices, and student spaces to meet increasing enrollment. The building’s stacked, cascading layout allows students to collaborate across disciplines, and the architects wanted this function to be visible from the exterior as well. Framed glass setbacks for the cafeteria, labs, a 250-seat classroom, and large lounge area highlight the building’s diversity from the street and emphasize the “transparency of justice,” said the architects. The rest of the building has a skin of aluminum panels and fritted and transparent low-e-coated insulated glass units, all fabricated by Vitracon, which are arranged in a staggered pattern on all four sides (every third panel is transparent). The typical panel dimension is 6 feet, 8 inches by 15 feet.

Baker Metal Products provided extrusion fabrication and subassembly services, and units were later assembled at the Eprata, Pennsylvania, facility of facade design/build consultant Enclos. Enclos conducted two laboratory performance mock-ups to confirm each curtain wall system’s performance, with validation including on-site water chamber and hose testing. Because of the college’s urban location, installers used three methods to install 240,000 square feet of facade: hydraulic crane, pallet stacker, and monorail systems. Enclos also provided installation services for the building’s metal panels, canopy and soffits, louvers with steel supports, and glass and aluminum doors.

Depending on how it is approached, the facade presents a different effect. Vertical fins with depths of 3 to 11 inches encircle the building in bands. Finished with silver mica-flake paint on one side and silk-screened with red dots on the other, the fins make the building look red when seen from the east and approached counterclockwise. The effect connects the building with the brick facade of nearby Haaren Hall, the college’s main location previously, and with North Hall, a former shoe factory building. From the other direction, aluminum and glass materials fit with the school’s newer glass-clad neighbors on 11th Avenue.
This year, Nashville-based Bridgestone Americas celebrated the opening of its new 265,000-square-foot technical center in Akron, Ohio. Designed by Ohio-based SoL Harris/Day Architecture, the facility is one of the company’s three technical centers worldwide; the others are in Rome and Tokyo. The project houses a research laboratory that the tire maker uses to test new tire compounds, as well as prototype and quality-control engineering offices and additional office space for almost 450 employees. A pedestrian bridge with custom ceramic-frit glass spans Akron’s South Main Street to connect to a new 400-car parking structure on the nearly 25-acre campus.

Built to LEED Gold specifications, the technical center does not rely on just one enclosure system to function efficiently. Instead, it incorporates a range of efficiency-enhancing products from Bridgestone’s Firestone Building Products division, including the S-4500 Aluminum Panel Rainscreen System, Flat-Lock Stainless Steel Wall Panels, UC-600 Aluminum Exposed Fastener Panels, UC 500 Aluminum Soffit Panels, S-200 Aluminum Column Covers, Aluminum Sun Screens, and LS-1 Light Shelves. Using the company’s suite of products also helped the project stay on a tight schedule—from its February 2010 groundbreaking to its official opening in April 2012.

In addition to the light shelves and screens, reflective roofing and a vegetative roof reduce the building’s cooling requirements, while an on-site cistern collects water for irrigation. A high-performance, triple-glazed facade system uses United Architectural Metals UAM 275-925 TRIPLE, a thermally broken unitized curtain wall system designed to accommodate Viracron’s 1-3/4-inch triple-glazed units across 50,000 square feet of curtain wall.
In an arid climate like Dubai’s, a building’s enclosure system is its most important protection against days that average a high of 108 degrees in summer. This is especially true for the world’s tallest building, the Burj Khalifa, whose 2,650-foot height is clad in more than 1.8 million square feet of Guardian SunGuard Solar Silver 20 and Guardian ClimaGuard NLT Low-E glass.

The project’s glass provides an anti-glare shield for the strong desert sun, and a high light reflectance to keep the interior from overheating. It also withstands extreme desert temperature swings and strong winds, all while meeting the SOM architects’ vision of a matte silver reflective color for the building without use of tinted glass or ceramic frit.

Guardian’s first conversations with the architects included discussions about glass thickness calculations based on wind loads, as well as calculations that took into consideration glass movement and temperature differences between the ground floor and the top of the tower during each season. Stress on the glass caused by the temperature difference between production and installation conditions was another important consideration in determining glass thickness.

The glass is positioned vertically in the facade frame and segmented around the tower to avoid the visibility of small distortions that occur during the heat-strengthening process of glassmaking. (In a completely flat facade, the high reflective glass would show more distortions.) Heat strengthened glass has been subjected to a heating and cooling cycle and is typically twice as strong as annealed glass of the same thickness and configuration. Throughout the manufacturing and installation process, Guardian instituted tight quality control to ensure that the building’s nearly 26,000 panels would live up to the standard of the record-breaking structure.
How Guardian SunGuard helps improve patient care and recovery.

With light.

Well-daylighted hospitals with outdoor views enhance patient care and recovery. That's why HKS specified Guardian SunGuard glass for the C.S. Mott Children's Hospital, in Ann Arbor, Michigan. The combination of Neutral 40 and SuperNeutral 68 in an insulated glass unit delivers plenty of visible light and a low, 0.25 solar heat gain coefficient, all with lower reflectivity than previously possible, so patients can easily see outside. HKS's selection of SunGuard products also improved the building's energy efficiency and created a comfortable setting for children and families. The building is LEED Certified Silver. For complete performance data, project photos and other ways to Build With Light, visit SunGuardGlass.com. Or call 1-866-GuardSG (482-7374).
COMPOSITES

3-FORM
A leader in design-forward "ecoresin" based materials for indoor and outdoor architectural applications, including the high-performance polymer Kodak XT with 100 times the impact strength of glass and made with 40 percent preconsumer recycled content. 3-form.com

DUPONT CORIAN AND DRI-DESIGN
The new Dri-Design Wall Panel System (above) with DuPont Corian EC is exterior cladding engineered to facilitate innovative design, efficient installation, and sustainability. dri-design.com/corian

ETERNIT
Eter-Color is a fully compressed, autoclaved, fiber-cement panel for interior or exterior applications. The panel is through-colored and is available in a variety of formats. fiberceMENTproducts.com

FORMICA VIVIX
Exterior panels for vertical applications with a rain-screen attachment system are offered in solid colors, patterns, and wood grains that withstand exposure to sunlight and weather. formica.com

KERYSLER & ASSOCIATES
The California-based custom fabrication shop specializes in the design, engineering, and manufacture of composite products for architecture, sculpture, and industrial applications. kreyssler.com

LUMINORE
A cold-spray application process applies a protective layer of metal over a variety of exterior facade surfaces, including concrete, fiberglass, and foam. luminore.com

PARKLEX
High-density stratified timber facade panels use Everlook, a special overlay that dramatically increases the normal life of the panel, improving UV resistance and color stability. parklex.com

TRESPA
Trespa Meteon panels are ideal for use in innovative and functional ventilated rain-screen cladding systems, on their own or in combination with other materials. trespa.com

CERAMICS/CONCRETE

COTTO D’ESTE
Italian manufacturer of porcelain stoneware floors, also makers of Keralite an ultra-thin ceramic tile for cladding. cottodeste.it

LAFARGE DUCTAL
Ultra high-performance concrete technology increases options for new and renovated facade designs with new shapes and finish options. ductal-lafarge.com

LAMINAM
Porcelain stoneware slabs measuring 1000x3000x3 mm allow for high-performance, lightweight ceramic ventilated facade designs in a range of finishes. laminam.it/en

MARAZZI
Porcelain stoneware for ventilated walls is available in multiple colors and styles; large-format tiles resist abrasion, fading, graffiti, and harsh weather conditions. marazziarchitectural.com

NBK CERAMIC
This Hunter Douglas Company makes large-size terra-cotta rain-screen elements in custom pre-cast and baguette formations. TERRAART product line offers a suspended facade system using ventilation and pressure-equalizing elements for building envelope protection. nbk.com

PALADIO
Specializing in turnkey rain-screen facades, the company makes terra-cotta tiles designed for easy installation with stone, porcelain, and metal on a pre-engineered substructure. palagiouusa.com

GLASS

GLASPRO
The structural and architectural glass manufacturer has a 75,000-square-foot California fabrication facility in which to create technically advanced custom glass. glas-pro.com

GUARDIAN INDUSTRIES
Guardian and Pythagoras Solar now manufacture and market SunGuard Photovoltaic Glass Units (PVGU) for commercial buildings. sunguardglass.com

OLD CASTLE GLASS
From a major supplier of architectural glass systems and custom curtain and glass, Old Castle has evolved to providing entire integrated building systems. oldcastle.com

PPG
New commercial building products include a passive-solar, low-e glass for cool climates and a self-cleaning glass for skylights, canopies, and other sloped glazing. ppg.com

SAGE
This spring the French glass giant Saint-Gobain acquired Sage, makers of electrochromic smart windows that can tint and block light using only 0.28 watts per square foot of glass. sageglass.com

SOLADIGM
Based in Milpitas, CA, Soladigm specializes in green building products, including the introduction of a new energy-efficient dynamic glass manufactured in collaboration with Guardian Industries. soladigm.com

SOUTHWALL AND PLEOTINT
New high-performance insulating glass is the first to combine suspended-film and sunlight-responsive glazing technologies to reduce solar heat gain and increase energy savings. southwall.com

TGP ARCHITECTURAL
Technical glass product manufacturer provides innovative specialty glass, including the new linear self-supporting channel glass, Pilkington Profilit, and steel framing systems. tgpamerica.com

SUNGLASS.

VIRACON
VE-45, a new low-emissivity coating, improves the balance between visible light transmittance, solar control, and enhanced U-values. viracon.com

W&W GLASS
W&W Glass is a structural glass and metal contractor specializing in curtain walls, storefronts, entrances, ornamental metal, skylights, and Pilkington Planar sss structural glass systems. wwglass.com

SUNLIGHT AND WEATHER
Materials that withstand exposure to sunlight and weather.
DORALCO
The custom architectural metal company specializes in innovative custom metal fabrication for projects seeking LEED certification. doralco.com

FABRAL
The Lancaster, PA-based metal roof and wall system manufacturer is known for standing seam roofs and standing seam roofs paired with solar. fabral.com

FIRESTONE BUILDING PRODUCTS
The new SunWave SMRT is a solar-powered day-lighting solution that brings high levels of diffused natural light into buildings, reducing lighting energy consumption by 50 to 80 percent. firestonebpco.com

GKD
The Capital Gate Tower in Abu Dhabi is clad with a GKD Tigris stainless-steel splash that eliminates more than 30 percent of the sun’s heat from the building. gkdmetalfabrics.com

KALZIP
Kalzip is a multi-component system offering solutions and finishes for roofs, facades, and the entire building envelope. kalzip.com

METALS/MESH/TENSILE FABRIC

ALPOLIC
Alpolic/fr is an advanced fire-retardant exterior cladding composed of a mineral-filled, fire-resistant thermoplastic core sandwiched between two thin metal skins. alpolic-northamerica.com

BIRDAIR
Tensile architecture reduces material usage and increases daylight. Tensotherm with Lumira aerogel fabric membrane now optimizes rooftop thermal efficiencies. birdair.com

CAMBRIDGE
Streamlined manufacturing and pre-engineered systems are customizable to an architect’s vision for any type of project in the United States and internationally. cambridgearchitectural.com

DORALCO
The custom architectural metal company specializes in innovative custom metal fabrication for projects seeking LEED certification. doralco.com

FABRAL
The Lancaster, PA-based metal roof and wall system manufacturer is known for standing seam roofs and standing seam roofs paired with solar. fabral.com

FIRESTONE BUILDING PRODUCTS
The new SunWave SMRT is a solar-powered day-lighting solution that brings high levels of diffused natural light into buildings, reducing lighting energy consumption by 50 to 80 percent. firestonebpco.com

GKD
The Capital Gate Tower in Abu Dhabi is clad with a GKD Tigris stainless-steel splash that eliminates more than 30 percent of the sun’s heat from the building. gkdmetalfabrics.com

KALZIP
Kalzip is a multi-component system offering solutions and finishes for roofs, facades, and the entire building envelope. kalzip.com

RHEINZINK
A range of roofs and facades made of Rheinzink titanium zinc include modular rainscreen panels that allow for quick and cost-efficient installation. rheinzink.us

SEFAR ARCHITECTURE
Vision, a metal-coated precision fabric interlayer is typically laminated within glass or other transparent materials to create unique aesthetic design possibilities in facades. sefar.us

SYNTHEON
The ACCEL-E wall system combines the strength and performance of cold-formed steel framing with the insulation properties of expanded polystyrene. syntheoninc.com/accel-e

UNI-SYSTEMS
Facilitated by a team of engineers, the company’s kinetic architecture solutions turn buildings into mechanized structures that change with climate, need, or purpose. uni-systems.com

U.S. ALUMINUM
This subsidiary of C. R. Laurence manufactures and supplies aluminum curtain walls, window walls, hurricane resistant systems, blast mitigation systems, and sunshades. usalum.com

The One Event For Metal Construction Products, Technologies and Solutions

METALCON INTERNATIONAL
TWENTY TWELVE
IMAGINE
DONALD E. STEPHENS CONVENTION CENTER
OCTOBER 9-11, 2012 / CHICAGO, ILLINOIS

www.metalcon.com
For more information call 800.532.765 or 630.785.0055

Sponsored by
Produced by
Trak Sponsors
Diamond Sponsor
The green roof industry is thriving!

Come to Chicago this October to make living architecture a part of your future!

10 CITIES ALIVE
10TH ANNUAL GREEN ROOF & WALL CONFERENCE
CHICAGO: OCTOBER 17 - OCTOBER 20, 2012

www.citiesalive.org

CitiesAlive attendees can earn continuing education credits through LA CES, GBCI, AIA CES, APLD, RCI, and GRHC.
Marks’ legacy as a potter was cut short by the Nazi party when in 1935 they declared her artwork “degenerate,” prevented her name from entering the list of Bauhaus greats. To explore Marks’ work and the circumstances that have followed since, the Milwaukee Art Museum, in collaboration with the Marsh Gallery of the Milwaukee Institute of Art and Design, presents the first American exhibition opening in recognition of the 120th anniversary of the birth of Alexandra Rodchenko, Moscow Design Week organized a poster campaign honoring the Russian avant-garde artist, graphic designer, and photographer. Commissioning work from twenty prominent Russian poster artists, the campaign sought to create a dialogue between contemporary graphic designers and a master of the discipline. Sergei Serov, curator of the project, writes, “The posters are not only a tribute to the great artist, but a reflection on the historical destiny of graphic design.” The posters all bear Rodchenko’s influence in unique ways. Elements from some of his most notable designs are repurposed, utilizing Rodchenko’s own language of collage and geometric composition. These strcit geometries inform Nikolai Shchekotikhin’s entry, above, where simple geometric forms are abstracted and composed as a Rodchenko-inspired typography.
**BIG IDEAS, MURKY PRESENTATION**

**Waterline**  
McCormick Bridgehouse and Chicago Museum  
376 North Michigan Avenue  
Through August 31

Waterline, an exhibition of proposals for redeveloping one segment of the Chicago River, is chock-full of interesting ideas. But unless you’re well versed in deciphering the kinds of materials architecture students prepare for their studio projects, you might have some difficulty discovering them. The show is a product of an innovative program at the Harvard Graduate School of Design (GSD) that encourages its students to look for challenges well outside the confines of its storied Yard. As Skidmore, Owings & Merrill Urban Design partner Philip Enquist explains, GSD invites architects throughout the world to come to Cambridge and pitch their ideas for an on-site, concentrated design studio experience. He brought the concept for a re-imagining of the river’s south branch, and twelve students—a mix of architects, landscape architects, and urban planners—signed up. Enquist says the students spent four days in Chicago for site visits and meetings, and each presented an solution that addressed a problem in one or more of three areas: the river’s economy, its ecology, and its culture.

Unfortunately, it’s hard to judge most of them based on what they’ve presented on the single banner they’ve been offered to display at the museum. Architects don’t always recognize that most of the world doesn’t think as visually as they do, so when they’re presenting projects to the general public, they often fail to offer any supplemental explanation of what they’re proposing, and the results can be frustrating. Which is not to say there isn’t a lot worthwhile in the show. Even the projects that seem totally undeveloped offer hints of something challenging and provocative. Roger Weber’s City of Rhetoric proposes a zoning-based scheme to promote residential and commercial growth through development of “non-spatial conceptual goals for the riverfront.” It’s unclear, however, what that means.

Some of the projects are much more specifically explained, although their boards leave a lot of questions unanswered. William Dibernardo’s proposal for fish farms that simultaneously provide economic development and address a potential ecological nightmare—the Asian carp invasion—is intriguing, but how will it work? Nina Chase’s concept for development of a Slip District that will create an industry based around waterfront is similarly thought provoking, but overall environmental conditions along the river’s south continue on page 19

---

**Towering Ideas**

**Skyscraper: Art and Architecture against Gravity**  
Museum of Contemporary Art Chicago  
220 East Chicago Avenue  
Through September 23

Chicago seems a fitting place to host Skyscraper: Art and Architecture against Gravity. It is the birthplace of the form that helped inspire these works of art, after all. But for those who live here, it is also a place of tension, yearning, and a peculiar sort of beauty. Nelson Algren once described Chicago as “like loving a woman with a broken nose.”

The exhibition features a diverse group of artists from around the world and across time, working in many media. Their work does not focus on formal beauty, although paeanos to the Chrysler Building and Marina City appear. Instead, the show’s artists dwell on ideas of memory, isolation, and reinvention.

Ahmet Öğüt’s Exploited City is a sculptural amalgamation of buildings damaged or destroyed in terrorist strikes since 1990, accompanied by text written in the style of Italo Calvino’s Invisible Cities: The imaginary city’s inhabitants know they will be “blasted to the ground,” yet they go on “excitedly decorating the house.” The ghost town notably omits the World Trade Center towers, but is denied any nuance (intended or not) their absence offers, due to a curatorial choice to surround Öğüt’s work with a room full of work about the 2001 attacks.

The humanity of skyscrapers is a common thread—far beyond the exhibit room labeled “personification,” in which gallery goers can crank Vito Acconci’s hilarious High Rise to reveal a 20-foot tall erection. Phalluses aside, architectural forms are made human with remarkable subtlety at this exhibit. The form is erotic and overpowering, but with a depth of emotion and a weakness imported by the hands of its builders. Yin Xiuzhen’s Portable City project speaks to transience and memory with her suitcase sculptures of various cities made from used clothing. Even in the at times somber Installation No. 3 by Jan Tichy, an abstract paper structure seems fragile against the projector’s harsh light. Its shadow morphs behind it as the projection shifts, a nod to the people who appear later in silhouette and their crucial, ever-changing perspectives.

Kader Attia’s 2007 installation Untitled (Skyline) looms in the corner of a mostly unoccupied, darkened room. The 40 recycled refrigerators covered in tiled mirrors form a glitzy skyline of garbage, working in the distance. It’s a beautiful contrast to the video piece by Fikret Atya, projected on the wall opposite Untitled (Skyline). It features a man drumming on buckets on a hill above a Turkish town, toward which he kicks his makeshift instrument after a raucous drum session. His declaration of indivisibility amid an unsympathetic city is not out of place.
TOWERING IDEAS continued from page 18 here, but its clairvoyance overwhels the installations in other rooms.

Drumming is still audible from the passageway housing Andy Wartig's anti-film Empire, a stationery shot of the Empire State Building over 8 hours, condensed here to 50 minutes. It's a majestic, perhaps nostalgic, voyeurism—reverent, or at least compassionately curious for one's own world. Michael Wolf's Transparent City photographs depict high-rises in all their claustrophobic wonder. Marina City is one of many subjects photographed in beautiful detail. The buildings' own architectural forms overlay the intricate patterns of daily life that make these vertical cities hypnotic. Shizuka Yokomizo's Dear Stranger project is a bit of willful exhibitionism—Yokomizo's portraits capture high-rise residents just before they close their blinds. The subjects know they are being photographed, but they cannot see their photographer.

This is a wonderful show regardless of the viewer's knowledge of architecture. After all, the skyscraper has served ambivalently as hero, villain, oppressor, and martyr in the story of urban life for nearly 100 years. Now, with the help of these artists, they speak back.

CHRISTOPHER BENTLEY IS AN'S ASSOCIATE MIDWEST EDITOR.

**BIG IDEAS, MURKY PRESENTATION continued from page 18** branch seem to make both projects impractical.

The best of the projects are ingenious, easy to grasp, and actually conceivable. Stephanie Saltzman's proposal for Wolf Point, including a new bridge across the river and a rapid transit bus line, imagines a completely novel transportation artery that really follows the river's flow. The most ambitious presentation is Aleksandr Nizhnikovskiy's plan to use the now-vacant U.S. Post Office spanning the Congress Expressway as an academic/research link between the river and the University of Illinois-Chicago campus and includes a park property built above the city's famed Circle interchange. While audacious, it doesn't seem outside the realm of possibility if executed, and in focusing on the intersection of Congress and Halsted streets, it symbolically carries out one of the prime unrealized aspects of the famed Chicago Plan of 1909.

All of the projects could benefit from a more detailed presentation of the students' proposals. Enquist says the projects will be repackaged for an exhibition later this year at Chicago Architecture Foundation. Let's hope they have the opportunity to do so then.

PHILIP BERGER IS A FREQUENT CONTRIBUTOR TO A/K.

Below: A proposal by Sabatu Dennis
If you’ve ever seen a concert at Millennium Park, you’re familiar with the work of Schuler Shook. The firm does theater planning and lighting design—principal Bob Shook has one foot in each world. Schook helped design the theater spaces in the University of Chicago’s Reva and David Logan Center for the Arts, which will officially open in the fall. It’s the latest in a long list of projects that includes opera houses, worship spaces, and concert venues like the Ravinia and Pritzker pavilions. AN’s Associate Midwest Editor Christopher Bentley speaks to Bob Shook principal of Schuler Shook.

The Architect’s Newspaper: The Logan Center has been billed as a “mixing bowl for the arts.” How did you encourage collaboration through design?

Bob Shook: It was a very interesting project to work on. We were involved very early on, and it was clear to us from the beginning that the university wanted a building that would encourage the various art departments to work together. We do a lot of university projects and what you realize is those departments, they just want their own space, their own territory. It was just the opposite here.

Each department needs their own space, but the building needs to be arranged in such a way that they’re always bumping into each other. I think the building works beautifully, and it is to Tod Williams Billie Tsien Architects’ credit that it does. It’s easy to understand the organization, but at the same time the different areas are distributed in such a way that you can’t avoid each other. The performance hall is very versatile. What were your goals with the design of that space?

The performance space was always envisioned as a space that was optimized for music, but able to do just about anything: movies, theater, dance, all types of performances. One of the main tenants in the building is the theater and performing arts department, TAPS. They wanted to be sure that whatever we did in this space, even though it’s primarily a music space, it’s possible to do a dance performance or theater performance. The side walls of the stage pit and can be made into masking curtains; the back wall can be pulled forward. So that space is fairly flexible. It has a lot of acoustical flexibility as well. There are banners that can be brought down to soften the space if you’re going to use it for film, for example, or spoken word. When those banners go away that space becomes extremely reverberant and you can have a band or an orchestra onstage and really hear how the room reacts. You’ve also designed smaller spaces. Do you try to achieve the same feeling of intimacy between audience and performer no matter the size?

Intimacy is always high on the list. We want there to be a really good connection between the viewer and the performer. There are spaces around where the audience is extremely steep and they end up looking down on the performers, which I don’t think makes for a very good performance space. We think that the performers and the audience ought to be looking at each other in the eye most of the time.

Schuler Shook has a big footprint in the niche of higher education performance spaces. Is that just because they’re the ones who are building?

There’s a lot of that activity going on in Chicago, which is fabulous. Ten years ago all the performing arts construction in Chicago was on the professional level: The Looking Glass, Chicago Shakespeare, and so forth were all done in the last 10 to 15 years. Now it’s all on the higher-ed side. We’re building out an infrastructure for the arts. It’s appropriate for Chicago, which has always been a great community for the arts.

It’s summer concert season, so the Ravinia and the Pritzker pavilions are in full swing. Do you ever catch concerts there? How does it sound to you now?

I love both. Ravinia was an early project for us and I’ve had an affinity for that theater all my life. The big renovation they did 15 years ago really made it a better experience not just for the symphony, but for the audience as well. They’re hearing a lot better than they used to. So I think it will always be a well-attended theater in Chicago. Pritzker Pavilion is attracting a whole new audience to classical music, which I think is fabulous. Attendance for classical music is down nationwide, and I think Ravina is certainly holding its own, and Pritzker Pavilion has been skyrocketing. So Chicago, I think, is ahead of the rest of the country in terms of getting people out to classical music concerts, especially in the summer.

Where does your interest in lighting design stem from? Your interest in performance spaces?

My background was in theatrical lighting. Most people working here have a background either in theatrical lighting or architectural engineering with an emphasis in lighting. If you come out of a program that teaches you about architectural engineering, you’re coming at it from a design perspective, designing lighting. We stand for quality of light. There are a lot of opportunity there, and a lot of new research showing how lighting can be incredibly effective in helping patients recover. Last week the American Medical Association put out a report that was not unexpected from our standpoint showing how much artificial light in patient rooms is detrimental. Lighting can and should support the patient experience better.

We’ve known for a while now that blue light suppresses melatonin, so you don’t want anybody—patient or not—existing in a lot of cool blue light late at night because that will disrupt your sleep. We’re starting now to apply a lot of this research to the lighting of healthcare facilities and I think it’s going to make a huge difference. It’s a somewhat thankless job from a design perspective, designing lighting. Few people who aren’t architects stop and say, ‘I wonder who the lighting designers were.’

A lot of people don’t even know that there is such a thing as a lighting designer. They just think of it as part of the architecture. The user has a certain level of expectation: he wants soft shadows, low glare, bright surfaces. Our goal is to filter out all those things that people object to, that don’t work with lighting. At the same time we want the light to feel as if it totally belongs in that architectural space.

We stand for quality of light. There are so many studies that show the high degree to which lighting can affect performance in an office environment. Another area is just the level of control. Control systems now are very sophisticated—you could be in a cubicle farm and dim your lighting from your computer screen. People like to have control of their environment.
FACADES + INNOVATION will include diverse voices in the creation of high-performance building enclosures, imparting new perspectives on the opportunities for innovation in the delivery of the building skin.