71st Street - Critical Issue - High Level of Vacancies
In 2018 between Jeffery and Yates on 71st Street there is a 77% vacancy rate, of which 52% of the properties are soliciting and the property owners are not actively seeking tenants.

71st Street - Improvement Strategies
Put in improvements to benefit a cluster of tenements in order to reduce vacancy rates and create strategic infill development on vacant land.

Catalysts - Support - Build Off Current Developments
Local Market Grocery Store
ICE Cinegrill Entertainment
Transit Improvements

 Beautification, Streetscape, Lighting, & Signage

Facade Improvements
- Paint
- Brick clean up
- Signage
- Trees / Landscaping
- New windows and doors
- Awnings
- Positive Business Message
- Material Costs
- Facade Improvement Grants

71st Street Corridor Strategies
South Shore Chamber
World Business Chicago
Office of the SIA Wind Aldermen
Community Plan

POP+hypen.capUP

Parcel A - City Owned Site Strategy (low scale)
INFILL DEVELOPMENT - GROUNDS LEVEL, WITH RESIDENTIAL ABOVE (POTENTIAL MEDIUM DEVELOPMENT)

Pop up Precedents and Development Opportunities

Freeform - Pop up Ideas

Temporary - Pop up Ideas

Parcel B - City Owned Site Strategy (medium scale)
Combines three city-owned lots - 25,000 SF / 0.6 acres

Parcel A - City Owned Site Strategy (medium scale)

Concept: Mixed-use development (8-10 Levels at Ground Level Retail + Flushing

71st Street - Vacant Parcel A

71st Street - Vacant Parcel C & D

ARTSPACE ELGIN LOFTS / Elgin, IL

Philadelphia

Chicago, IL

South Shore Chamber
World Business Chicago
Office of the SIA Wind Aldermen
Community Plan

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The neighborhood of Pullman is a planned community famed
throughout the city. Its design was influential in the
development of similar communities across the nation. This
area was designated a National Historic Landmark in
1987, making Pullman one of the first districts to receive
such recognition.

Community + Youth Programs
Health Hub + Community Garden

51st Street

Historic Sears structure and formerly the Elgin Country, and philanthropic gifts.

PULLMAN ARTSPACE LOFTS

Project Details

In April 2015, AIA Chicago and the National Parks Conservation Association brought together urban planners, architects, and residents from the Pullman District in a competition to engage an architectural team that would design a new arts and cultural project in Pullman. The competition was sponsored by the Richard H. Driehaus Conservation Foundation, a program that encourages private investment in affordable housing.

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