



THE HIVE

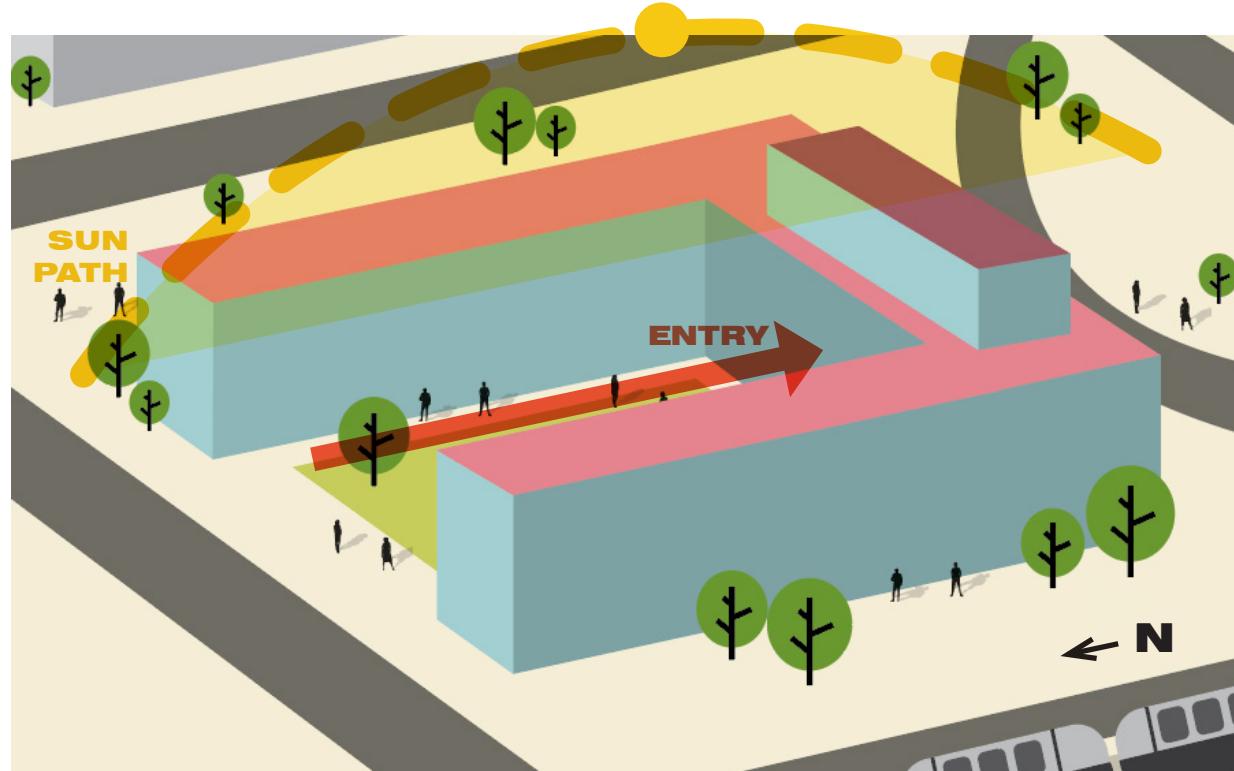
ALEJANDRO BELTRAN
DESIGN DEVELOPMENT PRESENTATION

MS PROJECT 2025



PREDESIGN

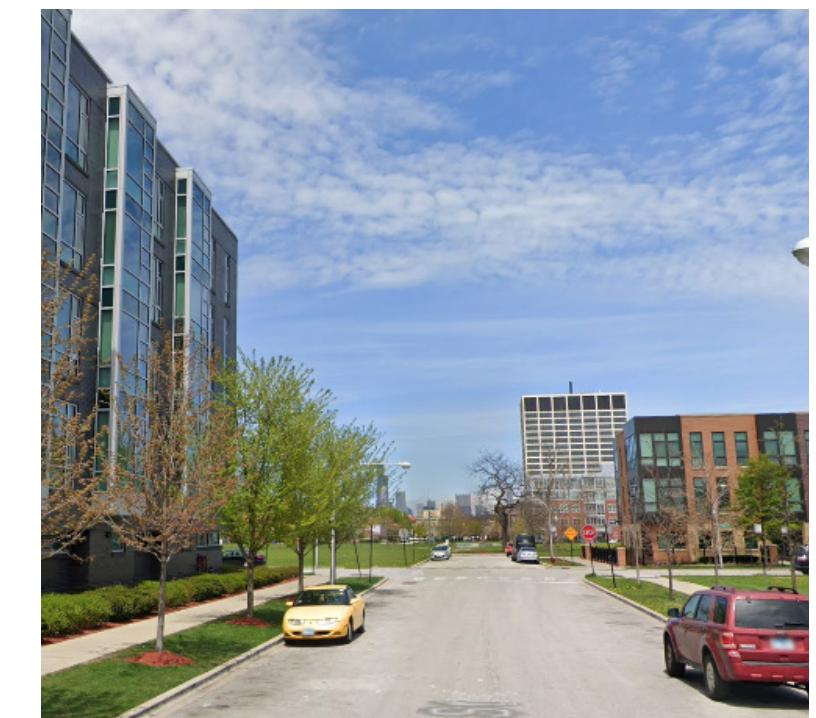
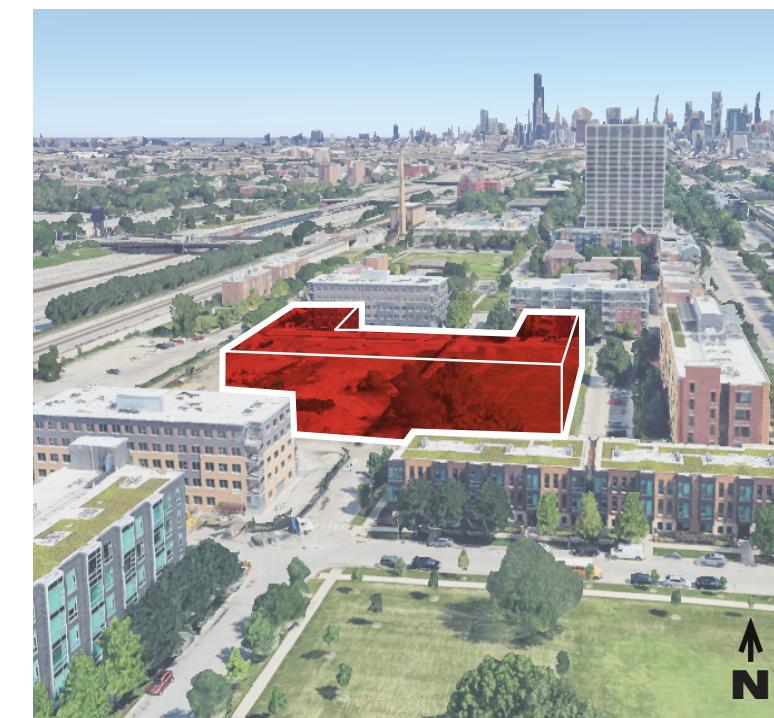
Package



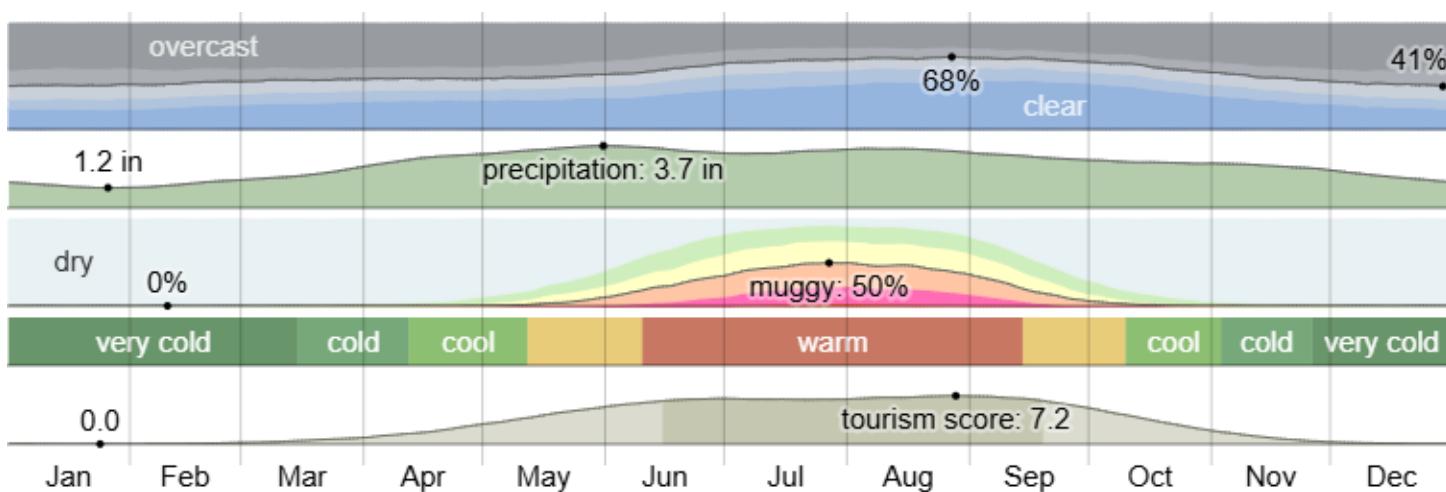
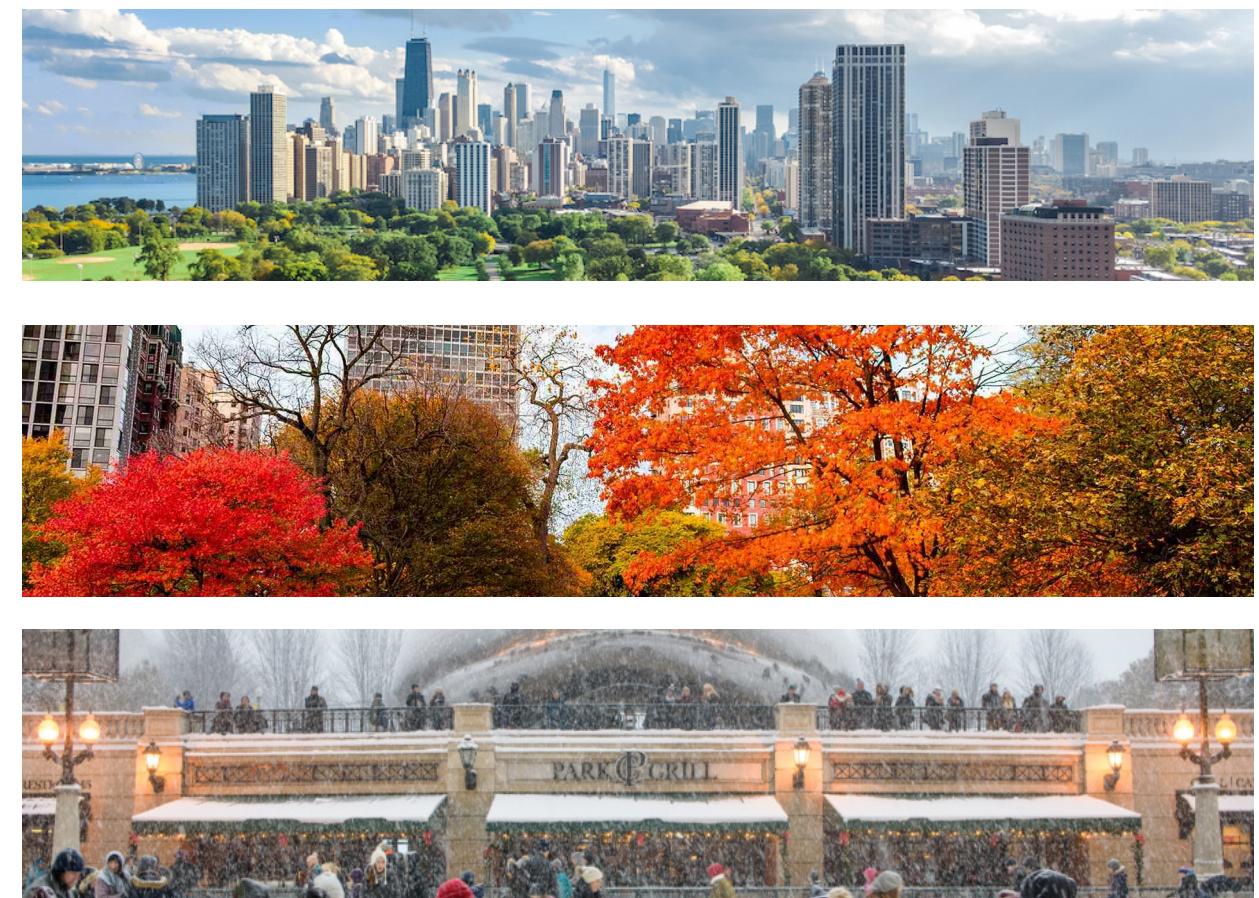
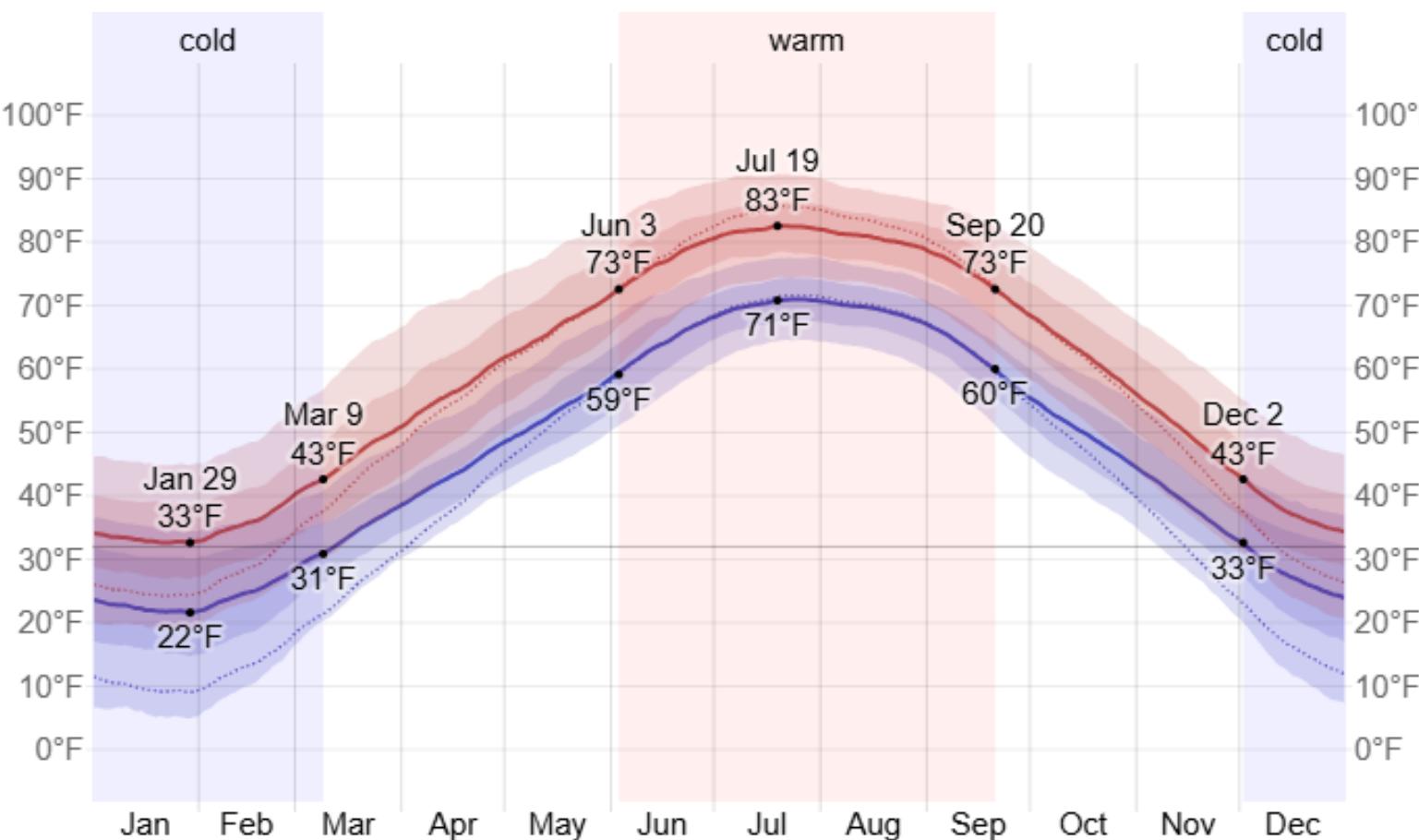
SITE CONTEXT

The site of this multi-family housing complex rests on a roughly 75,000 square foot plot of undeveloped land in the Bronzeville/Douglas neighborhoods of Chicago.

The surrounding architectural vernacular features a mix of traditional brick and art-deco facades, along with contemporary design. Frontage along W 36th St. appeals to pedestrian/transit patterns.



LOCATION ANALYSIS 1

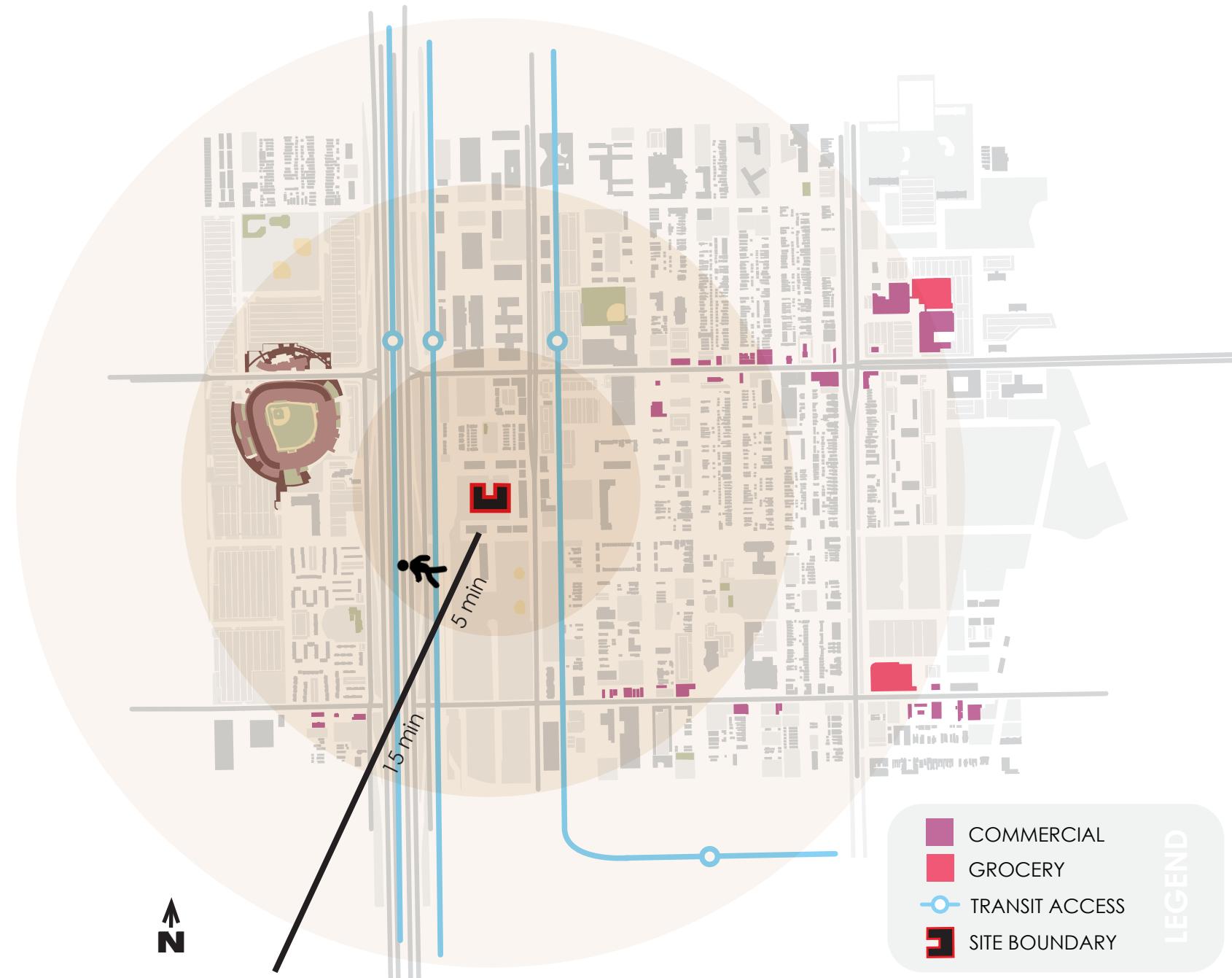


CLIMATE/WEATHER

Chicago experiences significant seasonal variation throughout the year, with long, cold & dry winters and relatively mild summers. High levels of precipitation, daylight fluctuation, & frequent, intense winds suggest critical implications for user comfort and safety.

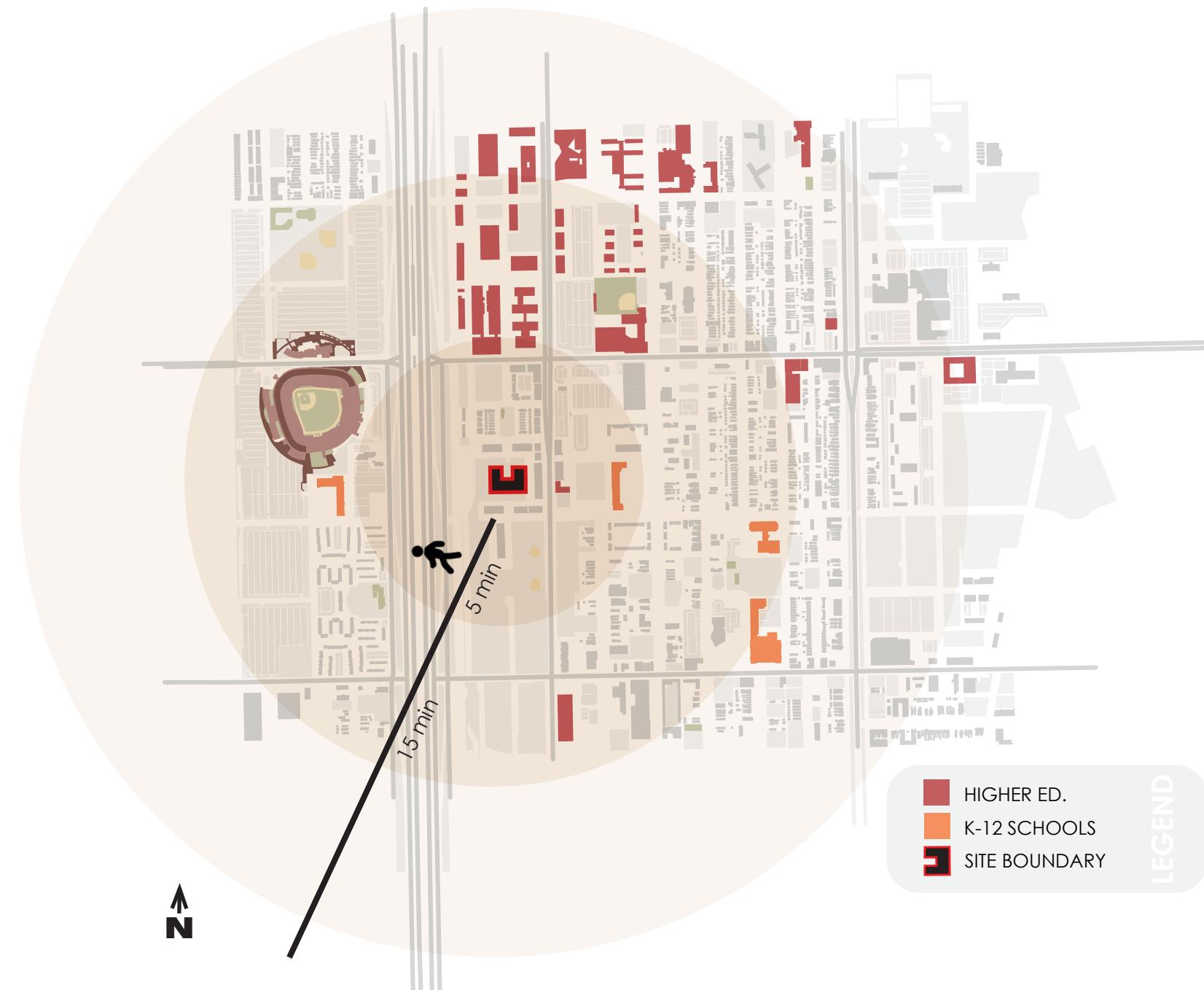
The orientation of the site maximizes available daylight. North facing light in task areas reduces harsh glare or shadow. Vestibules offer temperature control at entrances of community amenities. Activated courtyard spaces leverage seasonal changes to create an immersive experience as users enter/exit from their building.

LOCATION ANALYSIS 1



COMMERCIAL

Commercial development in the area is largely confined to isolated strip malls and a couple of grocery stores on the periphery of the 25 minute walkability zone. Nearby transit lines expand reachable area.



SCHOOLS

A range of K-12 schools, including elementary and high schools are located within a short walking distance. Higher education campuses present opportunities for local partnerships (i.e. tutoring, mentors).

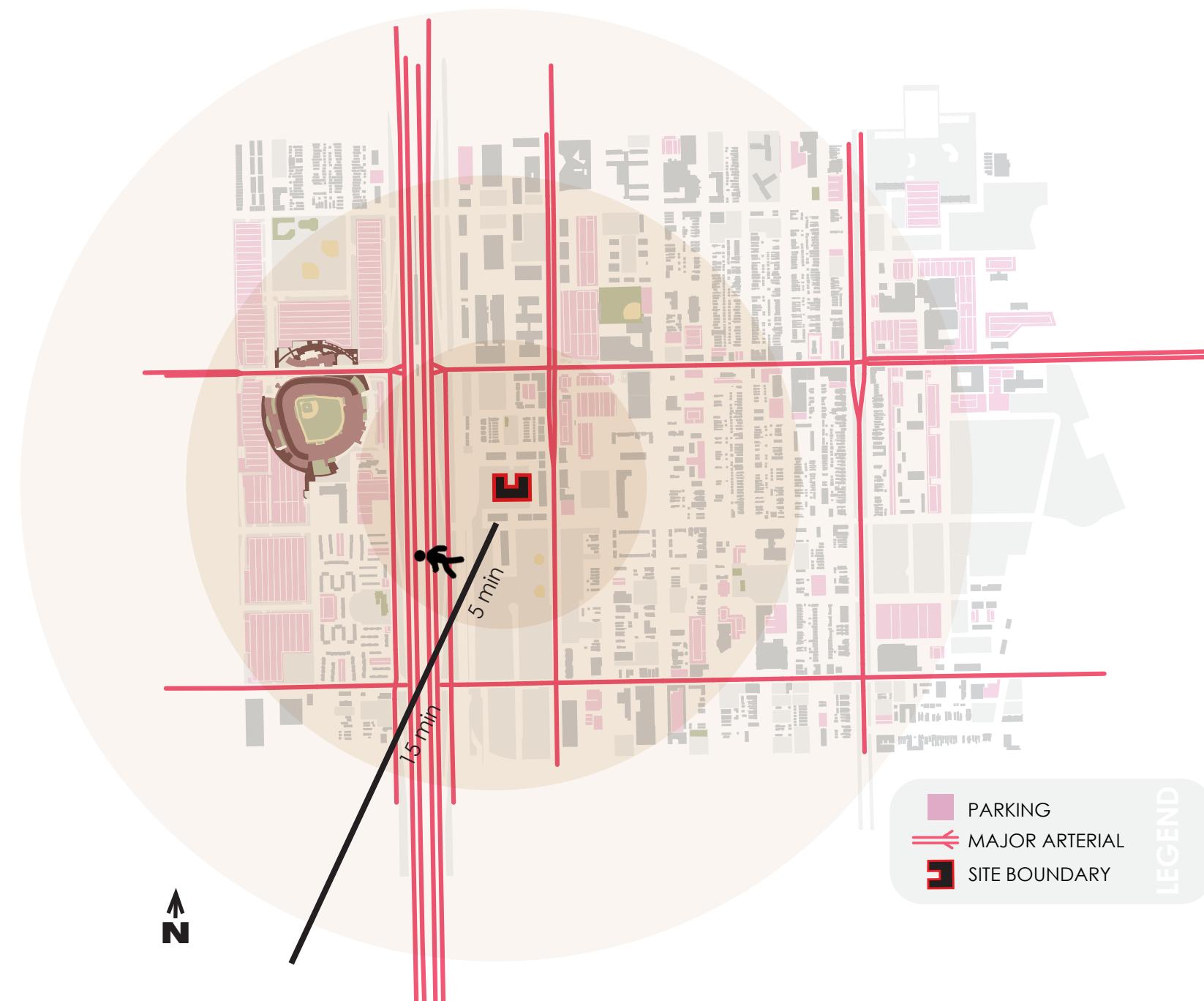
LOCATION ANALYSIS 1



GREENSPACE

While there are a host of green spaces and baseball fields throughout Bronzeville, many plots are underutilized & offer little shade or built infrastructure such as walking/bike paths or playgrounds to attract users.

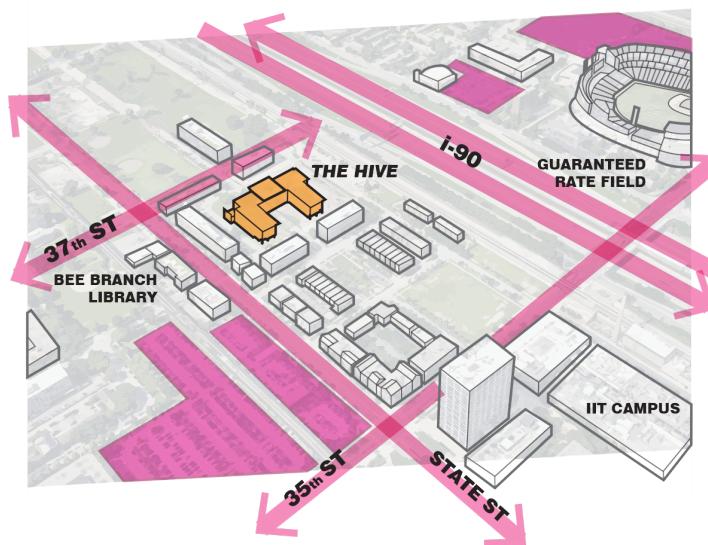
LOCATION ANALYSIS 1



MAJOR ARTERIALS

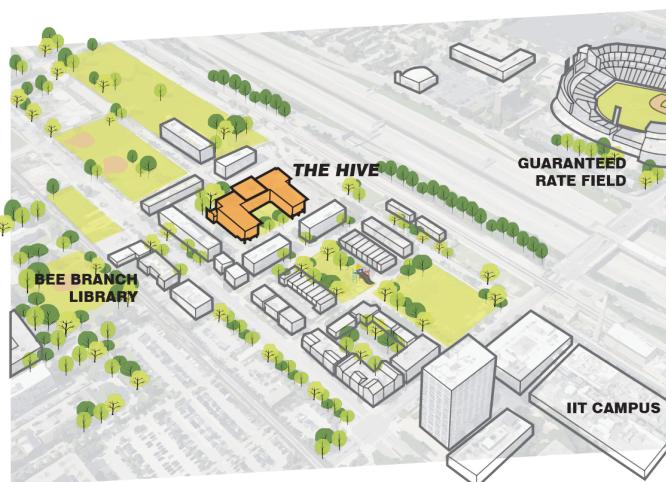
Car-dependent infrastructure (parking lots, highways, & major roadways) dominate the landscape, carving out disjointed city blocks. This affects the overall walkability & safety of accessing nearby services.

LOCATION ANALYSIS 01



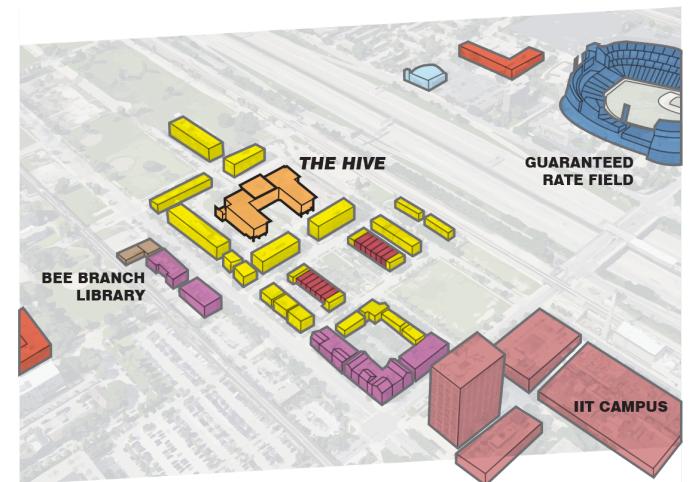
MAJOR ARTERIALS

The site is bisected by several major thoroughfares, nestled between 35th & 37th Street to the north & south and I-90 and S State St to the east & west. These major roads, doubled with large parking lots and car-dependent infrastructure make it difficult to access nearby amenities and fragments pedestrian paths.



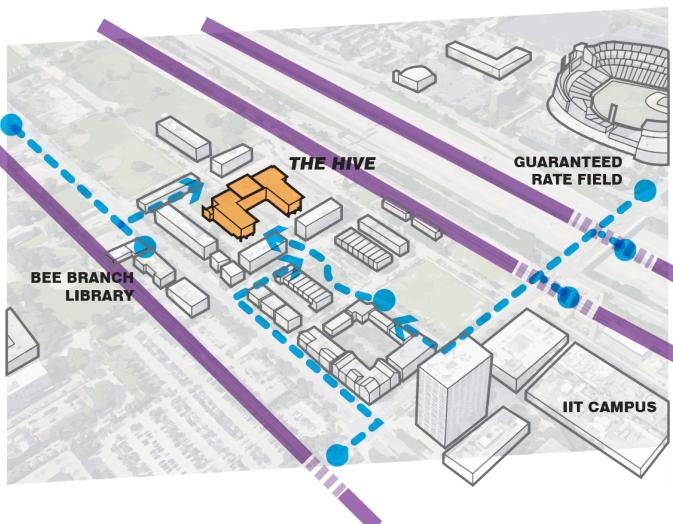
GREEN SPACE

The building will take advantage of the numerous public green spaces that surround the site to bring access to nature for vulnerable groups. Existing parks, open lawns, playgrounds, and pedestrian infrastructure will be expanded upon through an immersive and educational courtyard for residents.



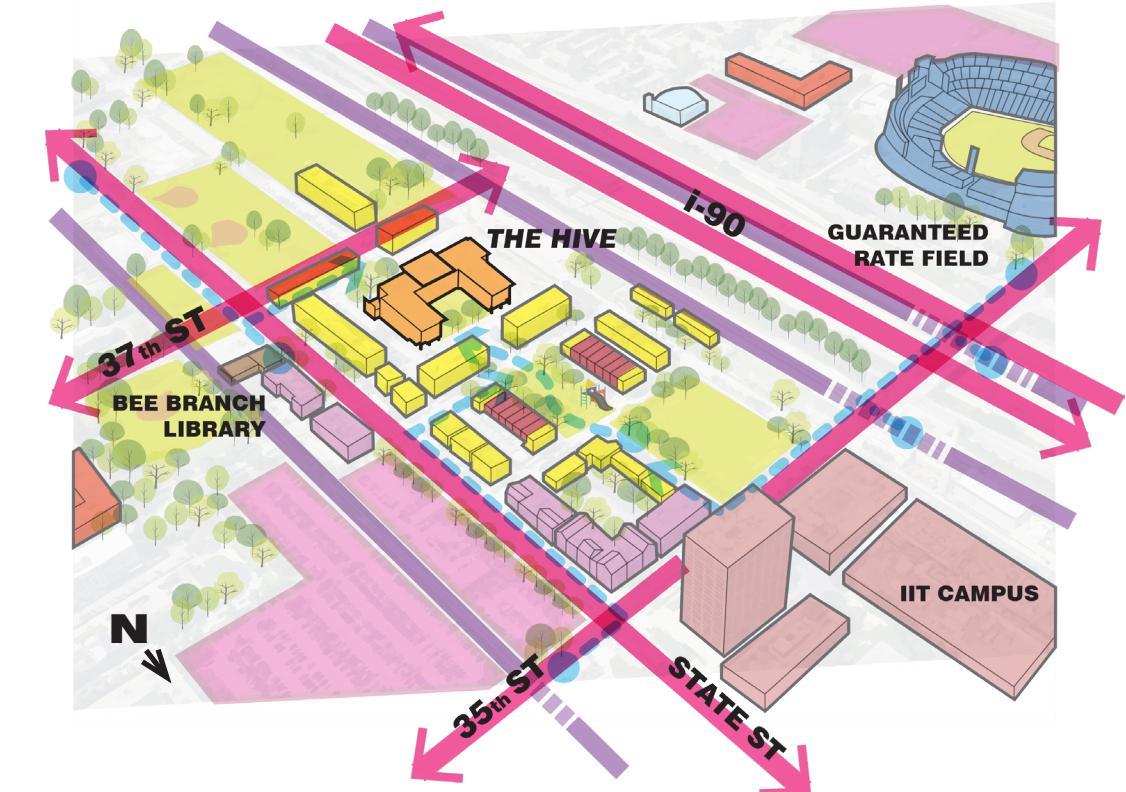
LAND USE

The surrounding land use demonstrates the strong consideration of local context. There are numerous other high density multi-family housing developments, alongside mixed-use development, places of worship and schools that will bring in users for the amenities.



MOBILITY

The site has several nearby public transit stations, enabling users to more easily access employment, other grocery or shopping options, etc. Pedestrian traffic is highly concentrated from these transit points, with others coming from the library & local schools.



LEGEND

	SITE		PARKS / GREEN SPACE
	ROADS		PEDESTRIAN CIRC.
	PARKING		TRANSIT STOP
	HIGH DENSITY RES.		HIGHER EDUCATION
	MIXED-USE		LIBRARY
	LOW DENSITY RES.		PLACE OF WORSHIP
	K-12 SCHOOLS		ENTERTAINMENT

C.H.A.



The **Chicago Housing Authority** is made up of a Board of Commissioners who will oversee the project. They are mostly middle class individuals between **35-65** yrs old of **diverse** racial, ethnic, and gender identities. Most commissioners are lifelong residents and are **homeowners**.

- Must ensure that the design is maximizing efficiency and rentable space; plan to accommodate mixed income to strengthen development

COMMUNITY



Local residents from **Bronzeville** & throughout the **Southside** will utilize the community spaces & shops. The area is predominantly low-income & is a historical center of Black culture & business. Local artists & farmers will contribute to the sense of place by establishing familiarity.

- Universal design to reduce barriers in accessing necessities such as food & wellness services; ramps, clear thresholds, wayfinding & intuitive design

RETAIL TENANTS



The **Busy Bee** convenience store will be located in the ground floor retail space, along with the **Bronzeville Community Co-Op**. The Co-Op will provide access to fresh foods & target an underserved area. Members of the community will directly contribute to the market.

- Merchandising strategy & rentable space; measures for theft prevention, adequate storage & break room, offices to house managerial staff

★ Individuals from outside of the local community will also be secondary users of this space, including visitors of friends/family, local college students, & those attending events at Rate Stadium

RESIDENTS



Multi-generational families with young kids to single, older adults will occupy units, many of whom have **deep ties** to the community. The prevalence of poverty and disproportionate access of resources presents a strong need for amenities that close **gaps** in basic necessities.

- Consider user comfort through comfortable, soft furnishings while maintaining durability for the rate of changeover, wayfinding & intuitive design, mix of private & interactive spaces

RETAIL STAFF



The employees who work at the grocery store and the small retailer are essential users of the space. They **represent** the local demographics of the community and are primarily young to older adults between **20-65** earning minimum wage. They are critical in ensuring the development is lucrative.

- The staff will need a place to take breaks, along with comfortable flooring that they can endure for long periods of time; stools for rest.

LEASING STAFF



The leasing agents and managerial staff will be integral to the **user experience**, fielding inquiries from residents, contacting prospective tenants, & **managing** community reminders & events. These individuals vary widely in age, gender, & socioeconomic background.

- The staff will require proximity to the primary entrance/lobby space. User controls for task-oriented jobs, limited glare & comfortable seating.

FACILITIES TEAM



The facilities crew help to maintain the **daily operations** and **performance** of the building during its full service occupancy hours. Due to the strenuous nature of their work, many may experience chronic pains and long-term physical **impairments** that affect their mobility & comfort.

- The facilities team will need adequate break space due to their long work days, comfortable seating for breaks; intuitive design & proper wayfinding & signage to fulfill job duties.

★ Additional staff employed at The Hive within the retail space, community center/wellness services, etc. will also be impacted by the design beyond these areas of primary interest

LIBRARY STAFF

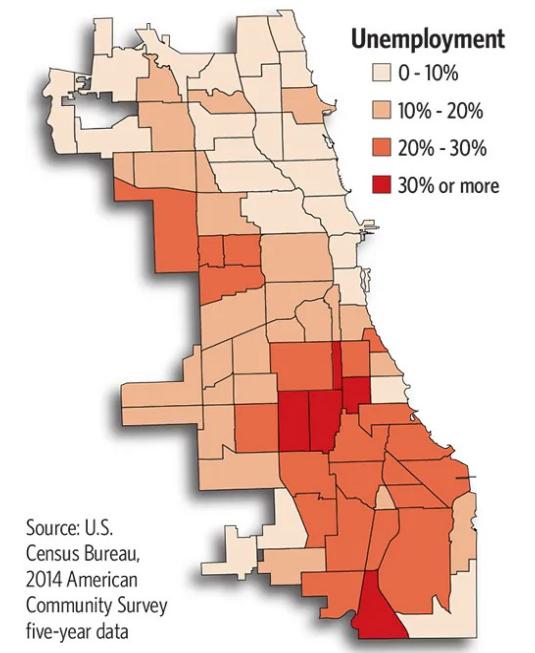


The librarians and assistants that are employed here offer particular **insight** on the site's historical significance and storied past. They are well equipped to offer scholarly **guidance** to young **students** & are primarily college-educated & well compensated.

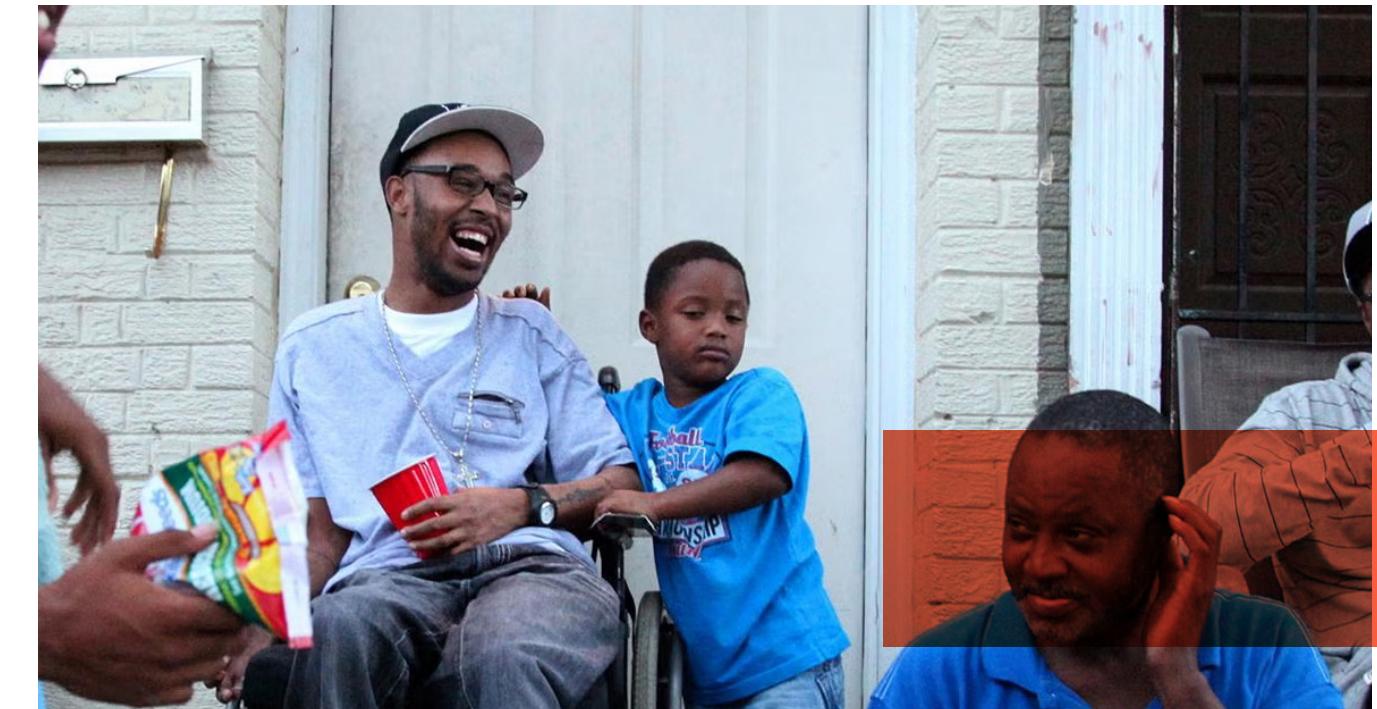
- The library staff will need visual and acoustical privacy from noisier areas of the building to complete detailed tasks; visibility over the stacks & study areas to address inquiries.

PROBLEM STATEMENT

With over 2.6 million inhabitants, Chicago is one of the largest metropolitan areas in the United States, housing a diverse, albeit largely **segregated** urban population. The 'Southside' has long been home to many of the city's predominantly Black/African American neighborhoods and has faced systematic issues of **poverty**, **housing** and **food insecurity**, as well as an overall lack of investment into its public services. School closures, inadequate library facilities, and poorly managed parks support the need for increased amenities catered to local residents. High concentrations of food deserts, illiteracy levels, and cognitive/behavioral disorders were found to **disproportionately** impact the low-income and Black residents in the city (Agurs-Collins et al., 2024; Blanchard, 2023; Owen & Crane, 2022). The housing stock largely fails to address the critical needs of its residents, many of whom have deep social and cultural ties to the community. Such **needs** include equitable access to nature, greater levels of mobility, and career development & educational opportunities within close proximity to where people live. Previous housing developments in the city resulted in severe urban blight and concerns over the safety and well-being of occupants, leading to a growing lack of trust amongst the community in introducing new affordable housing. Many attempts to 'revitalize' derelict neighborhoods have likewise resulted in gentrification, which has pushed out **vulnerable** lifelong residents.



Source: U.S. Census Bureau, 2014 American Community Survey five-year data



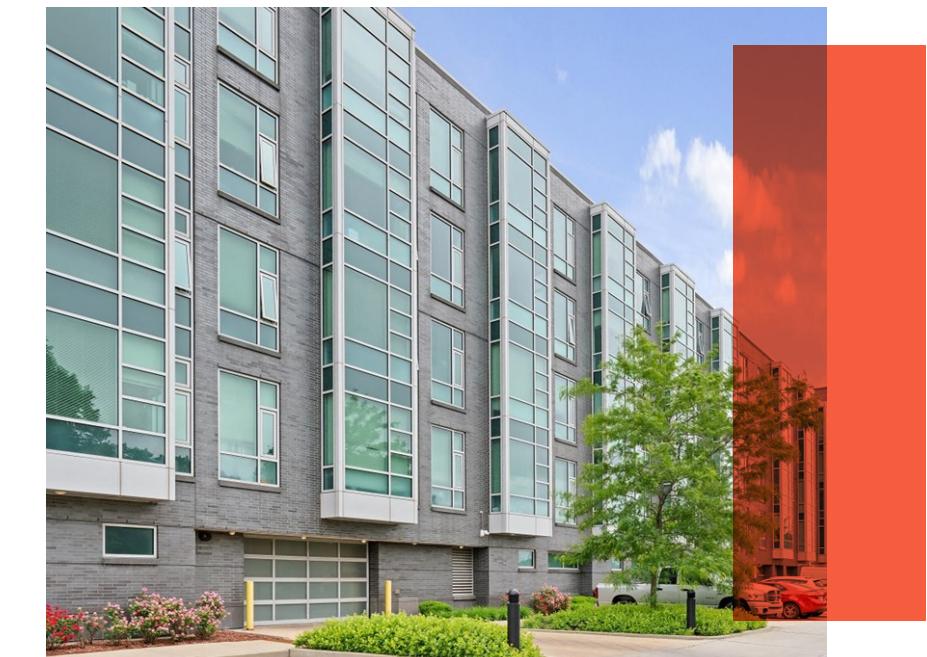
CASUAL COLLISIONS

'Casual collisions' or happenstance meetings between neighbors are a hallmark of a strong community. They represent a sense of genuine compassion and trust, often driven by **shared experience**. For residents in the Bronzeville neighborhood--a place of storied significance as a haven of Black business and culture throughout history--these vital interactions fostered rich art **movements**, inspired the formation of the Chicago Bee newspaper, & enabled communities to organize around each other. For a community traditionally occupied by dense row homes with large front stoops where people often leisureed, these encounters have played an integral role in how people **build relationships**. The design will integrate this concept by utilizing forms that communicate across spaces. Clear sightlines, open layouts, vibrant color palettes, and sociopetal configurations will facilitate **conversation** and **transparency**. Adopting ramps, zero-barrier thresholds, and reachable surfaces will reduce barriers in accessibility and ensure people can **freely engage** with their neighbors. Opportunities for private refuge and visual/acoustical screening will provide users with **choice**, while still maintaining communal zones.

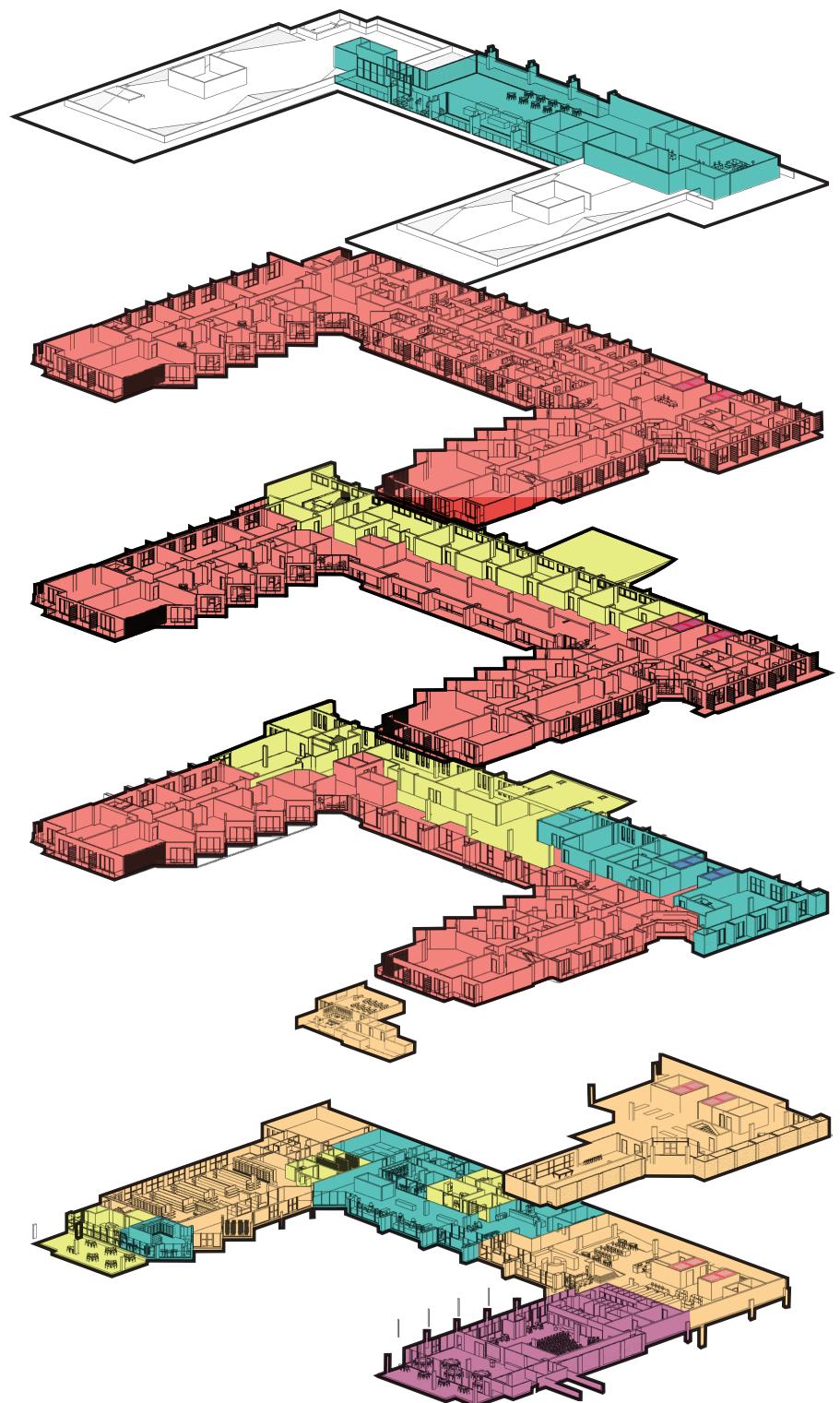
PROJECT STATEMENTS 03

DESIGN OBJECTIVES

The overarching goals for this affordable housing development may be achieved through outlining clear, actionable objectives to track throughout each phase of the design process and ensure **authenticity** and **responsibility** of the design. In order to meet the desire for autonomy by providing services and amenities to users, the design will plan for the needs of **user controls**, **flexibility** in layouts, along with a strong focus on the **health and wellbeing** of occupants. For instance, a mix of community-centric, public gathering spaces and private spaces of refuge will address each individual's varying levels of social interaction and comfort. Leveraging smart technology and promoting adaptability in lighting, acoustics, and visual privacy will likewise enable users to maintain a strong sense of **ownership** over their space. The health and safety of users will be measured through factors such as access to quality views and daylight, the use of durable, non-toxic materials, as well as biophilia and opportunities for mobility. Additionally, local materials and nods to existing **vernacular** of the community will be integral in ensuring that the design connects with residents and separates itself from other projects that have gentrified the neighborhood. For instance, classical facades feature brickwork, while new development in the area has adopted contemporary cladding. **Local art** programs, prominent **wayfinding**, and **intuitive** layouts will contribute a sense of belonging for users.

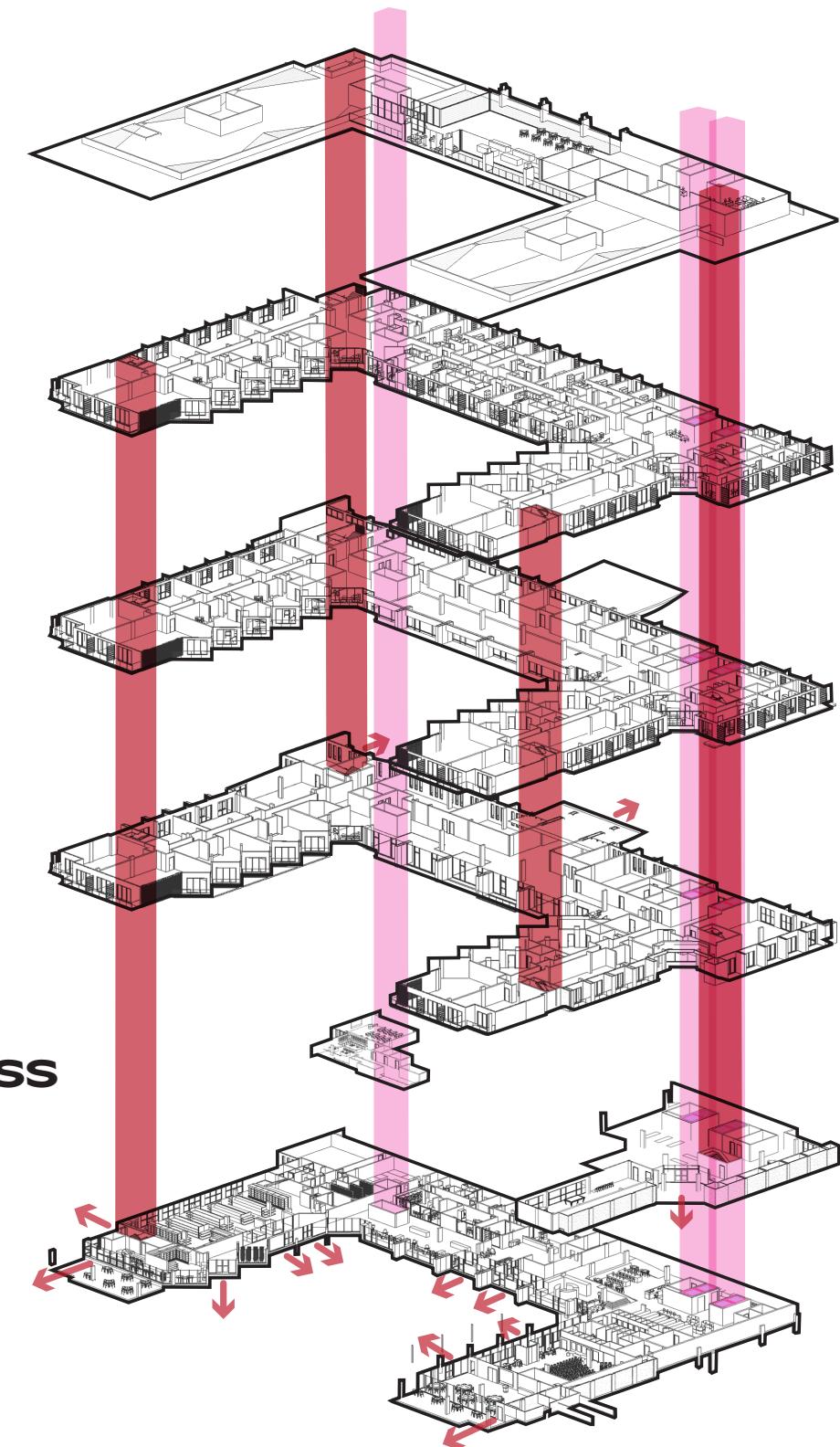


PROJECT STATEMENTS 03



HOURS OF OPERATION

- PRIVATE RESIDENCES
- 24 HR
- 8AM - 5PM
- 7AM - 10PM
- AS PER EVENT SCHEDULE

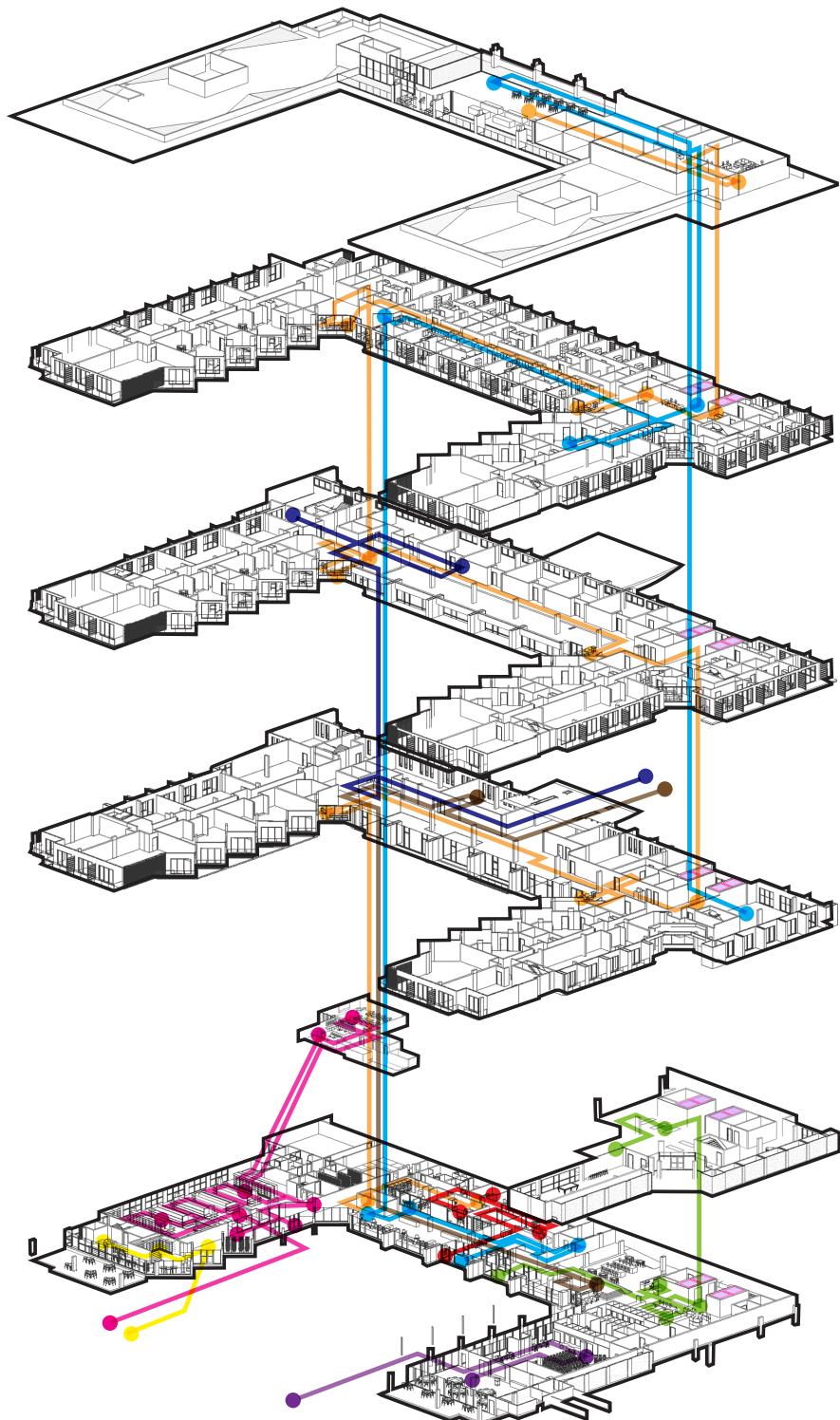


BUILDING EGRESS

- ↗ BUILDING EXITS
- EGRESS STAIRS
- ELEVATORS

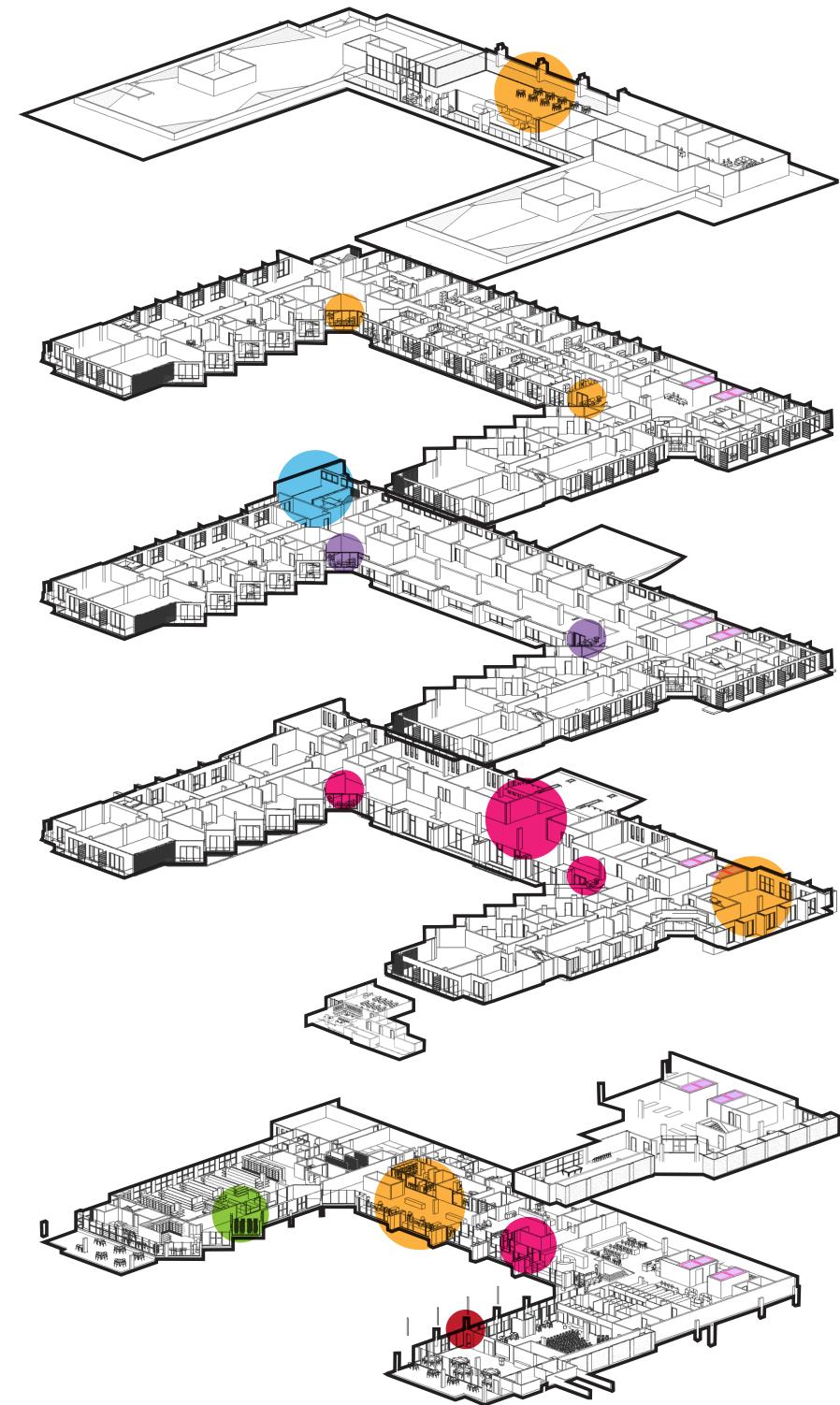
The programming of community and resident spaces thoughtfully considers proximity of relevant uses, privacy, and accessibility through circulation & egress paths.

STACKING DIAGRAMS **04**



COLLISION TYPE

- CO-WORKING
- CO-WORKING & RESIDENTS
- ASSEMBLY & BANQUET HALL
- COMMUNITY & RESIDENTS
- GROCERY STORE & MARKET
- RESIDENTS



The layout of spaces reinforces the design concept by encouraging cross-communication through strategic public gathering spaces and strong visibility/sightlines.

STACKING DIAGRAMS **4**



SCHEMATICS

Package

BUSY BEE & CO-OP



LEGEND

① PATIO	⑥ 24-HR MARKET	⑪ SELF-CHECK	⑯ FROZEN	㉑ PHARMACY
② CAFE	⑦ MARKET ENTRY	⑫ PRODUCE	⑰ MEAT/DELI	㉒ MED. STOR.
③ DRINK BAR	⑧ CART STOR.	⑬ HEALTH	⑱ DAIRY	㉓ MEN'S RR
④ SUPPLY CL.	⑨ ENTRY	⑭ DRY GOODS	⑲ WAITING AREA	㉔ WOMEN'S RR
⑤ RESTROOM	⑩ CHECKOUT	⑮ SNACKS	㉐ CONSULT RM.	

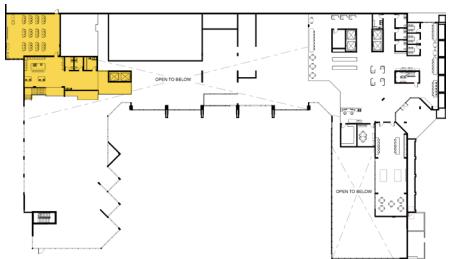
FLOOR PLAN LEVEL 05



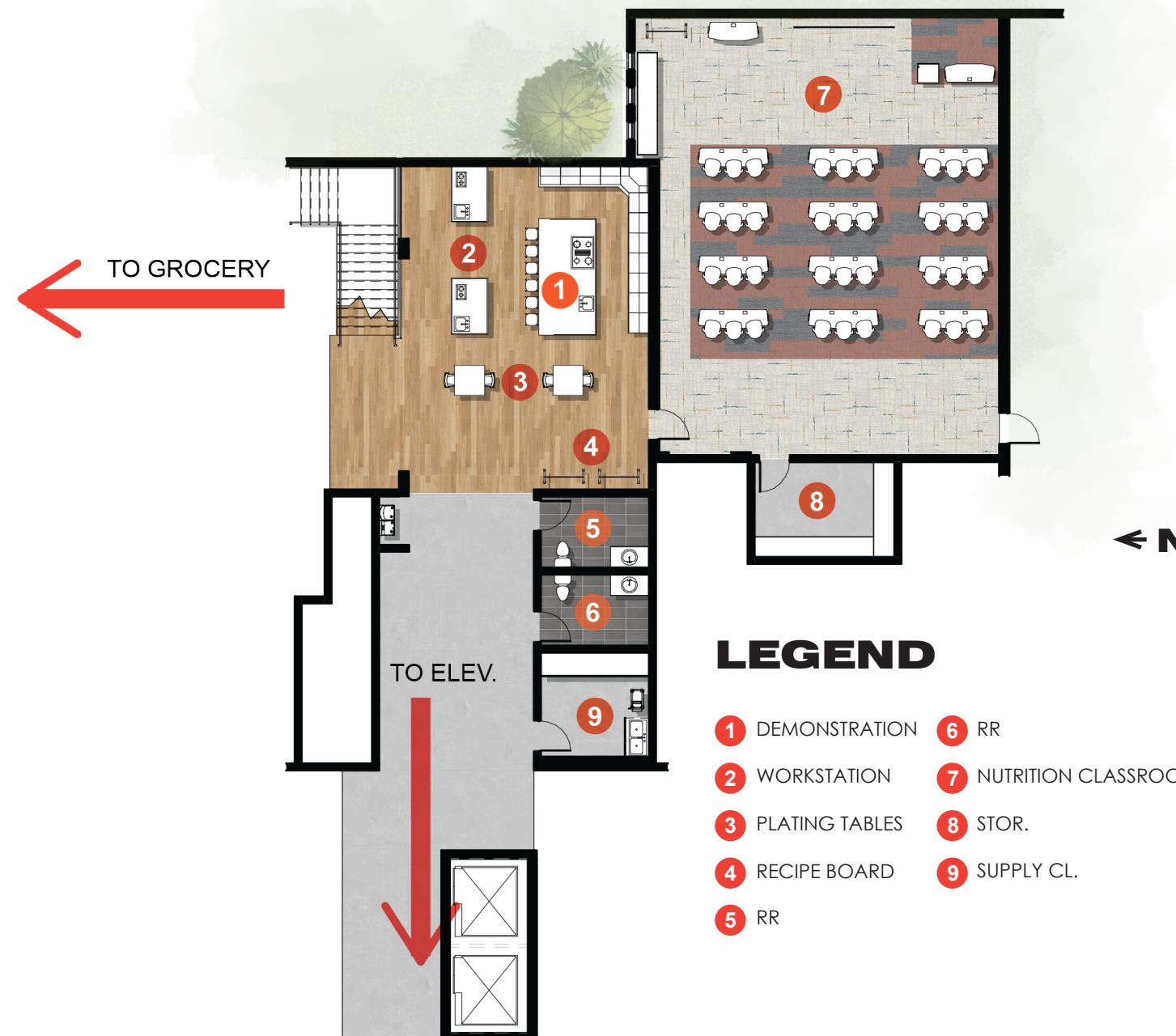
The entry facade of the Bronzeville Co-Op engages users through bold graphics that establish visual connections to healthy foods & nutrition. Efficiency is maximized at point of sale.



Merchandising strategy is leveraged to encourage users to purchase fresh produce through full-spectrum lighting & programming along the store's perimeter.

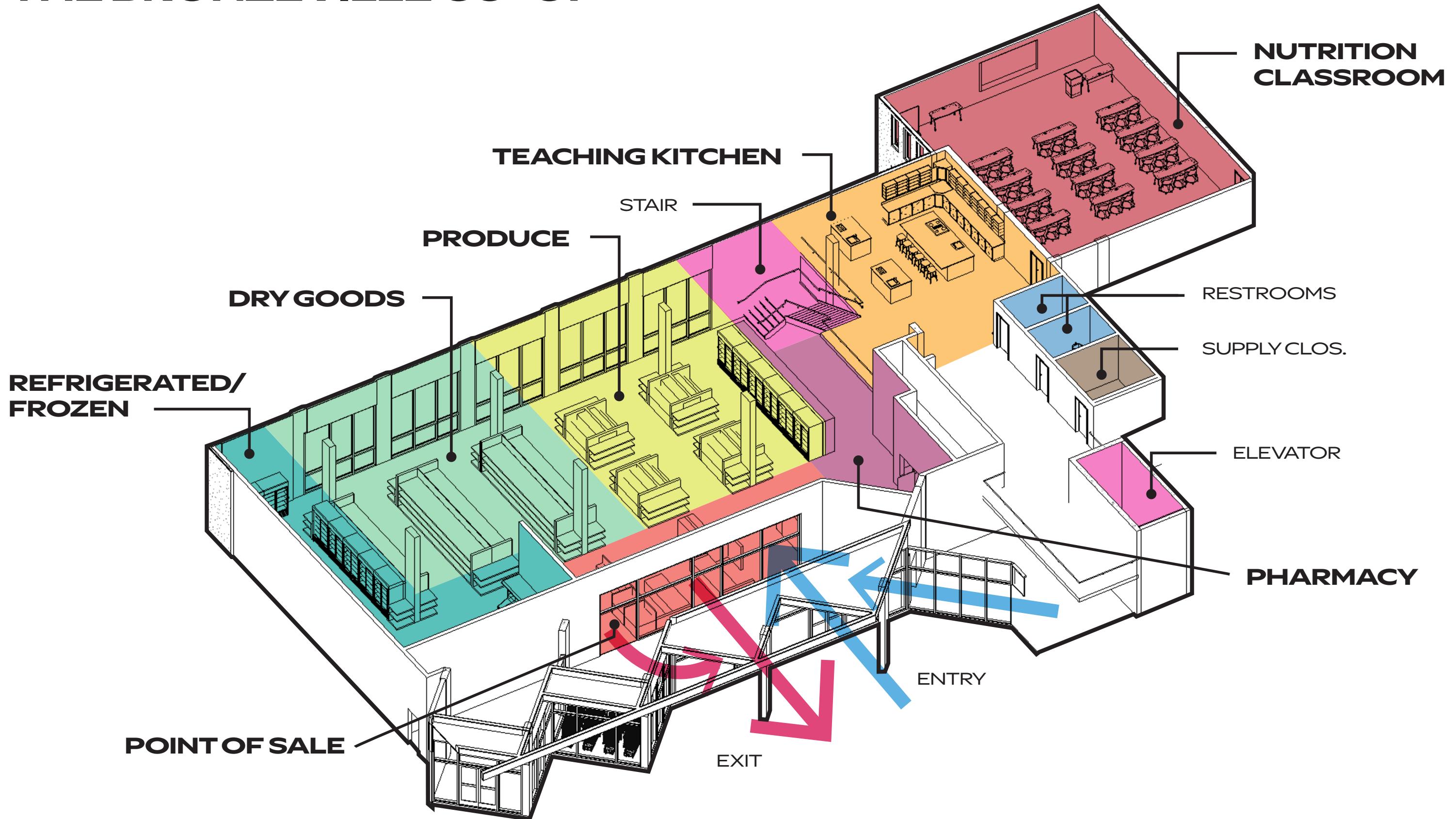


TEACHING KITCHEN



FLOOR PLAN LEVEL 2 **06**

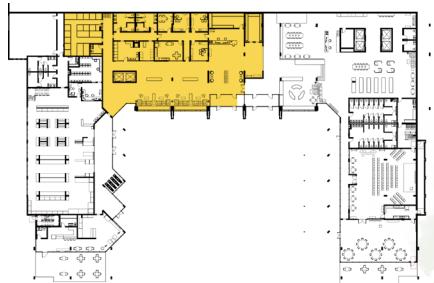
THE BRONZEVILLE CO-OP





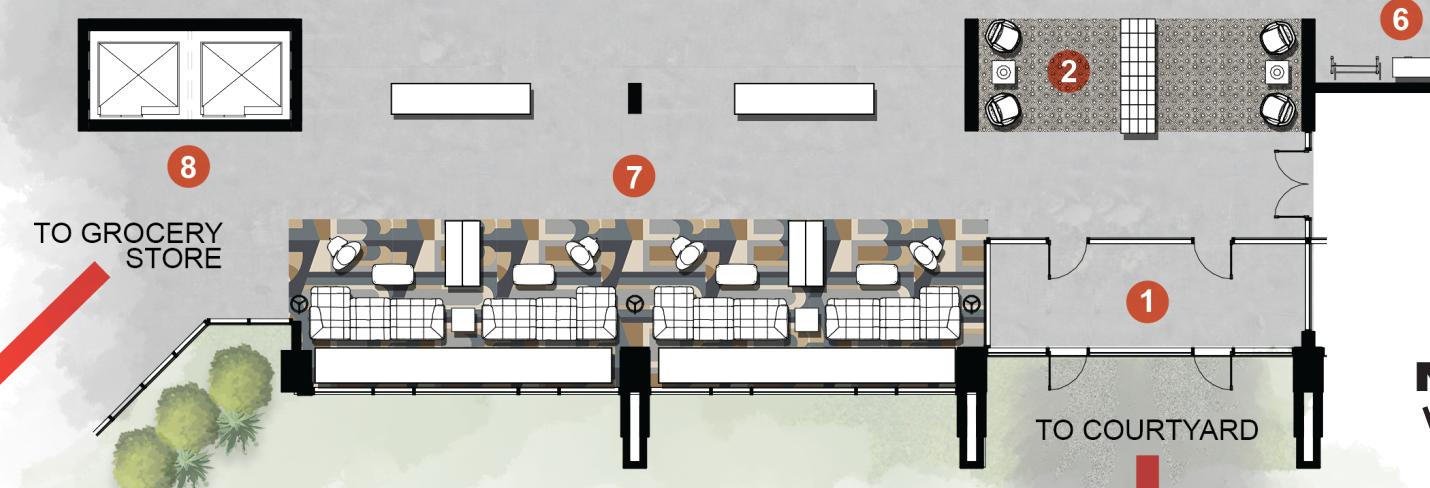
The teaching kitchen encourages users to learn about how to prepare nutritious meals and practice basic cooking techniques. Sufficient task space is offered for demonstration & plating.

LOBBY & BOH



LEGEND

1 ENTRY	11 BIKE STOR.
2 WAITING AREA	12 LAUNDRY
3 RECEPTION	13 MEN'S RR
4 STOR. CL.	14 WOMEN'S RR
5 MAIL ROOM	15 CONF. RM
6 COMM. BULLETIN	16 FACIL. OFF.
7 ATRIUM LOUNGE	17 EVENTS OFF.
8 ELEV. LOBBY	18 MNGR. OFF.
9 STOR. LOCKERS	19 KITCHEN
10 SUPPLY CL.	



FLOOR PLAN 07





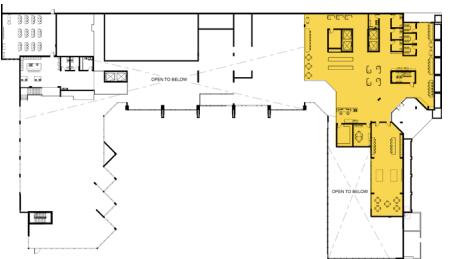
The design of the building's central atrium draws the user's focus toward an activated zone where a wide variety of people cross paths throughout the day.

LIBRARY



FLOOR PLAN LEVEL 08

LIBRARY



LEGEND

1 ENTRY	11 RR 1
2 RECEPTION	12 RR 2
3 STOR. CL.	13 RR 3
4 CONF RM.	14 SUPPLY CL.
5 LOUNGE	15 STUDY RM.
6 GAME RM.	16 TECH CENTER
7 RESOURCE LIB.	
8 GROUP STUDY	
9 PRIVATE STUDY	
10 ELEV. LOBBY	



FLOOR PLAN LEVEL 2 **08**

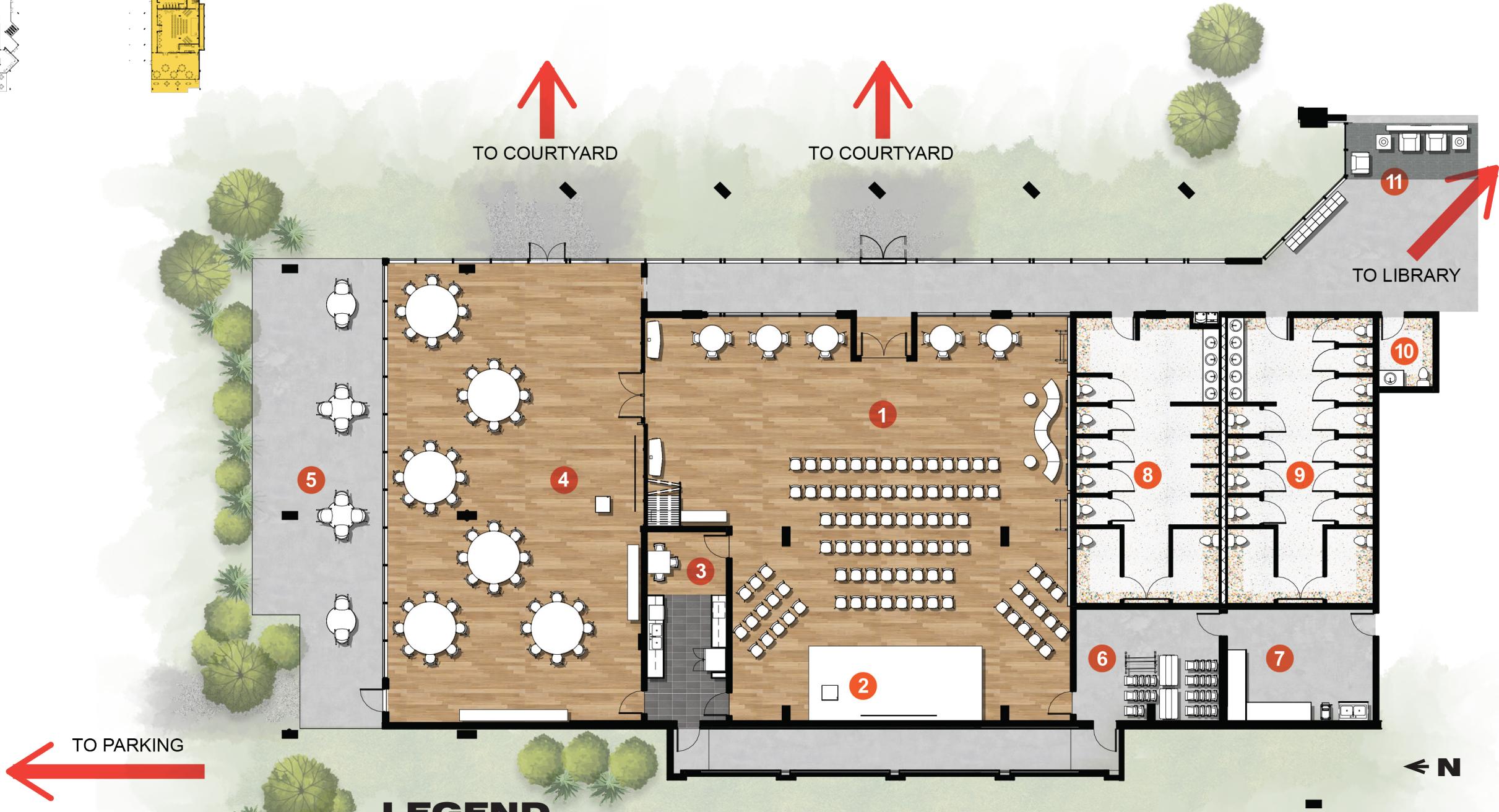
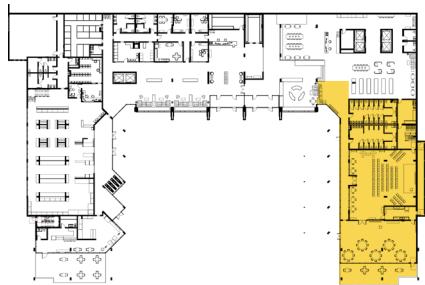


The central circulation desk features bold graphics connecting to the local vernacular of urban art, capturing the attention of users & providing intuitive cues to the second story.



The kid's zone brings storybook characters to life. Vibrant, dynamic colors & soft furnishings promote young library-goers to linger, with integrated reading nooks and spaces for caretakers.

COMMUNITY CENTER



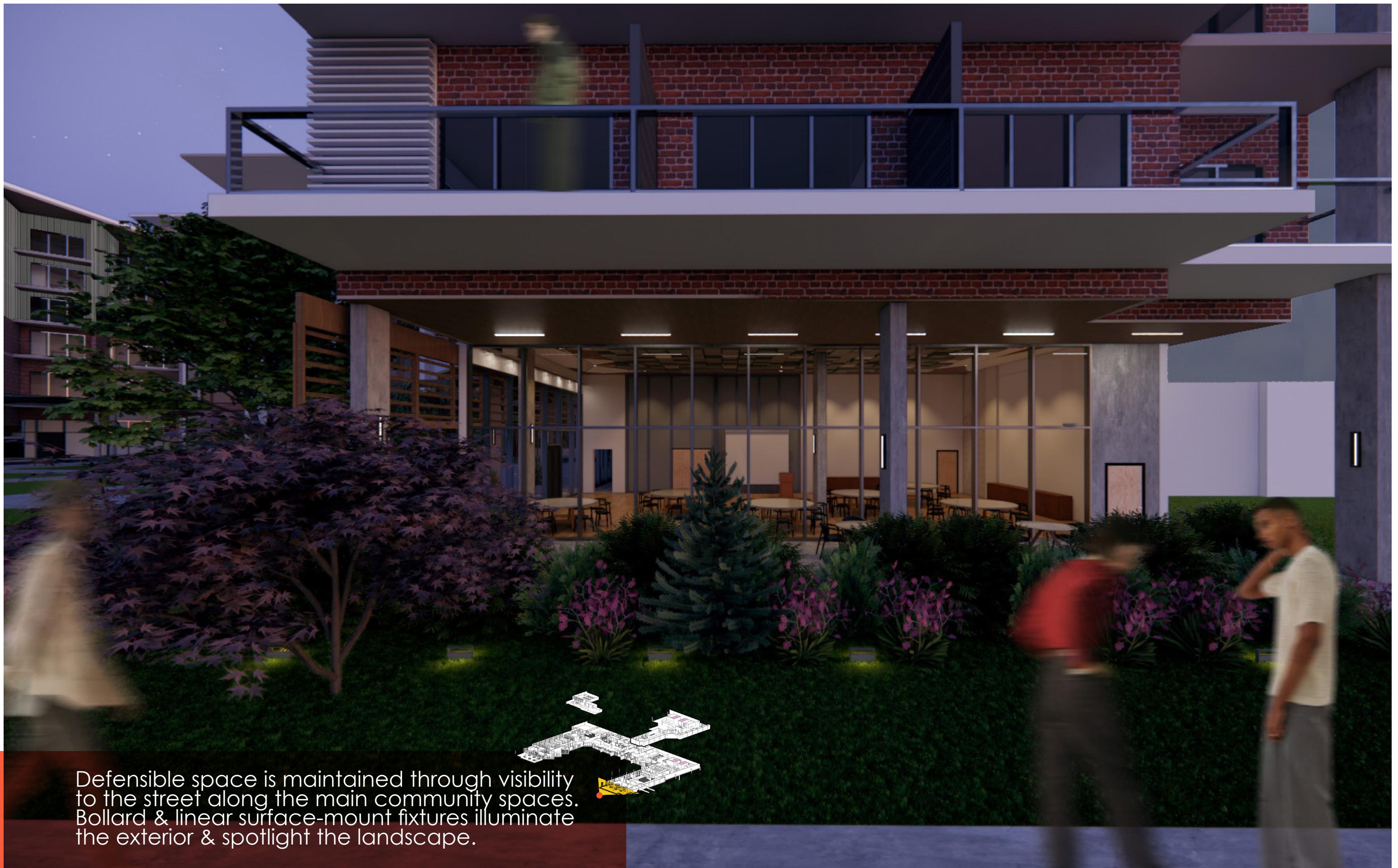
LEGEND

1	ASSEMBLY RM.	5	PATIO	9	WOMEN'S RR
2	SPEAKER STAGE	6	STOR. CL.	10	FAMILY RR
3	SERVICE KITCHEN	7	SUPPLY CL.	11	OVERFLOW LOUNGE
4	BANQUET HALL	8	MEN'S RR		

FLOOR PLAN 09







Defensible space is maintained through visibility to the street along the main community spaces. Bollard & linear surface-mount fixtures illuminate the exterior & spotlight the landscape.



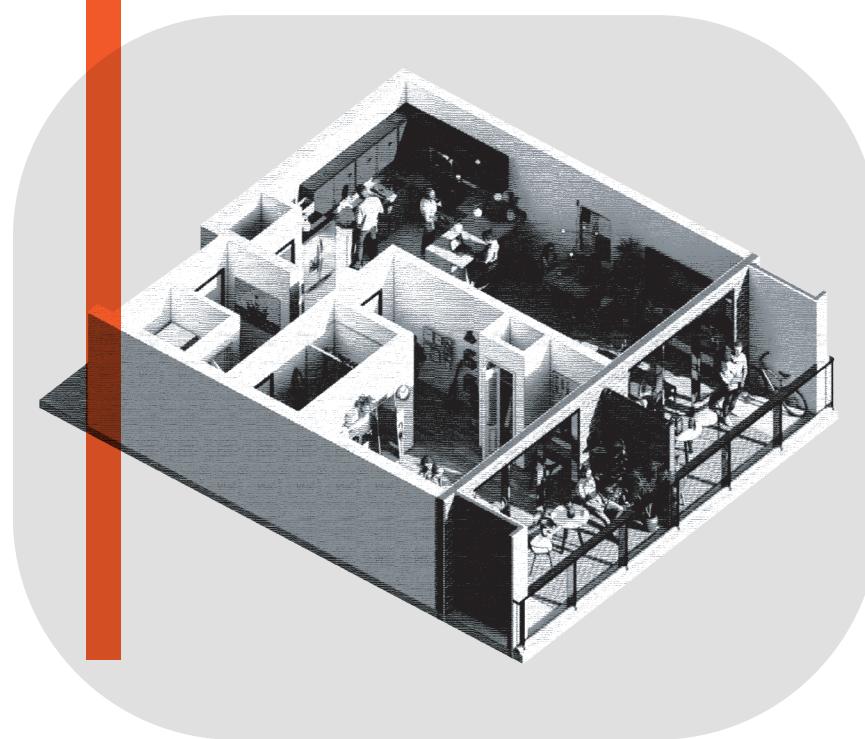




SINGLE OCCUPANT

Single adult living alone or in a partnership

Single residents require only one bed space, with minimal seating being sufficient. In-unit laundry, kitchen & storage promote autonomous living.



1

ONE BEDROOM UNIT

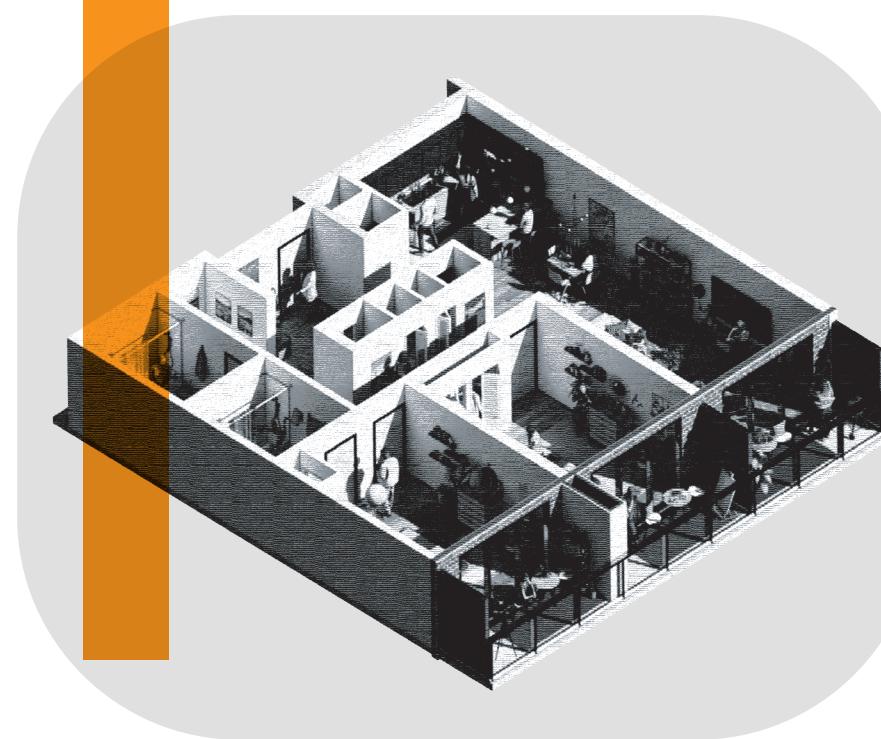
Bedroom, bathroom, kitchen, dining area, living space, balcony, laundry



ROOMMATES

Two adults living together & co-habitating

Double occupancy units require both opportunities for privacy & gathering. A centralized laundry & storage core work to divide the space.



2

TWO BEDROOM UNIT

(2) Bedrooms, guest bath, private bath, kitchen, dining area, shared living space, balcony, laundry, entry



MULTI-GENERATIONAL

Household with several generations of family members in the same dwelling

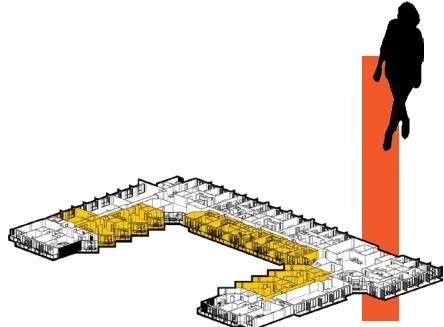
Flexibility for assisted living for older adults is necessary for multi-generational households. Adjoining spaces can be extended as needed.



3

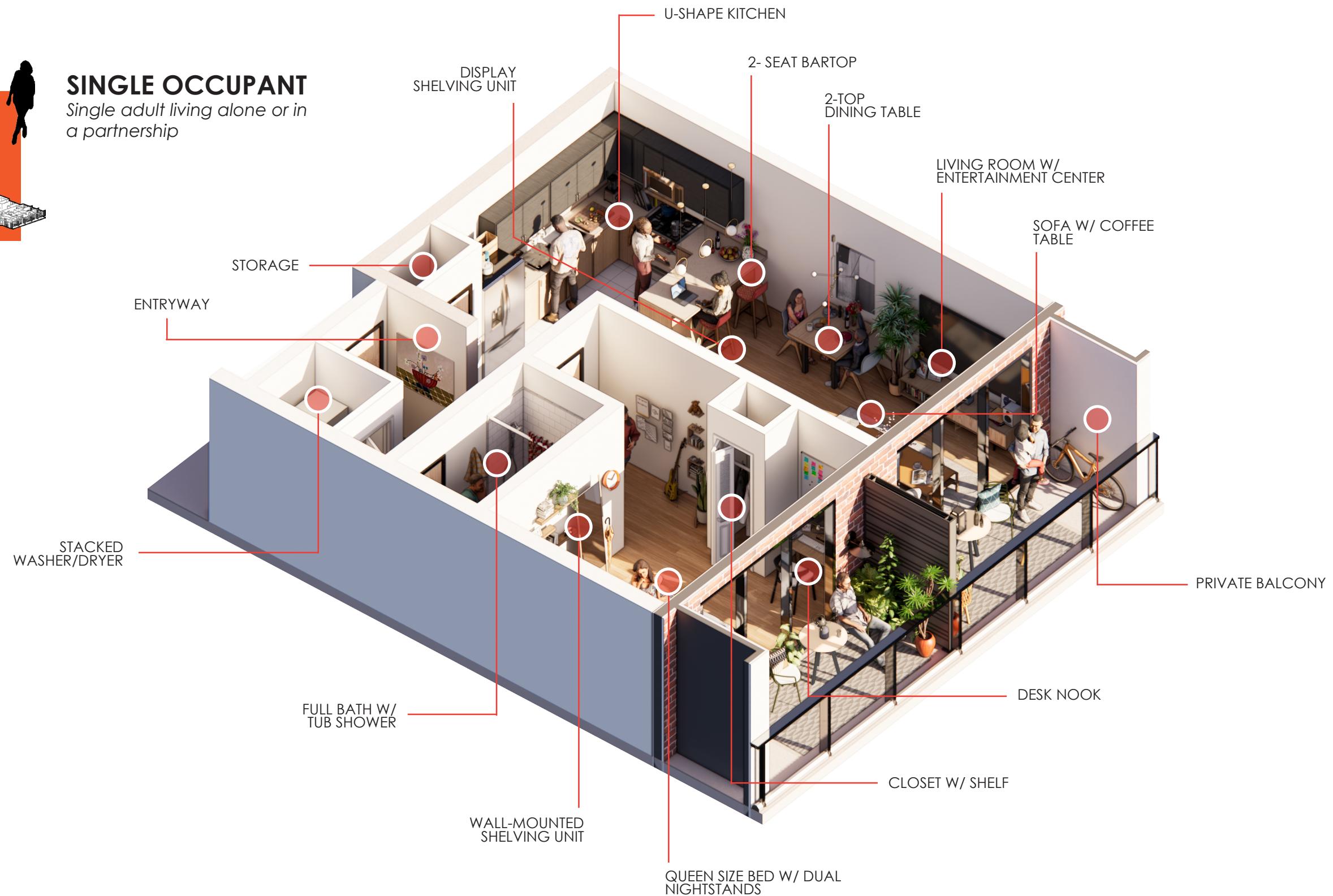
ADJOINING 1B & 2B UNITS

(3) Bedrooms, guest bath, private bath, ADA kitchens & bath, shared living spaces, balcony, laundry, entry



SINGLE OCCUPANT

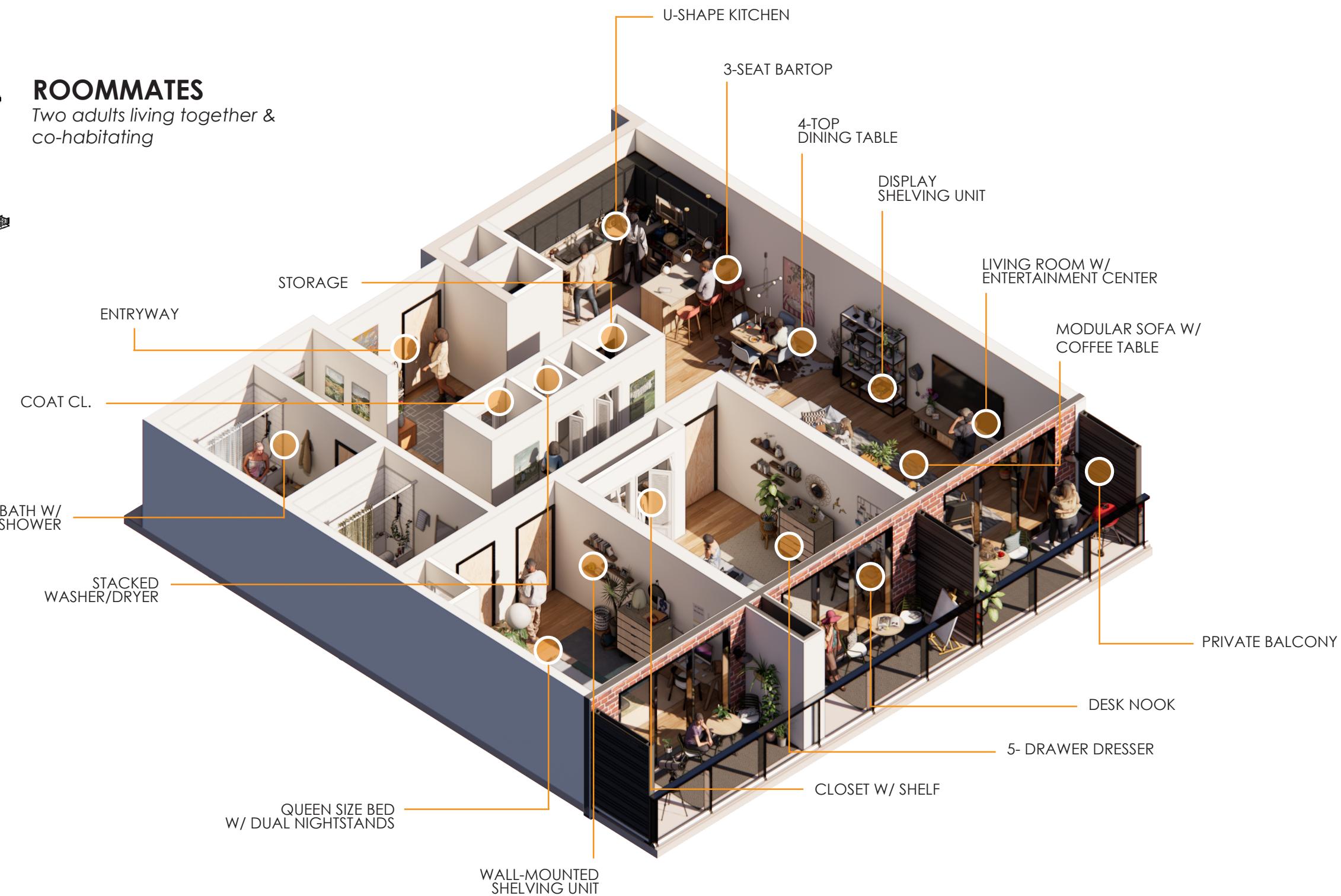
Single adult living alone or in a partnership





ROOMMATES

Two adults living together & co-habiting





MULTI-GENERATIONAL

Household with several generations of family members in the same dwelling





The kitchen & living space capitalize on broad exterior views, allowing daylight to permeate the space. An open plan encourages interaction, while finishes are kept durable & sleek.



The living space offers residents the opportunity to personalize their home and celebrate their own identity, while providing essential furnishings to make the space functional.



The bedroom spaces thoughtfully integrate storage, workspaces, and places for rest & relaxation. Integrated, locally-controlled promotes user autonomy & flexibility.



The place to **BEE.**

