

AIA Chicago

# FOCUS



January 1994



A Chapter of the  
American Institute  
of Architects

# FOCUS

Read All About It

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COVER: Design Excellence Awards Exhibit  
Photo: Joseph Nicita

# FOCUS ON PROGRAMS

## Planning & Urban Affairs Committee 1994 Kick-Off Meeting

Wed., Jan. 5, Noon; AIA Chicago Board Room

How can architects become more conscious of urban and regional concerns and establish the vision of a sustainable regional future working in a coalition with other civic groups? Come to this open meeting and find out. New members are welcome. Featured will be a presentation of the Committee's mission and 1993 activities and a discussion of the direction and activities for 1994.

## Child Care Facilities in Corporate Settings

Tues., Jan. 11, 5:30 PM; AIA Chicago Board Room  
Sponsor: Corporate Architects Committee

Learn from a panel of designers and corporate architects how corporations deal with the constantly changing and unique needs of the daycare facility.

## How Commonwealth Edison and Peoples Gas Can Help Make Buildings More Energy Efficient

Tues., Jan. 18, 5:30 PM; AIA Chicago Board Room  
Sponsor: Committee on the Environment

As building owners and clients find themselves in a time of increasing environmental awareness coupled with tightening operating budgets, energy design becomes a key concern for architects. An understanding of what assistance is available and forthcoming from the utility companies could be vital to the design professional's successful delivery of that aspect in the planning process.

Ken Pientka, Director of Technical Services for Commonwealth Edison and John Saigh, Supervisor of Major Accounts and Market Development for Peoples Gas will discuss current and planned programs to aid and assist design professionals incorporating energy design features in new and

existing facilities. Topics include: incentive rates; incentive programs and grants, technical assistance; life cycle cost evaluations; available literature, manuals and case studies; energy codes, typical energy considerations of architectural interest; and a very short description of the effects of deregulation on the utility industry.

## AIA/EDS Presentation

Thurs., Jan. 20, 5:30 PM  
AIA Chicago Board Room  
Sponsor: Computer Committee

Meet with Steven F. Weiss of the national AIA Documents Committee and users of the AIA Electronic Document Service to find out more about this program which allows users to edit and produce AIA documents on their personal computers. Meet other users to share the successes and discuss the pitfalls of EDS.

## Rap Session / Town Meeting on Marketing and Presentations

Tues., Jan. 25, 5:30 PM  
AIA Chicago Board Room  
Sponsor: Office Practice Committee

Bring your questions and ideas about presentation preparation, direct mail PR, cold calling, databases, debriefing, cover letters—the works—to a networking session led by Pat Rosenzweig, Rosenzweig Professional Services Marketing.

## Licensing Seminar

Wed., Jan. 26, 6:00 PM  
Chicago Architecture Foundation Lecture Hall  
224 S. Michigan Ave.  
Sponsor: Young Architects Committee  
Cost: \$5 for AIAC members and current students with ID; \$15 for all others

Are you ready to sit for the upcoming Architectural Registration Exam? This popular annual seminar will cover topics such as the requirements necessary to qualify; how to prepare for the exam; available study programs; and basic strategies for approaching the

Site Design (Graphic) and Building Design portions of the exam.

This program is always sold out; reserve early by calling or faxing the AIA office.

## ASHRAE 90: Its Impact on Architectural Facade Design

Thurs., Jan. 27, Noon; Chicago Bar Association Building, 321 S. Plymouth Ct.  
Sponsor: Technical Committee  
Cost: \$7.50 for a lunch ticket; purchase in the 1st fl. membership office of the CBA before proceeding to the designated meeting room

Joseph Amato, M. E. and Bud Spiewak, M. E. from Cosentini Associates will present their thoughts on the new ASHRAE document with particular emphasis on exterior wall design implications. This discussion meeting will be chaired by Caesar Vitale, AIA.

## Forum on Chicago Regionalism

Tues., Feb. 8, 6:00 PM  
Chicago Cultural Center, 5th Fl. Conference Room  
Michigan Ave. at Randolph St.  
Sponsor: Planning & Urban Affairs Committee and the Metropolitan Planning Council  
Cost: \$5.00 payable at the door

This presentation and panel discussion of Chicago Regionalism will focus on transportation and land use planning. Explored will be the potential differences in land use planning and building development comparing a "straight line" extension of our current transportation system with a radically different alternative. Our existing auto-based transportation system is heavily subsidized with government expenditures and dependent upon million of barrels of imported oil per day. Alternative systems would have a much greater dependence on other transit options with stronger integration of transit and development. Chairing the panel will be Larry Christmas, Senior Advisor to and Past Executive Director of the Northeastern Illinois Planning Commission and President of the Village of Oak Park. Please reserve space by calling or faxing AIAC.

## Plans for the Coming Year

by John H. Nelson, AIA

**O**n December 13, 1869 five architects headed by W.W. Boyington received the charter for the Chicago Chapter of the American Institute of Architects. Within three years the membership of five had grown to 60 architects; today our membership stands at over 1800. 1994 marks our 125th Anniversary, and we plan to make it a special year of celebration, education, and public outreach.

**4** The Chicago Chapter has always brought its members' collective voice into the public arena and the political process. In 1872 Chicago Chapter recommendations to the City Council became the basis of the first Chicago Building Ordinance, and our efforts to update and improve the code continue to this day. In 1919 initiatives by the Chicago Chapter resulted in the city's first zoning laws, and former Chapter President Edward H. Bennett became the Zoning Commission's first director. AIA Chicago currently influences zoning and planning issues through its involvement in the Lakefront Coalition, the City Space Project, the Central Area Circulator, and other policy groups. Next February our Planning and Urban Affairs Committee is planning a joint program with the Metropolitan Planning Council to provide an in-depth review of overall transportation policies for the region.

Our chapter has a fascinating history, and some of Chicago's major architects have worked through the AIA to have a lasting impact on the city. Board Member Kathy Nagle, AIA is spearheading the preparation of a historical synopsis to be included in the 1994 Architecture Annual, which will be a special commemorative edition.

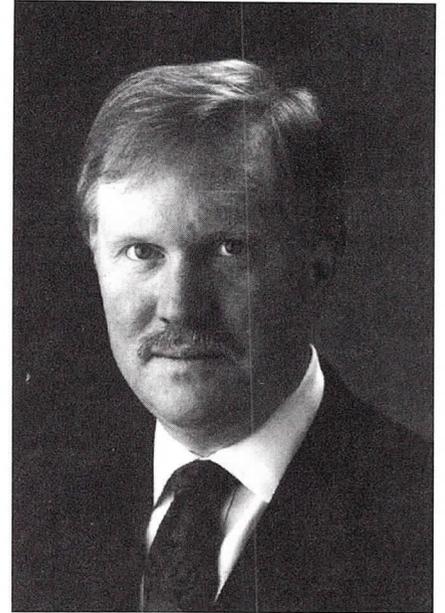
The Design Excellence Awards for 1994 will be in September, which will shorten the amount of time between the juries and the award presentations. We will wrap up this special commemorative year with a birthday bash at our 125th annual meeting on December 13. With the long-awaited economic upturn perhaps beginning at last, it may indeed be a time to celebrate.

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*"1994 marks our 125th Anniversary, and we plan to make it a special year of celebration, education, and public outreach."*

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One of the anniversary events aimed at public outreach will be a series of discussions by our members on Chicago architecture. The events will take place at the Chicago Cultural Center at 5:30 on the second or third Wednesday of each month beginning in March and ending in November. Approximately twenty of our prominent colleagues reflecting the diverse range of thought in our city will



present their ideas to the public. We hope to combine public relations efforts for this event with the Department of Cultural Affairs, the series co-sponsor, in order to maximize the visibility of our profession.

With the installation of the new board members on December 8 we have fulfilled the board restructuring objectives of our strategic plan. A little less than two years ago, a special board task force was charged with developing a strategic plan for the Chapter. One of the plan's key directives was to create an organization that is more proactive and aggressive in establishing the influence of the architectural profession. One way to achieve this was through restructuring the board of directors to include more committee chairs, so

that the committees would be more closely involved with the board and we could take faster action on issues that came before them.

The Board meeting format has also been changed to meet the strategic plan objectives. Eight of our meetings will address a specific issue and will be reported on in the following issue of the Focus. This will promote member awareness of issues being discussed by the board and will permit the members at large to respond in areas where they have personal concerns. We will also take a more active role in issuing press releases and letters to the editor that take a stand on issues concerning our profession. Our planned involvement in projects such as the Cabrini Green Redevelopment and our policy statements on urban planning issues such as the Lake Shore Drive Relocation are examples of efforts in this direction.

The strategic plan also directed that we pay more attention to members' needs. One of our responses to this is a program scheduled for April 16th on "Business Opportunities in the Public Market Place." Representatives of over 10 public agencies which control hundreds of millions of dollars in construction volume will be available to discuss their procurement policies. This is an important effort on the part of AIA Chicago to assist firms which are unfamiliar with the seemingly

complex efforts required to secure these types of projects. Other chapter activities which directly benefit our membership include professional development and education programs, and our work with the city on the building code. We are in the process of working with the city Building Department to reformat the code to match the BOCA index.

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*" The AIA is our collective voice and we are working to make that voice heard more clearly and more often. "*

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Part of the outreach necessary to promote the importance of our profession must come from each member. As we have all been made aware over the past several years our perceived and perhaps real influence over construction projects and the built environment has been eroding. New professions emerge to take some of the responsibilities (and fees) which were once those of the architect. Many of the mistakes which we see in the current built environment could have been avoided had our past advice been heeded. The AIA is our collective voice and we are working to make that voice heard more clearly and more often. However, each architect has the opportunity to be heard as an individual. When issues that affect our profession or our sensibilities occur, make your voice heard. Letters to the editor, congressmen, and political leaders often have more effect than we

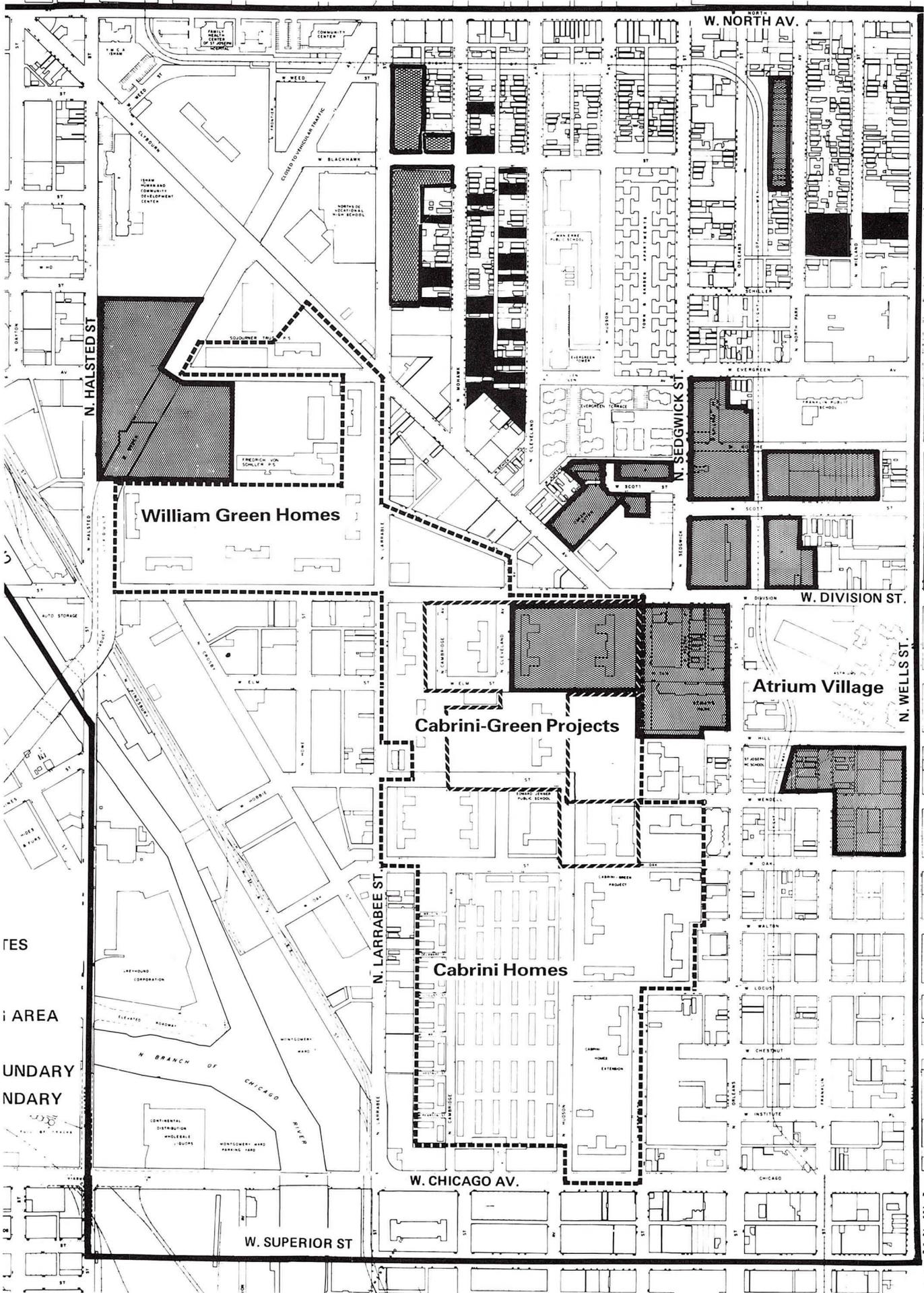
expect. Getting involved with local boards and committees and even (heaven forbid) politics, gives a voice to the special expertise and insight which our profession can offer.



Kathy Nagle's effort to write AIAC's history will include research at the AIA in Washington, the Art Institute of Chicago, and the Chicago Historical Society as well as interviews of members for our more recent history. Volunteers are needed; please call Kathy at 312/726-5960.



The 125th Anniversary seal shown above will be used on printed items throughout the year to commemorate our special anniversary



RES  
 AREA  
 BOUNDARY  
 BOUNDARY

William Green Homes

Cabrini-Green Projects

Cabrini Homes

Atrium Village

W. CHICAGO AV.

W. SUPERIOR ST

W. NORTH AV.

W. DIVISION ST.

N. LARRABEE ST.

N. SEDGWICK ST.

N. WELLS ST.

N. HALSTED ST.

N. BRANCH OF CHICAGO RIVER

W. WEED

W. BLACKHAWK

W. EVERGREEN

W. SCOTT

W. CLEVELAND

W. ELW

W. HOBBS

W. OAK

W. WALTON

W. LOCUST

W. CHESTNUT

W. CHICAGO

W. HILL

W. WENDELL

W. MARY

W. PEARSON

W. WINDY

*Sixth in a series of reports derived  
from Board of Directors discussions*

# The Redevelopment of Cabrini-Green

by Laurie McGovern Petersen

A path-breaking experiment in changing the nature of public housing is taking shape in Chicago right now. Under the dynamic leadership of Chairman Vince Lane, the Chicago Housing Authority is challenging everyone, from federal officials to tenants, to rethink the status quo. The concept of breaking up the monolithic concentration of poverty in housing projects has been around for over two decades, but only now is it being attempted on a significant scale. The success of Lake Parc Place, a CHA rehab that contains an equal mix of public housing and moderate-income tenants, has gained national attention. The focus has now shifted to Cabrini-Green, where the goal is to attract moderate-income residents and give public housing occupants greater options in their own neighborhood as well as the metropolitan area.

To achieve its ambitious new goals, which include providing better service to all public housing tenants, the CHA is spinning off many of its operations, including property management and development. The functions of the CHA's Office of Development are now the responsibility of the Chicago Metropolitan Housing Development Corporation, headed by Thomas J. Finerty. On November 23 a group of people led by Mr. Finerty spoke to the AIA Chicago Board of Directors about the agency's plans for the Cabrini-Green area. Acronyms flew thick and fast, but an explanation of three of them—CMHDC, MINCS, and URD—can shed light on the methods and goals of the redevelopment.

## Chicago Metropolitan Housing Development Corporation (CMHDC)

The CMHDC is a not-for-profit corporation created to facilitate the financing and development of housing for low-income residents of Chicago. It is an instrumentality of the CHA, meaning it is a quasi-public agency operating under both federal and state law. Vince Lane is the president, and its five directors are CHA Commissioners or employees, but it has its own executive director (Finerty) and full-time staff.

When the CMHDC was established in 1982 it issued tax-exempt bonds for construction and financing of privately-owned, federally subsidized housing development. With a recent infusion of capital from refinancing of these bonds, the CMHDC was reinvigorated in 1993 and charged with focusing on development of low- and moderate-income housing, giving particular emphasis to

promoting "mixed-income" developments and communities (see the description of MINCS). At first the CMHDC expects primarily to engage in joint ventures with for-profit and not-for-profit developers to create new and rehabilitated housing in Chicago. It will eventually become a significant partner in the development of quality affordable housing for low- and moderate-income people and in the revitalization of communities through mixed-income housing. Its long-range goal is also to help the CHA resume and expand public housing properties and activities.

## Mixed Income New Communities Strategy (MINCS)

In addition to administering the CHA's public housing development program, CMHDC will participate in the MINCS (Mixed Income New Communities Strategy). This program brings together various partners including private developers, the City of Chicago, CHA, and a MINCS Coordinating Committee to create attractive, affordable housing for low- and moderate-income households in economically integrated developments. MINCS offers a two-pronged strategy to achieve this: renovation of existing CHA properties and development of new mixed-income housing in the surrounding area.

CMHDC will rehabilitate CHA buildings to house a 50-50 mix of very-low and low-to-moderate-income households. Moderate-income residents have their rent capped at a HUD-authorized level rather than paying the usual 30% of income, enabling them to remain in these units to provide role models for other tenants. The second phase of MINCS

## CABRINI-GREEN

### LEGEND

-  **LOW-DENSITY**  
VACANT SCATTERED SITES FOR LOW-DENSITY DEVELOPMENT OF LOW-INCOME HOUSING
-  **MULTI-FAMILY**  
VACANT MULTI-FAMILY SITES FOR MIXED-INCOME HOUSING (25% LOW-INCOME, 75% MARKET RATE AS PART OF MINCS PROGRAM)
-  **GENERAL PLANNING AREA BOUNDARY**
-  **CABRINI-GREEN BOUNDARY**
-  **URD FUNDING AREA BOUNDARY**

focuses on development of new, private, market-rate housing in the community area, which includes 25% of its units for permanent use by families eligible for public housing. The program also has a strong social services component, requiring low-income residents to sign a contract of participation that specifies obligations as well as benefits. The participants must seek and retain employment, remain crime- and drug-free, and monitor their children's education. Benefits include child care, continuing education, job training and placement, substance abuse treatment and counseling, and financial and home-making counseling. Over the five to seven year course of the program (the shorter period for those with a high school diploma; seven-year participants must obtain one) tenants have a portion of their base rent and all income-related rent increases deposited in an escrow account maintained by CHA. The accumulated funds will be made available to the resident upon completion of the program for continued education, self-sufficiency and homeownership opportunities.

The MINCS program was developed by the CHA and written into federal law in the 1992 National Affordable Housing Act, which named Chicago one of four participating cities. The local pilot project was the 1991 rehabilitation of a pair of high rises at 39th and Lake Park Place, the Victor A. Olander Homes and Olander Homes Extension (1953, 1956, Shaw, Metz & Dolio) into Lake Parc Place (Consultant Consortium, Inc., architect). By renovating to a higher standard and including amenities not previously allowed in public housing (from prosaic items like closet doors and tiled bathtub surrounds to small luxuries like ceiling fans and decorator colors), the

CHA was able to fill the allotted 50% with middle-income tenants—and has a waiting list of 2,000 for those units! The complex is privately managed, and has a resident-run day care program. The CHA is hoping for a repeat of this success story immediately to the south, where design-build proposals are currently under consideration for 4040 Oakenwald/4041 Lake Park Place. Phase Two of the MINCS program, private developments with 25% of the units dedicated to very-low-income residents, will consist of scattered site townhouses designed by John Macsai, AIA in Oakland/Kenwood.

### Urban Revitalization Demonstration (URD)

The Urban Revitalization Demonstration Act was passed by Congress in October 1992 based on the recommendations of a committee appointed by George Bush to study distressed public housing. Vince Lane and Senator Barbara Mikulski (D-Maryland) served on this committee. The Act appropriated \$300 million to be divided among forty of the country's most distressed sites, with a maximum of \$50 million cost and 500 units treated for any one site. CMHDC submitted their plan for the redevelopment of Cabrini-Green under this HUD program (called Hope VI) with great confidence that it would be funded; however, to avoid conflicts of interest, the reviewers were a group from the Caribbean (!), unfamiliar with large urban housing projects, and they awarded all the grants to low-rise projects in medium-sized cities. Through the efforts of Lane and Mikulski, HUD Secretary Henry Cisneros arranged for the application to be reconsidered for a 1994 appropriation, which it officially received on November 30 of this year. The final approval came after U.S. Representatives

Bobby Rush and Cardiss Collins agreed to drop their opposition, which had been based on tenant concerns about displacement. The CMHDC will indeed have to negotiate a fine line between the tenant group, which wants all the new and renovated housing to be located in the immediate area, and the other resident associations of the Near North neighborhood who do not want a large influx of public housing tenants. The goal is to revitalize the depressed areas, maintain the attractiveness of the popular areas, and create a healthy socio-economic mix throughout the Near North. Like Lake Parc Place, the Cabrini-Green plan is conceived as a *demonstration* of how such goals might be achieved, and its results will be watched closely by the federal government and national experts in public housing.

### Cabrini-Green: Geographical Boundaries

The \$50 million grant from HUD will be used in conjunction with \$9 million of other public housing funds to achieve the Demonstration project's goals of making major changes in the heart of Cabrini-Green as well as spurring development of a mixture of market-rate and low-income housing in the surrounding area. The three relevant geographical areas (see map) are as follows, in order of increasing size: the URD area, which is an irregular area within the Cabrini Extension; Cabrini-Green itself, whose 87 buildings spread over 70 acres contain 3600 units; and the General Planning Area, whose boundaries demarcate the immediate neighborhood that will be the site of new development.

Cabrini-Green itself is composed of three parts: the two- and three-story

Frances Cabrini Homes, built in 1942, that stretch from Chicago Avenue to Oak Street; the Cabrini Extension of 1958 that consists of 15 buildings of 7, 10, and 19 stories as well as a community center and management building; and the 8 concrete William Green Homes of 1962, which are all 15 or 16 stories high. The Cabrini Extension was chosen for the URD project for a number of reasons, including overall cost of the work. Its buildings are among the first generation of tall buildings constructed for public housing and they are in worse condition than either the rowhouses or the later, slightly better built Green Homes. The Extension also has the highest vacancy rate of the Cabrini-Green complex, whose total vacancy rate is an astonishing 30%.

### **Cabrini-Green: the Urban Revitalization Demonstration (URD) Area**

The URD funding area covers 15 acres in the north end of the Cabrini Extension, so it occupies the very center of Cabrini-Green. Its 725 housing units comprise just over 20% of the total housing stock. There are four apartment buildings (two of which have been vacant since shortly after the 1992 shooting death of Dantrell Davis) and two buildings that serve the entire complex: the management office and the Lower North Community Center. Three of the high rises will be demolished, one will be rehabilitated for a 50/50 mix of very low/moderate income, and the two common buildings will receive renovations and a linking addition.

The three buildings proposed for demolition (one 10-story and two 19-story) are all double-barrelled, with two

service cores and a fire wall, so some sources refer to demolition of six structures. This type of building is the costliest to renovate, which is one factor in the decision to demolish.

The building to be rehabilitated is at 1158 N. Cleveland, just south of Division. This project will serve as a model for both the architectural and social components of the MINCS program. The rehabilitation is budgeted at \$5.7 million, and will be a prototype for future rehab work at Cabrini. Extensive work is required because of the poor quality of construction (unenclosed lobbies, uninsulated elevator shafts) and decades of deferred maintenance. Its 65 units will be reduced to 60 through conversion of ground floor units into offices and public spaces. The apartments themselves will be greatly modified and upgraded to appeal to the desired tenant mix. Thirty units will be re-leased to public housing tenants, and 30 will be for renters with moderate incomes (50-80% of median).

The rehabilitation of the management office and Lower North Community Center is a vital component of the plan because these buildings serve all residents of Cabrini-Green, not just those in the funding area. Both structures need to be redesigned to fit in with the improved appearance planned for the whole development. The management office also needs improved security and more public meeting areas. The Lower North Center also needs major improvements, and will have an addition connecting it to the management office. This addition will include an indoor swimming pool, an auditorium, and a gymnasium with an indoor running track. The total renovation and addition budget is \$7 million, with \$2.9 million of the funds from URD and the balance from private philanthropies.

Seward Park is to become a key component of the new Cabrini. It will be expanded into the more central, vacant land to the west of its current location, possibly through a land swap whereby the CHA could build housing on what is now the eastern border of the park. The park will become a focal point for new development and services, with the renovated community center reoriented towards it.

### **Replacement Housing for Cabrini Residents**

The URD grant will be used to fund not only the demolition and construction costs in the designated area, but also to provide relocation housing units in the neighborhood (the General Planning Area where the MINCS program is to be implemented) and throughout the metropolitan area. Three key principles guide the provision of replacement housing: (1) replacement housing units will be provided prior to relocation or demolition; (2) new construction in the surrounding community will be on existing vacant land; and (3) every low income unit lost to clearance or conversion to middle-income tenancy will be replaced. Since the buildings proposed for such treatment are either already completely vacant or only partially occupied, more replacement units (in fact more than twice as many) will be made available prior to relocation than the number of residents affected under the plan.

A total of 690 replacement units will be needed (660 lost to demolition; 30 converted to middle-income use). Since the URD legislation funds a maximum of 500 units, the remaining 190 will be paid for out of other public housing funds. A

total of 335 replacement units will be located in the General Planning Area: 285 as part of the MINCS program (to be developed in a 3:1 ratio of low-income to market-rate units for a total of 1167 housing units added to the area) and 50 (non-URD-funded) units on scattered sites in the area. These two types of developments are described in the following section.

The remaining 355 replacement units will be scattered throughout the metropolitan area and will be a mixture of new and existing construction; one-third of the units will be provided through use of new Section 8 certificates. Unlike the CHA, the CMHDC has metro-wide authority, and can work with the Illinois Housing Development Authority in placement of scattered site housing. The 140 non-URD-funded units not in the General Planning Area (190 total non-URD less 50 in the GPA) will be built or acquired on sites throughout the metropolitan area chosen in accordance with Gautreaux and HUD standards.

### **Cabrini-Green: the General Planning Area (GPA)**

The largest area on the map is the General Planning Area, where relocation of 335 low-income housing units is to take place. The boundaries are Superior St. to North Ave., and Wells St. west to Halsted St. and the Chicago River. There are two types of development planned for this area: 285 low-income units to be part of mixed market rate/subsidized developments on vacant multi-family sites, and 50 low-income units on scattered low-density sites.

The 285 units represent the most

ambitious undertaking of the MINCS program. They will be part of larger developments featuring a 25/75% mix of low-income and market-rate units. The plan thus calls for construction of 852 market-rate units along with the 285 low-income units for a total of 1167 new housing units on the multi-family sites.

The General Planning Area contains over 40 acres of vacant multi-family sites to be used for the MINCS development. Twenty-five acres are already in public ownership by the CHA, the Board of Education, or the City. All Cabrini land will remain the property of the CHA. On new land to be purchased (on the open market or through eminent domain) the CMHDC will form joint ventures with private developers (commercial or not-for-profit) to assure ongoing control of the very-low-income units and leverage private investment. \$11 million of the URD funds will be used to writedown the sites to subsidize the cost of the low-income units. CMHDC would remain as the joint venture partner unless a mechanism could be created to guarantee that 25% of the units would always remain as low-income units.

There are seven developable multi-family sites, described below. CHA does not want this land to be developed to its maximum allowable use, and will limit the total redevelopment to an average of about 30 units per acre. On cleared Cabrini land, the existing average density of 51 units per acre will be reduced by more than half, to 20-25 units. The mix of buildings has not been decided, but the model used to establish development costs projected 20% rowhouses, 40% two- to three-story walkups, and 40% mid-rise apartments.

The largest site is the 12-acre parcel just north of Division, most of which is occupied by the Oscar Mayer plant; it could accommodate 291 units under the density guidelines. A 4.1-acre parcel at Oak and Wells Sts., south of Atrium Village, is owned by the City. It was defaulted on by developers Horwitz Matthews and could have 123 units. A parcel for sale on North Ave. that consists of 16 contiguous sites is most suitable for 36 walk-up apartments or rowhouses. City-owned land in the Mohawk-North Redevelopment area has been completely cleared and could have 96 units. The area around the intersection of Halsted, Ogden and Clybourn has a combination of City Urban Renewal land, a disused right-of-way, CHA land, and other publicly owned property that could be swapped to make three contiguous parcels.

The area cleared by demolition of the Cabrini structures could be developed with townhouses around the relocated Seward Park. The site just to the east would require some acquisition by the CTA or the City, but it is already designated Slum and Blighted and has been approved by the City Council for acquisition. CHA proposes to swap CHA land to the west for Park District land on the east so as to redesign and restore Seward Park as the focal point of the development, which would have residential on the eastern edge.

Financing for the new construction in the General Planning Area will be obtained through tax-exempt mortgage bonds and a layering of state, local, and federal tax credits, abatements, exemptions, grants and existing funds. The GPA is located within the boundaries of a state-designated Enterprise Zone. Low-

income units will be tax-exempt, and market rate units should receive a full abatement of property taxes for the first five years and declining abatement for the next five.

The second major group of sites in the GPA are the scattered low-density sites, where 50 low-income units will be developed by the Habitat Company. Building types may include single family houses, duplexes, townhouses, or three-story walkups. Construction of these units can proceed immediately following land acquisition and will serve a model of what can be available for Cabrini residents prior to relocation and clearance of structures. They will also serve as the initial relocation resources for displaced residents.

## Funding Recap

Of the \$50 million URD grant, \$10 million is for social services and \$40 million for capital improvements. However, since the full demonstration calls for 190 units more than the 500-unit URD limit, \$9.4 million of public housing funds will also be used. The major budget components include almost \$17 million for site acquisition in the GPA, \$1 million for site improvements on Cabrini property, \$5.7 million for rehabilitation of 1158 N. Cleveland, \$3.9 million for the renovation and addition to the management office and community building (supplemented by outside grants to add up to \$7 million) and \$4 million in relocation costs.

## Architectural Participation

There are many ways for architects to begin participating in the redevelopment process. Resident input will be very

important to the success of the project, and architects can help translate their needs and desires into tangible requests. No master plan has yet been created, although one is needed, and the manner in which work is to be parcelled out and awarded has not yet been decided. O'Donnell, Wicklund, Pigozzi & Peterson has volunteered to help with preparation of the first Request for Qualifications, which should be issued in the spring.

Bennie E. Martin and John Block provided their perspectives to close the meeting. Mr. Martin, whose eloquent article accompanies this one, is the attorney for the Cabrini-Green Local Advisory Council. A graduate of Northwestern University Law School, he is the Executive Librarian of the Cook County Library System, one of the largest such systems in the United States. He spoke of growing up in Cabrini when it was a desirable place to live, and emphasized the need to take residents' needs into consideration in planning the social service component. The co-author of the accompanying article, Walter J. Reynolds, also grew up in Cabrini and is the A/E consultant to the Cabrini-Green Local Advisory Council. He is a graduate of the school of architecture of Prairie View A&M University who has done post-graduate work at the Harvard Graduate School of Design as well as in Europe. John Block, president of DAFT, Inc. and a consultant to the Local Advisory Council, provided additional insights into the problems at Cabrini and elaborated on how architects might help educate the residents in becoming informed clients.

*Laurie McGovern Petersen  
is the associate editor of the  
AIA Guide to Chicago*

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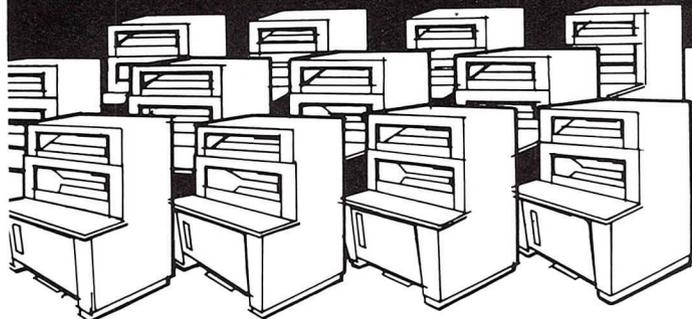
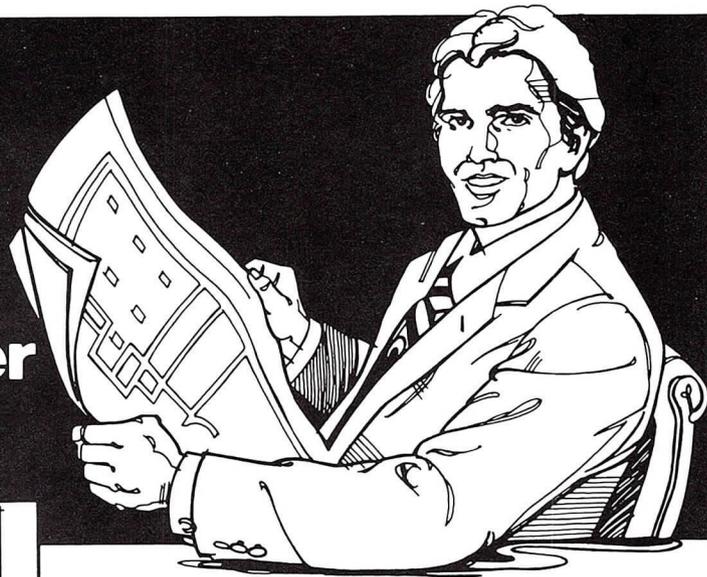
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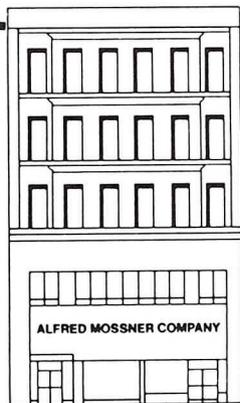
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# The Recreation of Cabrini-Green: A Challenge to the AIA

by Bennie E. Martin and  
Walter J. Reynolds

## Introduction

A process began four decades ago in the Lower North Community which had the effect of isolating a significant population from the community in general based only upon their race and economic standing. That exile to vertical islands of rebar and concrete was premised on political considerations and constructed without emotion. Where there is no emotion, there is no architecture, only building.

The opportunity has arrived to end the isolation, to act with emotion, to reintroduce architecture, and most significantly, to recreate Cabrini-Green and the entire Lower North Community. This recreation will require the energy and emotion singular to dreamers, to architects and to planners whose art is the translation of dreams into built environment.

## Background

The Chicago Housing Authority has been granted fifty million dollars from the Department of Housing and Urban Development. These funds are for the sole purpose of demonstrating that even the most distressed urban environment can be revitalized through the collective efforts of the residents of public housing, the broader community, the private sector, and government at all levels.

Vacant land around Cabrini is to be developed as a mixed income community; population density within the Cabrini Extension will be lowered; an array of housing options both within the development area and throughout the region will be offered in a noncoersive manner to

current residents; and more than four hundred units of decent, safe and affordable housing for very low income families will become part of Chicago's housing stock. Additionally, twenty percent of the grant funds are dedicated to support services for the residents. These support services are intended to reconstruct the social environment of Cabrini-Green by attacking the barriers erected to keep the residents from taking their rightful place in the broader community.

Substance abuse, gang activity, lack of training and educational opportunity have created a generation of residents deprived of appropriate role models for success and devoid of hope for the future of their families. The implementation process in general and the supportive service program in particular must give the residents not only hope for the future but also a sense that they have some control over their present circumstances, and that their decisions of today will shape their destiny. Effective decisions are informed decisions, and the residents of Cabrini-Green are reaching outside their community to the members of the AIA for that information.

---

*"Please come to Cabrini to learn, and remain to teach."*

---

## The Challenge

The initial challenge to the AIA in assisting in the recreation of Cabrini-Green is not one of space, style or the creation of multi-dimensional order. It is the challenge of communication and the obstacles are those of language. Composition, rhythm, unity, and sequence are not references to the built environment for

the residents of public housing. Those words in Cabrini are associated, and correctly so, with school work, music, and the political struggle.

Before an architect is able to teach a Cabrini resident the skills necessary to be an informed consumer of housing, the architect must learn the language and symbols utilized by the resident to define and describe his environment. The architect needs to become educated so that he or she can educate. Please come to Cabrini to learn, and remain to teach.

The residents of Cabrini-Green are asking AIA Chicago members to volunteer their time and expertise as consultants, planners, mentors and friends to ensure that the families of Cabrini receive the full benefit of this grant. Teach us how to be informed consumers of housing; show us how our built environment can be opened to the entire community; or work with our young people to plan Youth Build projects that will create affordable housing for the disadvantaged and a consolidated social service center which can meet the supportive needs of the entire Lower North Community.

If you would like to help us with any of the above projects, or have the time to advise us in our negotiations with developers and the CHA, or are simply willing to act as a friend and mentor to one of our wonderfully talented youngsters, please contact :

Walter J. Reynolds  
A/E Consultant to the Cabrini-Green  
Local Advisory Council  
312/349-2300

## Recognition given at Annual Meeting

1993 was an extraordinary year for AIA Chicago and the Board thanked many special friends at the Annual Meeting.

The Distinguished Service Award was given to Linda Searl, AIA and Steven F. Weiss, AIA, for co-chairing the Chapter's Convention Committee. Robert K. Clough, AIA, was also granted the Distinguished Service Award for his work as Convention Treasurer. Robert J. Piper, FAIA, received the Distinguished Service Award for his decades of inter-disciplinary service to the profession and to the many communities of Chicago and its suburbs.

AIAC Executive Director Alice Sink-evitch was made an Honorary Member in recognition of her efforts as editor of the very successful AIA Guide to Chicago.

Certificates of Appreciation were given to Carolyn Garrett, Chapter Convention Coordinator; Kathryn Godfrey Benish, grants director for the AIA Guide to Chicago Fund-raising Committee; Pamela Lohan, Chair of the AIA Guide to Chicago Fund-raising Committee; and Henry H. Kuehn, Treasurer of the AIA Guide to Chicago Management Committee.

Certificates were also given to Joe Cushing

of Cushing Graphics for his donations of printing to the Young Architects Committee and the Committee on Architecture for Health (CAH) exhibits. Bonita Mall of the Chicago Architecture Foundation was recognized for her efforts in mounting these exhibits at the Atrium Gallery of the Chicago Architecture Foundation.

Ken Baker and Peter J. Exley, AIA, Awards Committee Co-Chairs, were recognized for the tremendously successful Design Excellence Awards Program held Nov. 5 at the Hotel Nikko. Merritt W. Seymour of USG Interiors was recognized for his outstanding support of good design and AIAC programs,



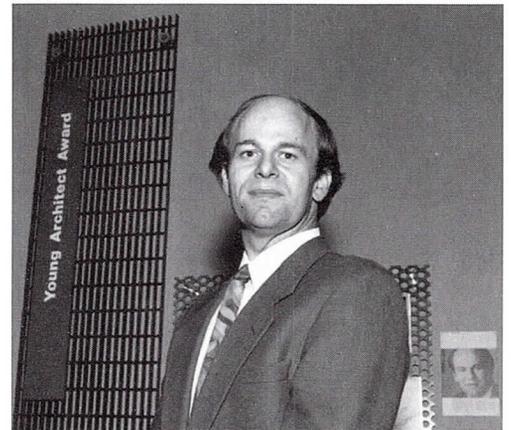
1993 Design Excellence Awards Exhibit at Chicago Historical Society through Feb. 20

particularly the Design Excellence Awards. Brian Weatherford of Hallmark Marketing was honored for his yearlong labors as volunteer editor of the 1993 Architecture Annual. The Chapter also thanked the Chicagoland Sheet Metal Contractors Association of Chicago, Cook and Lake Counties (SMACNA) for their continuing support of the Architecture Annual. Accepting were Jim Vetos, executive director, and Patrick Ludvigsen, President Elect.

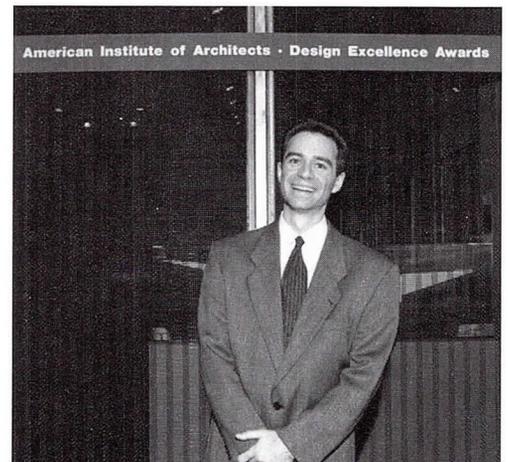
A special thanks was given to Scott LaFrance, acting curator of the Chicago Historical Society Architecture Department, for the outstanding installation of the 1993 Design Excellence Awards Exhibit, which will be on display through Feb. 20.



Distinguished Service Award winners Robert K. Clough, AIA; Linda Searl, AIA; Steven F. Weiss, AIA; and Robert J. Piper, FAIA



Photos clockwise from left: Annual Meeting Sponsors John Colis and Karen Knippen of Euclid Insurance Agencies, Inc. with AIAC President Elect William D. Bradford, AIA. • 1993 Design Excellence Awards Committee Co-Chairs Ken Baker and Peter J. Exley, AIA. • Young Architect Award winner Susanne Roubik, AIA. • Young Architect Award winner Alan Armbrust, AIA. • Scott LaFrance, curator of the 1993 Design Excellence Awards Exhibit at the Chicago Historical Society



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Upon the recommendation of the **Historic Resources Committee**, the Board has sent a letter to Forrest Claypool, General Superintendent of the Chicago Park District, urging continued support for the preservation work of the CPD. "The Chicago Park District is the steward for a unique collection of cultural and historic resources, including landscapes, sites, buildings, structures, memorials, and sculptures of national significance. The preservation of these resources is a necessity, not a luxury." Claypool was urged to include these efforts as an integral part of the CPD.

The **Office Practice Committee** meeting on Nov. 30th focused on Partnering. Through sharing specific cases, participants demonstrated and agreed that the concept of continual open communications among all parties, particularly between architect and

contractor, benefits the project. But getting there requires all parties, including the client, to spend the time and have the commitment to do it; many affected parties, including sometimes architects, are resistant to the process. A hand-out provided a bibliography on the topic.

Members of the Board and the **Government Affairs Committee** met with Frank Conroy, Northern District Manager of the Capital Development Board, on Dec. 7 as part of the Committee's "Power Breakfast" series. Mr. Conroy, who has been with the CDB since its inception in 1972, described the structure of his office, the workload carried by each staff member, their ongoing training in TQM, and his views of the A/E selection process.

The **Committee on Architecture for Health** hosted over 300 at an exhibit opening and reception held at the

Chicago Architecture Foundation's Atrium Gallery on Nov. 20. Twenty-two local firms displayed their health care work in the "Midwest Architecture for Healthcare" exhibit.

The **Computer Committee** hosted a demonstration of *AIAOnline* at their Nov. 23 meeting. Special thanks go to Meg Negggers of Premisys Corporation and Ben Silverstein of the national AIA staff for their help in setting up and demonstrating the program, which by subscription provides online information about the AIA components, library resources, staff, and members; project leads; jobs available and jobs sought; and product information.

*To share news from your committee with the membership, submit to the FOCUS editor.*



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PEOPLE

▼  
**Kristine Fallon, AIA**, announces the expansion of her 6-month old computer systems consulting firm **Kristine Fallon Associates, Inc.** into new space at 47 W. Polk St., Chicago. Ms. Fallon was previously President of Computer Technology Management Inc., a subsidiary of A. Epstein and Sons International, Inc.

▼  
**Robert J. Piper, FAIA, AICP** has been given the 1993 Distinguished Achievement Award by AIA Illinois. Acknowledged were his life-long sensitive dedication to design, his understanding of community, and his professional approach which demonstrates the importance of the role that an architect can play in providing for a quality environment.

▼  
**Skidmore, Owings & Merrill** has named **Cheryl L. Silver** Director of Business Development. She will provide marketing and business development services for the entire firm.

▼  
 The AIA has announced that **Sir Norman Foster, Hon. FAIA**, of London will receive the 1994 American Institute of Architects Gold Medal on February 1 at "Accent on Architecture." Among his creations are the Hong Kong and Shanghai Banking Corporation Headquarters; the Carré d'Art, Nîmes; and the Sainsbury Centre for the Visual Arts at the University of East Anglia in Norwich, England.

PROJECT SPOTLIGHT

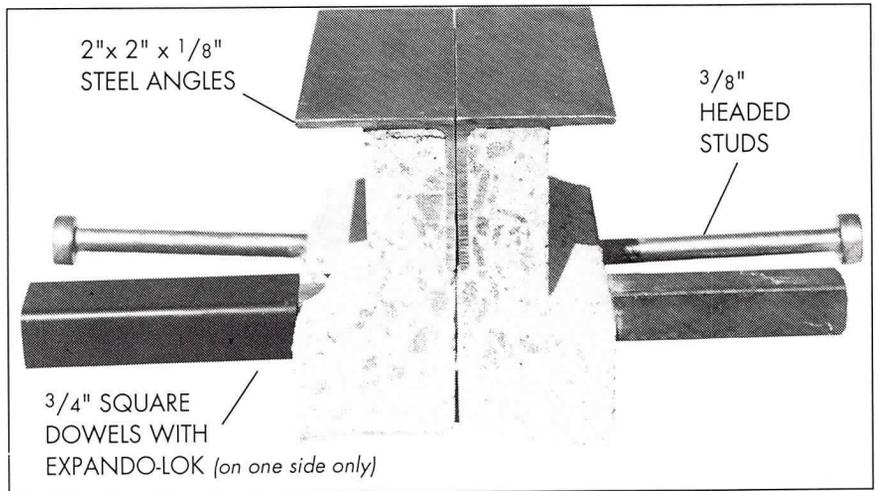
▼  
**Hanscomb Associates Inc.** announce their appointment by the City of Berlin, Dept. of Housing and Public Works as Project Managers for a 3.5 million SF expansion of the Berlin Exhibition Center. The work will begin immediately by Hanscomb GmbH, the company's German subsidiary, with extensive support from the US company.

COMPETITION

▼  
**THE END** challenges all architects to enter its second annual design competition. The assignment is to design a "temple of laughter". If you're already laughing, listen to this: the Prizes are \$5,000 First Prize (plus the commission); \$2,500 Second Prize; and \$1,000 Third Prize. The jury will include Arthur Erickson, Thom Mayne, and Eric Owen Moss. Registration opens Jan. 1 with

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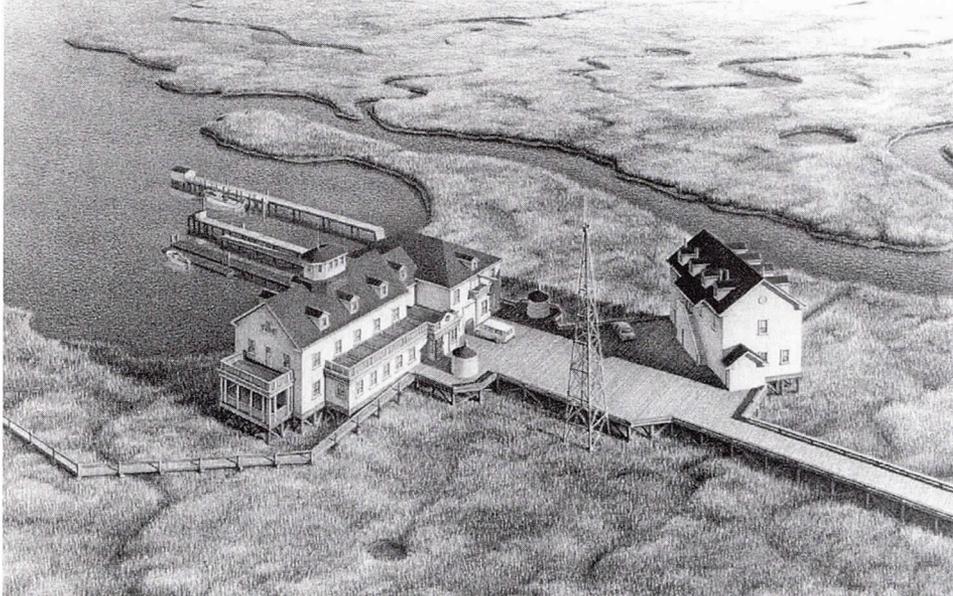
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submissions due May 1. Selected entries will be exhibited in Los Angeles from May 13th to May 30th (the AIA convention will be held in LA from May 13-

16th). For further information contact Wesley Van Kirk Robbins, c/o THE END, PO Box 1332, Culver City, CA 90232; 213/296-6226.



▼  
The American Society of Architectural Perspectivists seeks entries to Architecture in Perspective IX, "the world's foremost architectural drawing competition." Drawings must be of proposed architecture; renderings of wholly extant works will not be accepted. Submission of 35mm slides of original work, in any media and at any size, will be judged by Allen Temko, architecture critic for the San Francisco Chronicle; John Kriken, FAIA, Part, Skidmore Owings & Merrill, San Francisco; and Ronald J. Love, architectural illustrator from Vancouver. For more info or entry materials, phone or write ASAP, 320 Newbury St., Boston, MA 02115; 617/846-4766 or 312/580-1995. Entries are due Feb. 15, 1994.

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## PROFESSIONAL DEVELOPMENT

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The Society for Marketing Professional Services (SMPS) Chicago Chapter presents "Preparing the Project Team for a Dynamic Interview," a breakfast roundtable, on Jan. 20 from 7:45 to 9:30 AM. To attend this program, which will be held at the offices of Camp Dresser & McKee, Inc., Sears Tower, Suite 450, 233 S. Wacker Dr., Chicago, send a check for \$25 (\$15 for SMPS members) to Cleighton Smith, Harza Engineering Co., 233 S. Wacker Dr., Chicago. For more info call Carol Sente at 708/272-9500.

▼  
The Northern Illinois Chapter of the Construction Specification Institute will hold their tenth annual Construction Specification Courses on beginning with "Fundamentals & Formats" which runs on eight Wednesdays, Jan. 5 through Feb. 23.

Future classes include "Construction Specification Writing" and "Construction Product Representation". Classes will be held from 6:30 to 9:00 PM at the Holiday Inn Itasca, 860 Irving Park Rd., Itasca. For more information or to register please call Dave Velcheck, 815/385-6560.

## EXHIBIT

▼  
The Kitt-Peak Solar Observatory, the Brunswick Building and the Ruck-a-Chucky Bridge Project are among the works of architect-engineer Myron Goldsmith, FAIA to be shown at a special exhibit celebrating his 75th birthday. Goldsmith works from 1958 to the early 1980s will be shown; most are images by Ezra Stoller. January 20-March 31 at the Chicago Architecture Foundation Atrium Gallery, 224 S. Michigan Ave.

## VARIOUS MATTERS

▼  
Need a steeplejack, an historian to consult on a national register nomination, or a specialist in leaded glass? Check the 1993-1994 Restoration Resources Directory, recently published

by the **Landmarks Preservation Council of Illinois**. This special guide highlights services, professionals and products important to historic properties and their owners and architects. To obtain a copy, call 312/922-1742 or write LPCI at 53 W. Jackson Blvd., Suite 752, Chicago, IL 60604-3699. The cost is \$3.95, plus \$2 for shipping and handling.



A new business venture between Balthazar Korab, Ltd. of Troy, Michigan and Hedrich-Blessing of Chicago has created **Korab/Hedrich-Blessing**. This association unites two firms long distinguished for the quality of their architectural photography.



A 2-1/2 hour color video of the work of **Keck + Keck Architects** is now available from Hall Associates, 314 Kenwood Place, Michigan City, IN 46360. The video presents 30 structures,

from mansions to high rises, featuring complete exteriors, extensive interiors and plans of major Keck projects. In an interview, **William Keck, FAIA** describes Fred Keck's youth and architectural influences and tells how he discovered early Modern Architecture in Europe in World War I. Producer and writer **Edward S. Hall, AIA** worked for the Kecks in the 1960s. For more information, or to order the video in VHS, Super VHS, or Beta for \$49.95, call 219/874-8835.

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The Chicago Park District is seeking applicants for the position of Project Manager in the Department of Architecture, Engineering, and Planning. Candidates should possess education and experience sufficient to manage design and construction projects from conceptual design through construction completion. Project Managers will assemble project teams from among in-house staff and consultants. Project Managers will be evaluated on the basis of their ability to maintain project schedules, control costs and assure design and construction of the highest quality.

A master's degree or equivalent in an environmental design or engineering field, such as urban planning, architecture, landscape architecture, project or construction management, electrical engineering, mechanical engineering or structural engineering is required. An Illinois professional license or accreditation in the area of expertise is desirable.

Candidates must demonstrate that they have had at least five years of direct project management experience, including but not limited to the areas of design team management, construction document preparation, master scheduling, coordination of contractors, construction observation, contract administration, cost estimating, cost control, quality assurance, value analysis, and project administration. Expertise in current state-of-the-art project management and construction practice is desired, including but not limited to computer methods and techniques.

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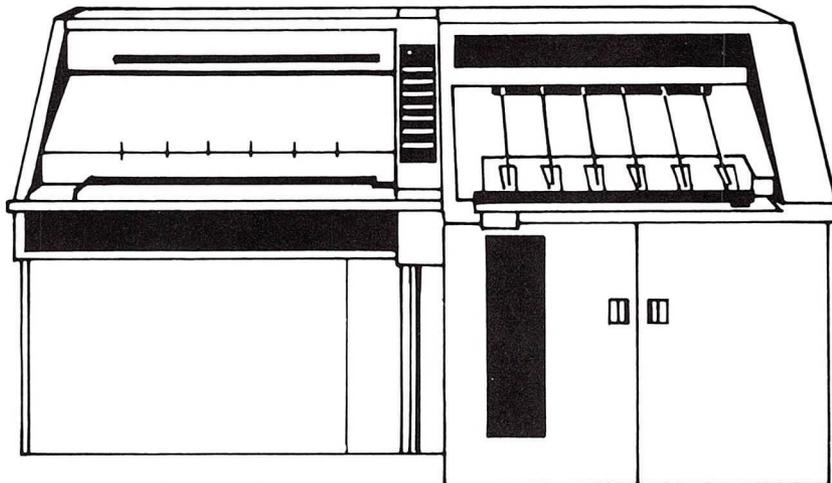
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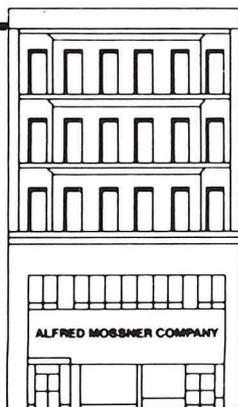
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## THE CALENDAR

5 January



Urban Affairs Committee 1994 Kick-Off Meeting. Noon. AIAC Board Room.  
CAF Lecture. A New School—Back of the Yards. Carol Ross Barney, FAIA, Ross Barney + Jankowski, Inc. 12:15 PM. CAF Lecture Hall, 224 S. Michigan.

7 January

Deadline. National AIA 1994 Honor Awards for Interior Architecture submission binders postmark date.

Exhibit Opening. Four Young Architects: James W. Baird, AIA; August F. Battaglia, AIA; Tannys Langdon; and Stephen Wierzbowski, AIA. I Space (U. of I. at Urbana-Champaign), 230 W. Superior. Runs through 2/5.

11 January



Corporate Architects Committee Program. Childcare Facilities in Corporate Settings. 5:30 PM. AIAC Board Room.

Historic Resources Committee Meeting. 5:30 PM. Commission on Chicago Landmarks, 320 N. Clark St., Rm. 516. For more info: Gunny Harboe, AIA, 312/836-7700.

12 January



Government Affairs Committee Meeting. 5:45 PM. Environ, 401 W. Superior, 5th Fl.

13 January

Society for Marketing Professional Services (SMPS) Program. "Working with the City That Works." Speaker: Dominic Ricamato, Chief Construction Engineer, Department of General Services, City of Chicago. 11:30-1:30. Palmer House Empire Room. \$30 members/\$50 non-members. Fax reservation by noon 1/11 to Joe Cushing, 312/266-8059. For more info: Jeff Perry, 312/553-5443.

15 January

CAF Tour. The Auditorium Building. 9-11 AM. Begins at CAF Tour Center, 224 S. Michigan Ave., 224 S. Michigan. \$8.

18 January



Committee on the Environment Program. How Commonwealth Edison and Peoples Gas Can Help Make Buildings More Energy Efficient. 5:30 PM. AIAC Board Room.

19 January



CIAC Meeting. 8:30 AM. AIAC Board Room.

Real Estate Committee Meeting. 5:30 PM. Draper & Kramer, 33 W. Monroe, 19th Fl.

20 January



Computer Committee Program. AIAEDS Presentation. 5:30 PM. AIAC Board Room.

CAF Exhibit. Myron Goldsmith 75. Retrospective exhibit. Atrium Gallery, 224 S. Michigan. Runs through 3/31.

21 January

AIA Illinois Board Meeting. 10-3. Springfield.

25 January

CSI, Chicago Chapter Program. Prestressed, Precast Concrete—What it is, What it Does. Speaker: Ed Gregory, Gregory Development Services, Inc. 5:00 PM. Buttons Banquet Room, Holiday Inn Mart Plaza, 350 N. Orleans. \$5. RSVP, 312/641-5986.

26 January



CAF Lecture. New Visions for Burnham Park. Eric Emmett Davis, AIA. 12:15 PM. CAF Lecture Hall, 224 S. Michigan.

Young Architects Committee Program. Licensing Seminar. 6:00 PM. Chicago Architecture Foundation Lecture Hall, 224 S. Michigan. \$10.

27 January



Technical Committee Program. ASHRAE 90: Its Impact on Architectural Facade Design. Speaker: Joseph Amato, M.E. and Bud Spiewak, M. E. from Cosentini Assoc. Noon. Chicago Bar Assn., 321 S. Plymouth. \$7.50 includes lunch. Register on site.

Interior Architecture Committee Meeting. 5:30. AIAC Board Room.

29 January

Deadline. Excellence in Masonry submissions. 708/297-6704.

2 February



Planning & Urban Affairs Committee Meeting. Noon. AIAC Board Room.

CAF Lecture. Reliance Building Restoration. Gunny Harboe, AIA, McClier Inc. 12:15 PM. CAF Lecture Hall, 224 S. Michigan.

8 February



Joint Planning and Urban Affairs Committee/Metropolitan Planning Council Meeting. Forum on Chicago Regionalism. Chicago Cultural Center, 5th Fl. Conference Rm. \$5. Call to reserve: 312/670-7770.

Historic Resources Committee Meeting. 5:30 PM. Commission on Chicago Landmarks, 320 N. Clark St., Rm. 516. For more info: Gunny Harboe, AIA, 312/836-7700.

9 February



Government Affairs Committee Meeting. 5:45 PM. Environ, 401 W. Superior, 5th Fl.

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