

DWELL78

ARCH 575E1

Integrated Design Studio

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Fall, 2024

STUDIO PRECIS

This studio proposes a 460-unit residential development for The 78, a Related Midwest development along the Chicago River in the South Loop. The 78 is anchored by the OMA-designed Discovery Partners Institute (DPI) on its southern end, near Chicago's historic Chinatown, and a planned sports development on its northern end, at Roosevelt Road. This development will bridge these two with an amenity-focused, wellness-driven residential building targeting young urban professionals. The program will include a range of unit types, 20% of which will be affordable, and public and semi-public amenities including retail, fitness, pool, and event spaces. The project's focus on energy efficiency and environmental stewardship will not only be fundamental to DWELL78's mission but also bring significant benefits to the local community. Additionally, the project is seen as a flagship for the overall development and should address its prominent riverfront site, the proximity of vibrant South Loop and Chinatown neighborhoods, and view corridors to the Loop and Lake Michigan.

We will work closely with Related Midwest during the semester; a field trip in mid-September will include a site visit and meetings with Related personnel to learn about the masterplan, its financing and zoning, and its positioning in Chicago's market. Related will also contribute to the mid- and final reviews.