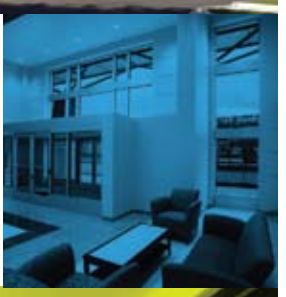
# BUILDING

## Best High-Rise Multifamily Building



*Courtesy of Steinkamp Photography.*

**Westhaven Park, Chicago, Ill.**

The nine-story, 113-unit Westhaven Park in Chicago, Ill., was designed as the city's first mixed-use market-rate/affordable midrise project to replace existing public housing. Part of a comprehensive redevelopment of an urban neighborhood, it was created using a total-precast concrete system that offered a variety of advantages.

The project was originally planned with a conventional masonry design. But when it costed out $2 million higher than the budget allowed, the project was value-engineered to the precast concrete option.

"Rethinking the design using precast concrete cladding and structure allowed us to greatly improve design and construction quality while meeting stringent budget requirements for affordable housing," says John Clark, principal in Cordogan Clark & Associates, the architectural firm. The use of precast concrete also sped construction, which aided the budget, he says. "Precast structural elements and floor planks allowed immediate access to each floor as it was erected, speeding construction time," he says. Face brick was cast into the panels at the plant, providing the elevations with a variety of colors and textures. Its use eliminated the need for scaffolded masonry construction at the site and cut construction time.

"The design prominently features green architecture, first among those elements being the precast concrete components themselves," he says. Other green features include a dramatic planted cornice overhang at the entrance and trellises above upper balconies.

Abstracted, green-stained precast concrete, loosely inspired by the ornamental terra cotta designed by Frank Lloyd Wright, flanks the entrance and invokes the spirit of wall ivy (until real ivy can take its place).

"This project represents an innovative design that enhances people's lives and the surrounding neighborhood fabric," Clark says. "It represents the highest-quality affordable-housing design.

**Judges' comments:**

"This design created affordable housing that is not the typical approach that involves brutal and stripped-down structures. This building has a lot of quality to it, and there's a lot of detail that raises the bar. The material allowed for variations in the scale, reacting to the neighborhood around it. It provides a strong choice for this urban context."

**Architect/engineer:** Cordogan Clark & Associates Inc., Chicago, Ill.
**Owner:** Chicago Housing Authority, Chicago
**General contractor:** McShane Construction Co., Rosemont, Ill.
**Precaster:** ATMI Precast, Aurora, Ill.
**Precast concrete specialty engineer:** J. W. Peters, Waukesha, Wis.
**Precast concrete components:** 2189 pieces, including interior, exterior, and garage walls; double-tees; balconies; and hollow-core slabs
**Project cost:** $24 million

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