

# ENCUENTRO SQUARE

W CORTLAND ST & N RIDGEWAY AVE. CHICAGO, ILLINOIS 60647

COMMITTEE ON DESIGN | DEPARTMENT OF PLANNING AND DEVELOPMENT  
SEPTEMBER 29, 2021



## APPLICABLE CODES / STANDARDS

2019 CHICAGO BUILDING CODE (CBC)  
CHICAGO ELECTRICAL CODE, 2018  
CHICAGO ENERGY CONSERVATION CODE, 2019  
CHICAGO FIRE PREVENTION CODE, 2019  
CHICAGO MECHANICAL CODE, 2019  
CHICAGO PLUMBING CODE, 2019  
INTERNATIONAL CODE COUNCIL (ICC A117.1), 2009  
ILLINOIS ACCESSIBILITY CODE, 2018 (IAC)  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG)  
FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAAG)  
CHICAGO BUILDING CODE TITLE 14B, CHAPTER 11  
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)  
2021 DOH ARCHITECTURAL TECHNICAL STANDARDS MANUAL

## PROJECT INFORMATION

### **BUILDING 1 (PHASE 1)**

TOTAL AREA: 51,970 SF  
LEVEL 01: 12,676 SF  
LEVEL 02: 13,098 SF  
LEVEL 03: 13,098 SF  
LEVEL 04: 13,098 SF

BUILDING HEIGHT: 52'-0"  
NUMBER OF STORIES: 4  
OCCUPANCY CLASS: R-2 & A-3

TOTAL UNIT COUNT: 32 UNITS  
ONE-BEDROOMS: 6  
TWO-BEDROOMS: 12  
THREE-BEDROOMS: 14

### **BUILDING 2 (PHASE 1)**

TOTAL AREA: 75,850 SF  
LEVEL 01: 12,600 SF  
LEVEL 02: 12,650 SF  
LEVEL 03: 12,650 SF  
LEVEL 04: 12,650 SF  
LEVEL 05: 12,650 SF  
LEVEL 06: 12,650 SF

BUILDING HEIGHT: 76'-0"  
NUMBER OF STORIES: 6  
OCCUPANCY CLASS: R-2

TOTAL UNIT COUNT: 66 UNITS  
ONE-BEDROOMS: 31  
TWO-BEDROOMS: 35  
THREE-BEDROOMS: 0

### **BUILDING 3 (PHASE 2)**

TBD

### **ON-SITE PARKING**

TOTAL PARKING PROVIDED: 141  
(8 ACCESSIBLE + 133 STANDARD)

PHASE 1 PARKING: 79  
(8 ACCESSIBLE + 71 STANDARD)

PHASE 2 PARKING: 62  
(62 STANDARD)

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# PROJECT NARRATIVE

LUCHA and Evergreen have partnered to develop an 100% affordable mixed-use development located in the Logan Square community area, at the western end of the Bloomingdale (606) Trail, titled Encuentro Square. Formerly occupied by a manufacturing facility, the site was acquired by the Trust for Public Land in 2014 while developing the 606 Trail. In 2019 the site was sold to the City of Chicago, who demolished the existing structures in early 2021 and are undertaking remediation of the site prior to donation to the development.

The purchase agreement included a commitment to develop the site as affordable housing and a public park space. Several site plan iterations were reviewed to get to a site that worked for both the City's goal of 200 affordable housing units and a significant public park space.

The resulting project includes the new construction of 3 apartment buildings for a total of 196 units, as well as a 122 parking spaces, 19 overflow spaces and a public park as part of the wider redevelopment effort between the development team, DPD, DOH, the Trust for Public Land and the Chicago Parks District. Phase 1 of the project includes the northern half of the site, buildings 1 and 2, and approximately 50% of the parking. Future phase(s) include building 3, remaining parking, and a public park to the south of the site. Phase 1 received a 9% LIHTC allocation in 2019, with Phase 2 subject to a 9% application which will be announced in late 2021. The site has been programmed to include a mix of 1-, 2- and 3-bedroom apartments reserved for households at or below 60% AMI, a community space, an early childhood family support program and a private courtyard featuring community gardens and play spaces.

The site was designed with a trauma-informed lens creating a sense of security in an interior courtyard and attention to connectivity of the buildings, as well as separation of public and private spaces. The roof system is a standard TPO roofing membrane. The floor systems are currently anticipated to be reinforced concrete supported by reinforced concrete columns. Exterior wall assemblies are anticipated to be a combination of storefront, metal panels and engineered wood siding.

The project intends to receive the Enterprise Green Communities Certification and has already developed a Health Action Plan for the project. The site is enrolled in the Statewide Remediation Program and the City has begun the process of remediation of the site with remaining barriers to be installed with the final construction of the project.

# SITE CONTEXT ANALYSIS



**NEIGHBORHOOD**



**EXISTING 1 STORY MASONRY BUILDING**



**THE 606**



**OPEN AREA AT EXISTING BUILDING**



**NORTH CENTRAL SERVICE**





MID-RISE RESIDENTIAL BUILDING | CORTLAND STREET



SINGLE FAMILY RESIDENTIAL BLD | CORTLAND STREET



MCCORMICK YMCA | RIDGEWAY AVENUE



BEARSE MANUFACTURING | HAMLIN AVENUE



PARKING LOT | HAMLIN AVENUE



THE 606 TRAIL



WEST ELEVATION | EXISTING BUILDING | HAMLIN AVENUE



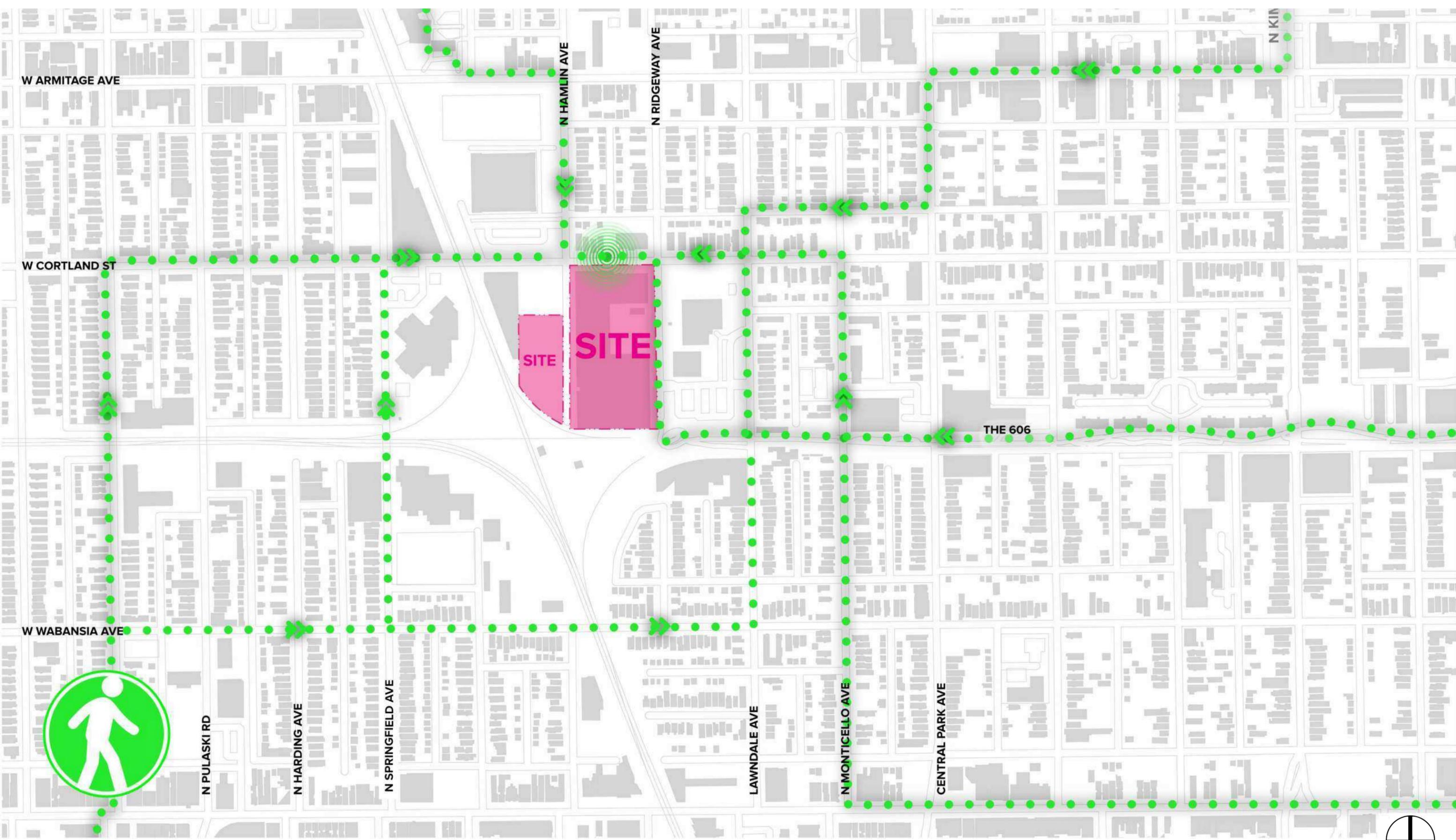
PARKING LOT | HAMLIN AVENUE

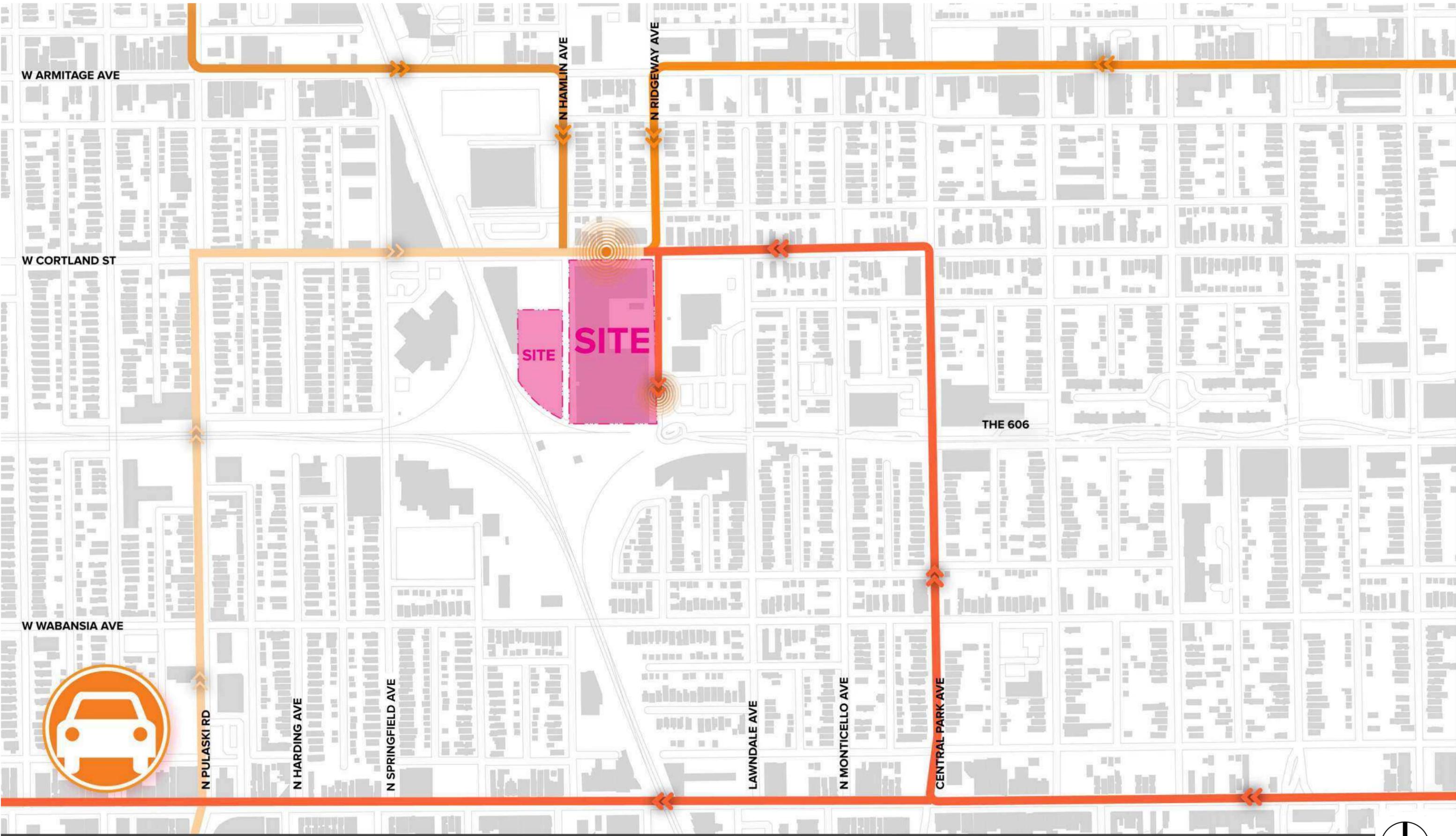


HAMLIN AVENUE



CORTLAND STREET





W ARMITAGE AVE

W CORTLAND ST

W WABANSIA AVE

N HAMLIN AVE

N RIDGEWAY AVE

N PULASKI RD

N HARDING AVE

N SPRINGFIELD AVE

LAWNDALE AVE

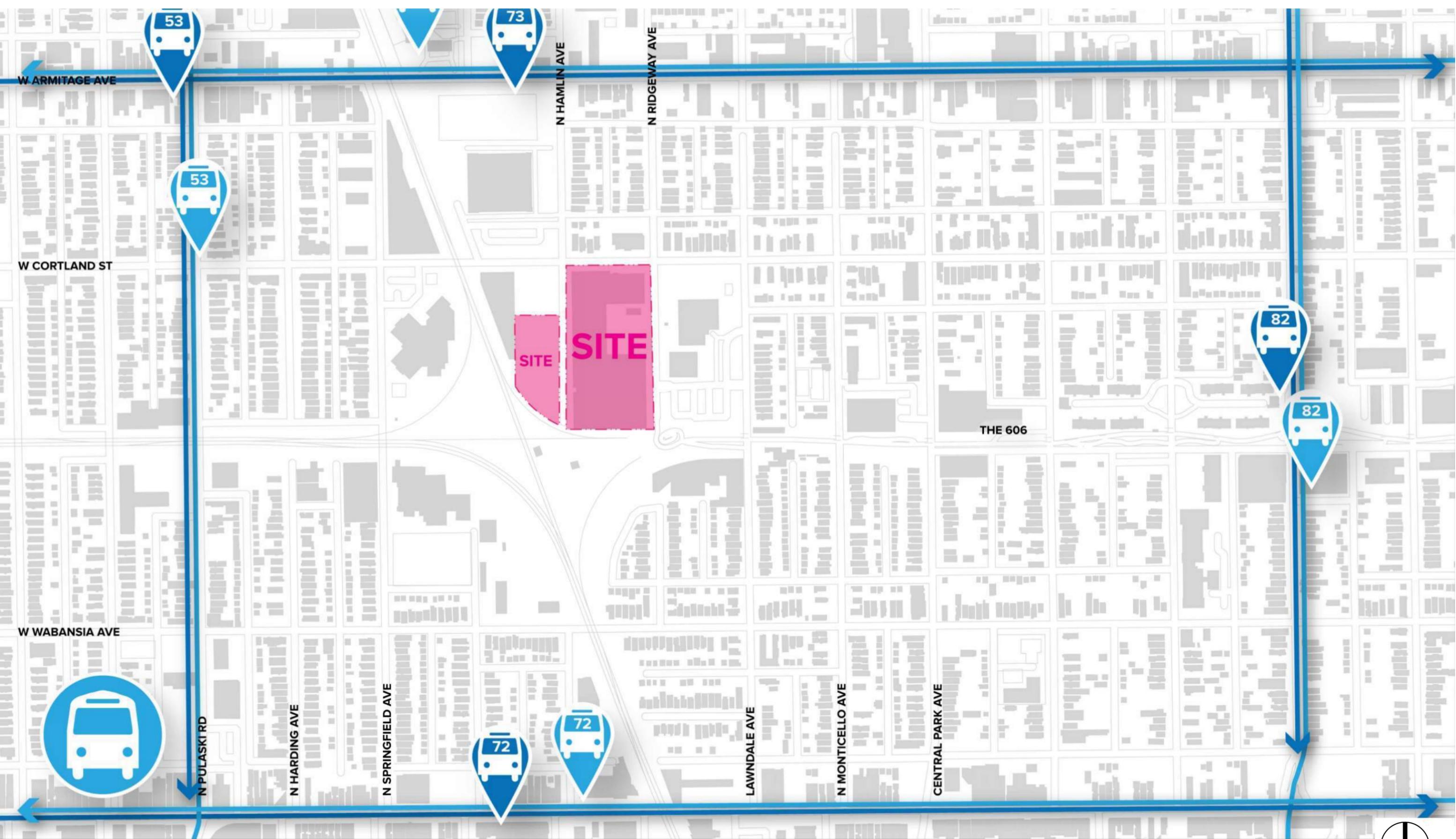
N MONTICELLO AVE

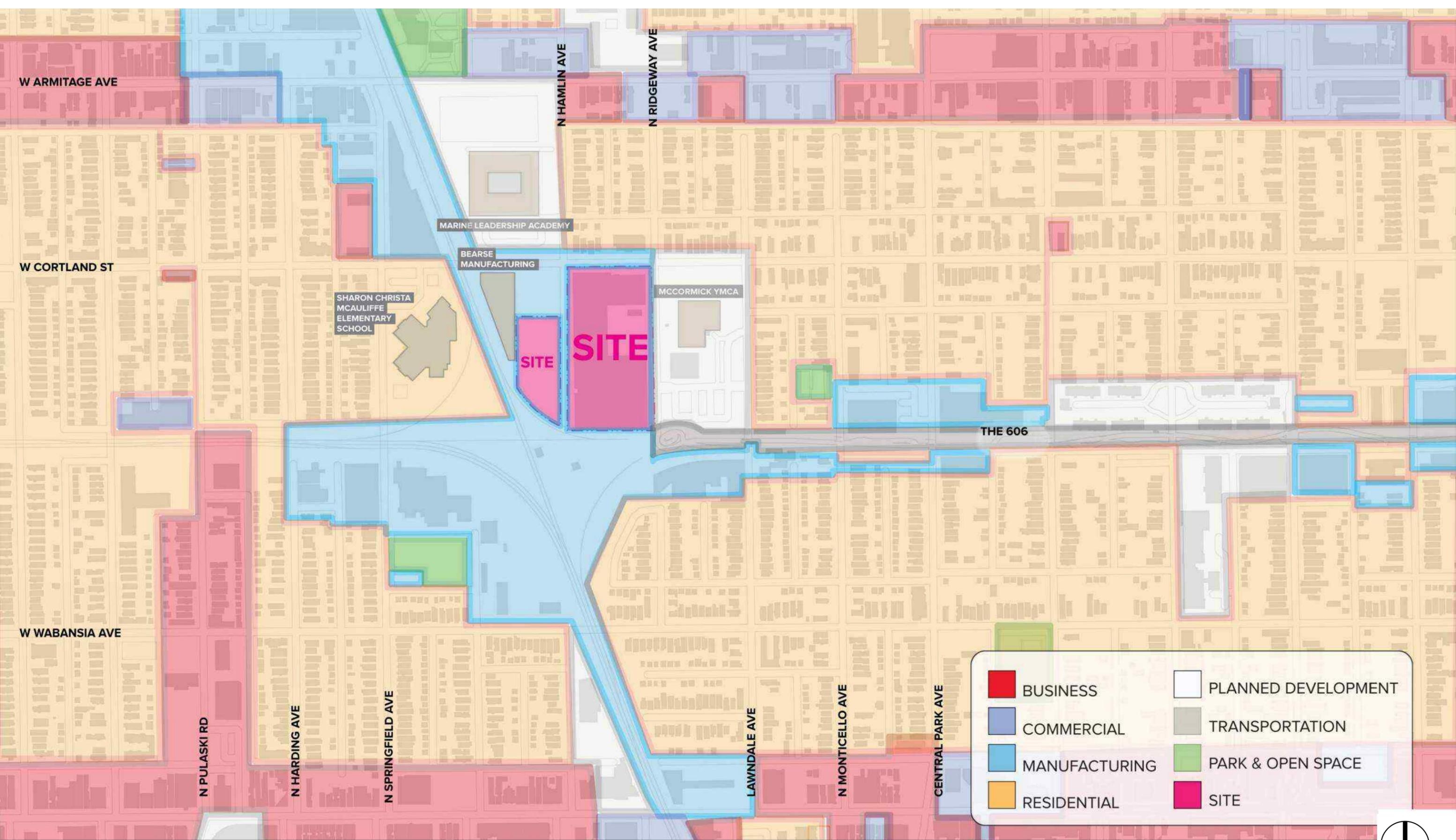
CENTRAL PARK AVE

SITE

THE 606

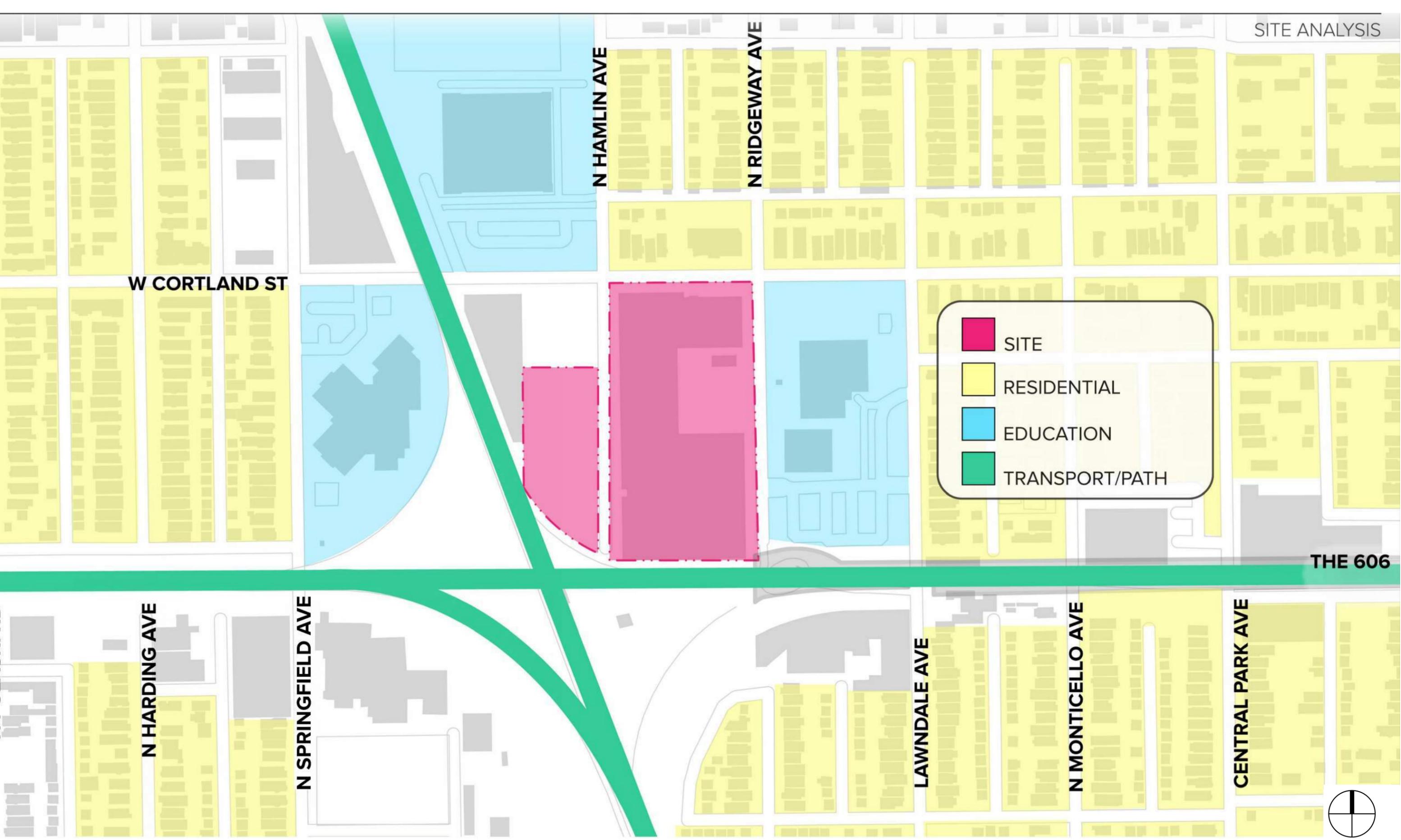






|   |               |   |                     |
|---|---------------|---|---------------------|
|  | BUSINESS      |  | PLANNED DEVELOPMENT |
|  | COMMERCIAL    |  | TRANSPORTATION      |
|  | MANUFACTURING |  | PARK & OPEN SPACE   |
|  | RESIDENTIAL   |  | SITE                |





- SITE
- RESIDENTIAL
- EDUCATION
- TRANSPORT/PATH

THE 606



# DESIGN PROGRESSION



**PREVIOUS MASSING**

THE PREVIOUS MASSING INCLUDED A LARGER COURTYARD SPACE. HOWEVER, THIS WAS REWORKED IN ORDER TO CREATE A LARGER PUBLIC PARK WHILE STILL MAINTAINING AROUND 200 UNITS ON THE SITE.



**PROPOSED MASSING**

THE PROPOSED MASSING INCLUDES 3 TOTAL BUILDINGS. BUILDING 1 AND 2 ON THE NORTH SIDE OF THE SITE ARE INCLUDED IN PHASE 1, AND BUILDING 3 IS INCLUDED IN PHASE 2.



# DESIGN PRECEDENTS

SHEET - IN PROGRESS



BUILDING PRECEDENT: DR. GEORGE DAVIS SENIOR RESIDENCE  
 ARCHITECT: DAVID BAKER ARCHITECTS  
 LOCATION: BAYVIEW-HUNTERS POINT, SAN FRANCISCO



BUILDING PRECEDENT: HOUSE IN HIKONE  
 ARCHITECT: TATO ARCHITECTS  
 LOCATION: HIKONE, SHIGA JAPAN



BUILDING PRECEDENT: DR. GEORGE DAVIS SENIOR RESIDENCE  
 ARCHITECT: DAVID BAKER ARCHITECTS  
 LOCATION: BAYVIEW-HUNTERS POINT, SAN FRANCISCO



BUILDING PRECEDENT: 388 FULTON  
 ARCHITECT: DAVID BAKER ARCHITECTS  
 LOCATION: HAYES VALLEY, SAN FRANCISCO

# PROGRAMMING

# PROGRAMMING

## RESIDENTIAL COURTYARD

- OUTDOOR PLAZAS
- OUTDOOR GRILLING
- COMMUNITY GARDENS
- OPEN LAWN AREA
- PLAY MOUND AREA
- CHILDRENS PLAY AREA
- WALKING PATHS

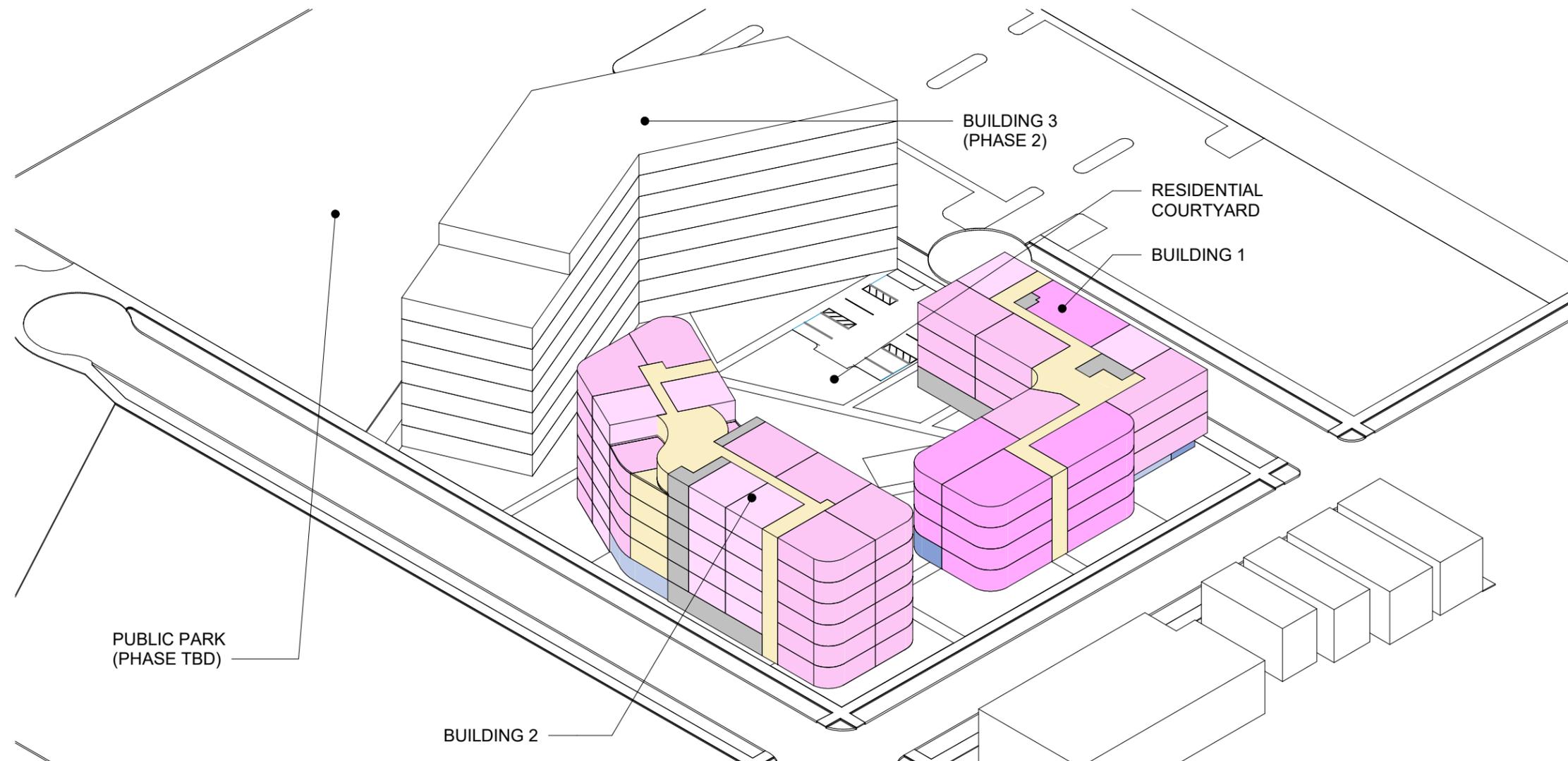
## BUILDING 1

- RESIDENTIAL (LEVELS 01-04):
- RESIDENTIAL UNITS (32 TOTAL UNITS)
    - (6) ONE BEDROOM UNITS
    - (12) TWO BEDROOM UNITS
    - (14) THREE BEDROOM UNITS
  - RESIDENTIAL LAUNDRY + LOUNGE SPACE
  - RESIDENTIAL LOBBY

- COMMUNITY SERVICES (LEVEL 01):
- COMMUNITY SERVICES LOBBY
  - TRASH ROOM AND CHUTE (SHARED WITH RESIDENTIAL)
  - COMMUNITY ROOM
  - TEACHING KITCHEN
  - OFFICE SUITES
  - COMPUTER ROOM
  - BIKE STORAGE ROOM
  - BUILDING MAINTENANCE & STORAGE
  - MEP SERVICES (SHARED WITH RESIDENTIAL)

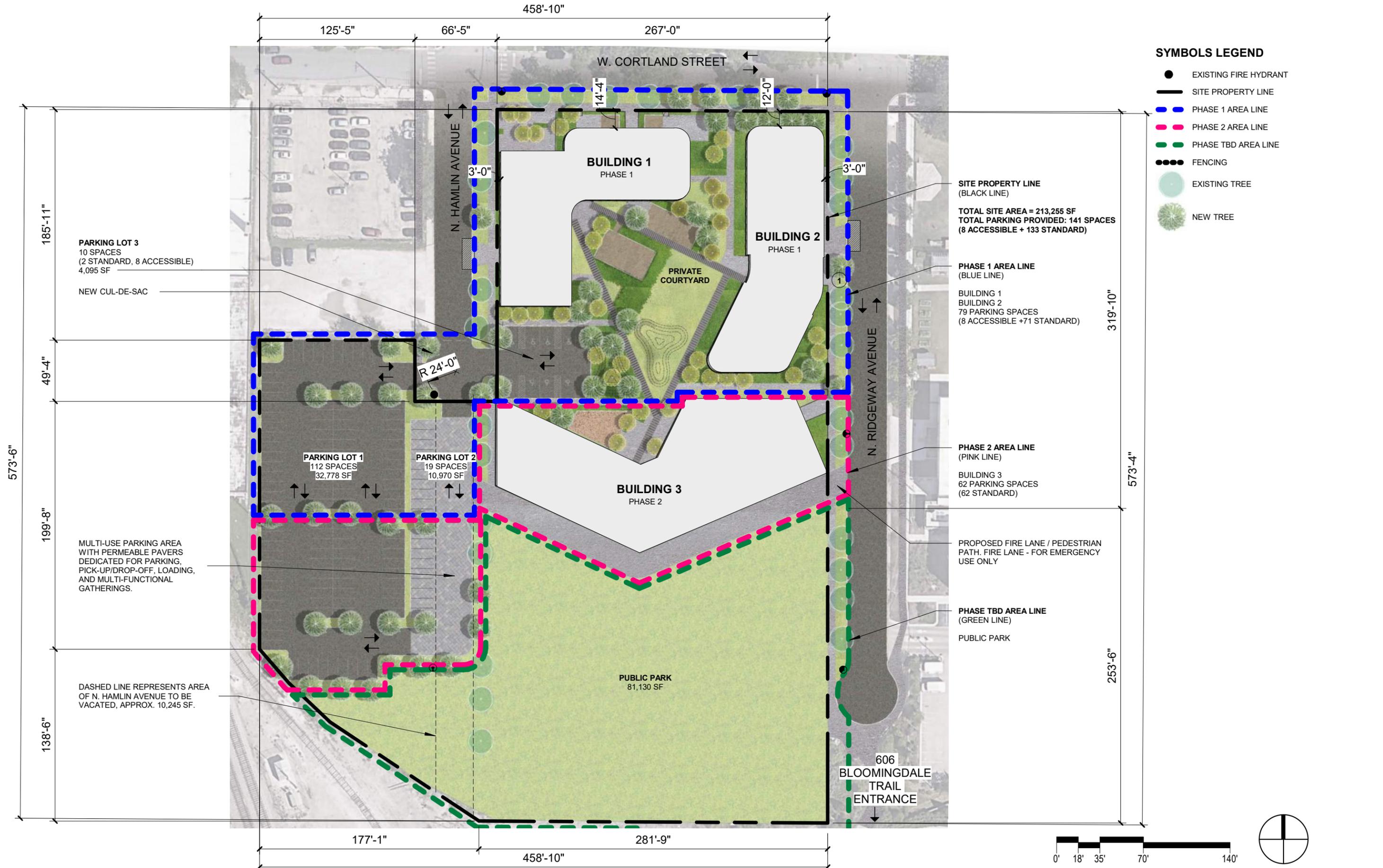
## BUILDING 2

- RESIDENTIAL (LEVELS 01-06)
- RESIDENTIAL UNITS (67 TOTAL UNITS)
    - (31) ONE BEDROOM UNITS
    - (35) TWO BEDROOM UNITS
  - LAUNDRY + LOUNGE SPACE
  - RESIDENTIAL LOBBY
  - CHILDREN'S ROOM
  - LOUNGE + EXTERIOR TERRACES (LEVEL 06)
  - TRASH ROOM AND CHUTE
  - MEP SERVICES



- RESIDENTIAL UNITS**
- THREE BEDROOM
  - TWO BEDROOM
  - ONE BEDROOM
- SUPPORT AND COMMUNITY SPACE**
- CIRCULATION
  - LOBBY
  - COMMUNITY FUNCTIONS
  - SERVICE (LAUNDRY, TRASH, MEPFP)
  - RESIDENTIAL GREEN SPACE

# SITE PLANS



- SYMBOLS LEGEND**
- EXISTING FIRE HYDRANT
  - SITE PROPERTY LINE
  - PHASE 1 AREA LINE
  - PHASE 2 AREA LINE
  - PHASE TBD AREA LINE
  - FENCING
  - EXISTING TREE
  - NEW TREE

**SITE PROPERTY LINE (BLACK LINE)**

**TOTAL SITE AREA = 213,255 SF**  
**TOTAL PARKING PROVIDED: 141 SPACES**  
**(8 ACCESSIBLE + 133 STANDARD)**

**PHASE 1 AREA LINE (BLUE LINE)**

**BUILDING 1**  
**BUILDING 2**  
**79 PARKING SPACES**  
**(8 ACCESSIBLE + 71 STANDARD)**

**PHASE 2 AREA LINE (PINK LINE)**

**BUILDING 3**  
**62 PARKING SPACES**  
**(62 STANDARD)**

**PHASE TBD AREA LINE (GREEN LINE)**

**PUBLIC PARK**

**PROPOSED FIRE LANE / PEDESTRIAN PATH. FIRE LANE - FOR EMERGENCY USE ONLY**

**PARKING LOT 3**  
 10 SPACES  
 (2 STANDARD, 8 ACCESSIBLE)  
 4,095 SF

**NEW CUL-DE-SAC**

**PARKING LOT 1**  
 112 SPACES  
 32,778 SF

**PARKING LOT 2**  
 19 SPACES  
 10,970 SF

**BUILDING 3**  
 PHASE 2

**BUILDING 1**  
 PHASE 1

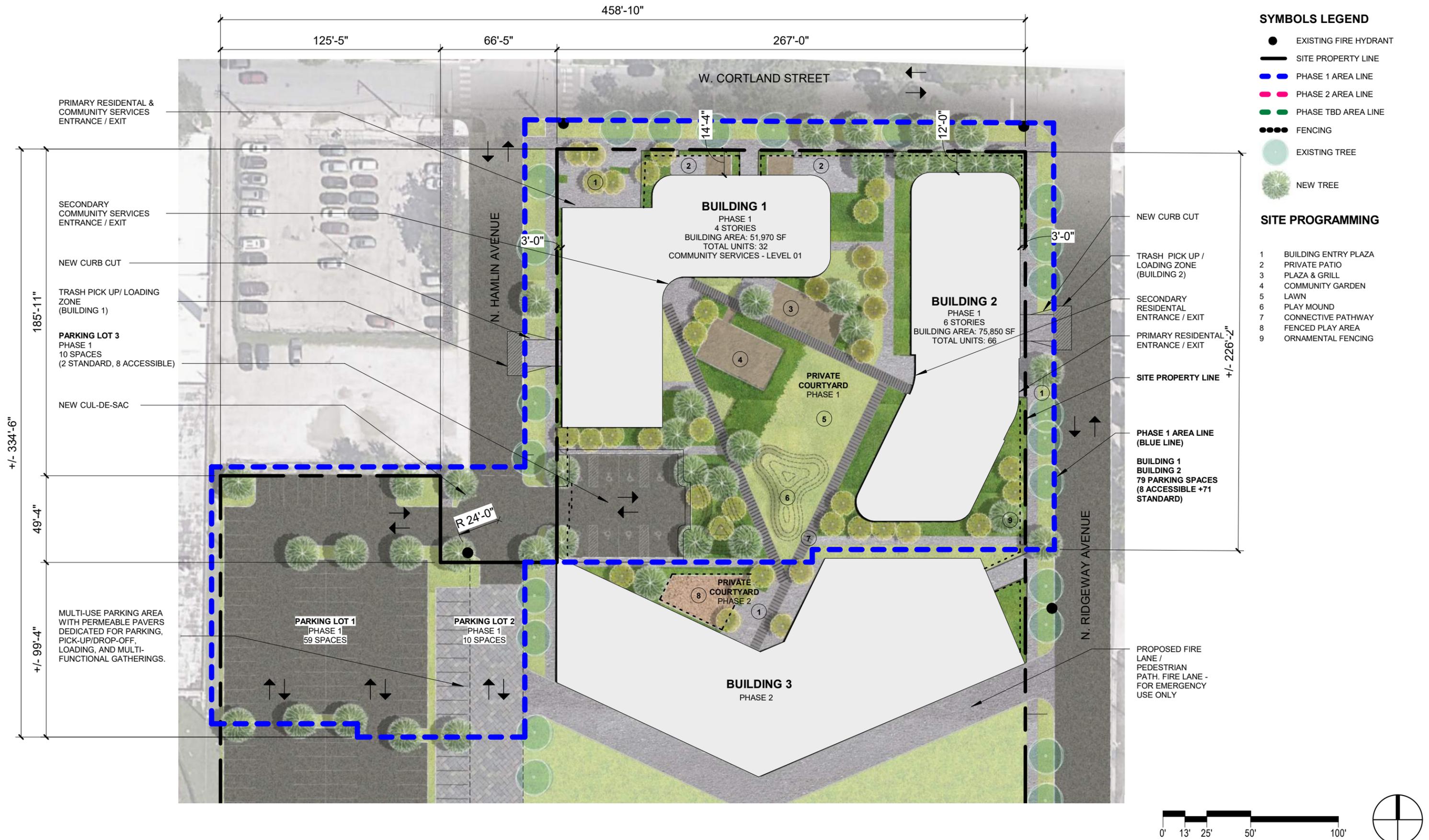
**BUILDING 2**  
 PHASE 1

**PUBLIC PARK**  
 81,130 SF

**606 BLOOMINGDALE TRAIL ENTRANCE**

**MULTI-USE PARKING AREA WITH PERMEABLE PAVERS DEDICATED FOR PARKING, PICK-UP/DROP-OFF, LOADING, AND MULTI-FUNCTIONAL GATHERINGS.**

**DASHED LINE REPRESENTS AREA OF N. HAMLIN AVENUE TO BE VACATED, APPROX. 10,245 SF.**



# ENCUENTRO SQUARE - PHASE 1 BUILDING 1



**1** EXTERIOR ELEVATION - NORTH  
1/16" = 1'-0"



**2** EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"



1 EXTERIOR ELEVATION - EAST  
1/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST  
1/16" = 1'-0"

# BUILDING 1 UNIT COUNTS

**TOTAL**  
 (6) ONE BEDROOM UNITS  
 (12) TWO BEDROOM UNITS  
 (14) THREE BEDROOM UNITS

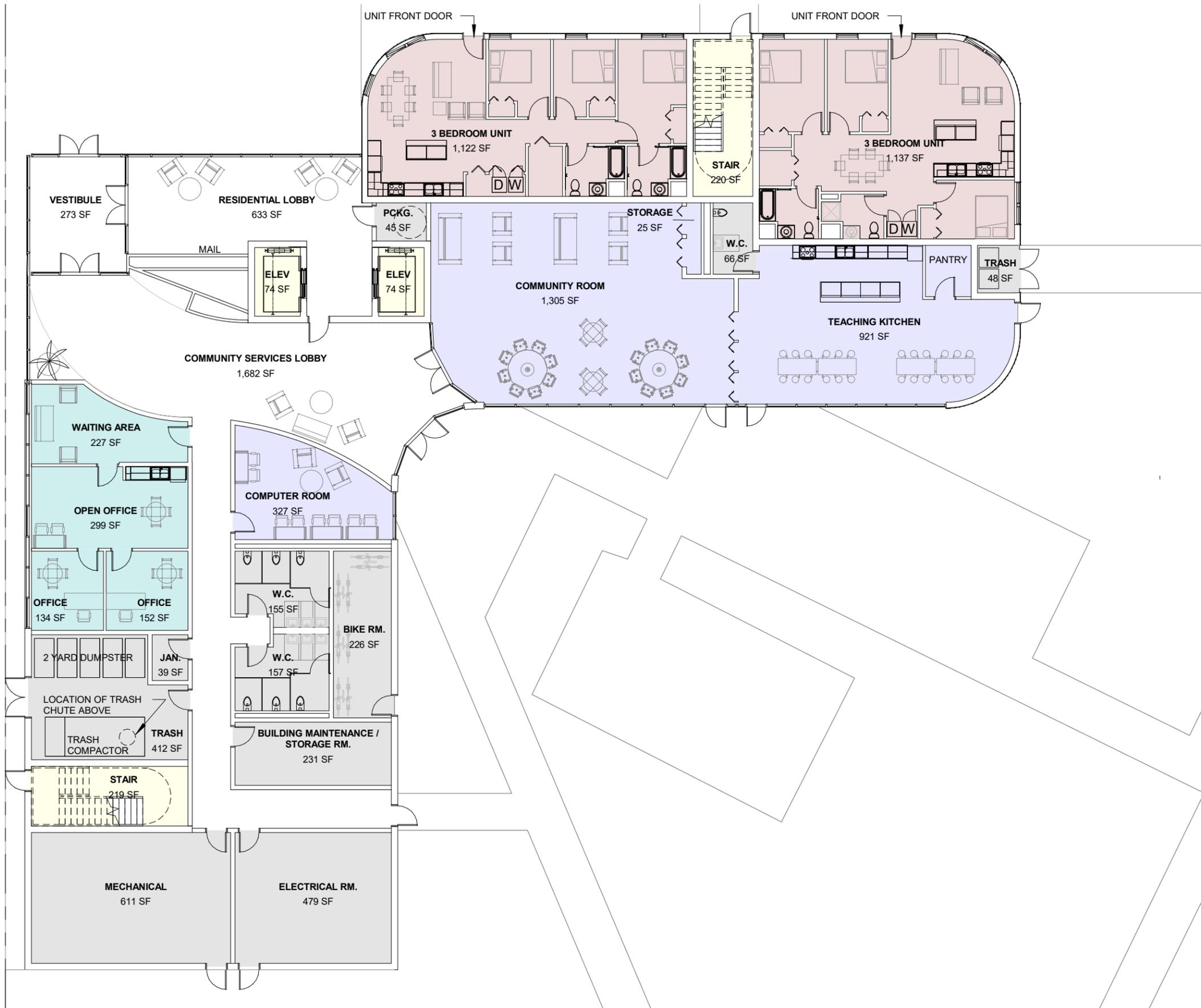
**LEVEL 01**  
 (2) THREE BEDROOM UNITS

**TYPICAL LEVEL (LEVEL 02, 03, 04)**  
 (2) ONE BEDROOM UNITS  
 (4) TWO BEDROOM UNITS  
 (4) THREE BEDROOM UNITS

## Legend

- 3 BEDROOM
- ADMINISTRATIVE
- AMENITY
- CIRCULATION
- SERVICES

\*TYPICAL UNIT LAYOUT,  
 REFER TO ENLARGED  
 UNIT PLANS



# BUILDING 1 UNIT COUNTS

**TOTAL**  
 (6) ONE BEDROOM UNITS  
 (12) TWO BEDROOM UNITS  
 (14) THREE BEDROOM UNITS

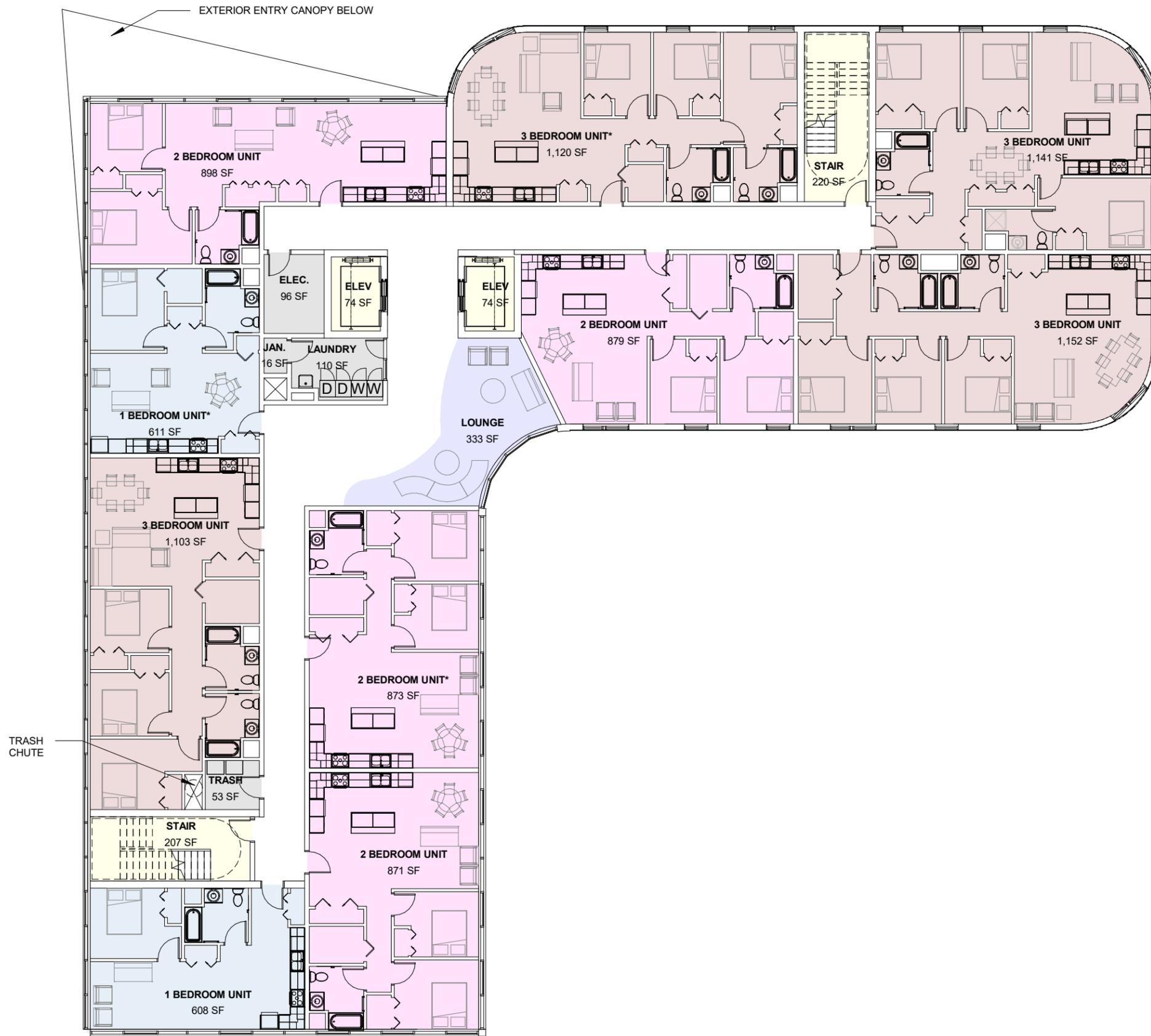
**LEVEL 01**  
 (2) THREE BEDROOM UNITS

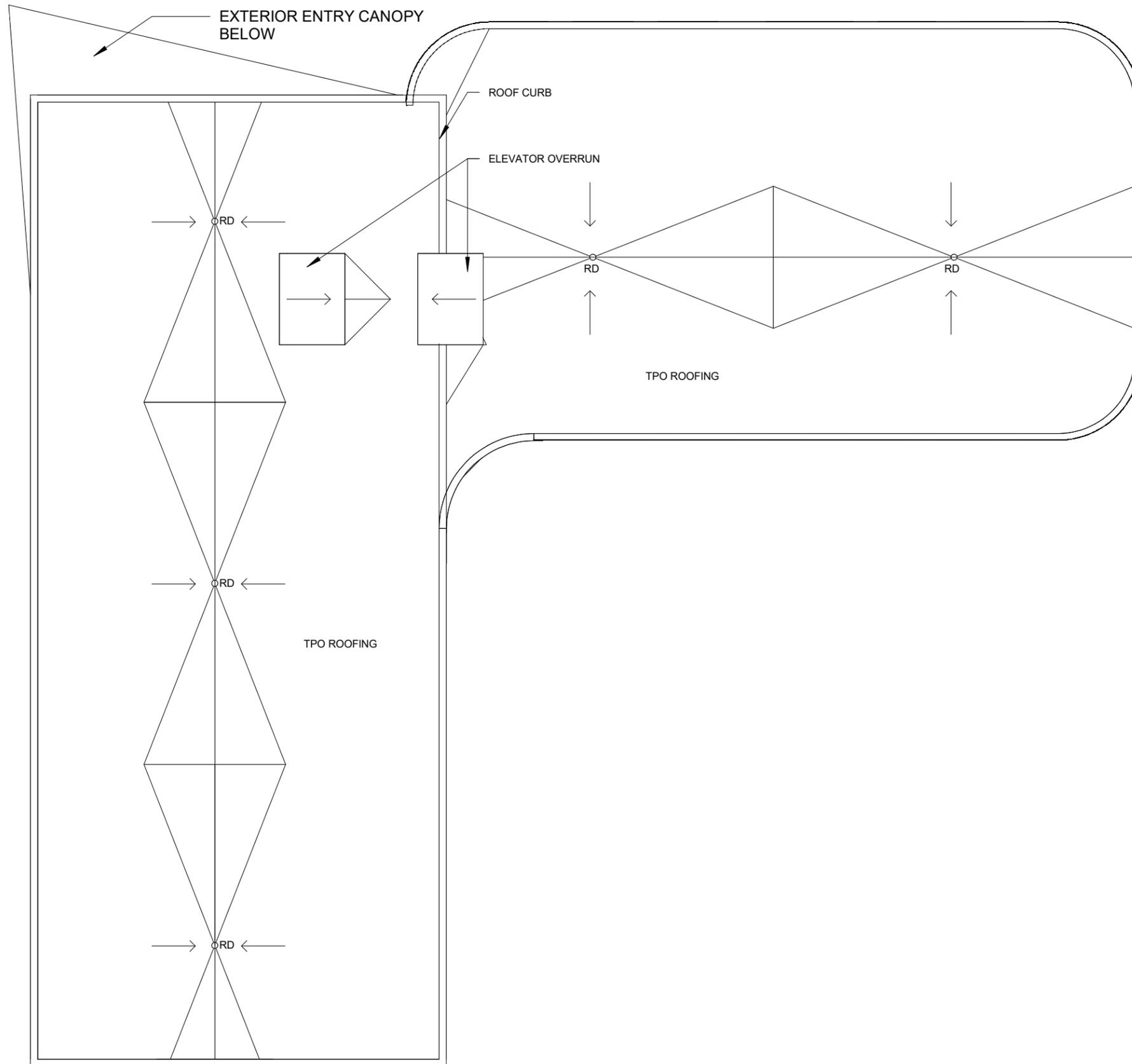
**TYPICAL LEVEL (LEVEL 02, 03, 04)**  
 (2) ONE BEDROOM UNITS  
 (4) TWO BEDROOM UNITS  
 (4) THREE BEDROOM UNITS

## Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- SERVICES

\*TYPICAL UNIT LAYOUT,  
 REFER TO ENLARGED UNIT  
 PLANS





# ENCUENTRO SQUARE - PHASE 1 BUILDING 2

CORRUGATED METAL PANEL

WINDOW SYSTEM WITH EXTRUDED FRAME

AREA FOR MURAL / ART

ELEVATOR OVER-RUN

77'-0"

T/ PARAPET

76'-0"

ROOF

72'-0"

LEVEL 06  
60'-0"

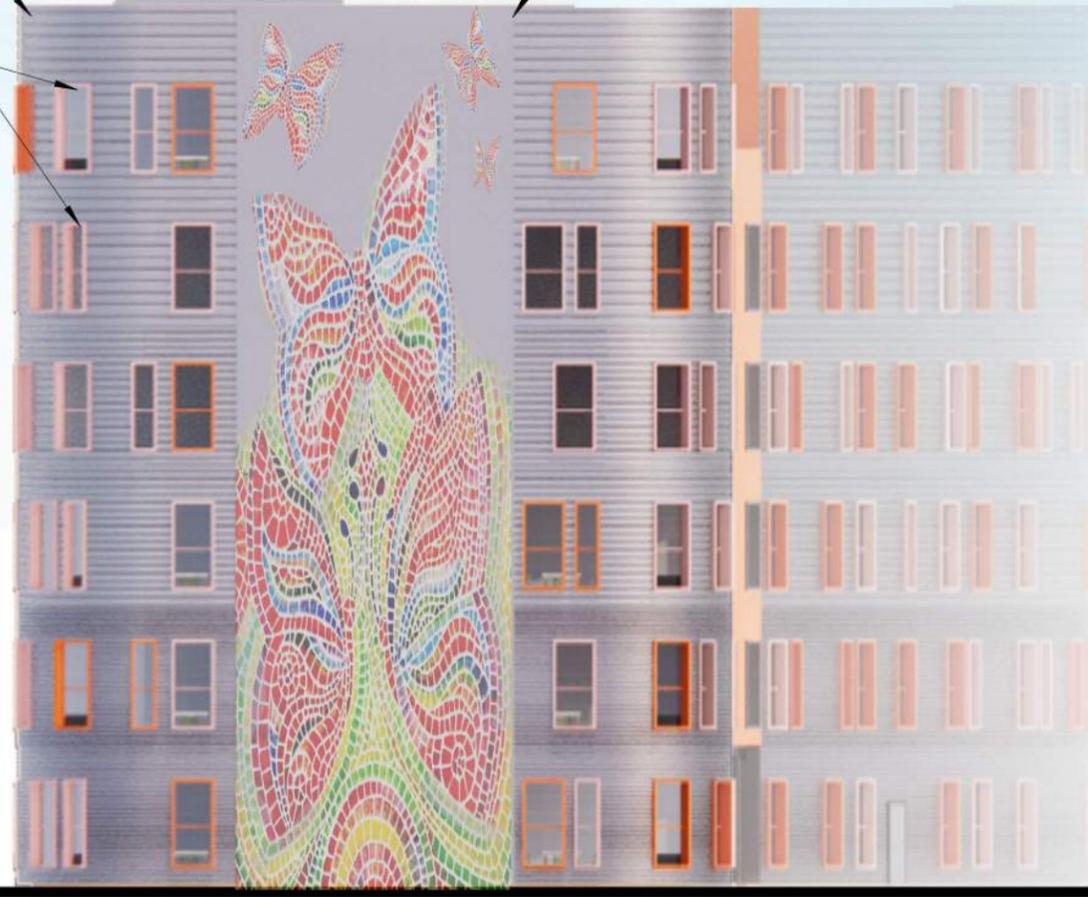
LEVEL 05  
48'-0"

LEVEL 04  
36'-0"

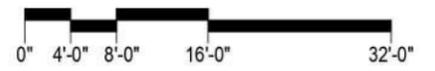
LEVEL 03  
24'-0"

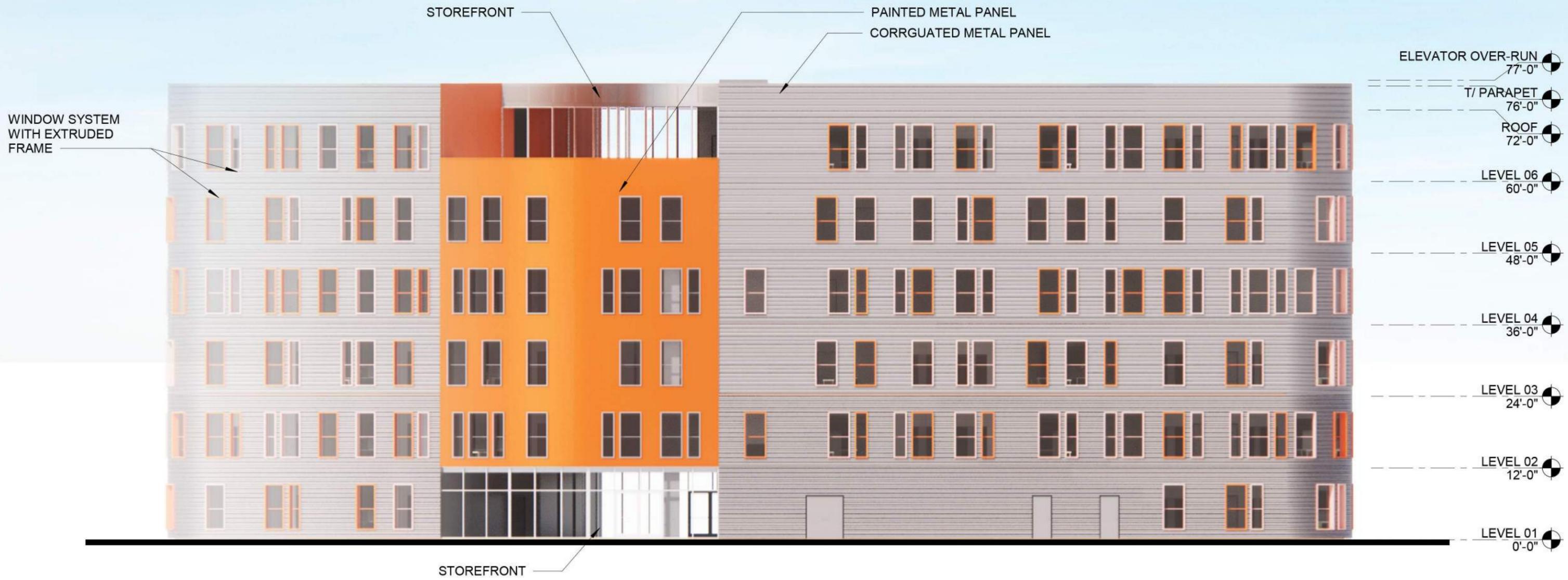
LEVEL 02  
12'-0"

LEVEL 01  
0'-0"



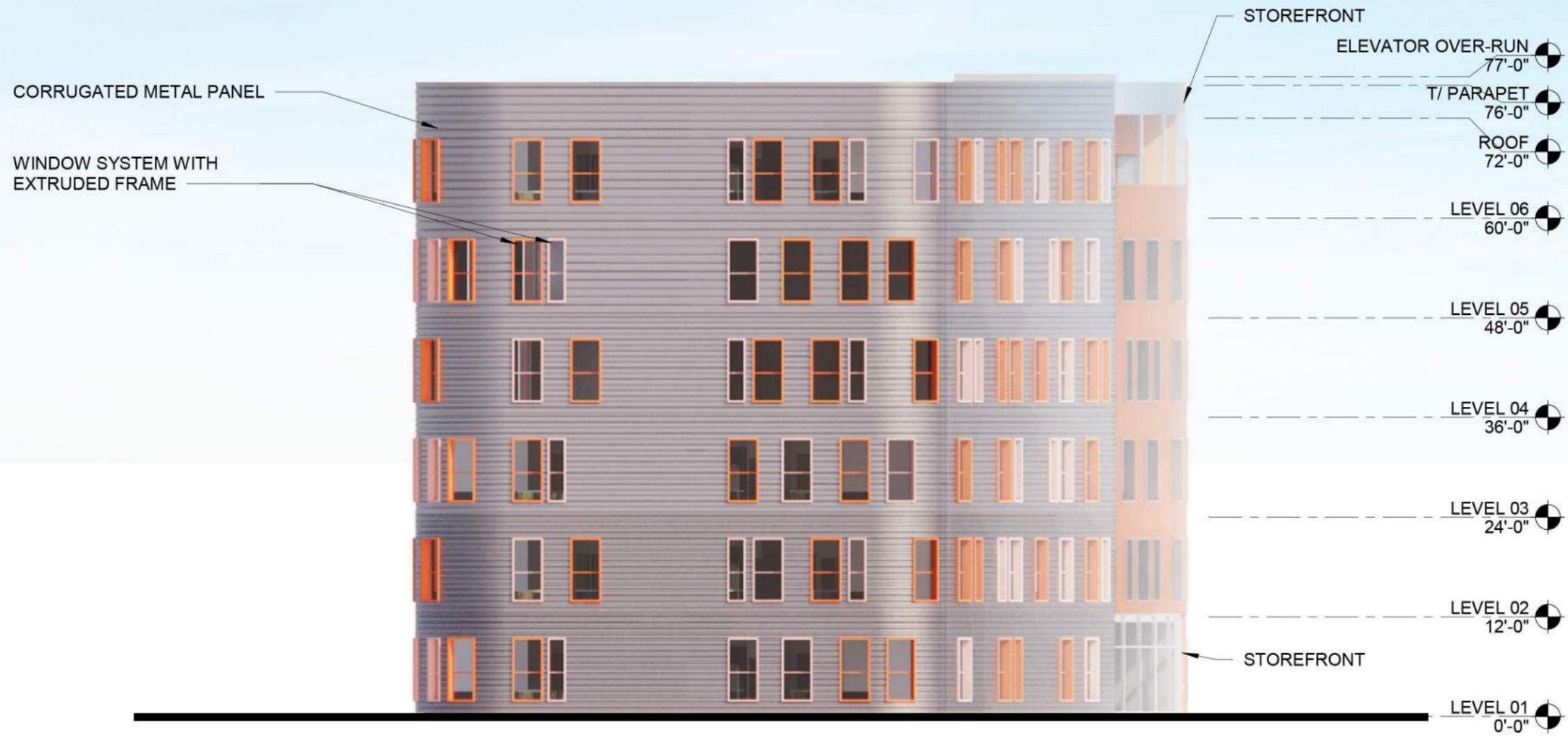
1 EXTERIOR ELEVATION - NORTH  
1/16" = 1'-0"



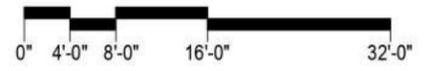


1 EXTERIOR ELEVATION - EAST  
 1/16" = 1'-0"





1 EXTERIOR ELEVATION - SOUTH  
 1/16" = 1'-0"



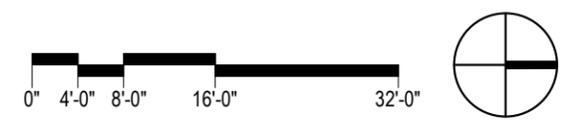
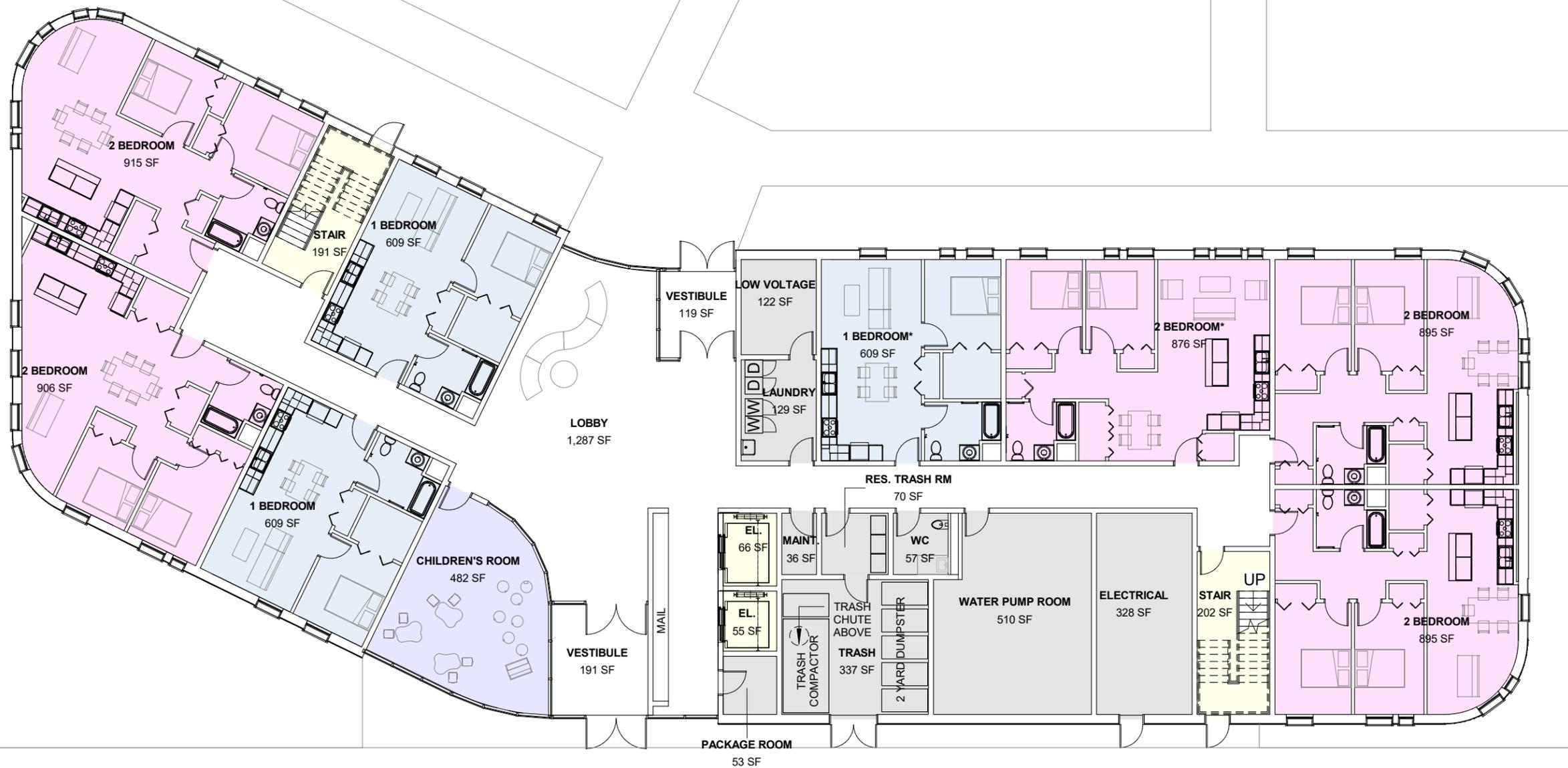


1 EXTERIOR ELEVATION - WEST  
 1/16" = 1'-0"



# BUILDING 2 UNIT COUNTS

|   |
|---|
| <b>TOTAL</b>                                |
| (31) ONE BEDROOM UNITS                      |
| (35) TWO BEDROOM UNITS                      |
| <b>LEVEL 01</b>                             |
| (3) ONE BEDROOM UNITS                       |
| (5) TWO BEDROOM UNITS                       |
| <b>TYPICAL LEVEL (LEVEL 02, 03, 04, 05)</b> |
| (6) ONE BEDROOM UNITS                       |
| (6) TWO BEDROOM UNITS                       |
| <b>LEVEL 06</b>                             |
| (4) ONE BEDROOM UNITS                       |
| (6) TWO BEDROOM UNITS                       |



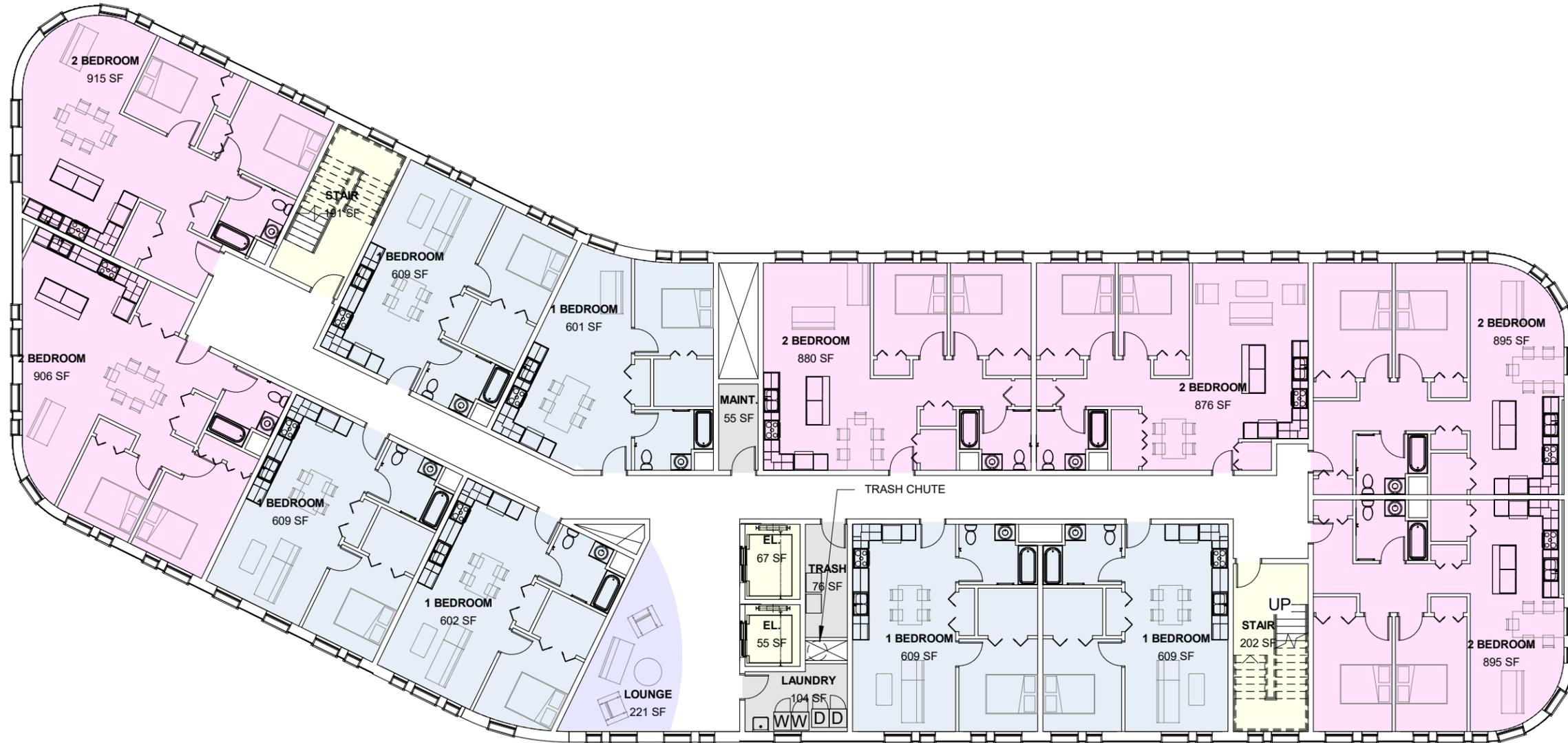
# BUILDING 2 UNIT COUNTS

**TOTAL**  
 (31) ONE BEDROOM UNITS  
 (35) TWO BEDROOM UNITS

**LEVEL 01**  
 (3) ONE BEDROOM UNITS  
 (5) TWO BEDROOM UNITS

**TYPICAL LEVEL (LEVEL 02, 03, 04, 05)**  
 (6) ONE BEDROOM UNITS  
 (6) TWO BEDROOM UNITS

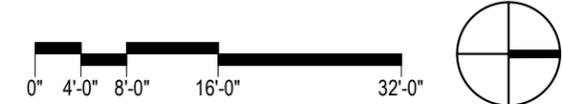
**LEVEL 06**  
 (4) ONE BEDROOM UNITS  
 (6) TWO BEDROOM UNITS



## Legend

- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- CIRCULATION
- SERVICES

\*TYPICAL UNIT LAYOUT, REFER TO ENLARGED UNIT PLANS



# BUILDING 2 UNIT COUNTS

**TOTAL**  
 (31) ONE BEDROOM UNITS  
 (35) TWO BEDROOM UNITS

**LEVEL 01**  
 (3) ONE BEDROOM UNITS  
 (5) TWO BEDROOM UNITS

**TYPICAL LEVEL (LEVEL 02, 03, 04, 05)**  
 (6) ONE BEDROOM UNITS  
 (6) TWO BEDROOM UNITS

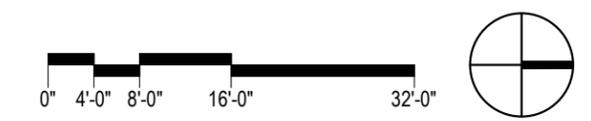
**LEVEL 06**  
 (4) ONE BEDROOM UNITS  
 (6) TWO BEDROOM UNITS

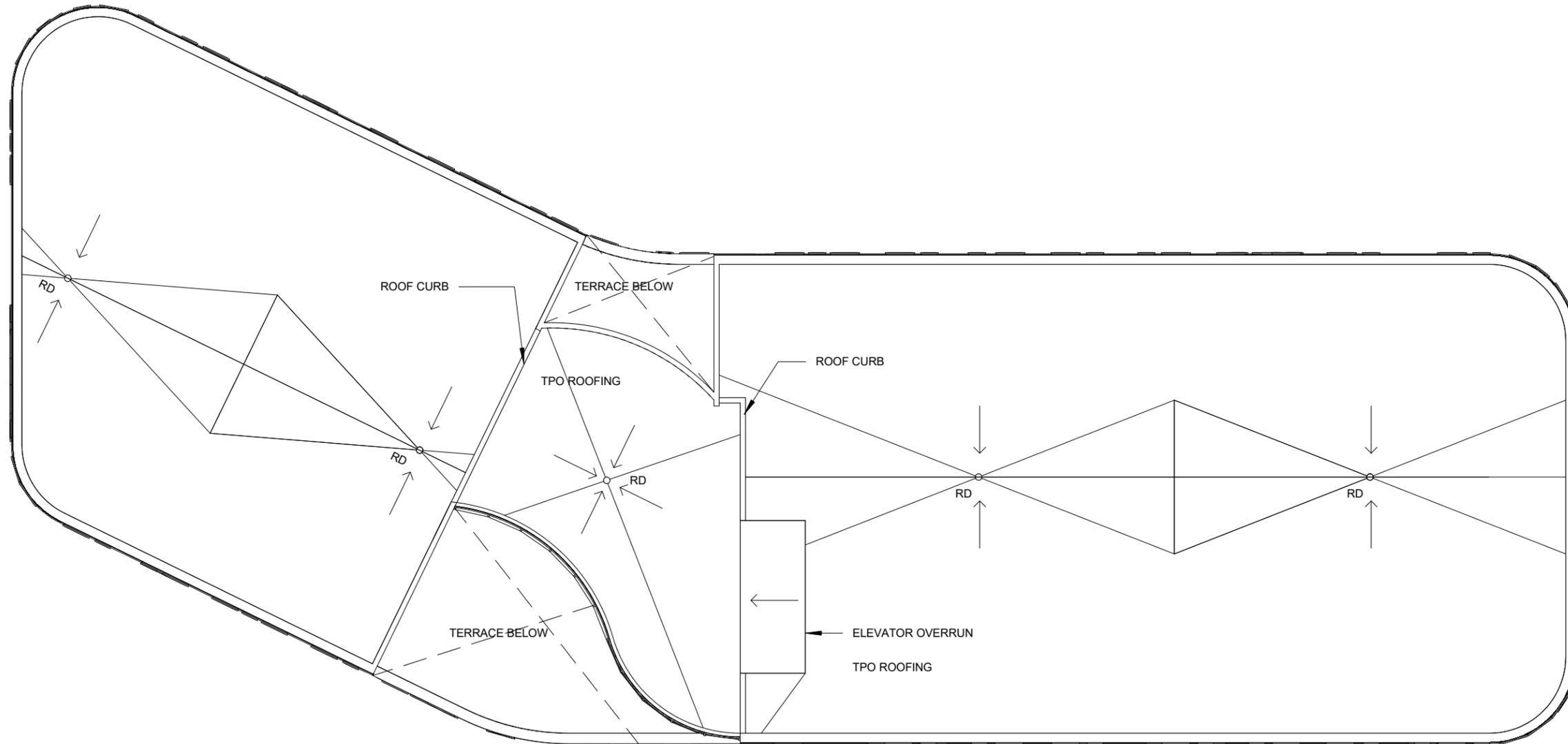


## Legend

- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- CIRCULATION
- SERVICES

\*TYPICAL UNIT LAYOUT, REFER TO ENLARGED UNIT PLANS

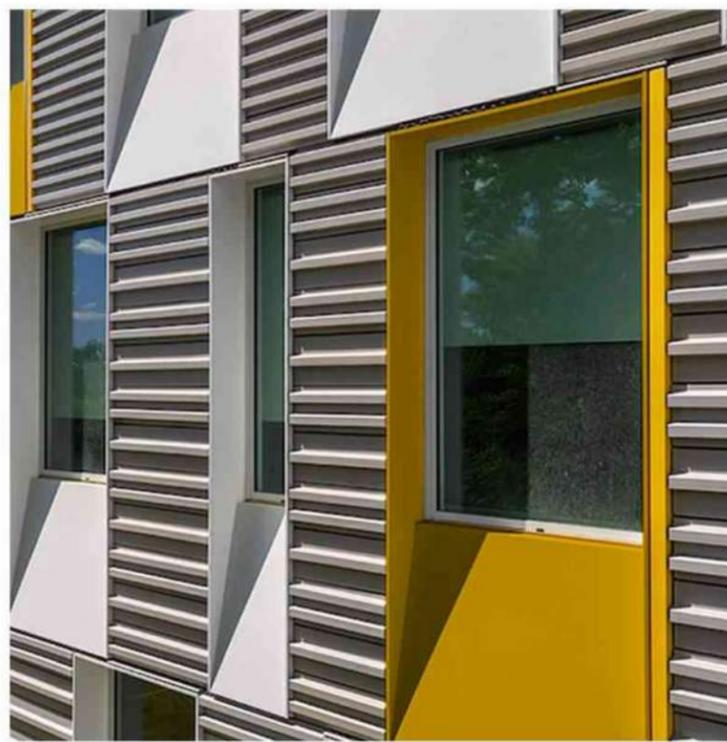




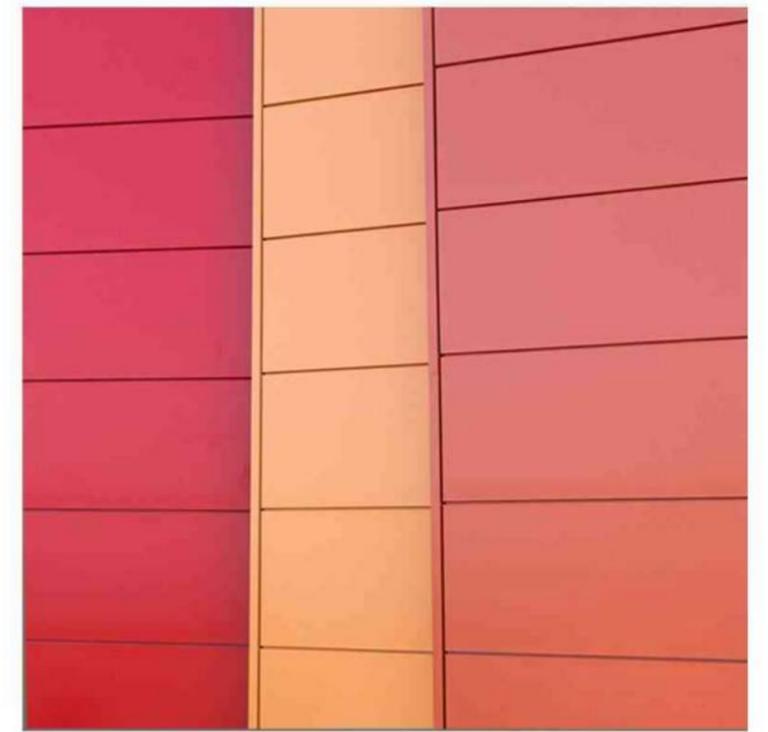
# MATERIALITY



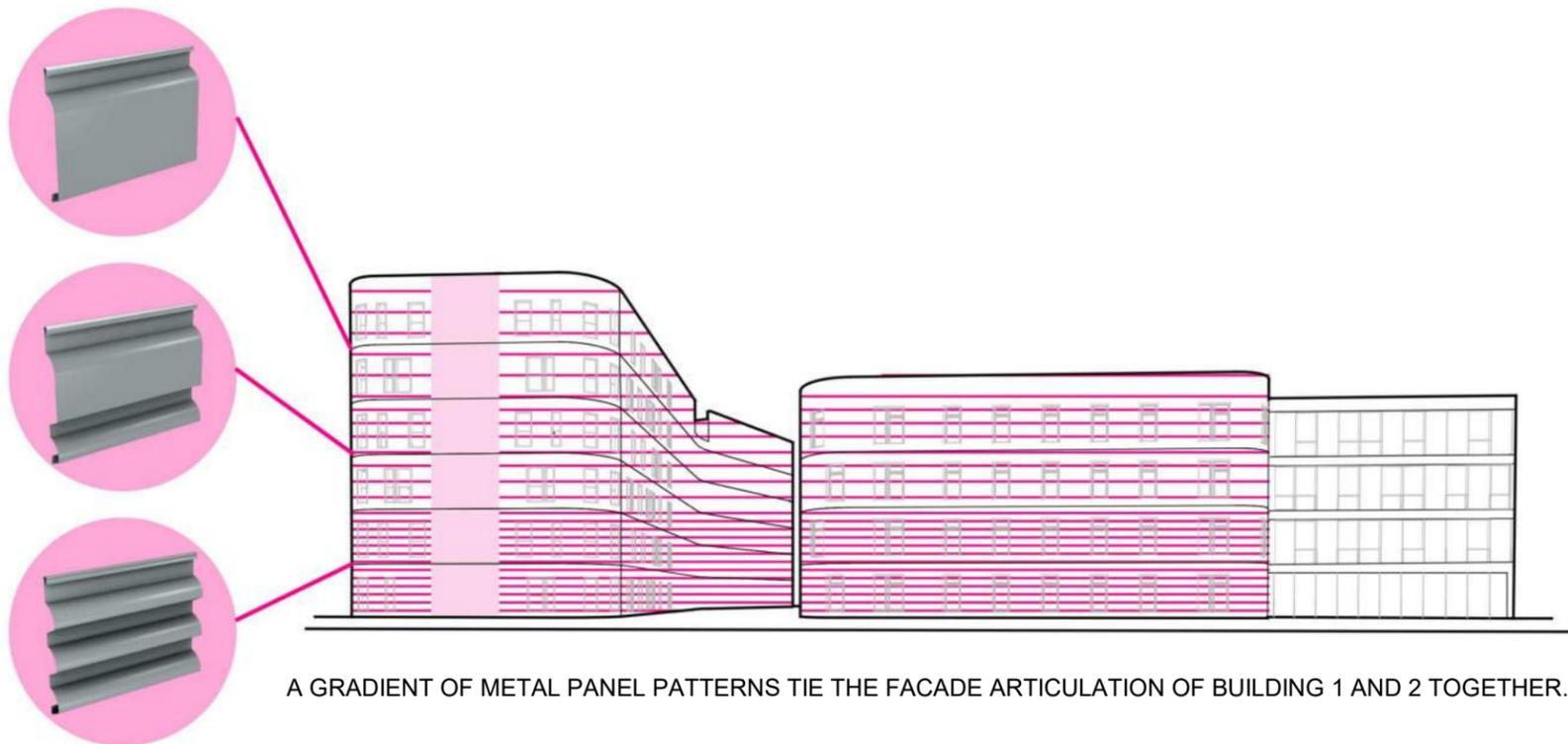
**1** CORRUGATED METAL PANEL



**2** ACCENTED WINDOW FRAMES



**3** COLORED METAL PANEL HIGHLIGHT

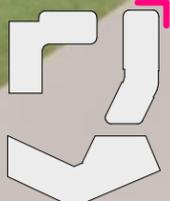


A GRADIENT OF METAL PANEL PATTERNS TIE THE FACADE ARTICULATION OF BUILDING 1 AND 2 TOGETHER.

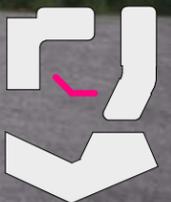


# RENDERINGS











# SUSTAINABLE DESIGN

# SHEET - IN PROGRESS