

BRINSHORE

City Gardens

LOCATION: Chicago, Illinois

USE: Residential Rental

TYPE: New Construction

COST: \$18.2 million

STATUS: Completed 2016

Bringing back a community.

In the near west side neighborhood of Chicago.

- 76 apartments.
- Eight 3-story buildings.
- Community center, courtyard, community garden, children's play area, picnic area with grills and tables, bike storage, recycling center, open green space, and on-site parking.

Innovations

- A full block that replaces Chicago Housing Authority's former Maplewood Courts, designed with strong community collaboration to address those needs.
- The slow-moving interior car traffic allows the entire courtyard to be a shared pedestrian space.
- Includes a full teaching kitchen.

Community Advantages

- Attractive community center contains management offices, a business center with computers, maintenance facilities, a party room with large windows and a green roof.
- Unit amenities include central AC, washer, dryer, dishwasher, energy efficient appliances, decks on some units, vinyl flooring and window coverings.
- Rents are tiered for a mix of income levels.

Brinshore Partnership

- City of Chicago, Chicago Housing Authority, The Michaels Organization.

Awards

- Project Category Award for Affordable Housing and Community Creation, ULI Chicago.
- Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design.
- Residential Design Merit Award, American Society of Landscape Architects.

