

GARFIELD GREEN

CITY AREA	West Side
NEIGHBORHOOD	East Garfield Park
DEVELOPER	Preservation of Affordable Housing (POAH)
ARCHITECT	Perkins and Will, Nia Architects
PROJECT TYPE	Mixed Use
PROJECT STATUS	Proposed
EST COMPLETION	Unknown

Garfield Green is the rare project that fully embraces sustainability. Designed to a net-zero carbon and energy standard, this East Garfield Park residential community will generate 100% of its power by solar and process stormwater onsite via a green roof that doubles as an urban farm. In addition to 77 units of rental and for-sale housing (32 affordable rate, 31 cooperative, and 14 market rate) there will be offices for health services and environmentally-minded startups, a cafe and restaurant, and a park and plaza. It is slated for 1.5 acres of vacant land at Kedzie and Fifth Avenues, built with state-of-the-art modular components prefabricated in Little Village by Skender Construction.

Even the project's development process is a novelty. It grew out of a call for proposals by the City's Department of Planning and Development (DPD) in late 2017. Led by national non-profit developer [Preservation of Affordable Housing \(POAH\)](#), it was then singled out for entry in the international C40 Reinventing Cities Competition focusing on innovative responses to climate change, which it won. In March 2020, Garfield Green [was awarded](#) low-income housing tax credits along with 10 other local affordable housing projects, bolstering its odds of getting built. The development team still needs to acquire the land from the City, go through final design review, and obtain zoning and City Council approvals.

East Garfield Park has been wracked by decades of disinvestment and depopulation. Today there are nearly 170 vacant, city-owned lots in the neighborhood alone. This project **could begin an important** new chapter as a showpiece for inclusive, eco-friendly development.



Renderings courtesy of Perkins and Will

Further reading:

[Garfield Green housing project moves ahead](#). Curbed Chicago, March 30, 2020.

[Press Release](#). City of Chicago, May 15, 2019.

[Developer's project page](#).

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