Trumbull Park Homes, Chicago

2447 E 106th Street, Chicago

The City of Chicago and the Chicago Housing Authority are seeking innovative design ideas that will help envision solutions for environmental concerns and prioritize a sustainable, inclusive urban living environment in the Trumbull Park Homes neighborhood. The site area includes public housing communities and a large public park. The housing communities, Trumbull Park Homes and Ida Platt Senior Apartments, is located on Chicago's Southeast Side, South Deering community, located in an area of heavy industrial use referred to as the toxic donut. The Chicago Housing Authority owns and operates the public housing communities in the area. The community is historically significant, built in 1938, as part of FDR's New Deal. In the 1950's, Trumbull Park Homes was the site of a series of race riots that are a historically significant component of the Civil Rights movement in Chicago.

Trumbull Parks Homes is home to over 400 families. Approximately 40% of the residents are under the age of 18 and approximately 10% are senior citizens. Ida Platt Senior Apartments are located directly southeast of Trumbull Park Homes, and consist of 28 senior housing units. Environmental challenges in the area include street flooding, strong odors and poor air quality from nearby industry, and impacts from the urban heat island effect. Just north of the neighborhood is a public park called Trumbull (Lyman) Park.

The key climate and environmental justice concerns at this site are **air quality, flooding, heat vulnerability and cohesive community green spaces.**. Designs should prioritise sustainable, inclusive solutions to activate greenspaces between buildings, enhance social cohesion, and address environmental concerns. Submissions should include a comprehensive plan that includes visuals such as maps, diagrams, and sketches. Each element of the plan must clearly explain the design choices, emphasizing the environmental and social benefits of the design, along with the economic feasibility.



Approx. site area: The site area is approximately 40 acres, and consists of a large neighborhood and public park.

Key Information: About 80% of the South Deering Community is zoned as industrial, natural wetlands, or parks. The remaining 20% is zoned for residential or small-scale commercial uses. Designs should activate and prioritise green space surrounding the public housing buildings and open spaces nearby Chicago Park District, Trumbull Park.

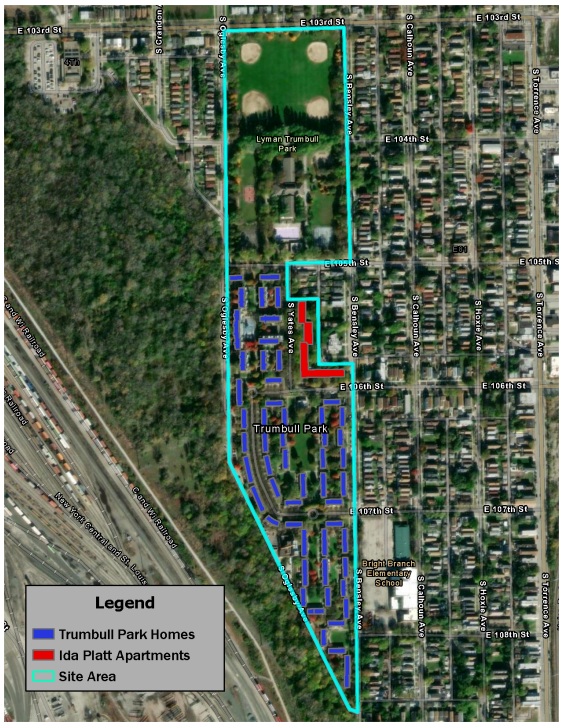
Priority areas & main expectations: Designs must include green interventions that mitigate **flooding as the streets are prone to flooding**. Please address air quality issues

from the surrounding industry with vegetative buffers, and address the heat island effect with vegetation and/ or other shading infrastructure. Please prioritize designs that promote social cohesion in the community. The design should promote environmental, social, and economic sustainability, ensuring accessibility for all.

Presentation of the Site

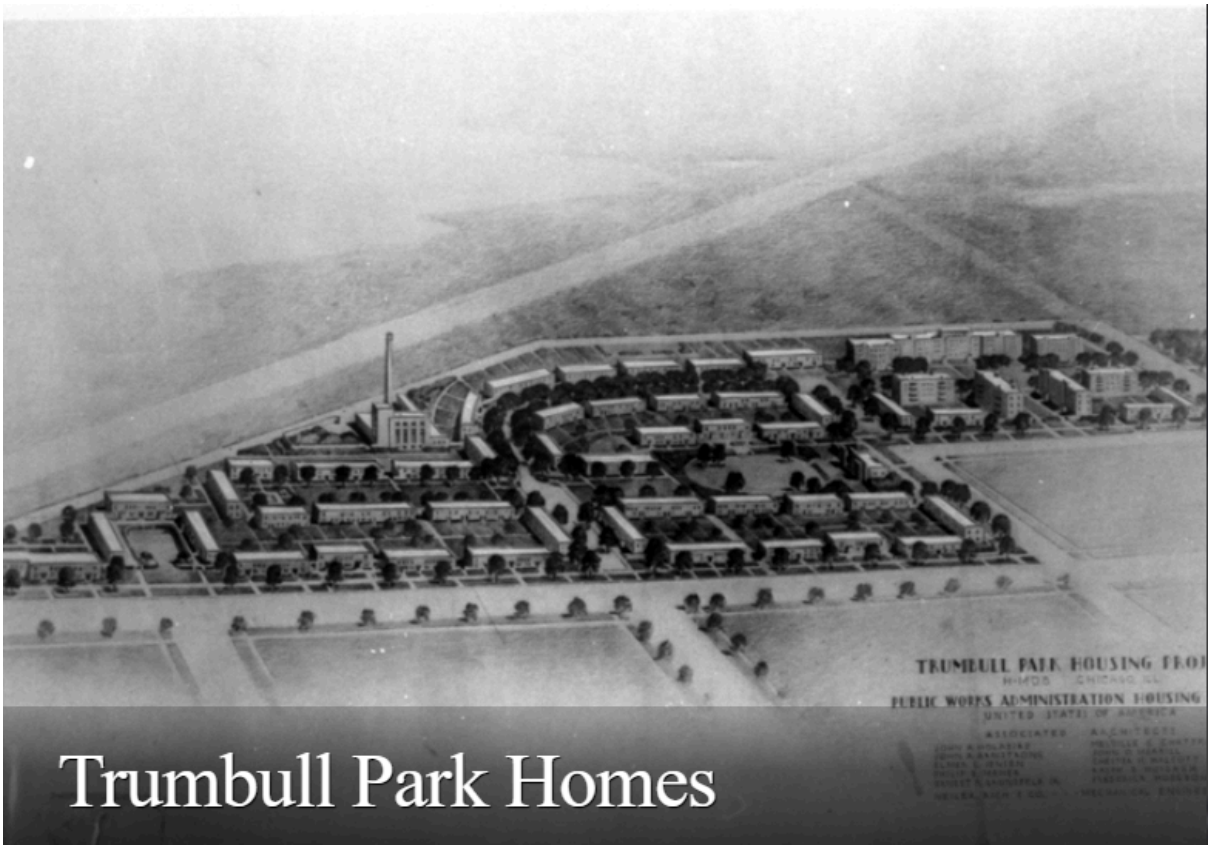
Trumbull Park Homes are located on the far southeast side of Chicago and span between the 7th and 10th wards. The development, built in 1938, features a low-density design of two-story rowhouses and three-story apartment buildings with a total of 55 buildings and 465 units ranging from 1 to 5 bedrooms. The buildings are historically significant, so the footprints and facades should not be changed in the design. Approximately 40% of the residents are under the age of 18, and approximately 10% of the residents are seniors over the age of 65.

The housing development is bounded by 105th and 109th streets and by Bensley and Oglesby avenue and surrounded by industrial activity. Interstate 94 and a large railway exist on the west side of the community with a vegetative buffer in between the neighborhood and the railway. The Calumet River flows on the east side of the community, with varied industrial activity occurring along its banks. Notable industrial activity in the area include: a vegetable oil manufacturing facility, metal processing facilities, petroleum services, and industrial transportation services. Directly north of the neighborhood, there is a large public park, Trumbull Park. The neighborhood is home to mature trees and large swaths of open green space that is underutilized due to heat, air quality issues, and design that does not promote social cohesion. The public park, Trumbull Park, is just north of the neighborhood and includes an outdoor pool, tennis courts, a basketball court, playground equipment, four ball fields, and a field house with recreation center. On the southeast side of the neighborhood there is an elementary school that many children from the community attend.





Map of site area (top) and photograph (bottom) of one of the 55 buildings that make up the Trumbull Park Homes neighborhood.



Historic rendering of Trumbull Park Homes neighborhood.

Additional Site Resources:

- CMAP 2025 South Deering Community Snapshot
- South Deering Emissions Summary 2019
- Block Club Article: South Siders Sue Vegetable Oil Plant

Development Expectations

Include details on what you expect for the development of the site and how ideas from this competition could be considered for implementation, or significantly contribute to the next stages in the area's redevelopment.

Proposals must integrate multifunctional green infrastructure and designs/models for activation

- Integrate nature-based solutions to address flooding, air quality , urban heat and environmental justice.
- Enhance gathering spaces and accessibility in greenspaces surrounding housing Example: ADA compliant, dual-function nature playspaces, fire pits etc.
    - South Deering is a neighborhood with a high rate of disability of 40% or higher.
    - Accessible Healthy Communities
- Explore community stewardship models to support social cohesion, recreation and youth programming. Example: raised garden bed designs.
- Electric bills have increased for all of the Chicago area. Explore renewable energy solutions to keep resident utility costs low. Example: rooftop solar power
- Provide an operations and maintenance plan for the site, designing for low maintenance costs over time.

City climate priorities and specific environmental challenges

Aligning with the 2022 Climate Action Plan, Trumbull Park Homes is an ideal site for implementing localized climate resilience strategies aimed toward improving environmental and community health. Chicago has experienced an increase in intense rainstorms that overwhelm sewer systems, leading to flooding in homes and neighborhoods—especially in areas already facing environmental and economic stress.

Trumbull Park Homes present the following environmental challenges as priority for addressing in through this design challenge:

- The physical geography of the **South Deering neighborhood and surrounding community areas sit at a lower elevation than the rest of the city due to the unique natural history** of the area impacted from the last glaciation period. (13,000 + years ago)
- **Regularly experience flooding along the road of S Yates Avenue between 106th and 107th street.** Flooding occurs on the sidewalks of the Trumbull Park Housing site and within the greenspace. Flooding creates difficulty accessing and utilizing housing amenities and outdoor features. Flooding creates mobility challenges.
- Trumbull Park homes do have old growth trees, however, still **experiences high Urban Heat Island effect** and lack shading structures in outdoor common areas.
- Trumbull Park Homes are surrounded by legacy pollution and active industry surrounding the Calumet River. Residents have noted poor air quality and strong odors hinder residential use.
- Align with the city's Green Infrastructure Strategy, utilizing the key priorities and recommendations set out in the strategy.

Specific planning rules and regulations

Indicate any planning rules, specific regulations or other constraints that the students must consider while developing their project.

- Interventions cannot increase the permeability of the area and should increase the infiltration and retention of stormwater.
- Interventions should not change the footprint of existing buildings in the site area.
- Interventions must be fully inclusive, actively considering the needs of all residents.
- Interventions must be cost-effective including in operation and upkeep.
- Interventions should minimize disturbance of existing trees in the neighborhood and park.

Language requirements

Proposals must be submitted in English.

City-specific awards

Winners will participate in an interactive workshop session with City authorities to present and discuss their interventions, gaining valuable insights into the practicalities of real-world implementation.Winning concepts will also be featured on DOE social media platforms.





Playground in Trumbull (Lyman) Park.



Street flooding near Trumbull Park Homes