



ORIGINAL PROPOSAL  
MAR. 11, 2020



REVISED BUILDING PROPOSAL  
AUG. 20, 2020



HOWARD BROWN HEALTH  
NEW CLINIC BUILDING  
3501 N HALSTED STREET  
CHICAGO, ILLINOIS 60657







REVISED BUILDING PROPOSAL

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LOOKING SOUTHEAST ON HALSTED



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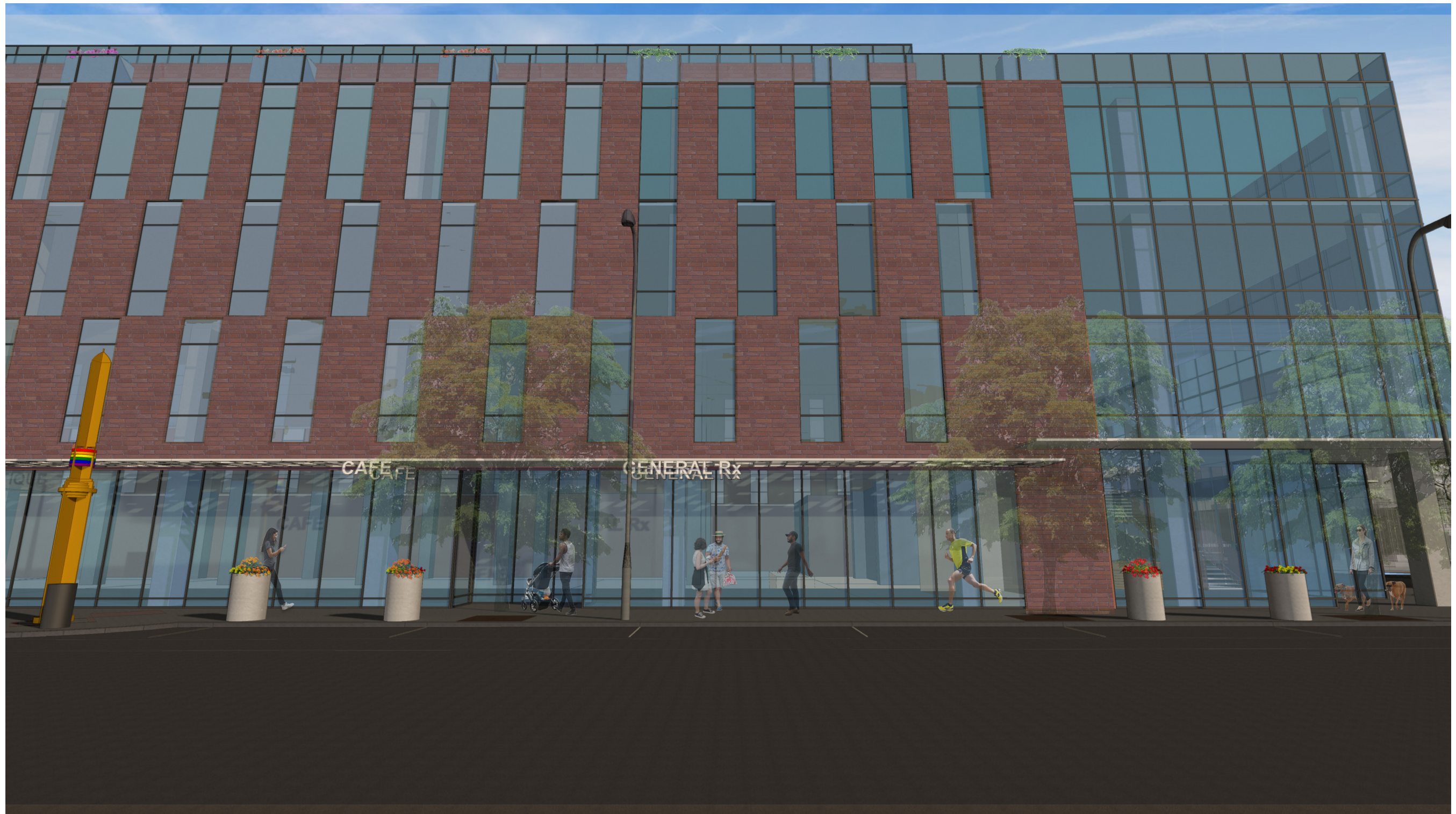


LOOKING SOUTH ALONG HALSTED

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VIEW FROM EYE LEVEL ACROSS HALTED

ARCHITRAVE

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 Howard Brown  
Health



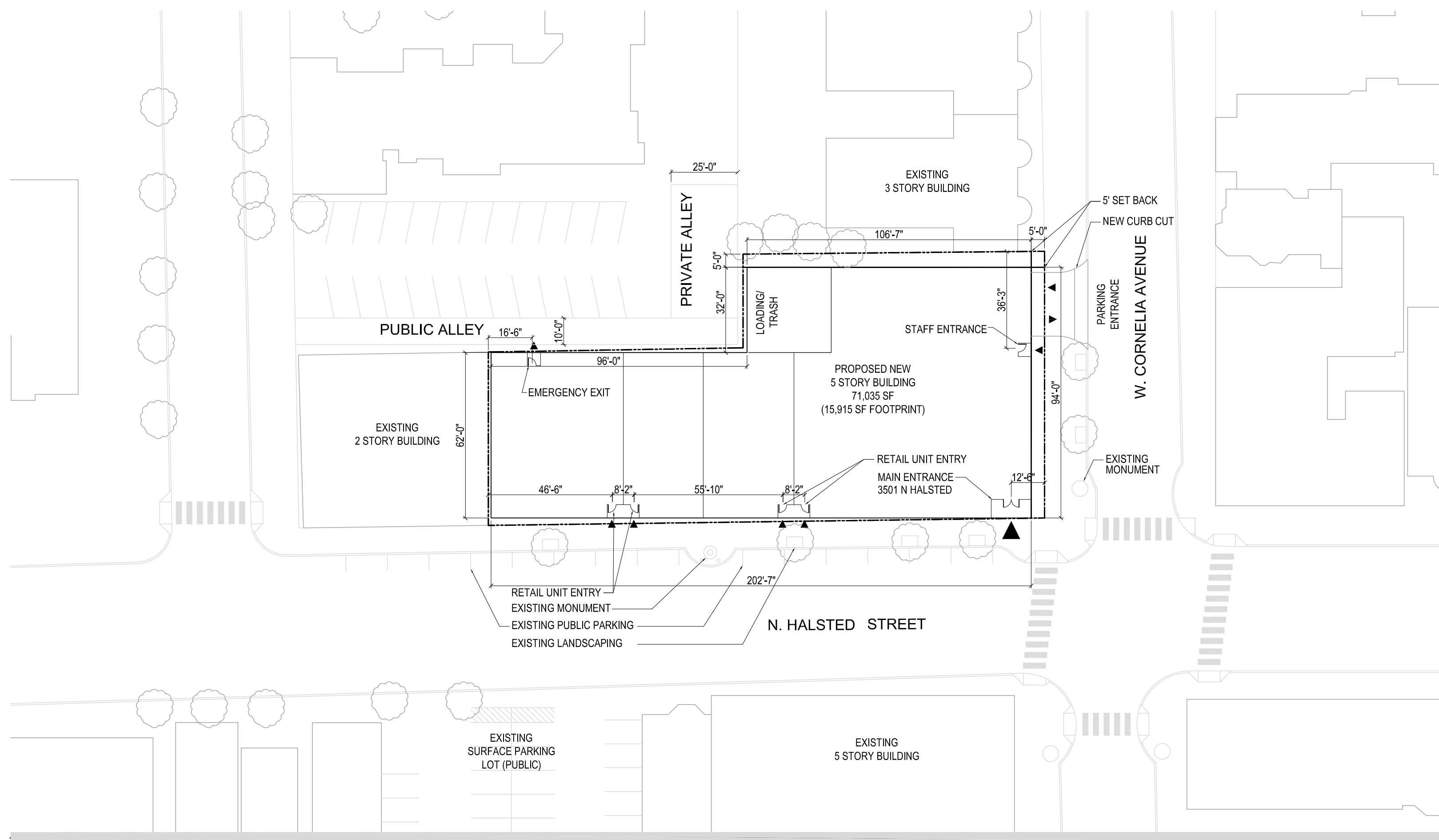


LOOKING NORTH ON HALSTED

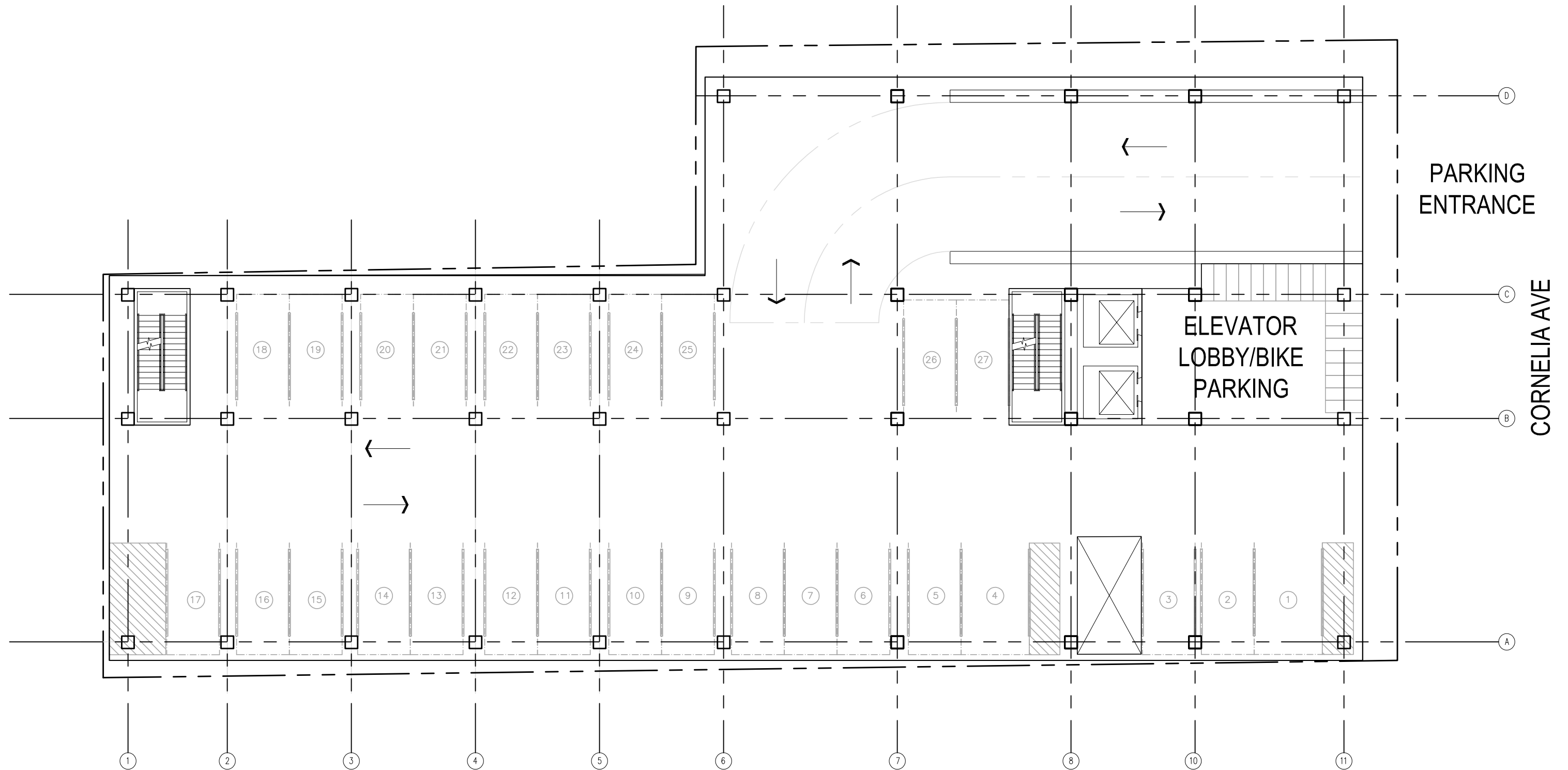
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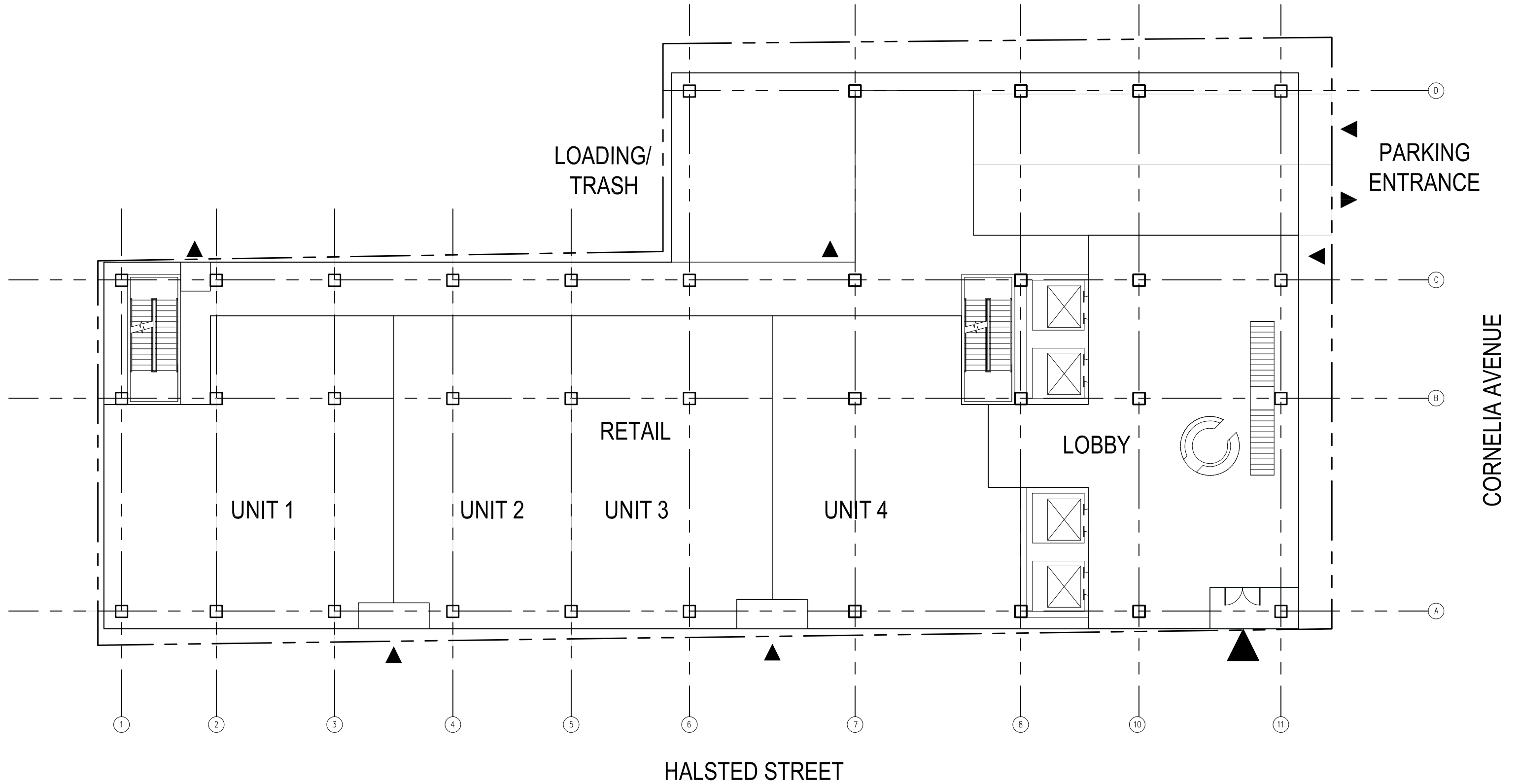




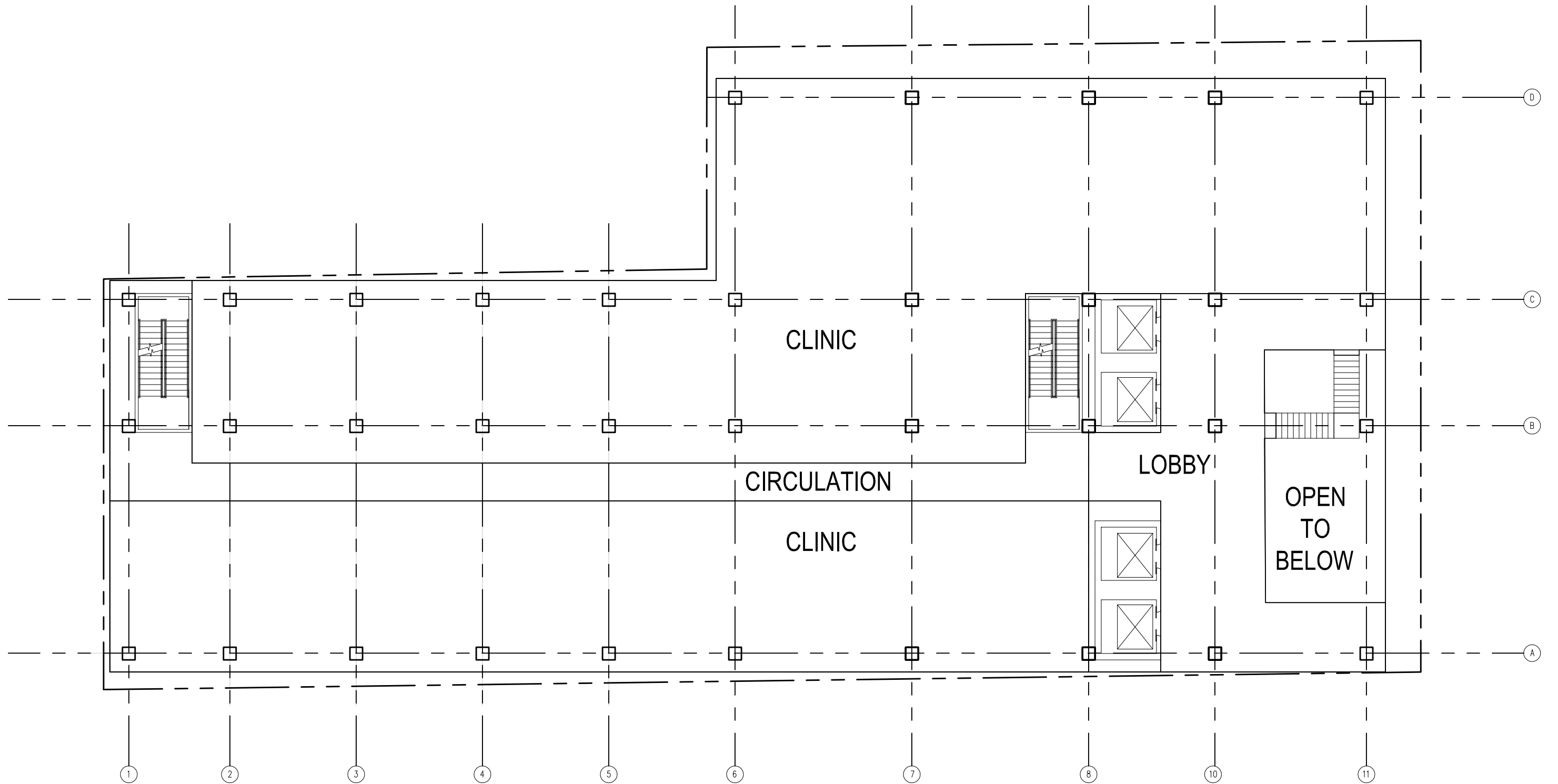


TOTAL AUTO PARKING: 27  
 ACCESSIBLE PARKING: 2  
 BIKE PARKING: 20

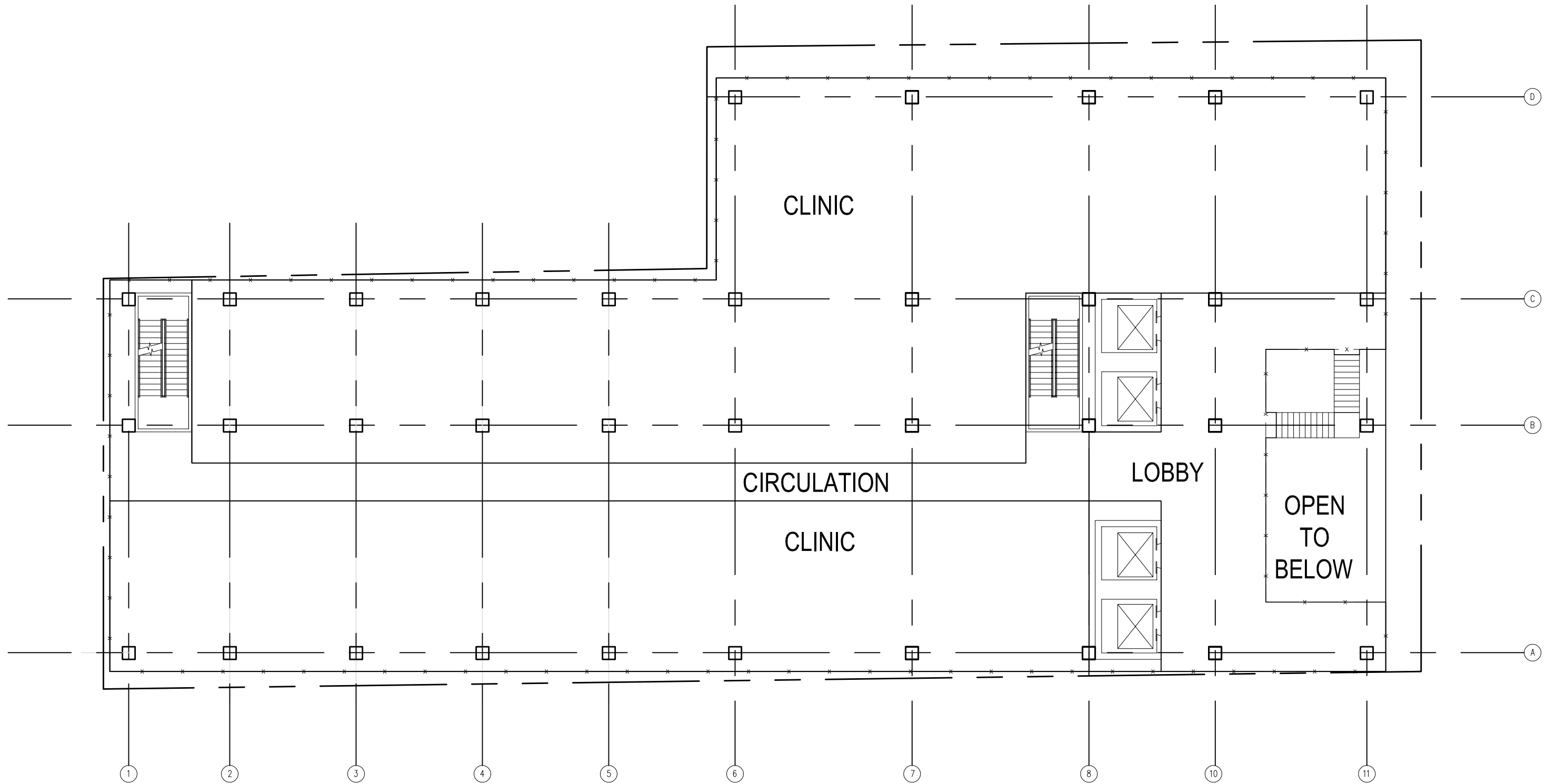




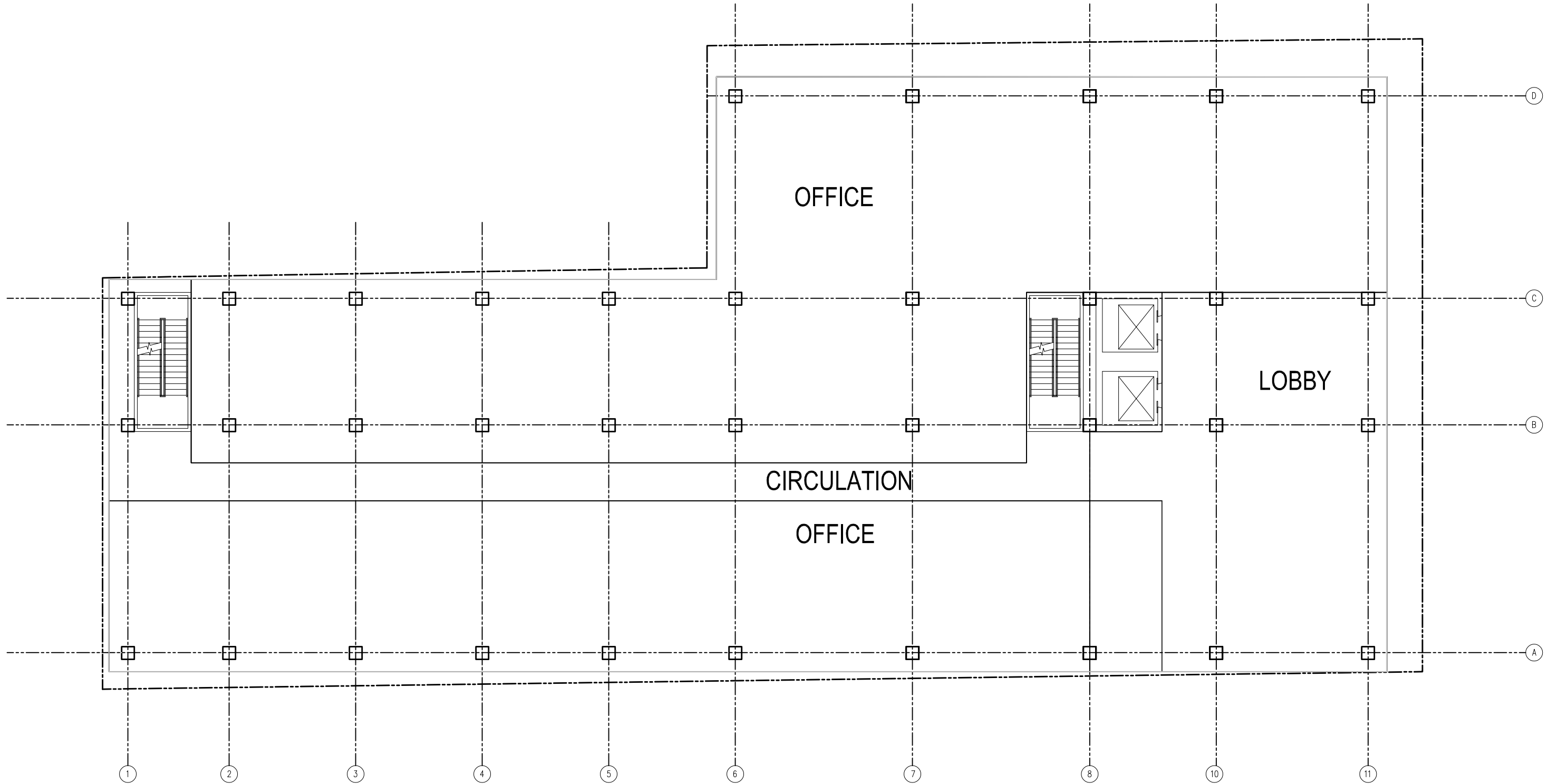




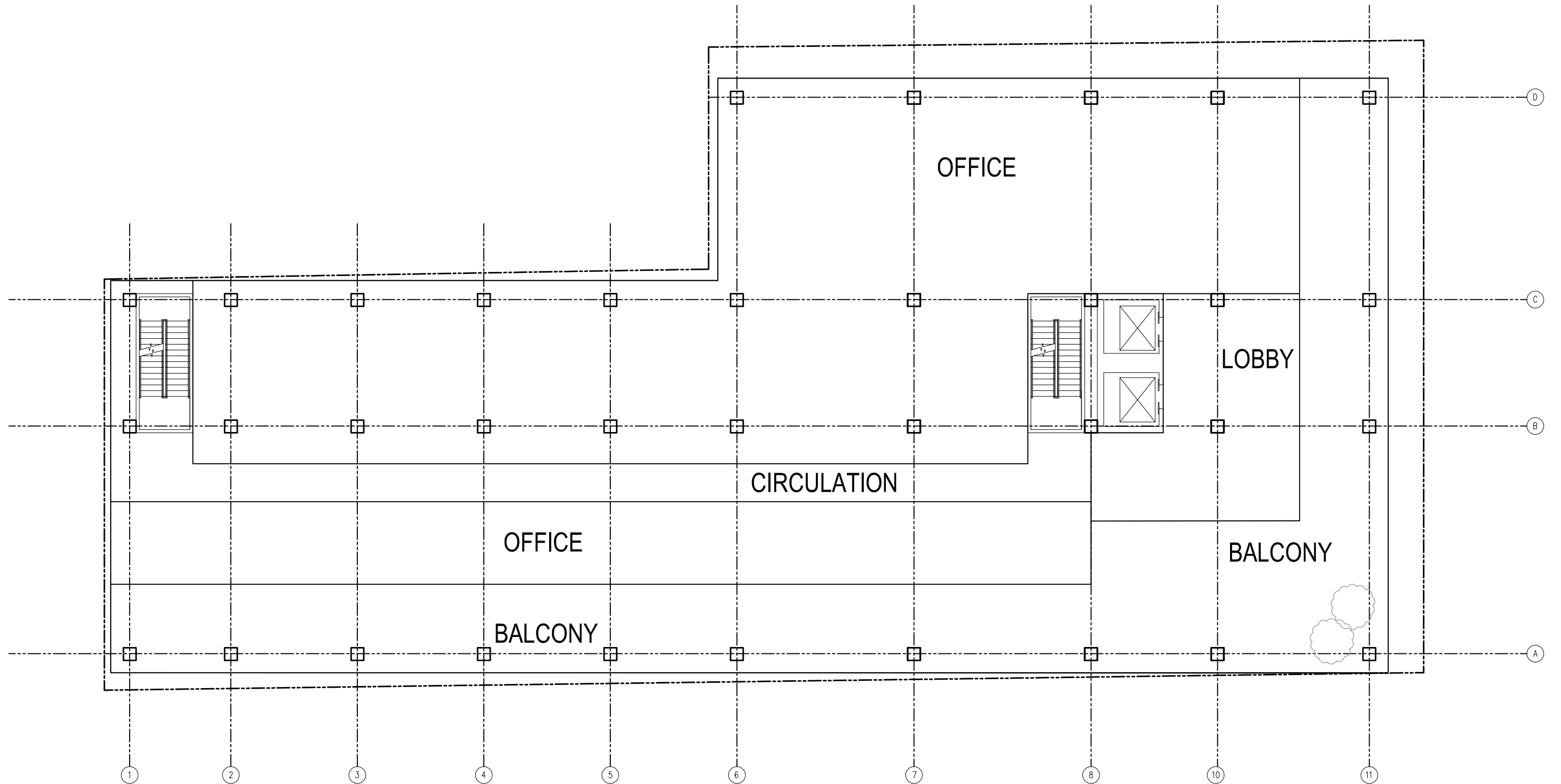








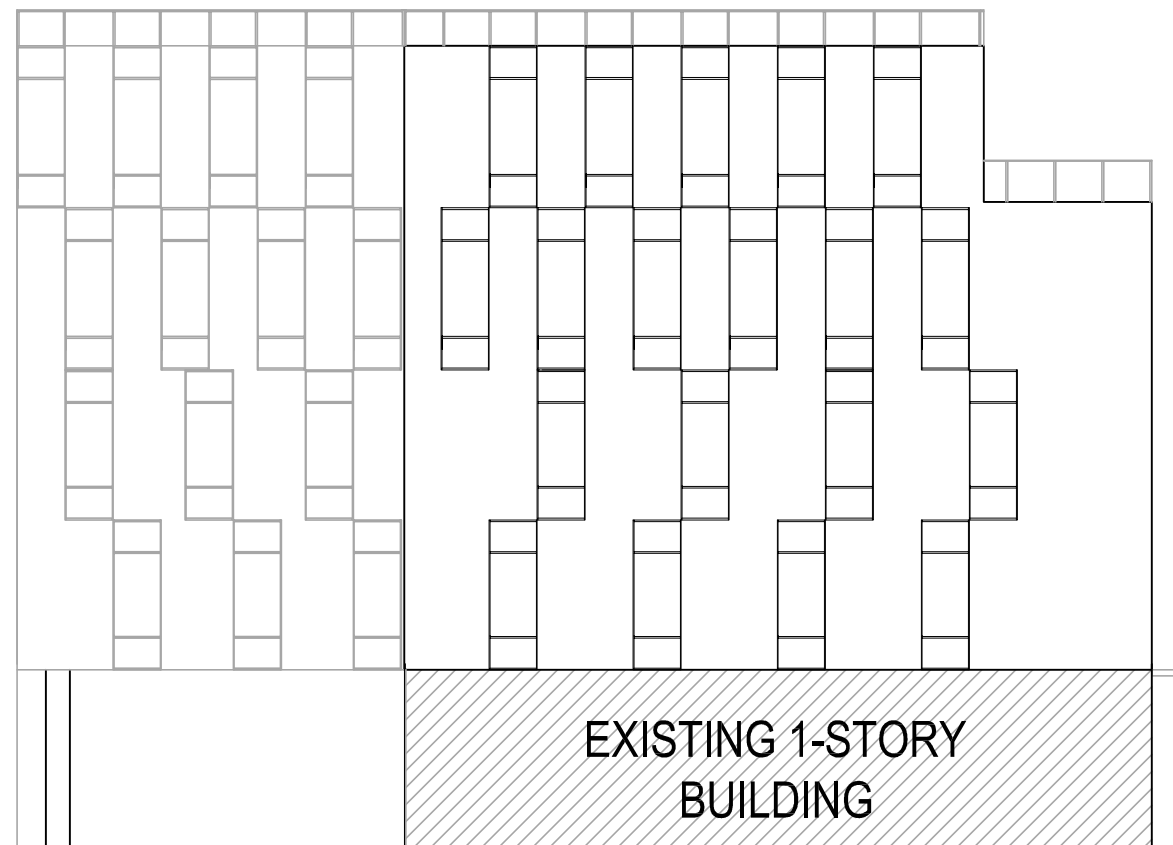






T/ROOF  
70'-0"

T/ROOF JOIST  
67'-0"



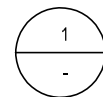
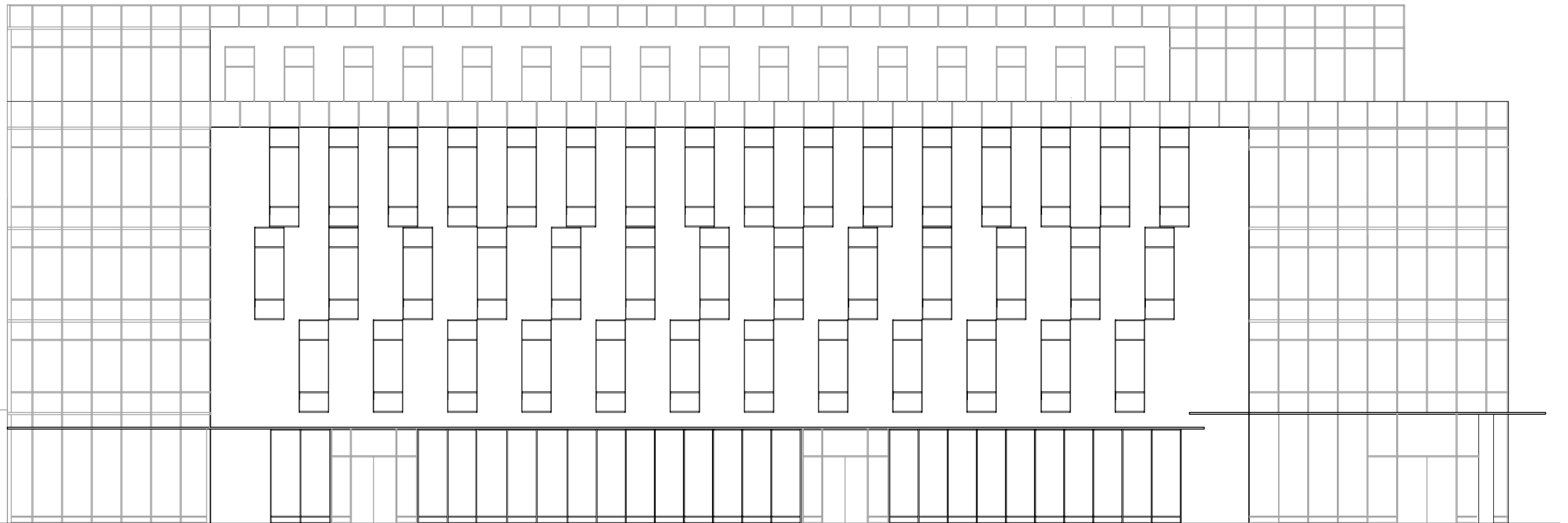
1  
-  
1/16"=1'-0"

NORTH ELEVATION



T/ROOF  
70'-0"

T/ROOF JOIST  
67'-0"

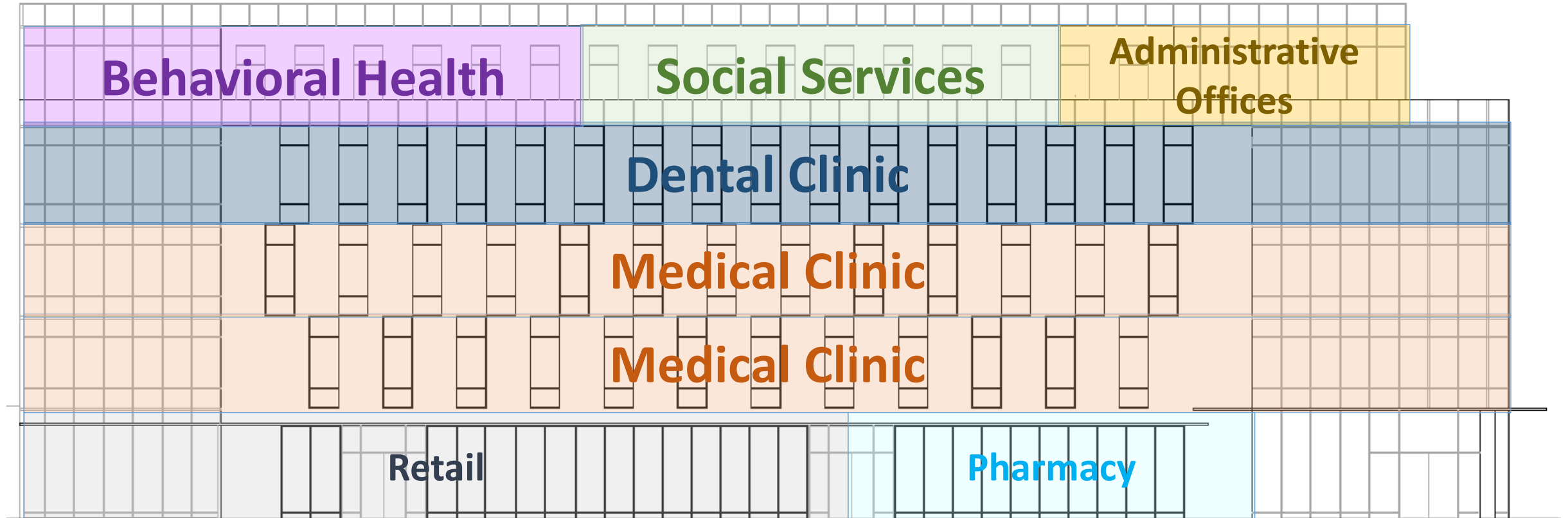


WEST ELEVATION ON HALSTED STREET

1/16"=1'-0"



# Halsted Relocation: Intended Use



# Halsted Relocation: Intended Use

Program	SF	Projected Annual Encounters
Lobby/ Waiting	9,575	
Retail	5,600	
Balcony	3,170	
Administrative Offices	1,330	
Social Services	3,000	5,000
Pharmacy	2,000	16,000
Primary Care Clinic	17,310	21,600
Dental Practice	13,000	10,600
Behavioral Health	4,000	4,800
Psychiatry	550	912
Walk-In Sexual and Reproductive Health	11,500	6,336
Total	71,035	65,248



# Halsted Relocation: Revised Proposed Building

	Original Proposed Building	Proposed Building	C1-5 Zoning	Current Zoning
Building Area	88,600 SF	71,035 SF	89,655 SF	39,448 SF
Height	80'	70'	80'	55'*

\* Allowable with a variance

# Community Requested Design Changes

## **First Floor**

- Significant glass added to highlight commercial spaces and lighten the first floor.
- Commercial spaces will be leased or used by Howard Brown.
- Awning added to make the building more approachable from street level.

## **Fifth and Sixth Floors**

- Removed 6<sup>th</sup> floor, decreasing height by 10 feet and overall building size by 13,420 SF
- Increased the 5<sup>th</sup> floor set back from 9 feet to 14 feet on both Halsted and Cornelia
- From the ground, deeper set-back obscures (fully or partially, depending on the perspective) 5<sup>th</sup> floor
- Outdoor canopy eliminated to minimize overall building impact.

## **Overall Design**

- Changed the color of the brick to better match the neighborhood.
- Increased the use of glass to lighten the impact of the building.