



Lincoln Property  
c/o  
Paul Shadle  
DLA Piper LLP  
444 West Lake Street  
Suite 900  
Chicago, IL 60606

May 18, 2021

Dear Lincoln Property and Paul Shadle,

Thank you for providing the building elevation and winter solstice document files. We have shared these on our website and with our membership.

### **COMPREHENSIVE FEEDBACK**

To better understand our community needs and in response to the local zoning and development committee's request for more feedback on the current Lincoln Property proposal, LANA surveyed its members both online and with physical paper ballots to evaluate top community priorities for new developments within our boundaries. Over 50 neighbors responded to the survey between May 1 and May 13, 2021, ranking the following items between "not at all important" and "extremely important" on a five-point scale. The following criteria are ranked by total score, with 5 points awarded to "extremely important" and 1 awarded to "not at all important." We hope this information will be helpful to supplement the LANA-area collected feedback document we sent via the 46th Ward on March 16, 2021.

- Price of units/ Percent of on-site affordable housing (184)
- Building pursues sustainability goals (175)
- Building does not contribute to increased area traffic (173)
- Ground floor of the building is designed with pedestrian safety in mind (172)
- Building is similar or shorter than surrounding buildings (171)
- Landscaping around the building is open to public (169)
- Building provides parking at a 1:1 ratio of spots: units (164)
- Having a high number of family size units (163)
- Orientation of the building is such that it casts a minimum shadow. (152)
- Building fits in with historic surroundings (151)
- Building contains a mixed-use or commercial space (120)
- "Pandemic-proof" units with private outdoor space dedicated by unit (113)

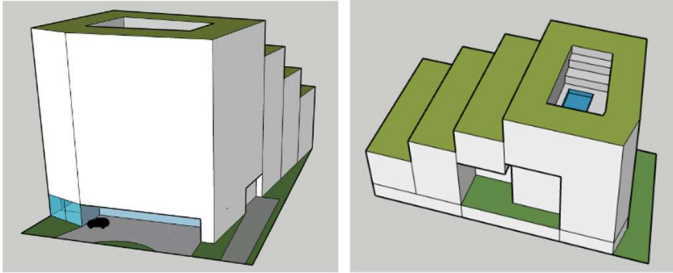
We also received significant written commentary, which we include below, as we did with our earlier feedback summaries for the current proposal. Although we have not included a number of comments such as “do not build this” that include no direct design advice, we want to mention them in the interest of transparency and to give you an accurate sense of current reaction to the proposed development.

### **On Shape, Height, Materials & Construction:**

- I would prefer a taller building that would be on the eastern part of the lot—if it would help keep partial lake views for the existing buildings that would be blocked with the current plan. If you did a gradual increase of building size from the western corner to the eastern corner, you could stair-step up each section by a few stories. Each stair stepped rooftop could be a green roof or even terrace space for residents so that the residents had a pleasant view from their units.
- A shorter building (or no building at all). Buildings to the west will have very limited view of the park/lake.
- Limit height to no more than 5 stories to minimize impact to surrounding buildings including hospital.
- In order to better fit in with the neighboring buildings up and down marine/Clarendon including adjacent on the southwest corner, I'd like to see the building be over 20 stories. This will help build density and should give flexibility in allowing for more affordable and/or larger units. This is a once in a couple generation build and there should be no little plans when it comes to updating this surface lot to housing for hundreds/thousands of our soon to be neighbors.
- And to be honest, the building does not seem all that attractive to me. It is unlike any other building in the surrounding area.
- I am not an architect, but I think that this building design can be made more creatively than just a 3 sided-box with a hole in the center.
- That is one ugly building! It doesn't fit with anything else in the immediate area. A total reworking of the outside of the building would be good. The dark color is not attractive at all. It looks like a poorly designed Lego building, with unfinished pieces/after-thoughts just stuck on here and there.
- Stepped shaped building.
- It is so ugly, a cross between an ice tray and a lego brick. If it has to be there can't it be beautiful?
- Not overcrowding other buildings
- I object to the dark surface material. This is a lakefront park site and surface materials must be light and reflective. I would compromise on this only if we were offered surface materials more in harmony with the historic buildings nearby (e.g., red brick).
- Minimize construction timeframe
- Private balconies for each unit and non-centralized amenities to "pandemic-proof" residences
- Balconies would be good to include as outdoor private space is such a necessity (I know your building the EnV at 161 W Kinzie St, Chicago, IL 60654 includes small balconies). Also, a rooftop pool would be quite the view from the Eastern elevation!

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The following schematic of a potential stepped-shape building was provided:



#### **On Affordability:**

- No more luxury housing in Uptown for now (moratorium.) Any new building in that area should reflect what the heart of Uptown is and not just be another profit oriented high rise that takes away lake views and sun rises from the neighbors who live here.
- The building needs more on-site affordable units.
- Add more affordable housing
- More on-site affordable housing units to provide permanent affordable housing in our neighborhood.
- Affordable housing
- Adequate affordable units, adequate parking for residents so that it does not contribute more limited street parking
- More affordable housing units.
- Do we really need more housing like this in uptown?
- Make all the apartments affordable to low income households
- If a building does go there it should include more affordable housing than currently planned
- More mixed and low-income housing is necessary
- Low income apts.
- More affordable units.
- Make it affordable for low income families

#### **On Traffic**

- To help avoid impacts to the hospital ambulance traffic, the entrance to the parking lot, rideshare pick-up, and the deliveries can be made adjacent to one another along Wilson: an

example of similar space usage for parking lot access and deliveries can be seen at 1636 N Wells St, Chicago, IL 60614.

- Add sound absorption on outside to ensure the ambulance noises are not amplified to the rest of the surrounding community
- Traffic study clearly needs to be completed before final design
- Being able to access the hospital both for residents and for emergency vehicles seems very limited. Is there a way to decrease the footprint of the building?
- It should have parking spaces for each unit.
- Prior to zoning approval submit multiple traffic projections for both current and future configuration of lake shore drive, put parking underground 1 level to improve pedestrian experience

### **On Sustainability**

- The building exterior needs to use bird safe glass, bird safe lighting at night, and limited use of plants inside the lobby to prevent bird strikes as this location is so close to the path of migratory birds. As bird safe glass is more expensive, perhaps the design can utilize less glass and increase more affordable façade materials that would blend in with the neighborhood better too.
- Remove glass enclosed stair if glass is not bird friendly
- Keep existing trees in the lot surrounding the exterior, green roof doesn't make up for cutting down existing trees
- It should be a bird friendly design
- LEED Bronze certification, green roof/above and beyond for bird safety since building in an environmentally sensitive region

### **Community Benefits Requests**

- With all the recent development in the area I think an open air affordable farmers market would be a nice addition off the lakefront path.
- Include a gym open to the public as a community gym (or some benefit to community)

### **SUMMARY OF TOP PRIORITY REQUESTS**

Lakeside Area Neighbors Association requests that the proposal address the following **top priority** concerns. We would like to work with you to ensure that this building has only positive impacts on our community and all adjacent assets, including neighboring buildings, Clarendon Park, and Lincoln Park.

#### **Traffic**

It is critical that any new development at this location not negatively impact traffic and pedestrian, bike, and ambulance access. Many deliveries are made to high rises adjacent to the same intersection at Wilson and Clarendon, which is close to the hospital ER and garage entrance and to Clarendon Park. Planned construction to Lake Shore Drive under the North Lake Shore Drive Project proposes dramatically altering traffic patterns by replacing the Wilson on/off ramps with new roads nearby. We request the following to help evaluate and improve the Lincoln Properties proposal:

- Complete and share traffic and pedestrian studies that include information for both the current configuration and the proposed future reconfiguration of Lake Shore Drive.
- Move the private car entrance away from the Clarendon Avenue bus stop and ER entrance.
- Create a workable, pedestrian-friendly solution for loading zone/ride-share drop-off.

### **Affordability**

Affordability was the top ranked concern in our community survey. Comments spoke frequently to unmet needs for both affordable and low-cost family-size housing, which reflects the findings of the recent City of Chicago Inclusionary Housing Task Force. Because the current proposal will be built after the new ARO takes effect, we ask that Lincoln Properties strive to achieve the following:

- Comply with the future ARO that will take effect in Oct. 2021.
- Make a minimum of 5% of the proposed units on-site affordable; we would prefer all 10% required be on-site affordable.
- Add more family-sized units to the current proposal or forward-engineer flexibility for changing unit sizes into a revised proposal.

### **Shape/Height/Materials:**

Top priorities include pedestrian safety, shadow, and blockage of natural light to the existing buildings, which include rental and condominium buildings and the hospital. Any proposal for the site should enhance pedestrian and bike safety in the area and protect the property values of commercial owners and homeowners who have made prior investments in our community. Our community also contains two regionally significant migratory bird sites. Therefore we request the following:

- Reshape the building envelope to eliminate wind tunnel effect and to ensure that current morning light conditions continue to exist for neighboring residential buildings, particularly the Covington (4600 N. Clarendon, rental building) and to Eastwood on the Lake (811 E. Eastwood, condominium building)
- Ensure bird safety above and beyond requirements, ideally vetting all designs with bird advocates and presenting the proposed bird safety plan to the wider community. Work to ensure these bird-friendly features will not be removed in later value-engineering processes.
- Present a plan to use the OSI to mitigate negative impacts on neighboring properties to the west and to address the addition of 300 new residential units in the area, which is densely populated. Suggestions have been for community gardens, green space, and/or an addition to Lincoln Park in keeping with the CitySpace Plan recommendation that the city of Chicago acquire privately owned sites adjacent to the lakefront parks.

We hope you consider these top priority requests and are eager to see the revisions.

Sincerely,

Lakeside Area Neighbors Association (LANA)