



WRIGHTWOOD NEIGHBORS ASSOCIATION

P.O. BOX 147179
CHICAGO, ILLINOIS 60614-7179

July 16, 2012

Alderman Michele Smith
2523 North Halsted
Chicago, Illinois 60614

Dear Alderman,

Wrightwood Neighbors has had the opportunity to review the revised Children's Memorial Hospital Redevelopment Plans. The proposed plans are both more detailed and an improvement on the initial presentation. We believe that there should be an immediate development of a community agreement to document project details and be attached to the Planned Development. We have previously indicated to you what we liked about the initial proposal (attached),

WNA likes the following improvements:

- The enlarged Plaza off of Lincoln Avenue that will provide outdoor seating, extensive landscaping, and drop-off locations.
- The passive park, with a waterfall, off of Fullerton.
- The reduction in bulk of the residential towers, the extensive use of glass to reduce the visual impact and the new placement that leaves views to the sky from all angles.
- The possible much needed hotel with first floor retail on the west side of Lincoln Avenue.
- The potential of a high-end grocery store and possible fitness center.
- Wide Lincoln Avenue sidewalks to accommodate sidewalk cafés and pedestrians.
- The senior assisted living and memory impaired re-use of the Wilson-Jones Building (we understand that the building may be dismantled and reconstructed).
- The plan to do the project all at once so as to minimize the impact on the community.
- The potential of a small playground off of Orchard across from St. Paul's Church
- Valet service in the garage to increase the capacity and use by other Lincoln Avenue businesses.
- The façade beautification of the garage including greening, with street level retail in front.
- The re-use of the Nellie Black Building & Kohl's building for affordable housing.
- The commitment to have the CMH redevelopment assist the revitalization of Lincoln Avenue from Webster to Wrightwood and the Transit Oriented Development connection to the Fullerton Avenue CTA Transit station.

WNA looks forward to continued discussions concerning:

- Traffic impact of trucks leaving the underground loading dock including delivery hours, number and size of trucks, traffic monitoring aides, lengthening the green cycle time on Fullerton by removing the northbound Halsted left turn signal, installation of a traffic signal only activated by the presence of a truck and timed with the Fullerton / Halsted/ Lincoln signal, and truck exiting warning lights.
- More detailed landscaping plans and maintenance program
- How retail (e.g. supermarket) customers will be able to easily use the garage.
- The community room design and controlled public use of the attached green roof.
- What additional retail tenants are planned and community input concerning their selection.




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- The transition plan after the CMH decommissioning has been completed including security, and free five hour limited use of the Lincoln Avenue garage for the local theaters and other businesses.
- The proposed driveway on Orchard that will serve the Senior Housing.
- Additional ways to make this Transit Oriented Development better connected to the fourth busiest CTA Elevated Station at Fullerton
- Provide a bike facility that would allow bikers to store bikes, shower and then take the CTA.
- The potential of condominium units in the second residential building with parking underground.
- Traffic safety and congestion reduction at the Lincoln / Fullerton / Halsted intersection including prohibiting northbound trucks on Lincoln Avenue turning east on Fullerton Avenue.
- More detailed architectural drawings for Lincoln Avenue facades that are sympathetic to the adjacent historic buildings.
- Shadow studies to determine impact of the residential towers.
- How the garage will be operated including: the project's Retail customers, free validated parking for other Lincoln Avenue theaters and businesses, and DePaul's 46 parking spaces for the Belden / Halsted building.
- The naming of the development, such as the "Lincoln Park Town Square".
- DePaul University input.

Wrightwood thanks you for encouraging the developer to continue to share their plans as they are revised with us and the other neighborhood associations.

Sincerely,


Daniel E. Varanauski
President, Wrightwood Neighbors Association

ATTACHMENT

Previous site plan comments

WNA likes the overall site layout presented including:

- Adaptively re-using most of the existing buildings,
- Making Lincoln Avenue a vital retail street,
- Retaining and greening the garage with a new retail front,
- Providing a critical mass of retail and residential,
- Putting the taller buildings in the center of the main parcel with stepped back tops with an approximate height of the existing helipad,
- Setting back new additions above the first floor,
- Providing all loading and unloading underground for all retail and residential,
- Providing interior open space of approximately one acre for drop off and community events.
- Building wider sidewalks where new buildings are built
- Committing to provide affordable housing instead of a contribution to the affordable housing fund.

Dr. Dan Varnauski
President
Wrightwood Neighbors Association
PO Box 147179

August 23, 2012

Dear Dr. Dan,

Thank you for your letter of July 16, 2012 providing feedback to Alderman Michele Smith on the proposed redevelopment plan for the Children's Memorial Hospital site. We are pleased that you appreciate many of the amenities that we seek to include in the plan. I wanted to address some additional points that you raised.

Hotel

- While we have been actively marketing the site to hotel developers, we have not yet found one who is interested in committing to the site. We will continue to consider other residential options for this parcel as well.

Traffic

- We understand that traffic is a concern for residents. We have submitted a traffic study and a transportation demand management (TDM) study to the Chicago Department of Transportation and are awaiting their feedback. The study encompasses the drive on Orchard for Wilson-Jones.

Landscaping

- Our team, including Hoerr Schaudt, is open to working with a resident committee to advance the landscape design plans and maintenance program.

Parking and Retail

- Every retailer we speak with in any project scrutinizes parking for their customers. Grocers we have had discussions with to date have offered up several solutions to the garage location including attendants to load groceries in cars at the garage or a pick-up area in the plaza, etc. Treasure Island down the road on Wells currently offers attendants.

Third Floor

- Alderman Smith has sought programming ideas for the Community Room and third floor public gardens from the Lincoln Park Chamber of Commerce and others. We look forward to hearing these.

Additional Retailers

- It has been difficult to seek retailers with the plan in flux and the publicity in the papers but our team will be on hand for the ICSC deal making conference in Chicago October 3-4th to meet and discuss the project. This is a very desirable site and retailers are interested once the dust settles.

Parking Operations

- McCaffery has met with the Alderman, LPCC and Sam Sanchez regarding parking needs for area businesses. One of the issues is that the garage is not currently

automated. We have spoken with Standard Parking about what needs to be done and will continue discussions on the post-CMH operations.

Promotion of Biking and TOD

- Biking is an important alternative method of transportation and just this week there were ongoing discussions with representatives from the City, biking organizations, and the Alderman on improvements that can be made around the site to make biking safer and more enjoyable. The reduction of car travel and promotion of alternative transportation methods is the key topic of the TDM study and CDOT is currently reviewing the ideas raised by the transportation professionals. Finally as a LEED development, many alternative transportation promotional strategies will be prescribed.

Condominiums

- Demand and financing will continue to help dictate the condominium market. The national trend is for rentals right now. In fact, there is an estimated 300,000 units that need to be built per year to meet anticipated demand nationally! Still, it is something that we and our financial partners do keep on their radar and list of possibilities and discuss.

Architecture

We are very fortunate to have two local architects working on this project. Once we can establish the plan, the architecture will be evolved and shared. Creating something that is forward thinking and contextual, a mixture of new and old is our goal.

DePaul

We presented the plan to DePaul University as we did the other neighborhood groups.

Branding

It is too presumptuous to begin thinking of names for the project but we are happy to keep a list of names for consideration once we get to the appropriate stage.

Thank you again for providing valued feedback on the project. We look forward to ongoing dialogue on these issues and feel confident that we can work together to realize a development plan that all can be proud of.



Pamela Austin
Project Manager of Development

CC: Alderman Michel Smith
Commissioner Andy Mooney
Jack George, Esq.