

**SOAR Testimony**  
**410 East Grand Avenue**  
**Chicago Plan Commission Hearing**  
**Thursday, December 15, 2011**



Good afternoon. My name is Gail Spreen. I am the Chair of the Real Estate Review Committee for SOAR, the Streeterville Organization of Active Residents. I come before you today on behalf of SOAR to offer support for the proposed project at 410 E. Grand.

SOAR would like to thank Alderman Reilly for co-hosting two community meetings on this project and hearing the residents' concerns. SOAR would also like to thank Golub and Co., the developer, for the significant changes that were made during the review process. We feel that the plans presented today will bring a building that will be a positive addition to the neighborhood.

SOAR is continually working to make Streeterville the "Greenest Neighborhood in Chicago" and the neighborhood with the finest architecture. We encourage developers to propose projects that go the extra mile to be positive additions to the neighborhood and the most community friendly possible.

I would like to mention the following design features of this project that we appreciate and feel are positive:

- The tall and thin character of the tower,
- The concealed parking garage, encompassed by windows and disguised by active uses,
- The multiple green roofs,
- The street level corners of the building on Grand & McClurg and Ohio & McClurg that were cut back to improve visibility at the corners and
- The wider sidewalks to allow additional landscaping and public art.

There are two issues, however, we would like to mention and ask for consideration:

- One is the very busy bus stop that is currently on the east side of McClurg and Grand. This should be moved back to the west side of McClurg where it was formerly located.
- In addition, more short term parking is needed for tenants of this building. There are only three spaces available in the drive up in front of the building. We ask that the developer review the need after occupancy and consider other options so that the east lane of traffic on McClurg does not become a short term parking lane encumbering north bound through traffic.

Further, we have seen a growing trend of more people walking in the neighborhood and getting rid of their vehicles. In that context, SOAR would like to ask the City to focus on widening and beautifying the sidewalks and bike lanes instead of only concentrating on moving cars quickly through the neighborhood. We have a great opportunity in our future planning to create an interesting, inviting and *pedestrian friendly streetscape* between Navy Pier, the lakefront and Michigan Avenue.

Again, we thank Alderman Reilly and Golub and Co. in bringing a quality development to Streeterville.

Thank you.