



May 30, 2018

Alderman Brendan Reilly
325 West Huron Street
Suite 510
Chicago, Illinois 60654

Dear Alderman Reilly,

Members of the SOAR Board (Board) and the Land Use & Development Task Force (LUDTF) attended the community meeting convened by Alderman Reilly & SOAR, April 16, 2018, to review the proposed redevelopment of the Tribune Tower Site, which includes the existing Tribune Tower building and the vacant lot behind the existing building currently used as a surface parking lot. As always, we appreciated the opportunity to co-sponsor the event with the Alderman and to provide our comments. Members of the Board and LUDTF attended a second meeting, May 3, 2018, during which time members of the Development Team (list of attendees attached) provided additional information as requested by SOAR. This summary of SOAR'S comments and concerns is prepared for Ald. Reilly and we thank you for this opportunity to address the issues raised by members of the community and SOAR.

We believe that the information we received to date is a good start and is just the start. SOAR hopes to continue our review process as more information is received in greater detail. We look forward to receiving copies of all documents submitted to the City including the Plan Development package, changes to the design, materials etc. This is especially critical during the City's review process. We believe that it is critical that SOAR receive the information outlined herein and have the opportunity to review it prior to the project proceeding to the Plan Commission.

First and foremost, SOAR believes that the developer, CIM/Golub & Co. (Developer) has assembled a team of exceptional professionals, who we believe have prepared a proposed project which will add vitality and excitement to Streeterville. We are extremely pleased that the majority of the existing Tribune Tower will remain and that SCB is proposing a design which respects the historic significance of the structure and site. The proposed new structure, designed by Smith+Gill, not only presents a dramatic and beautiful addition to the Chicago skyline but respects the classical beauty of the Tribune Tower. At this point, SOAR does not have any major concerns with the design but would like to be involved, if at any time, changes to the design and/or materials occurs. SOAR would also like to receive a copy of the Planned Development application package and any other materials submitted to the City for review. We appreciate the opportunity provided by Ald. Reilly to share the comments and concerns of the community.

Streeterville Organization of Active Residents

Prior to the review with the Development Team, SOAR requested additional information so our comments will follow the information received.

1. TRAFFIC & TRANSPORTATION

Upper Illinois/CityFront Plaza

Traffic & Transportation issues have received the most questions and concerns from the community. The major concern is the current congestion on upper Illinois Street and CityFront Plaza Drive. Currently, there is a lot of congestion from the mix of individual & shared ride cars and buses. While we understand that there may be a reduction of cars and buses from the Tribune and InterContinental Hotel, we know that the new development with a hotel, condominium and apartments will generate significant traffic. There is constantly traffic in front of the Gleecher Center with drop off/pick up and cars just waiting for individuals. Will there be any improvements to the Gleecher Center's staging area? Where is the planned cab zone for the hotel?

Illinois Street and the CityFront Plaza have multi-uses for both residents of Illinois St. and guests to CityFront Plaza and Gleecher Center. Access for the residential units on Illinois Street are all from this narrow street which dead-ends causing more congestion and confusion. The actual Plaza is used by many people and dogs and this will only be increased with the new development. The Plaza is a natural area for residents to take their dogs but it has no green space.

We did not see any place for cabs to wait for the hotel and are concerned that they will just use the cut aways. CityFront Plaza is quite narrow and is easily congested when just one or two cars and/or buses are waiting. We are concerned that the cut aways won't be sufficient nor used by Uber or Lyft drivers. While we applaud the developers goal of directing all deliveries to the lower levels; we are concerned that companies like Uber Eats or Grub hub or any of the food delivery services will just double park as they become frustrated with the multiple access points. It won't take too many cars to totally clog the streets. At this point, we are sure a curb side management plan has not been created, so we would like to receive a copy when it has been submitted.

We would suggest that this time be used as an opportunity to review the circulation of the City Front Plaza and Illinois Street and that the Cityfront Center West Association be involved to consider modifications to address these concerns. SOAR would appreciate the opportunity to participate in this process.

ISSUES FOR CONSIDERATION

1. Review of circulation plan for City Front Plaza
2. Curbside management plan
3. Traffic Aides at strategic locations

Lower Illinois/Lower North Water

We are very pleased with the proposed plans for lower Illinois and lower North Water. The planned access for both residents, guests parking, and deliveries to lower Illinois will be most helpful as long as there is adequate signage and lighting. (more on lighting & signage later). Efforts should be made to work with CDOT, Google Maps, Waze, etc. to improve their systems. We believe that this development is a very good example how new developments can promote good traffic management. However, it cannot be done in isolation and we encourage additional dialogue with the adjacent property owners and tenants of lower Illinois and lower North Water. The existing retail and residential need to address their role in the congestion in the neighborhood.

We are especially pleased with the developer proposed upgrade to the embankments, sidewalks etc., on lower Illinois/lower North Water as this will greatly improve the sense of safety for the community. We hope that the cleaning up and improving this area will not be valued engineered out of the project as the improvement to this area is a top priority for SOAR. We have long proposed that the lower Illinois, lower North Water and lower Grand area is a critical element for residents and visitors to the area and is the common path for visitors going to Navy Pier. While there has not been any mention of this, will the stairwell on Michigan Avenue identified as going to Navy Pier remain and be improved? Again, this might be an item for consideration of the bonus payment.

ISSUES FOR CONSIDERATION

1. Traffic Plan in conjunction with adjacent properties
2. Further details for the embankment improvements

2. SHADOW STUDIES

We were very pleased to see the animated shadow study and to learn that the tower will not cast a significant shadow and that the pools for the other residential buildings on Illinois will only be in a shadow for one hour a day during the peak summer time. Also, the design of the building (slender & tall) which we feel is quite beautiful will cast a much smaller shadow than some of the existing buildings in the area.

3. LARGE SITE PLAN MAPS

We appreciate the opportunity to review the large site plan with the Team but would like to receive a hard copy for our records. Thank you in advance.

ISSUES FOR CONSIDERATION

1. Hard copy of the site plan

4. LANDSCAPE PLAN

The greener the better! The proposed landscape plan and redo of Pioneer Court will certainly go a long way to soften the area but we would suggest a few more areas where people could sit and again a place for dogs. We have often said that Streeterville has more dogs than children and we need to begin to plan for them. The trees along Illinois will certainly help as will the various green roofs which are being planned. Again, it would be most helpful if SOAR could receive a copy of the Landscape Plan or the PD if it will be included in the package.

ISSUES FOR CONSIDERATION

1. Hard Copy of Landscape Plan with details of materials, plantings etc
2. Maintaining the water element on Pioneer Court

5. SIGNAGE PLAN

Way-finding

The Way-finding signage will be a major component to this project and critical to its success. In order to achieve the Development Team's goal of directing all major deliveries, access, etc., to the lower levels every effort must be made from the beginning with a comprehensive and clear way-finding package. We understand that at this time the Way-finding signage package has not been completed so again, we would request that SOAR has an opportunity to review when it is available.

Commercial

The proposed uniform sculptured signage for the retail uses presents a very welcomed relief from everyone's logos and non-uniform approach to the project. We encourage the Development Team to strictly enforce a sign plan and SOAR would welcome the opportunity to review a comprehensive sign plan when it is available.

As you indicated, signage is such a critical factor that we request that once a signage plan is prepared, SOAR be involved in its review.

ISSUES FOR CONSIDERATION

1. Copy of Signage Plan
2. Consideration of unified sign package for commercial tenants.

6. SUSTAINABILITY PLAN

We are pleased that the Development Team will be reviewing the project as to adhere to the City's Sustainability Policy 2017, LEED Certification or Green Globes. We know that each member of the Team has made very strong commitments to sustainability and reducing the carbon footprint and hope that the Developer strives for the highest standards possible. The reuse of the iconic Tribune Tower and the proposed tower should be awarding winning sustainable projects and set the example for developments going forward in this City.

ISSUES FOR CONSIDERATION

1. Detailed information on Sustainability Plan

7. LIST OF PUBLIC BENEFITS

We have reviewed the list of public benefits presented at the community meeting and our subsequent meeting. While these are acceptable, we strongly believe that the Developer needs to reconsider and provide some additional public benefits. Those presented seem like the minimum that is required to get a project as significant as this approved. SOAR would recommend some additional benefits like a commitment to provide leadership and financial support for the redevelopment of City Front Plaza; traffic aides in the area; additional landscaping of lower Illinois and North Water; streetscape coordination and development from Michigan Avenue to Columbus; continued leadership on programming of events for Pioneer Court, private security for lower Illinois & North Water, etc. There are certainly more benefits that we are sure that the Alderman may want to negotiate.

ISSUES FOR CONSIDERATION

1. Leadership role for Golub in reviewing and revising City Front Plaza
2. Dog areas
3. Traffic Aides
4. Enhanced Water feature
5. Private Security
6. additional Landscaping and areas for seating

8. PLANNED MATERIALS

SOAR is very pleased with the planned materials as presented to date. Again, we would recommend that these not be valued engineered out of the project as it is the quality of these proposed materials that will propel this project to the award winning project that it deserves. There are so many fine details to the proposed materials but we were especially pleased with the tower platform and how it respected the detailed lines of the classic Tribune Tower. The two buildings are not fighting each other but gracefully accepting the past while moving forward in a bold new design. We would like to see the Development Team plan to acid wash or somehow

clean the existing building so as to allow the true beauty of that building to shine and equal the eloquence of the facade of the new tower.

ISSUES FOR CONSIDERATION

1. Acid Wash the existing Building
2. Maintain the high standards of materials

9. LIGHTING PLAN

Building Lighting

SOAR supports the proposed lighting of the buildings but as always cautions against any plan which will intrude into adjacent buildings. Seasonal lighting is always welcomed and soft lights which will enhance the features of both structures will be welcomed.

Once the ceremonial stones are relocated, we hope that they will continue to have a prominent place on the site with adequate lighting and information provided.

Street & Site Lighting

The proposed lighting of Pioneer Court will do a very good job to unite the sites and invite visitors to explore the whole area. Any additional lighting to upper Illinois would be most welcomed as it is currently very dark even during the day.

The need for additional lighting on lower Illinois and North Water is critical. The more lighting that this project can provide would be greatly appreciated and only add to the success of the project. The lighting beyond the boundaries of this site and coordinated with and participation of the neighboring properties would be an additional public benefit that SOAR would like the Development Team to consider at this time.

ISSUES FOR CONSIDERATION

1. Street lighting and Building lighting plan for Upper & Lower
2. All ceremonial stones relocated to place of prominence

In conclusion, SOAR believes that the redevelopment of the Tribune Tower site will be a very good addition to Streeterville and hopes that Ald. Reilly will consider our concerns and recommendations. We thank you for the opportunity to review the project and are looking forward to continue to work with you and your office during the Planned Review process and during construction. As always, we would like to be made aware of all changes to the project during the construction phase and as additional plans (lighting, landscaping, signage), etc., are submitted to you and the City for review.

Sincerely



Deborah Gershbein
President



Judith Aiello-Fantus
Co Chair, Land Use & Development Task Force



Gail Spreen
Co-Chair, Land Use & Development Task Force