



# COMMITTEE ON DESIGN

## Department of Planning and Development

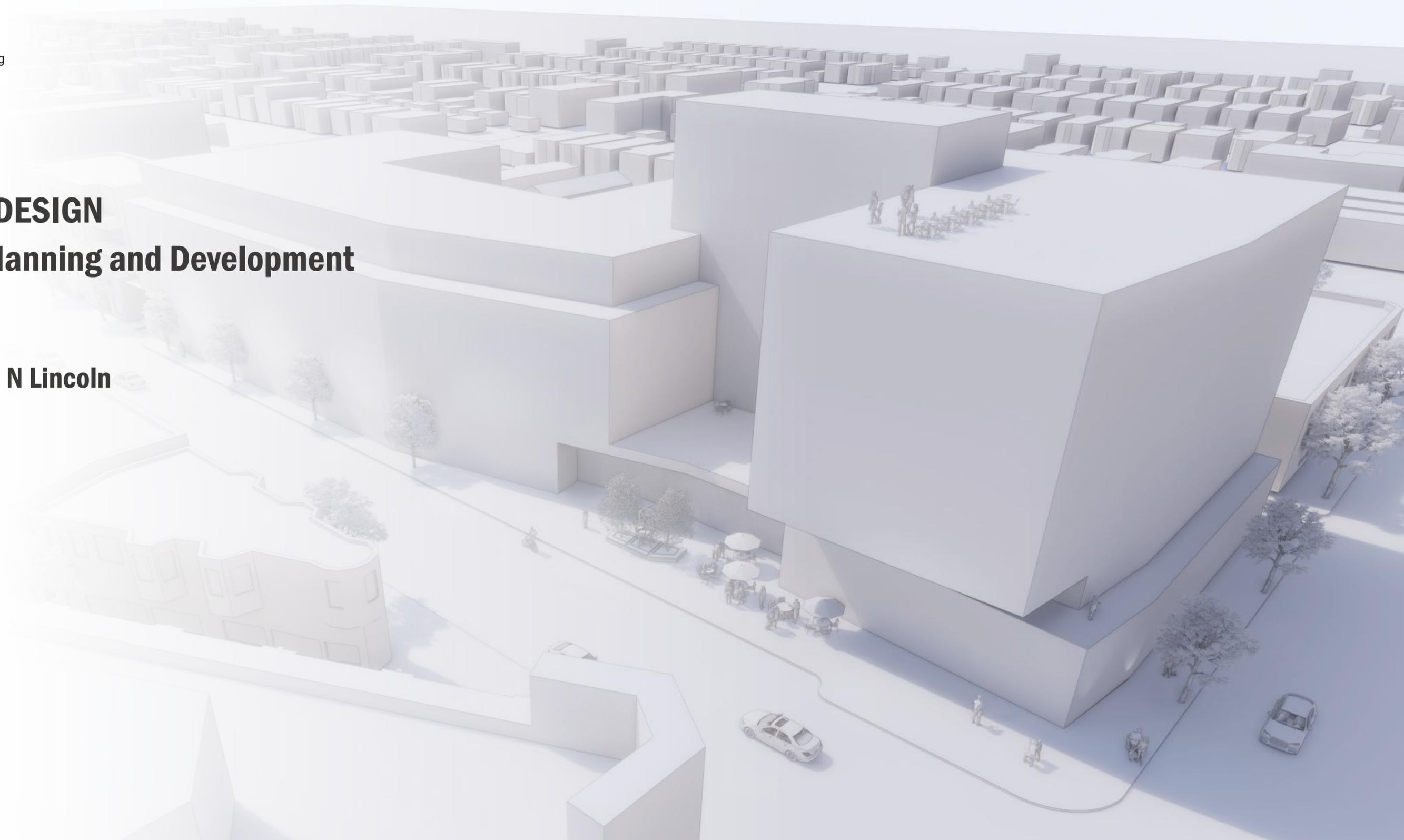
**3950 N Damen 3959 N Lincoln**

May 5th, 2022

Development Team



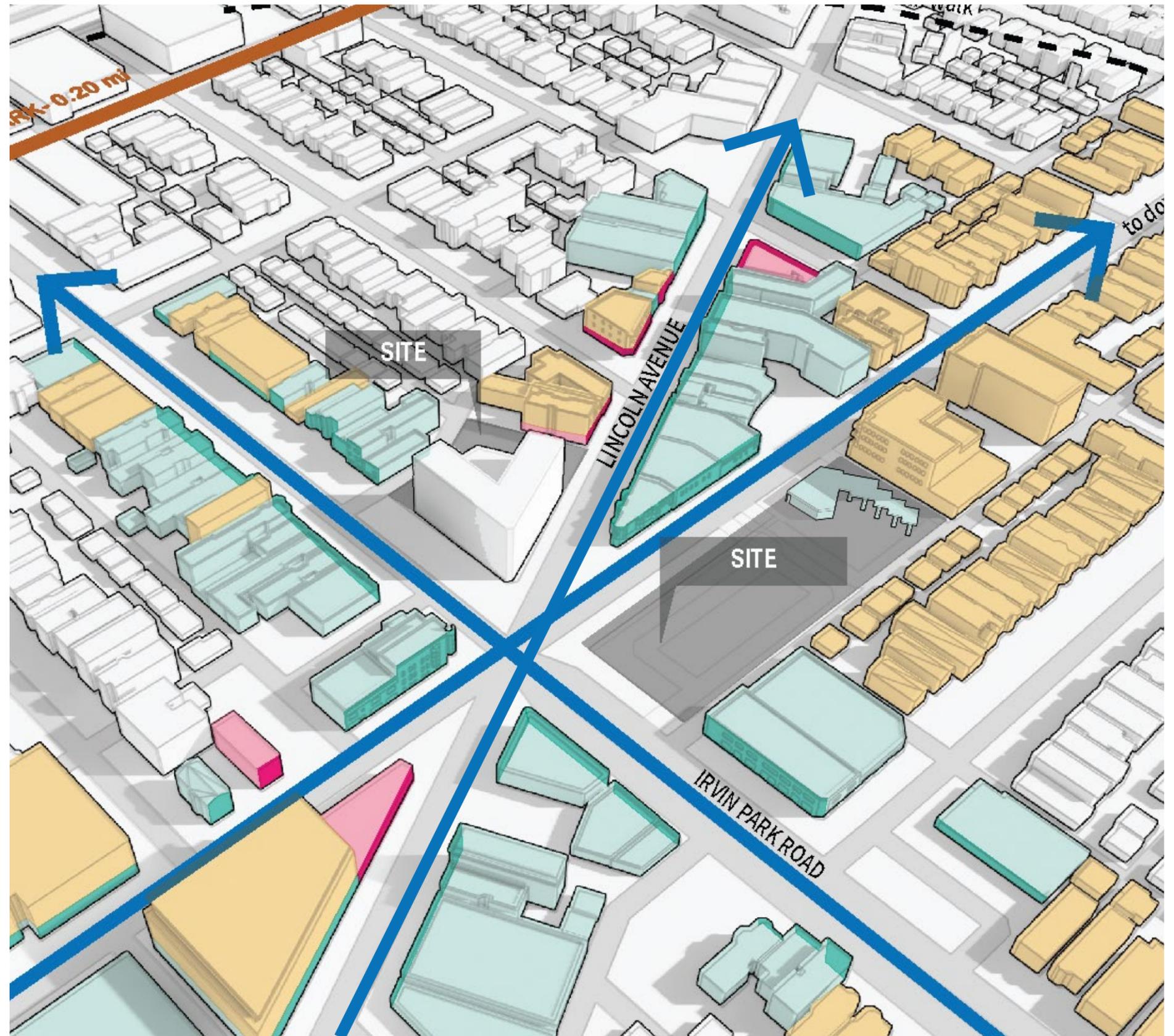
Architect



## ★ DESIGN NARRATIVE

The project at 3959 N Lincoln and 3950 N Damen is a mixed-use development that includes ground level retail with multifamily residential that anchors a prominent 6 corners intersection in the North Center neighborhood.

- As a gateway to the North Center community, this project creates density on the site in a way that is responsive to neighborhood concerns about height and massing while creating a significant statement for the corner.
- Create a public space as relief along Damen Ave. and opportunity for public art.
- Create a development in scale with the surrounding neighborhood with an eye to the future.
- Create a mix of larger units to benefit school district.

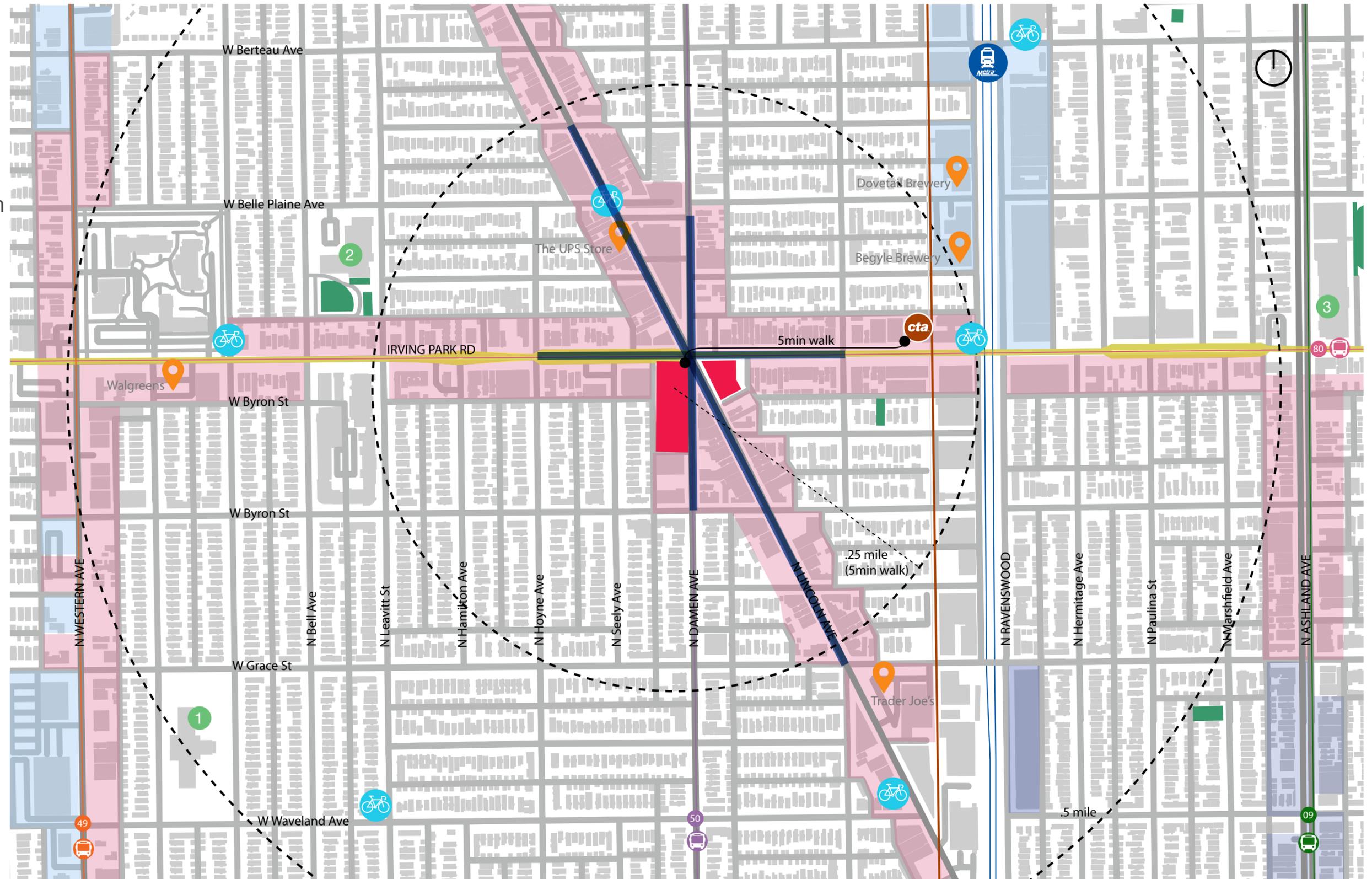


**SITE ANALYSIS**

Site Context:  
The subject site is at a prominent 6 corners location within the North Center community

PEDESTRIAN STREET

- 1 Bell Elementary School
- 2 Coonley Elementary School
- 3 Lake View HS

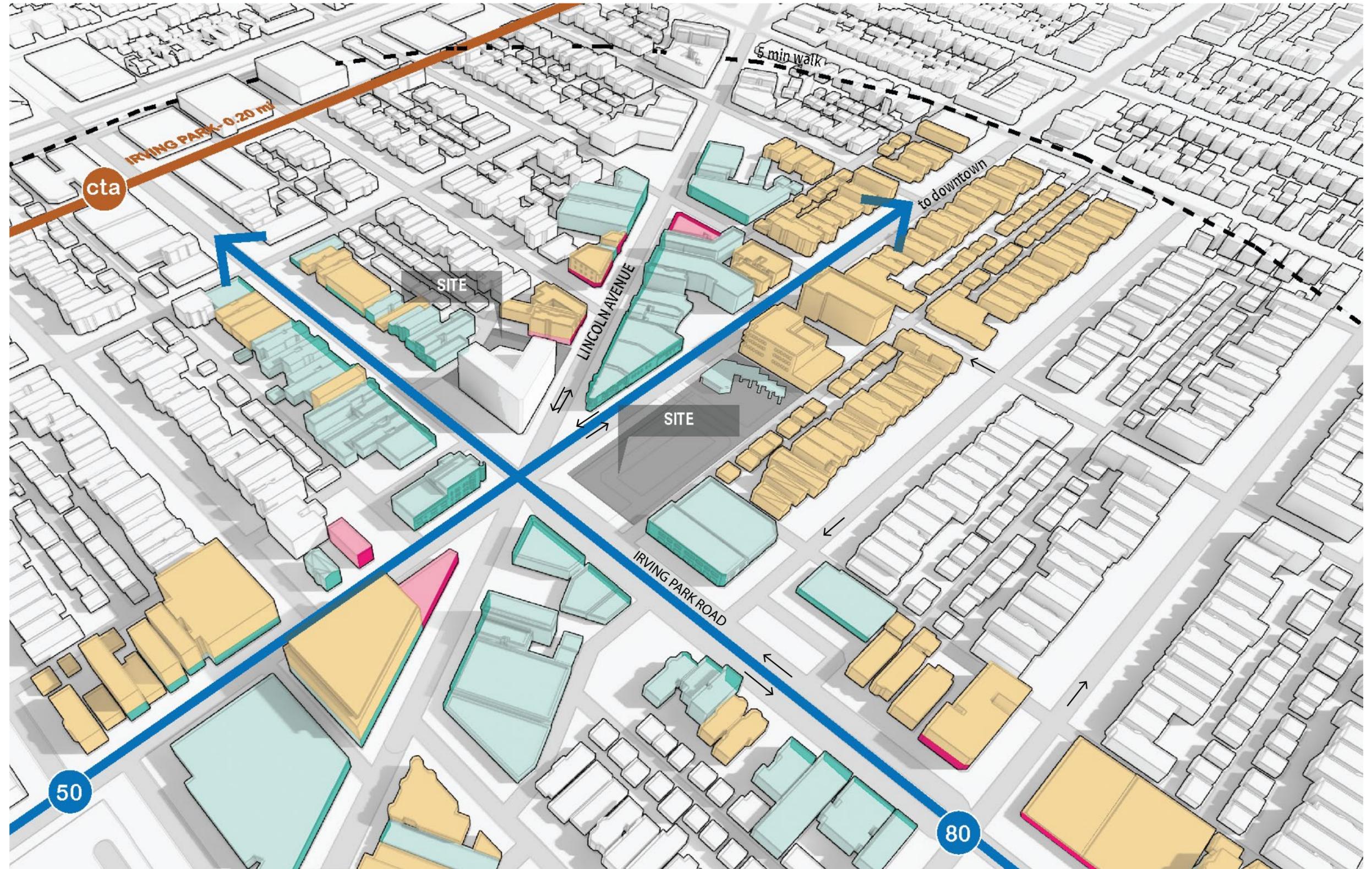


# ★ SITE ANALYSIS

Land Use:  
Commercial node at corner  
transitioning to residential

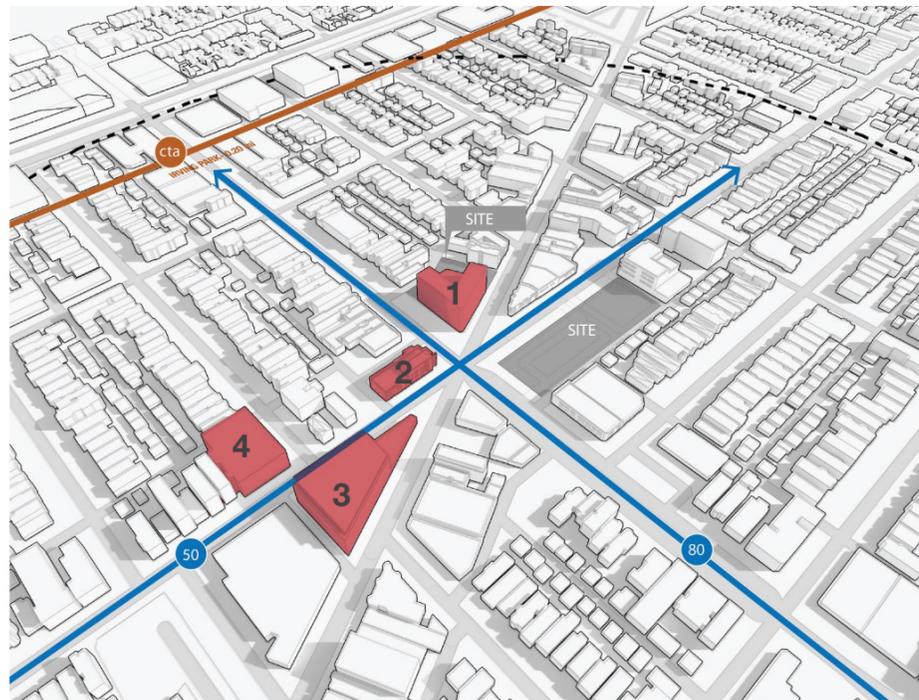
## Land Use

- RESIDENTIAL
- FOOD AND BEVERAGE
- BUSINESS



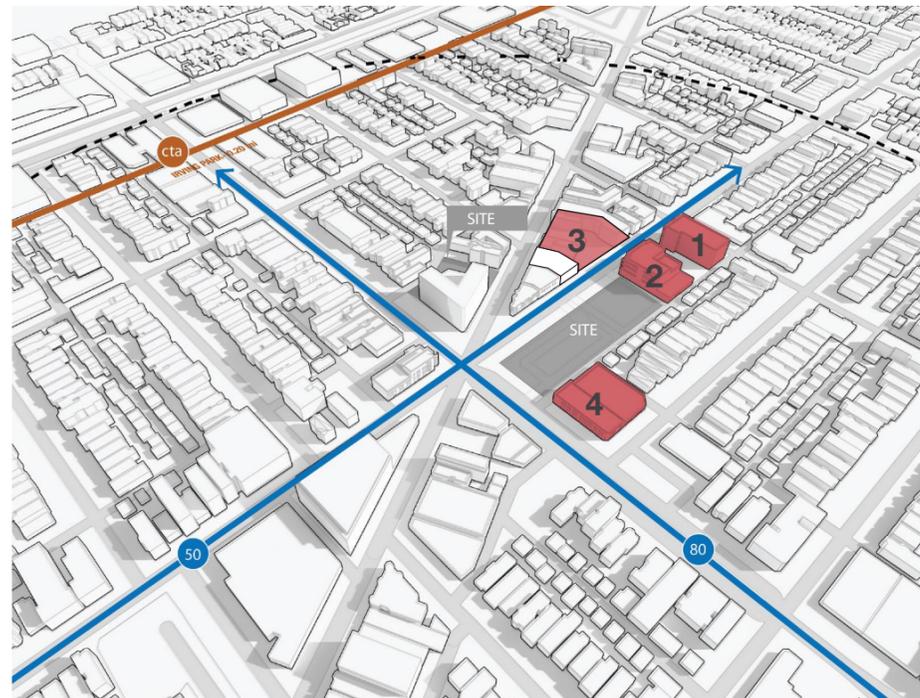
## ★ ADJACENT SITE CONTEXT

Nearby Buildings:  
2-5 story buildings flank the project site. Context is composed of brick, stone, precast and a range of colors



# ★ ADJACENT SITE CONTEXT

Nearby Buildings:  
4-5 story buildings 60' tall directly  
to the South



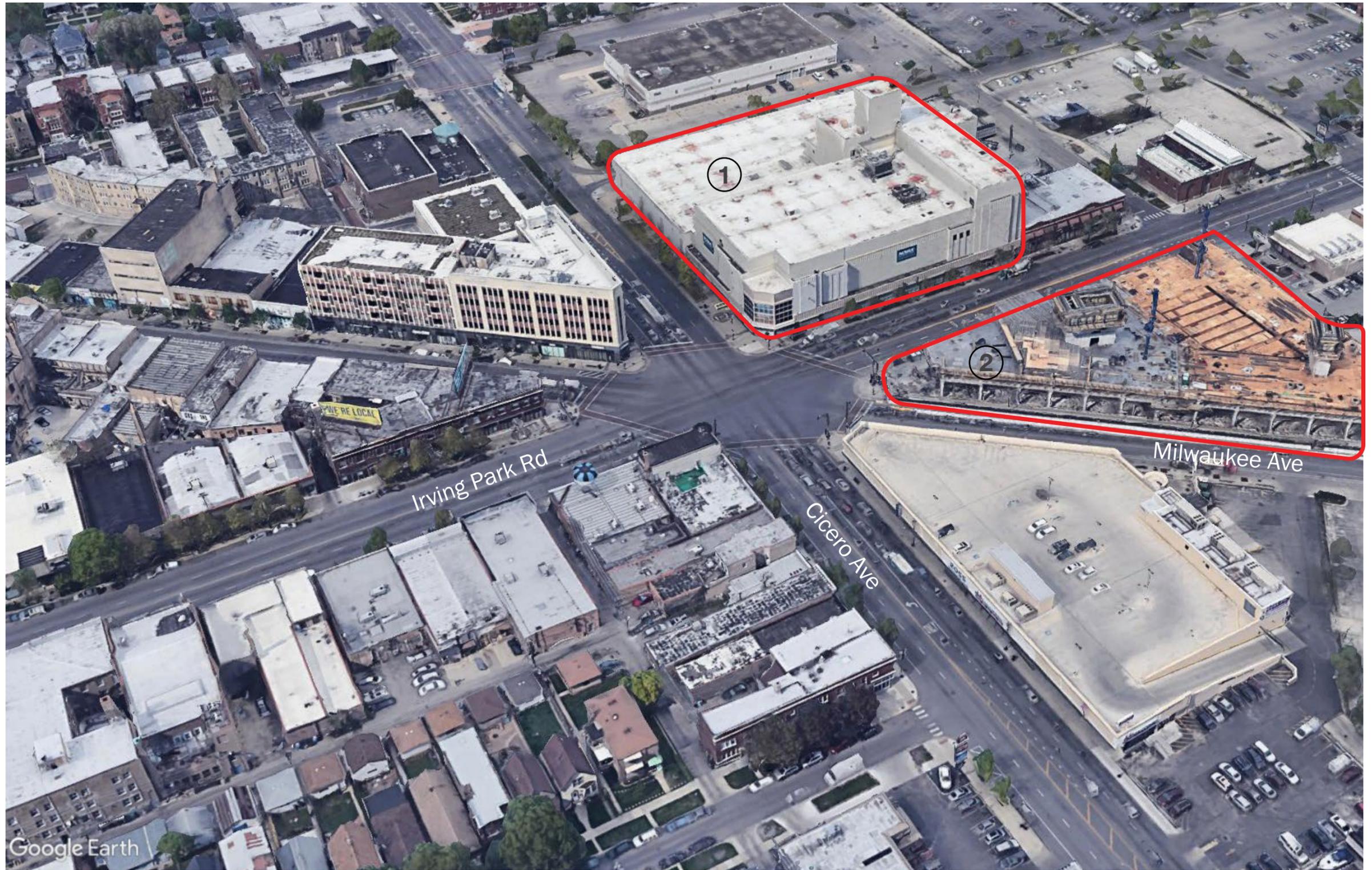
**★ 6 CORNER STUDY**

Nearby 6 corner study:  
New 120' tall tower approved at SE corner

① PD 617 EXPANSION 80' tall



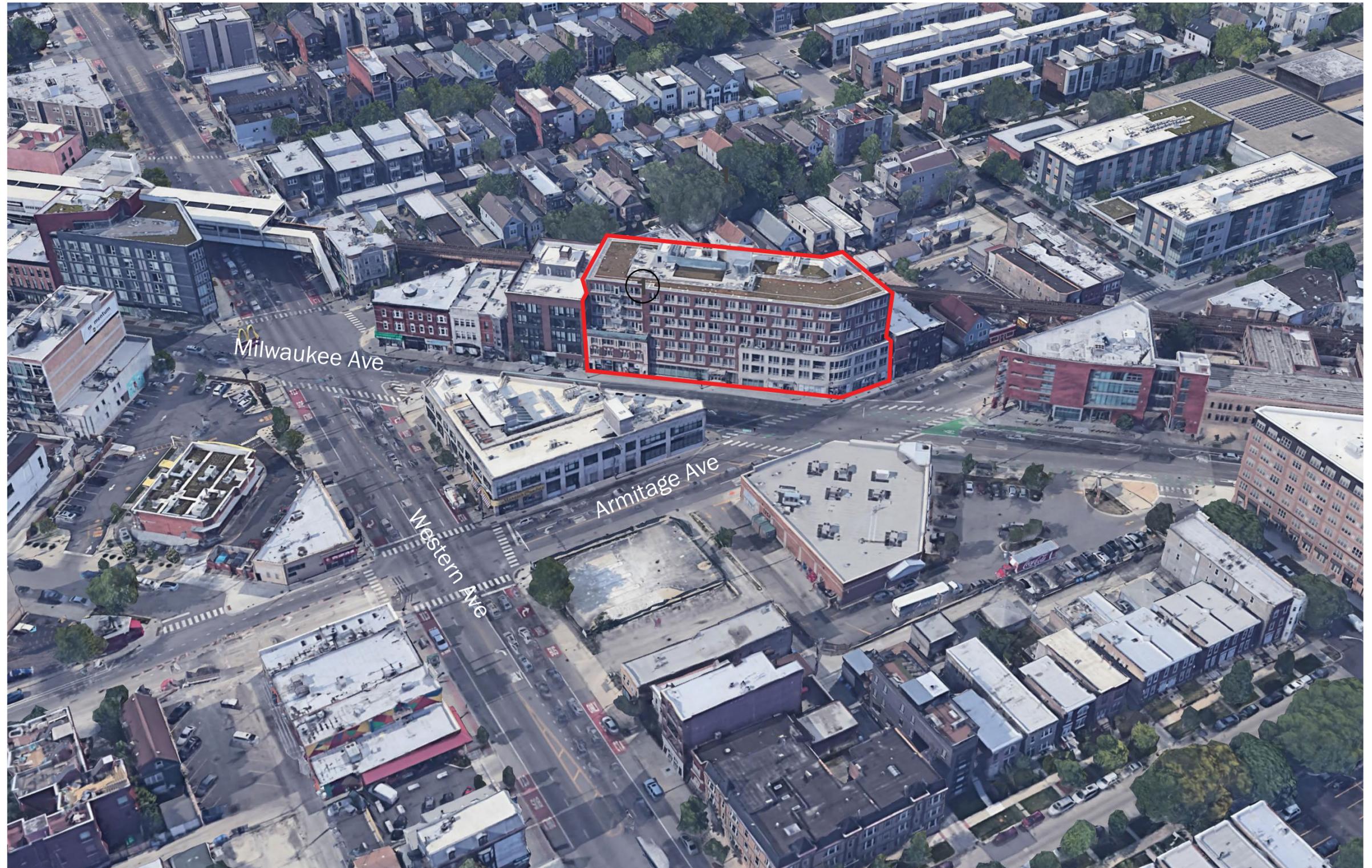
② PD 1321 NEW 120' tall residential development



 **6 CORNER STUDY**

Nearby complex intersection study:  
AM 1980 - CRG/LJC Project

① AM 1980 7 Levels



  **6 CORNER STUDY**

Nearby 6 corner study:

① 1611 W DIVISION  
13 LEVELS  
PNC Drive-thru Bank

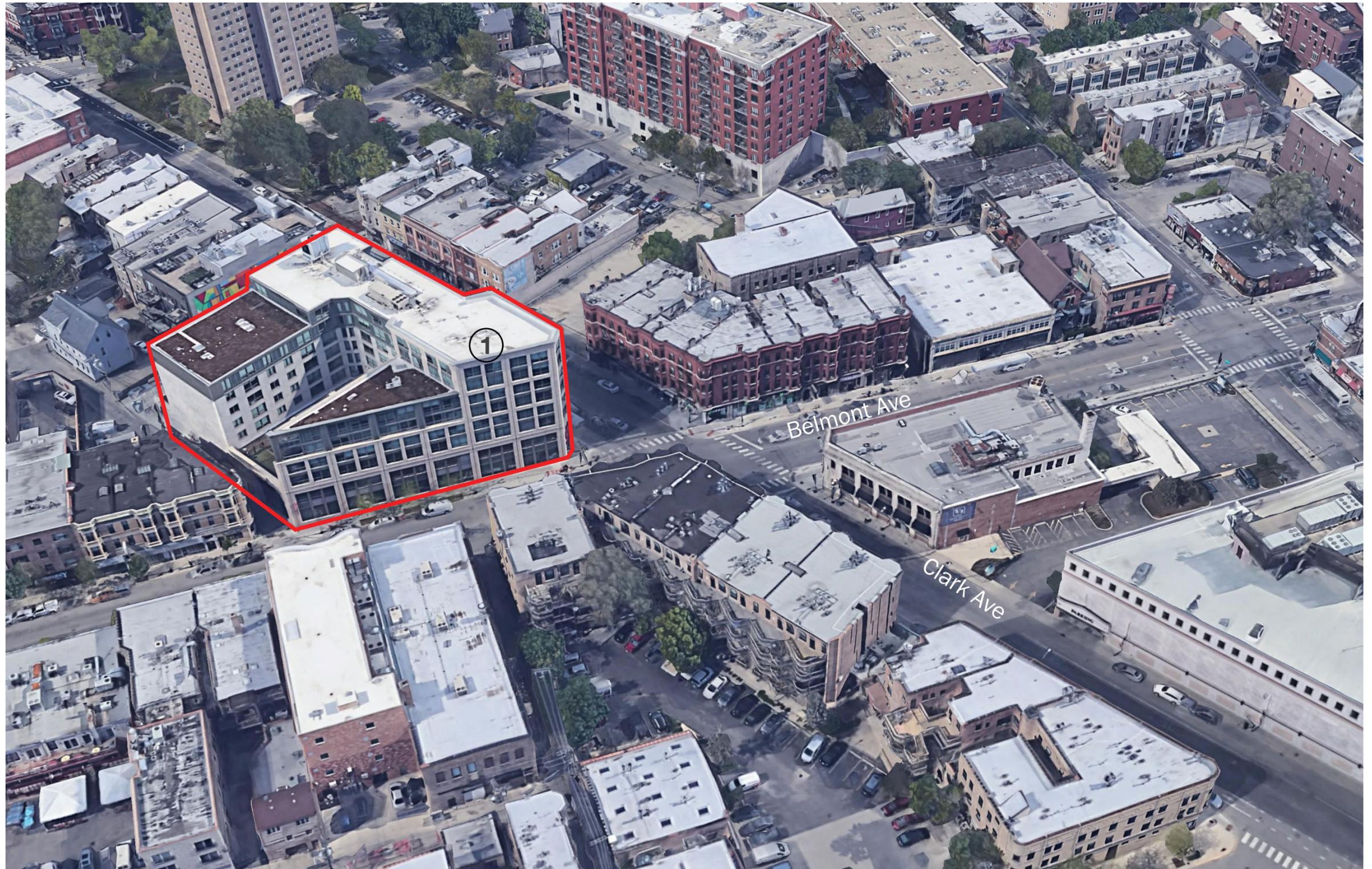
② PD 1337  
15 STORIES



  **6 CORNER STUDY**

Nearby Complete Intersection  
Study:

- ① PD 1242  
8 LEVELS  
Target at Base



  **6 CORNER STUDY**

Nearby Complex Intersection  
Study:

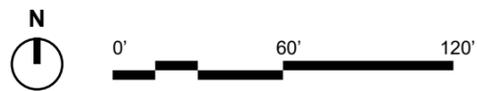
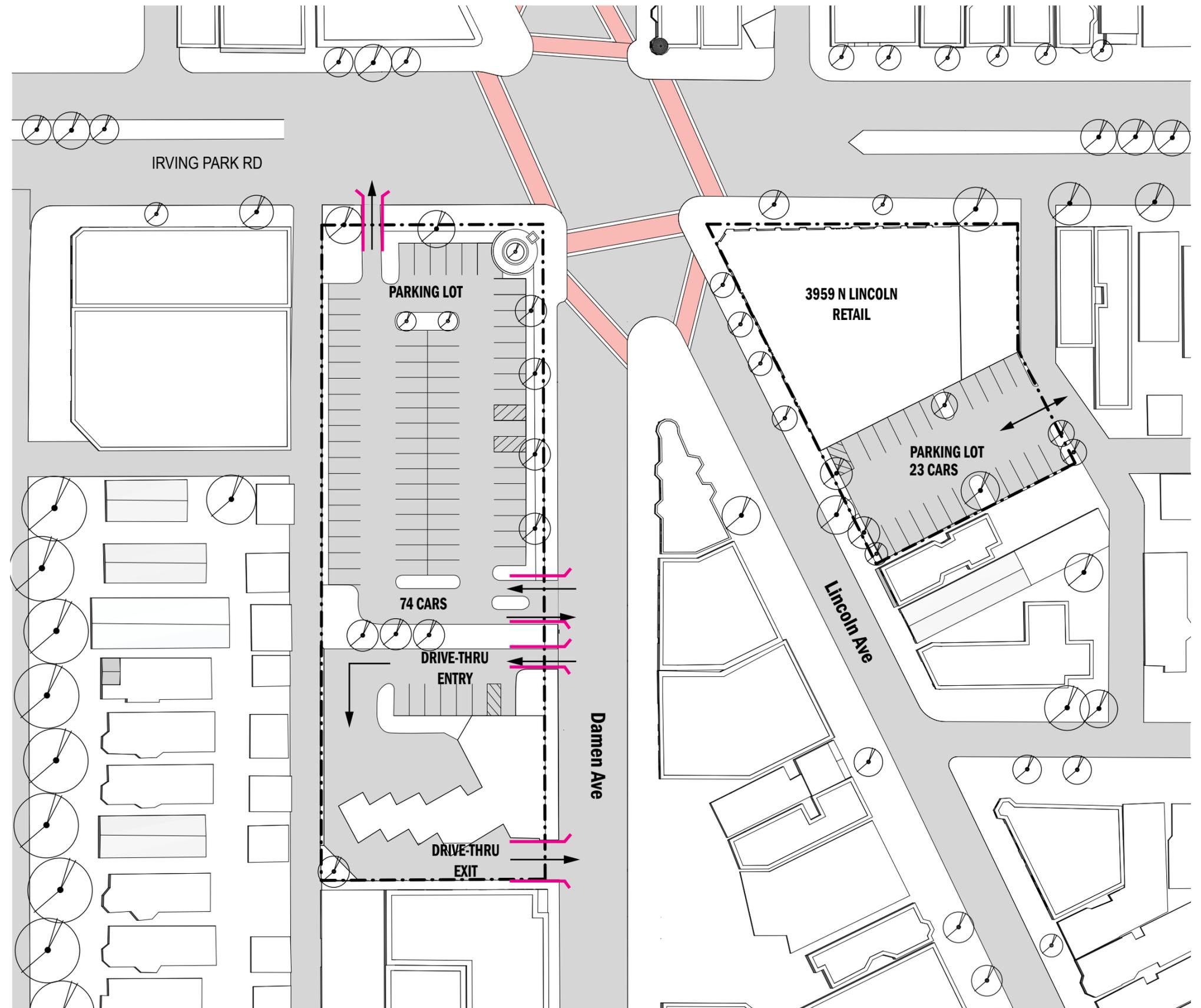
① PD 1389  
12 LEVELS  
CRG LJC CLAYCO PROJECT

② PD 1366



 **EXISTING SITE PLAN**

Existing:  
3950 N Damen- Parking lot with 6  
lane drive-thru at South  
3959 N Lincoln- 5/3rd Bank  
building and 22 car parking lot  
with alley access.



 **DESIGN HISTORY**



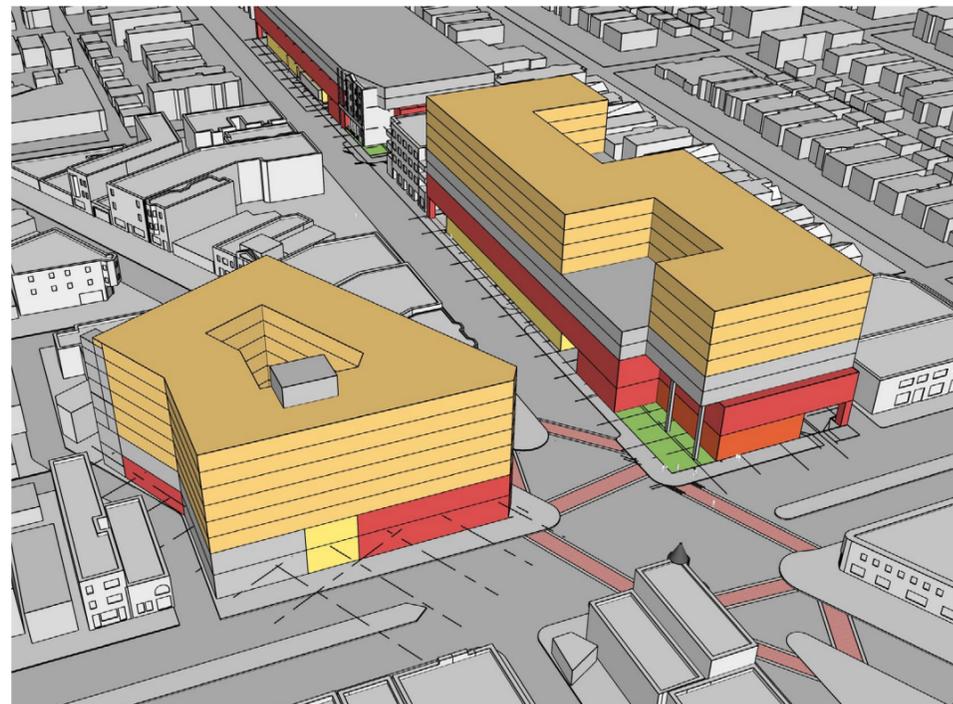
**MASSING 1** **FAR 5.0 TARGET**



**MASSING 2** **FAR 5.0 TARGET**



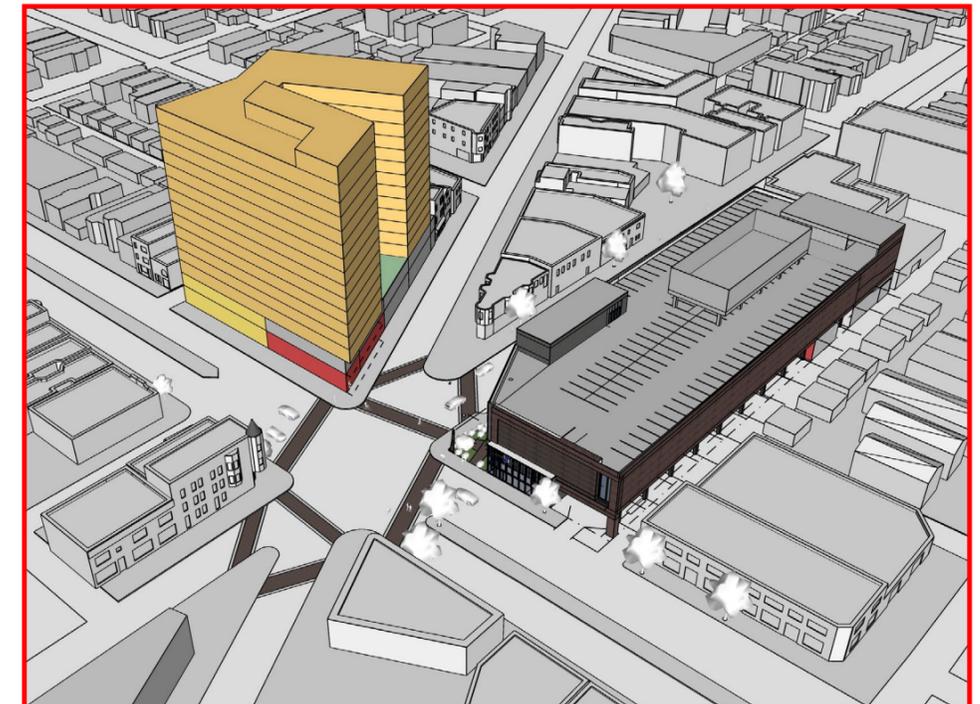
**MASSING 3** **FAR 4.0 TARGET**



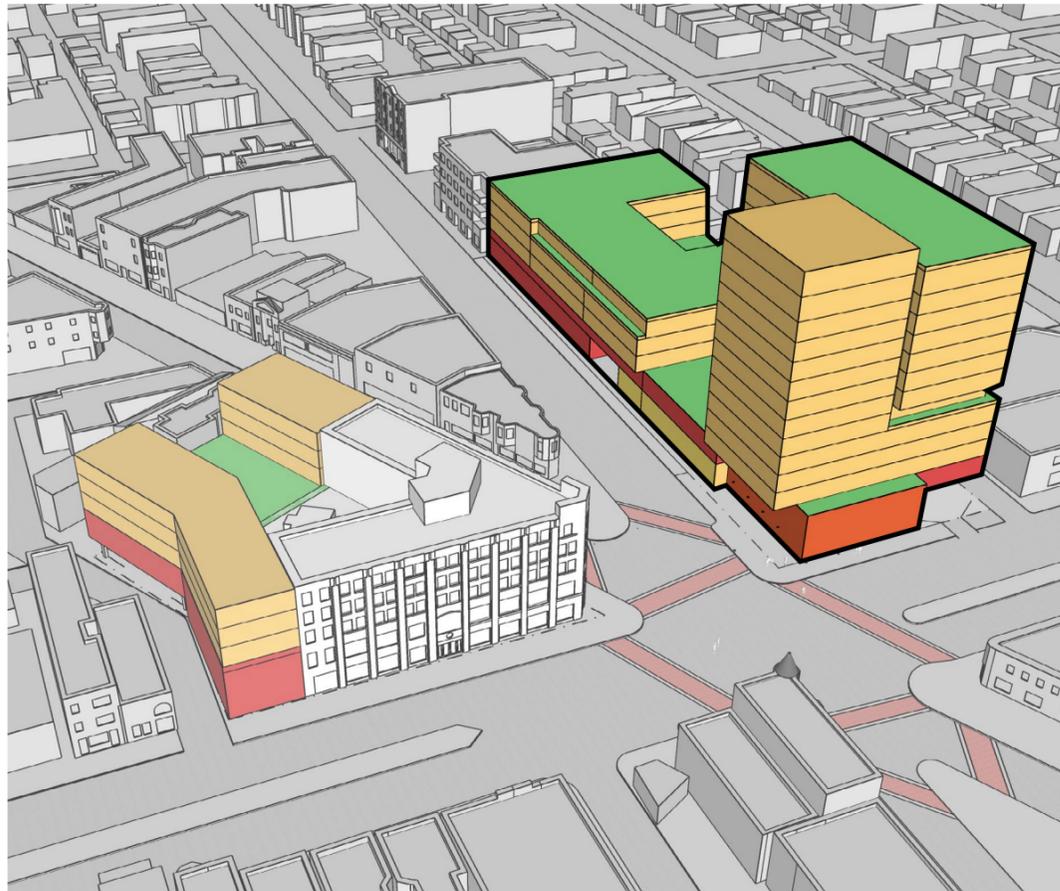
**MASSING 4** **FAR 5.0 TARGET**



**MASSING 5** **FAR 4.0 TARGET**



**MASSING 6** **FAR 5.0 TARGET**  
**REJECTED BASED ON GROCER TENANT**



FURTHER STUDY 1-- Presented Early 2021

Targeting 5 FAR  
 14 Stories at Irving stepping to 5  
 -HEIGHT WAS REJECTED BY NCNA



FURTHER STUDY 2 - Presented Late 2021

Targeting 5 FAR  
 8 Stories across site  
 Corner Plaza  
 -HEIGHT WAS REJECTED BY NCNA



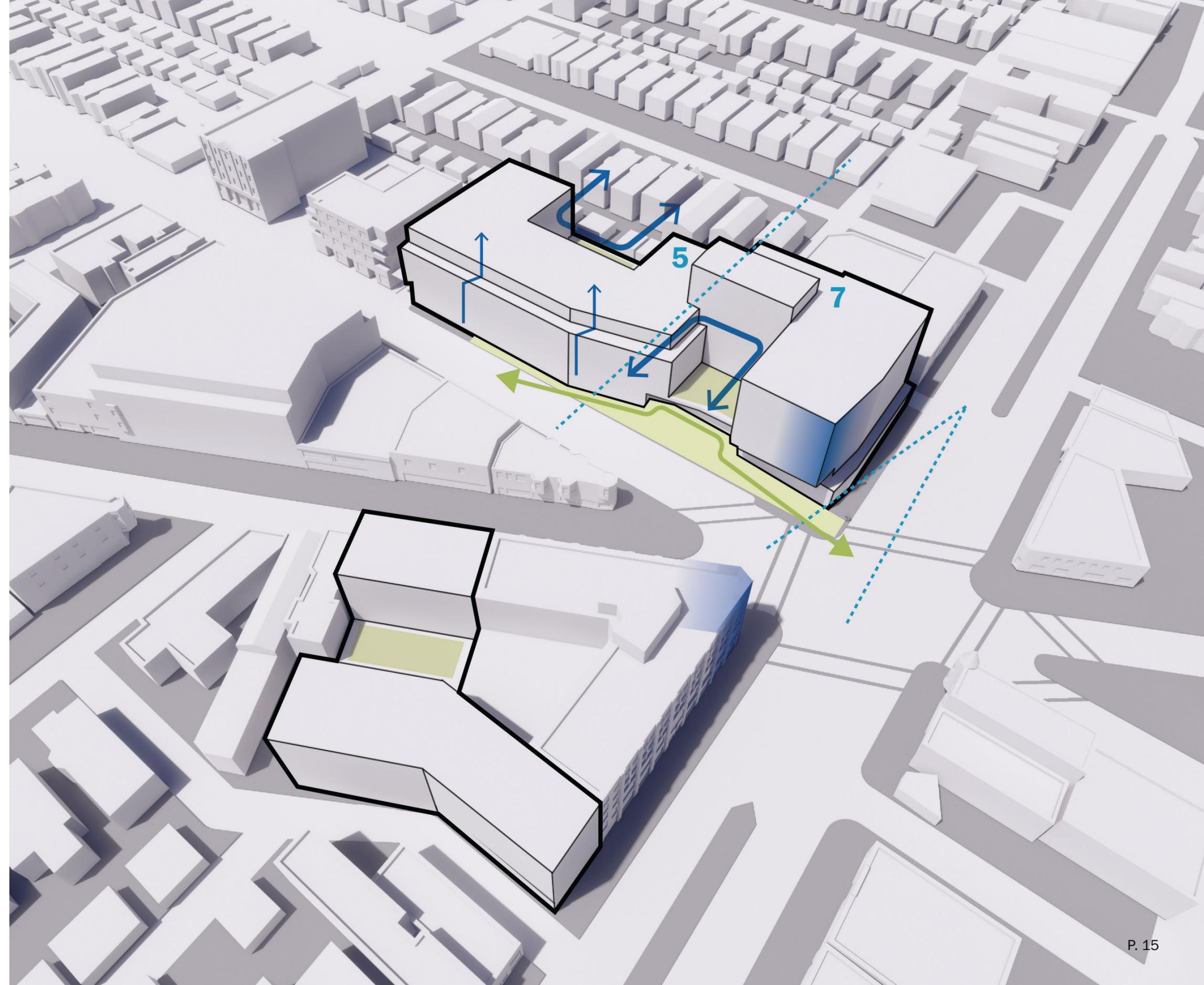
FURTHER STUDY 3 - Presented April 2022

Targeting 4 FAR  
 7 Stories at Irving stepping to 5 with setback  
 on 5  
 MidBlock Plaza  
 -POSSIBILITY OF APPROVAL BY NCNA/ZAC

  **CURRENT CONCEPT**

Concept:

- The massing steps from 7 Levels to 5 Levels to align with commercial building to the West.
- Level 5 steps back for exterior terraces as well as to reduce perceived height of street wall.
- The massing angles in along Damen to create a public plaza for art and increase access to daylight



 **CONCEPT MASSING**

3950 N Damen Ave

SITE AREA	45,463
TOTAL GROSS ENCLOSED AREA (SF)	<b>185,404</b>
TOTAL GROSS RENTABLE AREA (SF)	161,920
F.A.R. (Gross Enclosed Area (less Basement)/ Site Area)*	<b>4.08</b>
ALLOWABLE FAR	227,315

3,500 GSF Bank

1,700 GSF Retail

5,700 GSF Lobby/Fitness

78 CARS

UNITS:

73 - 2/3 BEDROOM

33 - 1 BEDROOM

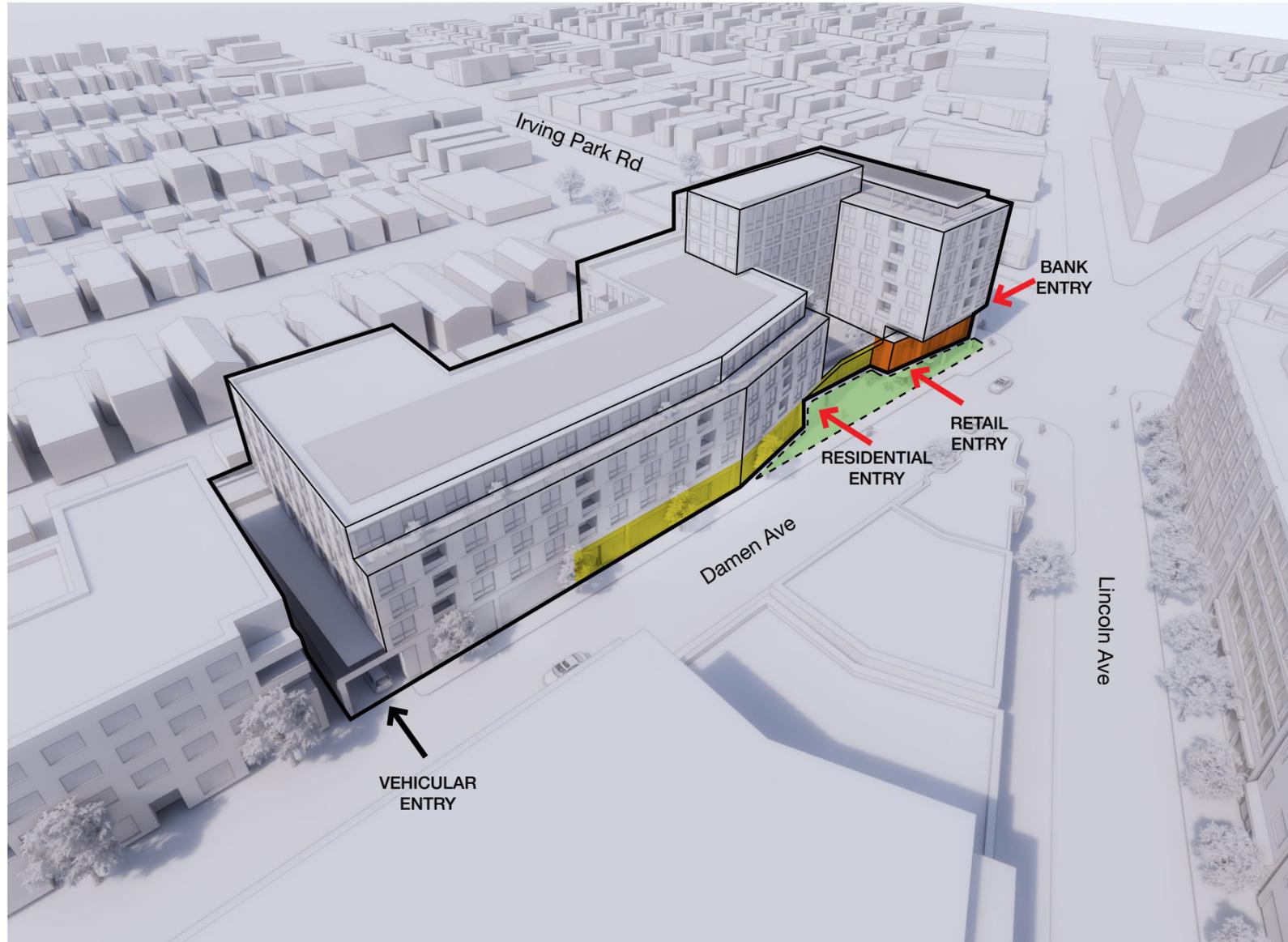
70 - CONV/STUDIO

176 TOTAL

-  RETAIL
-  LOBBY
-  RESIDENTIAL



  **OVERVIEW**



AERIAL LOOKING NORTH WEST



AERIAL LOOKING SOUTH EAST

 **SITEPLAN**

Ground Floor

**3950 N Damen Site**

3,500 GSF Bank

1,700 GSF Retail

5,700 GSF Lobby/Fitness

78 cars total

**3959 N Lincoln Site**

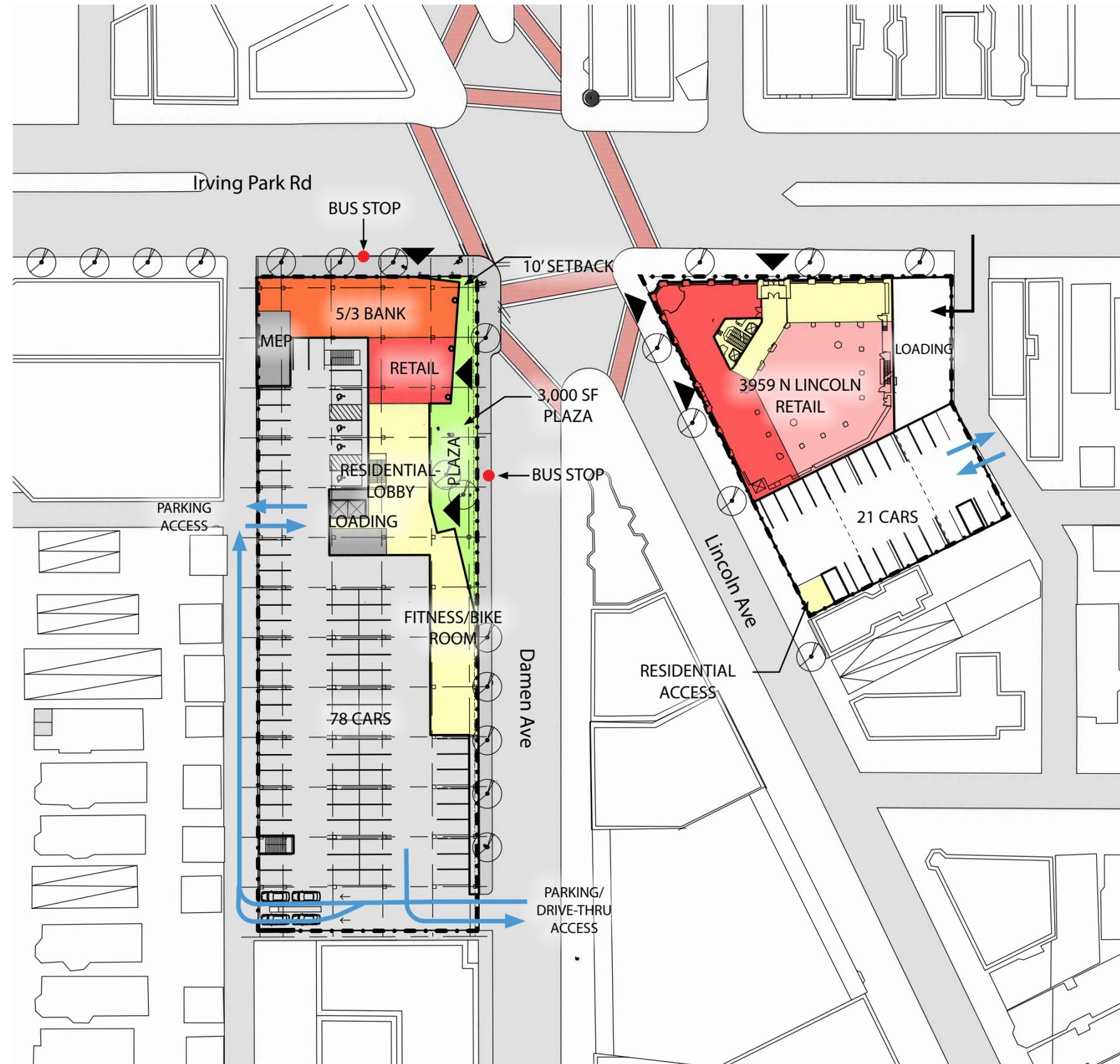
5,000 GSF Retail

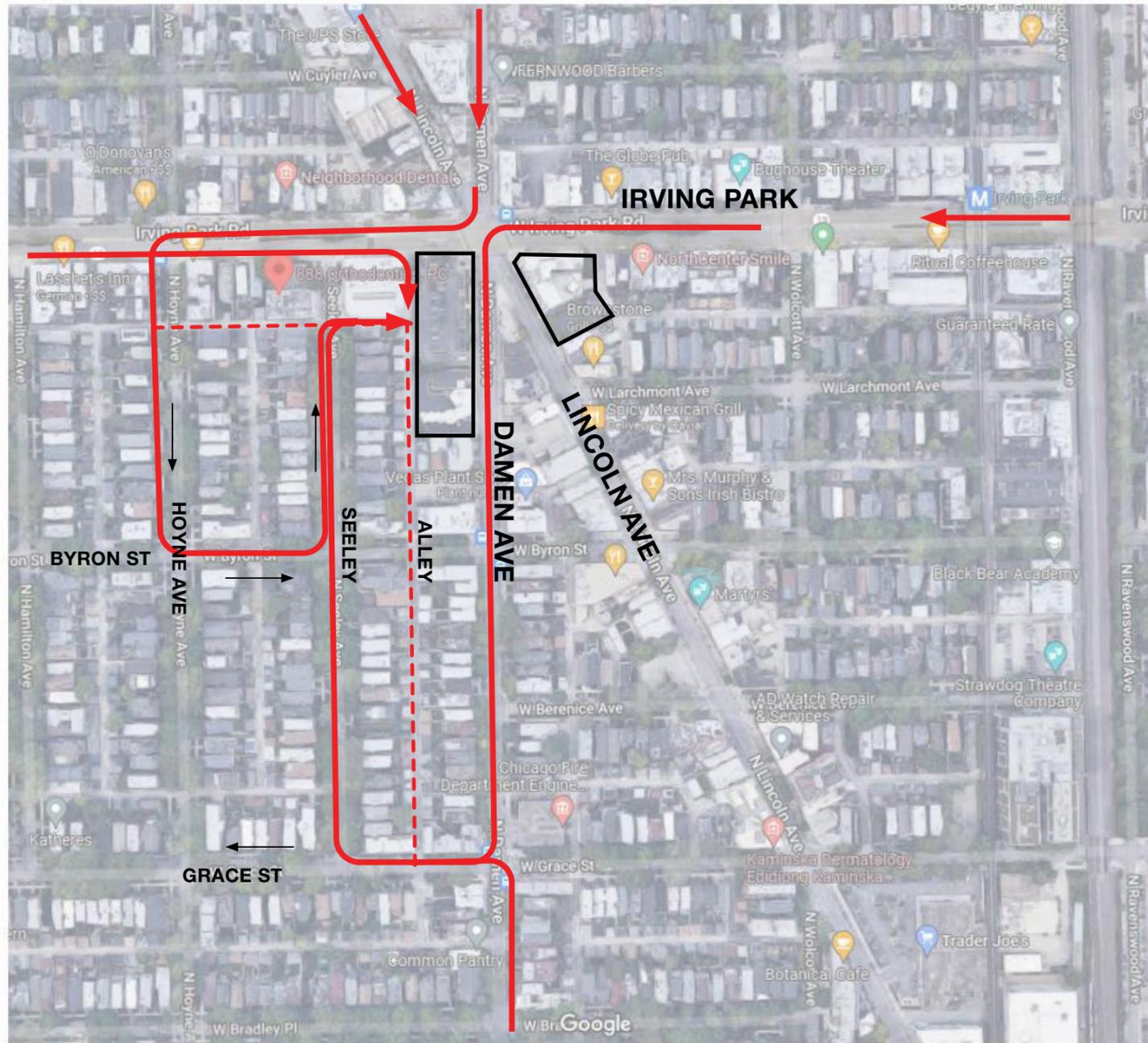
6,400 GSF Lobby/Fitness

21 cars total

6' Setback on Irving

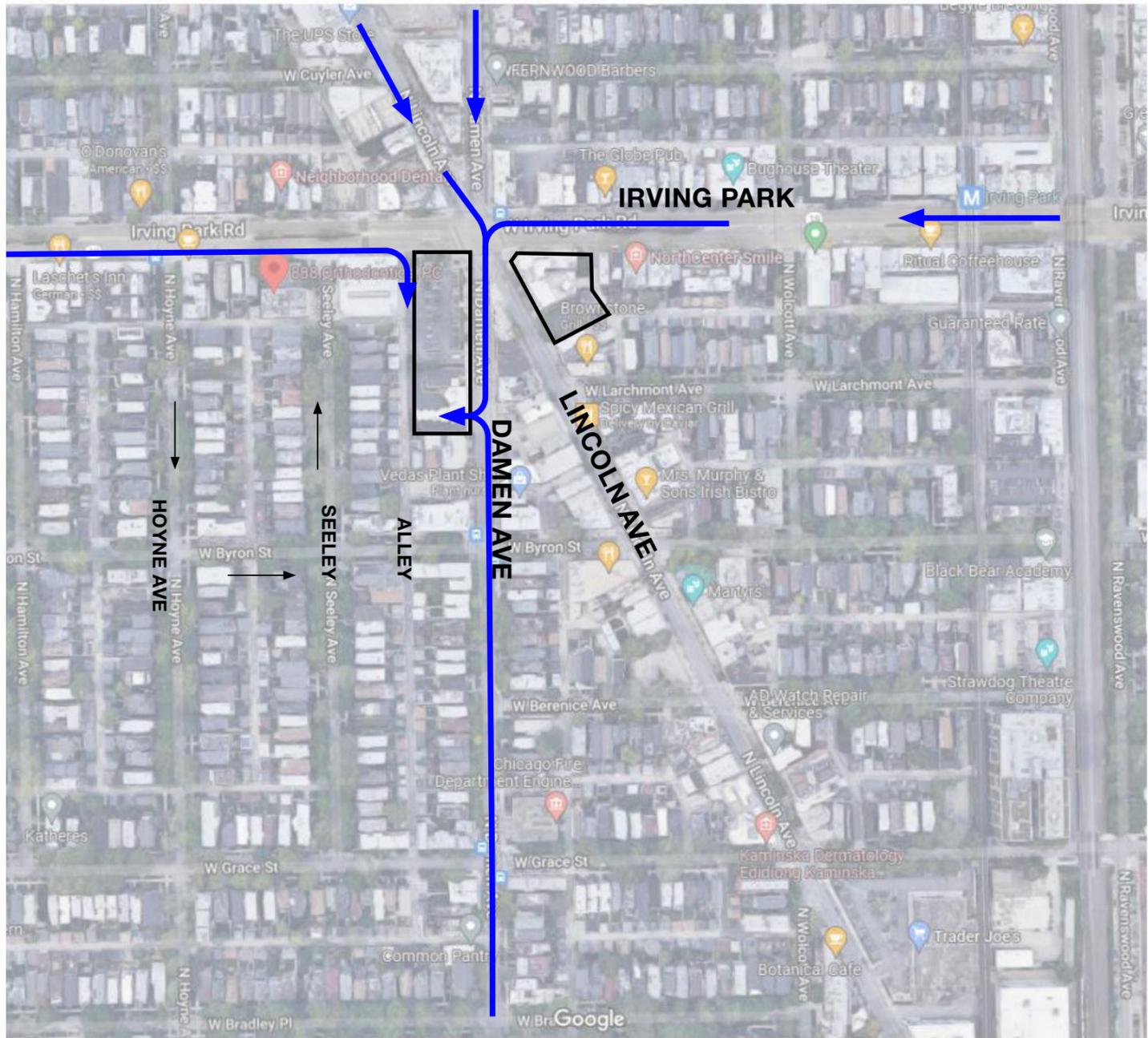
0' Min and 10' Max setback on Damen





### ALLEY ONLY ACCESS

This option forces traffic onto the neighborhood streets and complicates the approach from the East and South



### ONE CURB CUT ON DAMEN

This option relieves traffic from neighborhood streets.

**★ ROOFPLAN**

Roofplan

6' -12' Setback on Irving

0' Min and 15' Max setback on  
Damen

OPEN SPACE

176 UNITS x 36 SF/UNIT

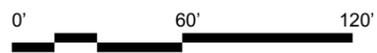
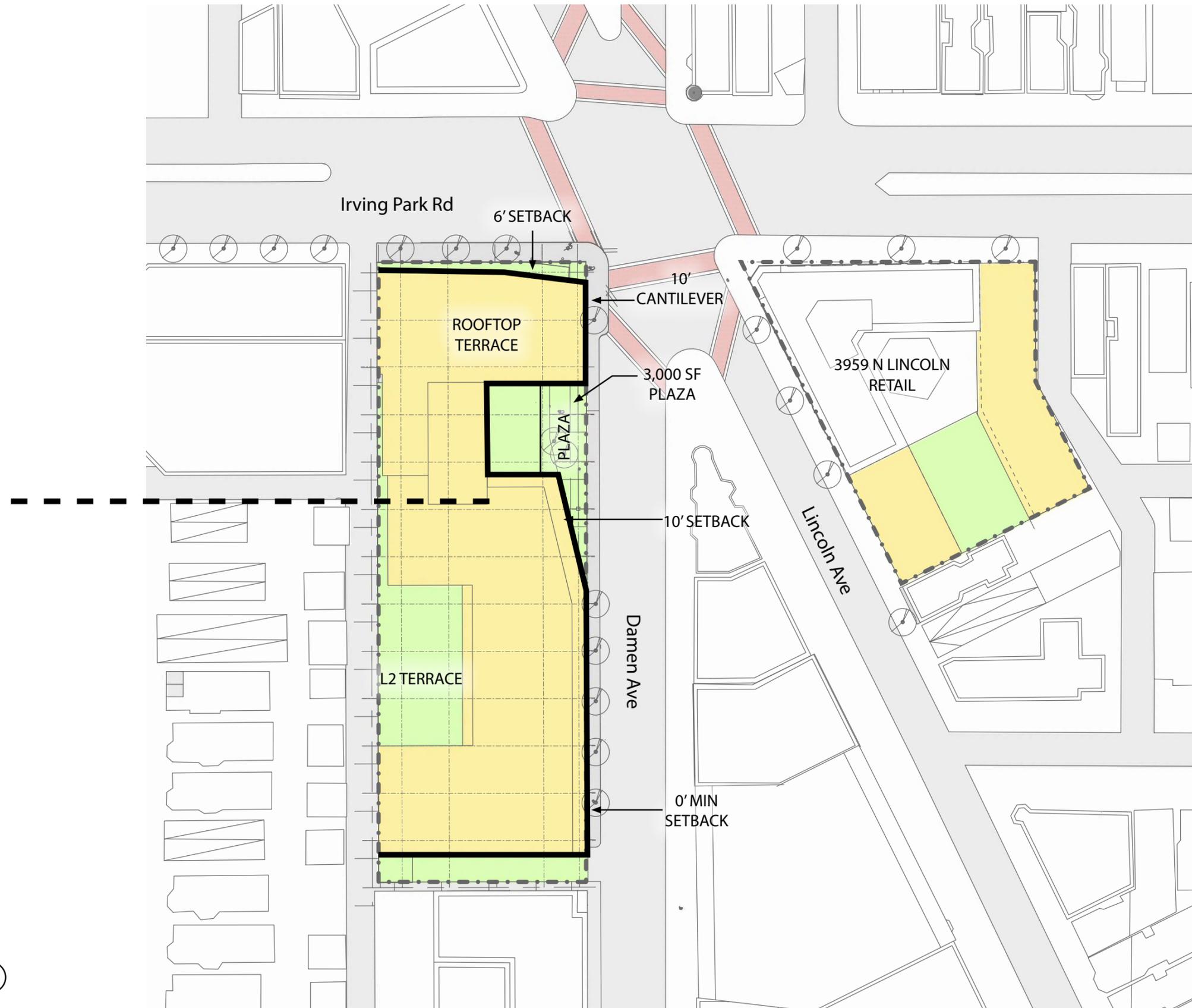
6,336 SF OPEN SPACE

3000 SF at Ground Level Plaza

1,500 SF at Rooftop Terrace

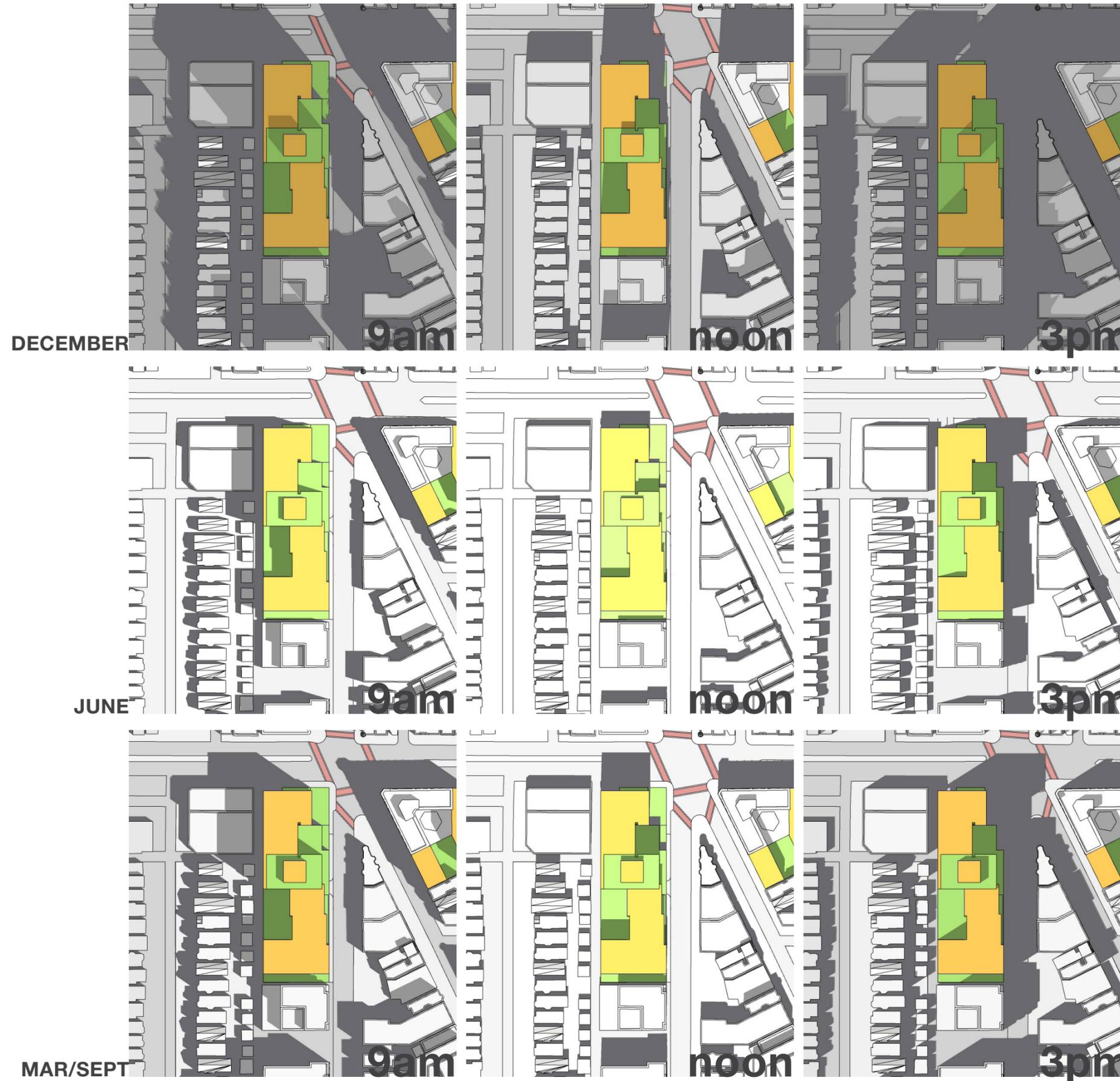
1,836 SF at Level 2 Terrace

50% GREEN ROOF



  **SOLAR**

Early morning sun can be blocked for the back yard. A bulk of the day in all seasons the residential homes to the West are not negatively impacted



  **COMMUNITY FEEDBACK**



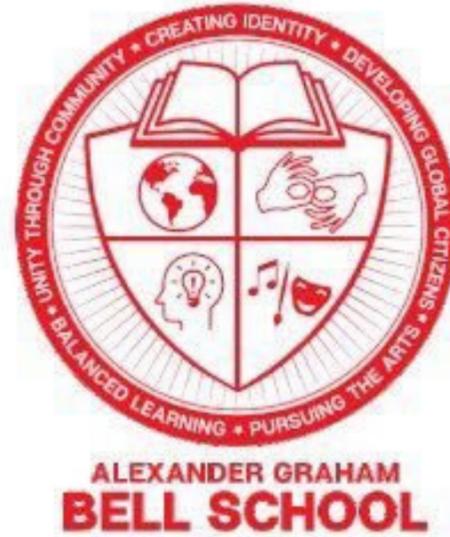
**North Center Neighborhood Association  
2/16/2022 LETTER**

Discussion:

- Siteplan: concerns with not enough parking
- Limit access from alley
- Concerns with Drive-Thru traffic
- Concerns with height over 7 stories
- Appreciate the green space/plaza
- Desire to see public art
- Desire for Damen access for parking

Next Steps:

- Traffic study
- Revisit drive-thru with DPD
- ZAC to weigh in on density/height

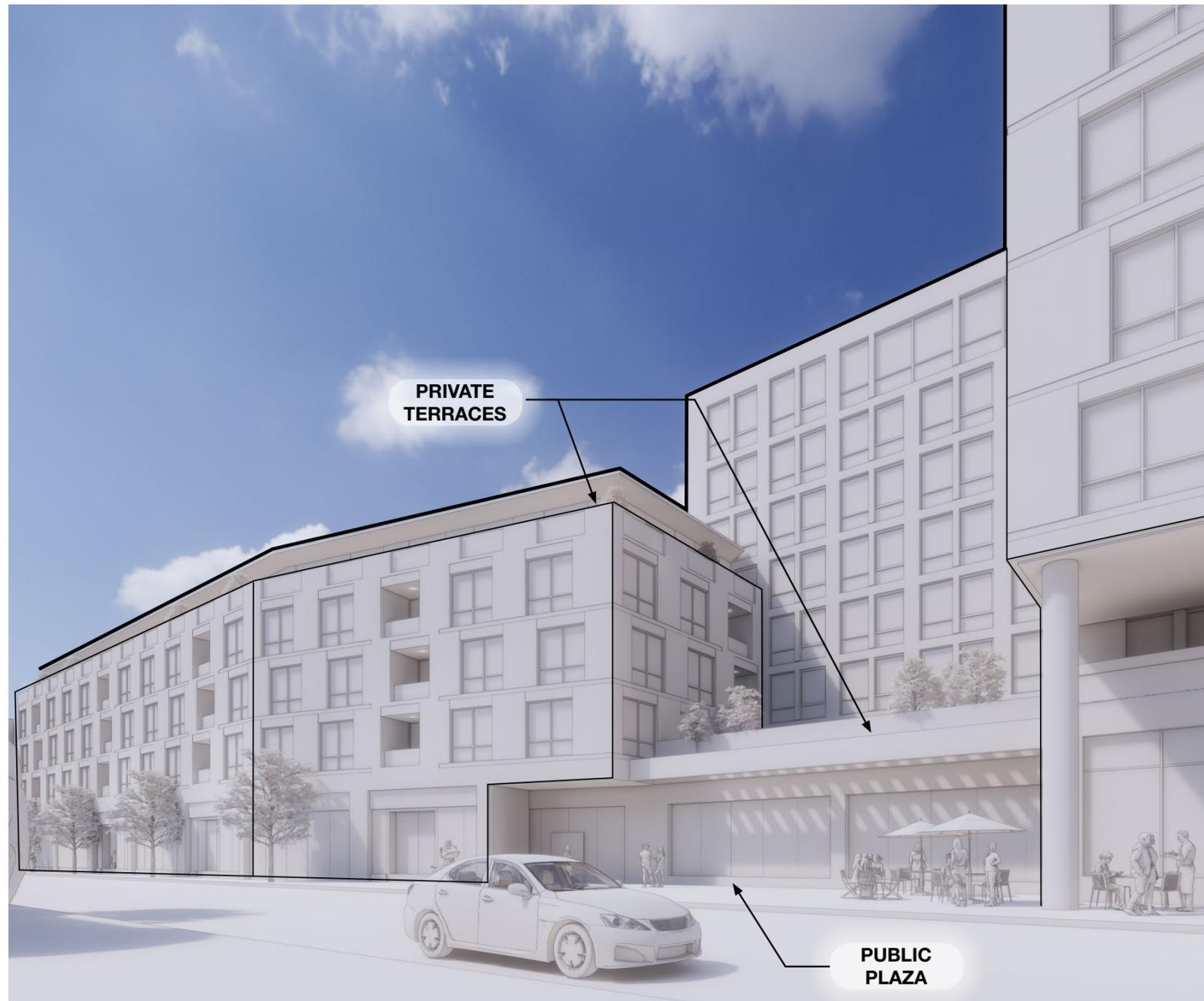


**Bell Elementary School**

Discussion:

- Support for larger units to potentially increase attendance.

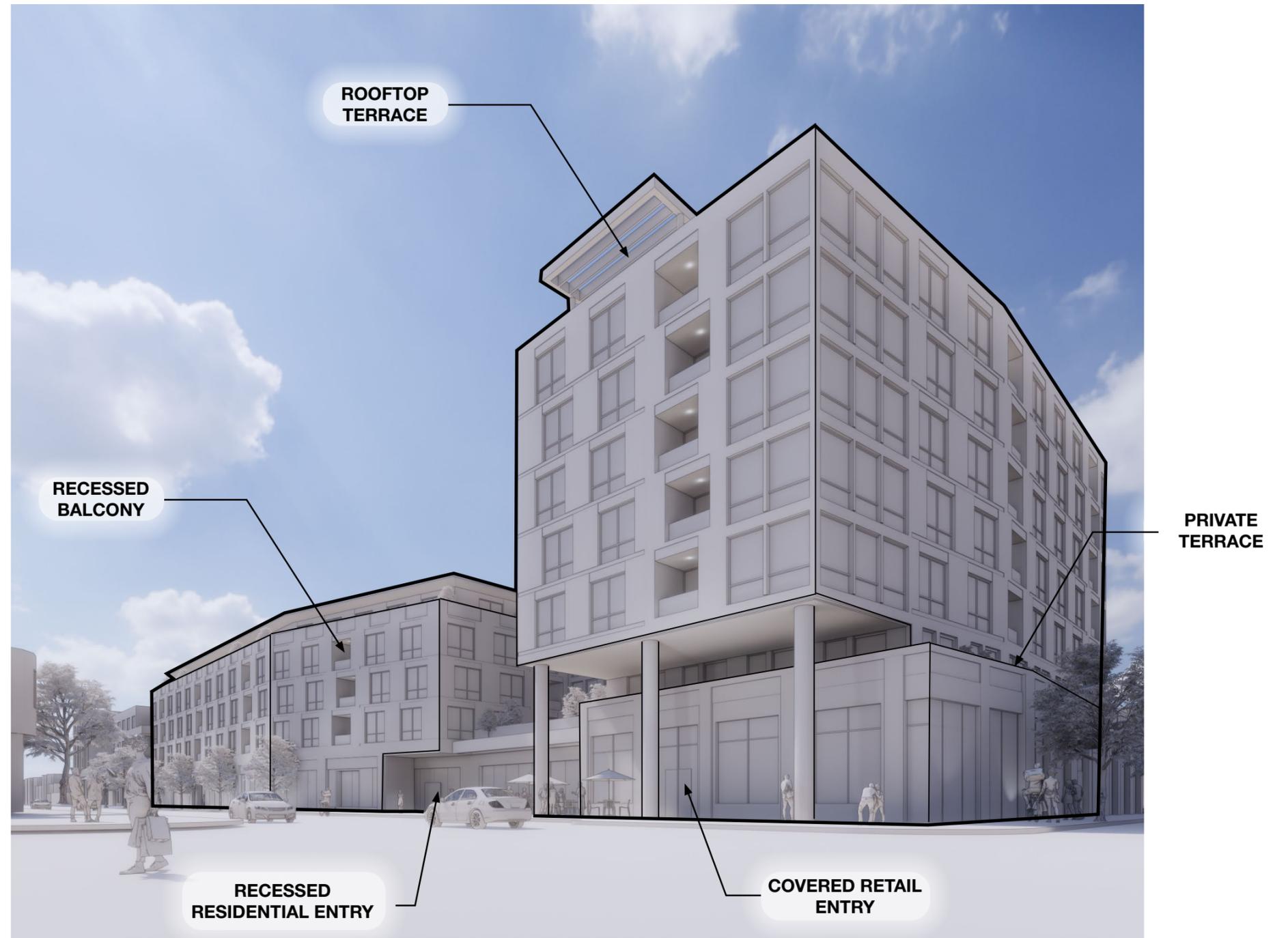
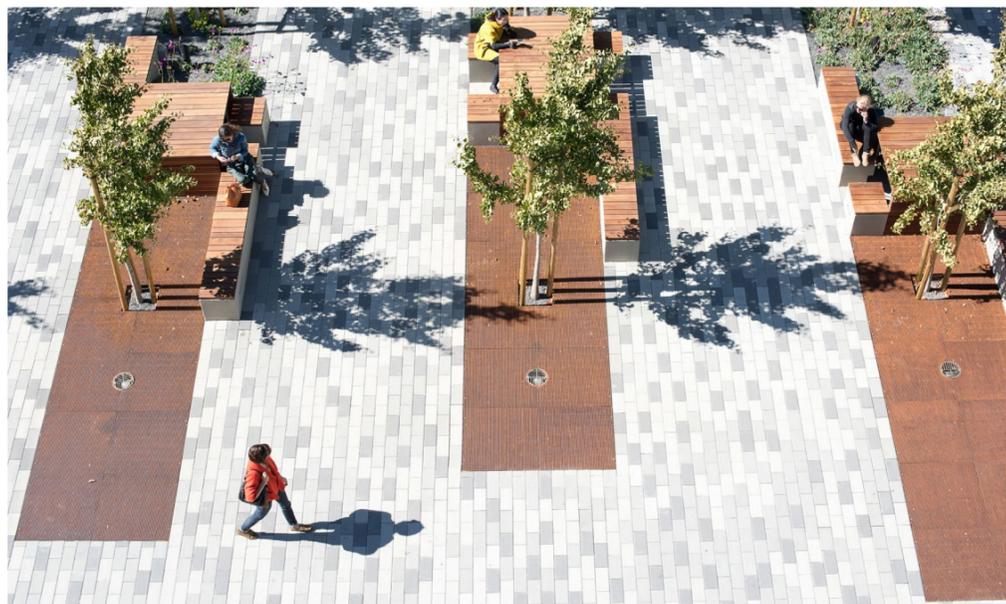
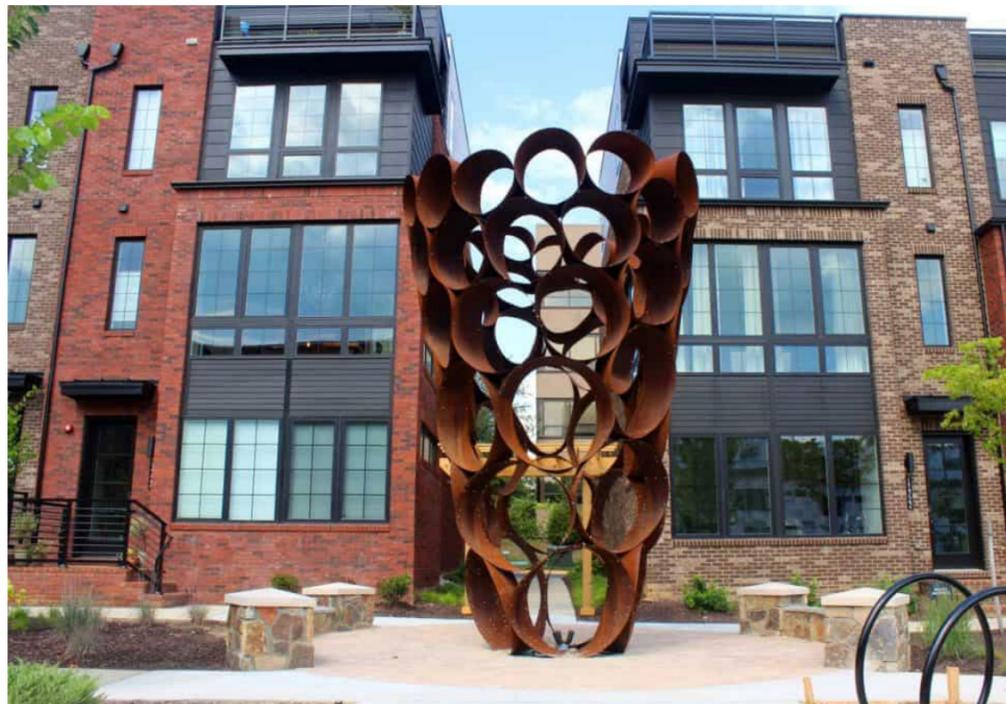
 **PEDESTRIAN EXPERIENCE**



DAMEN AVE LOOKING AT PLAZA



 **PEDESTRIAN EXPERIENCE**



CORNER OF DAMEN AVE AND IRVING PARK AVE

**END**

**3950 N Damen 3959 N Lincoln**

May 5th, 2022

Development Team

 **CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS

 **RAVINE PARK**  
PARTNERS

Architect

**Lamar Johnson**  
Collaborative

