

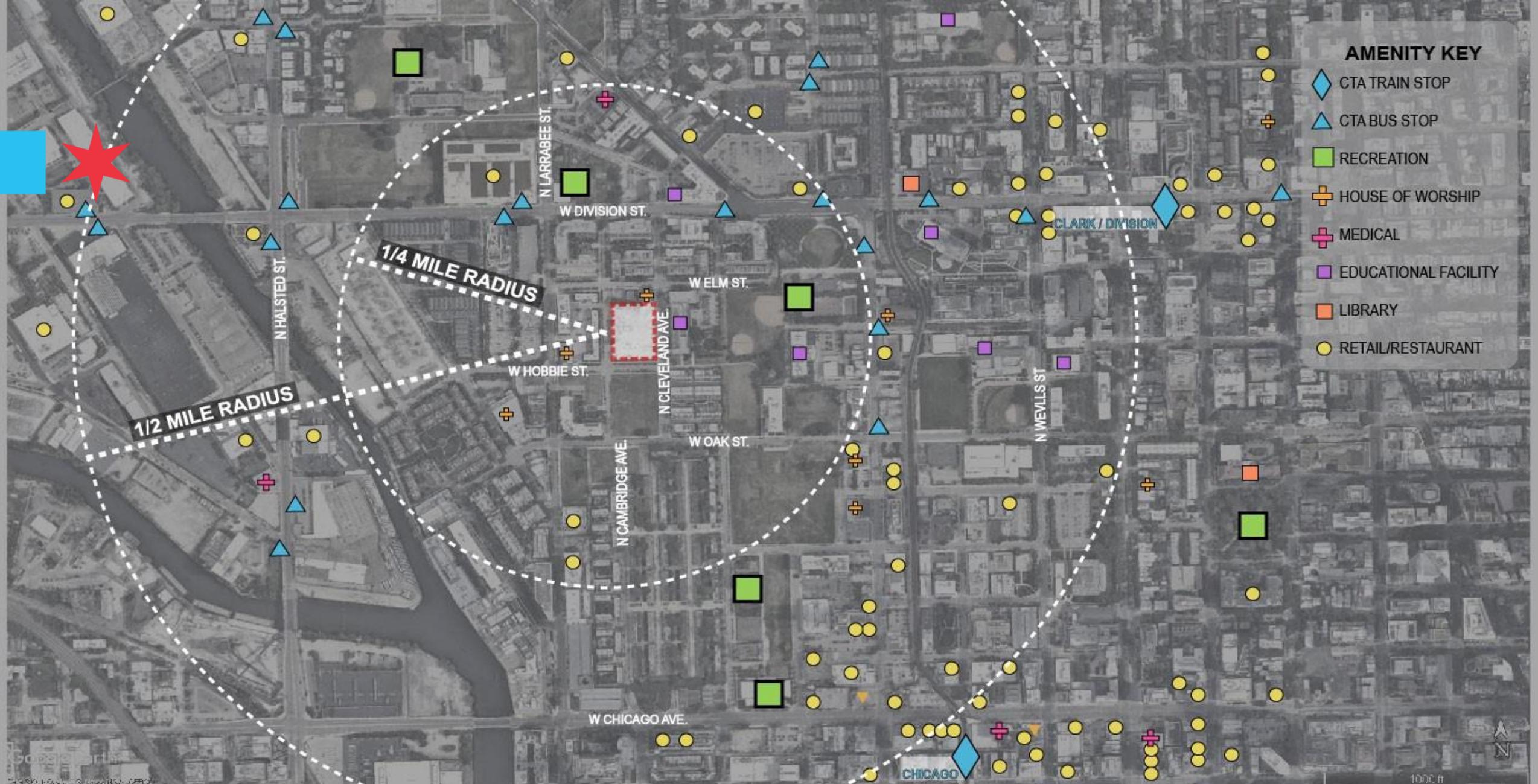


CHICAGO PLAN COMMISSION

Department of Planning and Development

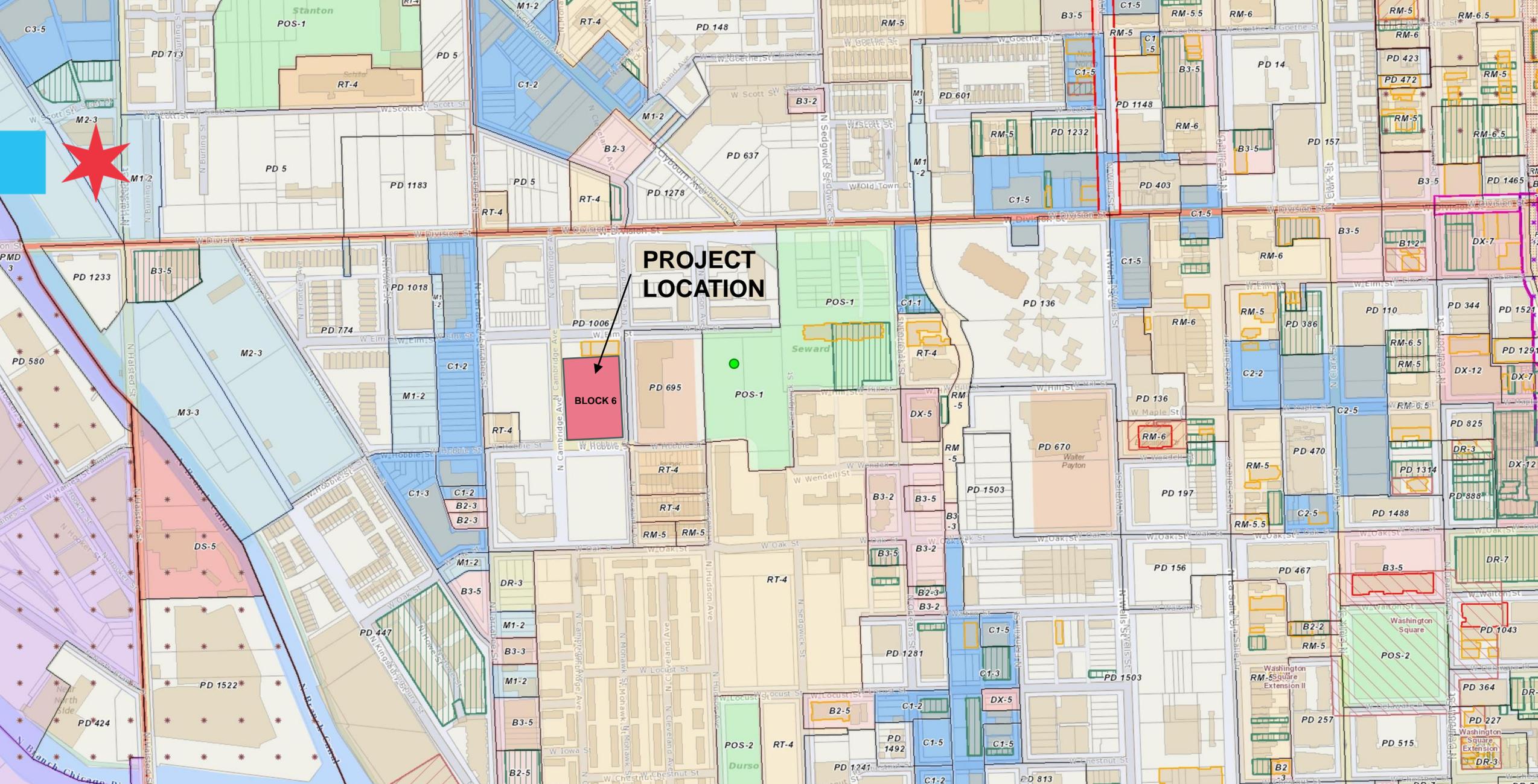
Parkside of Old Town – Phase III, Buildings 20, 21 & 22
Elm, Cambridge, Hobbie & Cleveland (27th Ward)
Developer: Parkside Associates, LLC

12/12/2022



- AMENITY KEY**
- ◆ CTA TRAIN STOP
 - ▲ CTA BUS STOP
 - RECREATION
 - + HOUSE OF WORSHIP
 - + MEDICAL
 - EDUCATIONAL FACILITY
 - LIBRARY
 - RETAIL/RESTAURANT

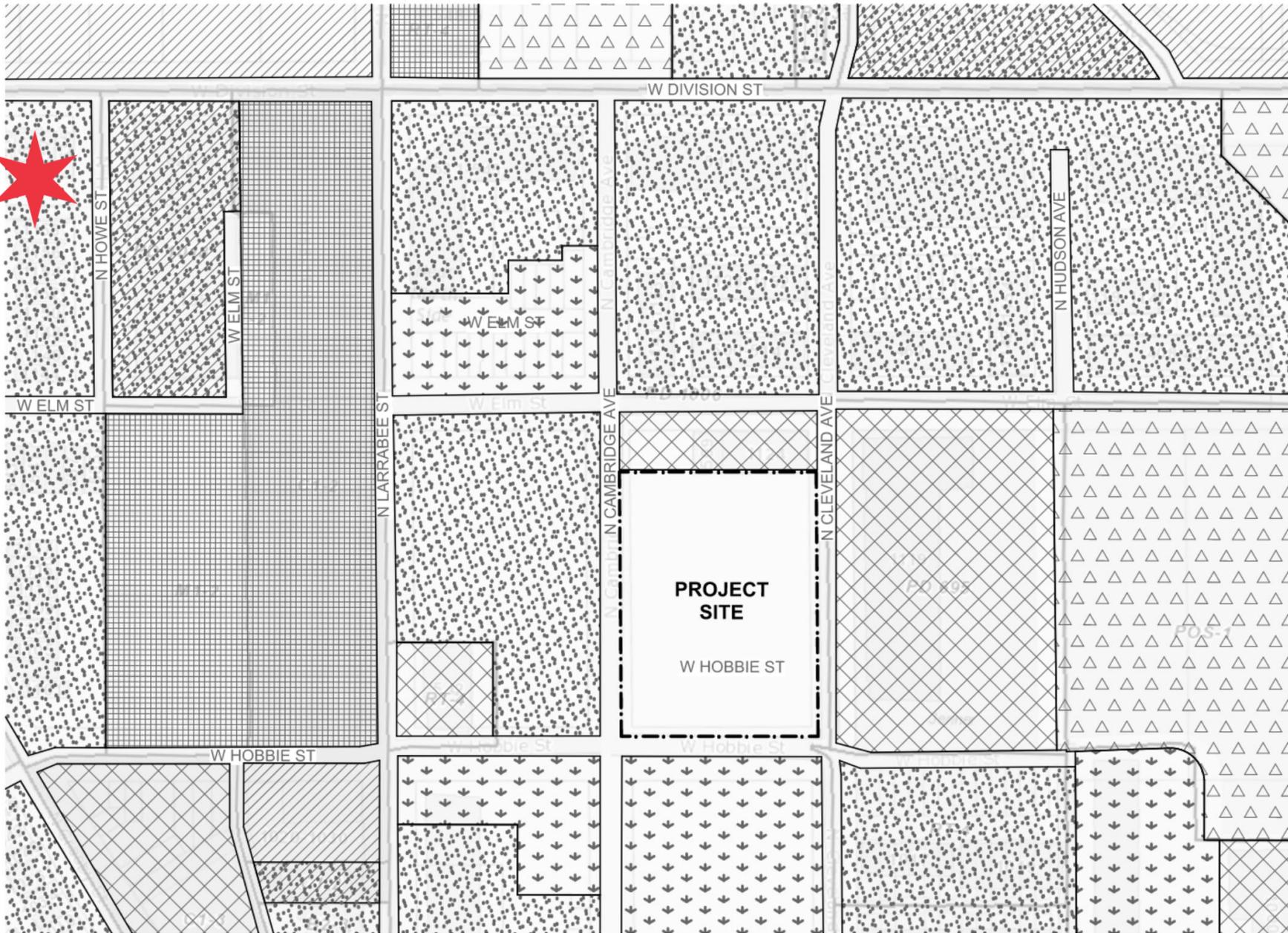
SITE CONTEXT PLAN



PROJECT LOCATION

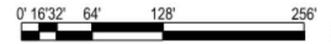
BLOCK 6

LAND USE CONTEXT PLAN



KEY

-  COMMERCIAL
-  MIXED-USE (COMMERCIAL & RESIDENTIAL)
-  RESIDENTIAL
-  VACANT
-  INSTITUTION
-  MUNICIPAL
-  RECREATIONAL (PARK/ CITY FARM)



LAND USE MAP



437 W. DIVISION ST.
(9 stories)

459 W DIVISION ST.
(10 stories)

551 W DIVISION ST.
(8 stories)

LARRABEE PLACE
APARTMENTS
(8 stories)

XAVIER
APARTMENTS
(18 stories)

CURRENT PHASE -
520 W HOBBIE ST.
(8 stories)

1031 N LARRABEE ST.
(8 stories)

PREVIOUS PHASE -
551 W ELM ST.
(7 stories)

W DIVISION ST.

W ELM ST.

N LARRABEE ST.

N CLEVELAND AVE.

W HOBBIE ST.

LIVE XAVIER.COM

Image Landsat / Copernicus
Image NOAA



AERIAL VIEW LOOKING SE DIRECTION

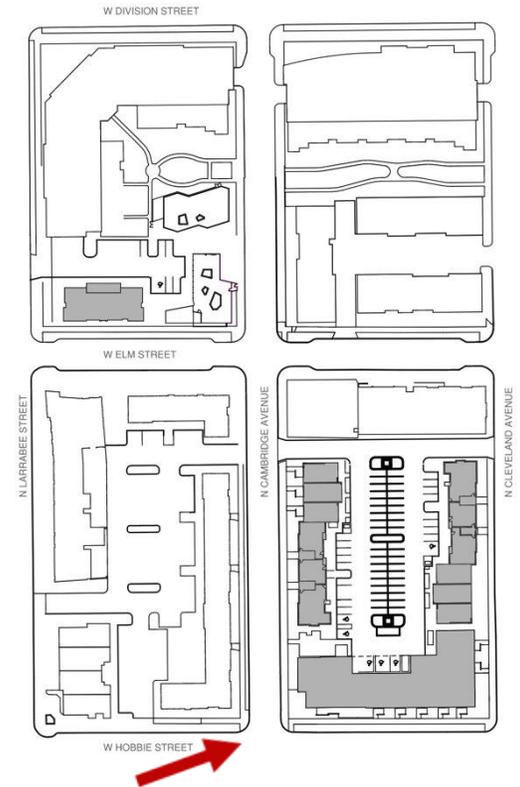


AERIAL VIEW FROM SE DIRECTION



Pedestrian Context

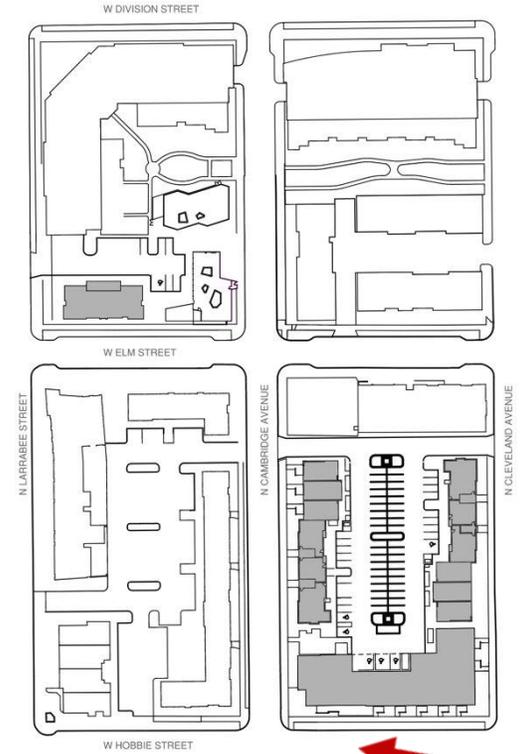
RENDERING LOOKING EAST FROM HOBBIE





Pedestrian Context

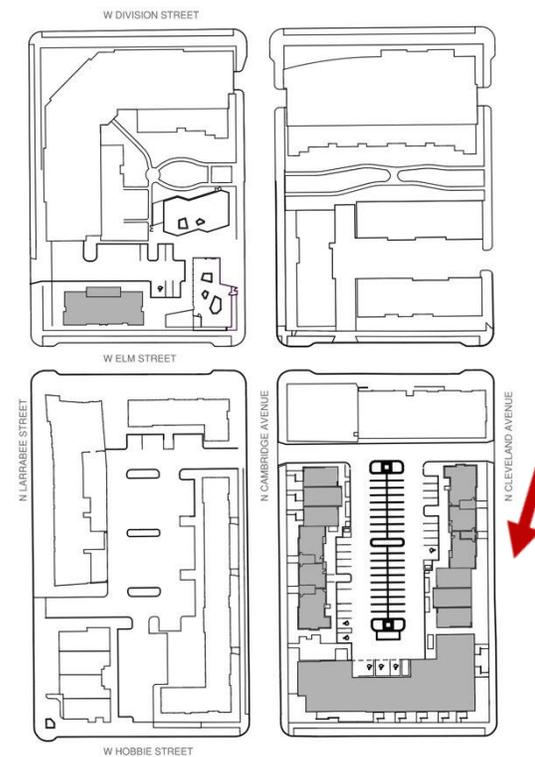
RENDERING LOOKING W FROM HOBBIE





Pedestrian Context

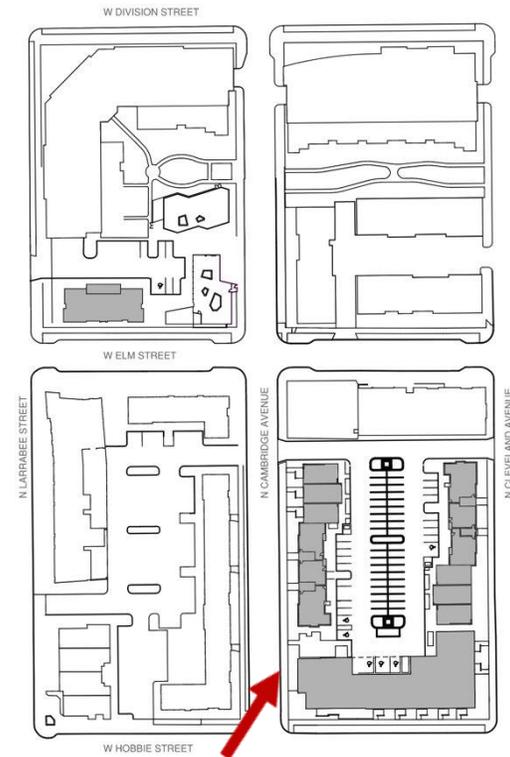
RENDERING LOOKING S FROM CLEVELAND



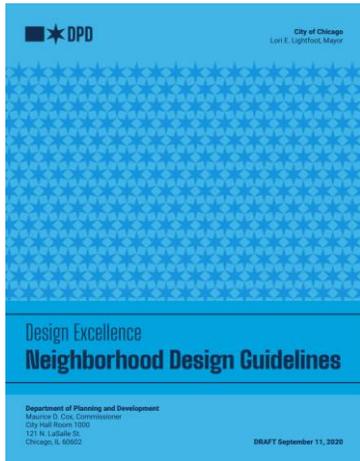


Pedestrian Context

RENDERING LOOKING N ON CORNER OF HOBBIE & CAMBRIDGE



★ Planning Context



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Sustainability, Program, Site Design, Public Realm, Massing, and Façade



Equitable Transit-Oriented Development

City of Chicago Plan Commission, June 2021

- Mixed income housing near public transportation.



Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

- Equity, Innovation, Sense of Place, Sustainability, and Communication



Reconnecting Neighborhoods

City of Chicago Plan Commission, June 2009

- Reconnecting Near North area to the City through improved access to public transportation, commercial services and an improved pedestrian environment.

★ Project Overview

Holsten Real Estate Development Corporation and the Cabrini Green LAC Community Development Corporation are proposing to construct a 99-unit mixed-income project in the Near North area. This is the final phases of the Parkside of Old Town development and will fulfill the commitment of units made to the CHA under the Master Development Agreement.

Building types include an 8-story midrise (69 units), three 3-story walk-up buildings (with 6, 12 and 12 units). The project consists of 35 CHA public-housing replacement units, 30 affordable housing units, and 34 market rate units.

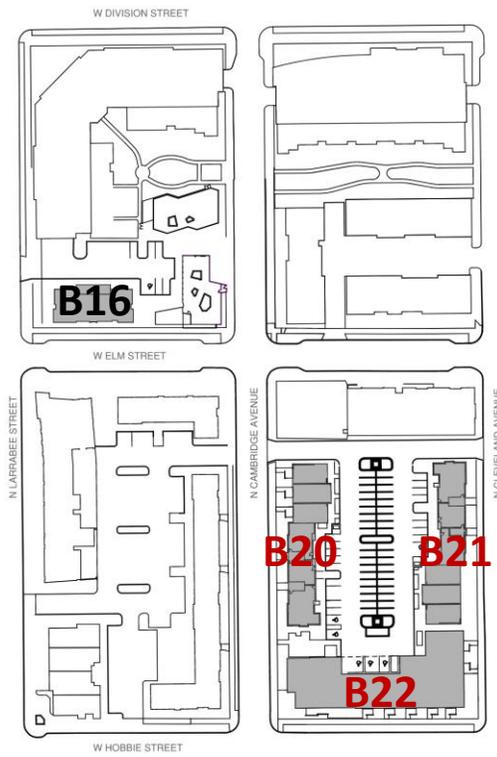
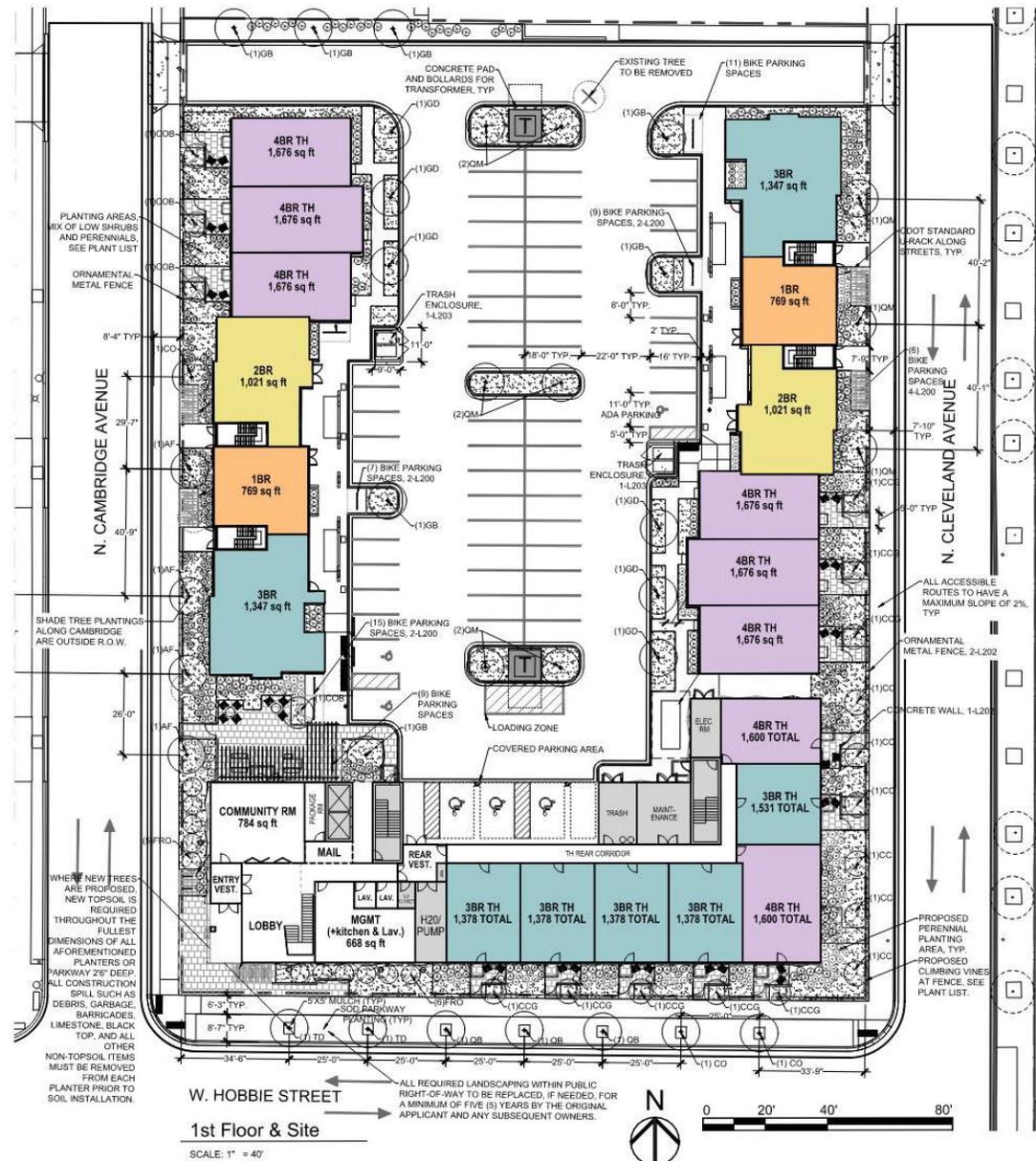
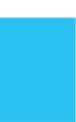
The unit mix includes studio units, one-bedroom units, two-bedroom units, three-bedroom units, and four-bedroom units. The buildings will provide much-needed CHA replacement housing to former residents who have a right to return, affordable units at 50% and 60% AMI levels, and market rate units in a mixed-income setting. The development will provide on-site social services to residents and include a dog park and playground available for community use.





Project Timeline + Community Outreach

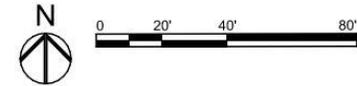
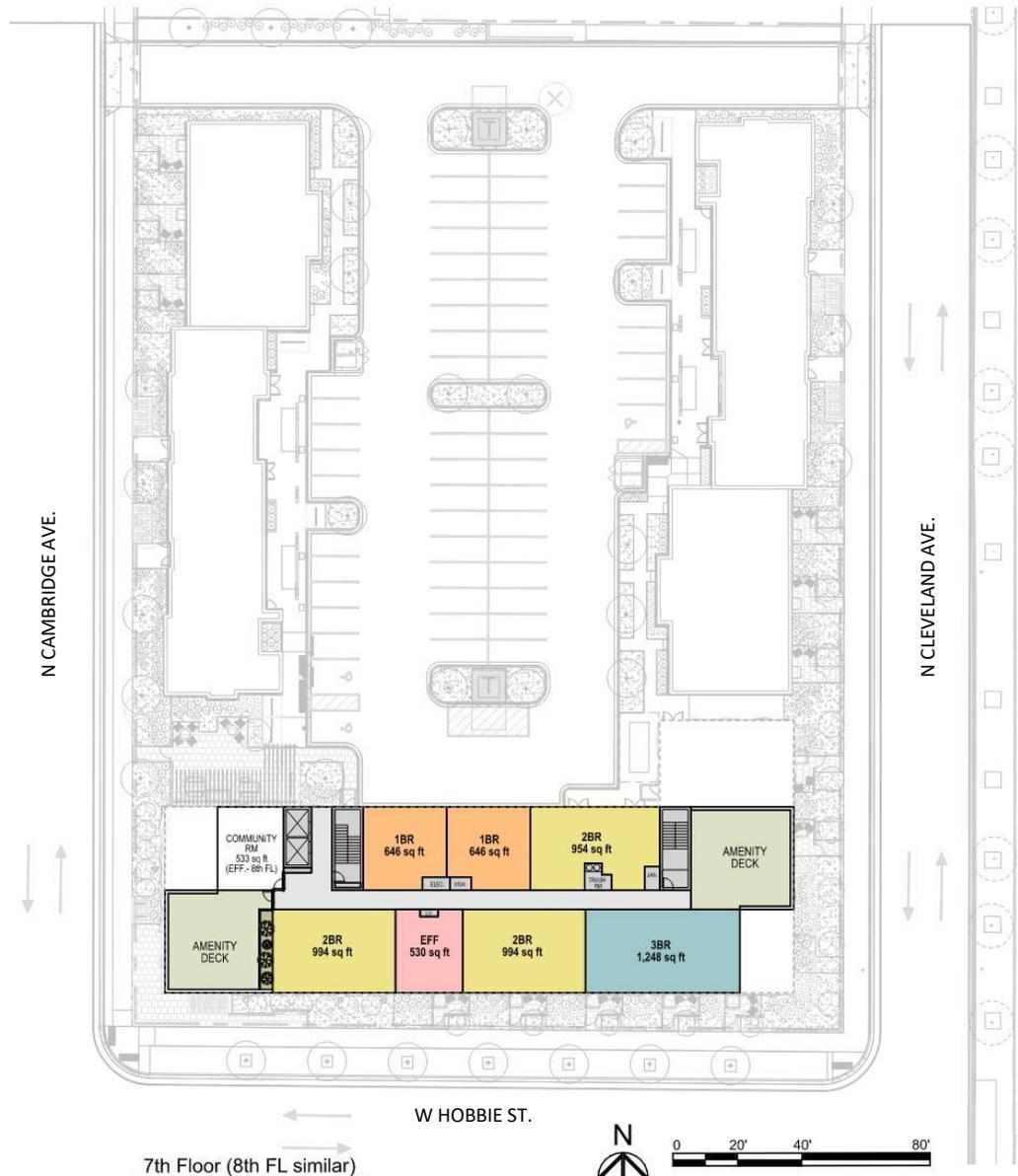
- July 2022 - Date of PD Filing
- October 31, 2022 - Near North Unity Program Meeting
 - Parkside Phase III was presented and discussed with strong support from Alderman Walter Burnett and Rev. Randall Blakey the Director of the group.
- November 30, 2022 – Community Meeting with Parkside Community Association and Parkside Condominium Association
- December 2022 – Plan Commission, Zoning, and City Council Review
- June 2023 – Anticipated Closing and Construction Start Date
- December 2024 – Anticipated Construction Completion Date
- June 2025 – Lease Up Completion Date



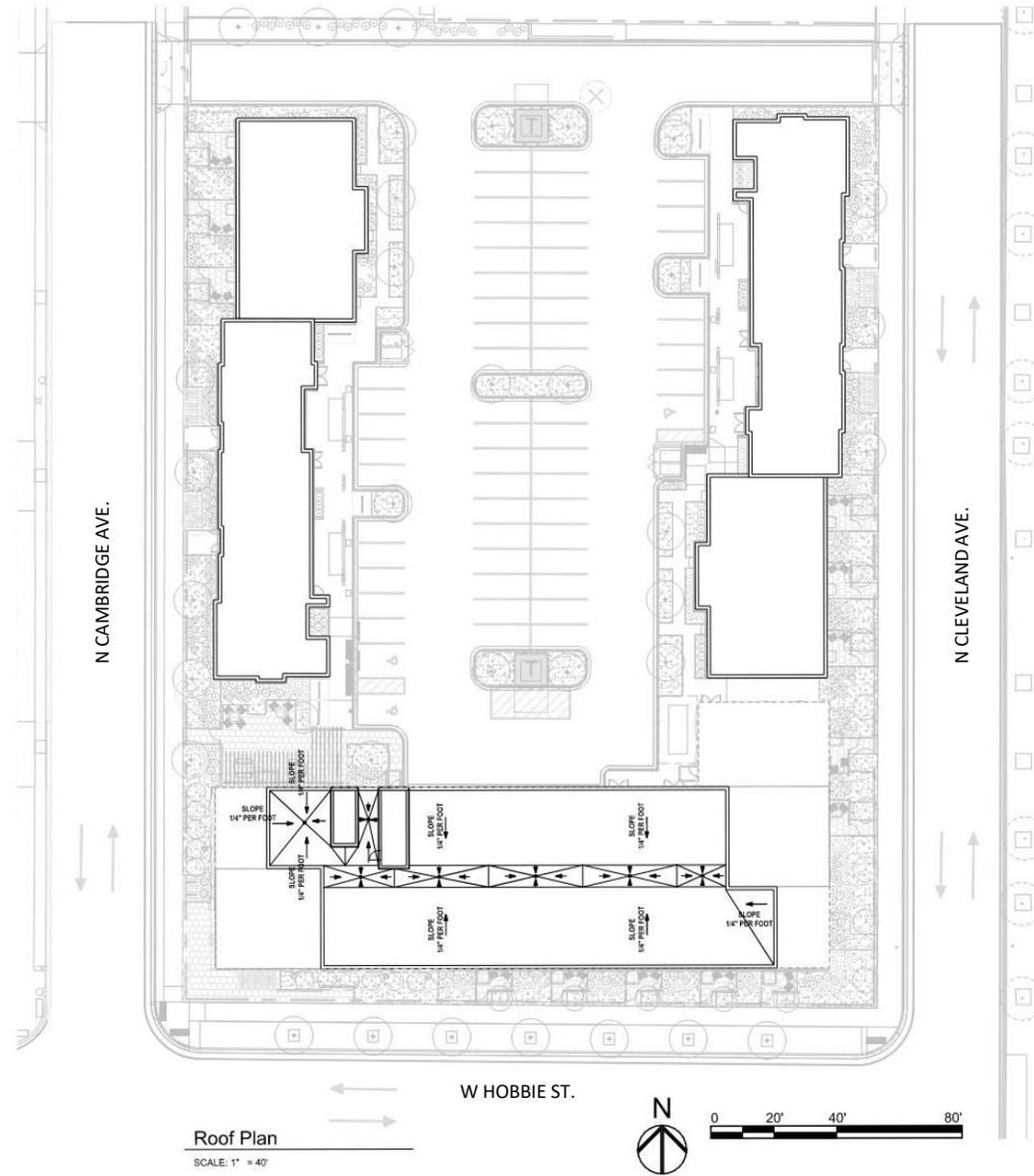
SITE + GROUND FLOOR PLAN



TYPICAL FLOOR PLANS



TYPICAL FLOOR PLANS

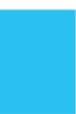


ROOF PLAN



South Elevation

SCALE: 1/16" = 1'-0"

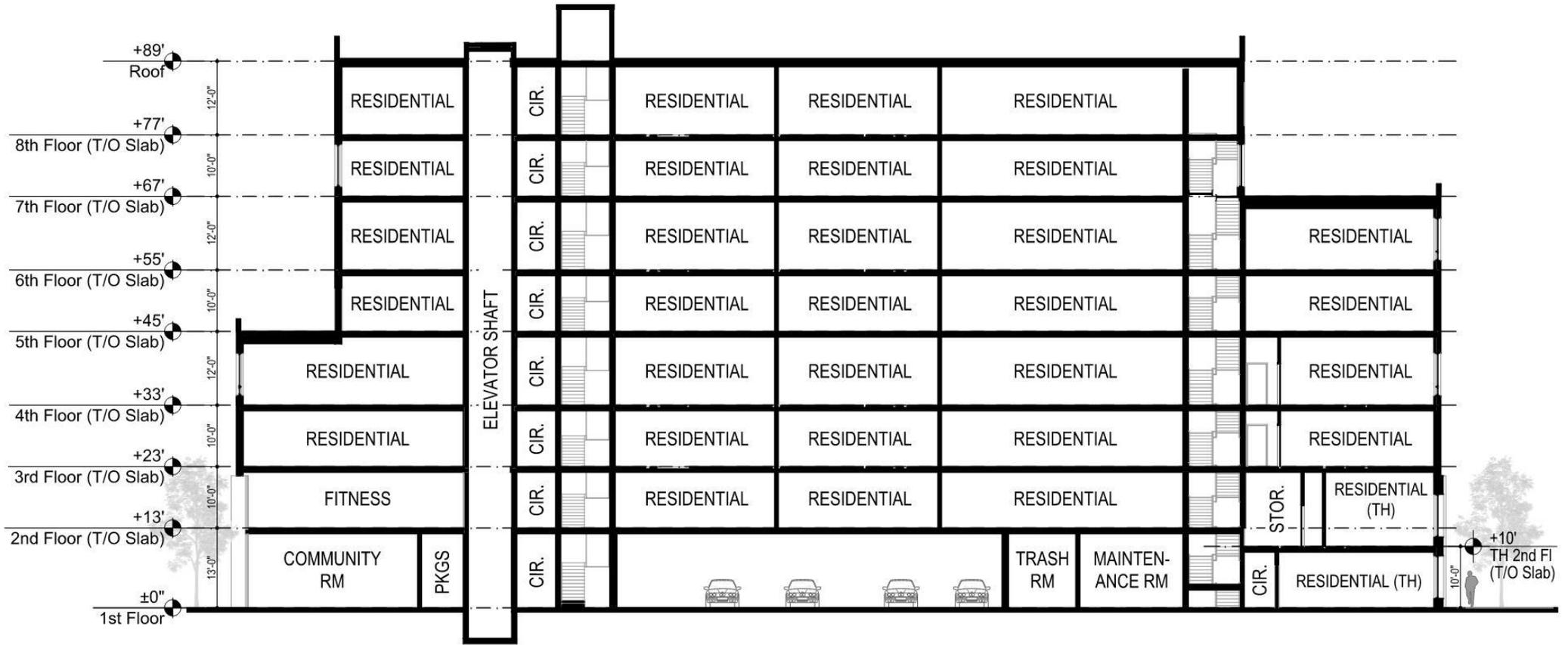
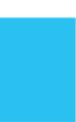


North Elevation

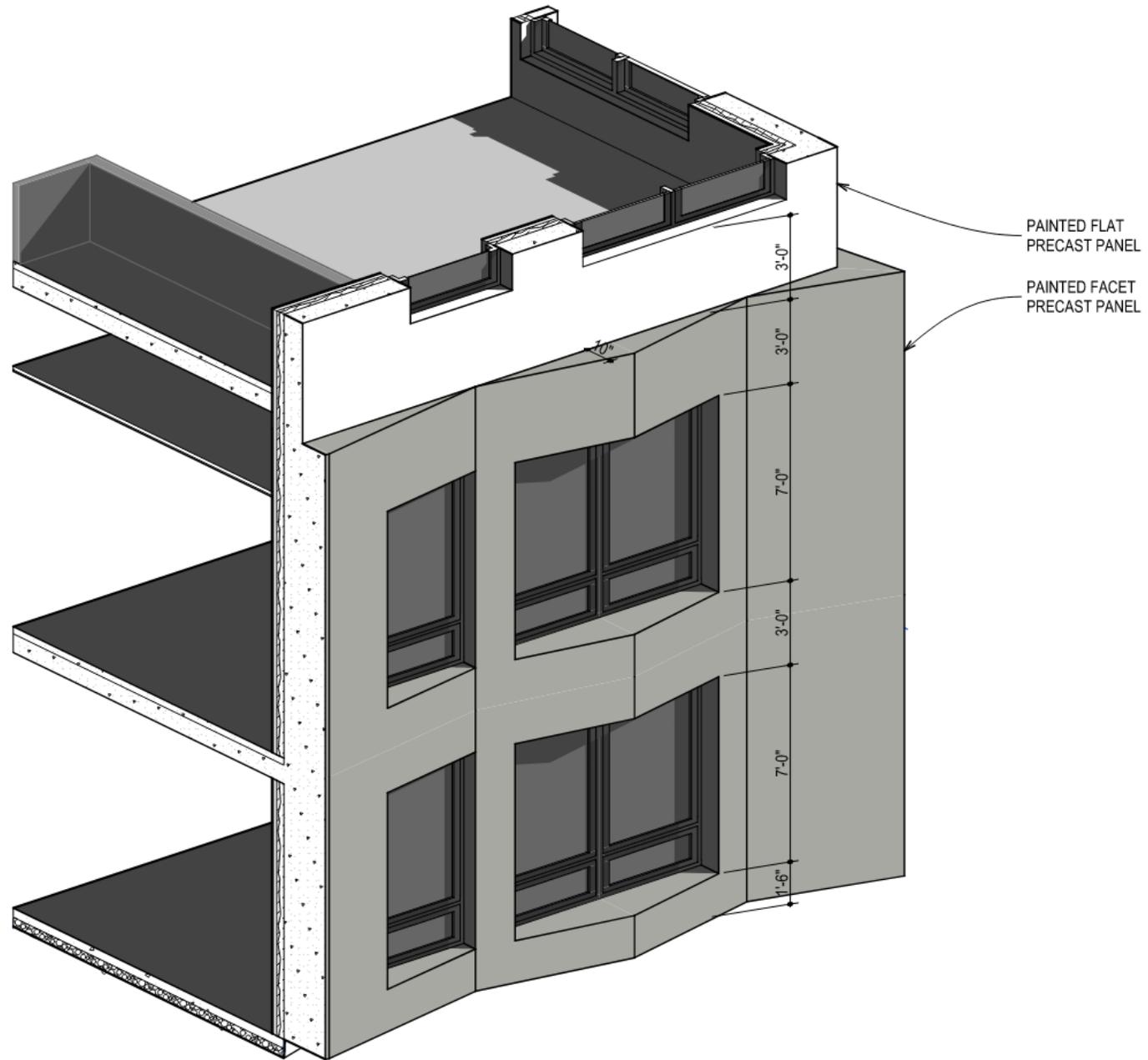
SCALE: 1/16" = 1'-0"



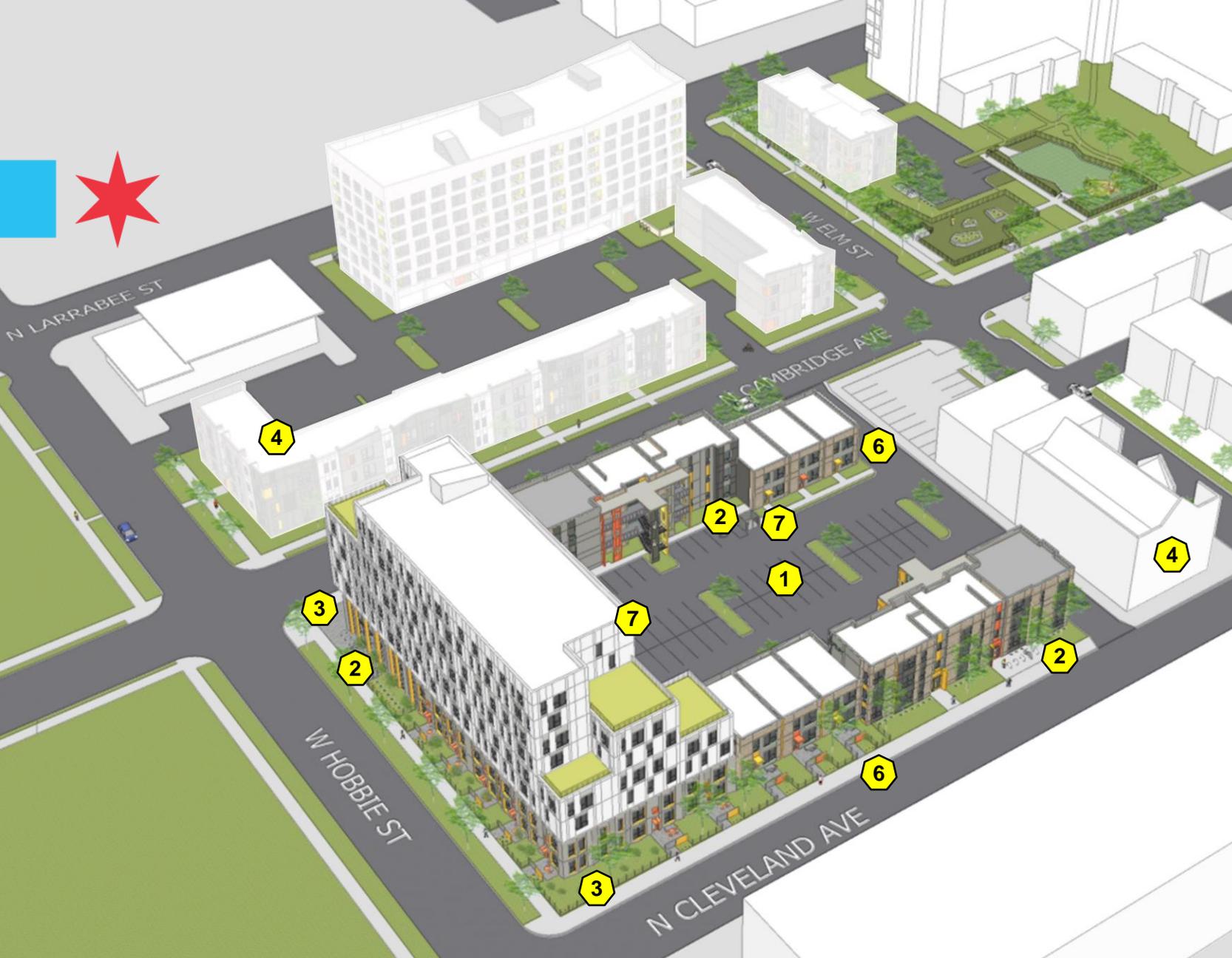
BUILDING ELEVATIONS (BUILDING 22)



BUILDING 22 SECTION



BUILDING 22 FAÇADE AXON DETAIL



(1) Shared and concealed parking lot to minimize visibility from public way. (Ref: 17-8-0904-C)

(2) Distributed bicycle parking across site to encourage active use and convenience. (Ref: 17-8-0908-A)

(3) Engaging street-level architecture to enhance pedestrian experience. (Ref: 17-8-0905-A)

(4) Respects the size, shape, materials, and scale of the surrounding buildings to compliment neighborhood. (Ref: 17-8-0907-B)

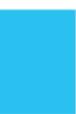
(5) Mix of housing types and landscape treatments across entire site. (Ref: 17-8-0906-C)

(6) Variety of façade treatments along site, appropriately scaled to existing streetscape. (Ref: 17-8-0906-B)

(7) Service areas and loading zone concealed from public way. (Ref: 17-8-0906-D)

TOTAL VEHICULAR USE AREA (VUA): 25,780 SF

| CATEGORY | REQUIRED | PROVIDED |
|---|----------|----------|
| INTERNAL LANDSCAPE (7.5% OF VUA) | 1,933 SF | 1,986 SF |
| INTERNAL TREES (1 PER 125 SF OF REQUIRED INTERNAL LANDSCAPE AREA) | 15 TREES | 16 TREES |



OPEN SPACE PROVIDED: 11,020 SF (includes Roof Decks)

OPEN SPACE + LANDSCAPING (BLOCK 6)

Parkside Phase 3 - Building 5



Lucy Gonzalez Parsons Apartments



Warm White



Light Gray Accent



Yellow Accent



Warm Gray



Orange Accent

Precast Wall Panel Examples



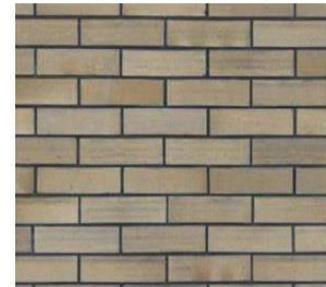
Precast Formliner Example



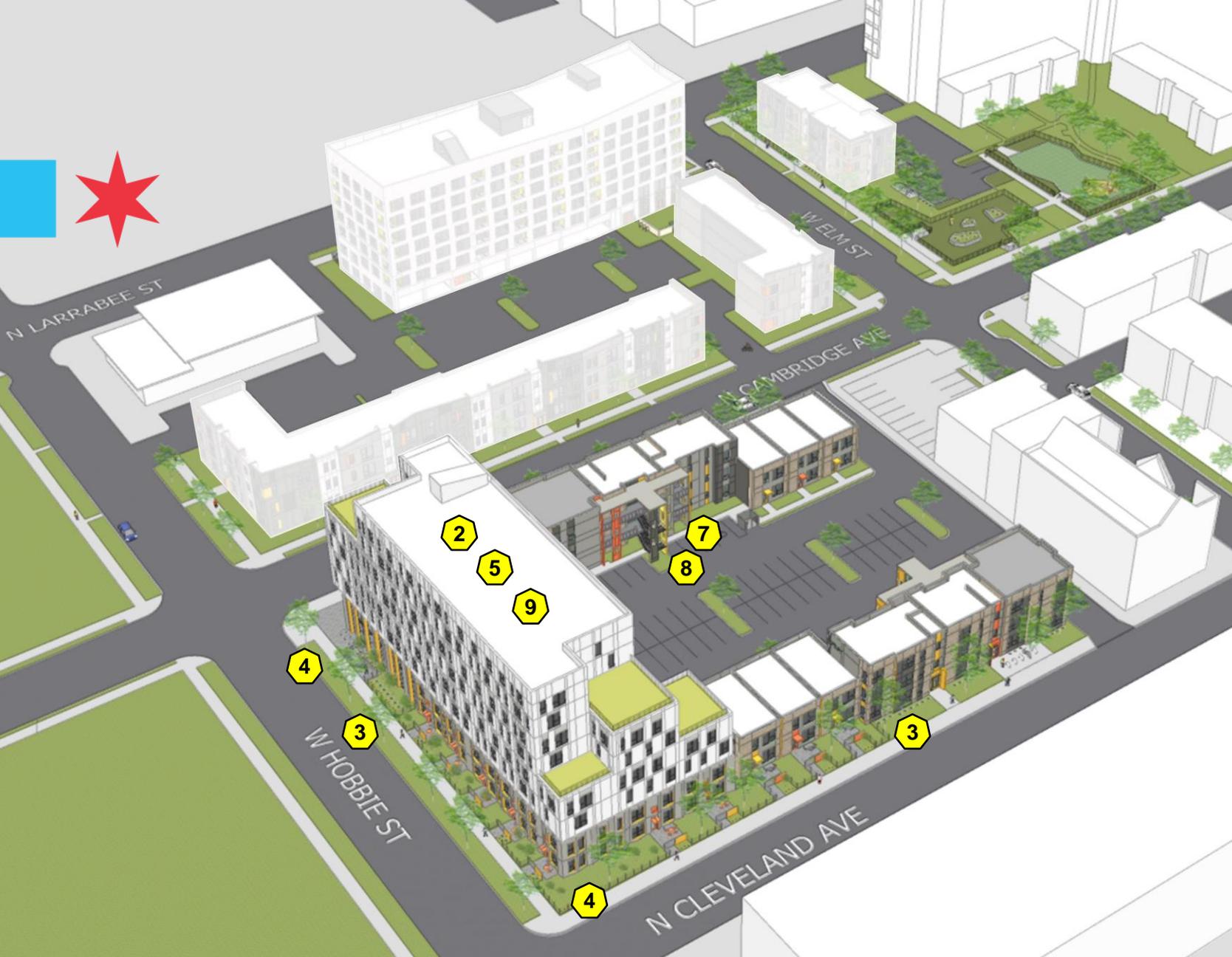
Color Inset Wall Examples



Entry Canopy Precedent



Brick



- 1) 30pts – Designed to earn the Energy Star (#2.1)
 - 2) 20pts – Exceed Energy Code by 5% (#2.2)
 - 3) 5pts – Working Landscapes (#4.1)
 - 4) 5pts – Tree Planting (#4.3)
 - 5) 10pts – Indoor Water Use Reduction (#6.1)
 - 6) 5pts – Proximity to Transit Service (#7.1)
 - 7) 10pts – EV Charging Stations (#7.5)
 - 8) 5pts – EV Charger Readiness (#7.6)
 - 9) 10pts – 80% Waste Diversion (#8.1)
- 100pts TOTAL**



Stormwater Management Strategy

Both the Block 1 and Block 6 improvements at the Parkside of Old Town will be considered Regulated Developments per the Chicago Stormwater Ordinance and will be subject to meet stormwater detention requirements. The proposed properties are proposing permeable paver parking lots that allow stormwater to be collected and stored in the underground aggregate base, which will accommodate both rate and volume control requirements for the 100-year storm event.

Affordable Housing

This phase of Parkside will consist of:

- 35 public-housing replacement units (35.4%)
- 30 affordable housing units (30.3%)
- 34 market rate units (34.3%)

| Summary Table for Overall Parkside Phase III Development | | | | | | | |
|--|----------|-----------|-----------|-----------|----------|-------------|------------------|
| | EFF | 1BR | 2BR | 3BR | 4BR | Total Units | Total Percentage |
| CHA RAD II (60%) | 0 | 4 | 7 | 16 | 8 | 35 | 35.35% |
| Affordable (50%) | 4 | 6 | 4 | 1 | 0 | 15 | 15.15% |
| Affordable (60%) | 3 | 6 | 3 | 3 | 0 | 15 | 15.15% |
| Market Rate | 2 | 12 | 13 | 7 | 0 | 34 | 34.34% |
| Total Units | 9 | 28 | 27 | 27 | 8 | 99 | 100.00% |

★ Community Benefits

- The development is anticipated to create 91 full-time equivalent construction jobs and will meet or exceed all MBE, WBE, and local hiring goals
 - MBE participation includes the general contractor, architect of record on Buildings 20 & 21, and structural engineer
 - WBE participation includes architect of record on Buildings 20 & 21, landscape architect, and civil engineer
- Cabrini Green LAC-CDC is 40% owner of the development with proceeds from the development going to support the organization's mission and local community initiatives
- Amenities available to residents of the development include two community rooms, amenity decks, a patio, fitness center, onsite management, maintenance, and social services provided by Holsten Human Capital Development
- Public amenities the development will provide include a dog park and playground



★ DPD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A); and,
- The project contains a variety of housing types representative of types found in Chicago neighborhoods (17-8-0906-C-2).

