

Proposed Development - Fremont Square Meeting AGENDA 6:00 pm to 7:30 pm December 17, 2018

Welcome & Introductions

Randall introduced the reason that NNUP is having a special meeting due to the large size of this project. Reminded the audience that NNUP facilitates a process of engagement. Randall reviewed Q&A process

• Review Question and Answer Guidelines

- One question per person, one follow up question and then the meeting facilitator will move on to the next community member's question
- Presentation by CRM Fremont Square Proposed Development
 - CRM properties Jeff & Chris
 - KLOA Traffic Study
 - DLA Piper Devin
- Brief history of CRM properties in community
 - Exciting neighborhood, mainly retail, residences long overdue
 - Whole foods, DSW, William & Sonoma, etc.
 - Since 1988
 - North and Sheffield Center and Firestone site redevelopment
 - Significant economic growth generator
 - Considerable investor in public spaces
 - Long term stakeholder in the halsted triangle
 - Currently zoned 5 FAR, change requested is to allow residential
 - Sub area A fremont, 400 + units, 40 story building
 - Sub area B- Kingsbury, 51 units (with retail), 7 story
 - Sub Area C & D, C remains, D now Firestone, will convert to retail
 - Tasked to develop project (Devin)
 - Enhance viability/walkability, more retail restaurants, more activity in neighborhood
 - Illustrations
 - How fits into neighborhood
 - Retail development is contiguous on north ave., continuous retail to weed street
 - D replacement for Firestone, retail ground floor, 3rd floor restaurant
 - B Kingsbury, first two floors public amenities, restaurants, cafes, beauty salons, fitness
 - Above residential , 51 units, look and feel like market rate
 - Roof deck amenities, identical to amenities in tower and tower amenities available to both buildings, bocce ball, fire pits, outside bar, pool

- A Freemont, 24 hour doorman, glass entrance, taller ground floor = safety and security, fountain at entrance (ambiance), convenience parking - enter on fremont street, overflow parking ramp into building, exit out west to alley. Concierge desk (eyes on street) parking elevator on corner, loading off alley
 - Similar materialities with adjacent building with DSW shoes, purposeful to create pedestrian experience.
 - Additional amenities, full floor of interior with compliment of outdoor amenities -fitness room, bowling alleys, media center, north side dog run.
 - Pool on top of building 37th floor (indoor) cantilevered off building
 - Community balconies 30 X 20 foot allow residents to visit one another community to be built within building
- Affordable Units/Economic Benefits
 - 48 units at 100% of AMI dispersed throughout Fremont
 - Approx. 500 construction jobs
 - Approx. 80 permanent jobs
 - 51 units for residents at 60% AMI at the Kingsbury
- Q&A
 - 51 units will all affordable renters be in 7 story building
 - Yes due to financing available
 - Traffic
 - KLOA traffic engineers
 - Don't own cars, or don't drive them, scooters
 - Amount of residential units that will have parking and percent of parking for retail customers
 - Fremont & Weed 64 surface spaces currently
 - P3-P5
 - .4 to 1 ratio for units
 - Proximity to CTA could limit parking to zero
 - Retail surface lots
 - 34 spaces surface lot at 909 W. North Avenue
 - Quality of life issue consider adding more spots, visitors, on street parking from community perspective
 - Larrabee & North feasibility study for traffic, very difficult traffic
 - What about turn lanes?
 - Will consider in traffic study/CDOT
 - Close proximity to public transportation
 - Anticipate 60-70% live here public transportation
 - \circ $\;$ Traffic is congested now, will get worse
 - Ride shares am & pm traffic see biggest impact in traffic
 - What is the impact?
 - Estimated trips during peak hours -90 to 100 trips in a one hour period
 - Projected development schedule
 - 2.5 to 3 years out delivering blg
 - Affordable rents dictated annually by city of chicago

- Mkt rents projections / \$3+ sqf
- 2 Buildings / Can they be connected so affordable and mkt not separated?
 - Sky bridge CDOT not excited about connecting over public alley
 - Examples of it over northwestern hospital
 - Public alley different than private alley
 - Question related to accessing amenities
- Public space within the neighborhood?
 - parks/green space opportunities?
 - Provided millions of dollars to community example, river walk near whole foods
- Parking ration for SoNo buildings?
 - 400 units 192 spaces 24% = Condo building different than rental
- What else is going on in the area?
 - Big Deahl no residential
 - Old menomonee site 170 residential units (estimate)
- Thought about reworking streets in general area?
 - Ald. says can speak to transportation
- Subsidized housing comment
 - Thinks very attractive
- How will it affect school attendance, Lincoln Park area (high school)?
 - Do not anticipate school age children
- How many two bdrm ? any 3bdrm?
 - 26% are 2bdrm,1% 3bdrm
 - Studio, 30%, 1 bdrm 43%
- Size of apartments?
 - Studio 375 sq ft to 575 sq ft
 - 1 bdrm 665 sq ft
 - 2 bdrm 1040 sq ft
 - 3 bdrm 1500 sq ft
- How do you come to the conclusion regarding school age children?
 - Market analysis with unit mix, don't foresee families
- AirBNB's allowed?
 - No, will hire a professional property management company
 - No hotel like aspect
 - Will be held in portfolio for generations, not flipped
- Amenities?
 - washers/dryers in units
 - Flooring wood simulated vinyl planks
 - No renderings as of yet

- CRM commercial developer; Is this first residential development?
 - First residential
- Trying to understand financing constraint re: separating affordable from mkt rate?
 - With 20% pilot program, the tax credit program is required and this program entails lenders requiring all 60% AMI units to be under one roof.
- Will the units look same in both buildings?
 - Identical
- Comment only have division and north, two major streets really consider traffic patterns, bikes, scooters, cars consider traffic carefully
 - Supplement 7 parking spots in 7 story building
- How are parking spaces allocated?
 - 1st come, 1st serve
 - Rental so spaces will turn over
- Utilities?
 - All electric
 - Affordable charted out by City of Chicago ordinance, not CHA low income
- No Parking in 7 story units how many units in that building?
 - 51 units and 7 parking spots
- Considering Goose Island Project how global is the approach regarding transportation?
 - Excited about other plans, wild mile
- Randall asked if everyone had enough info or what addtl needed?
 - More transportation study details, dens
 - Breakdown of unit layout and rendering
- Thanked for coming out, tough time of year. Happy Holidays
 - NNUP to create survey for additional questions/feedback