



April 4, 2019

The Honorable Walter Burnett
27th Ward Alderman
4 N. Western Ave.
Chicago, IL 60612

Re: Zoning Change for 1230 W. Washington

Dear Alderman Burnett,

On November 13, 2018, Richard Gorsky of 1230 Washington Holding LLC/RCG Longview presented plans for the development of 1230 - 1242 W. Washington Boulevard, which currently holds three buildings (total 60,000 square feet) leased by Extra Space Storage. The proposed plan is for renovation of the existing 4-story structure at the corner of Washington & Willard and construction of a new, 125-foot-tall steel and glass structure to be erected beside and cantilevered over the existing building. The proposed building height is in line with the NoWL *Neighborhood Plan* guidelines. The development would introduce approximately 160,000 square feet of office space and about 17,500 square feet of ground floor retail space along Washington Boulevard and Willard Court. The plans also include 59 parking spaces and a green roof with a plaza-like area for use by office tenants above the fourth floor.

This proposed development would require a zoning change from C1-3 (Neighborhood Commercial District), 3.0 FAR to DX-5 (Downtown Mixed-Used District), Planned Development, with a FAR of 5.75. This upzoning would generate a \$1,779,510. Neighborhood Opportunity Bonus contribution.

The upzoning would also reduce the amount of required parking spaces from 300 (as required for C1-3 zoning) to 86 (note: this building is not in a TOD area). At the community meeting for this project on March 26, 2019, the Department of Planning and Development noted that they may allow the lower proposed parking amount due to the preservation of the existing building and nearby bus lines.

The community appreciates the developer's willingness to activate this area while retaining the existing building and to observing the height guidelines contained in the *Neighborhood Plan*. Based on these factors, **Neighbors of West Loop supports this project**. However, we wish to convey the following feedback received from residents and from our committee members and ask that you direct the developer to make the listed modifications to their proposal:

- Residents would prefer that the steel and glass of the new structure have a **stronger architectural link to the existing building** through selection of appropriate materials per the *West Loop Design Guidelines*.

- As discussed at the community meeting, the developer should make arrangements to **provide surface-level parking for nearby residents & valets** to reduce the project's impact on street parking.
- The project should include **improvements to nearby public amenities, including better lighting to improve safety and streetscaping to improve the pedestrian experience.**
- The developer should provide a **traffic study** to demonstrate the expected impacts to nearby streets.
- As noted, this project is not located in a TOD area. **Any allowed reduction in required on-site parking should be offset** by 1) increased bus frequency nearby, 2) reintroduction of the X20 express bus on Washington.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Matthew Letourneau
Chairperson, Development Committee
NEIGHBORS OF WEST LOOP

cc: Richard Gorsky, RCG Longview
Katie Jahnke Dale, DLA Piper
David Reifman, Chicago Department of Planning and Development
Eleanor Gorski, Chicago Department of Planning and Development
Neighbors of West Loop Development Committee