



January 24th, 2019

Honorable Brian Hopkins
Alderman, 2nd Ward
City Hall
121 N LaSalle Street, Room 200
Chicago, IL 60602

Alderman Hopkins:

When Sterling Bay revealed their initial proposal in July of 2018, the plan contained a bold but troubling vision. Our organizations had strong reservations about both the scale of the proposal and the lack of details. The neighborhoods we represent made it clear they had similar reservations.

Moreover, despite your frequent statements, both public and private, about a community-driven process, our concerns were heightened by the lack of communication and inconsistent direction we received from your office on how this process would unfold in the coming months.

As a result, at their invitation, our organizations engaged in direct discussions with Sterling Bay to offer constructive feedback in hopes of shaping the future of this development with the intent to ensure the best possible outcome for the neighborhoods we represent.

During these constructive and often frank discussions, we remained steadfast in our collective requirement that any development be scaled back and contain substantial community benefits. In particular, we strongly advocated for substantial revisions to be incorporated into proposal, including the following:

- Extensive increase in the amount of, not only open space, but publicly accessible, programmable park space;
- Removal of the proposed stadium on the southern parcel of Lincoln Yards;
- Significant reductions in the size and mass of proposed structures;
- Elimination of the large scale “entertainment district;”
- Significant investment and improvement to existing transit, traffic and infrastructure conditions
- Increased transparency on the infrastructure phasing

Moreover, as you know, our organizations have strongly advocated for the creation of a large-scale, public park found generally within the location of the existing General Iron site, often referred to as the North Branch Park & Nature Preserve.

We understand this is a separate and distinct land parcel from the Lincoln Yards property, and therefore, not subject to the control of Sterling Bay. Nevertheless, we will continue to advocate for the creation of this important community amenity. As the Alderman in whose Ward this parcel is located, we strongly encourage you to continue your efforts to make this concept a reality as you publicly stated you would do at the Lincoln Park Chamber of Commerce's Lincoln Park 2019 breakfast held on January 22, 2019.

As you know, our organizations also advocated for a delay in this proposal's appearance before the Chicago Plan Commission until at least the February 2019 meeting and were disappointed to see your recent public statement of support for Lincoln Yards proceeding to today's hearing. Given the tradition in Chicago of developments receiving the approval of the Planning Commission once they receive the support of the alderman in whose wards they are located, however, we understand that no delay in the project's approval will occur.

We reiterate that , we've found Sterling Bay to be responsive to the concerns brought to their attention by our organizations during this process and are encouraged by their willingness to listen to constructive feedback in what appears to be an earnest effort to improve the design. We also recognize that the plan as it exists meets the requirements stipulated by the North Branch Framework Plan.

Given the reality of where we now are in the process and in hopes of maintaining the ability of our organizations to influence the project as it moves forward, we qualify our support for Sterling Bay's Lincoln Yards by conditioning it upon the above listed concessions and community benefits becoming a reality.

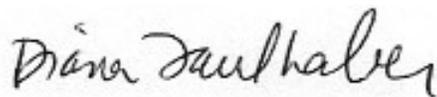
We further condition our support on the 11.18 acres of park space located within the Planned Development irrevocably remaining a public benefit in perpetuity, recorded as such within the appropriate Planned Development statements and operated like any other Chicago Park District facility enjoyed by the general public.

In closing, as the elected official representing significant portions of our collective communities, we strongly encourage you to improve your community review process. Moving forward, we would appreciate your increased attention to proactively engaging our respective community associations, as well as the public more generally, in an effort to achieve the best possible outcome on development proposals.

Sincerely,



Kenneth Dotson
President, Lincoln Central Association



Diana Faulhaber
President, Wrightwood Neighbors Association