



North Center Community Meeting

3950 N Damen/3959 N Lincoln

November 28th 2023

Development Team

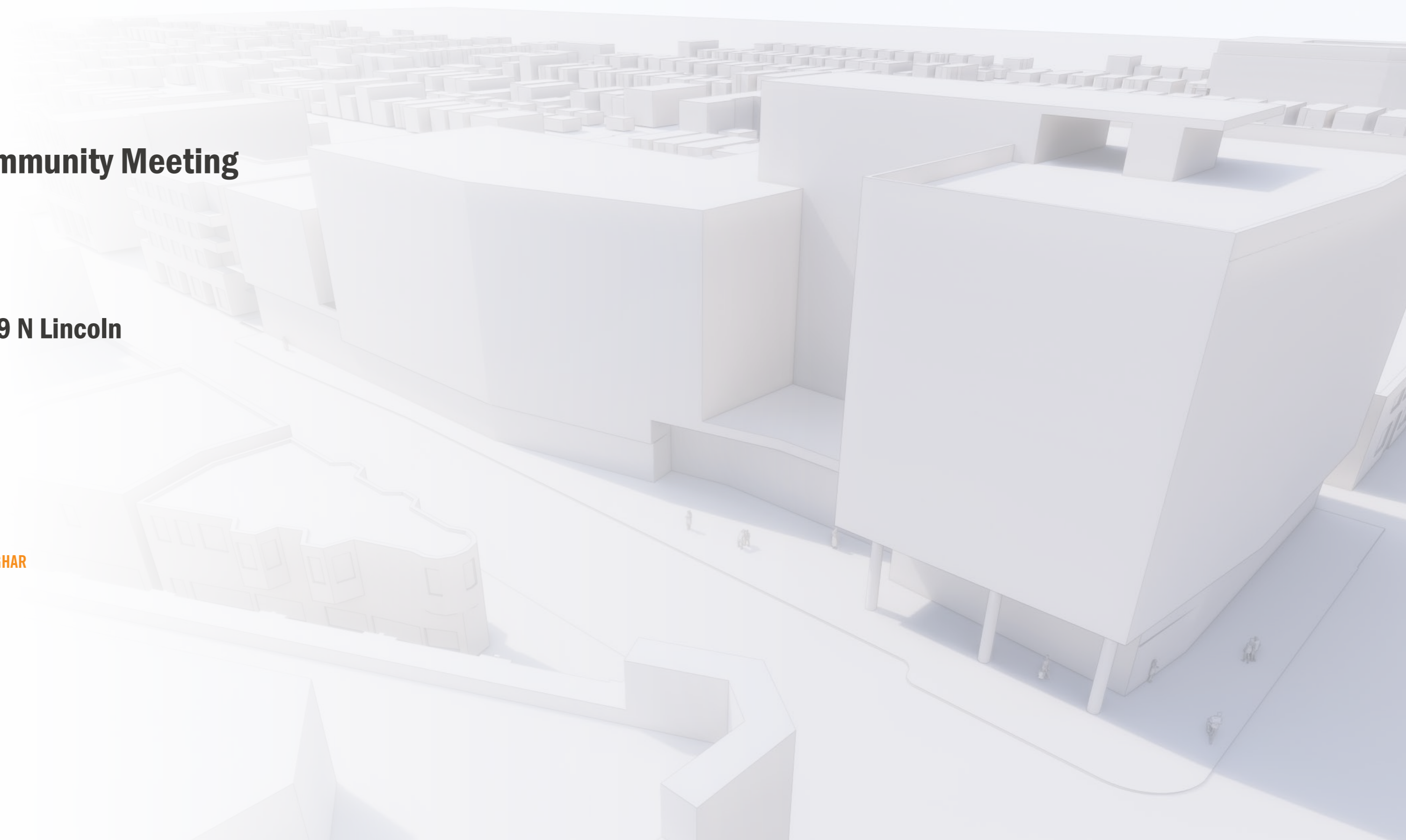


BRINSHORE DEVELOPMENT + APNA GHAR

Architect

**Lamar Johnson
Collaborative**

LBBA



★ DEVELOPMENT TEAM AND EXPERIENCE

Development Team: LDI Partners, LLC is a joint venture development team consisting of Ravine Park Partners and Orchard Development Group



Architect:
Lamar Johnson Collaborative

Traffic Engineer:
KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.



Jeff Annenberg,
Principal



Greg Moyer,
Principal

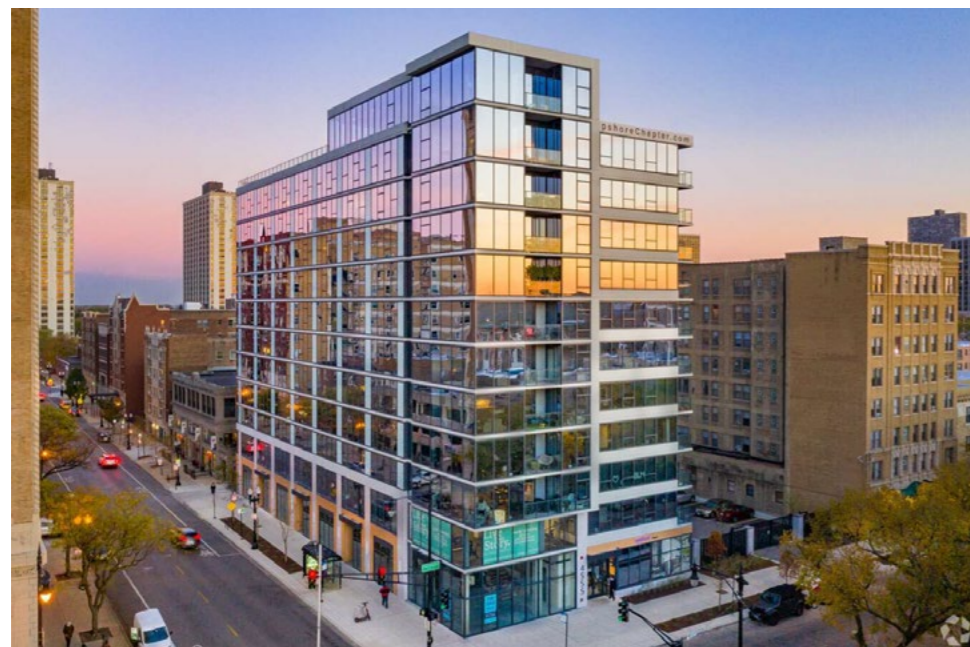


Jay Case,
Principal



Woodview (Deerfield)
248 Units

Experience:



Upshore Chapter (Uptown)
149 Units w/ 3.5k SF of retail



AM1980 (Bucktown)
132 Units w/ 6k SF of retail



Lakeview 3200 (Lakeview)
90 Units w/ 29k SF of retail

PROJECT HISTORY

December 2020 : A grocery store user was proposed for the Damen site alongside a new high-density residential building for the Lincoln Site.

- Response: The community rejected a new grocery store and requested that the historic bank building being preserved.

December 2021: A plan was presented to the North Center Neighbors Association (NCNA) for the Damen Site with an 8-story residential building alongside a rehabilitation of the existing bank building on the Lincoln Site, including a 5-story addition over the vacant parking lot.

- Response: NCNA letter to the Alderman asked for a maximum 7-story tower (at the Damen and Irving corner)

April 2022: A plan was presented for the Damen Site with a 7-story tower (at the Damen and Irving corner) stepping to a 5-story building (south of the t-alley perpendicular with Seeley Ave), with the 5th story being recessed from the street.

- Response: The 47th Ward Alderman's office, Zoning Advisory Council, and the Chicago Department of Planning & Development provided comments and the development was referred to the City's Committee on Design.

June 2022: A revised plan was presented to the Committee on Design that proposed an 8-story tower (at the Damen and Irving corner) stepping to a 4-story building (south of the t-alley perpendicular with Seeley Ave).

- Response: After Committee on Design comments were incorporated into the proposal, the 47th Ward Alderman's office requested that the proposal receive feedback via a community wide meeting.

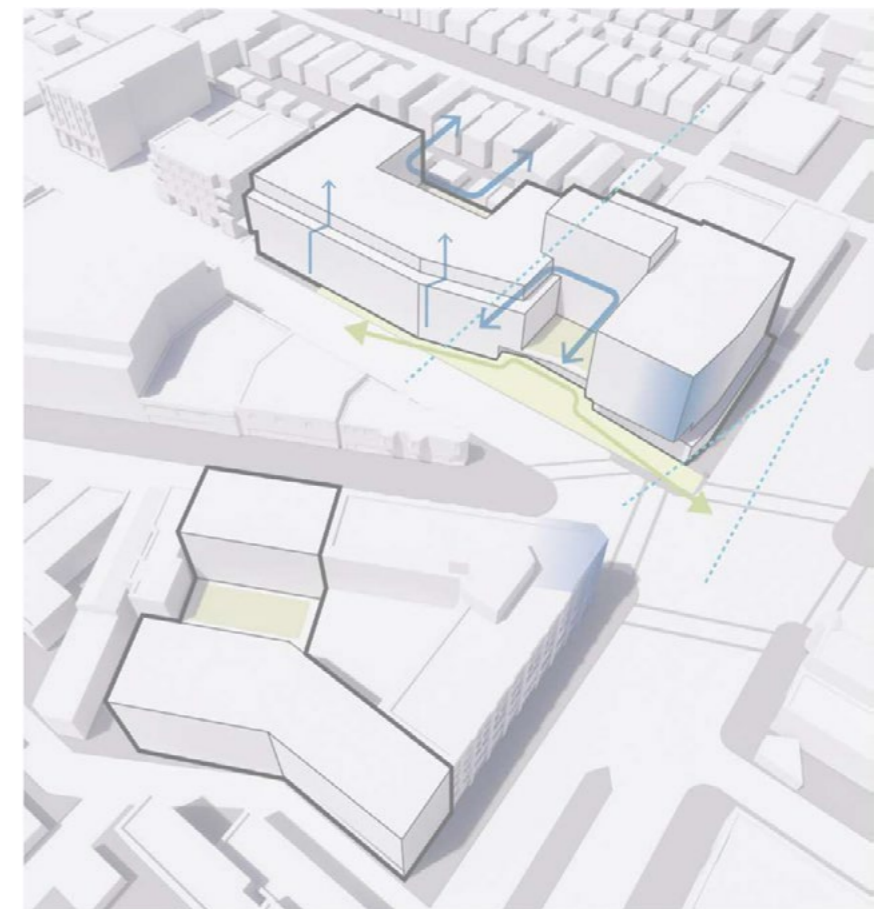
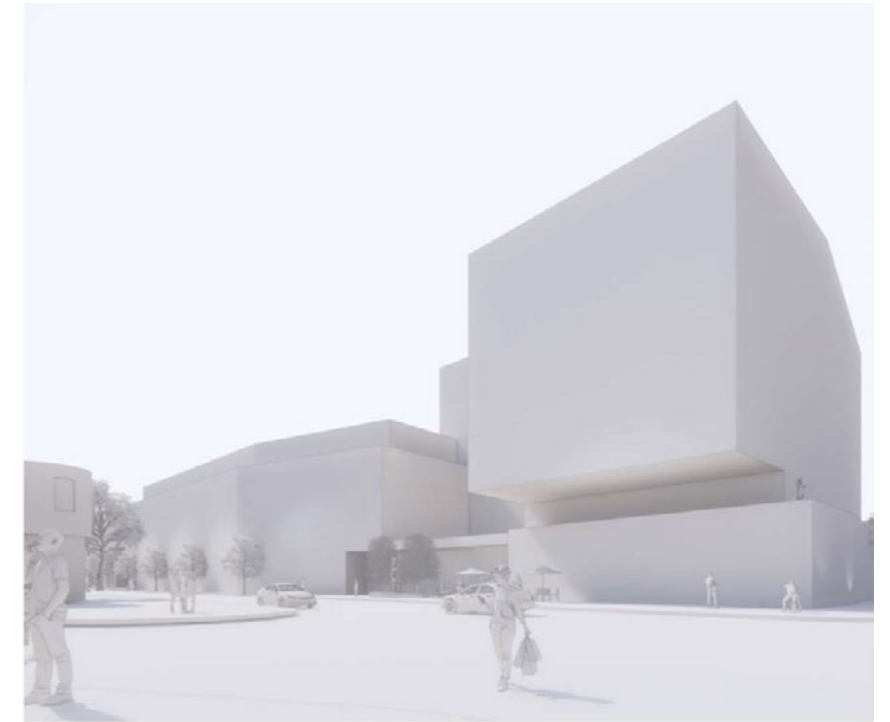
January 2023: 7-story tower plans and 8-story tower plans were presented for community comment and input.

- Response: The community was divided on the development and the Alderman's office referred the proposal to North Center Neighbors Association and the North Center Chamber of Commerce for further feedback and input.

March-October 2023: Feedback on the development proposal was received from the North Center Chamber of Commerce, North Center Neighbors Association, the 47th Ward Alderman's Office, and the Chicago Department of Planning and Development.

- Response: Through the course of weekly meetings with the 47th Ward and DPD, and several design development meetings with members of the North Center Neighbors Association, the development was modified and shaped into the current proposal. At the request of the 47th Ward, the development team was asked to organize an additional community meeting to share the current proposal with the neighborhood for final feedback.

November 2023 (current): The latest iteration of the development is being shared with the 47th Ward Community for response and comment.



 **OVERVIEW**

3950 N Damen Ave

FAR 3.7
2,500 SF Bank
1,700 SF Retail
6,700 SF Lobby/Fitness
110 PARKING SPACES

UNITS:

37 - TWO BEDROOM
81 - ONE BEDROOM
52 - CONV/STUDIO
170 TOTAL

3959 N Lincoln Ave

FAR 4.41
3,130 SF Retail
9,264 SF Lobby/Amenity
18 PARKING SPACES

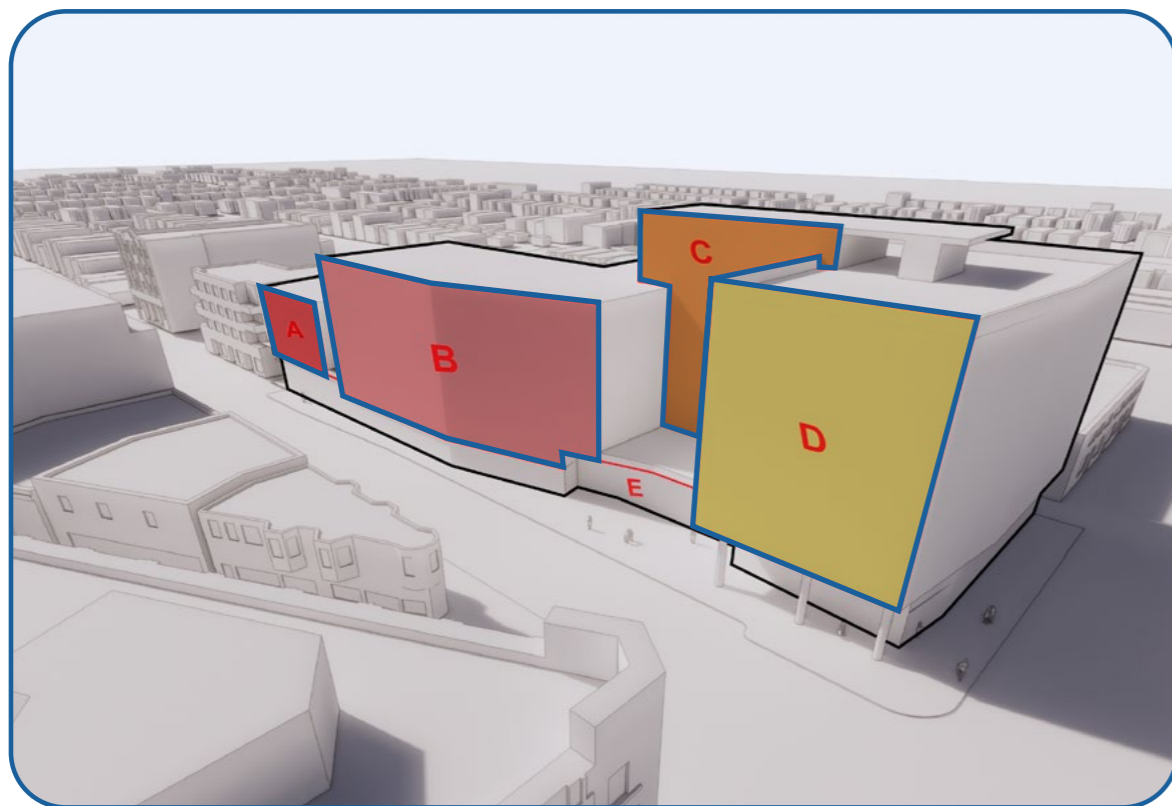
UNITS:

14- THREE BEDROOM
36 - TWO BEDROOM
14 - ONE BEDROOM
64 TOTAL



  **CURRENT CONCEPT**





- 1 The massing steps from 7 Levels to 6 to 4 to align with building to the South
- 2 Reveal between 6 and 4 Level to break up massing
- 3 The massing angles in along Damen to create a public plaza for art and increase access to daylight.
- 4 The massing angles along Irving Park to preserve views of 3959 N Lincoln.
- 5 The 'S' shape of the building creates residential terrace space and breaks up mass of building from Damen and adjacent neighbors to the west
- 6 Expand Existing massing to increase unit count while maintaining aesthetic and prominence of existing building



 **PROPOSED SITEPLAN**

Ground Floor

3950 N Damen Site

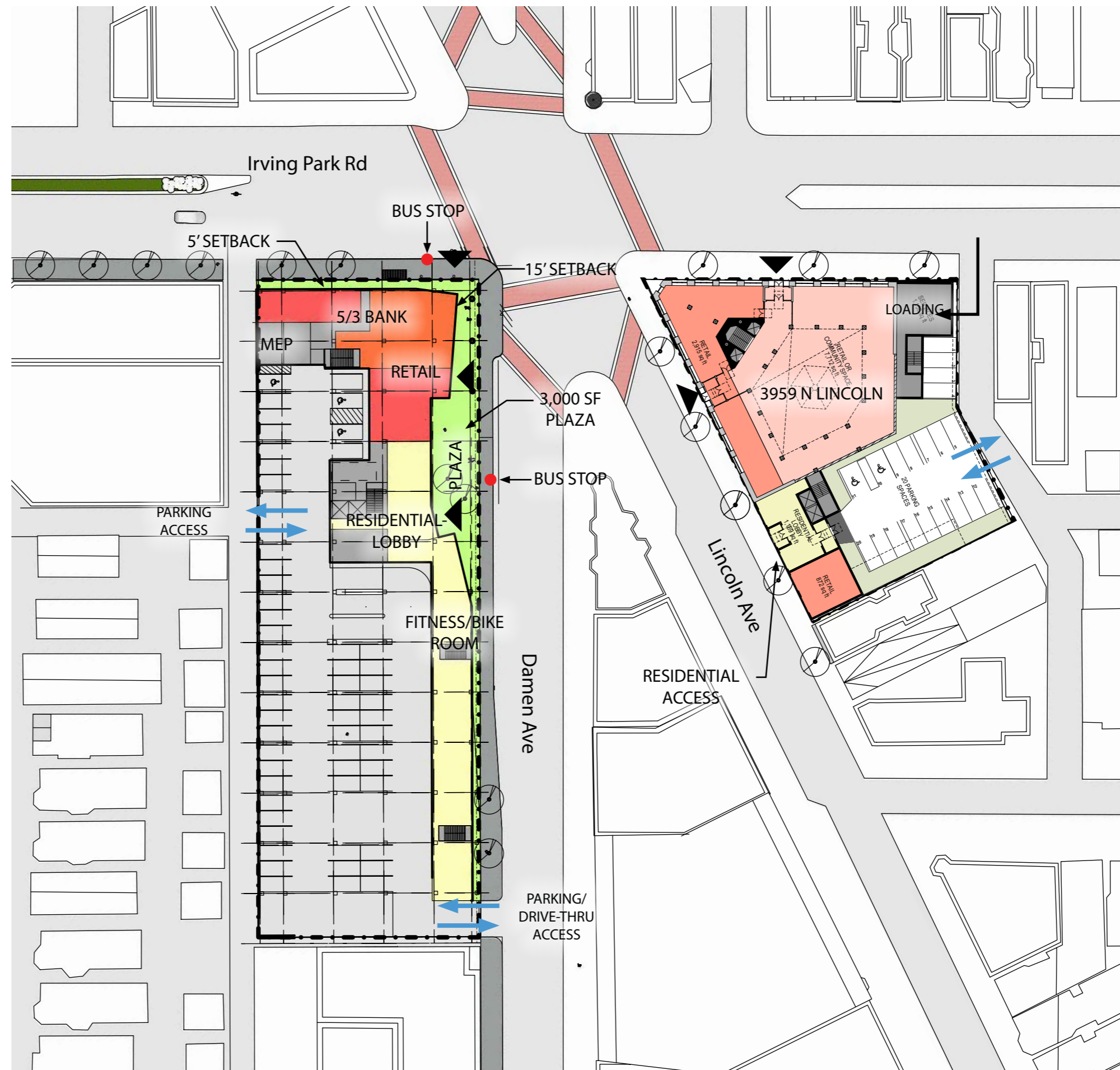
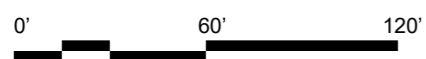
-  Bank 2,500 SF
-  Retail 1,700 SF
-  Lobby/Fitness 6,700 SF
-  Plaza 3,000 SF

110 Parking Spaces Total
 85 Spaces Residential
 25 Spaces Retail

3959 N Lincoln Site

-  Retail 3,130 SF
-  Lobby/Amenity 9,264 SF

18 Parking Spaces Total





 **DAMEN FRONTAGE**



  **MATERIAL PALETTE**

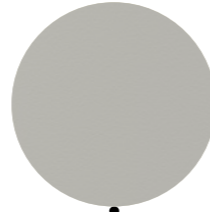
Manganese Ironspot



Medium Ironspot



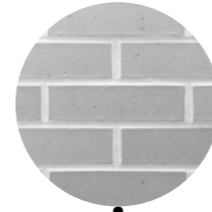
Limestone Formawall



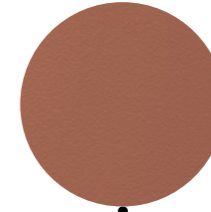
Manganese Ironspot



Gray Blend



Formawall

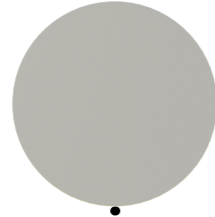


  **MATERIAL PALETTE**

Manganese Ironspot



Limestone Formawall



Gray Blend



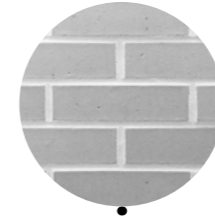
Medium Ironspot



Manganese Ironspot



Gray Blend




 **DAMEN AVE LOOKING NORTH**

3950 DAMEN APT



 IRVING PARK ROAD

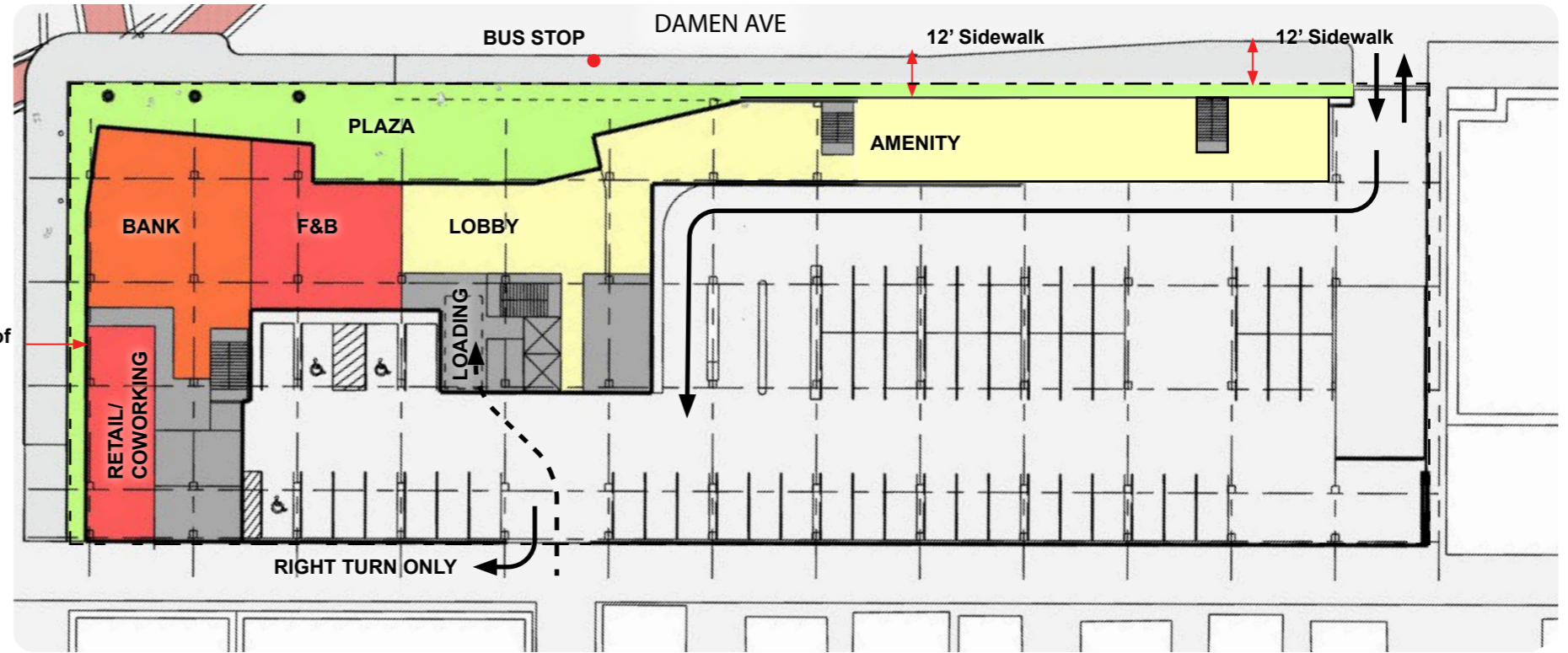


 **DAMEN AVE
LOOKING
NORTH**

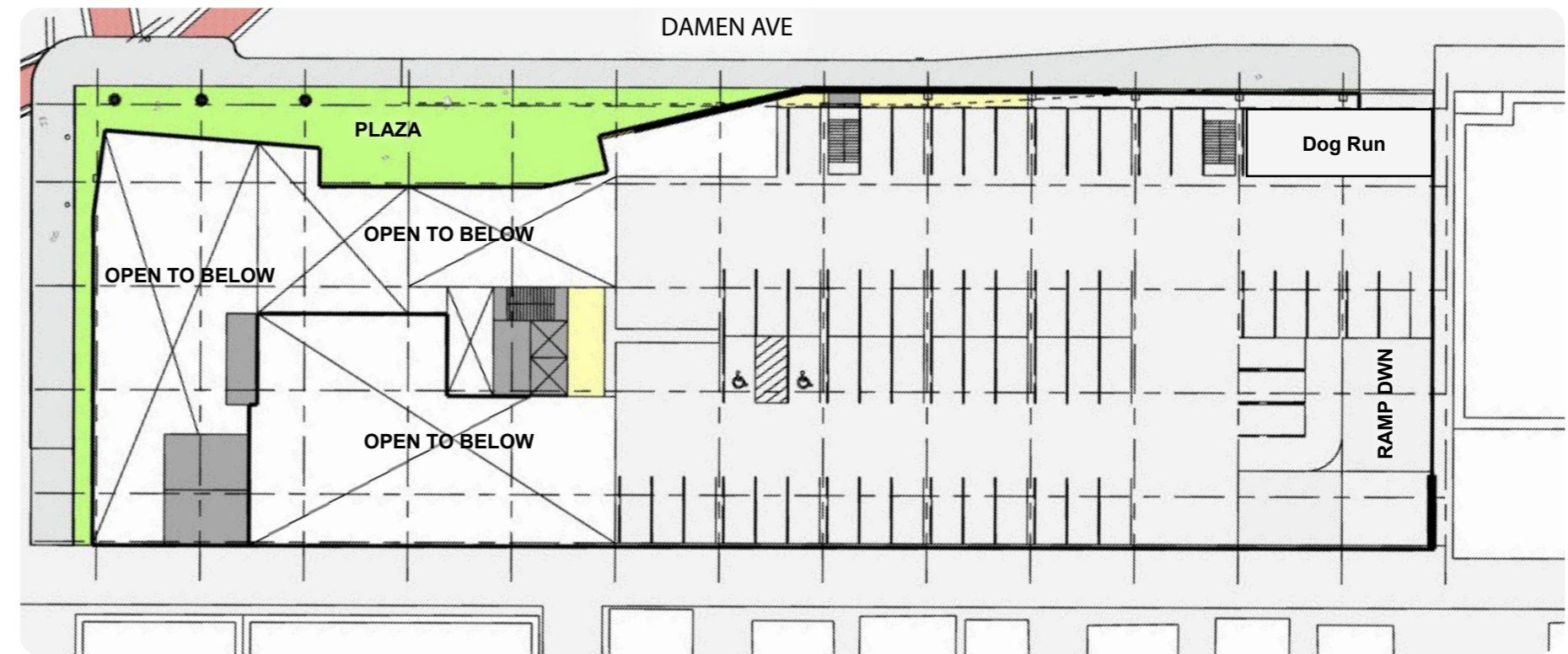




5' setback of Level 1



3950 N DAMEN LEVEL 1



3950 N DAMEN LEVEL 1.5