

Master Plan

What is your ultimate Master Plan?

Our current focus is on the Planned Development (PD) process for the two PDs encompassing the Lincoln Yards North and Lincoln Yards South sites, totaling approximately 53 acres of land. We continue to refine our plans based off feedback we've been provided from discussions with local stakeholders and City of Chicago officials.

While we own additional land not contained within the current planned development, these parcels are not within the current PD boundaries because they either lack contiguity or are prohibited from inclusion under city zoning regulations.

What is your current Master Plan including a site plan showing: building locations, uses, heights, setbacks, green space, infrastructure improvements, and public transportation?

The Planned Development applications that have been filed are consistent with the guidelines established within the [North Branch Industrial Corridor Framework Plan](#) that was approved by the Chicago City Council in July 2017.

The Framework Plan established the following core guidelines for developments within the North Branch Corridor:

1. Create an economic engine and job creation center
2. Provide for better transportation across all transit modes
3. Enhance the area's unique natural and built assets

While we are still refining our plans and continuing to solicit community input, we encourage you to visit our [website](#) for additional information:

Layout – slides 51, 59

Traffic / Infrastructure – slides 33-39, 42-43

Open Space – slides 41, 48-51, 59, 64

Infrastructure

What are all the proposed infrastructure projects including locations, costs, schedule, and funding sources?

We agree the current transportation and infrastructure need to be improved, and new investment is critical to keep the surrounding community vibrant.

Our development represents a unique opportunity to jumpstart this investment and we are proposing significant investment in east / west street infrastructure as well as north / south street infrastructure to further assist in improving the existing infrastructure grid.

It is important to note that while our project represents an opportunity for significant improvements to pedestrian and vehicular access, there are substantial needs for further

infrastructure and transit investments that fall outside of the boundaries of our Planned Developments.

We encourage you to visit our [website](#) to view the proposed infrastructure enhancements Lincoln Yards can promote:

Existing Grid – slide 33, 34

Proposed Street Vacations – slide 35

Proposed Street Dedications – slide 36

Improvements to access and mobility – slide 37 – 39

Open Space

What is your open space plan including: total acres of publicly accessible green space and total open space?

Open space is a critical component of any development. We have engaged renowned landscape architectural firm James Corner Field Operations to ensure our development significantly exceeds the guidelines put forth in the North Branch Framework Plan.

Please [click here](#) to see the proposed public benefit area on slide 64.

[Click here for the link to our PD application](#)

[Click here for the link to our Open Space component](#)

We continue to solicit community input regarding the desired use for the open space component, and anticipate the following items to be among the public benefits available for community enjoyment throughout the year:

- New recreational sports fields
- Riverfront parks
- Creation of a Riverwalk
- Bike and pedestrian paths along the Riverwalk
- Waterfront access

In addition, we envision our development supporting public programming and we are frequently in communication with local stakeholders as well as the Chicago Park District to ensure our development provides a maximum amount of community benefits, which may include:

- Sledding hill
- Ice skating rink
- Movies in the park
- Charity runs

Are you in favor of the North Branch Park Preserve and will you financially contribute to its acquisition and development?

We support the concept of the North Branch Park Preserve.

Traffic Congestion / Parking

What is your overall plan to address traffic congestion?

We understand the existing infrastructure network is outdated and obsolete for current use, and significant traffic congestion has been a community concern for several decades.

We are committed to improving access, mobility, and infrastructure both within our Planned Development and outside the PD boundary and we have funded a traffic study to determine critical needs for today and anticipate future transit needs.

Please [visit here](#) and see slides 42 and 43 to view proposed infrastructure improvements.

What is your overall parking plan?

Lincoln Yards will contain approximately 6,000 on-site parking spaces.

Further, we have designed our site to focus on pedestrian-scaled streets for enhanced pedestrian accessibility as well as alternative transportation modes, including bicycle, rail and public transit in an effort to reduce the need for motor vehicles and encourage other forms of transportation.

Public Transportation

What is your overall plan to improve public transportation, including establishing a free shuttle from the disabled accessible Fullerton and Armitage CTA stations to Lincoln Yards and additional CTA bus routes?

While specific questions as to public transportation routes, services and programming are better addressed to the Chicago Transit Authority (CTA) or the City of Chicago, we agree with the need for future investment in public transportation to reduce congestion and increase quality of life for all members of the community.

We are designing Lincoln Yards to anticipate future public transportation options to connect our site to the surrounding communities. We anticipate the following amenities:

- Multi-modal transportation hub
- Water taxi access
- Renovations to the existing Clybourn Metra Station
- Shuttle service to nearby CTA stations

Public Schools

What are your plans to provide public schools for the children of your residents?

Chicago Public Schools (CPS) is better suited to address specific school-related questions. We remain in frequent communication to ensure they are kept up-to-date on the plans for Lincoln Yards.

How many students does the Chicago Public Schools anticipate you will have based upon the number of proposed residential units?

We anticipate the residential portion of Lincoln Yards will bring 300 – 375 school-aged children.

Zoning

How will the Planned Developments be revised based upon community input and more detailed project plans with subareas?

We understand the community's interest in Lincoln Yards. Since the July 18th community meeting, we have met with dozens of community members, businesses and stakeholder groups and anticipate further discussions to occur as the project progresses.

We look forward to sharing additional details at the next community meeting on Lincoln Yards hosted by Alderman Hopkins.

We encourage you to share your ideas and provide additional feedback by emailing us at info@lincolnyards.com

Schedule

What is your overall project schedule?

We anticipate Lincoln Yards to be a 10-year project and are excited to begin work on this once-in-a-lifetime opportunity to transform a former industrial site into a vibrant community that will finally connect Bucktown and Wicker Park to Lincoln Park and activate our extraordinary riverfront.

Transit & Infrastructure

Will Lincoln Yards include improvements to help increase traffic flow?

Congestion is absolutely an issue and it needs to be addressed. We are working with the City as they assess the infrastructure and improvements that will be needed in the entire North Branch Corridor. Sterling Bay is funding a traffic study and we fully support CDOT's investments, including a potential realignment of Elston Avenue.

We also support a renovated Metra station at Clybourn, as indicated in the North Branch Framework, which would become an accessible multi-modal hub that help foster improved connections and integrated access to multiple CTA bus and rail routes on this site.

Additionally, we are planning for the addition of four new bridges, working to facilitate the extension of the 606 under the Kennedy and across the river, adding multiple water taxi stops and expanding the dedicated bike lane network. Finally, we are extending the Riverwalk, making it accessible to everyone and offering numerous activities including boating, walking, and cycling.

Do you support the City's potential realignment of Elston Avenue?

Yes. We are fully supportive of the City's efforts to mitigate congestion in the area and know – as most Chicagoans do – how successful their realignment Elston/Damen/Fullerton has been.

Will the City be adding an L stop or new bus line?

We know there is a significant transportation infrastructure need in the North Branch Corridor and we will work with the City and support their efforts to bring increased transit options to the area. Any questions about specific routes and new lines are better suited for the City/ CTA to answer.

Will you be upgrading the Metra station?

We fully support a renovated Metra station at Clybourn, as indicated in the North Branch Framework, which would become an accessible multi-modal hub and help foster improved connections and integrated access to multiple CTA bus and rail routes on this site. We are working with the City and Metra to make that a reality.

What will you do to ensure there will be adequate parking for new residents and workers?

Our planned development will include ample parking for workers, residents and visitors. That said, we are developing the site with multi-modal transportation, access and mobility, and pedestrian-scaled streets as core design principles, which would take people out of their cars and through the site via alternate means of transit. And, as with all of our developments, we will work collaboratively with neighbors to hear their ideas of what is needed, what works best, and how we can improve the space.

Open Space & Public Benefit

What are your plans for parks and open space at Lincoln Yards?

We believe open space that can be enjoyed by residents and visitors alike is vital to any community, which is why we are going beyond what the North Branch Framework requires and are looking to add nearly 13.5 acres of open space, including 10.47 acres of parks and plazas and 2.97 acres of Riverwalk.

The site will include new recreational sports fields, riverfront parks, and a dog park. We're also looking to create an ice skating rink, sledding hill, and offer programming such as movies in the park, charity benefits, and other opportunities to make this a prime place to live, work, and play.

Does Sterling Bay support the North Branch Park?

We are supportive of the North Branch Park. We believe it's a terrific complement to our development.

When will the stadium be built at Lincoln Yards?

The stadium is still an idea. It was originally proposed as part of the Amazon pitch and we received really positive community feedback and have kept it as part of Lincoln Yards. One thing we consistently heard was the importance of having – and the desire to have – professional soccer easily accessible in the city. The stadium could provide that along with a public recreation space on non-game and event days/nights.

What's the expected capacity of the new soccer stadium?

The stadium would have a capacity of approximately 20,000.

Will there be noise limits / curfew times for concerts, events, soccer matches, etc.?

The stadium would comply with all current city zoning, curfew, and noise requirements.

Will you extend the 606?

We fully support the extension of the 606 over the river and are excited to work with the appropriate entities to make that a reality.

What's the capacity of the other venues on the site?

Each of the smaller venues will range from 100 to 8,000 seats.

Economic Benefit & Jobs

What will be the height/density limits to the buildings?

Our proposal will follow the guidelines of the North Branch Framework. A key element of the planned development process is a review of the mix of open space, density and height. The planned development proposal contains buildings ranging in height from 25 feet up to 800 feet.

What's the expected population for the site?

Our planned development proposal includes approximately 5,000 residential units.

How many children of school age do you anticipate living in Lincoln Yards? Will you build new public schools to serve your residents and local community residents?

Based on the current estimate of residential units, we anticipate 300 to 375 school-aged children would live in the planned development.

How many jobs do you expect to create and how many workers will commute to the site on a daily basis?

We anticipate approximately 23,000 jobs will be created in the proposed planned developments. Knowing congestion is a concern, we are planning the site with multi-modal transportation, access and mobility and increased road and bridge capacity in order to support transportation demands.

What commitment will Sterling Bay make to hire and create jobs for minority-owned, women-owned, and disadvantaged business enterprises?

Diversity and local hiring are very important to us and we will meet all City goals for M/W/DBE hiring.

What businesses will be located at Lincoln Yards?

The market will dictate this, but we are designing Lincoln Yards to be an inclusive destination featuring many small businesses, as well as restaurants and hotels.

What will happen to current venues and businesses in the North Branch?

We not only hope they choose to remain, our goal is for them to stay and thrive.

Will you meet ARO requirements?

Yes. We will meet all ARO requirements.

Sustainability & Environment

What are you doing to clean up the former Finkl site?

The former Finkl site hosted heavy industrial use for nearly a hundred years and it needs remediation, which we are committed to doing. In fact, we have already begun remediation efforts and have voluntarily enrolled in the State of Illinois Environmental Protection Agency Site Remediation Program, which includes independent, state review and verification of our clean-up efforts.

Additionally, we are working to transform brownfields into green space and adding natural systems to the river which will provide better habitats for fish and wildlife.

Will the site be safe after your remediation efforts?

Yes. Many cities have transformed similarly industrial sites into vibrant communities and we plan to do the same at Lincoln Yards, as this is a prime place to live, play and work.

What other sustainability measures are you taking?

We're exploring cutting-edge systems that utilize Illinois-based renewable energy sources – like wind and solar – to create the most sustainable project possible. We also anticipate receiving LEED-ND certification for the entire project.

Programming & Placemaking

What sort of recreational opportunities should we expect at Lincoln Yards?

We plan to bring the following to Lincoln Yards:

- New recreational sports fields, riverfront parks, and dog park.
- An ice skating rink, sledding hill, and to offer programming such as movies in the park.
- Charity events and benefits, public events, and new cultural facilities, just like we've done in other neighborhoods where we operate.
- Extending the Riverwalk, making it accessible to everyone, with lots of activities, including boating, walking, and cycling.
- Public art throughout Lincoln Yards, including sculpture, murals, and other installations.
- A new Arts & Entertainment district with multiple venues for different scales of music, dance, and theatre.

Planning & Process

Why were the Planned Developments filed at the same time as the July 18, 2018 community meeting?

Filing of a Planned Development simply starts the legislative process for a zoning change. To promote transparency, we filed the Planned Developments and made our presentation to the community so that all members of the public could see our proposed plans simultaneously.

How will you incorporate feedback from the public, including the survey conducted by Alderman Hopkins?

Constructive feedback provided by the public, community groups, elected officials and other relevant stakeholders will absolutely be integrated into our plans, which will evolve throughout this process. We have welcomed the responses that have been provided via email, through our meetings with the public and through the survey conducted by Alderman Hopkins. We understand the desires and issues that are most important to the community, and we will continue working collaboratively to improve this vast parcel of underutilized land to benefit residents, businesses and visitors.