



RANCH Triangle Community Conservation Association

PO Box 14780 Chicago, Illinois 60614-0780

www.ranchtriangle.org

August 13, 2018

Via E-Mail

Alderman Brian Hopkins
2nd Ward
1400 N. Ashland Avenue
Chicago, IL 60622

Dear Alderman Hopkins:

Thank you for directing Sterling Bay to meet with the community groups. RANCH is eager to see plans from Sterling Bay and understand their vision for the Lincoln Yards development. Prior to meeting with Sterling Bay, the RANCH board expects Sterling Bay to provide us its preliminary master plan which should, by now, include:

- its preliminary site plan with building footprints and landscape features;
- a parcel map for each PD that is keyed to a table that lists land use, development density and a range of building heights for every parcel;
- a minimum of one overall aerial rendering that shows the entire Lincoln Yards project at full buildout without any buildings cropped from view;
- details for the proposed Metra Intermodal Facility with the number of parking spaces proposed since the Metra project is not included in the two PD boundaries; and
- a transportation planning summary memorandum that lists their baseline assumptions for mode split (vehicular, bus, train, bike, walk), travel direction and parking ratios.

We believe that the previously promised information is necessary to have a fruitful meeting. Other community group representatives who recently met with Sterling Bay advised that there was no new substantive information shared, which is disappointing to hear. It is impossible to engage on a project of this size without good faith discussions.

We appreciate your support and promise to the community that we will have a voice in this process, and we look to you to ensure that Sterling Bay truly engages with residents.

Sincerely,

Reatha Kay, President
RANCH Triangle Community Conservation Association

cc: Adam Gypalo, Vice President, Resolute Consulting LLC
Chuck Griffin, Planning Chair, RANCH Triangle Community Conservation Association

Philip Edison, Planning Chair, Bucktown Community Organization
Kenneth Dotson, President, Lincoln Central Association
Jim Gramata, President, Sheffield Neighborhood Association
Paul Dickman, Planning Chair, Wicker Park Committee
Diana Faulhaber, President, Wrightwood Neighbors Association
Margaret Frisbie, Executive Director, Friends of the Chicago River
Juanita Irizarry, Executive Director, Friends of the Parks
Erma Tranter
Allan Mellis