

Lakeview SSA 27

Low-Line Committee Meeting Minutes

January 17, 2017, 8:00 AM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Darian Campise (pending confirmation), Jill Heise, Matt Lederer, Erin Schwartz, Nabil Zahrah

Absent: None

Staff: Lee Crandell, Dillon Goodson

Guests: Scott Freres, Brad McCauley, Andrew Moddrell, Jaclyn Tidwell, Ernie Wong

Jill Heise called the meeting to order at 8:06 AM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Nabil Zahrah motioned to approve the minutes from the Placemaking Committee meeting on December 6, 2016, seconded by Erin Schwartz; motion carries.

Ashland and Paulina Design Proposals

The Low-Line Committee invited three design firms to present their proposals: The Lakota Group, PORT and Site Design Group. After the firms completed their presentations, Jill Heise asked Committee members to consider their favorite choice among the six firms that submitted proposals in response to the original RFP, noting that selecting one firm would ensure continuity between the project sites. The Committee discussed the experience and qualifications of each of the firms, noting the advantages and disadvantages of design/build processes, which was included as an option in some of the proposals. Darian Campise, Erin Schwartz and Nabil Zahrah indicated their preference for PORT. Jill Heise and Matt Lederer indicated their preference for Lakota Group. Based on the Committee's feedback, Jill Heise stated that she would recommend that the SSA Commission select PORT as the design firm for the Low-Line projects at Ashland and Paulina.

Southport Art Partitions

The committee did not discuss this agenda item.

2017 Meeting Schedule

Jill Heise asked staff to determine the best time for standing Low-Line Committee meetings going forward, which could be shared electronically.

Matt Lederer motioned to adjourn the meeting, seconded by Nabil Zahrah; meeting adjourned at 9:35 AM.

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Low-Line Committee Meeting Minutes

February 15, 2017, 6:00 PM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Darian Campise, Jill Heise, Matt Lederer, Erin Schwartz, Nabil Zahrah

Absent: None

Staff: Lee Crandell, Dillon Goodson, Jaclyn Tidwell

Guests: Brandon Biederman, Andrew Moddrell

Jill Heise called the meeting to order at 6:02 PM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Nabil Zahrah motioned to approve the minutes from the Low-Line Committee meeting on January 17, 2017, seconded by Erin Schwartz; motion carries.

Ashland and Paulina Project Kick-Off

Jill Heise introduced Brandon Biederman and Andrew Moddrell from PORT. Andrew gave an overview of the design timeline and mentioned that he and Brandon visited the sites to take photographs and measurements. Jill asked Committee members and PORT to consider how members of the community would engage with the design process. Committee members agreed that there should be an initial meeting to gather input based on the existing site conditions and examples of similar projects from other places. They settled on Tuesday, March 28 at 6 PM. PORT suggested that there could be up to three community meetings in total, in addition to online community engagement via a survey. Committee members and members of the public then shared their broader visions for the spaces at Ashland and Paulina.

Southport Plaza Art Partitions

Dillon Goodson shared revised drawings from Latent Design showing the proposed art partitions at the Southport Plaza. The drawings incorporated prior design feedback from the Committee while reducing material and labor costs, but Committee members agreed that additional design improvements were needed.

2017 Meeting Schedule

Jill Heise asked staff to schedule the next Low-Line Committee meeting during the week of April 3, based on Committee members' availability.

Matt Lederer motioned to adjourn the meeting, seconded by Erin Schwartz; meeting adjourned at 7:29 PM.

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Low-Line Committee Meeting Minutes

April 4, 2017, 6:00 PM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Darian Campise, Matt Lederer, Erin Schwartz, Nabil Zahrah

Absent: Jill Heise

Staff: Lee Crandell, Dillon Goodson, Jaclyn Tidwell (by phone)

Guests: Brandon Biederman, Andrew Moddrell

Nabil Zahrah called the meeting to order at 6:05 PM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Matt Lederer motioned to approve the minutes from the Low-Line Committee meeting on February 15, 2017, seconded by Darian Campise; motion carries.

Low-Line Project

- **Ashland and Paulina Design:** Dillon Goodson shared the preliminary results of the online survey, noting that responses would be accepted throughout the duration of the design process. Andrew Moddrell and Brandon Biederman from PORT presented on feedback gathered during the community meeting held on March 28, noting some of the design opportunities at the Ashland and Paulina spaces. Commissioners noted that the Paulina site is currently well-trafficked due to the proximity of the CTA station, whereas Ashland needs a design feature to encourage pedestrian activity. PORT shared that they would prepare an initial round of design options for consideration at the next Low-Line Committee meeting.
- **Southport Plaza Art Partitions:** Nabil Zahrah asked PORT to put together a proposal for the design of the Southport Plaza Art Partitions. Committee members discussed a lack of progress in the latest designs provided by Latent Design. Darian Campise motioned to terminate the agreement with Latent Design, seconded by Matt Lederer; motion carries.

Next Committee Meeting Date

Committee members agreed that the next Committee meeting should be held on Wednesday, April 26 from 6-7 PM.

Darian Campise motioned to adjourn the meeting, seconded by Matt Lederer; meeting adjourned at 7:33 PM.

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Low-Line Committee Meeting Minutes

April 26, 2017, 6:00 PM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Darian Campise, Jill Heise, Erin Schwartz, Nabil Zahrah

Absent: Matt Lederer

Staff: Lee Crandell, Dillon Goodson, Jaclyn Tidwell

Guests: Brandon Biederman, Andrew Moddrell

Jill Heise called the meeting to order at 6:04 PM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Darian Campise motioned to approve the minutes from the Low-Line Committee meeting on April 4, 2017, seconded by Nabil Zahrah; motion carries.

Low-Line Project

- **Ashland and Paulina Design:** Dillon Goodson updated the Committee on community feedback received through the online Low-Line survey. Andrew Moddrell and Brandon Biederman from PORT presented an initial round of design options for the spaces at Paulina and Ashland, noting that each of the concepts included elements that could be completed or installed in phases as opposed to all at once. Committee members emphasized the importance of incorporating design elements that spill onto the adjacent sidewalk and draw pedestrians in, while noting that spaces needed to include basic amenities that make them feel safe and welcoming. They asked PORT to consider additional amenities and activities at Ashland, with a focus on interactive design elements. PORT suggested that the SSA should prioritize improvements on the west side of Ashland, which is already connected with few obstructions to Paulina. Committee members agreed with this approach, and asked for more clarification about project phasing.
- **Southport Plaza Art Partitions:** PORT shared a proposal for the design of the Southport Plaza art partitions, and presented an initial design for one of the panels that could be implemented in a variety of configurations. Committee members asked PORT to consider a few different options for perforating the metal panels and requested some more information about the total project cost, which they said should not exceed \$25,000.

Next Committee Meeting Date

Committee members agreed that the next Committee meeting should be held on Wednesday, May 17 at 8 AM.

Nabil Zahrah motioned to adjourn the meeting, seconded by Erin Schwartz; meeting adjourned at 7:55 PM.

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Low-Line Committee Meeting Minutes

May 17, 2017, 8:00 AM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Darian Campise, Jill Heise (by phone), Erin Schwartz, Nabil Zahrah

Absent: Matt Lederer

Staff: Lee Crandell, Dillon Goodson, Jaclyn Tidwell

Guests: Brandon Biederman, Andrew Moddrell, Lisa Santos

Jill Heise called the meeting to order at 8:02 AM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Nabil Zahrah motioned to approve the minutes from the Low-Line Committee meeting on April 26, 2017, seconded by Darian Campise; motion carries.

Low-Line Project

- **Ashland and Paulina Design:** PORT presented revised drawings for the Low-Line spaces at Ashland and Paulina and noted the challenges of each of the spaces. Committee members discussed the total budget for the project, which PORT estimated would cost approximately \$270,000 and could be implemented in phases over multiple years. Committee members agreed that the designs reflected the community input received at the first public meeting and through online surveying, and discussed holding the next community meeting on June 6 or June 13, depending on CTA feedback on the designs and stakeholder availability.
- **Southport Plaza Art Partitions:** PORT presented several configurations for the art partitions at Southport based on the designs shared during the previous Committee meeting. They estimated that the cost of producing each panel would be \$6,000, or a total of \$30,000 for five panels, and said they did not anticipate any other costs. Committee members discussed materials and suggested that PORT should order a sample of the metal panels to test different perforations. Nabil Zahrah motioned to approve a four panel configuration, seconded by Erin Schwartz; motion carries.

Next Committee Meeting Date

Committee members agreed that the next Committee meeting should be held sometime after the community meeting and did not schedule a date.

Darian Campise motioned to adjourn the meeting, seconded by Erin Schwartz; meeting adjourned at 9:34 AM.

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Low-Line Committee Meeting Minutes

August 23, 2017, 8:00 AM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Darian Campise, Jill Heise, Matt Lederer, Erin Schwartz (by phone), Nabil Zahrah

Staff: Lee Crandell, Dillon Goodson

Guests: Andrew Moddrell

Jill Heise called the meeting to order at 8:03 AM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Nabil Zahrah motioned to approve the minutes from the Low-Line Committee meeting on May 17, 2017, seconded by Darian Campise; motion carries.

Low-Line Project Update

Dillon Goodson provided an update on recent conversations with the CTA and Aldermen about the Low-Line, and reported that project stakeholders had provided enough feedback to schedule a second community meeting. Andrew Moddrell from PORT presented on changes to the design concepts for the Southport art partitions, and new plaza spaces at Ashland and Paulina, since the Committee last met. Committee members agreed that one artist should be asked to paint all four art panels, and offered to review potential artists to provide feedback. They also discussed design challenges with Ashland and Paulina, including lack of existing access to electricity and mitigating the potential for falling debris, and asked PORT about potential design solutions. Finally, PORT shared a draft budget and phasing strategies for both plazas, noting that they would cost approximately \$350,000, subject to change.

Committee members then discussed a phasing approach for the project and coordination on future phases with Friends of Lakeview, a 501(c)(3) nonprofit partner organization. Some members of the Committee suggested they did not think the SSA's Low-Line Committee should be concerned with the non-SSA portions of the overall Low-Line project since these portions are not located within the SSA's service area. Other Committee members expressed different opinions, stressing the importance of coordinating efforts with Friends of Lakeview on the broader vision while emphasizing which portions the SSA is responsible for. The Committee agreed on ways to emphasize the plazas at Ashland and Paulina, while recognizing that the design of Ashland could serve as a prototypical example for future Low-Line development along non-SSA path segments.

Nabil Zahrah motioned to adopt a phasing strategy that focuses on simultaneously improving both sides of Ashland and the Paulina Plaza at once, seconded by Darian Campise; motion carries.

Community Meeting

Committee members agreed that the next community meeting should be held on either September 19 or September 26, 6-8 PM.

Nabil Zahrah motioned to adjourn the meeting, seconded by Darian Campise; meeting adjourned at 9:27 AM.

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Low-Line Committee Meeting Minutes

November 2, 2017, 8:00 AM

Lakeview Chamber of Commerce, 1409 W. Addison St., Chicago, IL 60613

Present: Jill Heise, Matt Lederer, Erin Schwartz, Nabil Zahrah

Absent: Darian Campise

Staff: Lee Crandell, Dillon Goodson

Guests: Brandon Biederman, Sean McKay, Andrew Moddrell, Lisa Santos

Jill Heise called the meeting to order at 8:10 AM.

Public Comment

There was no public comment.

Reading and Approval of Minutes

Nabil Zahrah motioned to approve the minutes from the Low-Line Committee meeting on August 23, 2017, seconded by Erin Schwartz; motion carries.

Community Meeting Recap

Committee members discussed the feedback that was received during the community meeting held on September 19, noting that the feedback shared by attendees was positive and the CTA's attendance and participation at the meeting was appreciated.

Budget, Phasing and Next Steps

PORT presented revised concept drawings incorporating community feedback and shared preliminary budget numbers and scope for the Paulina and Ashland Plazas to inform the process of bidding out aspects of the work.

For the Paulina Plaza, PORT shared a cost estimate from Landscape Forms for the fabrication of the five custom seating elements, noting that the company has a custom seating division that offers a number of advantages over their competitors. They also presented on plans for a screen to contain dumpsters in the rear of the space, and shared an estimated cost for a light diffuser canopy, which was notably higher due to the need for access in order to change light bulbs. Committee members asked PORT to consider a more affordable alternative to the canopy, possibly utilizing art, and suggested that the total cost should not exceed \$20,000. Committee members agreed that the canopy could be installed in a future year once funding was available, and that a dumpster screen might not be necessary. Jill Heise motioned to accept PORT's projected cost of \$146,247 for improvements at the Paulina Plaza, not including the light diffuser canopy or the dumpster screen, seconded by Erin Schwartz; motion carries.

For the Ashland Plazas, PORT recommended adding an additional art panel that would be rotated 90 degrees to cap off the eastern space and shorten the length of the plaza. The Committee agreed that this would not be necessary, and requested for PORT to revise the design approach to allow the pathway to continue to the alley. Matt Lederer motioned to accept PORT's projected cost of \$164,660 for improvements at the Ashland Plazas, with the changes discussed above, seconded by Nabil Zahrah; motion carries.

Committee members wrapped up their conversation by discussing whether to bid out the improvements at Paulina and Ashland with the intent of starting work at both locations simultaneously, or to phase the project, beginning with the completion of the Paulina Plaza first. Committee members agreed that PORT should proceed with preparing bid packages for both the Paulina and Ashland Plazas now to allow the SSA to have a clearer picture of the actual costs prior to making a decision about how to phase the project.

Matt Lederer motioned to adjourn the meeting, seconded by Nabil Zahrah; meeting adjourned at 9:13 AM.