



April 1, 2004

Mr. Jonathan Splitt
Jonathan Splitt Architects, Ltd
4001 N Ravenswood Ave., #401
Chicago, IL 60613

**Re: Review of drawings for 6124 N. Broadway,
Splitt Architects presentation to EDC Broadway Committee on 3/17/04**

Dear Mr. Splitt,


The Edgewater Development Corporation Board of Directors and I have reviewed the plans that you presented to our Broadway Committee on March 17, 2004. We thank you for the presentation and are pleased with the general project concept. We have the following recommendations that will help make the project a strong addition to the community and a good model for future development along Broadway.

1. All 10 of the Dwelling Units (DU) are the same size. They are basically the same unit type repeated, except for opposite-handed variations. Their sales prices will range according to their location within the building, however, this price range will be small as the units are all the same size.
 - A. In an effort to promote a broader range of unit prices in the housing market, we favor a building layout that results in a larger variety of unit types and sizes.
2. All 10 of the DU are oriented in the same manner. Their public and outdoor living spaces are oriented toward the Broadway frontage while the private living spaces are oriented towards the alley. Therefore, there is no development of any outdoor space along the rear elevation.
 - A. We recommend the floor plan be reconfigured so that the public living spaces of the DU occur at both the front and rear facades. This would help to enliven both facades with outdoor spaces/decks/balconies/porches/etc.
 - B. Likewise, we recommend that the garage rooftop be utilized as greenspace/outdoorspace.

3. The ground floor retail space is shown on different plan alternatives as being either one larger space that could be subdivided, or two smaller retail spaces separated from each other by a stairwell and not capable of being combined.
 - A. We recommend that the space be designed in such a way that allows maximum flexibility, so that it can be split into two spaces or combined into one large space. By providing for maximum flexibility, this provides a space that can serve the largest variety of commercial needs, thereby ensuring that the space will be rentable/salable.
4. The current setback of the front facade was stated to be about 5 feet.
 - A. We recommend that this setback be increased to a minimum of 9 feet, so the resulting deck space at the 2nd floor can accommodate a table for outdoor dining.
5. Likewise, the current balcony/porch spaces on the Broadway facade appear to be about 6x7 feet in area.
 - A. We recommend that they be increased in size to a minimum of 9x9 feet, so that they can each accommodate a table for outdoor dining.
6. We recommend that the top two stories of the side (North & South) elevations be composed of finished materials and not unfinished/unsealed concrete block.
7. We question whether, over time, the precast concrete panels proposed for the middle of the front elevation will weather well.
 - A. We recommend exploring alternatives to this material.
8. The loading dock is required due to the fact that the residential square footage is greater than 10,000 square feet.
 - A. We recommend that you determine the size of trucks able to access this loading dock from the alley. Is the typical size of moving van and delivery vehicle able to make use of this loading dock as currently configured? This will allow for an informed discussion regarding the utility of the loading dock, as designed.

We thank you for the presentation on March 17th and look forward to your follow-up to our recommendations.

Thank you,


Adam Burck
Executive Director

cc: EDC Board of Directors
Alderman Mary Ann Smith