

01. Renderings



North West View

Lake Shore Drive





Entry View

Waveland Ave

CCA Lakeview

South West View

Lake Shore Drive





02.

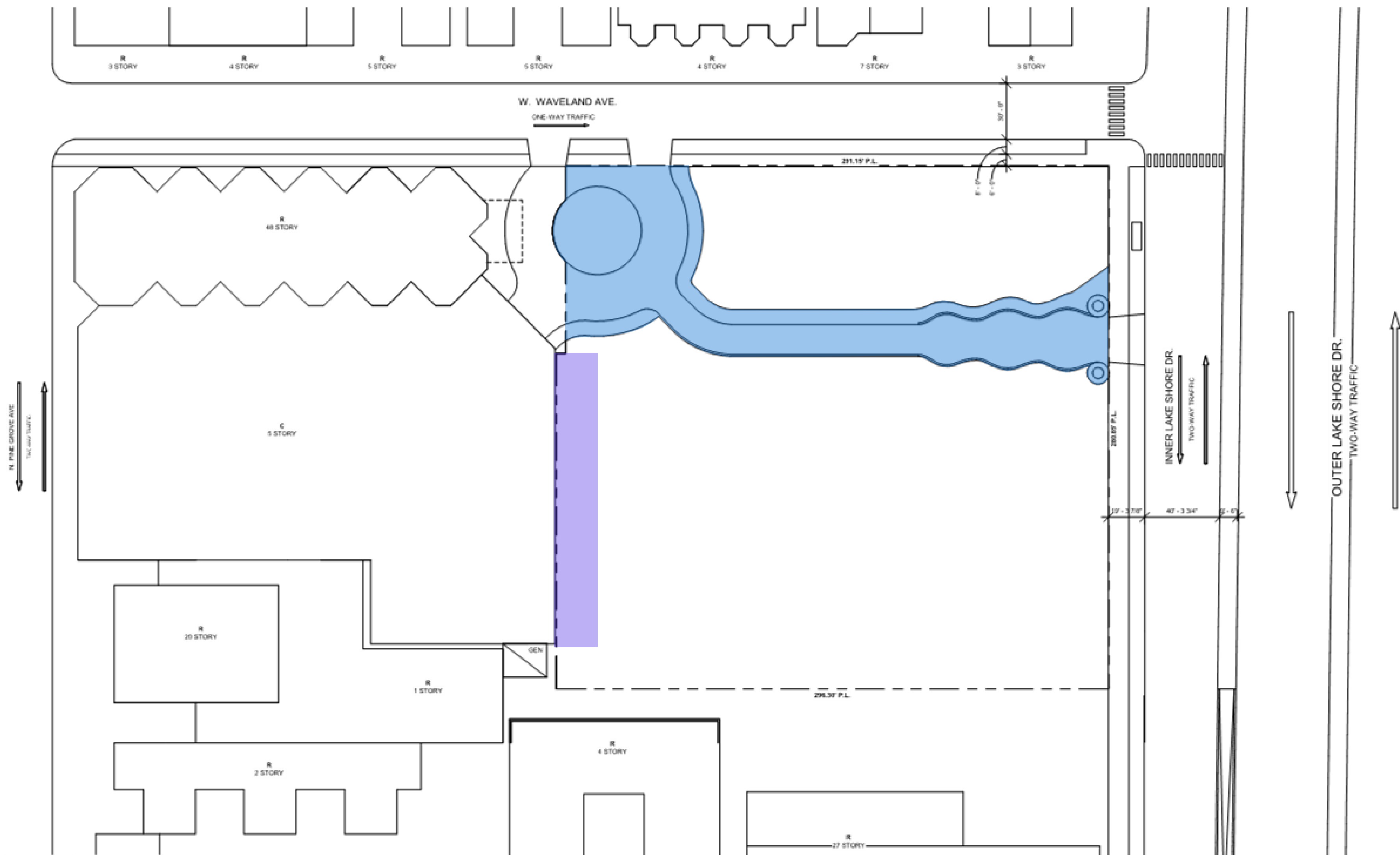
Site Plan & Positioning

Existing Condition

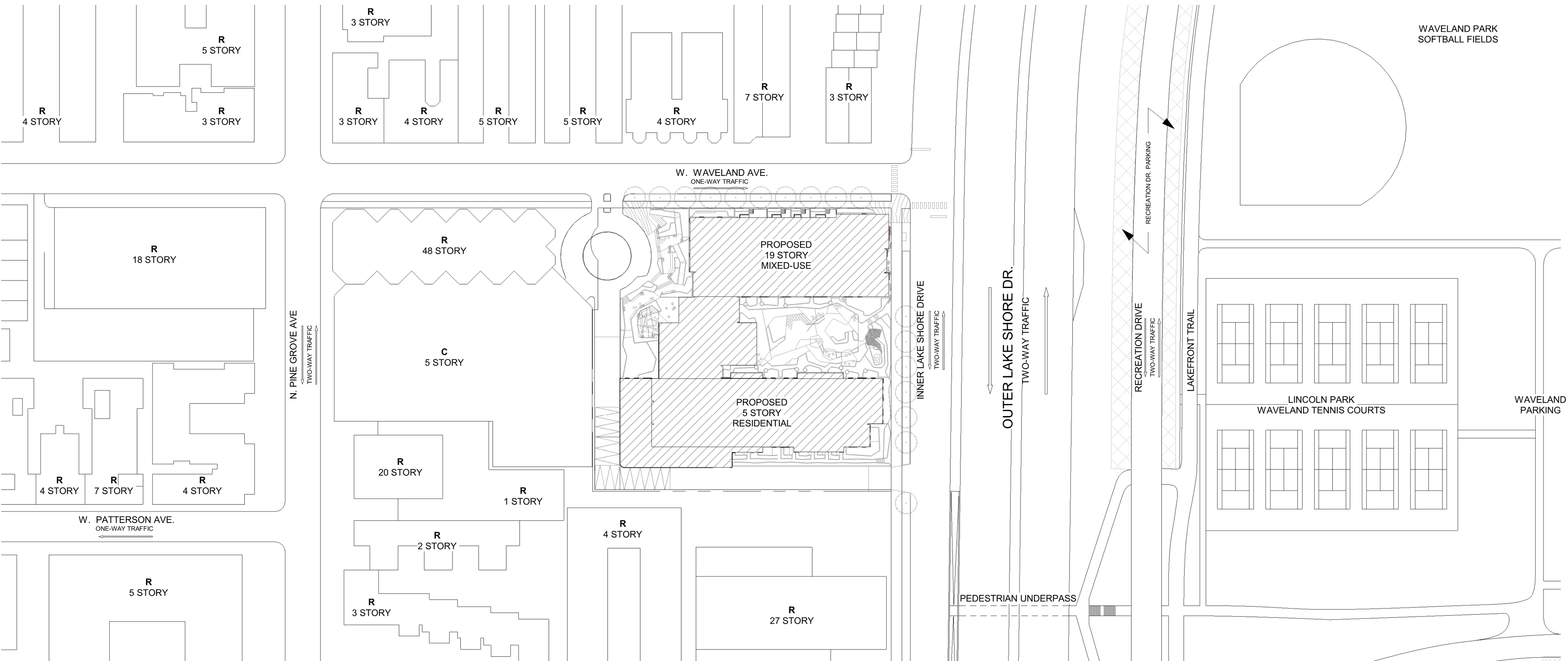
Lake Shore Drive Access
& Cul-De-Sac are on
CCA Lakeview property

Ingress & egress are currently granted to
NYPR via easement

Easement is terminable upon 30 days written
notice from Owner to NYPR



Proposed Site Plan



An aerial photograph of a city skyline at dusk, featuring several tall skyscrapers and a dense urban landscape. The image is overlaid with a semi-transparent blue filter. In the foreground, a street with cars and a bus is visible. The text '03. Lake Views Study' is overlaid on the left side of the image.

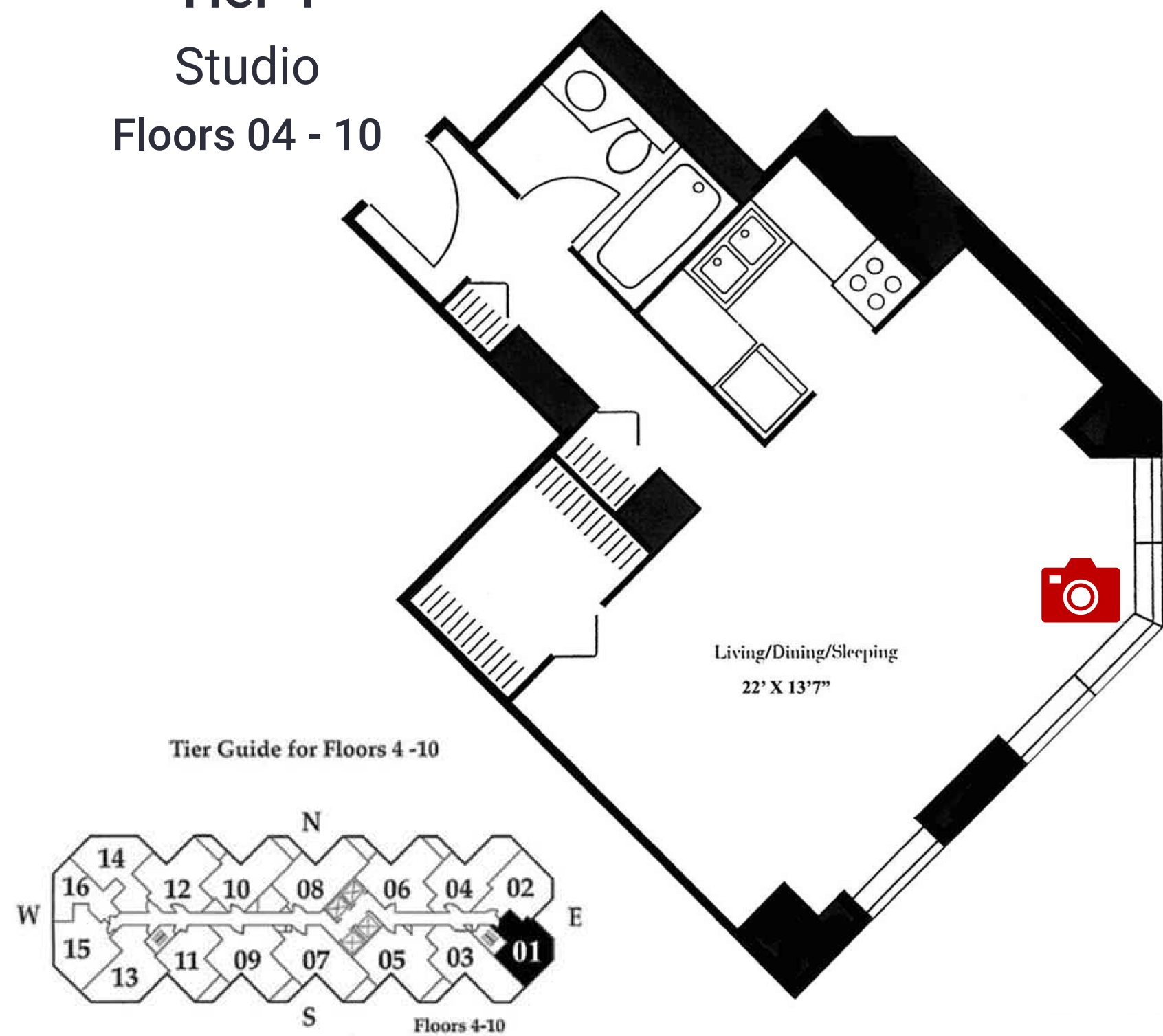
03. Lake Views Study

View Study from Tier 1 & Tier 2 Units

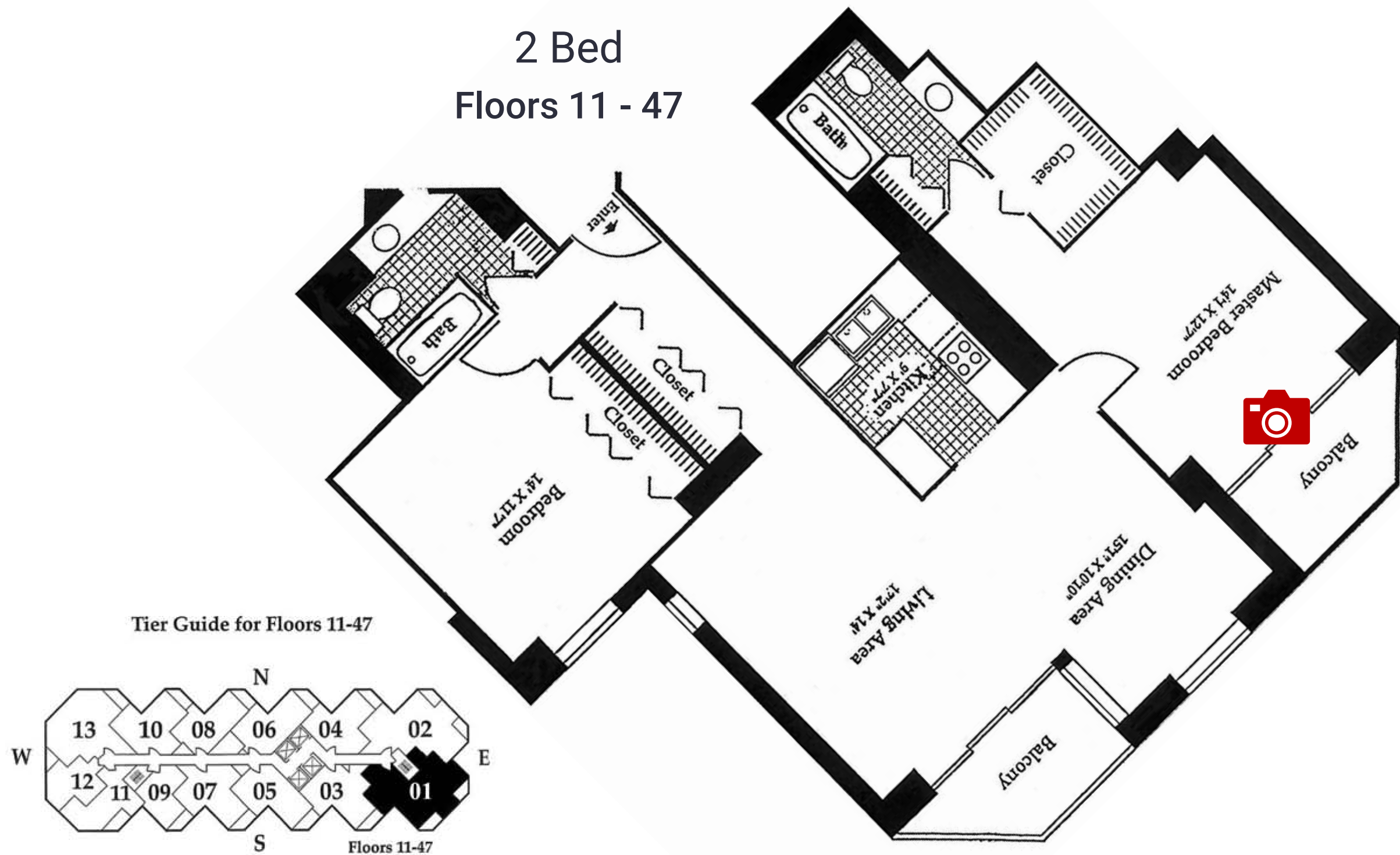
Elevation-precise drone photos were taken to simulate views of Lake Michigan from Tier 1 and Tier 2 units at Floors 4, 7, 10, 18, and 24

 Indicates viewpoint location

Tier 1
Studio
Floors 04 - 10



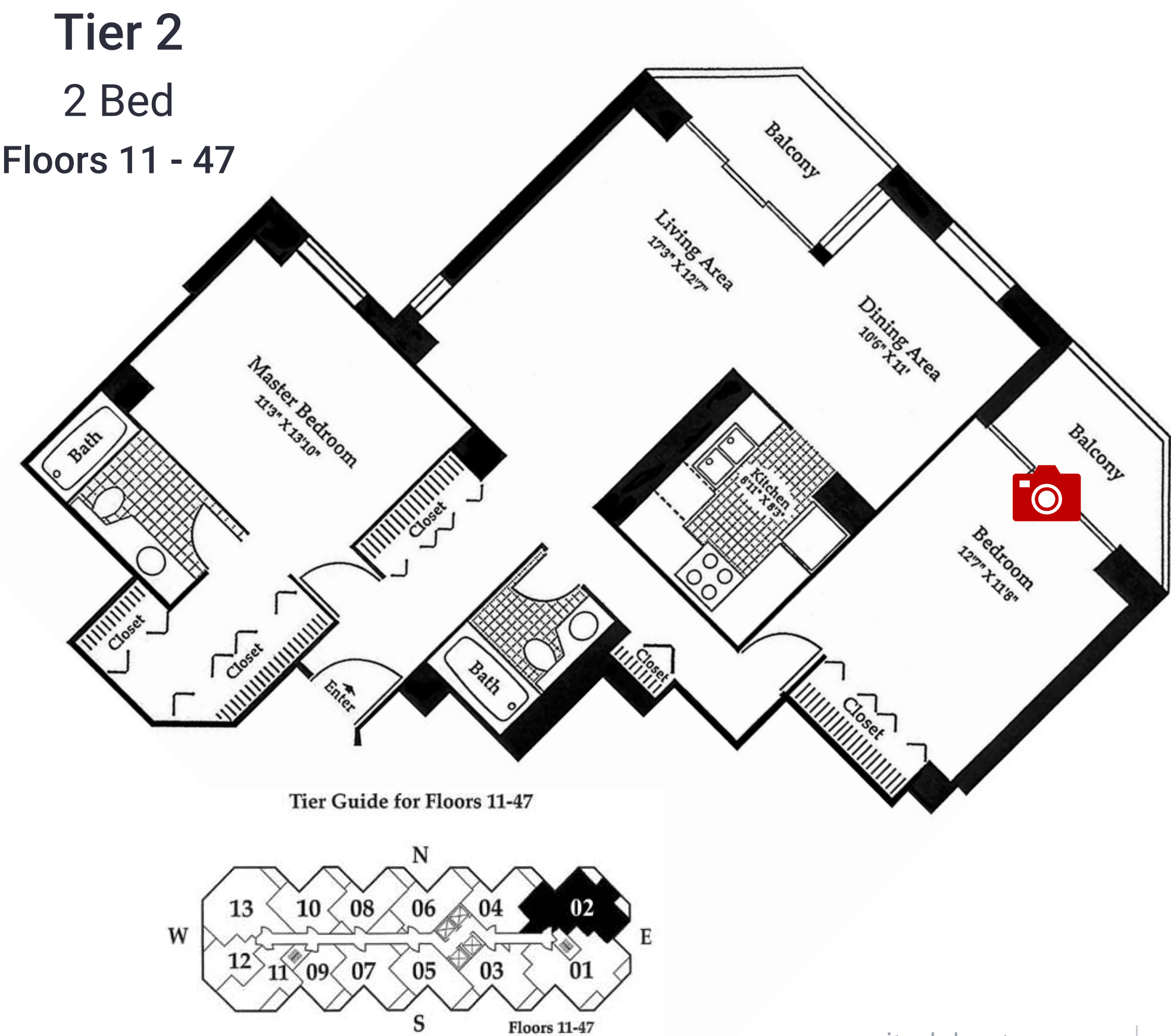
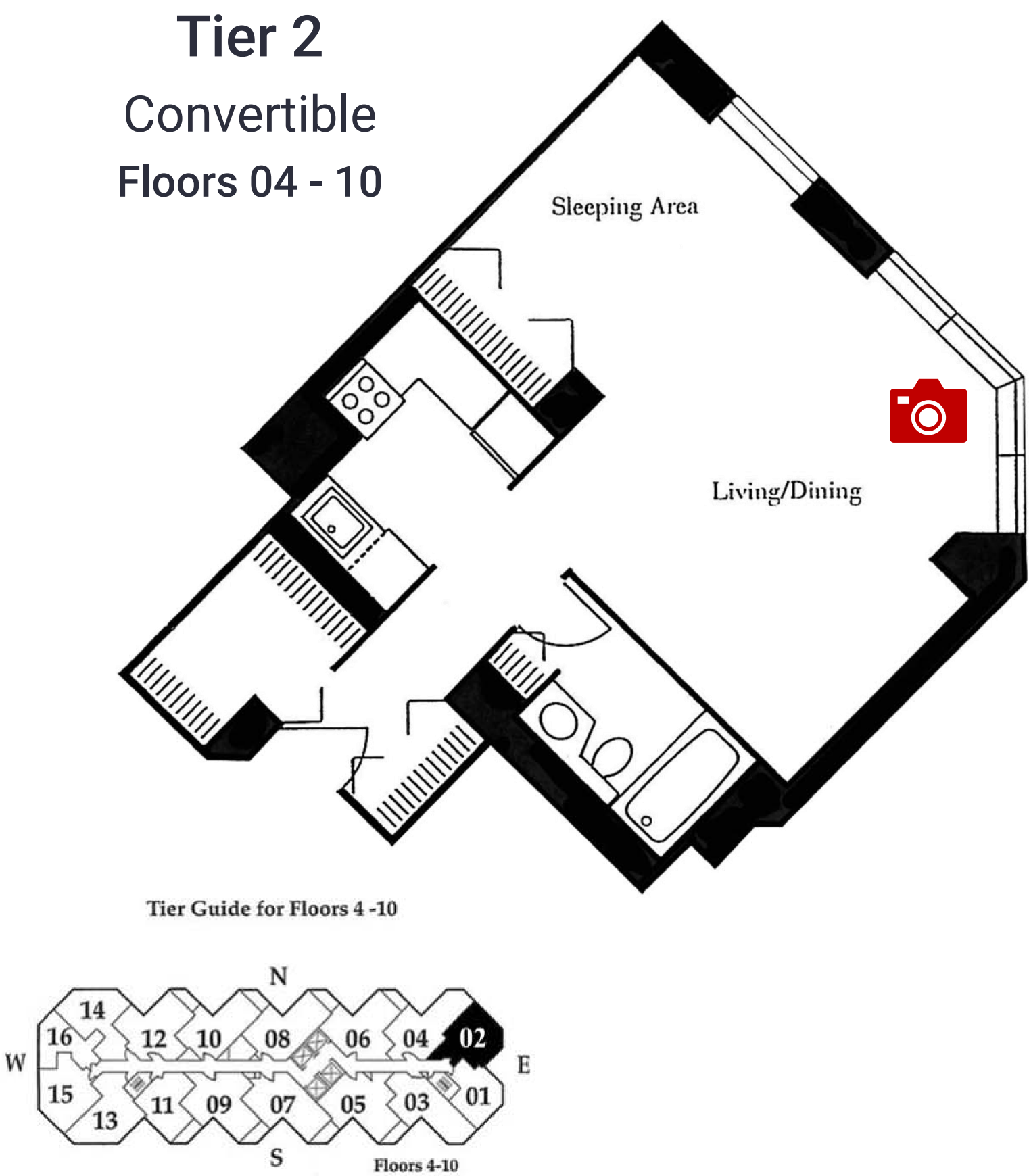
Tier 1
2 Bed
Floors 11 - 47



View Study from Tier 1 & Tier 2 Units

Elevation-precise drone photos were taken to simulate views of Lake Michigan from Tier 1 and Tier 2 units at Floors 4, 7, 10, 18, and 24

 Indicates viewpoint location



CCA Lakeview

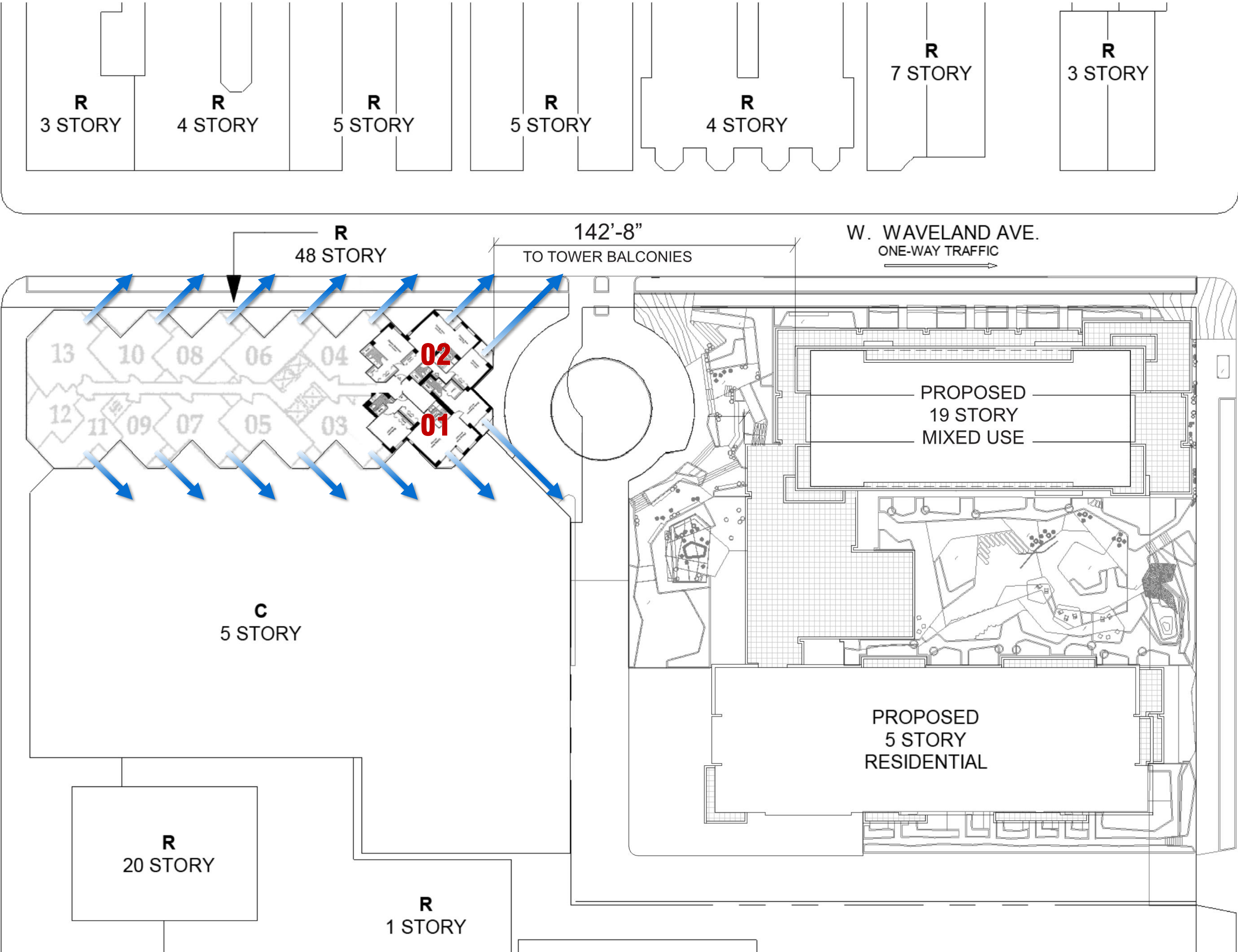
View Study

Tier 01 & 02 view orientations

NYPR's developers once also owned the CCA Lakeview land and intended to build a Phase II tower.

Because of this they designed NYPR to orient windows and balconies at 45° angles to preserve lake views.

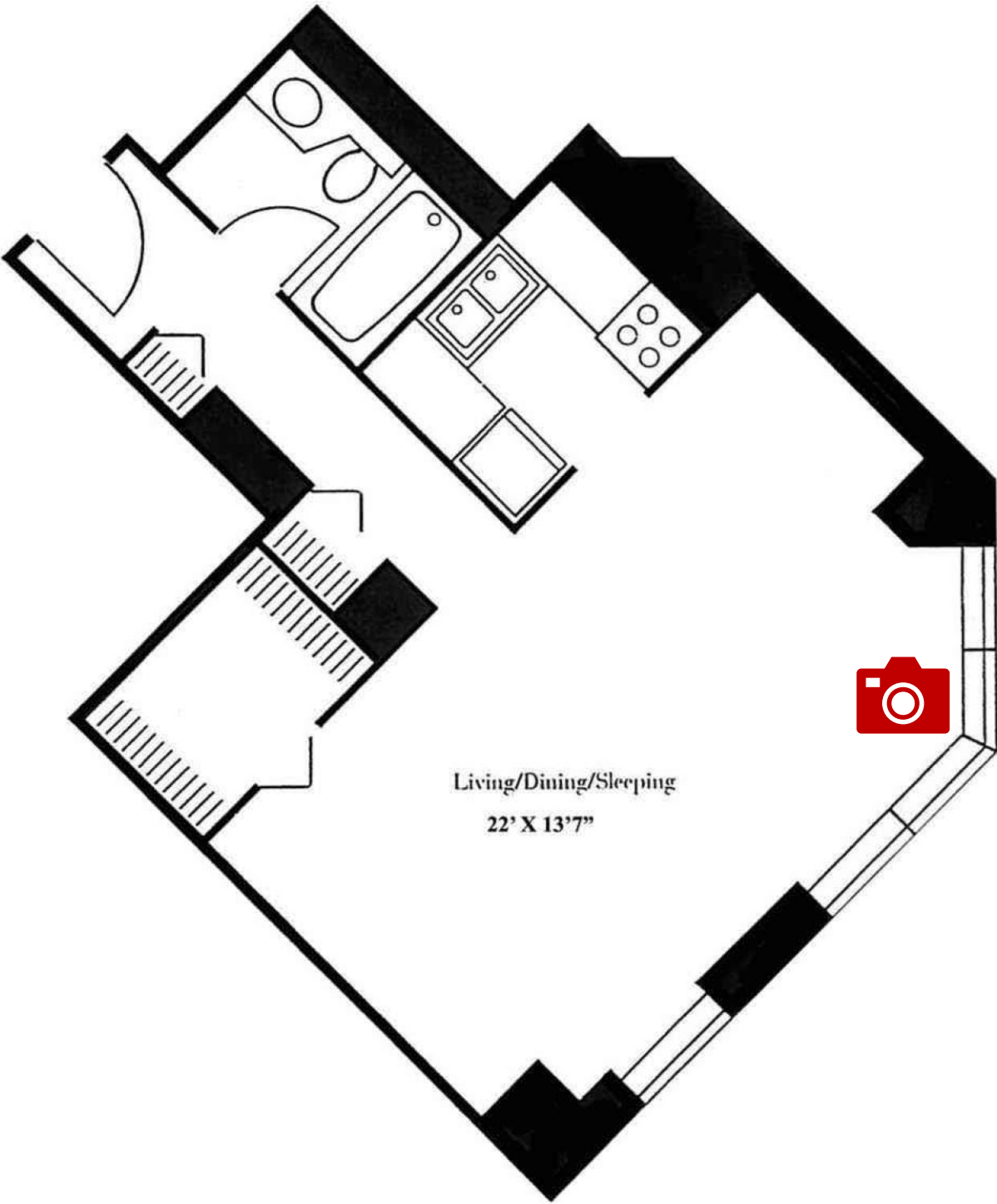
CCA Lakeview's taller tower is optimally positioned for absolute minimum impact on NYPR views.



View Study

Rendering Overlay on Elevation-Precise Drone Photo

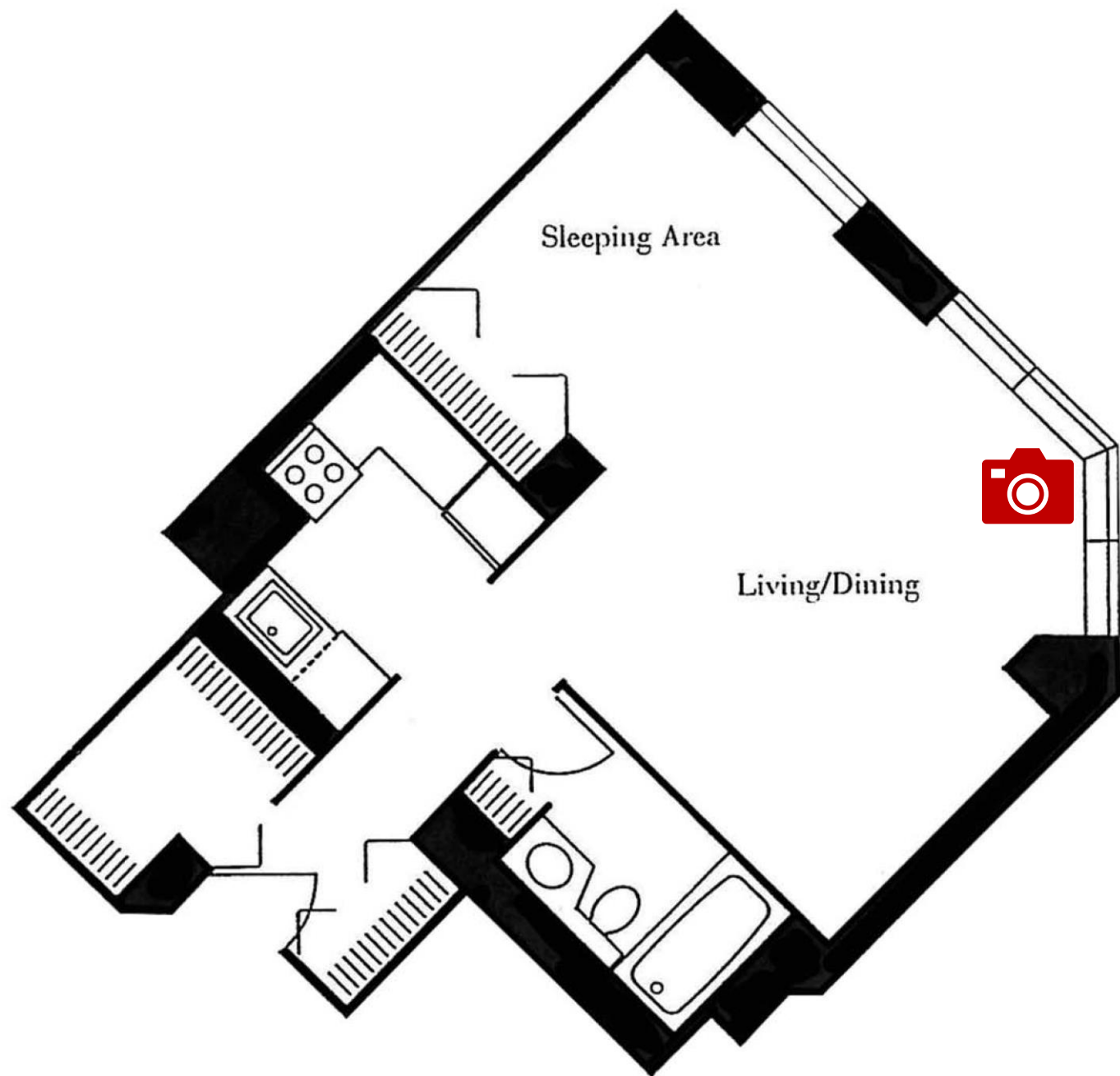
Tier 1 Studio, Floor 4



View Study

Rendering Overlay on Elevation-Precise Drone Photo

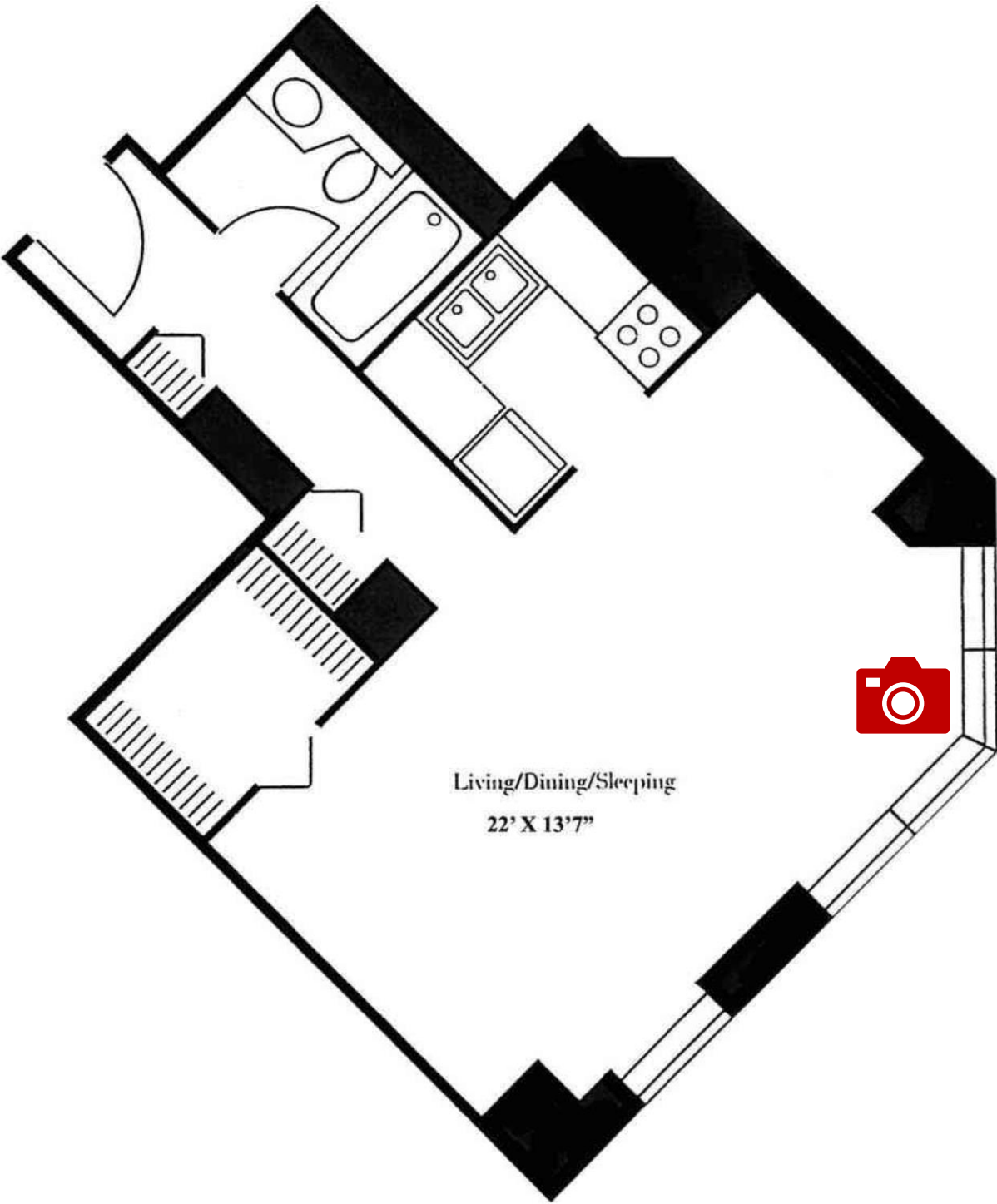
Tier 2 Convertible, Floor 4



View Study

Rendering Overlay on Elevation-Precise Drone Photo

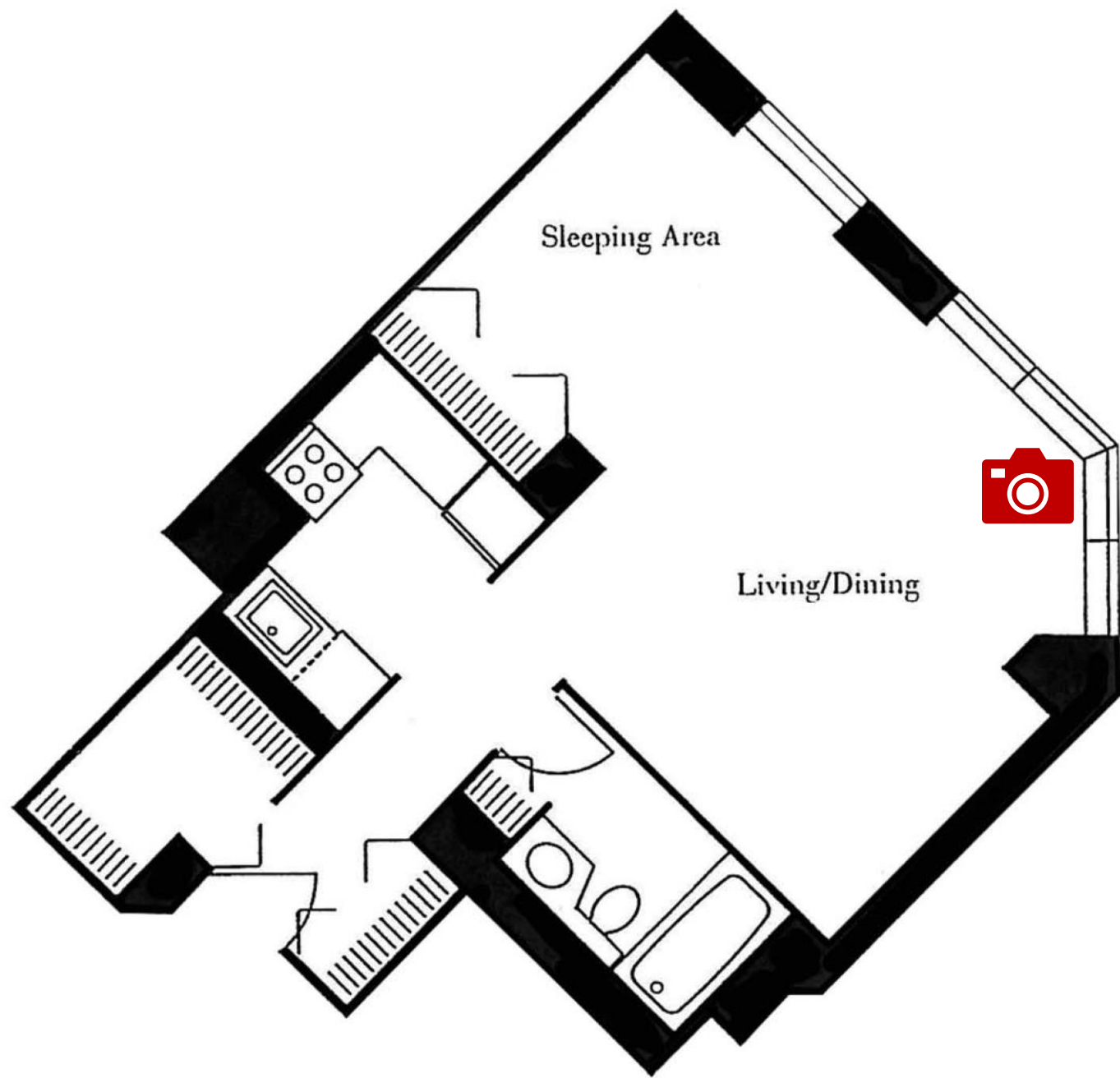
Tier 1 Studio, Floor 7



View Study

Rendering Overlay on Elevation-Precise Drone Photo

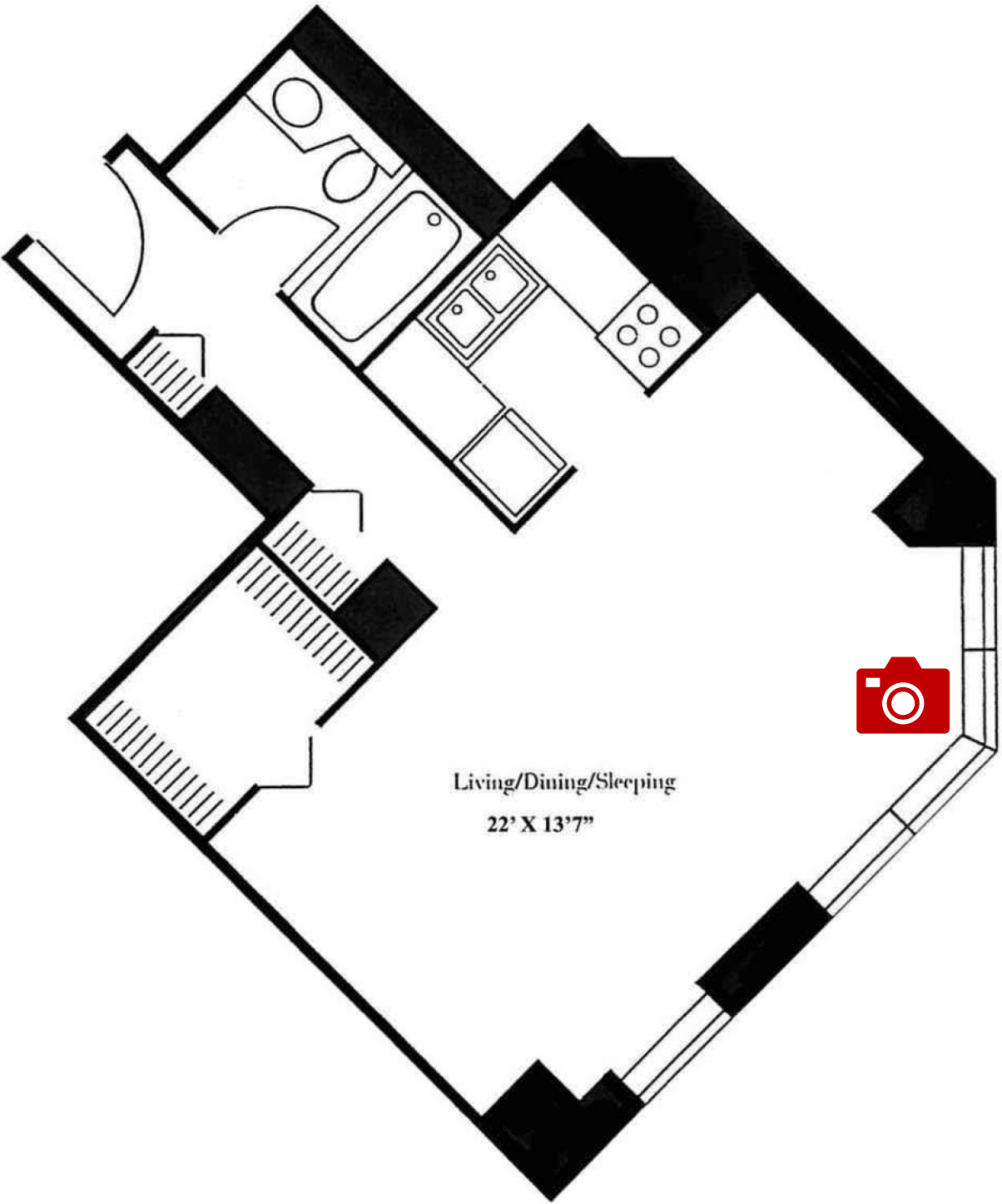
Tier 2 Convertible, Floor 7



View Study

Rendering Overlay on Elevation-Precise Drone Photo

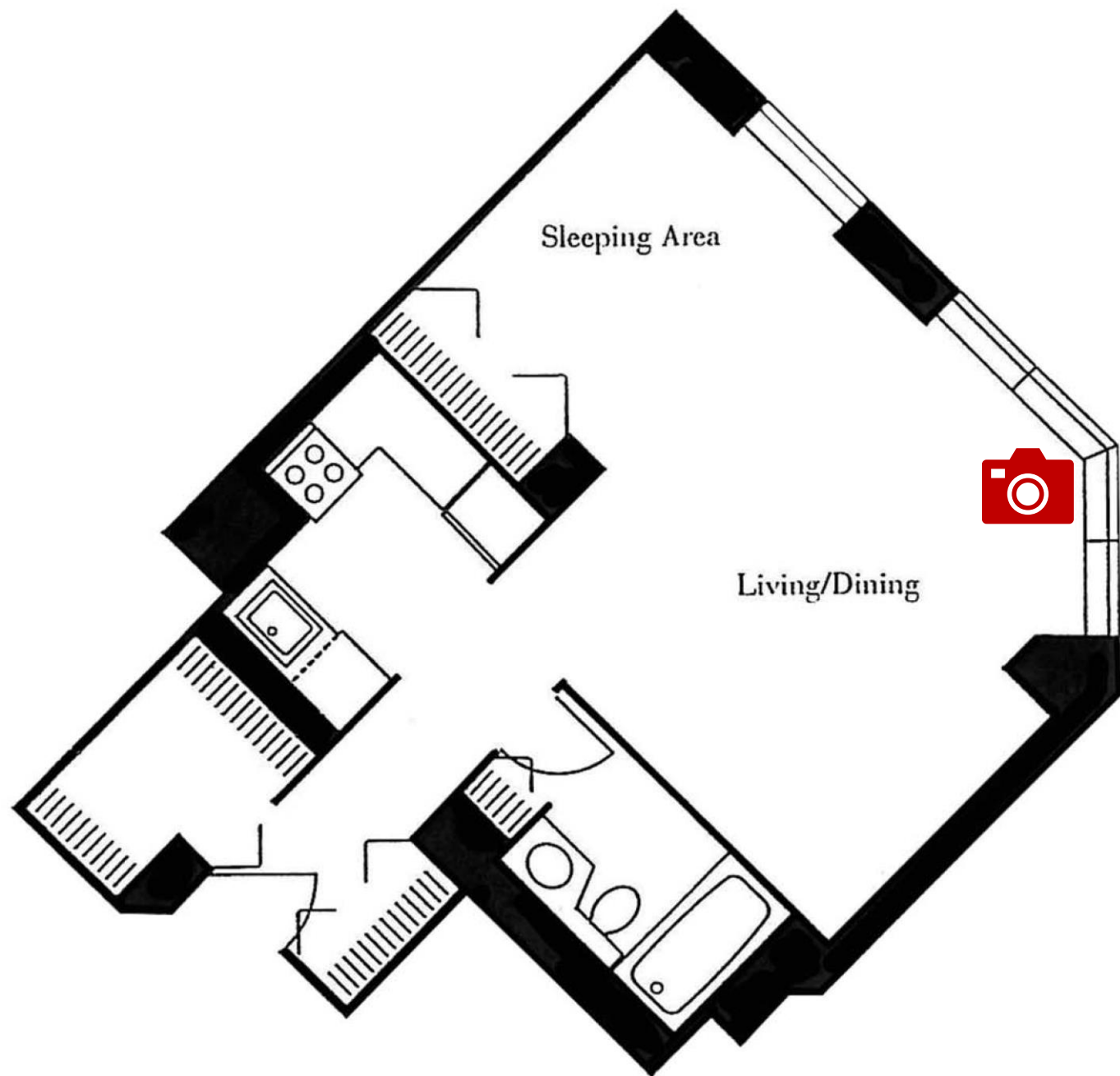
Tier 1 Studio, Floor 10



View Study

Rendering Overlay on Elevation-Precise Drone Photo

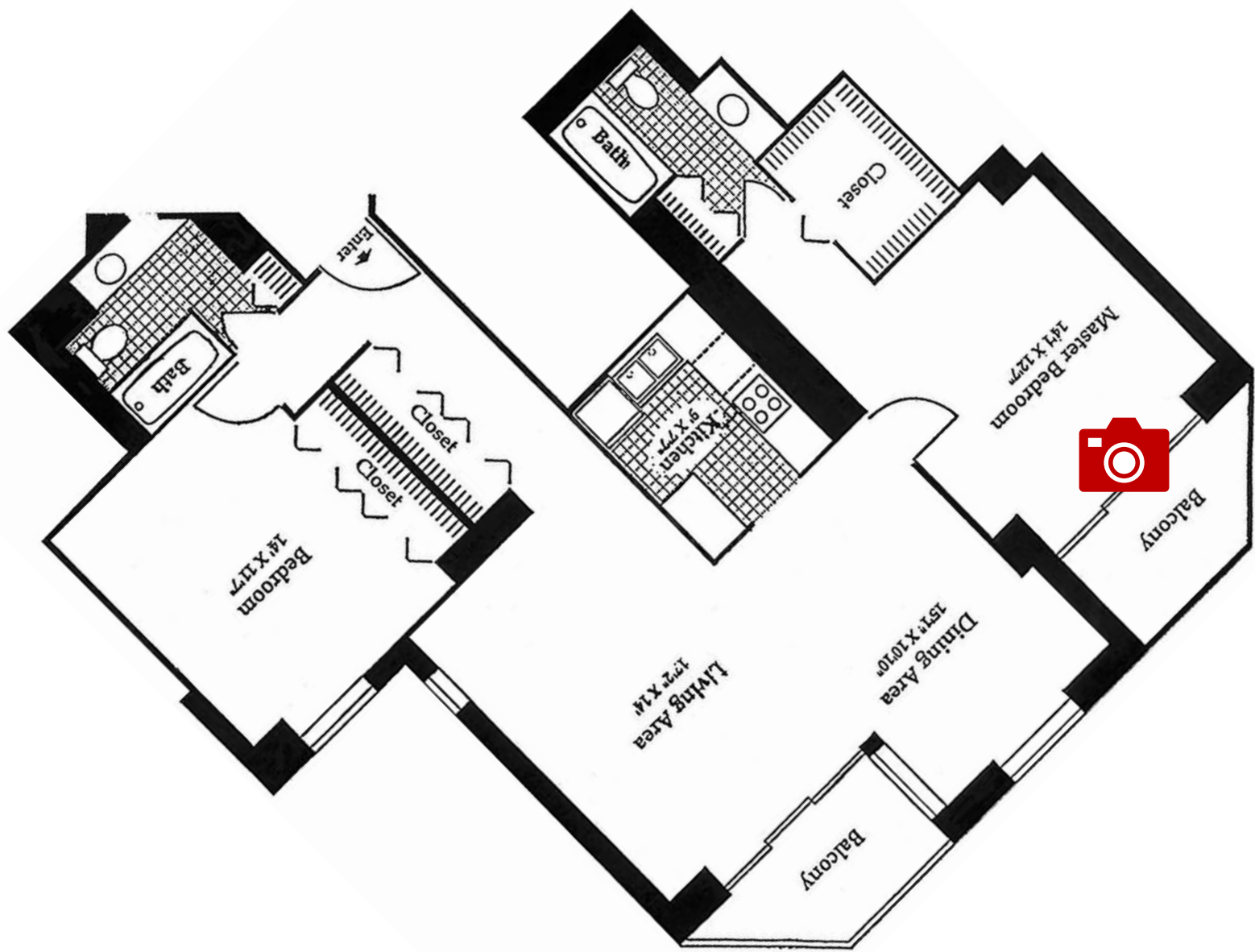
Tier 2 Convertible, Floor 10



View Study

Rendering Overlay on Elevation-Precise Drone Photo

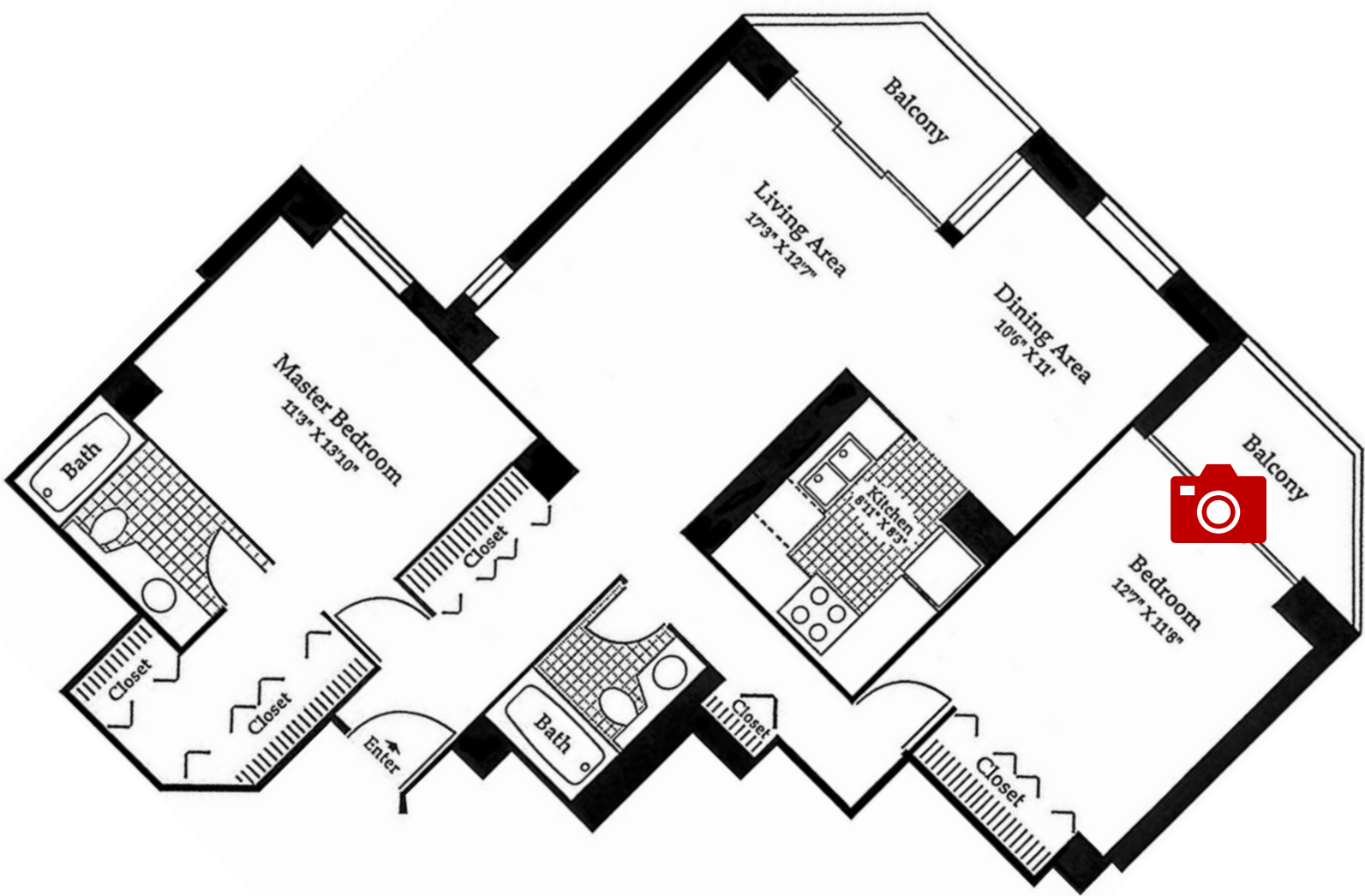
Tier 1, 2-Bed, Floor 18



View Study

Rendering Overlay on Elevation-Precise Drone Photo

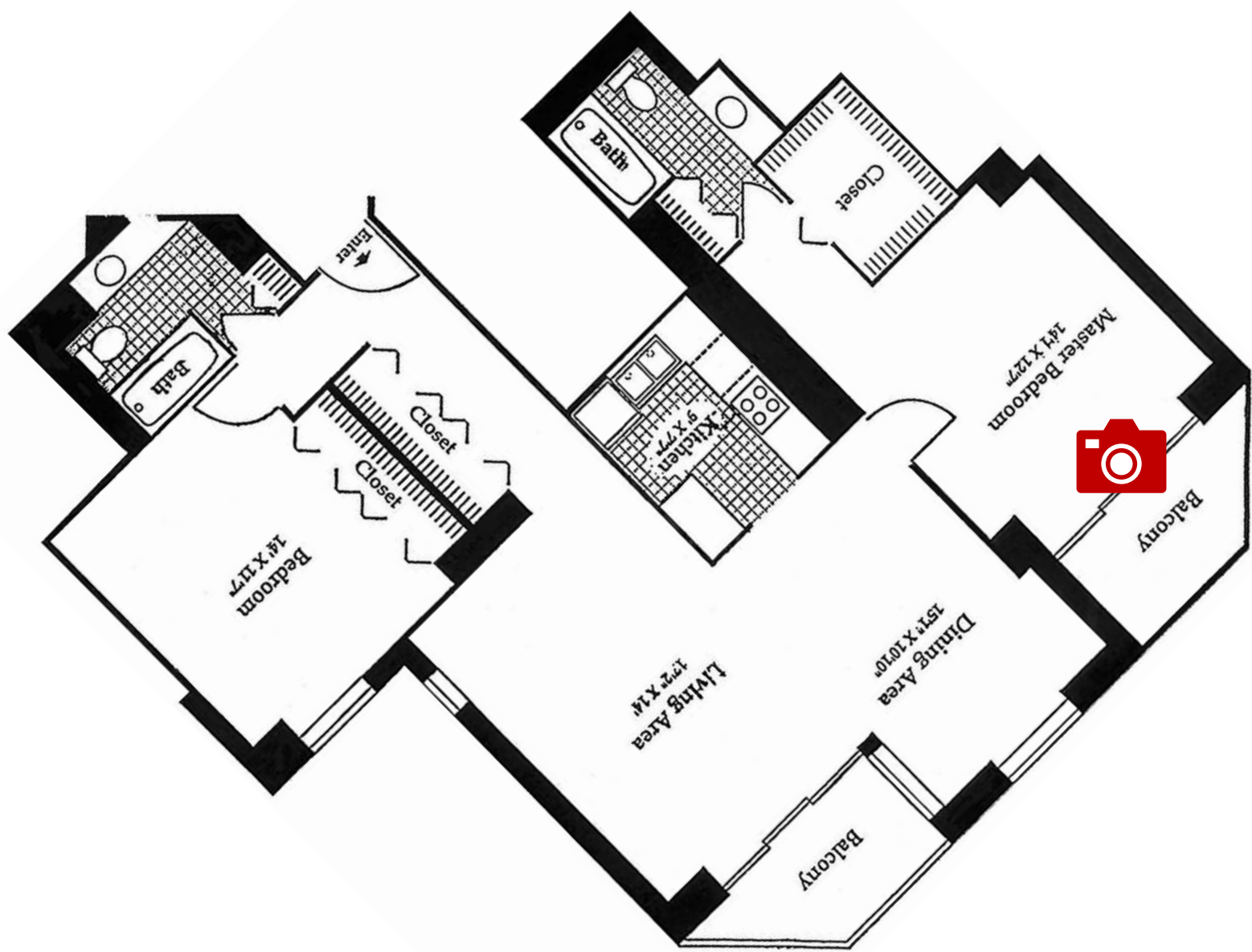
Tier 2, 2-Bed, Floor 18



View Study

Rendering Overlay on Elevation-Precise Drone Photo

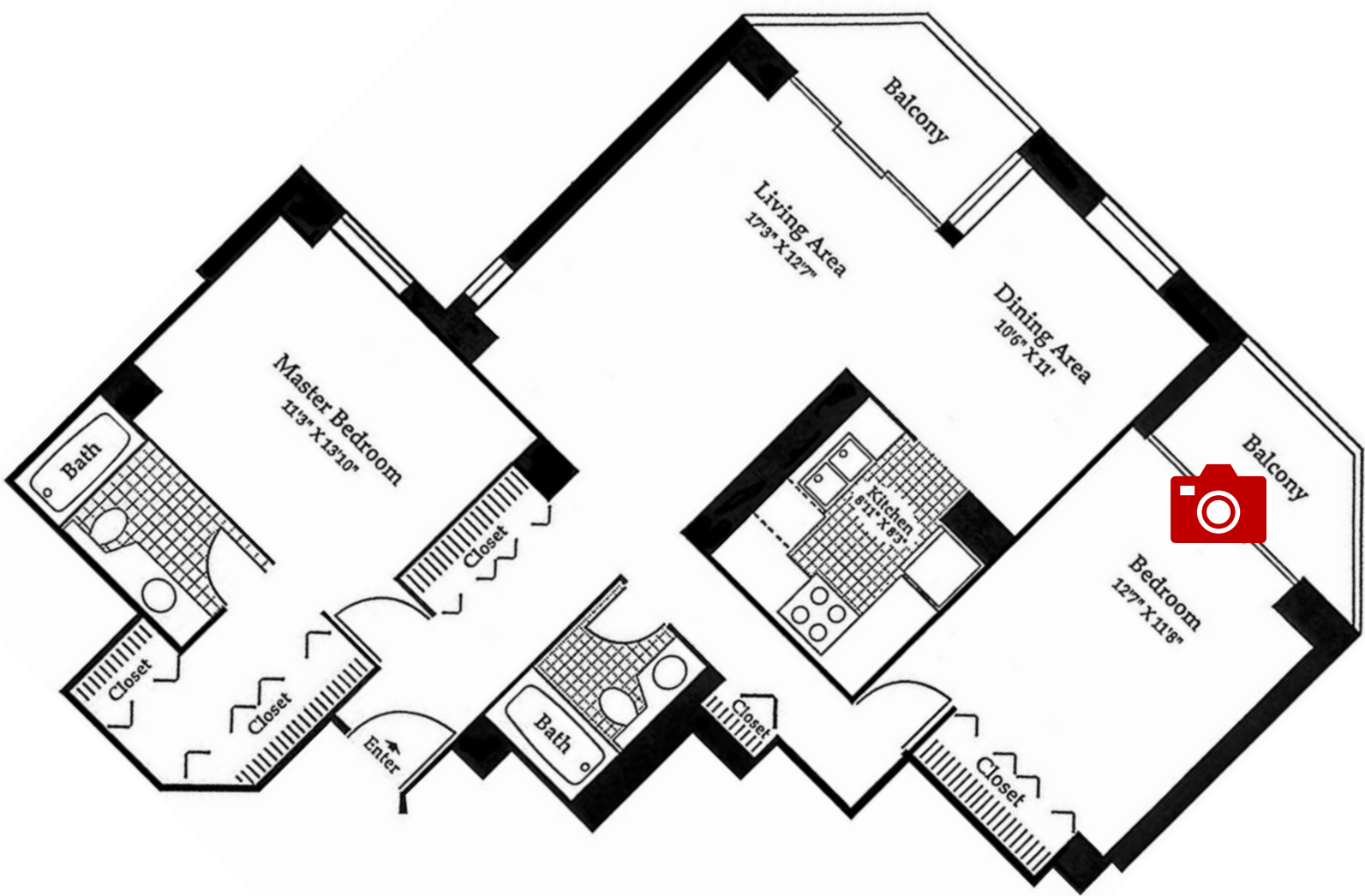
Tier 1, 2-Bed, Floor 24



View Study

Rendering Overlay on Elevation-Precise Drone Photo

Tier 2, 2-Bed, Floor 24

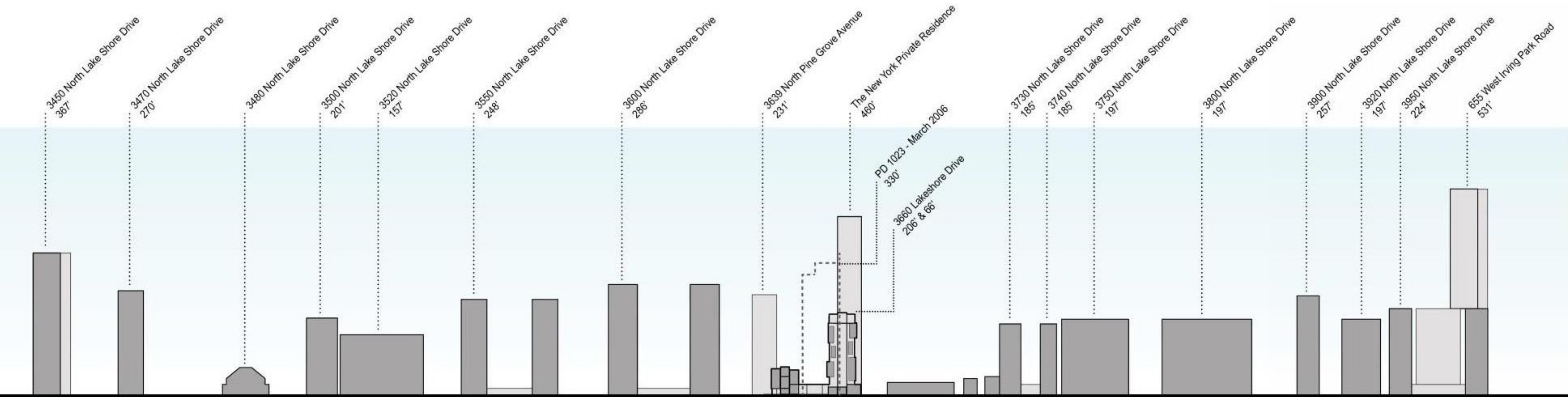


An architectural rendering of a modern building complex. The main building in the foreground has a glass facade and cantilevered balconies. A courtyard in the center features a paved walkway, a large 3D 'CCA' sculpture, and a garden with various plants and wooden planters. A car is parked on the right side of the courtyard. In the background, other high-rise buildings are visible under a clear blue sky.

04. Elevation Comparison

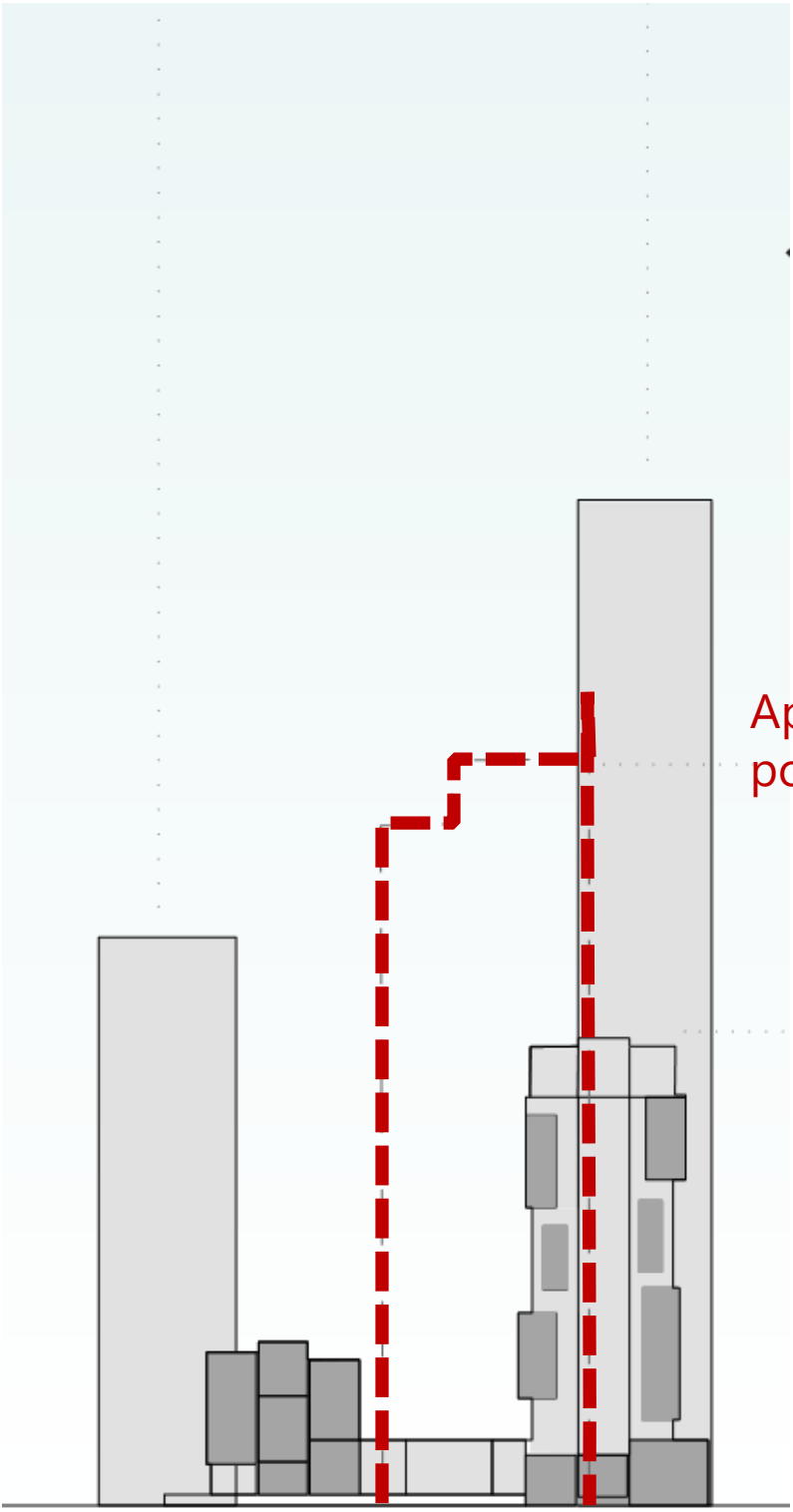
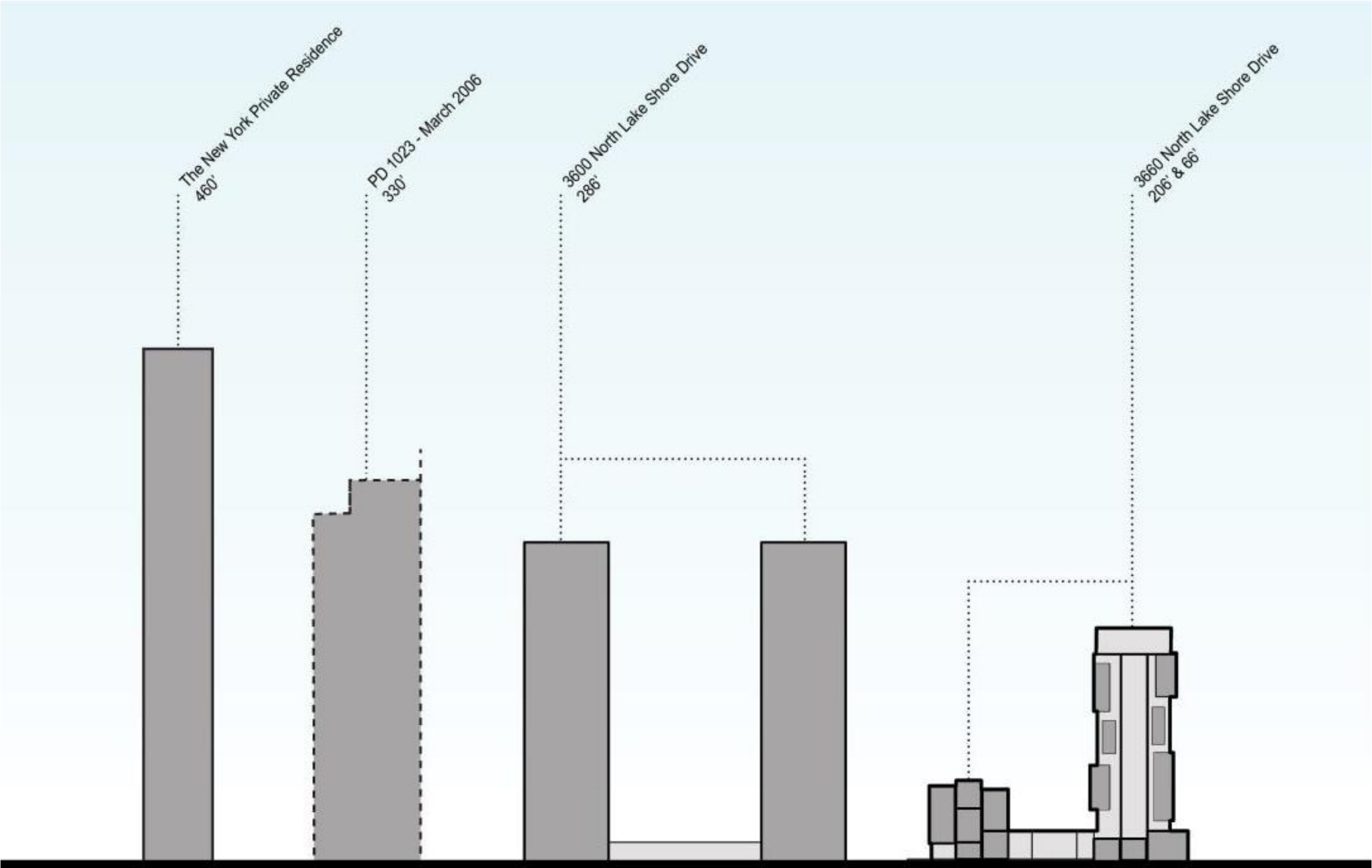
Elevation Study

Lake Shore Drive

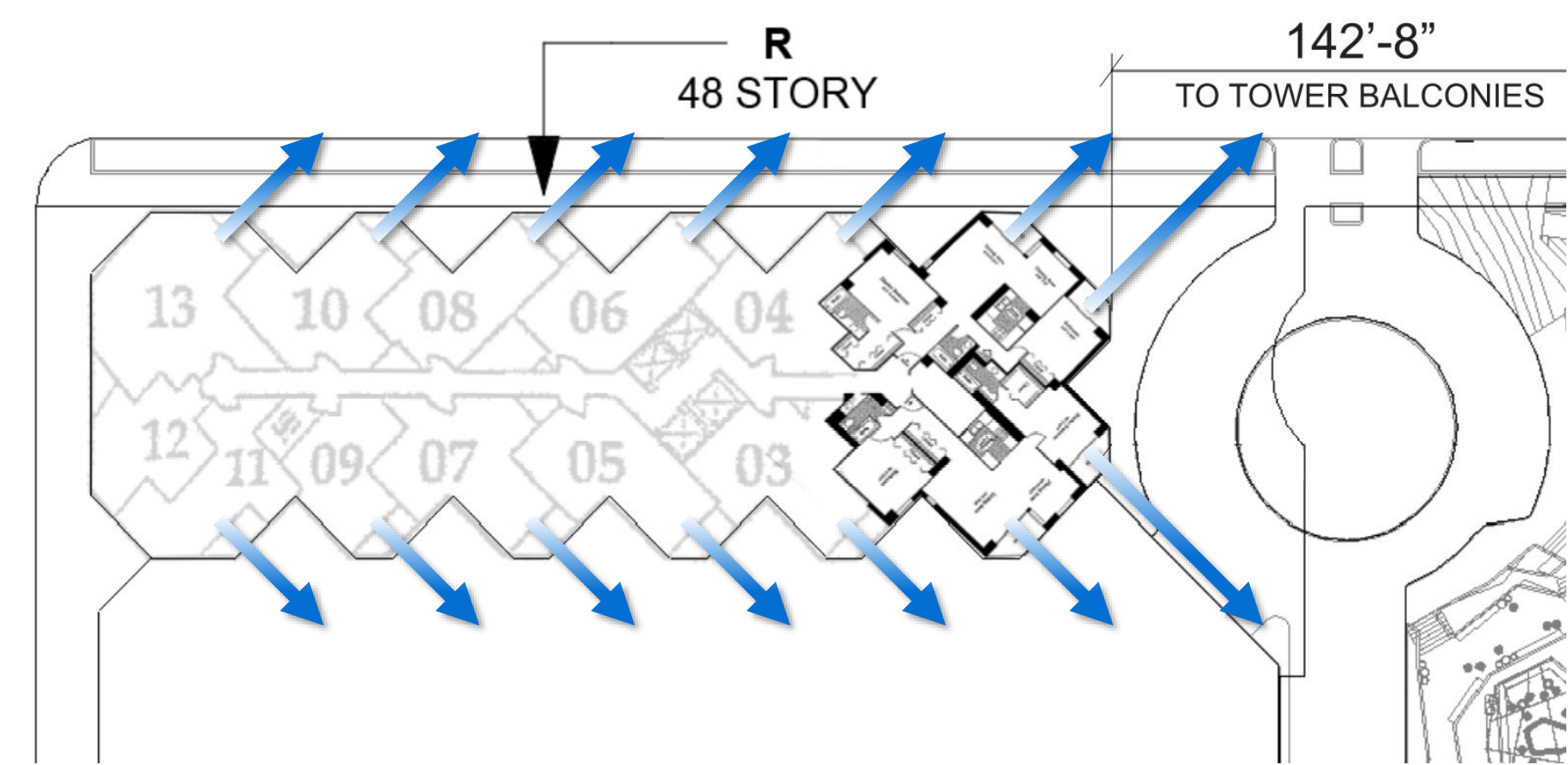


Elevation Study

NYPR approved the previous developer's PD 1023 with an elevation of 330 feet. CCA Lakeview's proposed elevation is 209'.



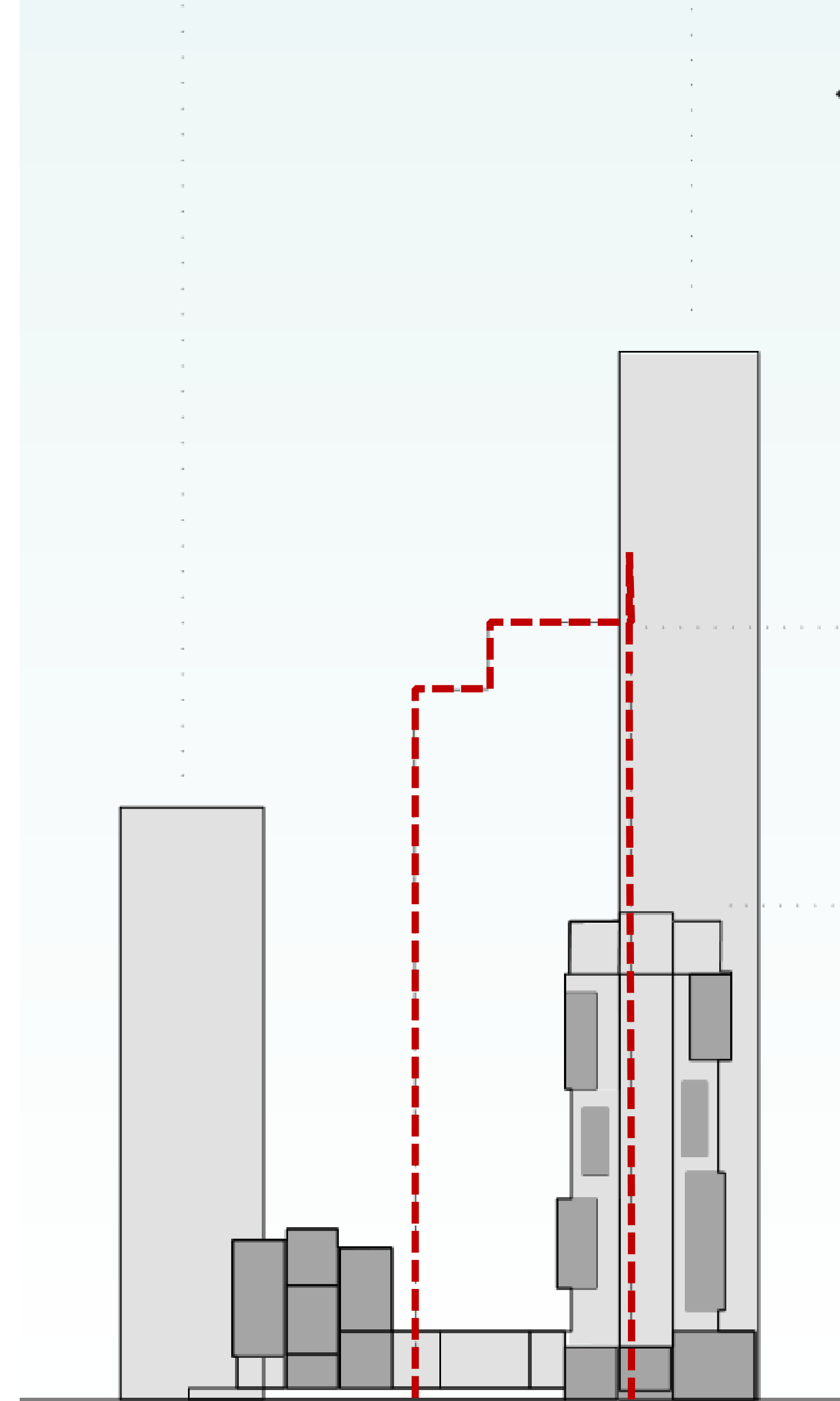
Approved elevation & site
position of existing PD 1023

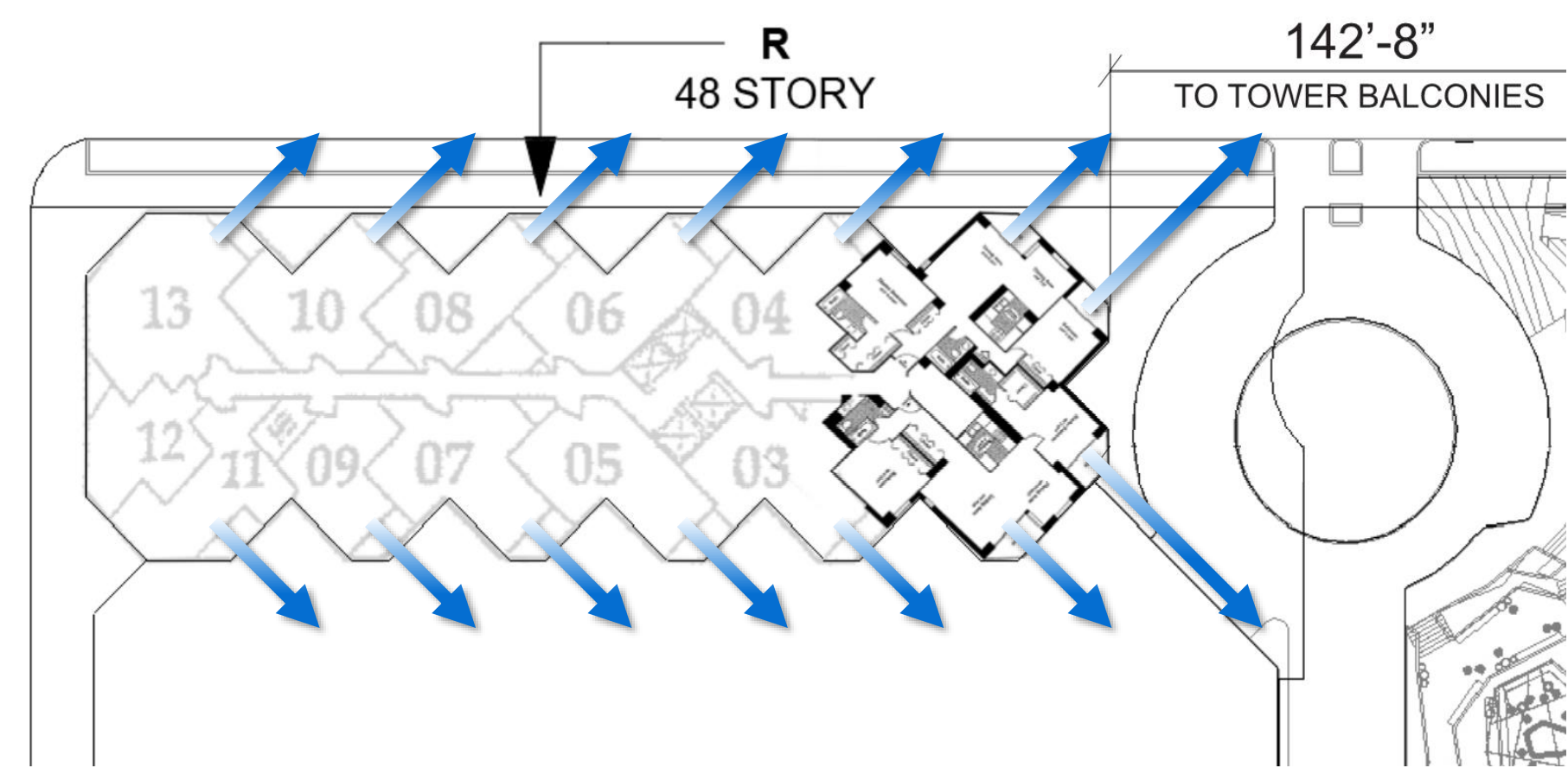


Building Positioning

Moreover, recall that all of NYPR’s view lines occur at 45° angles.

The existing PD 1023 agreed to by NYPR would have had significant detrimental impact on NYPR views of Lake Michigan.

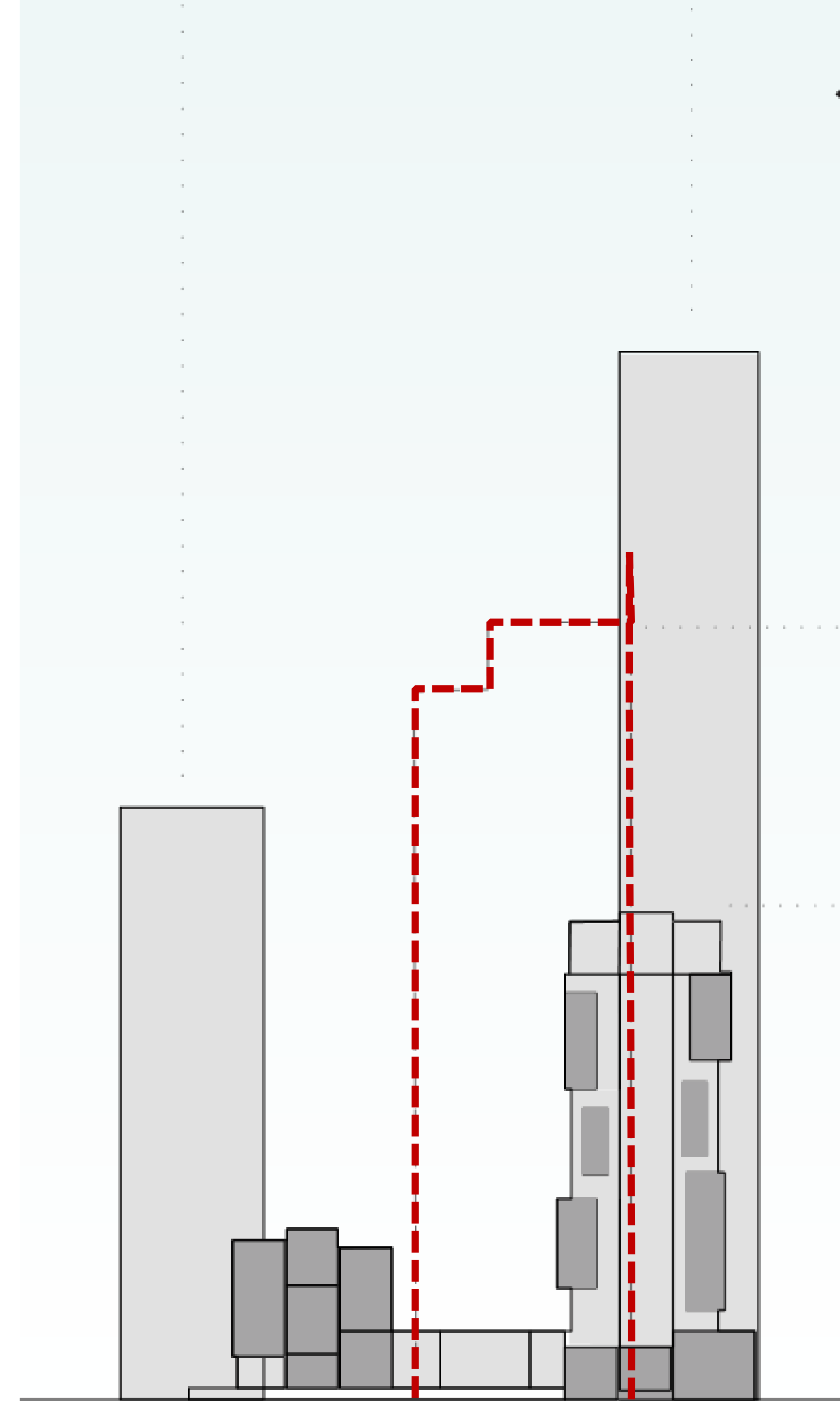




Building Positioning

Moreover, recall that all of NYPR’s view lines occur at 45° angles.

The existing PD 1023 agreed to by NYPR would have had significant detrimental impact on NYPR views of Lake Michigan.

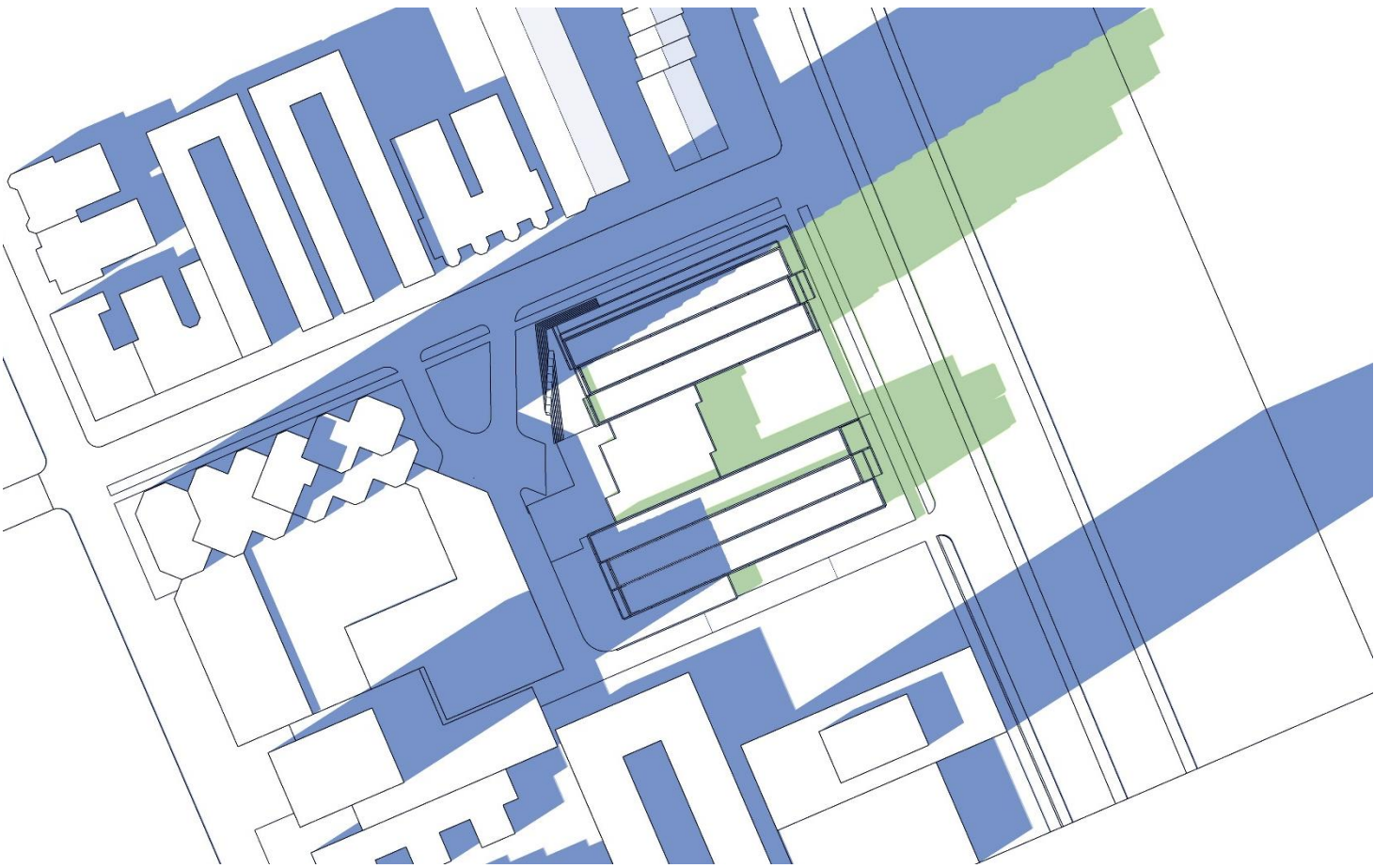
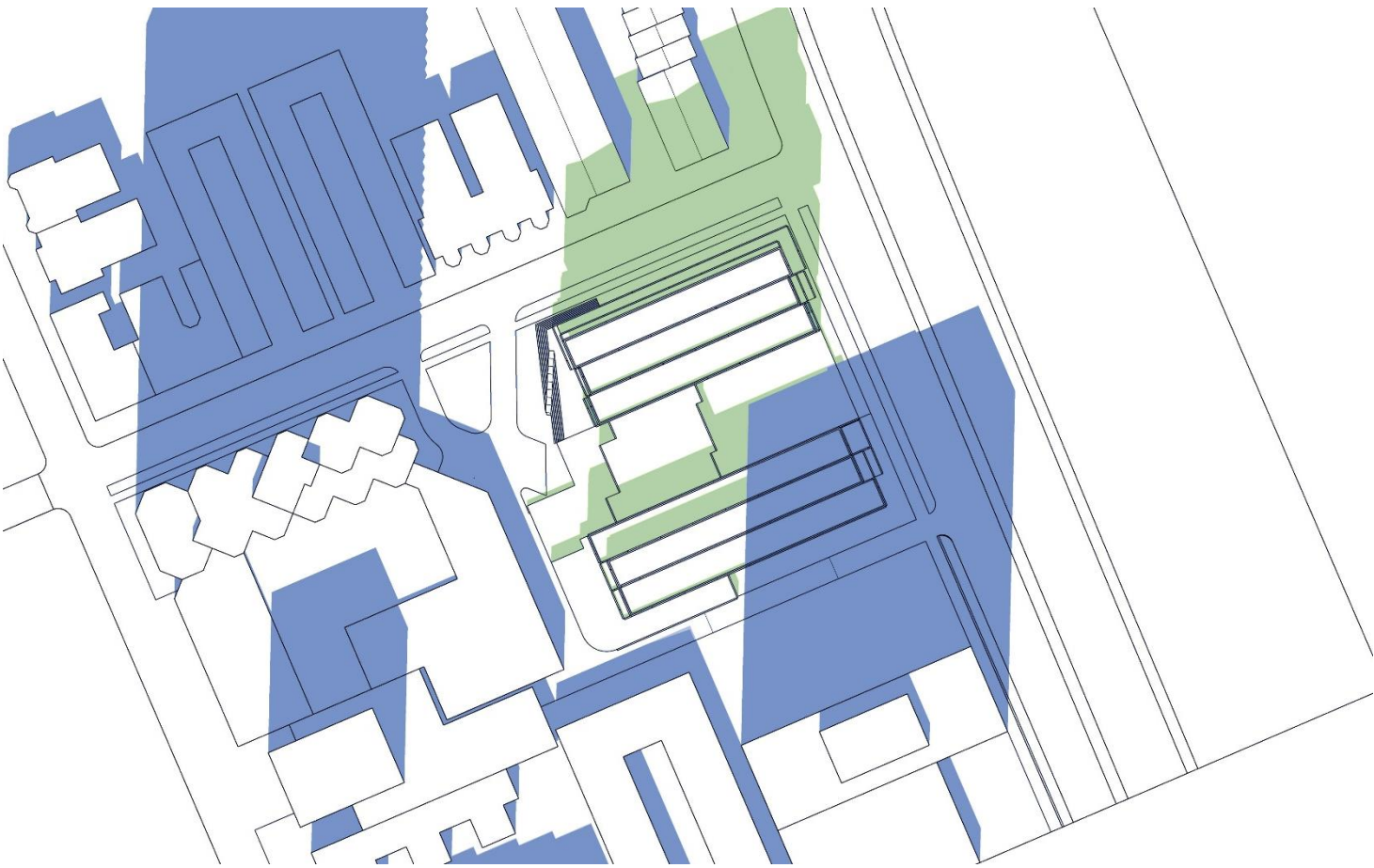
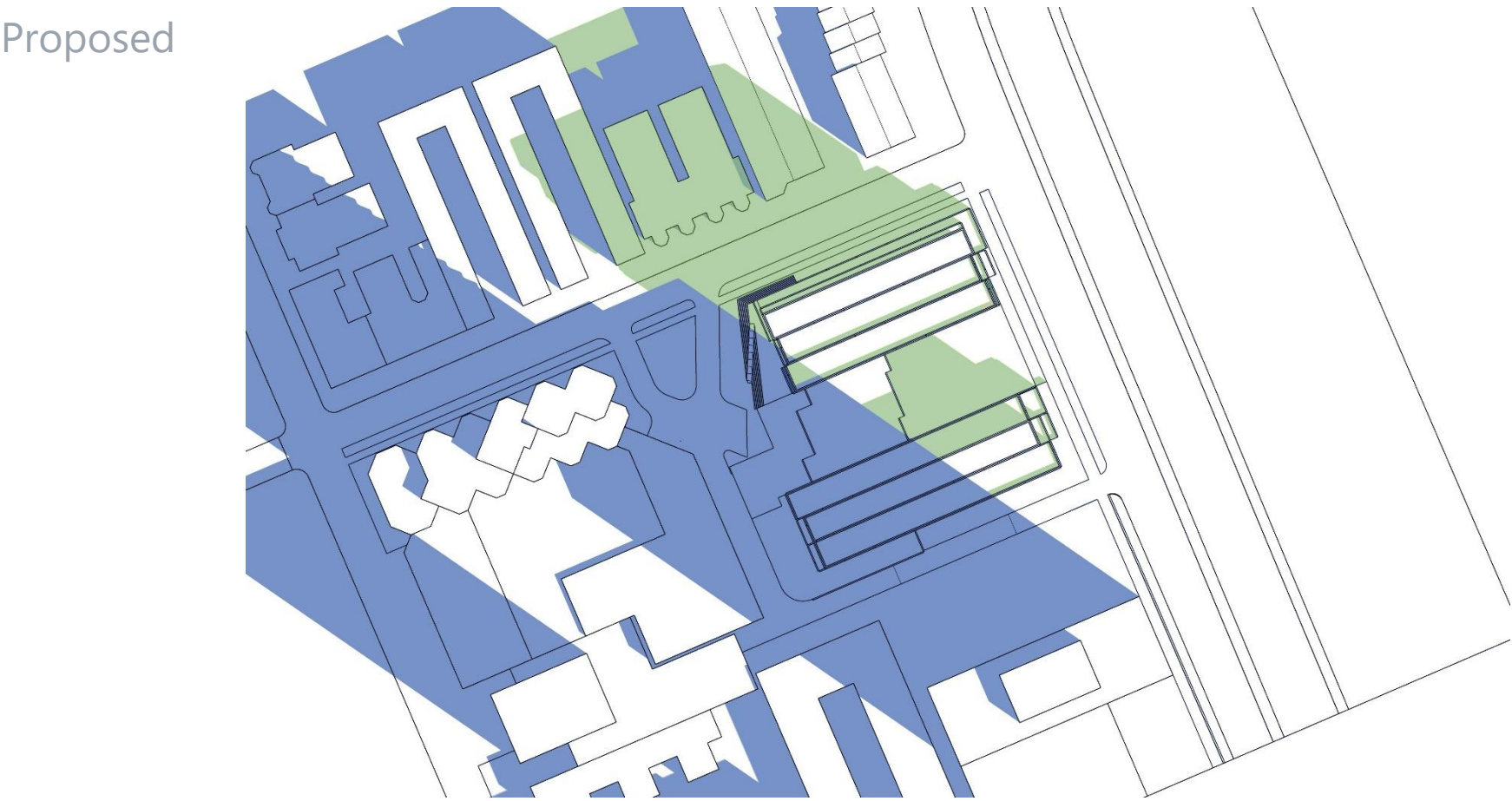
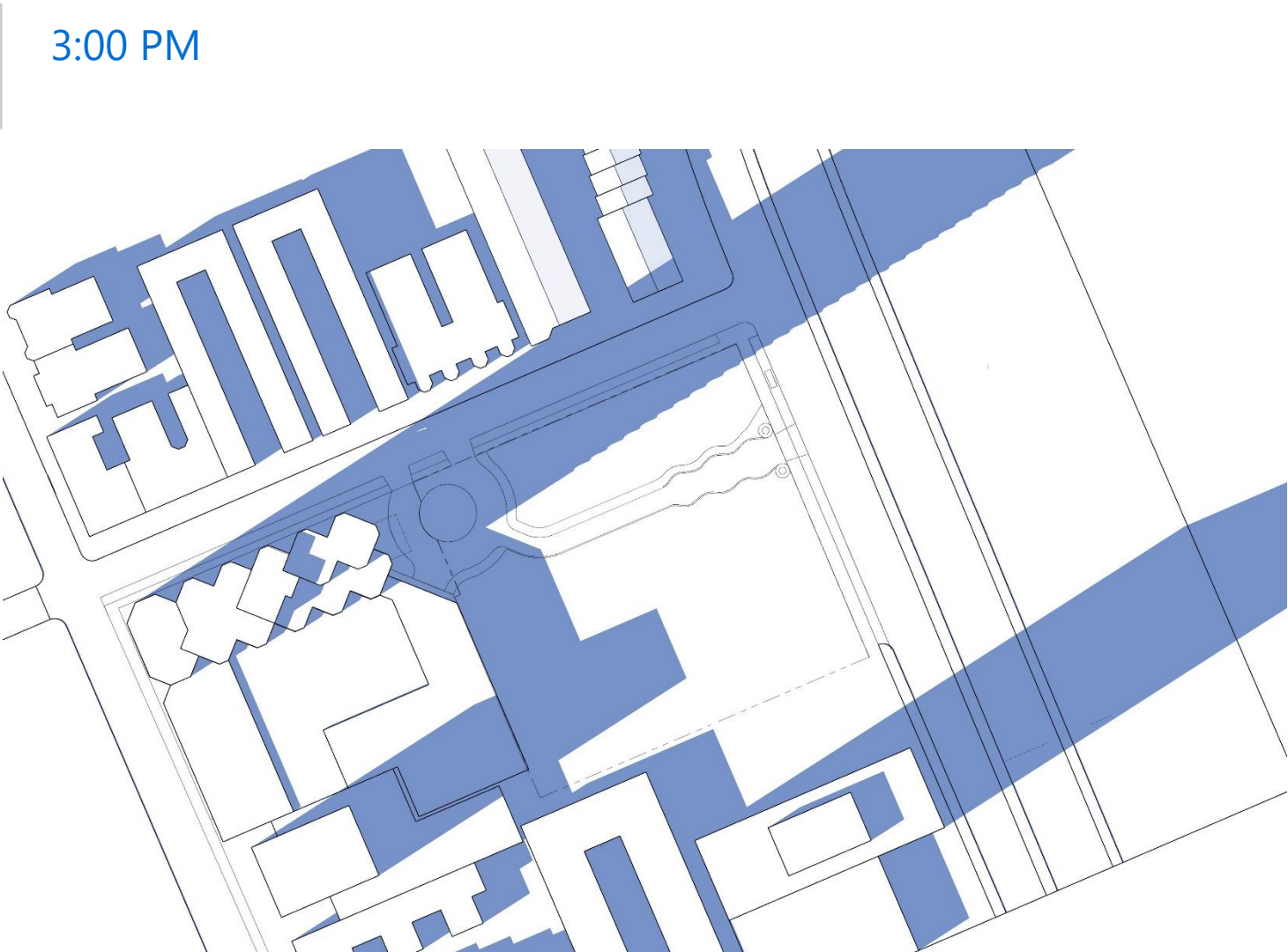
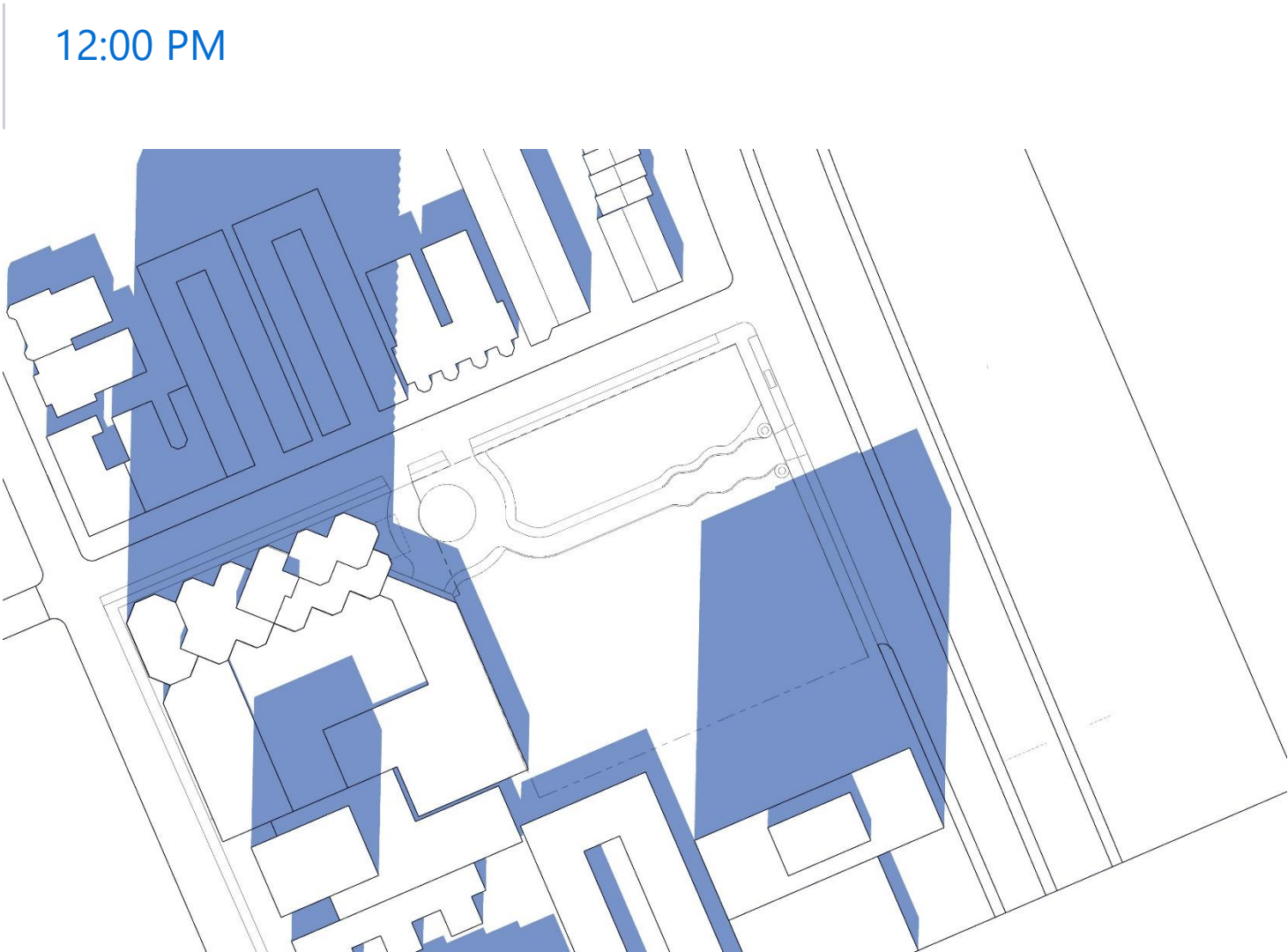
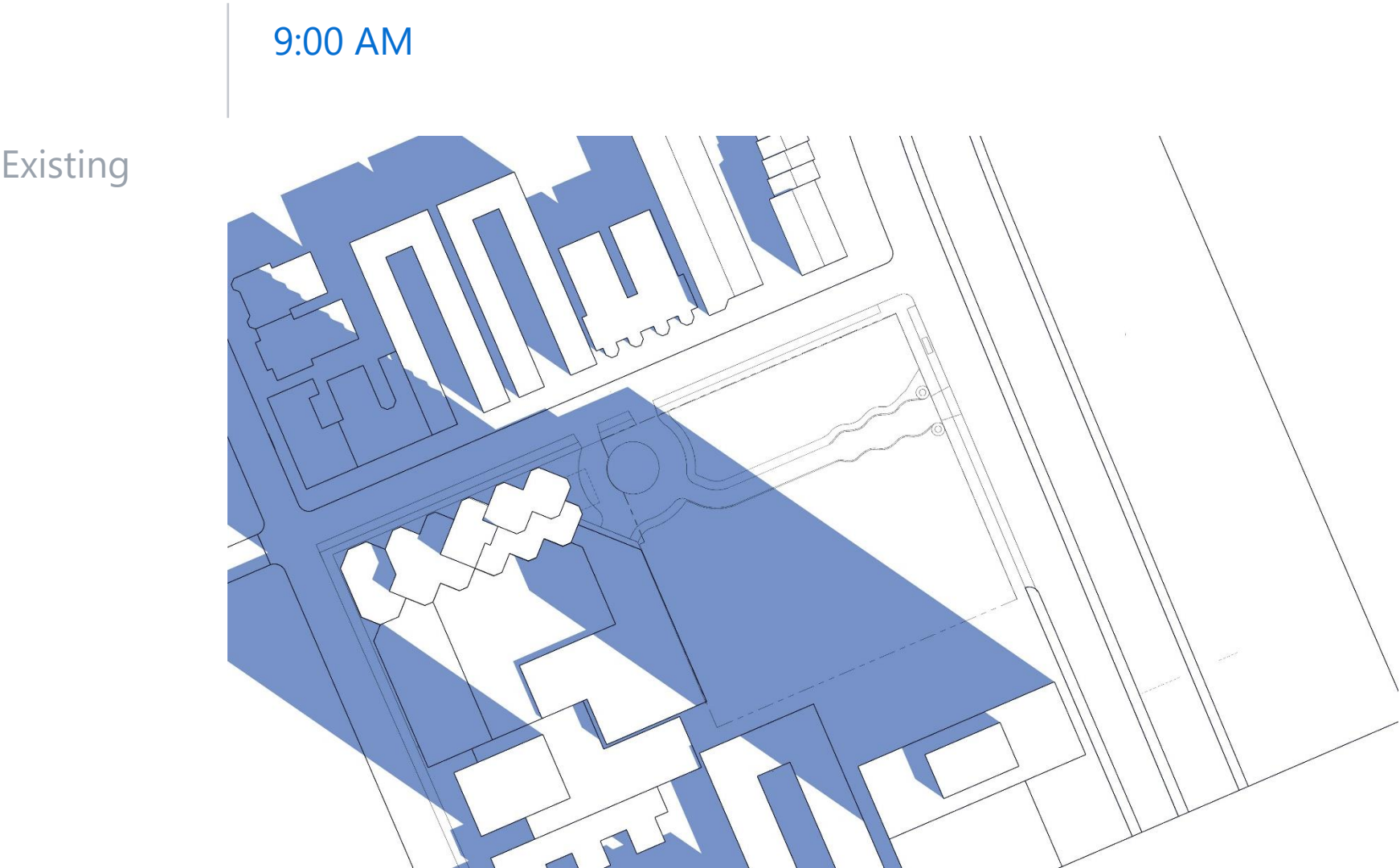


05. Shadow Study

An architectural rendering of a modern glass skyscraper with a blue-tinted overlay. The building features a grid-like facade and several balconies with greenery. In the background, other city buildings are visible under a clear blue sky. The foreground shows a street with trees and a few cars. The text '05. Shadow Study' is overlaid on the left side of the image.

March 20th

Shadow Study | Vernal Equinox



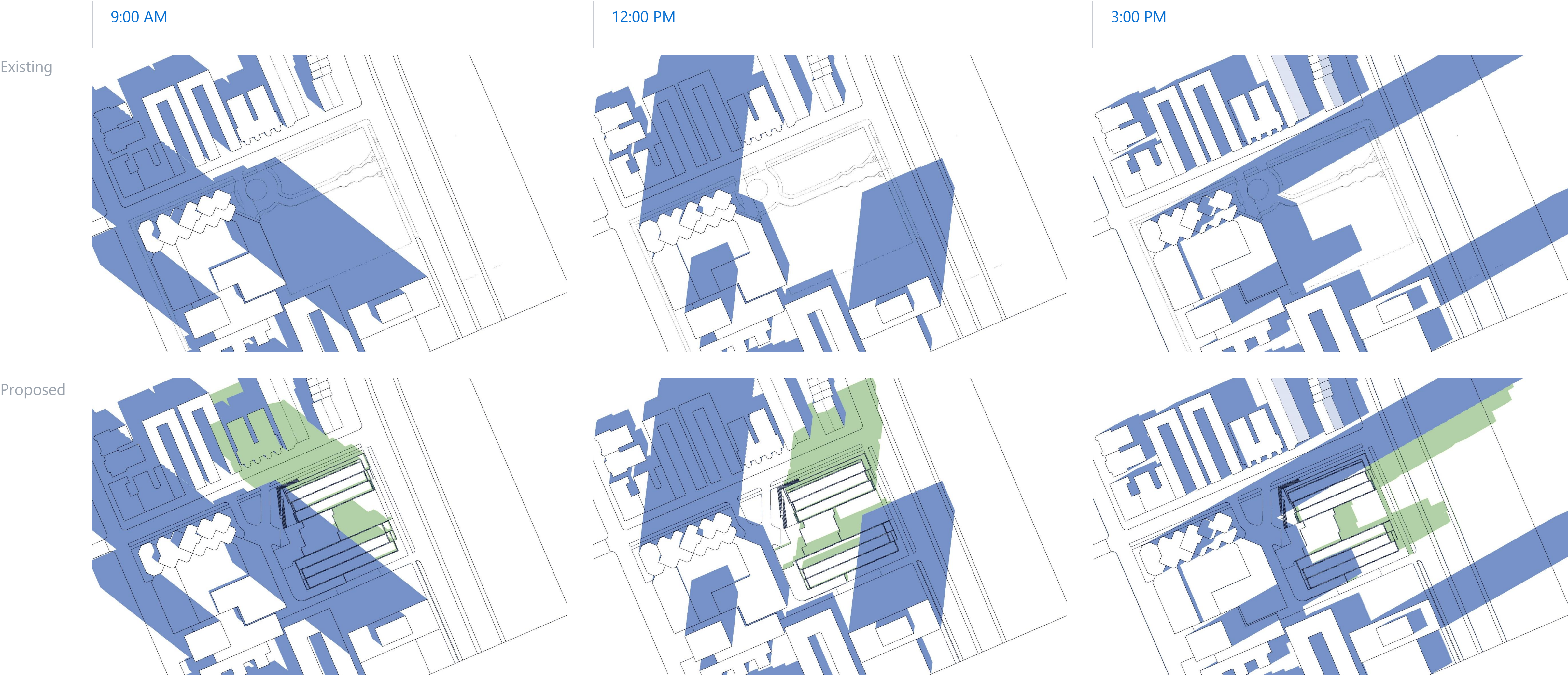
June 21st

Shadow Study | Summer Solstice



September 22nd

Shadow Study | Autumnal Equinox

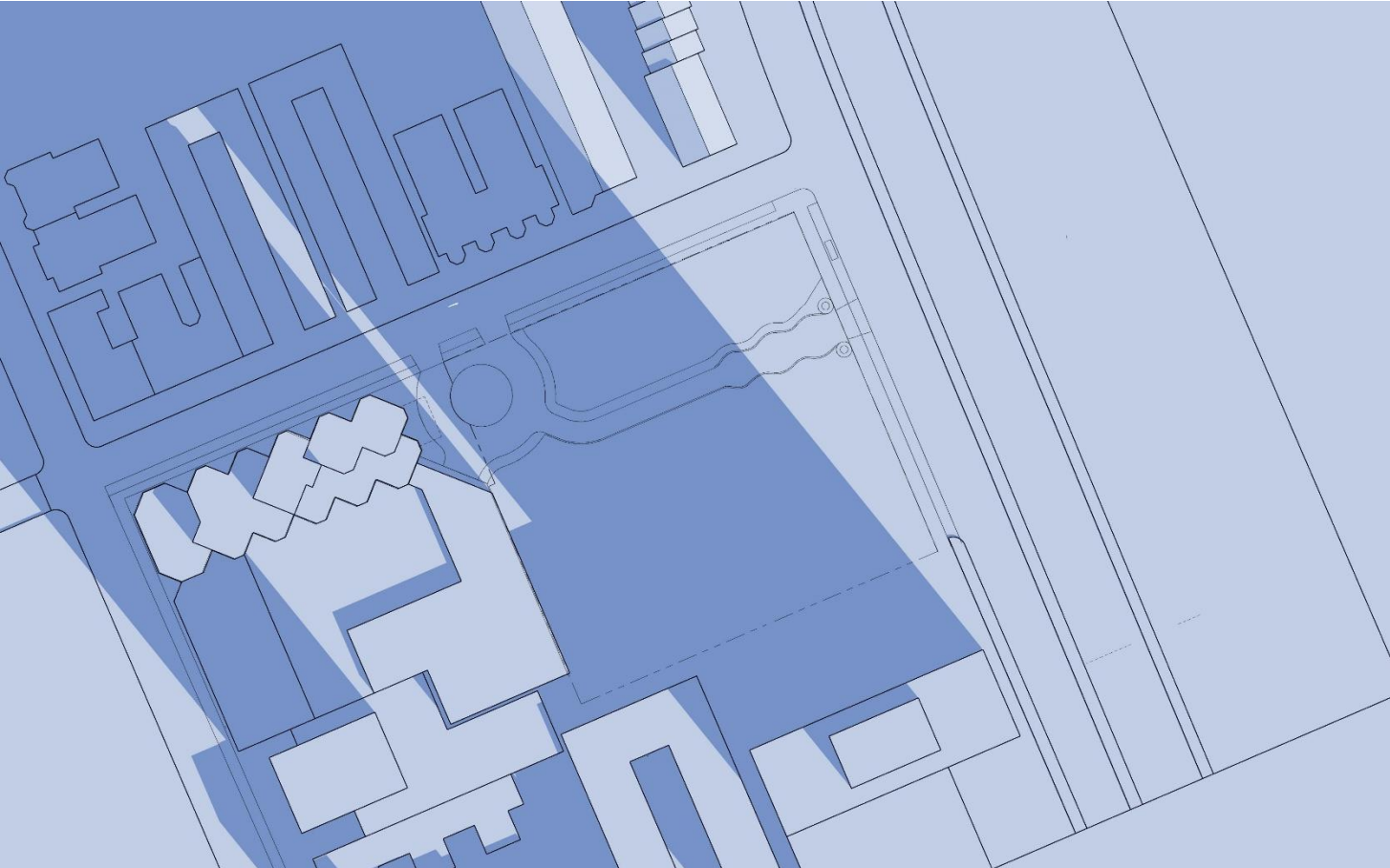


December 21st

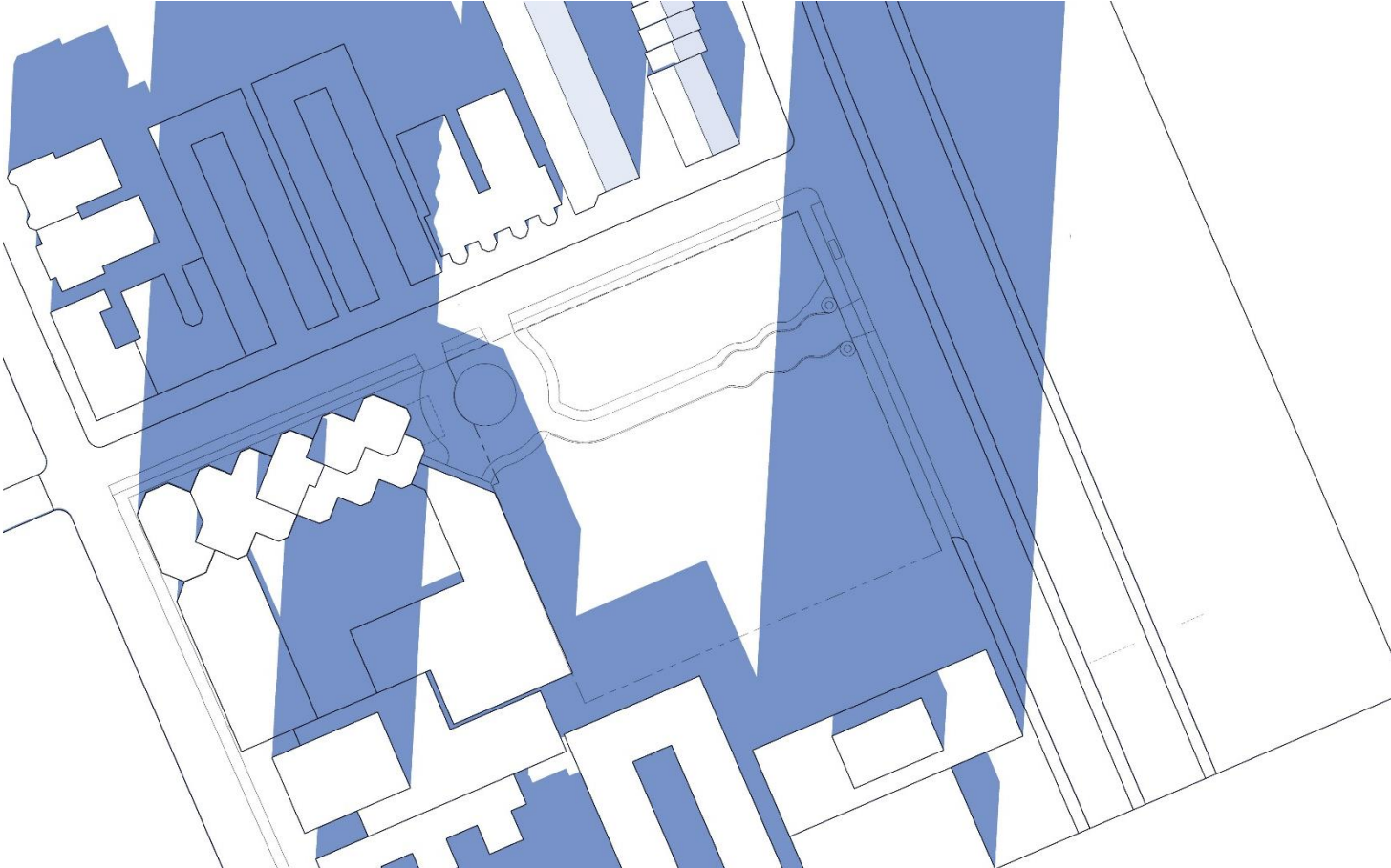
Shadow Study | Winter Solstice

9:00 AM

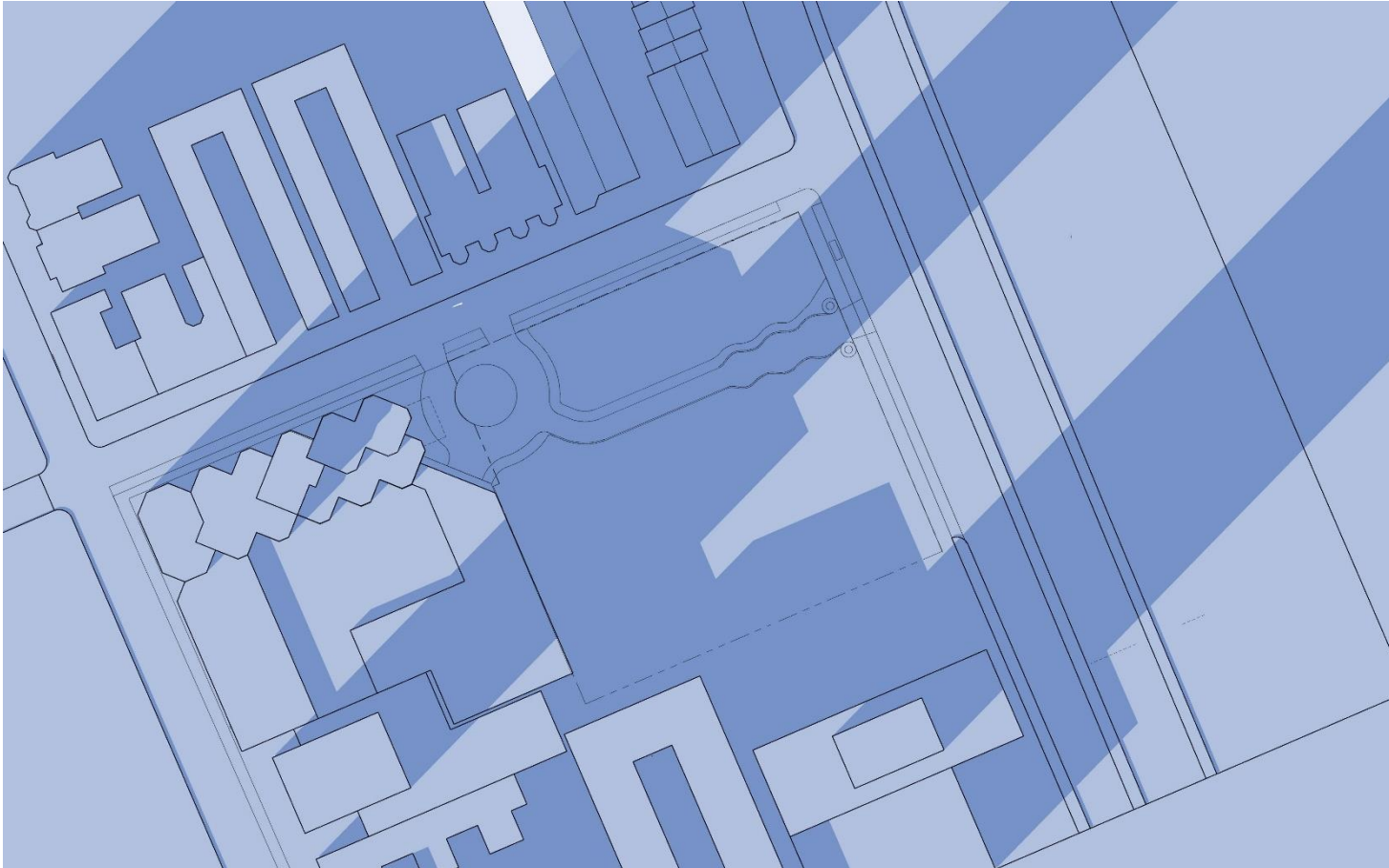
Existing



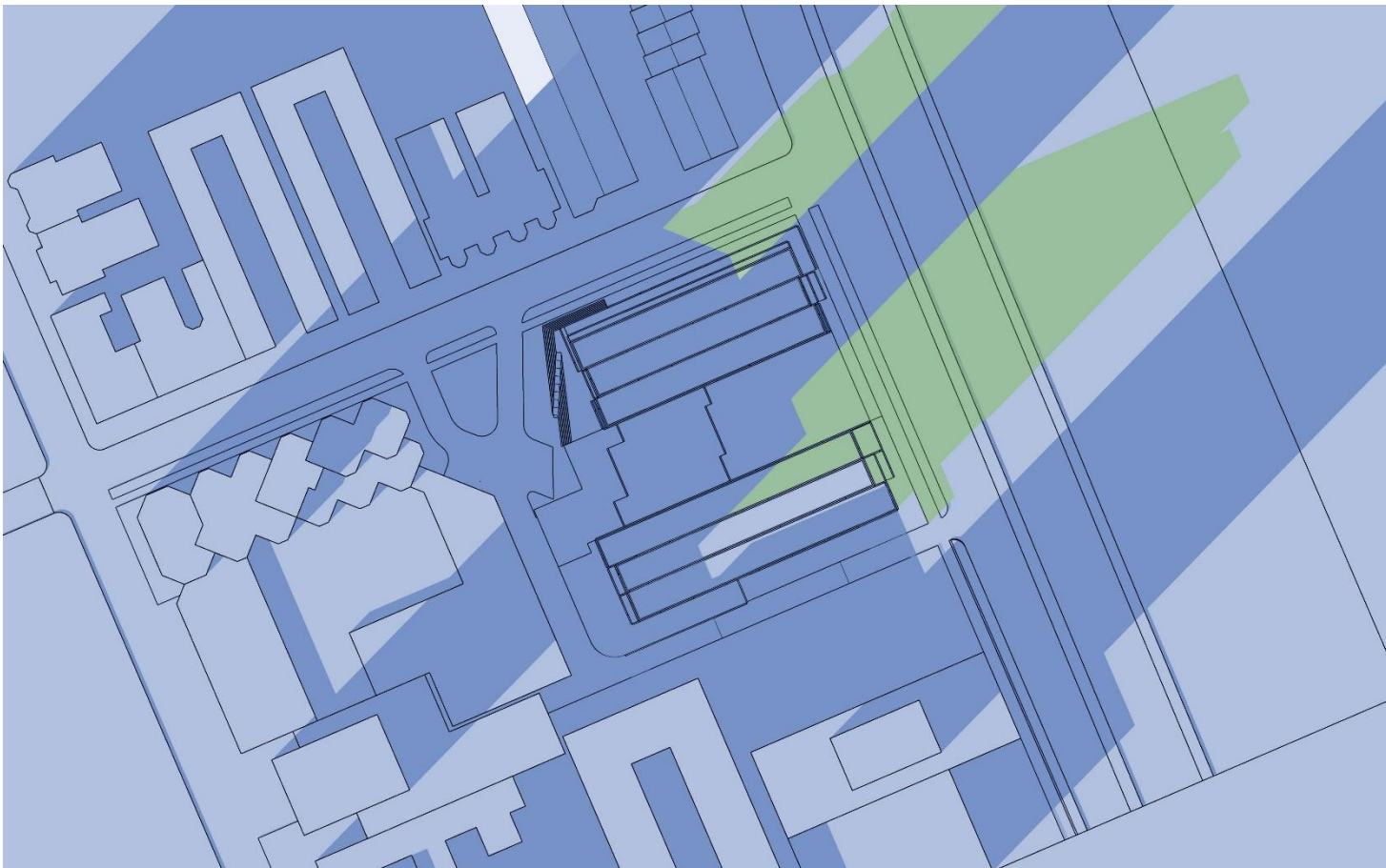
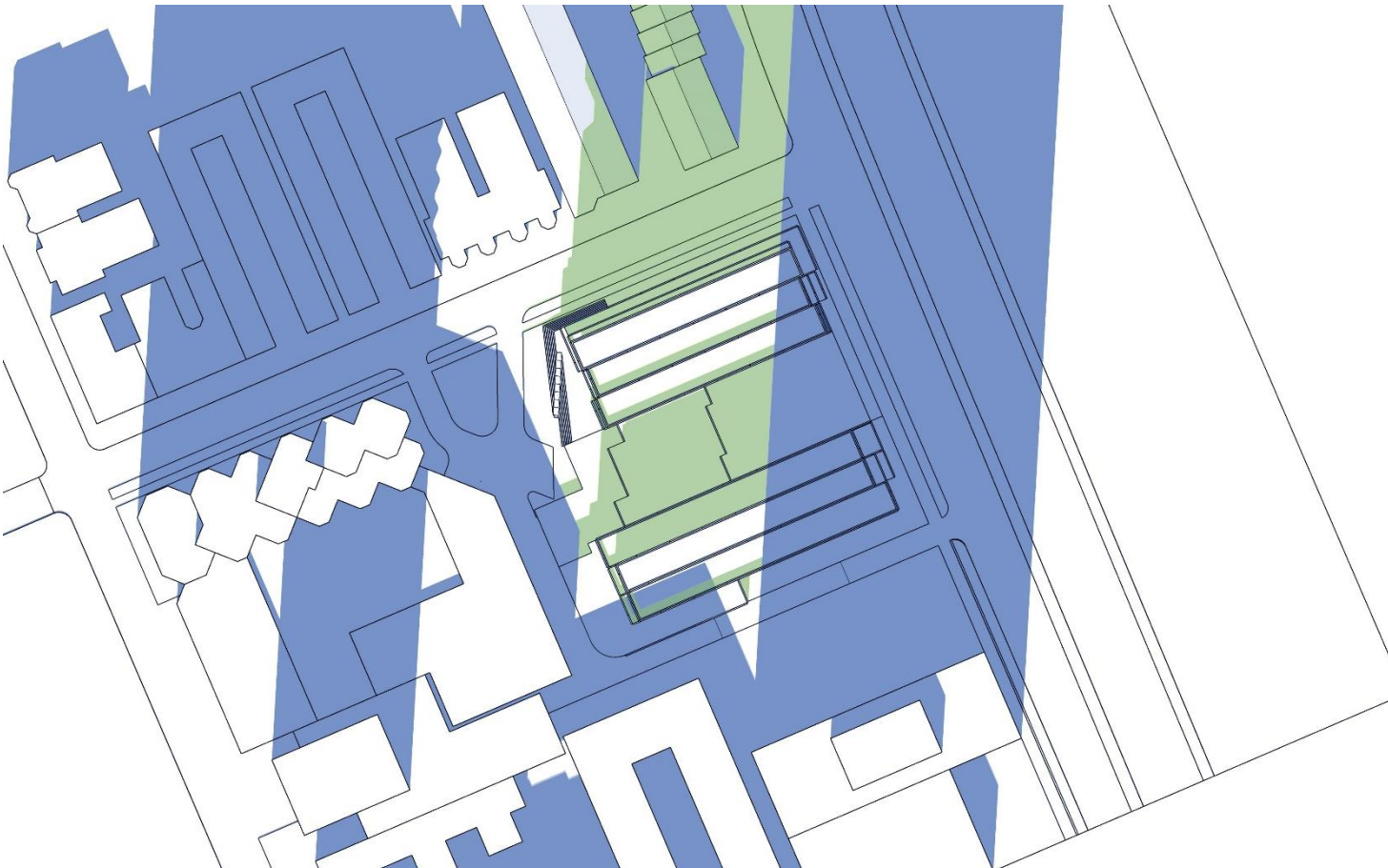
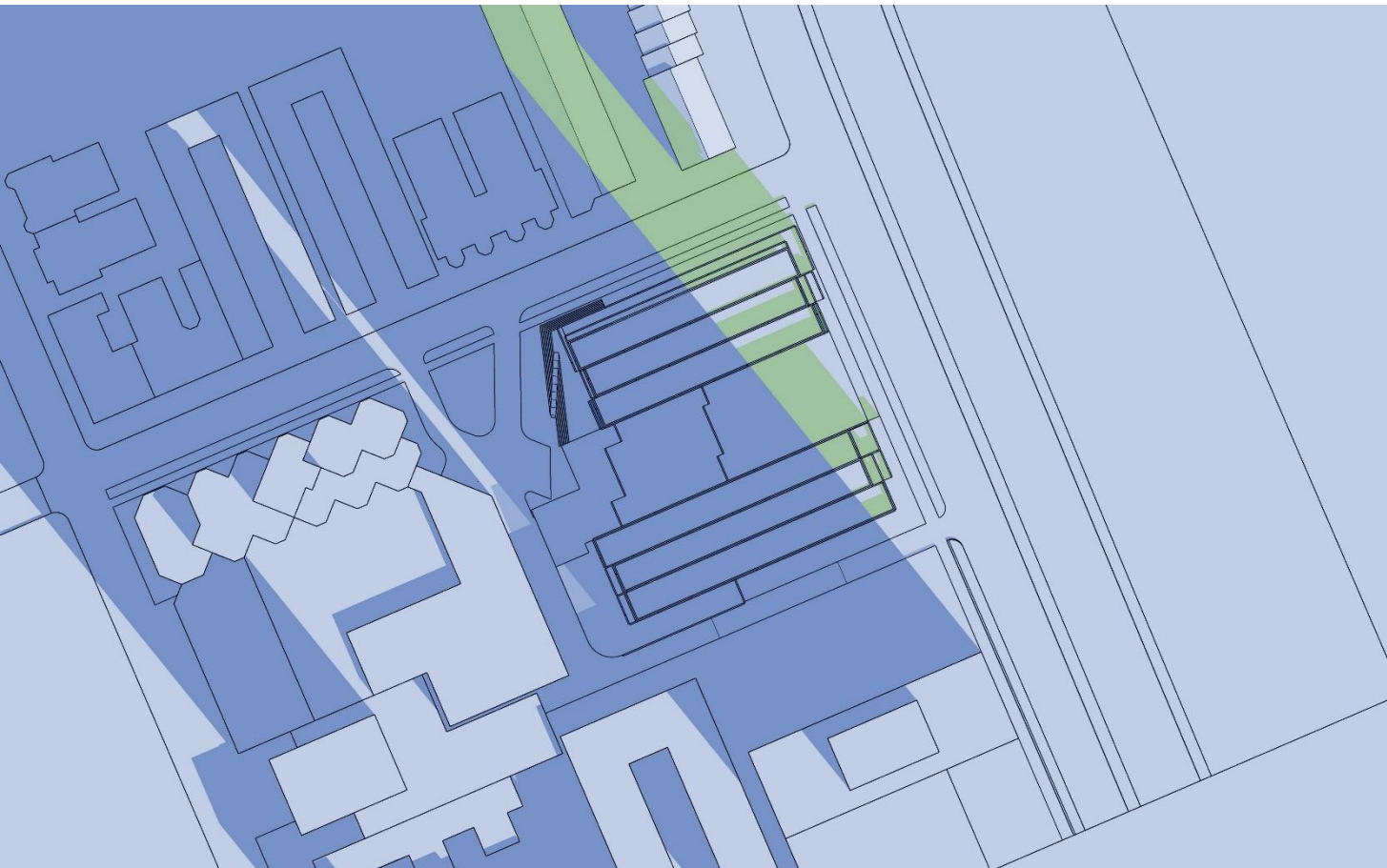
12:00 PM



3:00 PM



Proposed





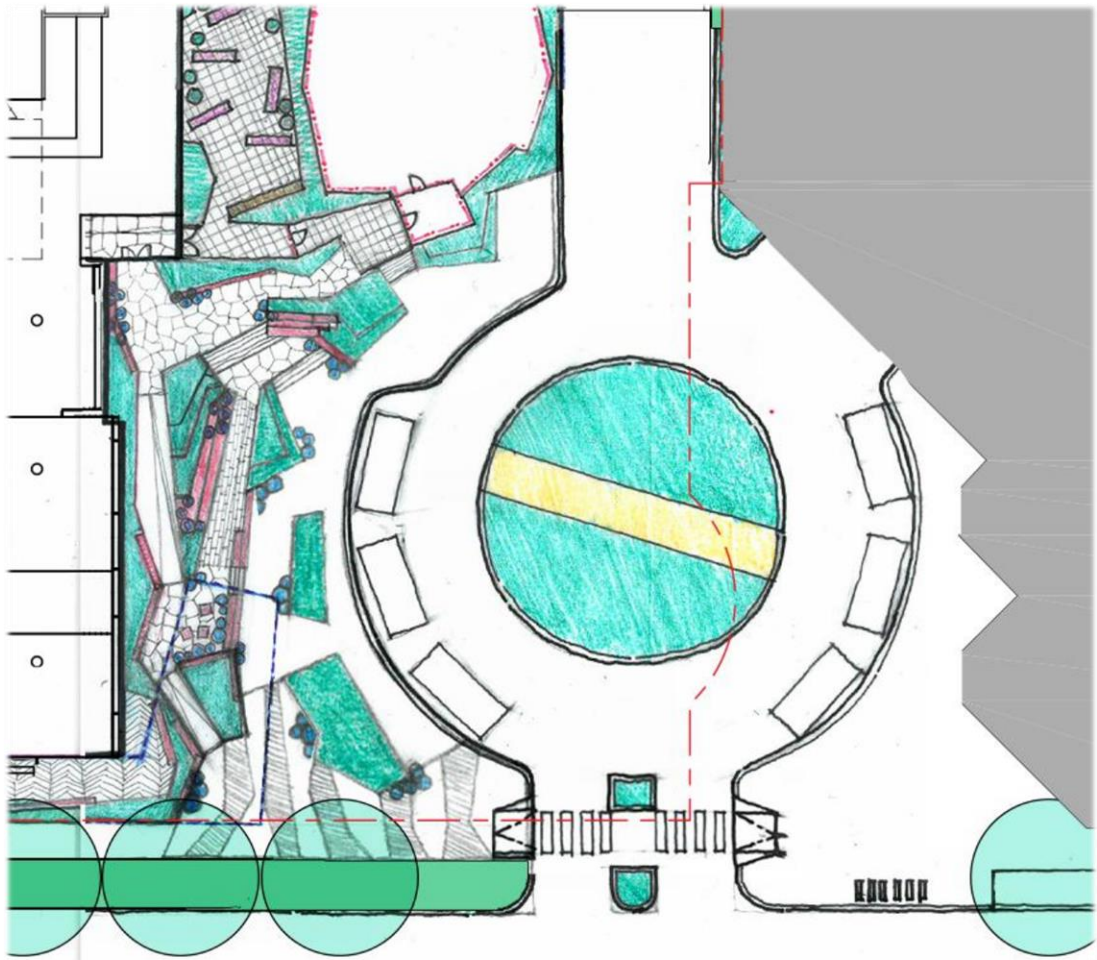
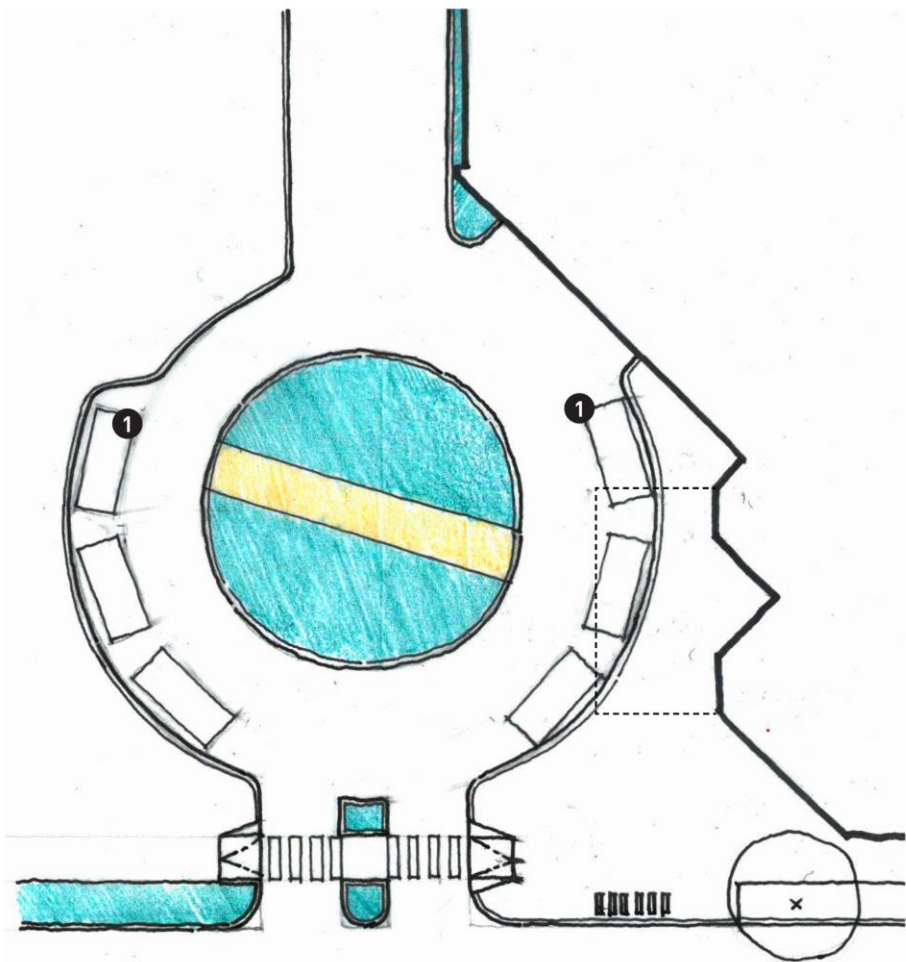
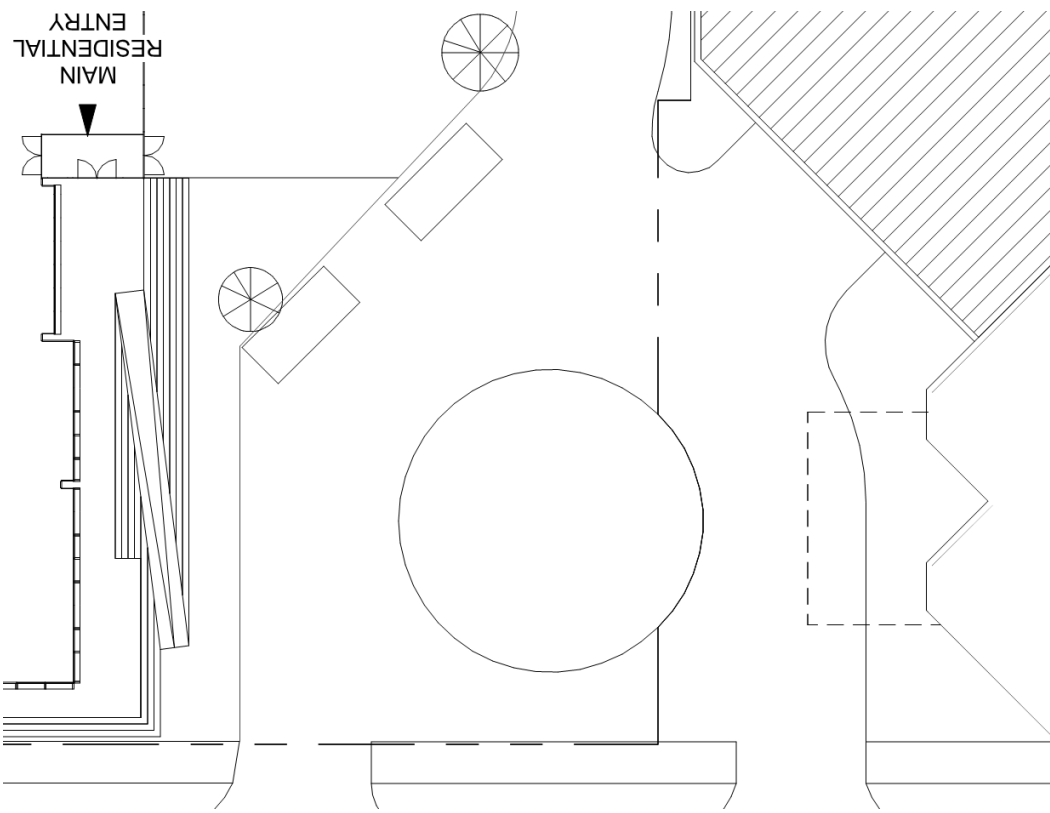
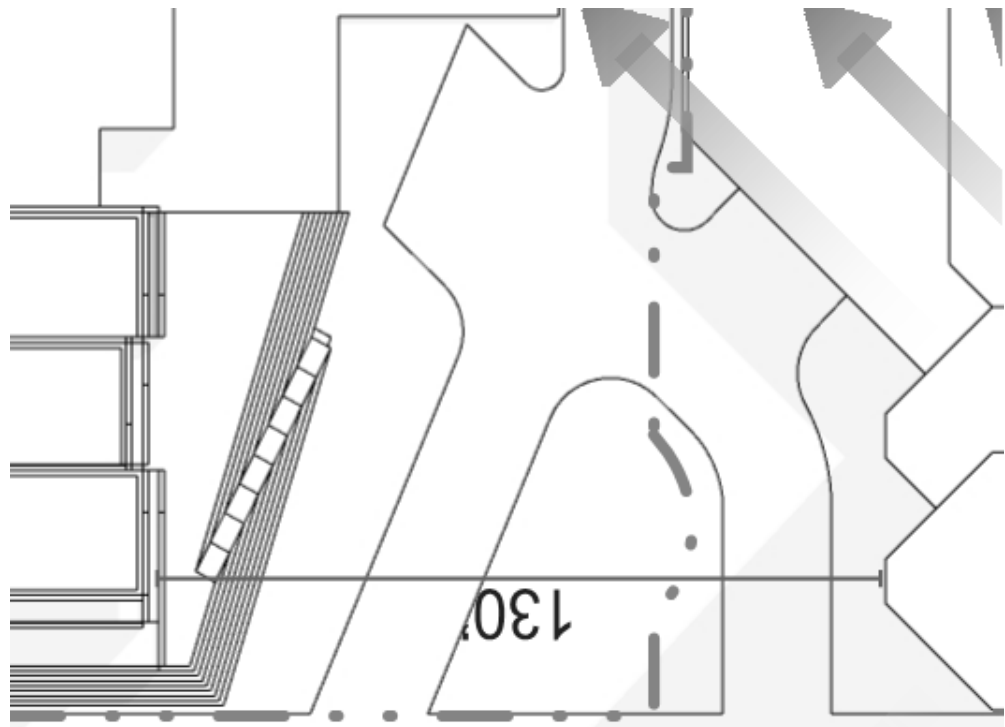
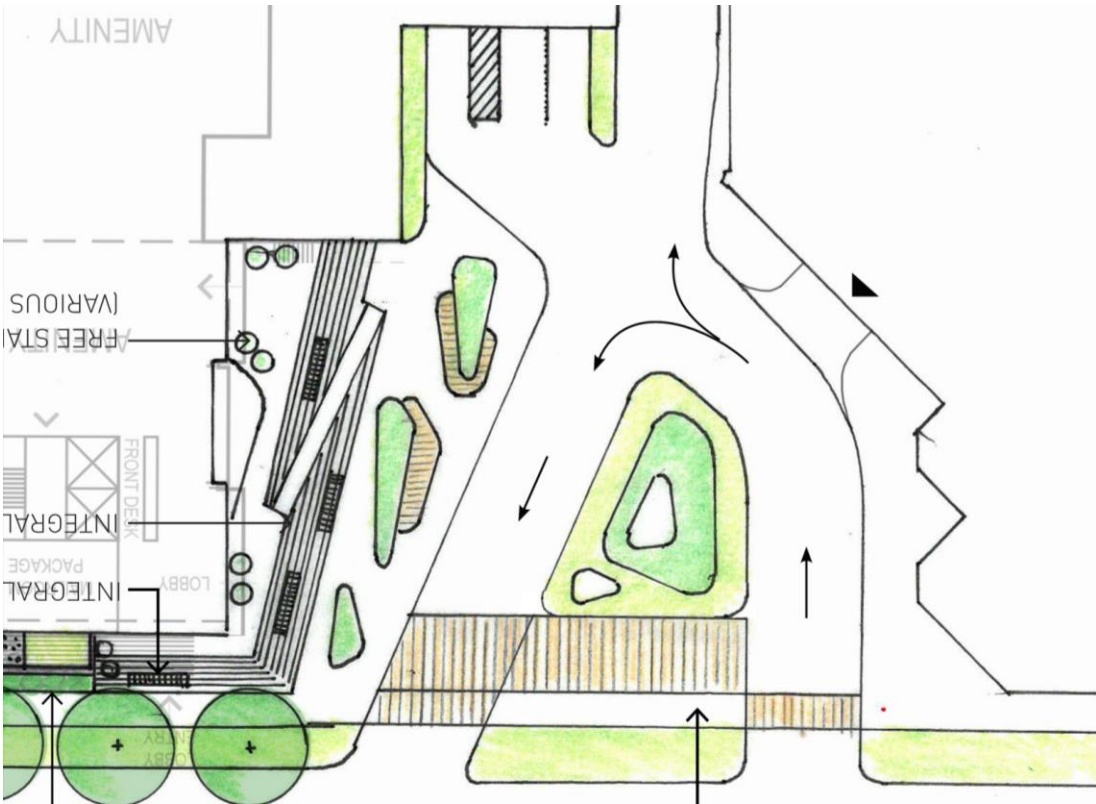
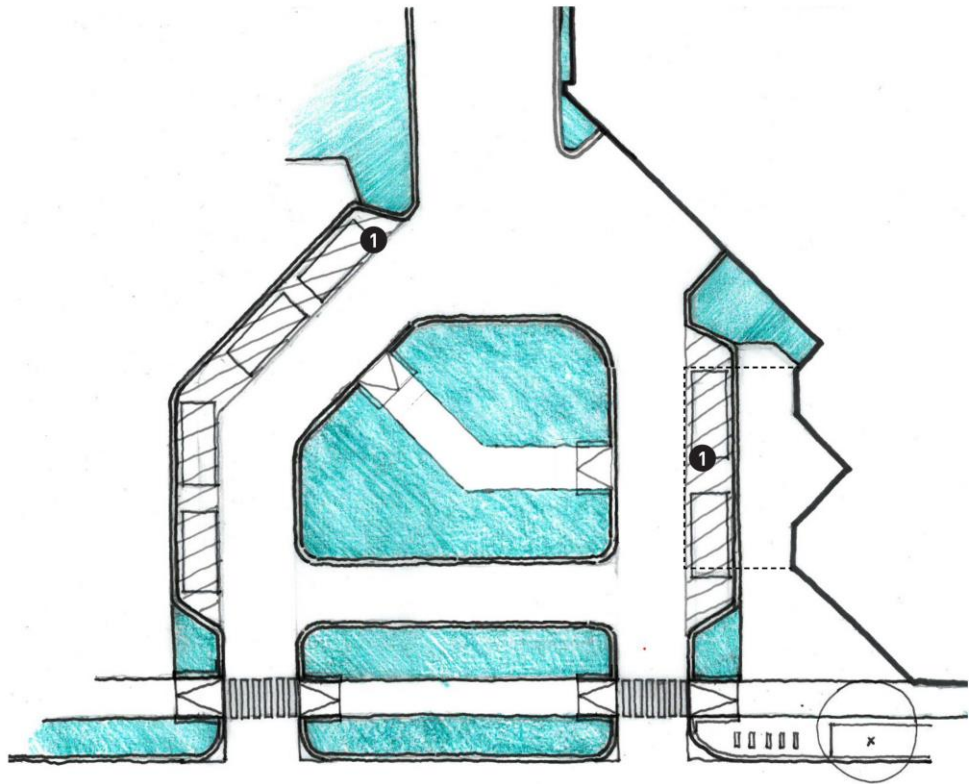
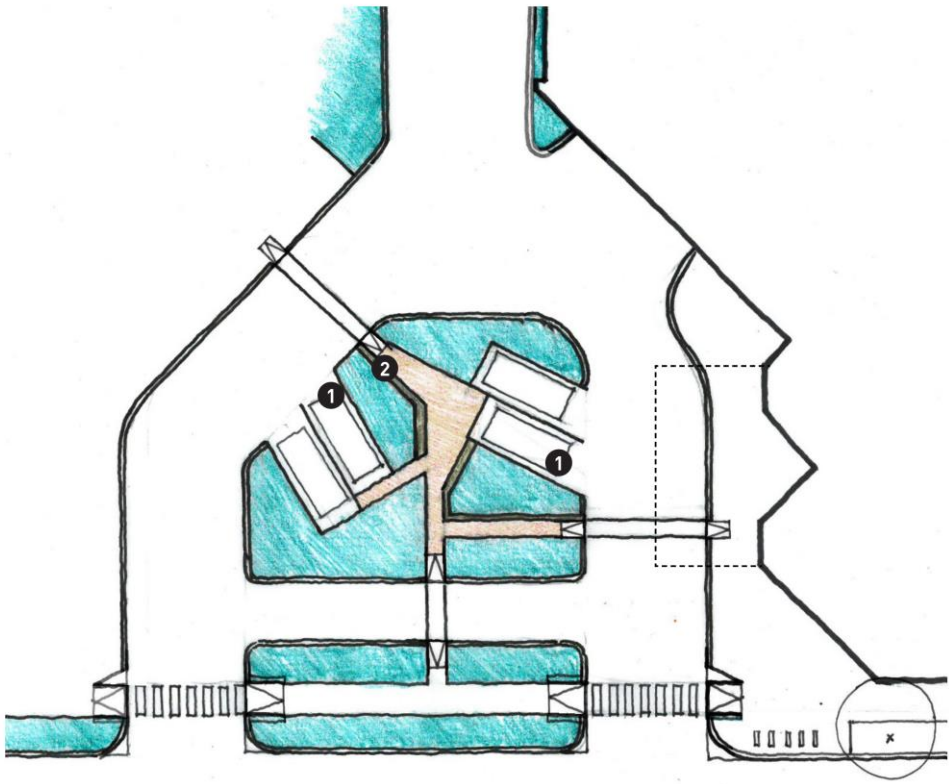
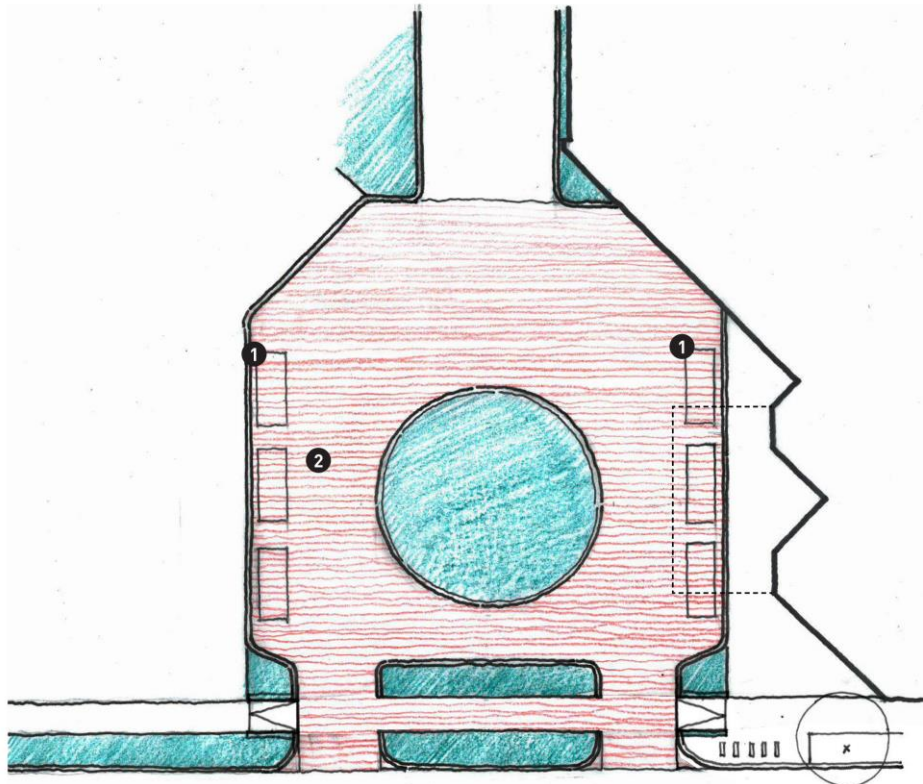
06.

Plan Adjustments Since Meeting with NYPR

Safest, Most Efficient Entry Sequence

We had our traffic engineer, architect, and landscape architect study countless different entry sequences.

The final entry sequence allows for the safest, most efficient, and most convenient access for both NYPR and CCA Lakeview.



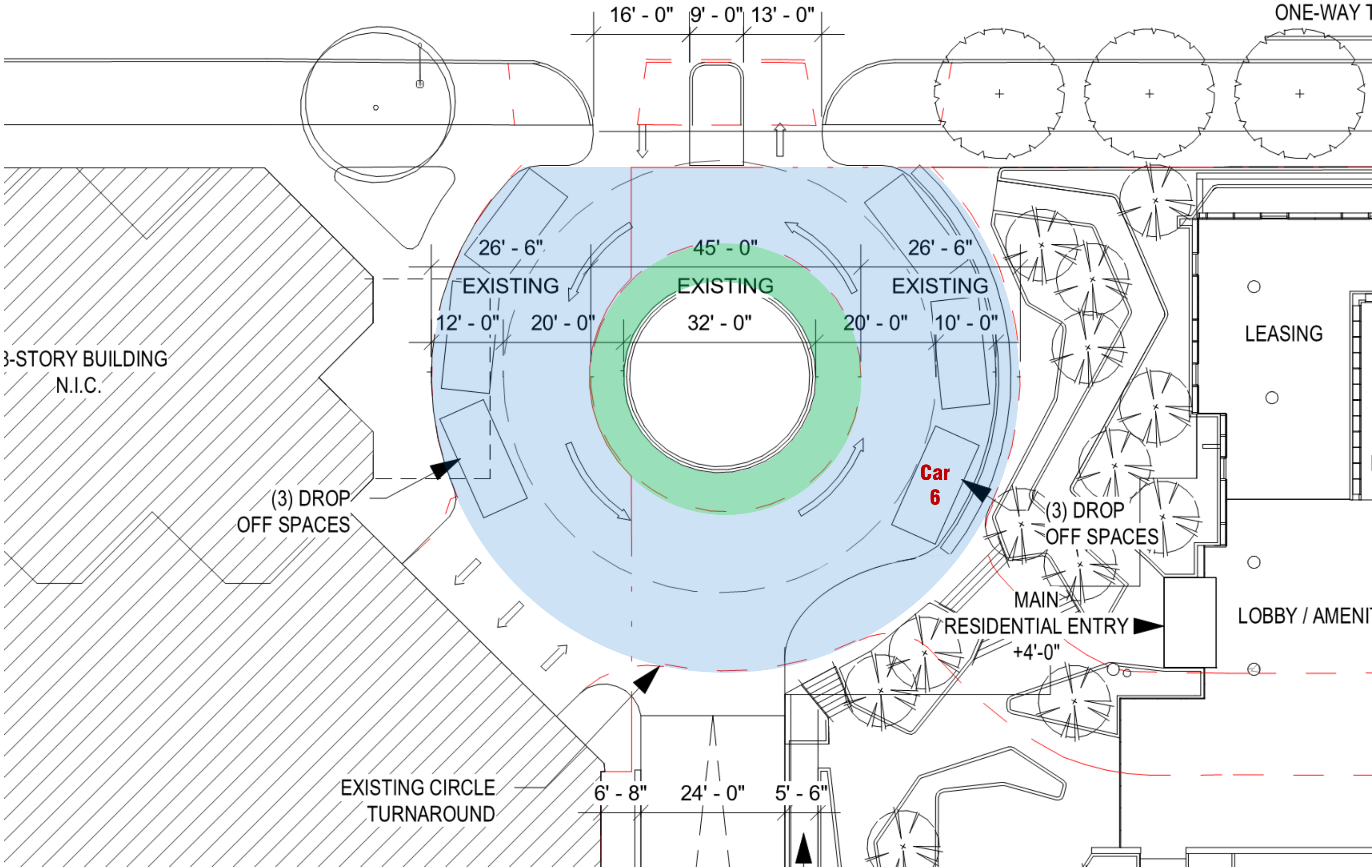
Wider Cul-De-Sac

13' Additional Circumference

- Existing Drive Aisle
- Added 13' of Drive Aisle

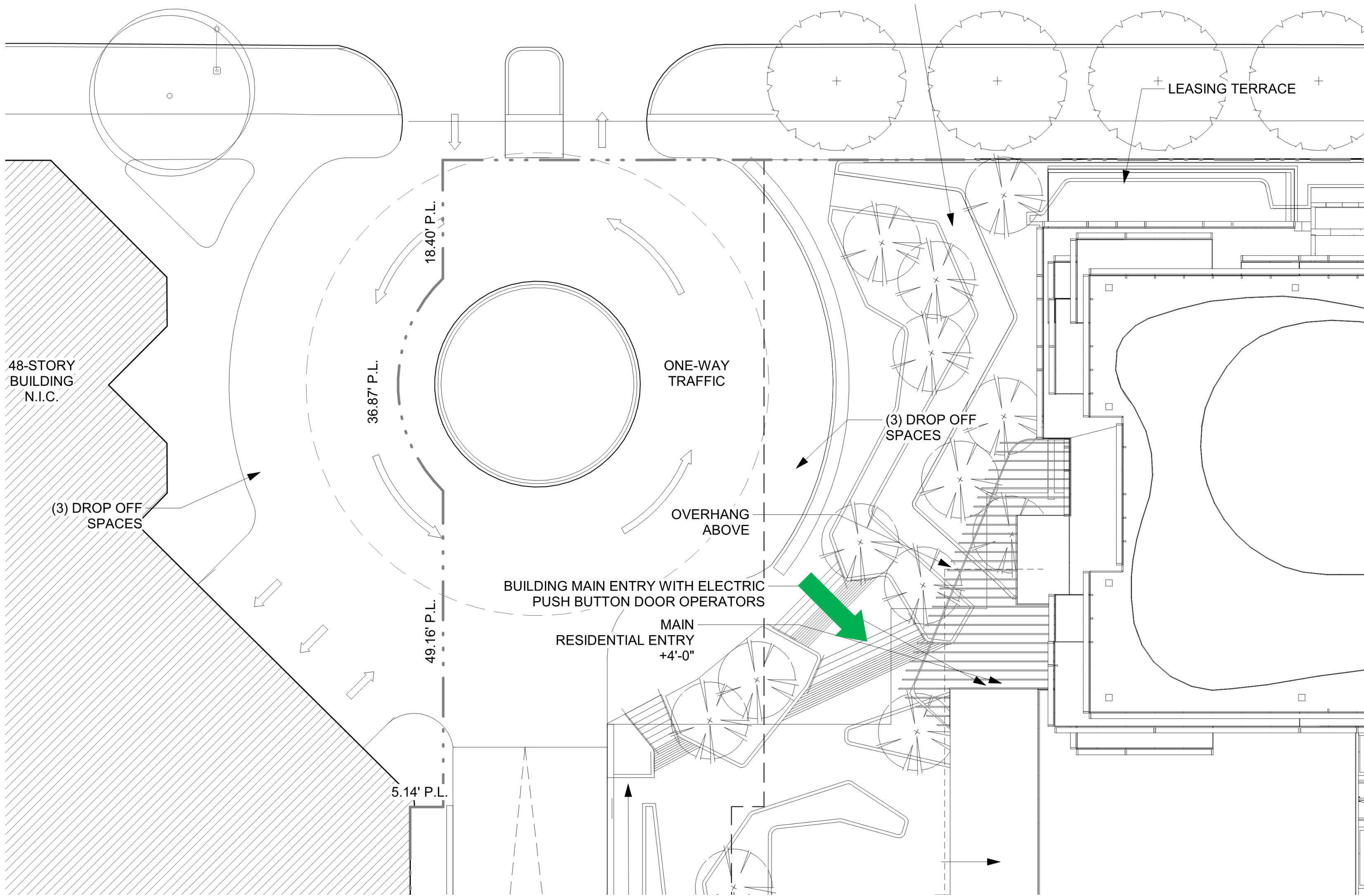
By reducing the landscaping interior of the cul-de-sac from 45' to 32', we've added 13' of additional drive aisle to the cul-de-sac, easing traffic flow around cars parking at the curb.

We've also increased the number of cars that can temporarily park in the lay-by lane. Notice the existing access drive, outlined in red, currently makes it impossible for the Car #6 to park where it is shown in the revised plan.



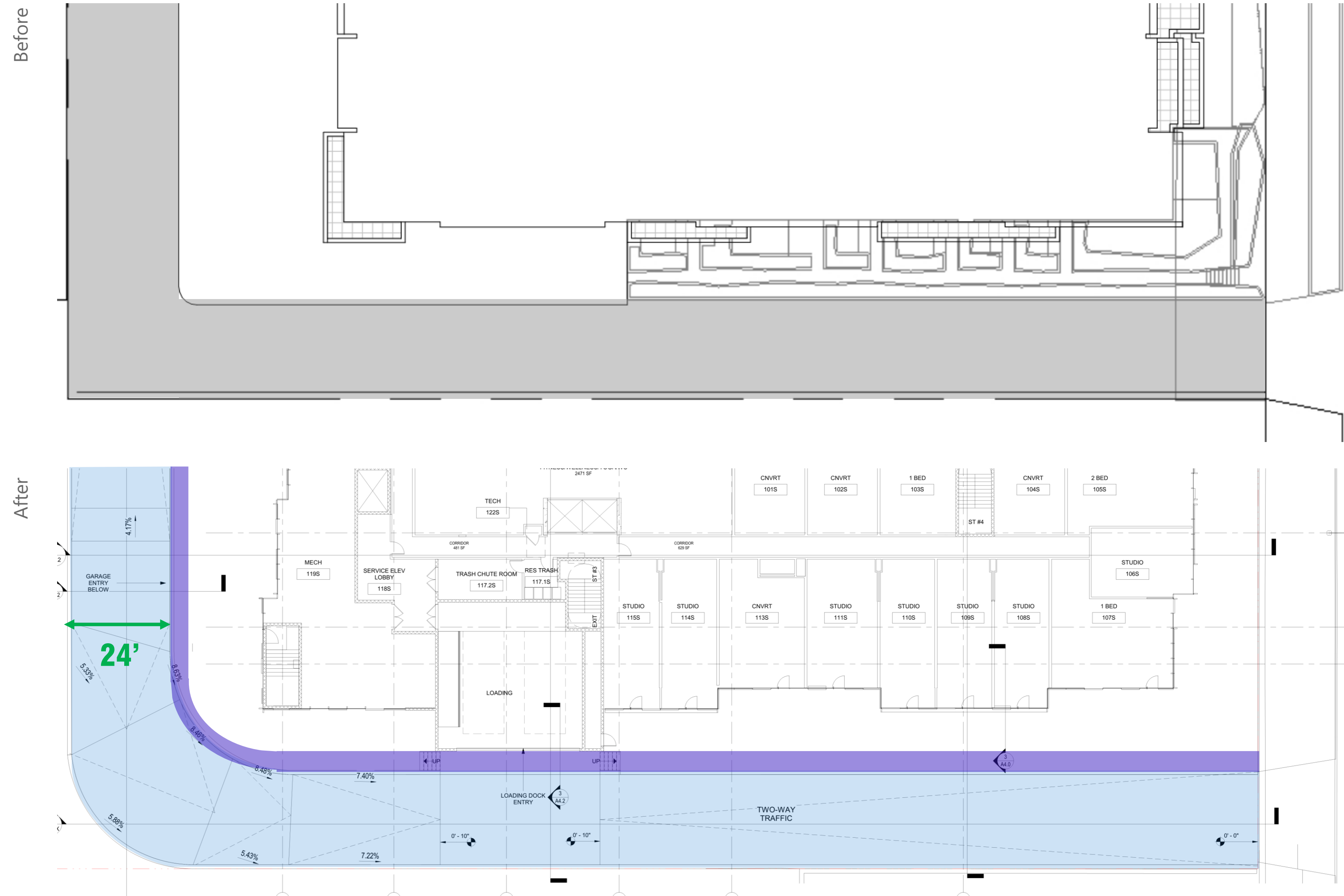
Improved Entry Location for better traffic flow

Moved CCA Lakeview entry south to improve traffic flow for ride share pickup/drop-off. Revised location will reduce wait times and improve site lines.

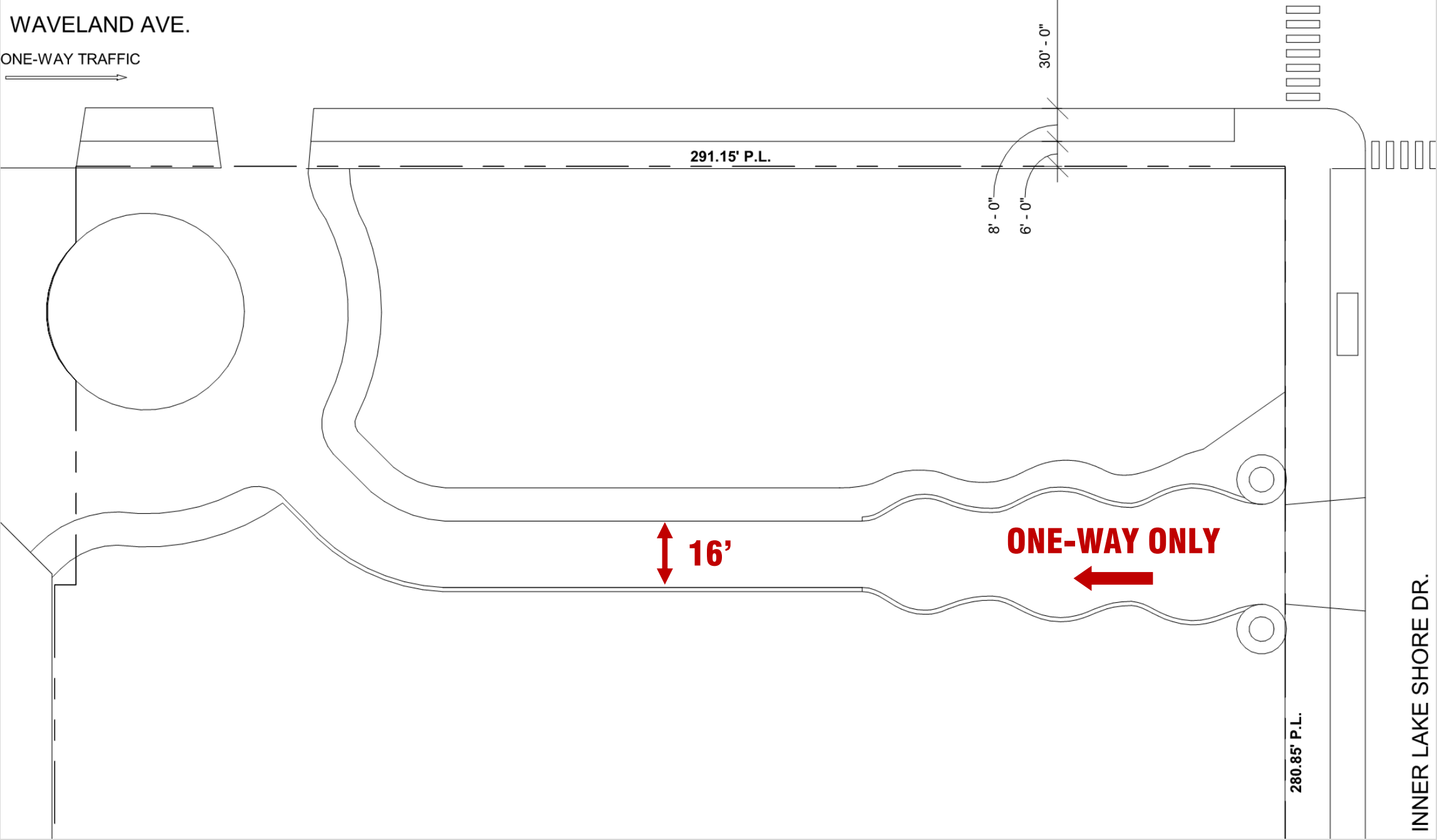


Safer Access Drive

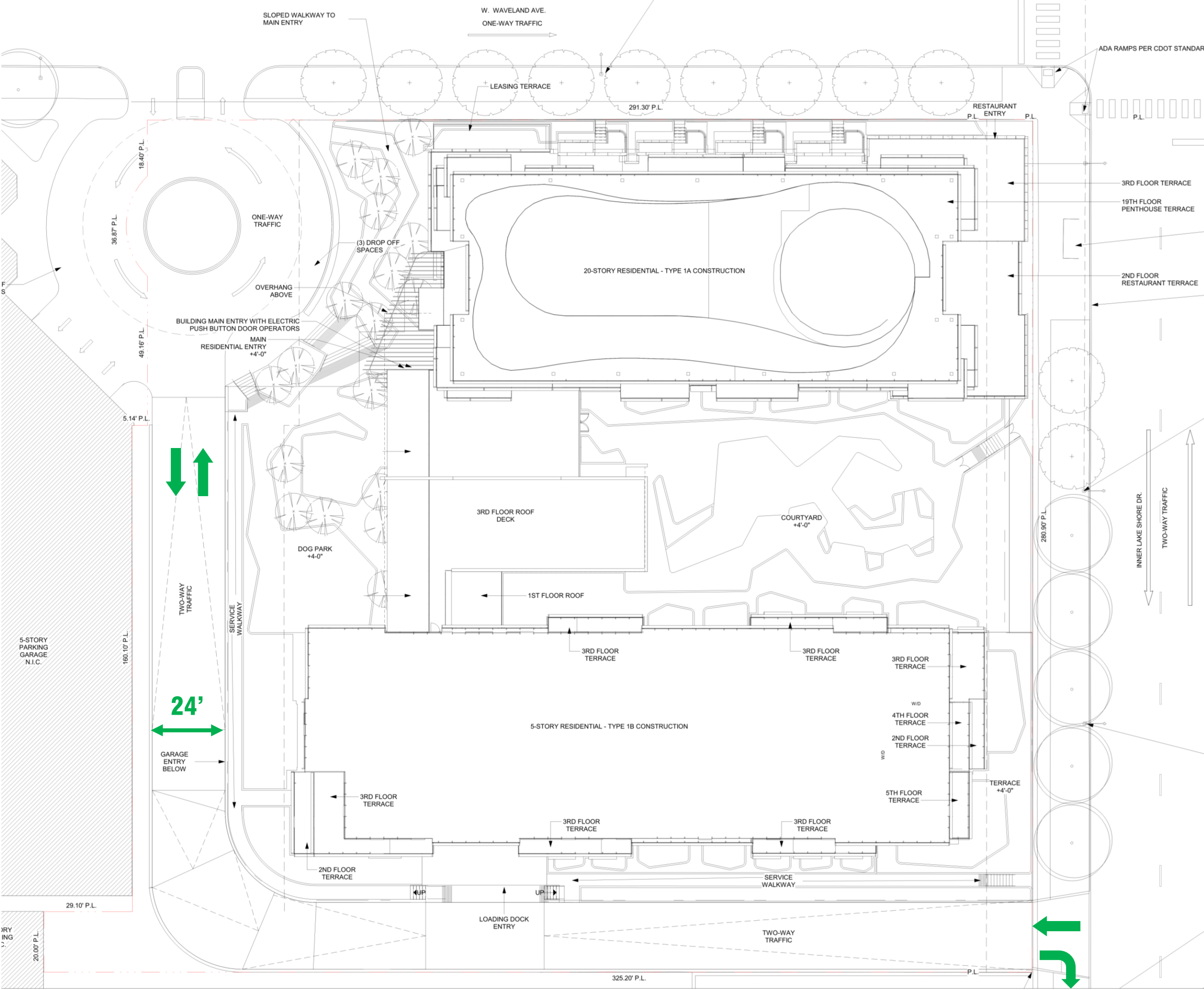
- Access drive is now 24' wide with a softer turning radius
- Added sidewalk for safer pedestrian travel
- Pulled southwest corner of building east and north



Improved Two-Way Access to/from Lake Shore Drive



Existing drive only allows one-way ingress from Lake Shore Drive at 16’ wide.

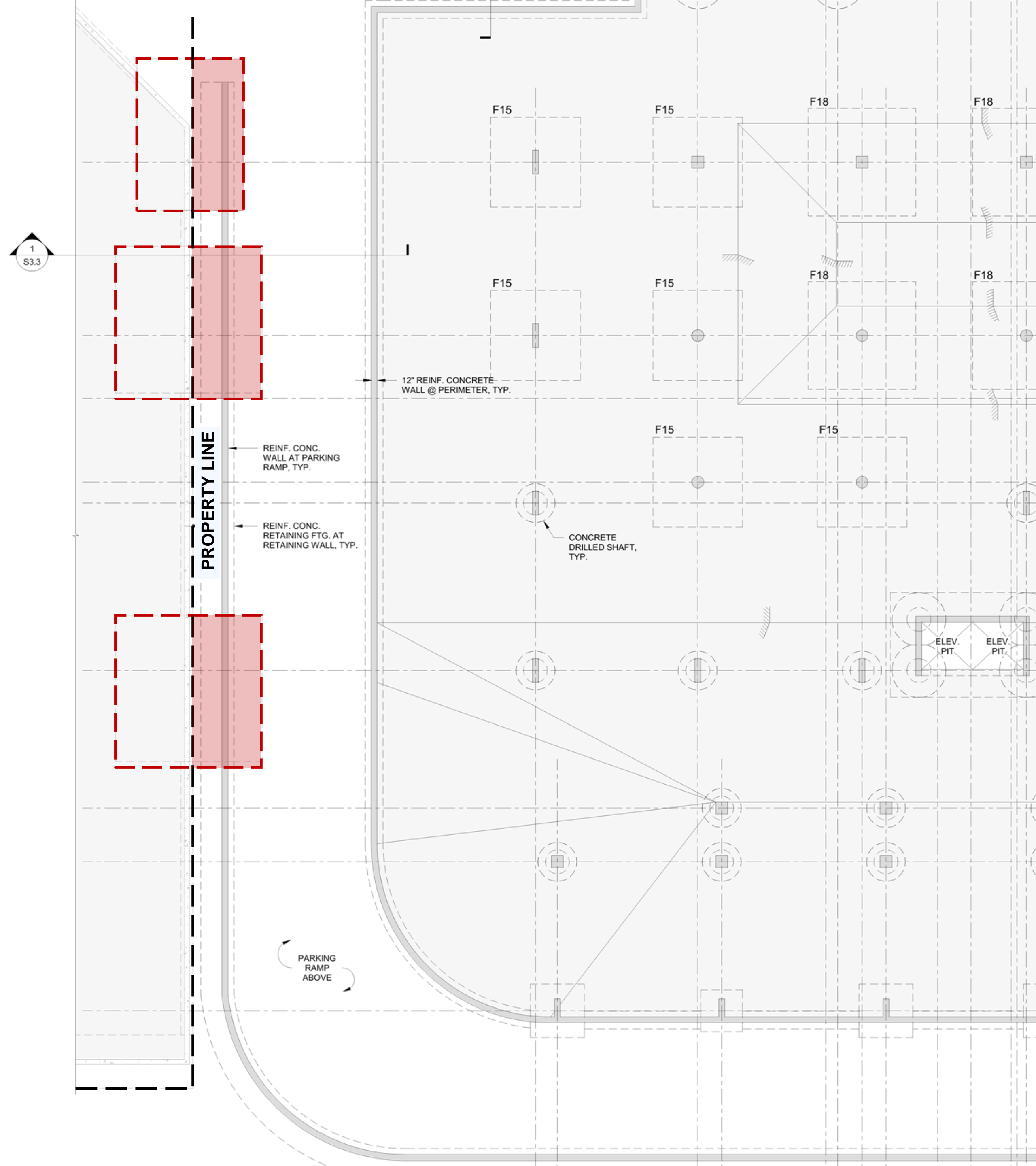


New drive is expanded to 24’ wide allowing for two-way access in and out on Lake Shore Drive.

An architectural rendering of a modern building complex. The building features large glass windows and balconies with greenery. In the foreground, there is a paved courtyard with a car parked on the right. The scene is overlaid with a blue tint.

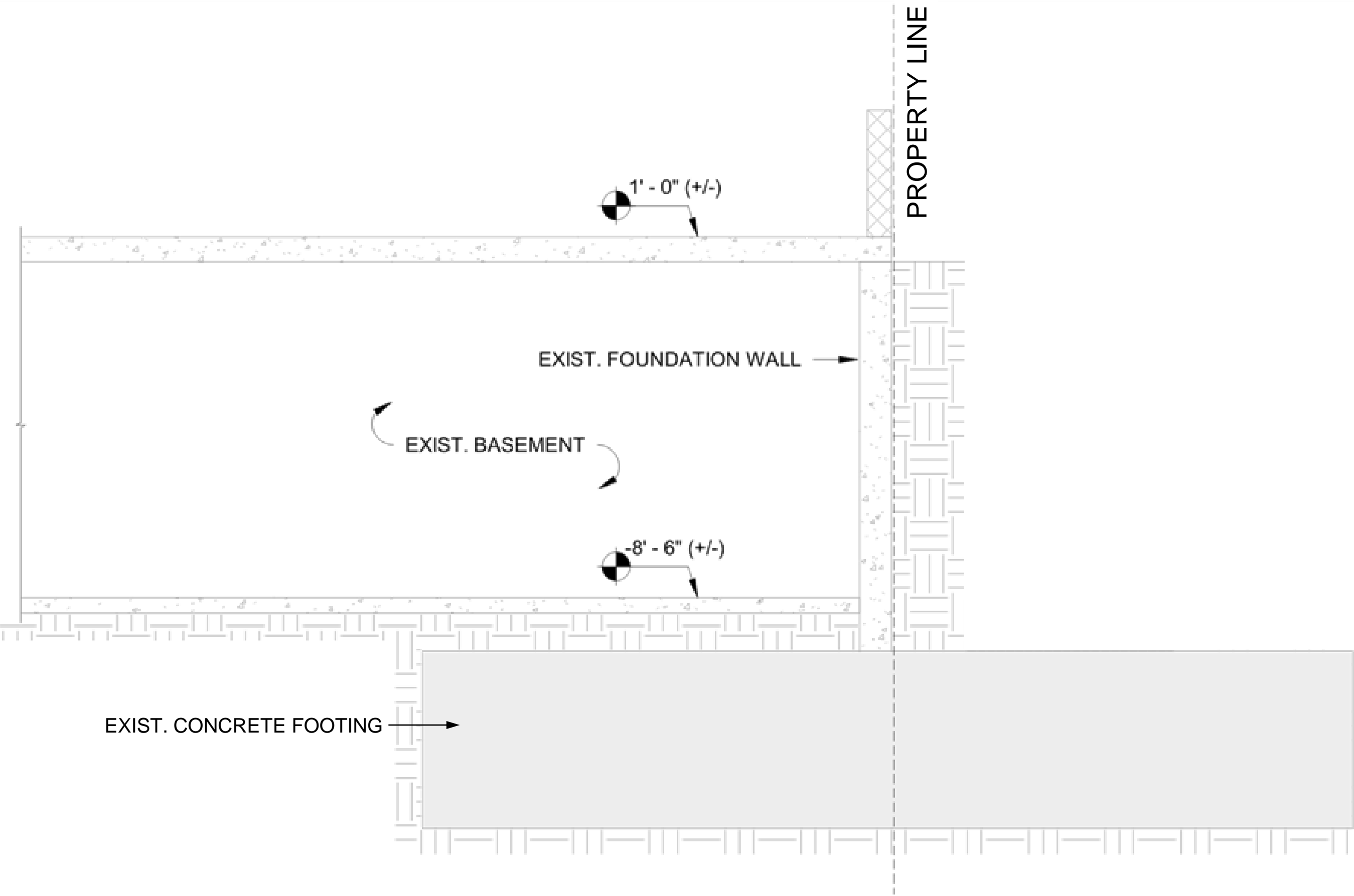
07. NYPR Garage Footing Encroachment

NYPR Garage Footings Encroach 12'-2" Over Property Line



NYPR Footings Encroach 12'-2" Over Property Line

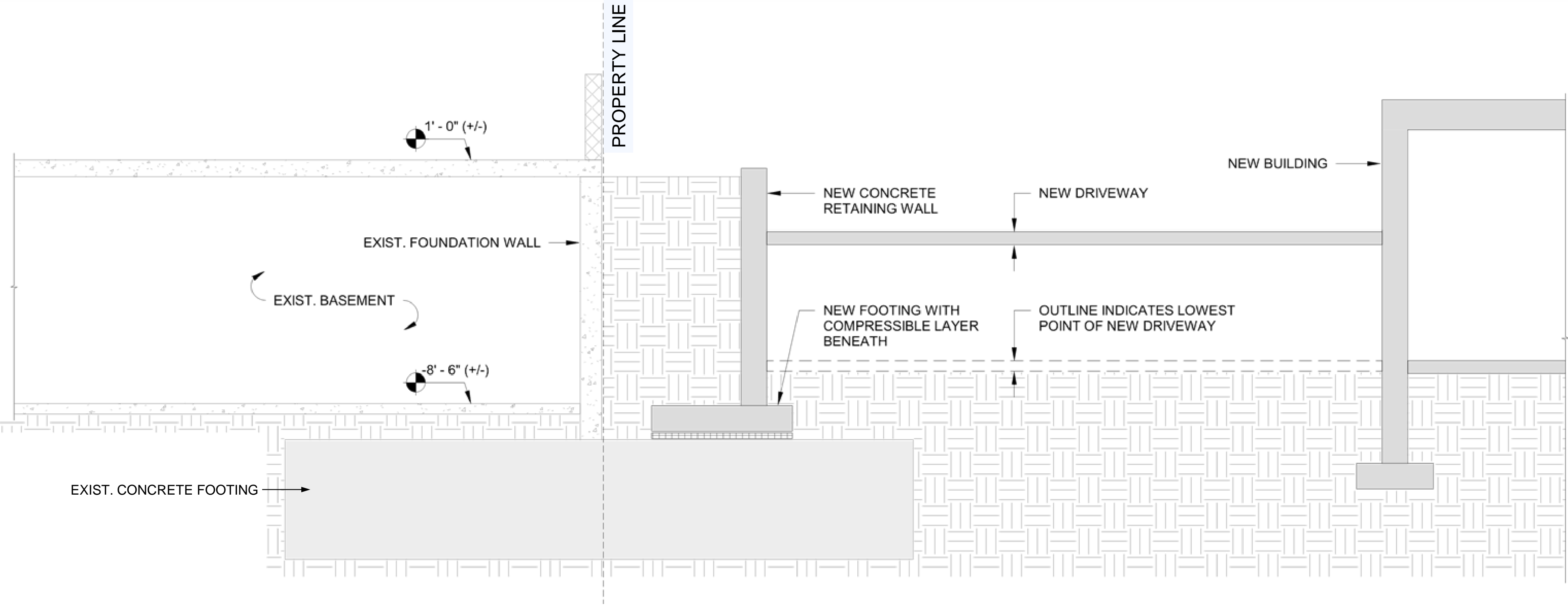
Existing NYPR garage footing encroaches east of property line without easement agreement, and was designed to support a second, equally sized garage with party wall.



1 SECTION THROUGH EXISTING GARAGE FOUNDATION
S3.3

CCA Engineered Non-Destructive Resolution

New footing with compressible layer will be poured atop existing footing without disturbance. Existing footing, designed to support a garage, substantially heavier than new retaining wall and driveway.



1 SECTION THROUGH EXISTING GARAGE FOUNDATION
S3.3

Potential Agreements



Shared Access Drive

Would restore NYPR residents’ ability to enter from Lake Shore Drive, and would add ability to exit onto Lake Shore Drive

3660

NYPR Maintain Lake Shore Drive Address

Allowing NYPR use of the access drive and sharing a monument address sign would allow NYPR to maintain its Lake Shore Drive address in compliance with Department of Transportation & Fire Department regulations



Shared Bark Park

CCA Lakeview would adjust its weight limits to allow NYPR dogs



Residents Would Not Street Park

CCA Lakeview would agree with the City of Chicago not to allow its residents to obtain street parking permits.

Shared Lake Shore Drive Address Monument Sign

Would allow NYPR to maintain a Lake Shore Drive address in compliance with Department of Transportation and Fire Department regulations

