

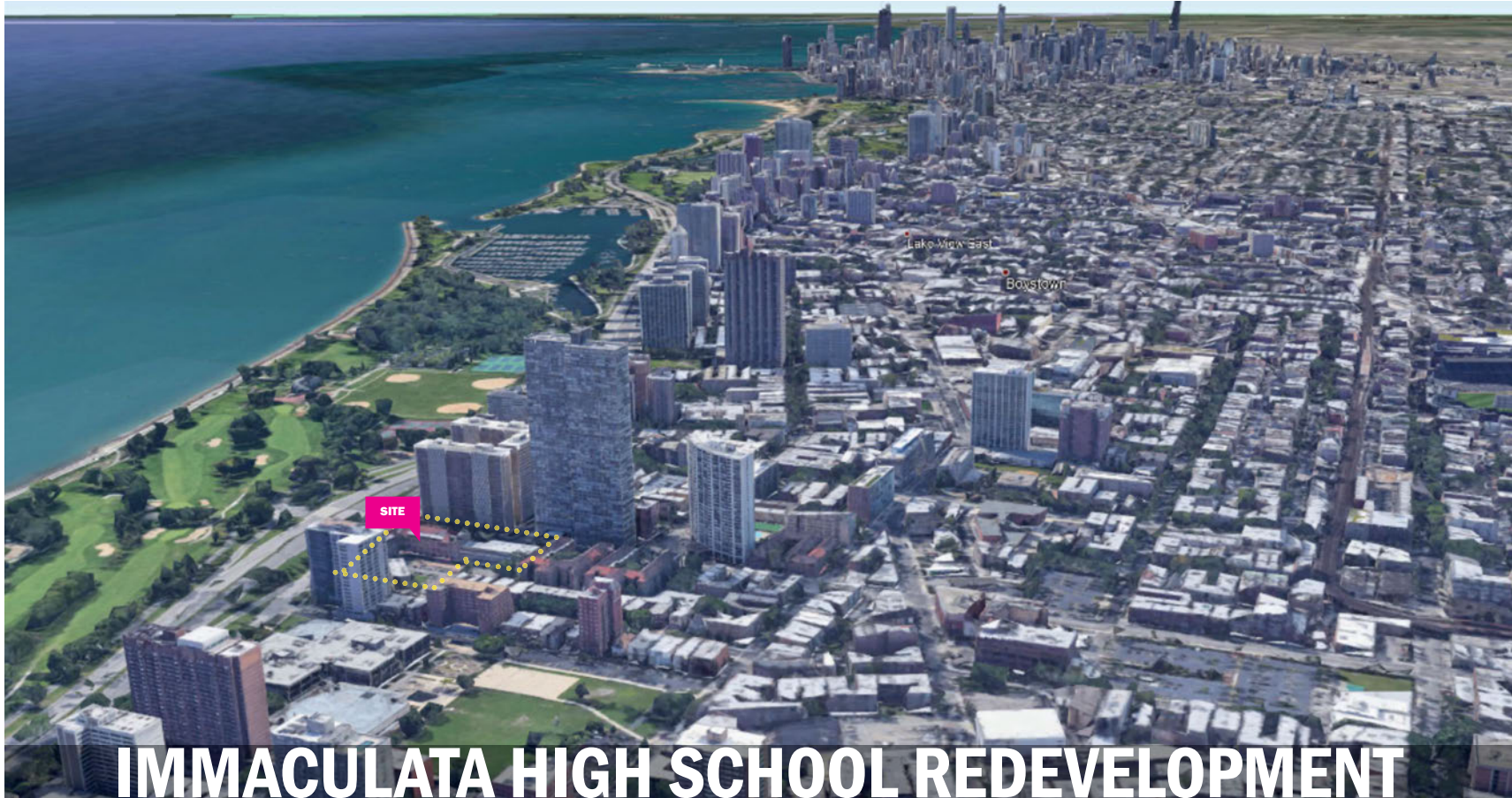


BUENA PARK  neighbors

TOWN HALL MEETING

May 4, 2022

IMMACULATA HIGH SCHOOL REDEVELOPMENT



IMMACULATA HIGH SCHOOL REDEVELOPMENT

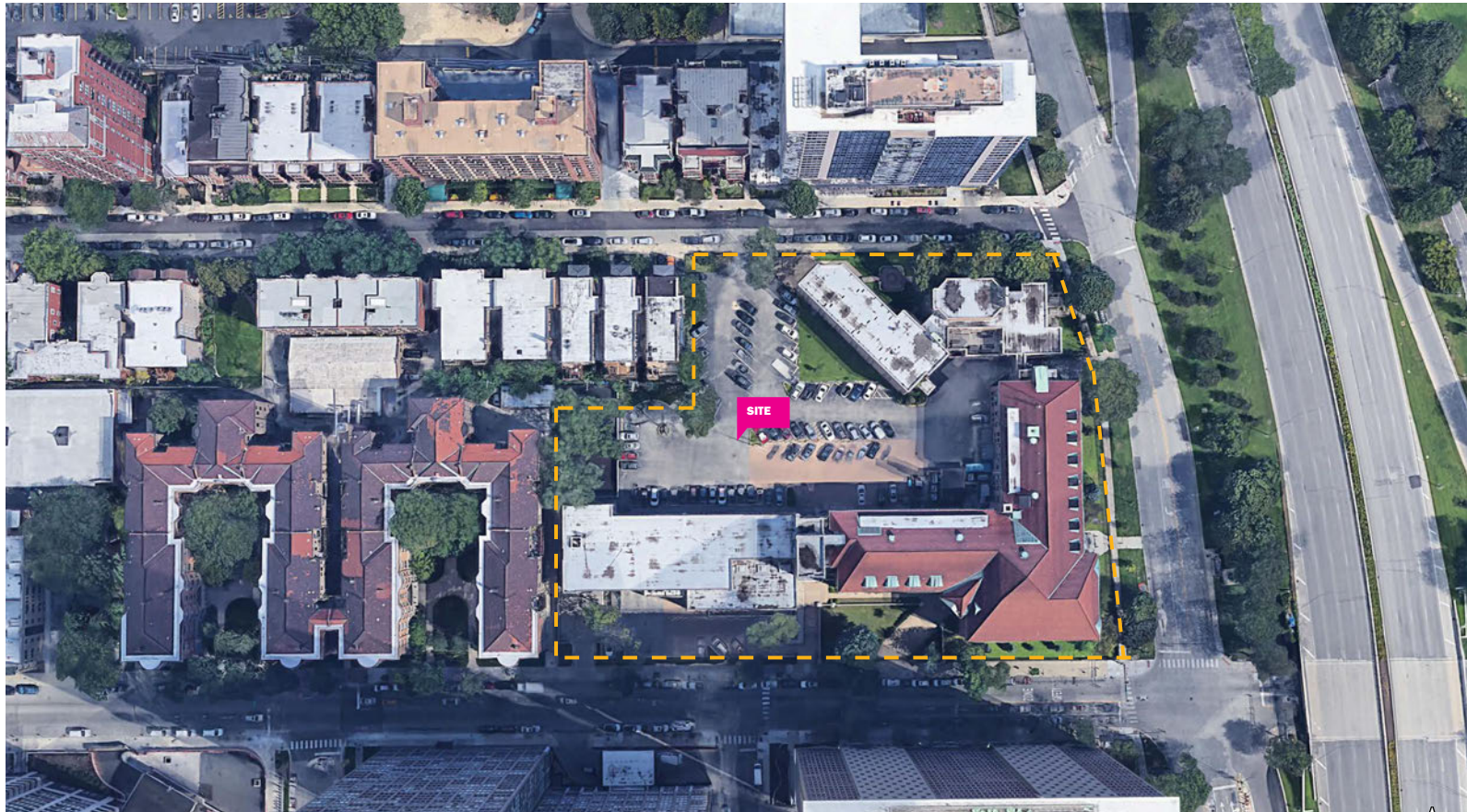
EXISTING SITE INFORMATION

IMMACULATA HIGH SCHOOL REDEVELOPMENT



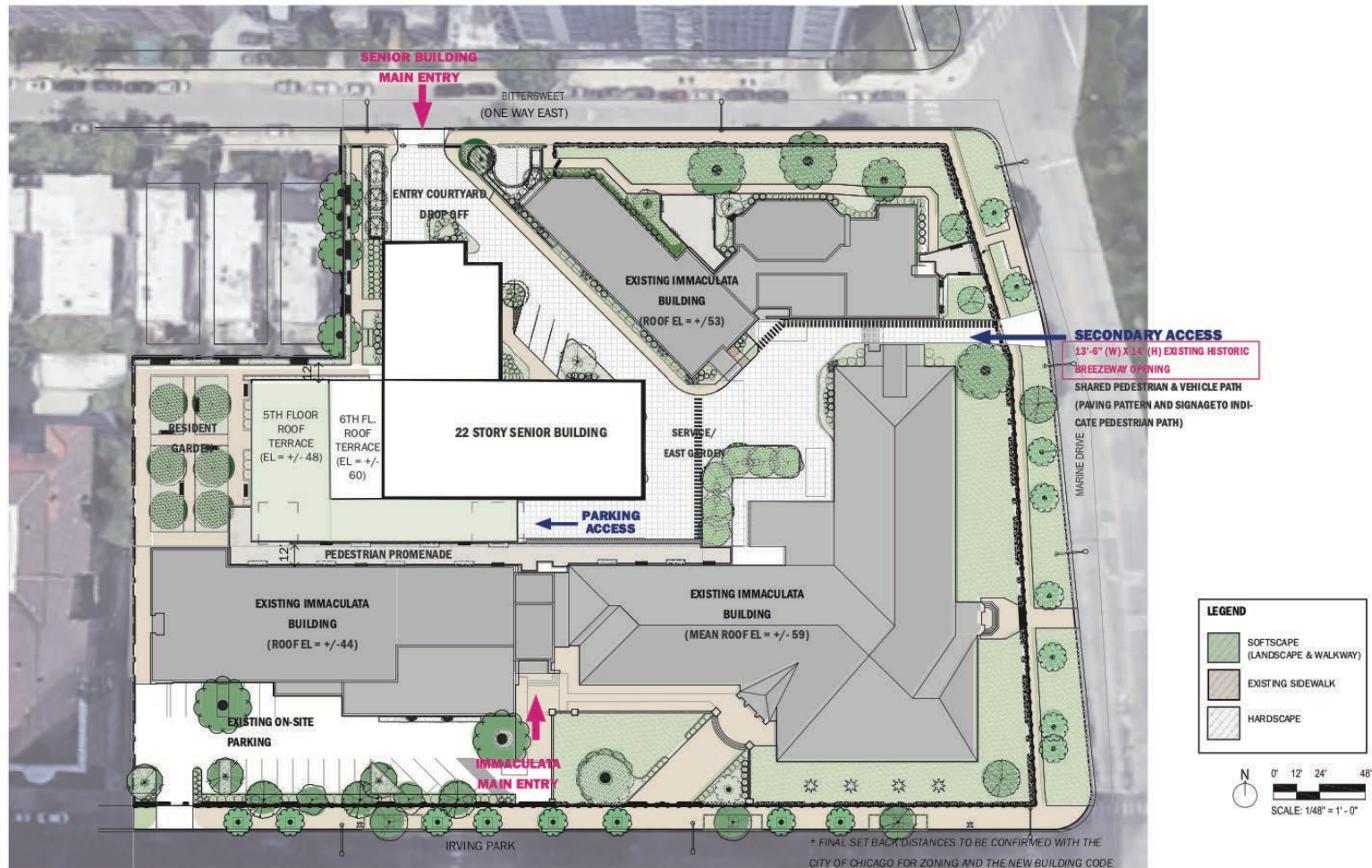
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IMMACULATA HIGH SCHOOL REDEVELOPMENT



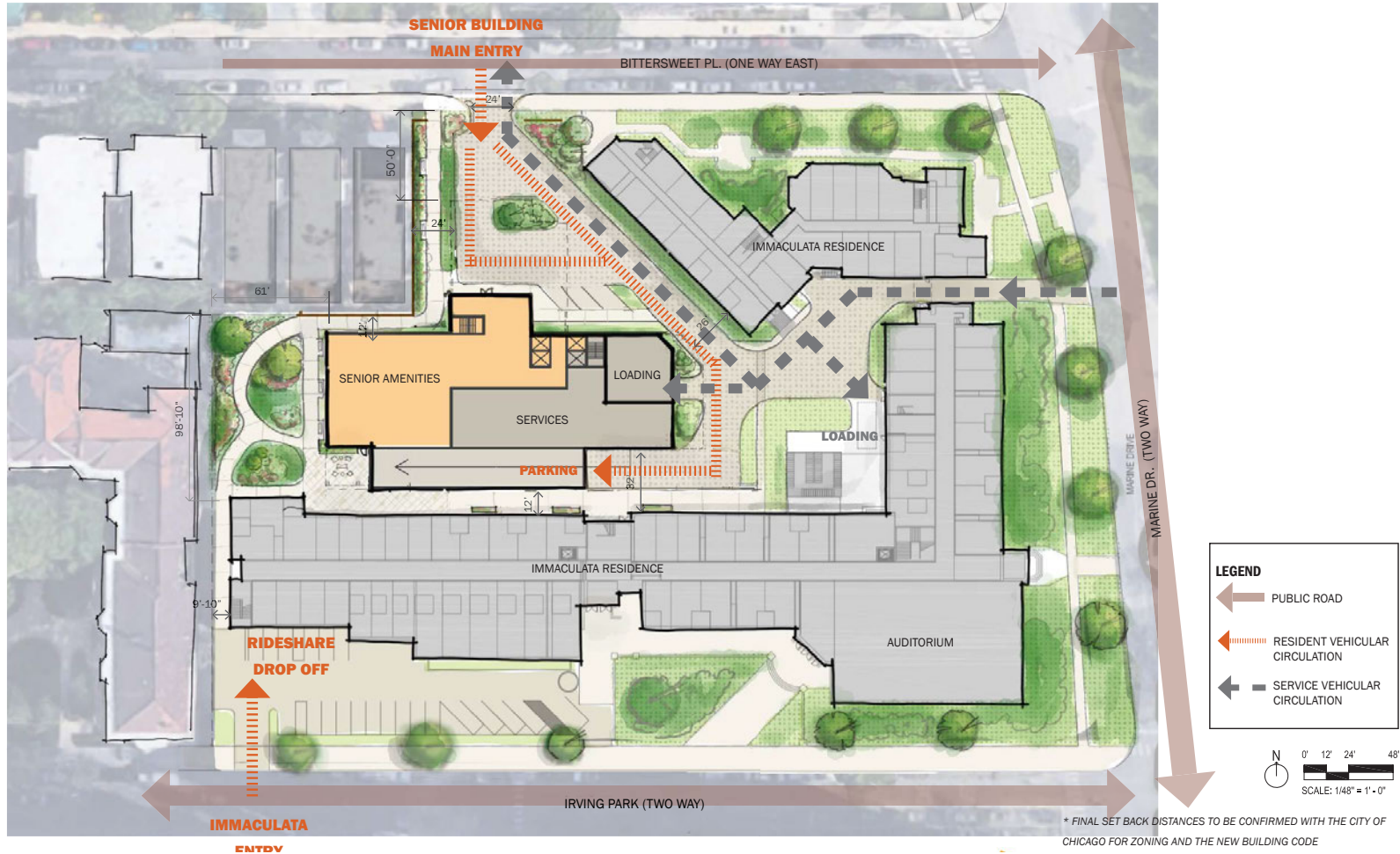
PROPOSED SITE PLAN

IMMACULATA HIGH SCHOOL REDEVELOPMENT



PROPOSED GROUND FLOOR PLAN : VEHICLE CIRCULATION

IMMACULATA HIGH SCHOOL REDEVELOPMENT



VIEW LOOKING WEST ON MARINE DRIVE - COMPARISON



PRIOR 27-STORY



CURRENT 22-STORY

VIEW LOOKING WEST ON MARINE DRIVE - AFTER



PRIOR 27-STORY



CURRENT 22-STORY

PEDESTRIAN VIEW ON IRVING PARK - COMPARISON



PRIOR 27-STORY



CURRENT 22-STORY

IMMACULATA HIGH SCHOOL REDEVELOPMENT



IMMACULATA HIGH SCHOOL REDEVELOPMENT

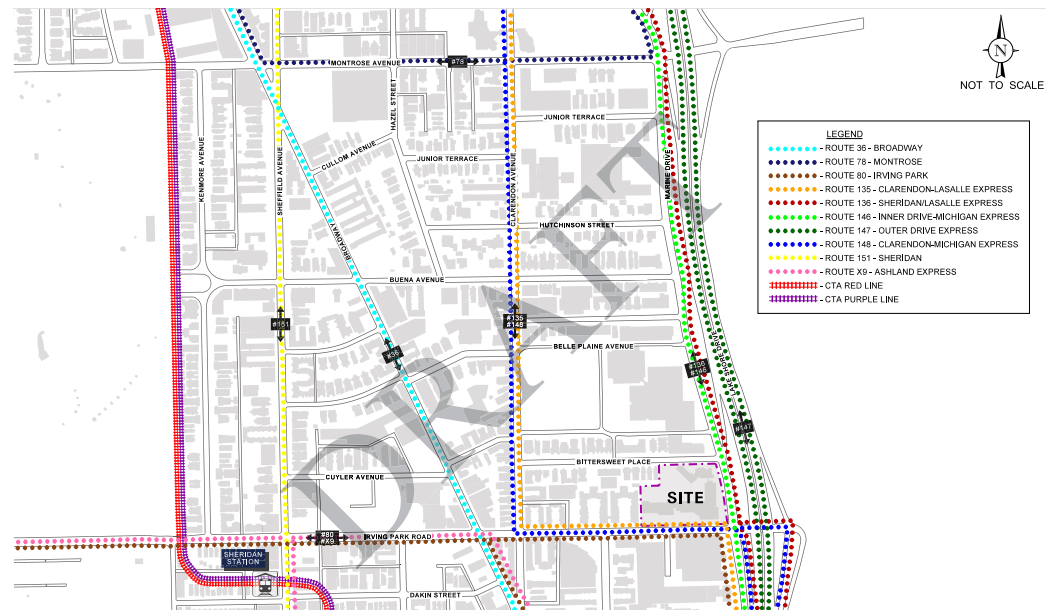






TRAFFIC

- High Transit location
- Lower traffic/parking demand (Seniors/Apartments)
- Van service for seniors
- Staff shifts off-peak
- Service vehicles off-peak
- Multiple points of access, with Marine access converted to in-bound only
- Staff and service to use Marine access
- On-site car sharing
- Ride-share directed to Irving lot



TRAFFIC

- Retain KLOA, a premier local traffic expert
- Counts performed and, due to Covid conditions, further calibrated based on CDOT historical counts
- CDOT Cubs games included in the study
- Traffic counts increased to account for general growth in area traffic
- Key conclusions:
 - Urban context and available alternative transportation modes will reduce generated trips
 - Development traffic traversing the Irving Park/Marine intersection will represent less than 2% of the total without a notable impact
 - Development traffic traversing the Bittersweet/Marine intersection during the morning peak hour represents less 3% of total with an impact of 5 seconds or less
 - Generally, all intersections will operate within design capacity

VEHICLE TRIP GENERATION COMPARISON
School to Proposed Residential

	Number of Vehicle Trips					
	Morning Peak (7:45 – 8:45)		Afternoon Peak		Evening Peak Hour (5:00 – 6:00)	
	In	Out	In	Out	In	Out
School (approx. 700 students)	172	172	92	92	31	39
Proposed Residential	21	45	30	30	44	35
	Existing Volumes					
	Morning Peak				Evening Peak	
Bittersweet	201				56	
Irving Park East Bound	853				667	
Irving Park West Bound	710				930	

IMPACTS EVALUATED

- NEED FOR SENIOR HOUSING
- LANDMARK CONSIDERATIONS – CITY, STATE AND FEDERAL
- DESIGN EVALUATION
- TRAFFIC
- PARKING
- EMERGENCY ACCESS
- WIND
- SEWER
- ELECTRIC
- SHADOW
- ZONING CONSISTENCY

**IMMACULATA REDEVELOPMENT
SUMMARY OF DEVELOPMENT CHANGES**

	Initial Proposal	Summer 2021	Current	Notes
Unit Count				
Immaculata Bldg.	265	250	245*	*Includes Five 2-BRs
Senior Bldg.	230	200	192	all include 60 Asst. Lvg. & 32 Mem. Care
Total	495	450	437	
ARO Units				
Immaculata Bldg.	27	25	49	
Senior Bldg.	14	11	20	ARO based on # of Ind. Lvg. Units
Total	41	36	69	% increased from 10% to 20%
Senior Building Floors	27+PH	22+PH	22+PH	
Senior Building Height	314'+PH	250'+PH	250'+PH	For reference: 3930 Pine Grove = 278'; Park Place = 531'; 3950 LSD = 224'; 4100 Marine = 221'
Parking				
Senior Bldg.	96	96	96*	*includes 10 spaces for Bittersweet/Community
Surface Lot	22	22	22*	*includes 5 spaces for Bittersweet/Comm. & 2 to 5 spaces for car-share
Total	118	118	118	
Bicycle Parking				
Immaculata Bldg.	50	50	100	
Senior Bldg.	10	10	80	
Site Perimeter	0	0	54	
Total	60	60	234	
FAR	3.25	2.83	2.78*	*includes FAR for area of the parking spaces allocated to Bittersweet/Comm.
MLA	356 sf	400 sf	416 sf	MLA based on Immaculata Units and Ind. Lvg. Units

PROJECT BENEFITS

- PROVIDES A HIGH-QUALITY, MODERN SENIOR BUILDING IN AN AREA WITHOUT ONE
- ALLOWS RESIDENT SENIORS TO AGE IN THEIR NEIGHBORHOOD
- EXISTING COMMUNITY RESIDENTS HAVE A NEIGHBORHOOD LOCATION FOR AGING RELATIVES
- PRESERVES AN EXISTING LANDMARK BUILDING, WITH IMPROVED ENVIRONMENTAL EFFICIENCY
- RETURNS PROPERTY TO TAX ROLLS, WITH AN ANNUAL INCREASE OF OVER A \$2MM IN TAX REVENUE
- PROVIDES ADDITIONAL RESIDENTS TO SUPPORT AREA RETAIL
- PROVIDES ADDITIONAL JOBS
- 15 SPACES ALLOCTED TO BITTERSWEET RESIDENTS
- PROVIDES 69 ON-SITE AFFORDABLE UNITS, INCLUDING 20 AFFORDABLE SENIOR UNITS