



# **LAKESIDE DEVELOPMENT**

**“BRINGING A BROWNFIELD BACK TO LIFE”**

**OCTOBER 4<sup>TH</sup>, 2010**



# THE DEVELOPMENT TEAM



# THE DEVELOPMENT TEAM

**CITY OF CHICAGO**

**CHICAGO LAKESIDE  
DEVELOPMENT, LLC**

**McCaffery  
Interests, Inc**

**United  
States Steel  
Corporation**

# THE DESIGN TEAM

**Antunovich  
Associates**  
Retail Architect

**SOM**  
Master Planner

**Sasaki  
Associates**  
Landscape Architect

## THE CONSULTANT TEAM

**Legal Consultants**  
DLA Piper  
Bryan Cave, LLP

**Technical Consultants**  
Spaceco Inc.  
CBBEL  
KLOA  
AECOM  
Conestoga-Rovers  
Laube Companies

**Construction Consultants**  
Kenny Construction  
WE O'Neil Construction  
Brandenburg Industrial

# THE DEVELOPMENT TEAM

**SOM**

+

**S A S A K I**



**CHICAGO 2016**

CHICAGO LAKESIDE DEVELOPMENT, LLC



**BEIJING 2008**

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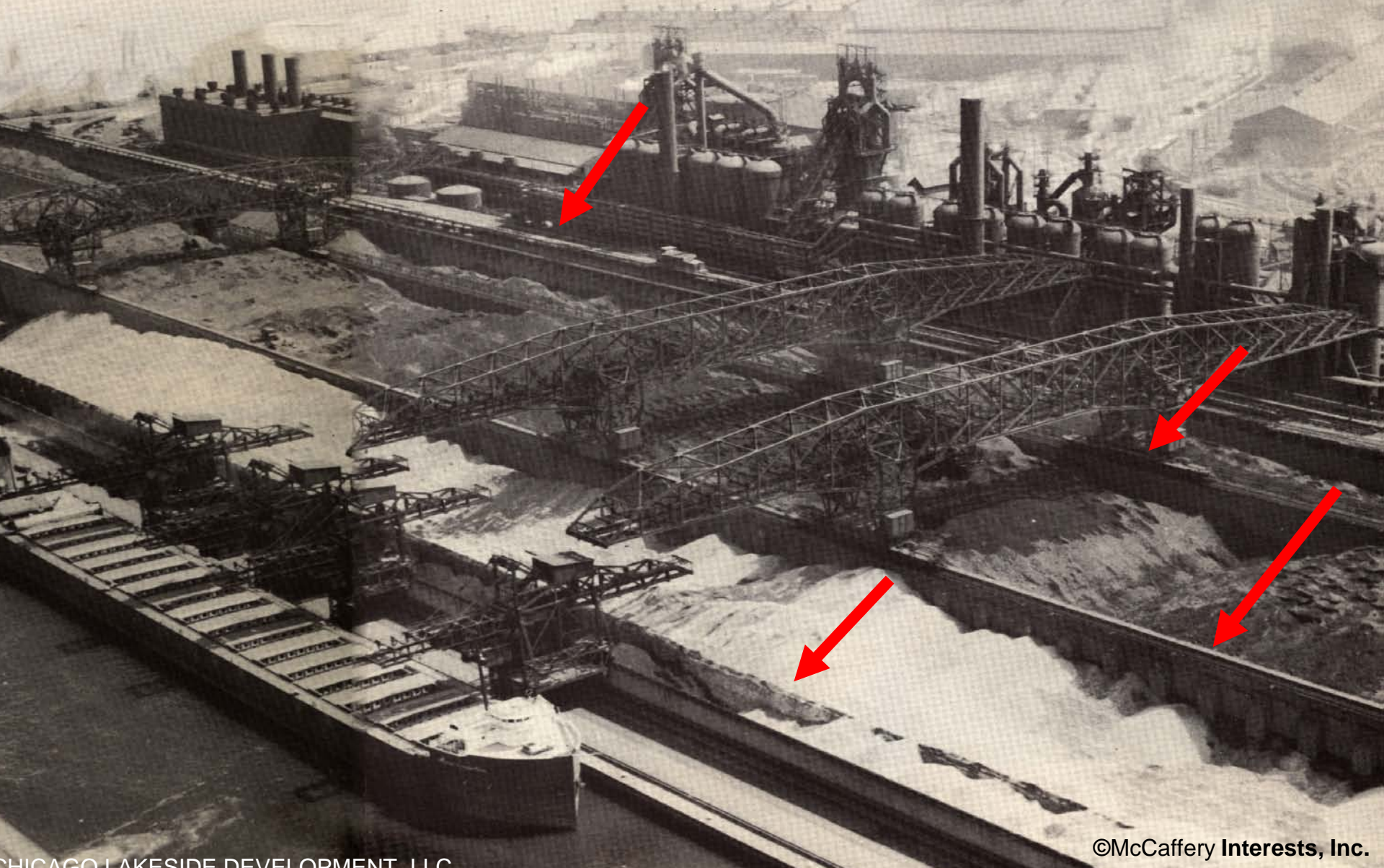
# HISTORY OF SOUTHWORKS



# US STEEL – SOUTH WORKS SITE WWII



- Ore Walls, c1955. World`s largest twin blast furnaces, each 235 feet high, tower over "South`s" modern ore and limestone storage yards.
- One boat at North Slip dock unloading in view. Power station at top left of photo.
- View looks southeast toward mouth of the Calumet River.







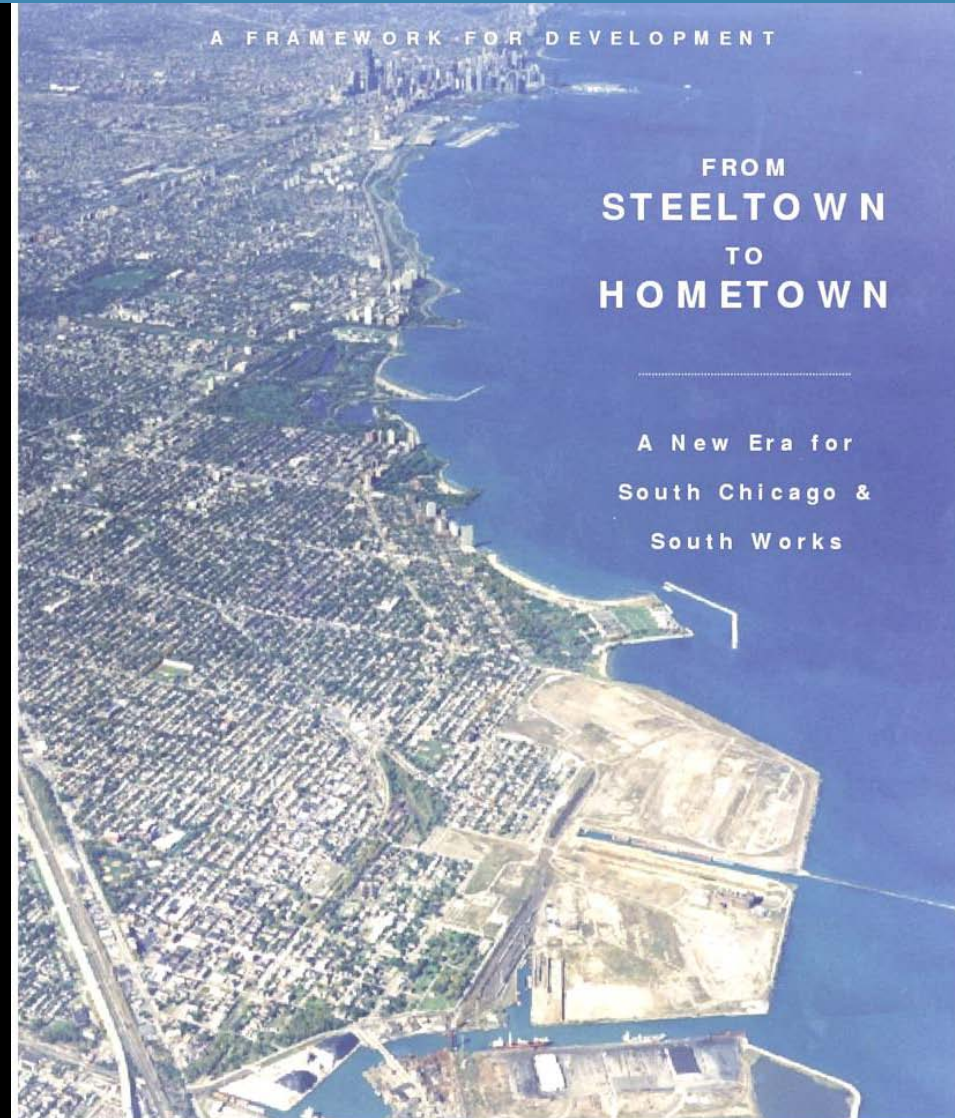


# MASTER PLANNING



# MASTER PLAN PRINCIPLES

## A MASTER PLAN BASED ON CITY & CITIZEN INPUT - 1999



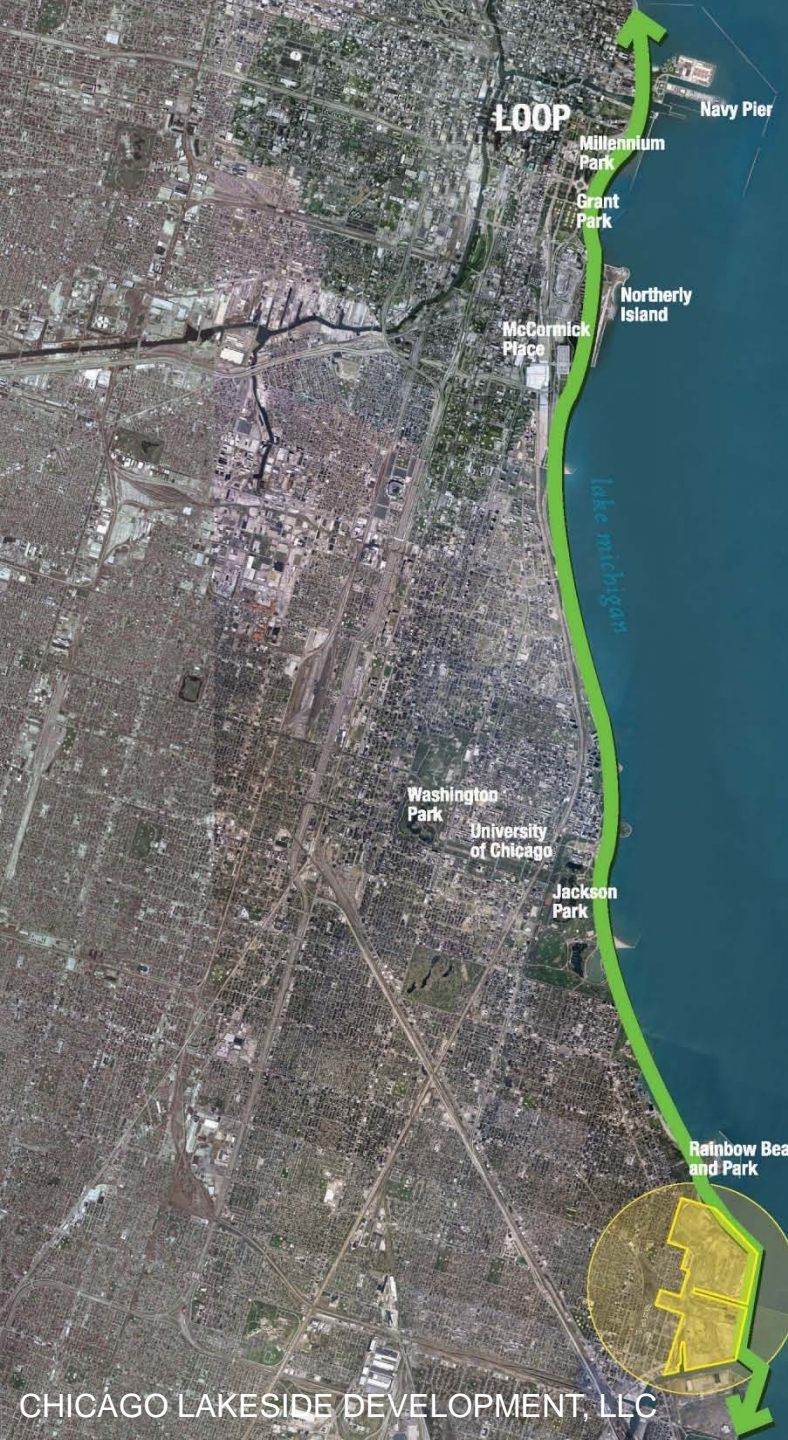
City of Chicago  
Richard M. Daley • Mayor  
Department of Planning and Development  
Christopher R. Hill, Commissioner

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CHICAGO LAKESIDE DEVELOPMENT, LLC

# LAKESIDE

master development plan



- new
- green
- connected
- diverse
- transit
- parks
- lakefront
- bikeable
- marinas
- schools
- civic

LAKESIDE

# EXTEND THE SOUTHSIDE BLOCK PATTERN

- Extension of existing city streets connects the adjacent neighborhoods to the lake
- Neighborhood parks create view corridors to the lake
- Diagonal street establishes a view corridor to downtown



# DISTINCT NEW NEIGHBORHOODS

## A NEW GENERATION OF CHICAGO NEIGHBORHOODS

Chicago Lakeside is organized around six distinct areas

- Market Common
- US 41
- Lakefront
- Central Park
- The North Slip
- Ore Wall







# ORE WALL PARK





# THE SITE



# THE SITE

## A UNIQUE LOCATION



- An extraordinary site in the city
- A remarkable waterfront
- 369 acres



# ADJACENT TO CHICAGO'S SOUTH SIDE NEIGHBORHOOD



# LARGER THAN CHICAGO'S LOOP



## CHICAGO LAKESIDE



# THE SITE TODAY







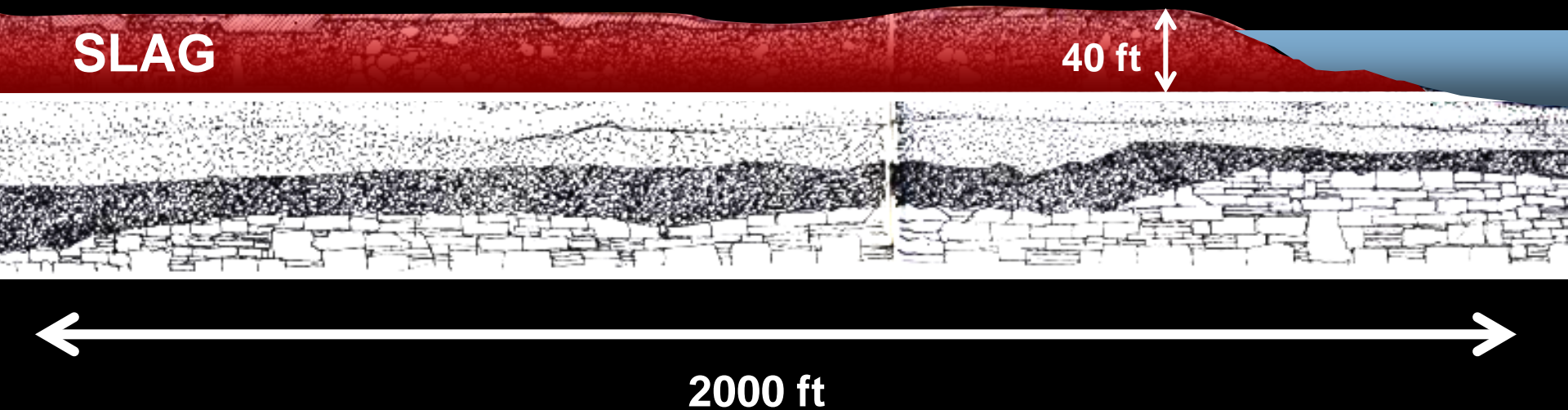
# SITE CHALLENGES





# REMNANTS OF THE SITE

Slag varies from 10-40 ft, with 25 ft being the average depth of slag and runs from the original shoreline into the lake by approximately 2000 ft.



# EXISTING UTILITIES

16+ Miles Pipe 4" or Larger



# EXISTING FOUNDATIONS







# ACCESSIBILITY



# BUS SERVICE



## Bus Lines

- The entire community is within a 5-minute walk to a bus line



# COMMUTER RAIL



## METRA

- 30% of proposed residents are within 10 minute walk (1/2 mile) of existing METRA Stations



# BIKEWAYS



- 6.5 miles of new bike paths
- Connects and extends the city bicycle system
- Cycle storage at rail stations



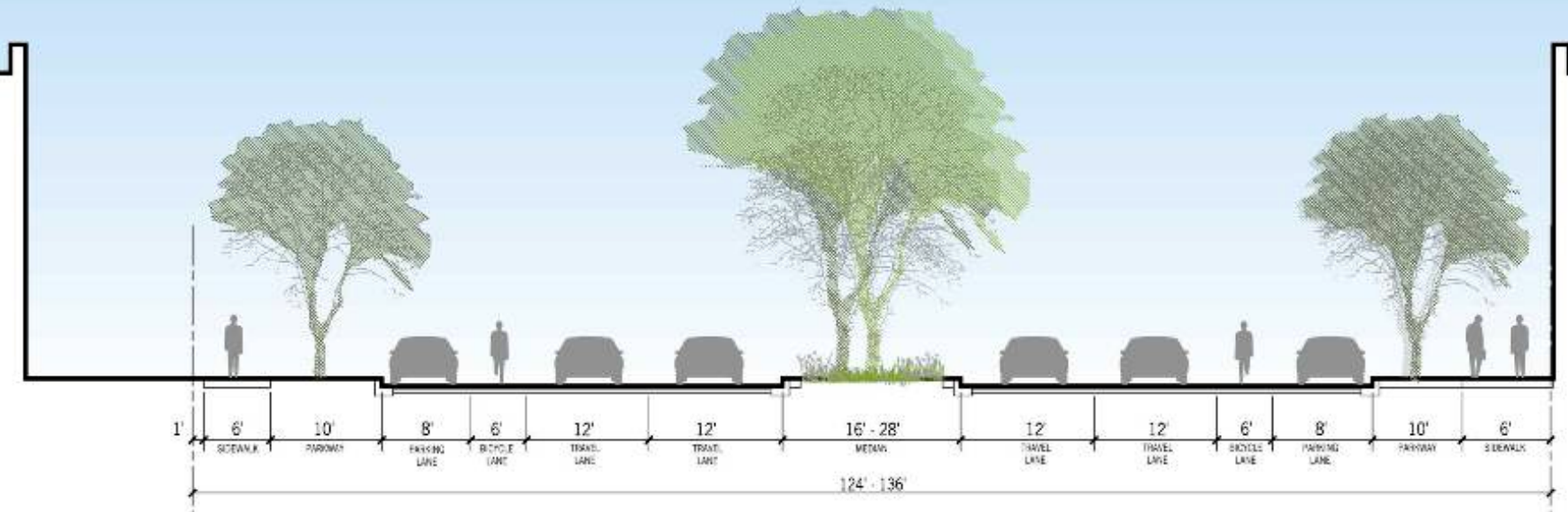


# REALIGNMENT OF US 41

- Create an urban landscaped boulevard
- Allow for the integration of neighborhoods on both sides of US 41
- Incorporate bike lanes
- Align with existing Avenue O



# LAKESHORE DRIVE



# REALIGNMENT OF LAKESHORE DRIVE SOUTHWEST VIEW



**83RD  
Street**

**Brandon Ave.**

**79TH  
Street**





# SUSTAINABILITY





# LEED-Neighborhood Development pilot program

## LEED-ND pilot summary

### SMART LOCATION & LINKAGE

1. Adjacent, infill, and brownfield sites
2. Protect natural resources: farmland, wetlands, water bodies, and native habitat
3. Connected network of streets
4. Close to transit and provide alternative means of transportation
5. Job-housing balance
6. Close to neighborhood amenities and schools

### NEIGHBORHOOD PATTERN & DESIGN

1. Promote urban density
2. Compact and connected grid of streets
3. Mixed use
4. Diversity of housing type, size and affordability
5. Universally accessible
6. Minimize impact due to parking
7. Walkable neighborhoods
8. Access to parks and open space
9. Community involvement
10. Local food production

### GREEN CONSTRUCTION & TECHNOLOGY

1. Reduce energy consumption
2. Energy efficient buildings
3. Adaptive reuse
4. Minimize impact of construction process
5. Manage stormwater in sustainable ways
6. On-site and renewable energy sources
7. Reduce waste and recycle
8. Sustainable infrastructure

### INNOVATION & DESIGN PROCESS

1. Innovation
2. LEED AP professionals

## LAKESIDE master plan

### SMART LOCATION & LINKAGE

1. Redevelopment of former steel mill
2. Extensive use of native vegetation, promote Lake Michigan recharge
3. US-41 as urban boulevard, connection to South Chicago neighborhood
4. Walk to train, extension of city bus and bike networks
5. New commercial, entertainment and retail districts
6. Adjacent to Sullivan school and future high school

### NEIGHBORHOOD PATTERN & DESIGN

1. 66 du/net ac
2. Typical Chicago grid
3. Over 13,000,000 sf of non-residential, mixed use, institutional
4. Mix of single-family detached, townhomes, stacked flats, condominiums and apartments
5. Variety of accessible units
6. On-street and structured parking
7. Buildings address street, tree lined parkways
8. Over 100 acres of open space
9. Respect spirit of 1999 Steeltown to Hometown
10. Opportunities for roof top gardens and farmer's market

### GREEN CONSTRUCTION & TECHNOLOGY

1. Active and passive strategies, reduced energy loads, heat island reduction
2. Energy efficient building materials and methods
3. Preserve and celebrate Ore Wall
4. Best practices for construction
5. Infiltrate over 90% of stormwater
6. Harness energy from wind, solar, water
7. Recycle construction
8. Energy efficient lighting, recycled materials

### INNOVATION & DESIGN PROCESS

1. Innovative energy strategies
2. LEED recognized, knowledgeable and qualified design team

# SUSTAINABLE DEVELOPMENT OPPORTUNITIES

- ✓ **LEED-ND:** THE NATION'S FIRST SUSTAINABLE RATING SYSTEM FOR GREEN NEIGHBORHOODS
- ✓ **LEED-NC:** ADDRESSES DESIGN AND CONSTRUCTION ACTIVITIES FOR BOTH NEW BUILDINGS AND MAJOR RENOVATIONS OF EXISTING BUILDINGS
- ✓ **WIND:** ON SITE & OFF-SHORE WIND DEVELOPMENT
- ✓ **SOLAR:** EXELON CORPORATION SOLAR PANEL PROJECT
- ✓ **GEOHERMAL/LAKE WATER COOLING:** INNOVATIVE TECHNOLOGY
- ✓ **BIO-FUELS:** ARGONNE NATIONAL LABS TREE FARM
- ✓ **STORMWATER:** INNOVATIVE STORMWATER MANAGEMENT PLAN



# INTEGRATE INNOVATIVE STORMWATER STRATEGIES

- A high percentage of stormwater will be returned to Lake Michigan



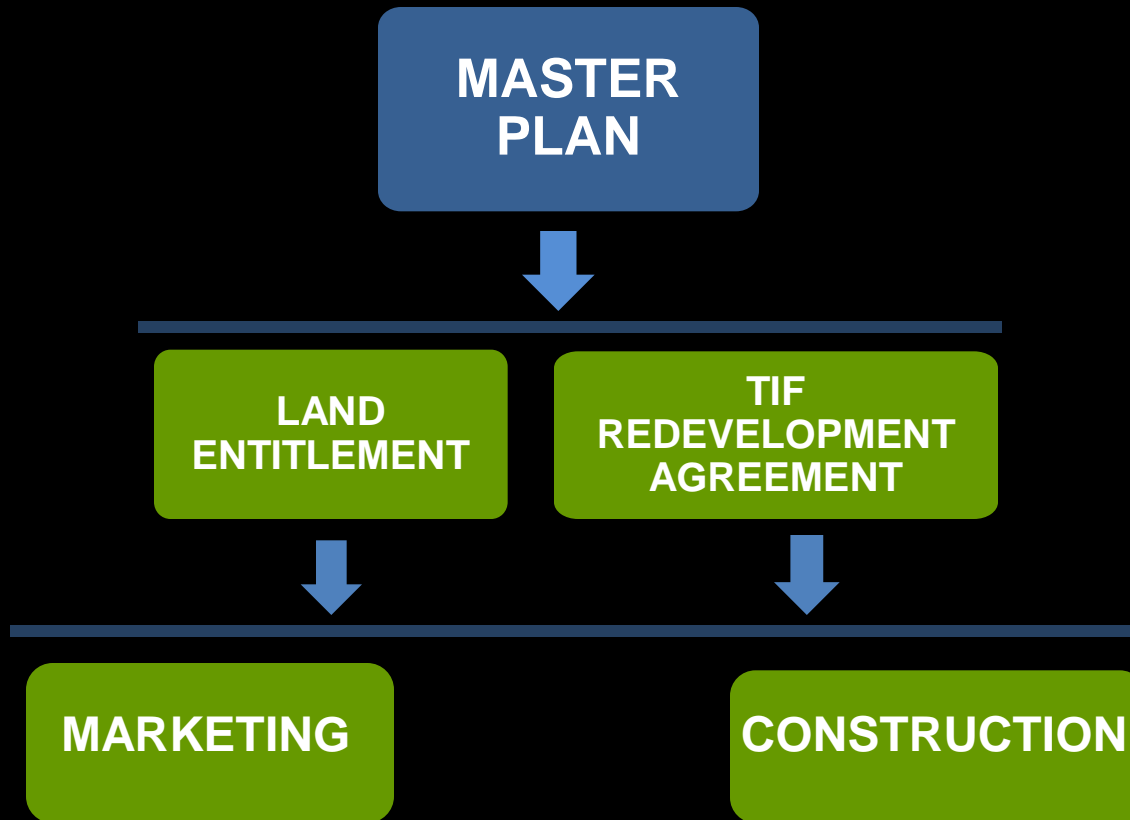


# ENTITLEMENTS





# DEVELOPMENT PROCESS



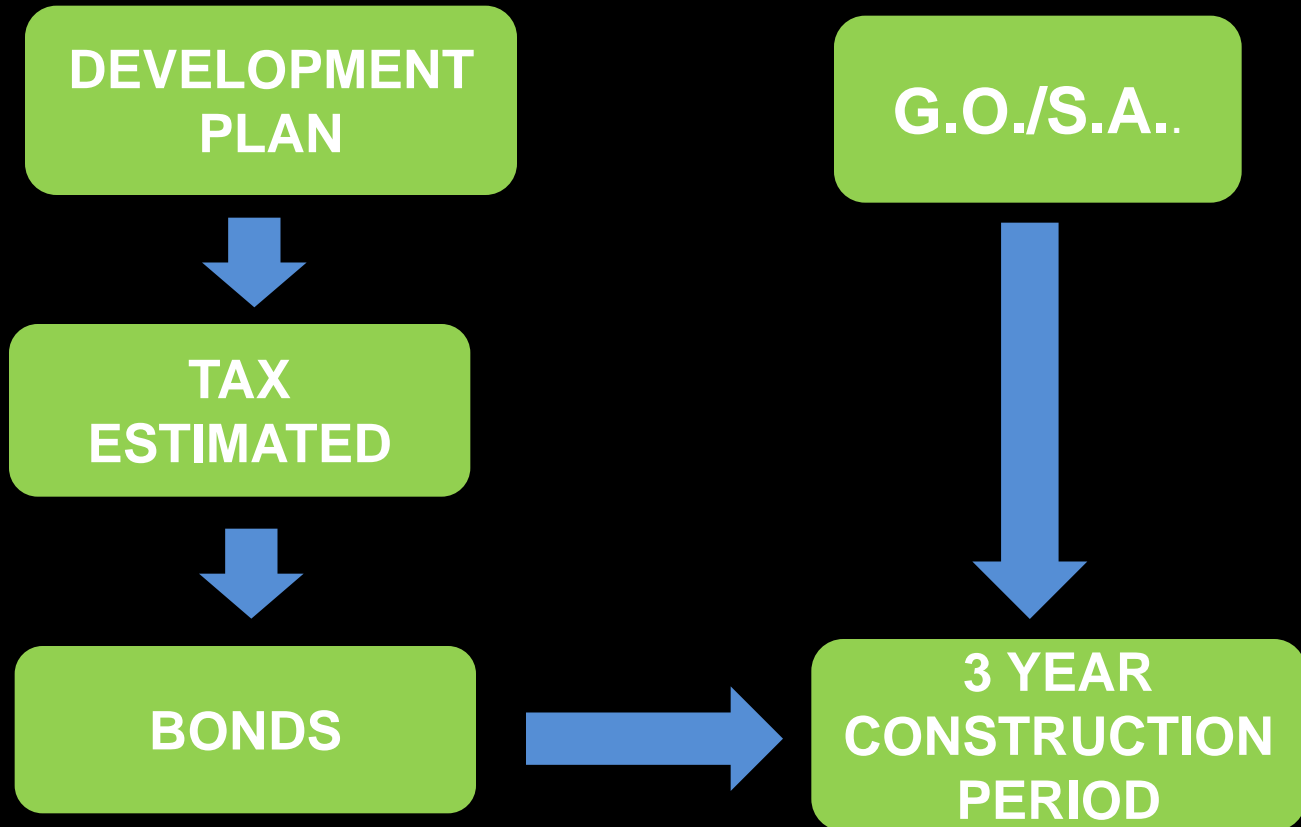
# TAX INCREMENT FINANCE (TIF)

- TIF FUNDS TO BE USED FOR PUBLIC INFRASTRUCTURE

**PHASE 1 =  
\$98MM**

**ENTIRE SITE =  
\$450MM**

# TAX INCREMENT FINANCING



# PHASE 1 TIF CAPITAL STRUCTURE

CITY

EXECUTES

EXECUTION OF RDA

EXECUTES

RDA BOND TIF NOTE  
CLOSING CONDITIONS:

- *RETAIL 60% PRE-LEASE*
- *1 TOWER PRE-SOLD OR SECURE COMMITMENT TO BUILD*

MARKETING OF SITE

FINANCE CLOSE (OPEN  
CONSTRUCTION  
ESCROW):

- *CITY TIF BOND* \$87.5M
- *EQUITY* \$75M
- *DEBT* \$224M

FUNDS

FUNDS

CLD

# VALUE ADDED

1998

**“FROM STEEL TOWN TO HOMETOWN”**

DWELLING UNITS: 4,800  
COMMERCIAL SF: 500,000

2006

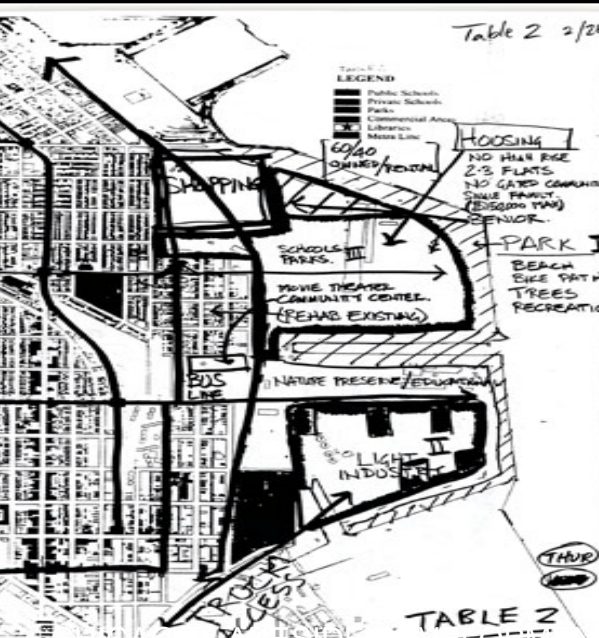
**TIF/MASTER PLAN**

DWELLING UNITS: 11,800  
COMMERCIAL SF: 1,600,000

2010

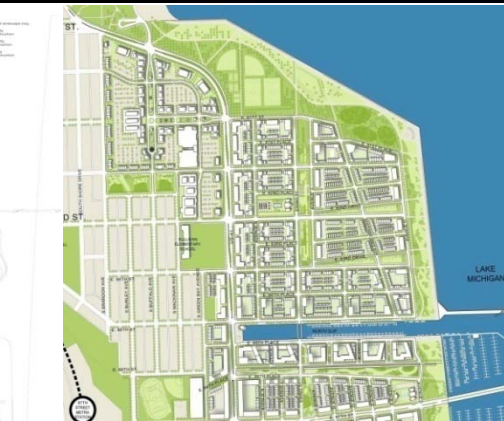
**ZONING ENTITLEMENTS**

DWELLING UNITS: 13,575  
COMMERCIAL SF: 16,852,500



# COMPLETED MILESTONES

- ✓ LAKESIDE MASTER PLAN BY SOM & SASAKI - **2007** (OLYMPIC PLANNERS)
- ✓ REDESIGN OF US-41 – LAKE SHORE DRIVE EXTENSION - **2007**
- ✓ \$100M ENVIRONMENTAL INSURANCE - **2007**
- ✓ APPLICATION FOR PLANNED DEVELOPMENT ORDINANCE FOR PROJECT SITE FILED - **2007**
- ✓ COMMENCEMENT OF US-41 CONSTRUCTION - **2008**
- ✓ LEED-ND PILOT PROGRAM ENROLLMENT - **2008**
- ✓ ACHIEVED INCREASE IN DENSITY FROM 5,500 DWELLING UNITS TO 13,575 - **2010**
- ✓ ACHIEVED INCREASE IN COMMERCIAL DENSITY FROM 2M SF TO 17,500,000 SF - **2010**
- ✓ APPROVAL OF PHASE 1 AREA TIF DISTRICT BY THE CHICAGO COMMUNITY DEVELOPMENT COMMISSION - **2010**
- ✓ APPROVAL OF PHASE 1 PLANNED DEVELOPMENT & AS OF RIGHT ZONING FOR SITE - **2010**
- ✓ PHASE 1 TIF REDEVELOPMENT AGREEMENT APPROVED - **2010**



Entire Site:

- Gross Developable Site Area 369 acres
- Max. Permitted Dwelling Units 13,575 units
- Max. Permitted Commercial SF 17,500,000



# PHASE 1

## Phase 1 (Planned Development)

- Gross Site Area  
76.7 acres
- Max. Permitted Dwelling Units  
3,000 units
- Max. Permitted Commercial SF  
1,000,000







# VISION



# THE VISION

- **A catalyst for the South Side**
- **A vibrant shopping district**
- **A mixed-use 24-hour place along the lake**
- **Maximizing views to the lake**
- **Access to the extensive new park system**
- **Proximity to transit – 3 blocks to the 83<sup>rd</sup> Street METRA South Shore Line Train**



POTTERYBARN

POTTERYBARN

BARNES & NOBLE  
BOOKSELLERS

THE BIG DOWL

Crate & Barrel









# RESOURCE SLIDES



# THE DEVELOPMENT TEAM

## DESIGN TEAM

Skidmore Owings & Merrill LL P - Master Planner  
Sasaki Associates, Inc. - Landscape Architect  
Antunovich Associates - Retail Architect

## TECHNICAL CONSULTANTS

Ardmore Associates – Civil Engineer  
Christopher B. Burke Engineering LTD. – Civil Engineer  
Conestoga-Rovers & Associates – Environmental  
Kenny Construction Company  
KLOA – Traffic  
SpaceCo Inc. – Civil Engineer  
STS Consultants – Geotechnical  
Shaw Environmental & Infrastructure, Inc. – Sustainability

## CONSULTANTS

Appraisal Research Counselors – Residential Market Analysts  
Bell Boyd Lloyd – Environmental Attorney  
Melaniphy Associates – Retail Market Analysts  
NexGen Advisors – TIF Financial Analysts  
DLA Piper – Business Attorney  
Target Group

# CITY FINANCING COMMITMENT

