AGENDA

Our Team / Our Approach

A Process for a Shared Vision

Guiding Principles

ONE Central Planning Considerations

Opportunities

Question & Answer
Background & Introduction

OUR WORLD CLASS PROJECT TEAM

Landmark Development is a full-service real estate organization with experience in all aspects of development, finance, marketing and management of complex real estate assets. Landmark’s experience spans many market sectors with a primary focus on iconic “destination” developments in partnership with leading public and private institutions. The Landmark team has completed major real estate projects on its own behalf and for some of the nation’s premier sports, institutional, healthcare, academic and corporate clients ranging from strategic planning to multi-billion dollar public-private development projects. Landmark serves as master developer of ONE Central.
CASE STUDY:
U.S. BANK STADIUM
MINNEAPOLIS, MINNESOTA

Landmark’s Targeted Business and Workforce Participation Program is proven to achieve and exceed community goals on complex economic development initiatives.
THE START OF A PROCESS... TOWARD A SHARED VISION

Where We Are Today!

Community Development Plan

Entitlements Package

PROJECT DEFINITION
- Land Use Planning
- Site Investigation
- Preliminary Engineering
- Transportation Planning
- Zoning Assessment
- Building Massing
- Concept Master Plan

CIVIC ARCHITECTURE
- Goals & Objectives
- Community Engagement
- Project Team
- Community Organizations
- Civic & Culture Institutions
- Neighborhood Groups
- City of Chicago

CONCEPTUAL DESIGN & ENGINEERING
- Architectural Design
- Landscape Design
- Civil Engineering
- Structural Engineering
- Transportation Engineering
- MEP Engineering
- Outline Specifications

PUBLIC APPROVALS
- City Zoning & Entitlement Application
- Development Guidelines
- Covenants, Conditions & Restrictions (CC&R's)
- Public Filings & Recorded Documents

FINAL DESIGN & CONSTRUCTION
- Final Design & Engineering
- Site Preparation
- Construction Staging & Sequencing
- Building Permits
- Construction – Civic Build
Building on the vision of Daniel Burnham’s 1909 Plan of Chicago, what distinguishes ONE Central is the intersection of transit, civic and community interests at this iconic Lakefront destination.
A MOBILITY HUB
CREATING ONE CENTRAL HUB FOR THE CITY
A Mobility Hub

Chicago’s Opportunity to Integrate Transit
COMMUNITIES
BUILDING A BRIDGE BETWEEN COMMUNITY INTERESTS
BUILDING A BRIDGE BETWEEN COMMUNITY INTERESTS
ONE CENTRAL
A PLATFORM FOR THE FUTURE
ONE Central Vision

THE PRINCIPLES

**MOBILITY**
- World-Class Transit Hub
- Connects CTA / METRA / AMTRAK / CHI-LINE
- Leverage Key Infrastructure (e.g. CTA Busway = CHI-Line)
- Critical Mode Shift from Car to Rail
- Traffic Reductions in the Neighborhood
- Vehicular Access Via Lake Shore Drive (High Capacity)
- New Parking (6,000+ Stalls) Supports Civic Assets & Neighborhood
- No Vehicular Ingress / Egress into Neighborhood

**CIVIC PLACES**
- The CHI-Line ... A “Circulator” Between Civic Assets
- Destination-Caliber Retail, Dining & Entertainment
- Walkability Score ... Competitive with Leading International Convention Cities
- A Gateway to the Lakefront (“Welcome Center”)
- Grows Visitations to Civic Partners
- Increased Operating Income to Civic Assets
- A Lakefront District designed around Smart City and Sustainable Practice

**COMMUNITIES**
- New Parks & Open Space ... 15+ Acres
- A Pedestrian Bridge to the Lakefront
- Proven Success with Targeted Business and Workforce Participation
- Job Growth = 50,000 Direct Jobs
- An Urban Learning Environment
- Strengthen Property Values ... Transit + Parks + Education
- New Urban Scale and Amenities... Live, Work, Shop, Stay, Play, Learn and Innovative
- Authentic to Chicago
- Massive Growth in Tax Base to City / County / State
ONE Central Vision

THE PRINCIPLES

MOBILITY + CIVIC PLACES + COMMUNITIES
World Class Transit Hub … Metra / CTA / Amtrak / TRANSIT
New Parks + Open Space ... 15+ Acres

PUBLIC SPACE
A Pedestrian Bridge to the Lakefront

PEDESTRIAN ACCESS
Vehicular Access from Lake Shore Drive — No Ingress / Egress to Neighborhood

VEHICULAR ACCESS

65%

35%

LAKE SHORE DRIVE

WALDRON DRIVE

MCFETRIDGE DRIVE

56TH STREET
## Traffic Reduction in Neighborhood due to Mode Shift

<table>
<thead>
<tr>
<th>Mode</th>
<th>Current</th>
<th>Estimate</th>
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<tbody>
<tr>
<td>90% Vehicle</td>
<td>10%</td>
<td>30%</td>
</tr>
<tr>
<td>10% Transit</td>
<td>70%</td>
<td>70%</td>
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Urban Mixed-Use Designed for the 21st Century

DENSITY & PROGRAM

[Diagram showing various buildings and streets with labels: Lake Shore Drive, 57th Street, Waldron Drive, McFetridge Drive.

Labels: Residential, Office, Hotel, Mixed Use, Health, Wellness & Education, Retail, Dining & Entertainment.]
Building Mass & Design...Emphasis on Porosity

VIEW CORRIDORS
Strengthens Property Values ... Transit + Parks + Education

PROPERTY VALUES

15 MINUTE WALK TO TRANSIT

Approx. 20% Increase in Property Values within 1/2 mile of Transit

Smart Growth America
FAR COMPARISON FOR DOWNTOWN CHICAGO
ONE Central is Chicago’s opportunity to create America’s most important urban development for the 21st Century...

There is no other place that connects the defining civic elements of a modern American city with the urban lifestyle community we envision for ONE Central.