



LAKE SIDE

A NEW CITY, A COMMUNITY FOR THE 21st
CENTURY, A GLOBAL OPPORTUNITY

MARCH 1, 2012

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

Legal Consultants

DLA Piper

Bryan Cave, LLP

Construction Consultants

Kenny Construction

WE O'Neil Construction

Brandenburg Industrial

Technical Consultants

Spaceco Inc.

Christopher Burke

KLOA

AECOM

Conestoga-Rovers

Laube Companies

Sustainability Consultants

Ramboll Engineering

WSP Engineering

Clean Energy Trust

Cisco Systems

Argonne National Lab

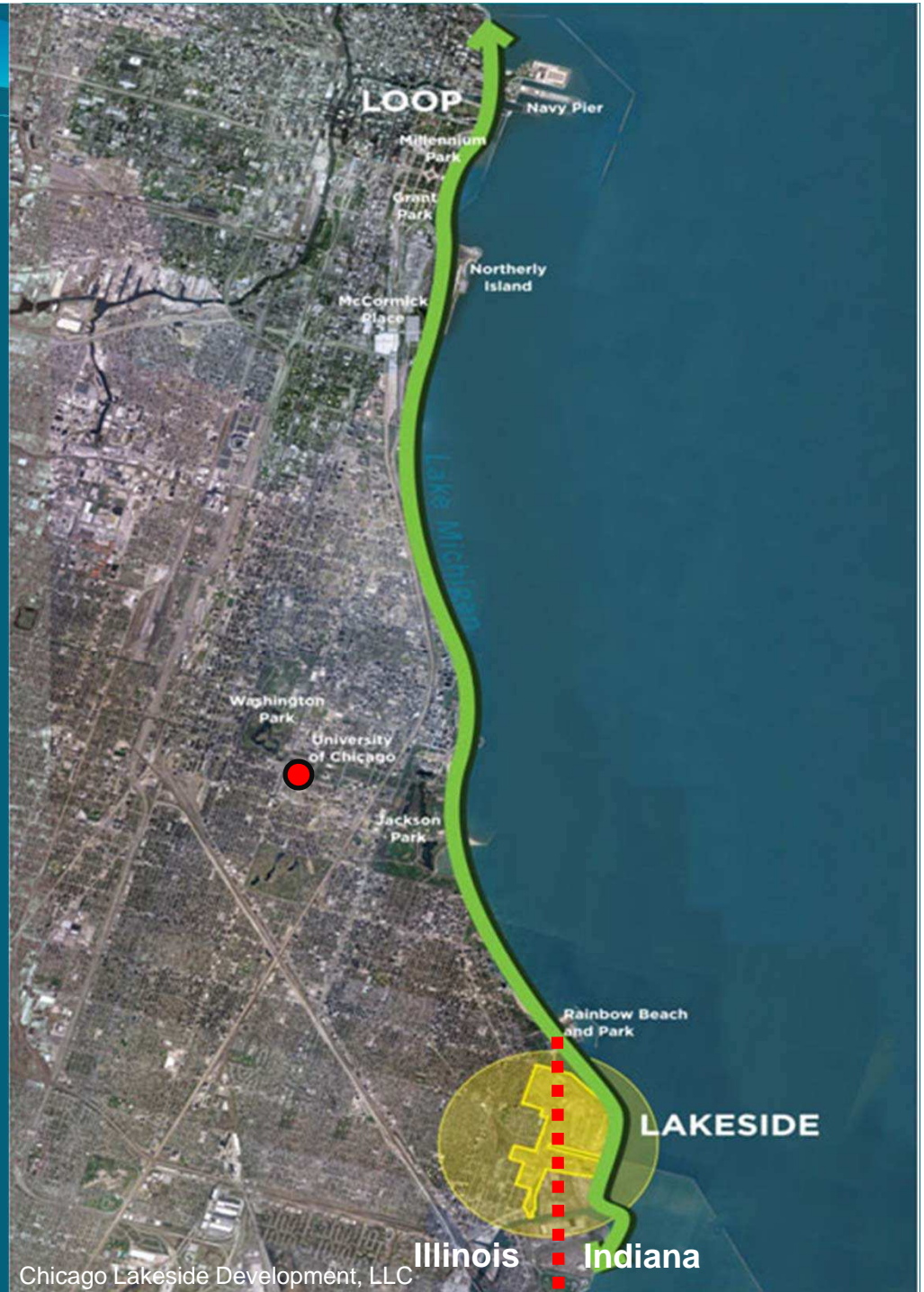


A satellite map of Lake Michigan and the surrounding land. The lake is a dark blue shape in the center. The surrounding land is a mosaic of brown, green, and tan colors, representing different types of vegetation and terrain. A red dot with a black outline is located on the southern shore of the lake, near the bottom center of the image.

Lake
Michigan

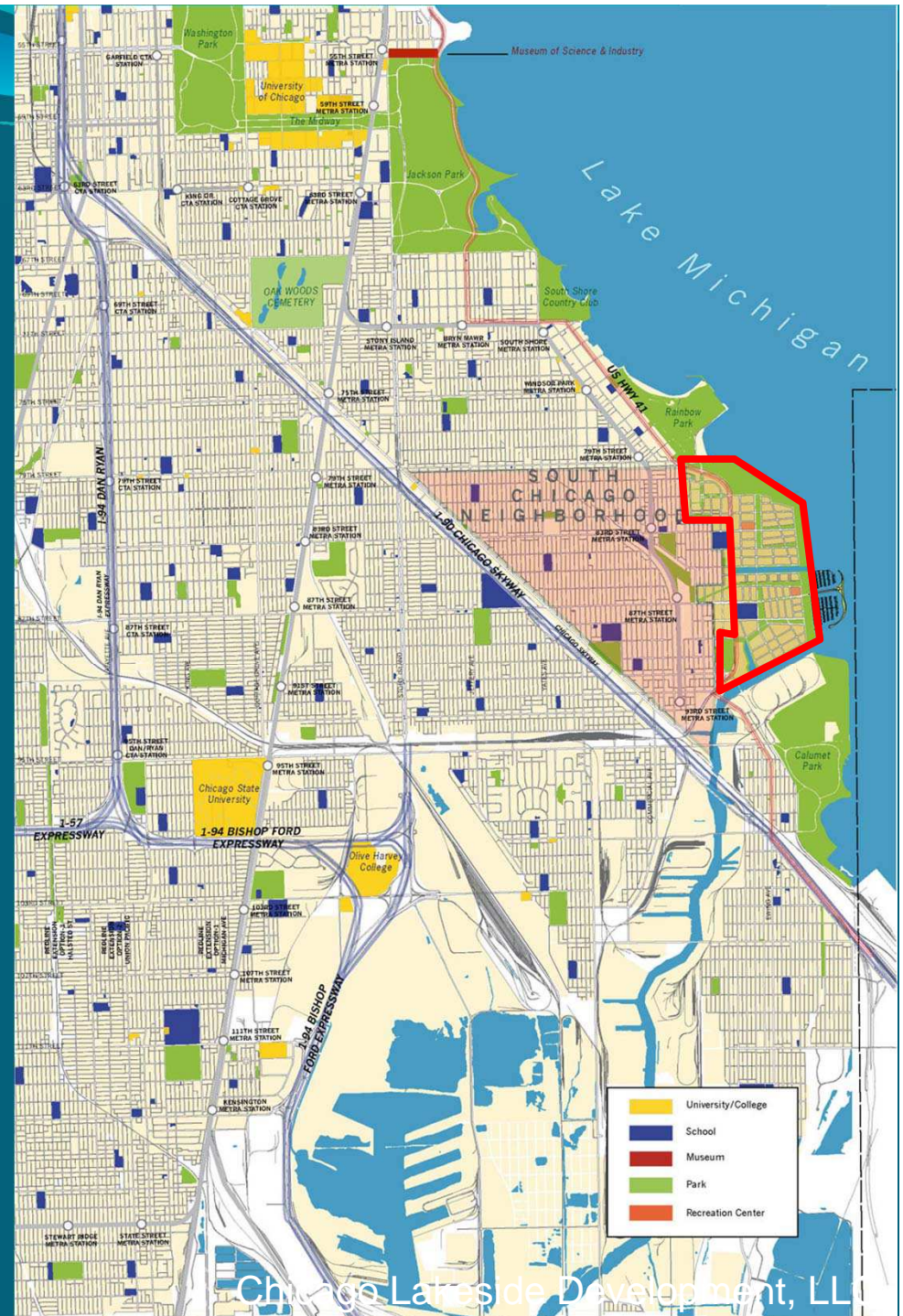
THE SITE LOCATION

- 10 miles south of The Loop
- 3 miles south of the University of Chicago
- Lake Michigan waterfront
- Illinois/Indiana border



THE SOUTHSIDE COMMUNITY

- Historic Chicago neighborhood
- Former steelworks community
- Schools, parks, shops
- Single family homes and apartments
- Commercial Avenue
- St. Michael's Church



A photograph of the Chicago skyline across a body of water, with a field of tall, dry, golden-brown grass in the foreground. The text "THE SITE" is overlaid in white, bold, sans-serif font in the center of the image.

THE SITE

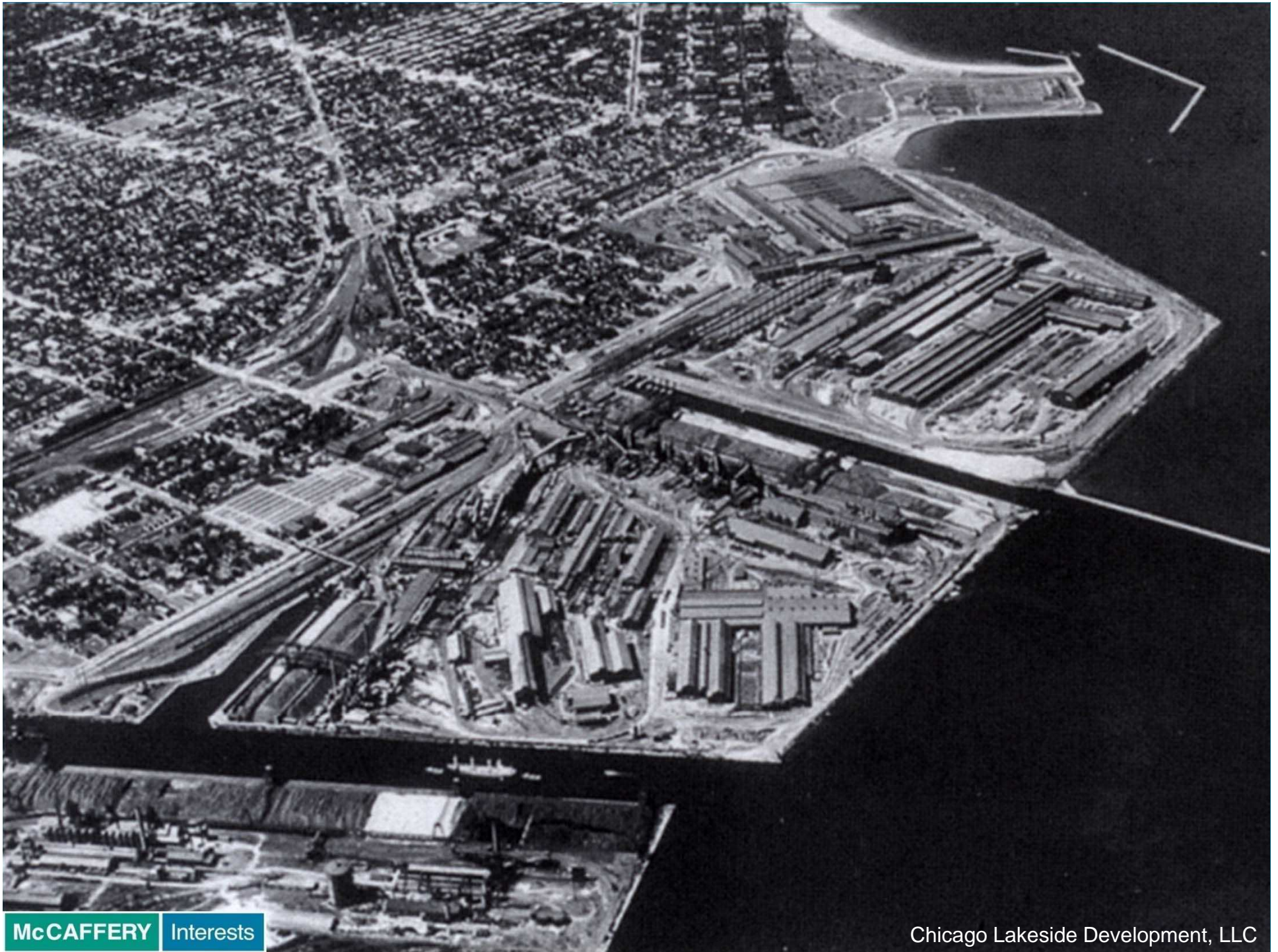
LAKESIDE COMPARED to the CHICAGO LOOP



McCAFFERY Interests



Chicago Lakeside Development, LLC

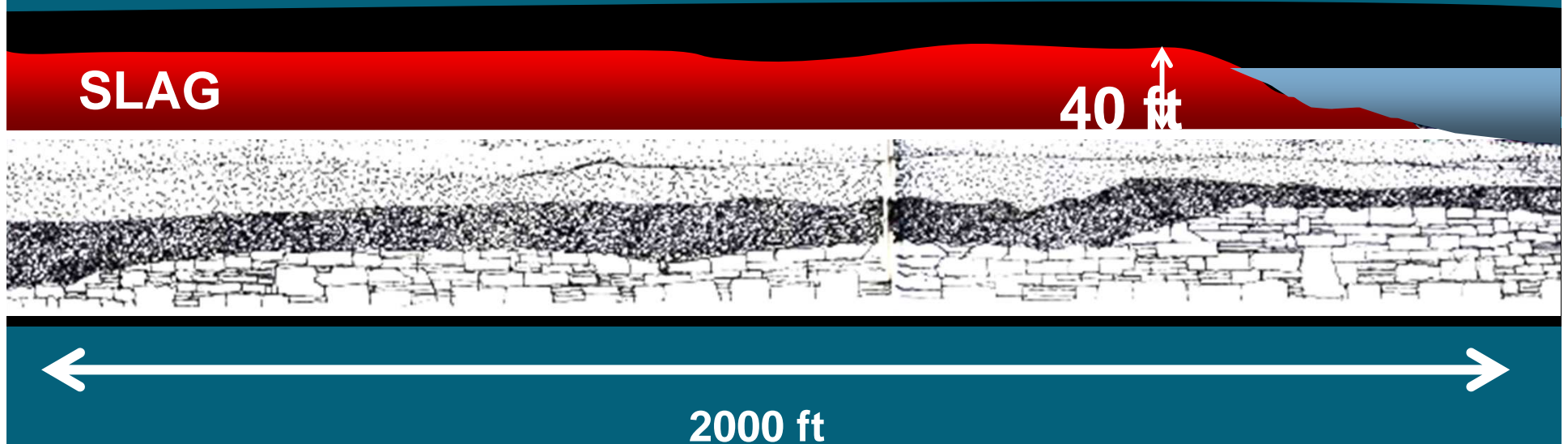


- The Southworks site is a landfill, created with slag – a manufacturing by-product.
- Trainloads of slag extending the perimeter of the site.



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.



LAKESIDE TODAY



EXISTING FOUNDATIONS



EXISTING UTILITIES



A photograph of the Chicago skyline across a body of water, with a field of tall, dry, golden-brown grass in the foreground. The text "A NEW CITY MASTER PLAN" is overlaid in white, bold, sans-serif font in the center of the image.

A NEW CITY MASTER PLAN

Framework Plan



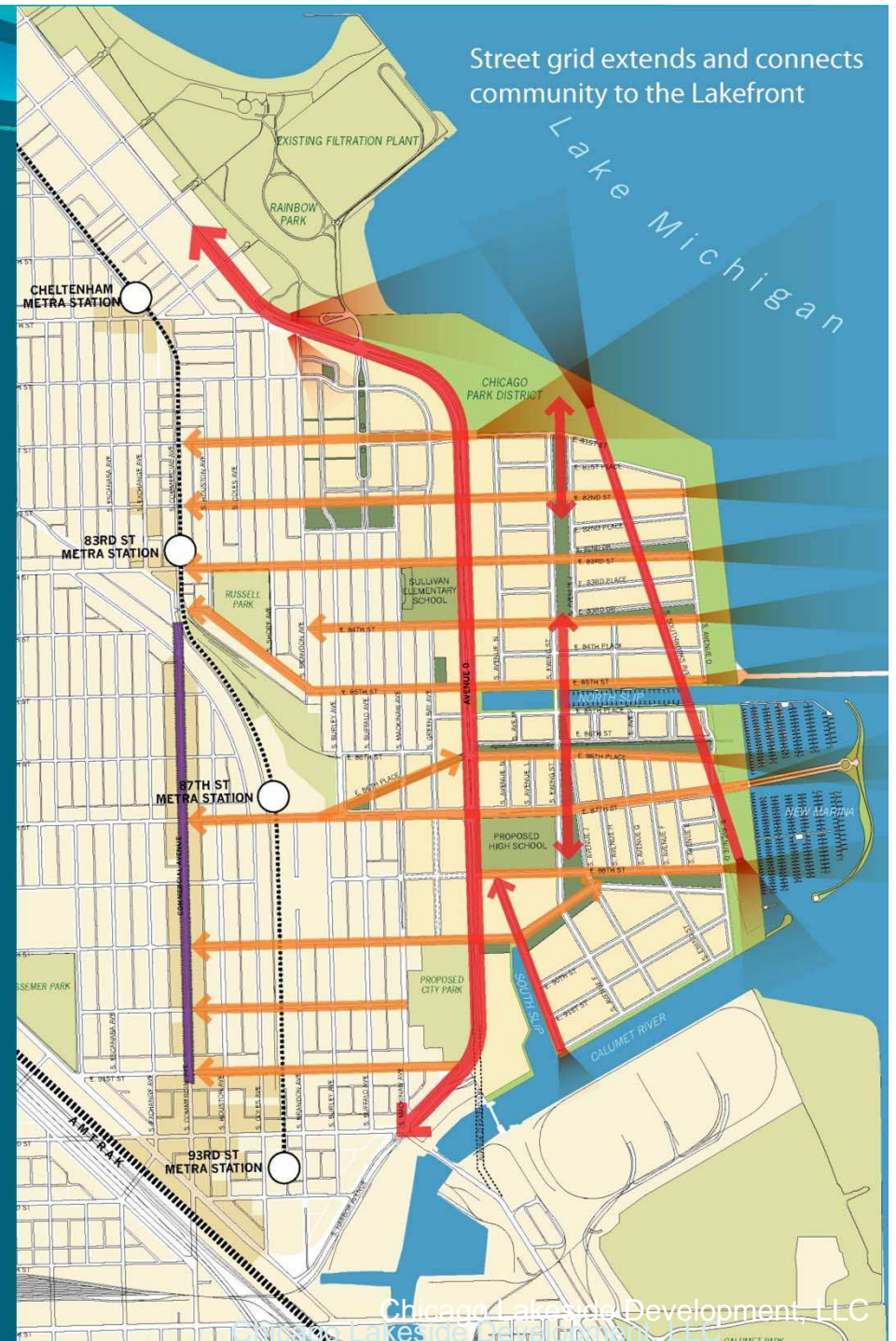
McCAFFERY

Interests

Chicago Lakeside Development, LLC

URBAN DESIGN FRAMEWORK

- Extension of Existing Community to the Lake
- Interconnected Public Space System
- Lakefront Park
- Small Walkable Blocks
- Views within the Development
- Views to the Downtown
- Boulevards and Bikeways
- Integration of realigned Lake Shore Drive
- Connect to and Expand Transit Opportunities



IMPORTANCE OF EAST-WEST CORRIDORS

Benefits extend between the community and Lakeside

Prioritize infrastructure Improvements along corridors

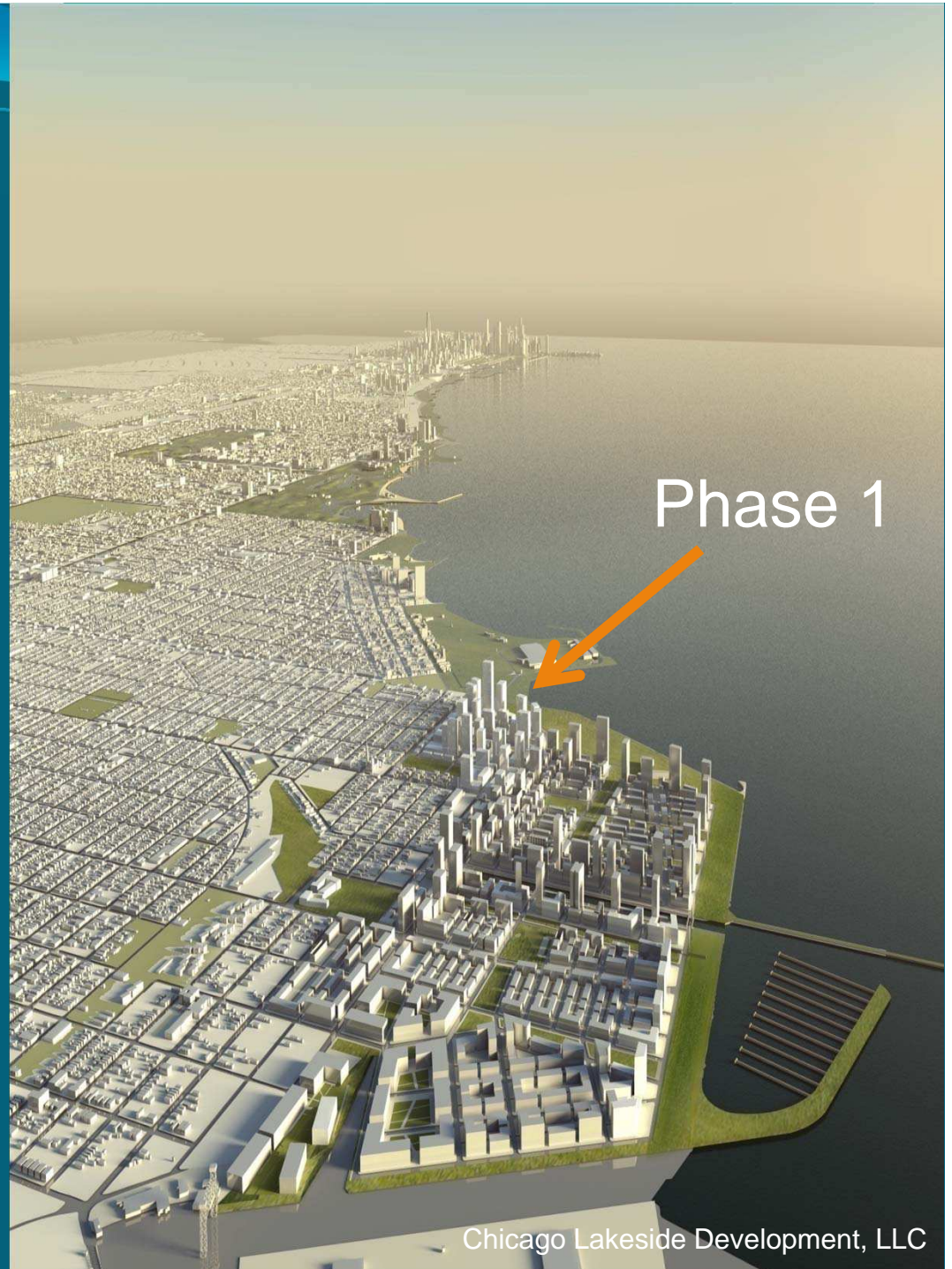
Opportunities for urban infill, shared amenity, equal access to shared services:

- Transit
- Health care
- Education and training



LAKESIDE MASTER PLAN

- 2.5 miles of Lakefront Shoreline
- 135 acres of Public Open Space
- 13,575 new Residential Units
- 20M SF of Commercial, Civic and Retail
- New High School and Expanded Elementary School
- Institutional, Research and Development Uses
- Marina for 2,000 Boats
- Relocated Lakeshore Drive



CHICAGO'S LAKEFRONT PARK SYSTEM



EXISTING ORE WALLS





ORE WALL PARK

Steel is an alloy of iron and carbon. It is produced in a two-stage process. First, iron ore is reduced or smelted with coke and limestone in a blast furnace, producing molten iron which is either cast into pig iron or carried to the next stage as molten iron. In the second stage, known as steelmaking, impurities such as sulfur, phosphorus, and excess carbon are removed and alloying elements such as manganese, nickel, chromium and vanadium added to produce the exact steel required. Steel mills turn molten steel into beams, pipes, plates and sheet through casting, hot rolling from

ore wall plaza

MUD TO PARKS

- Dredged from Lake Peoria
- Delivered to site on barges
- Spread and aerated for park development
- A project with the Governor's office and the Chicago Park District



McCAFFERY Interests



Chicago Lakeside Development, LLC

COMMUTER RAIL



METRA

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



BUS SERVICE



Bus Lines

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



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



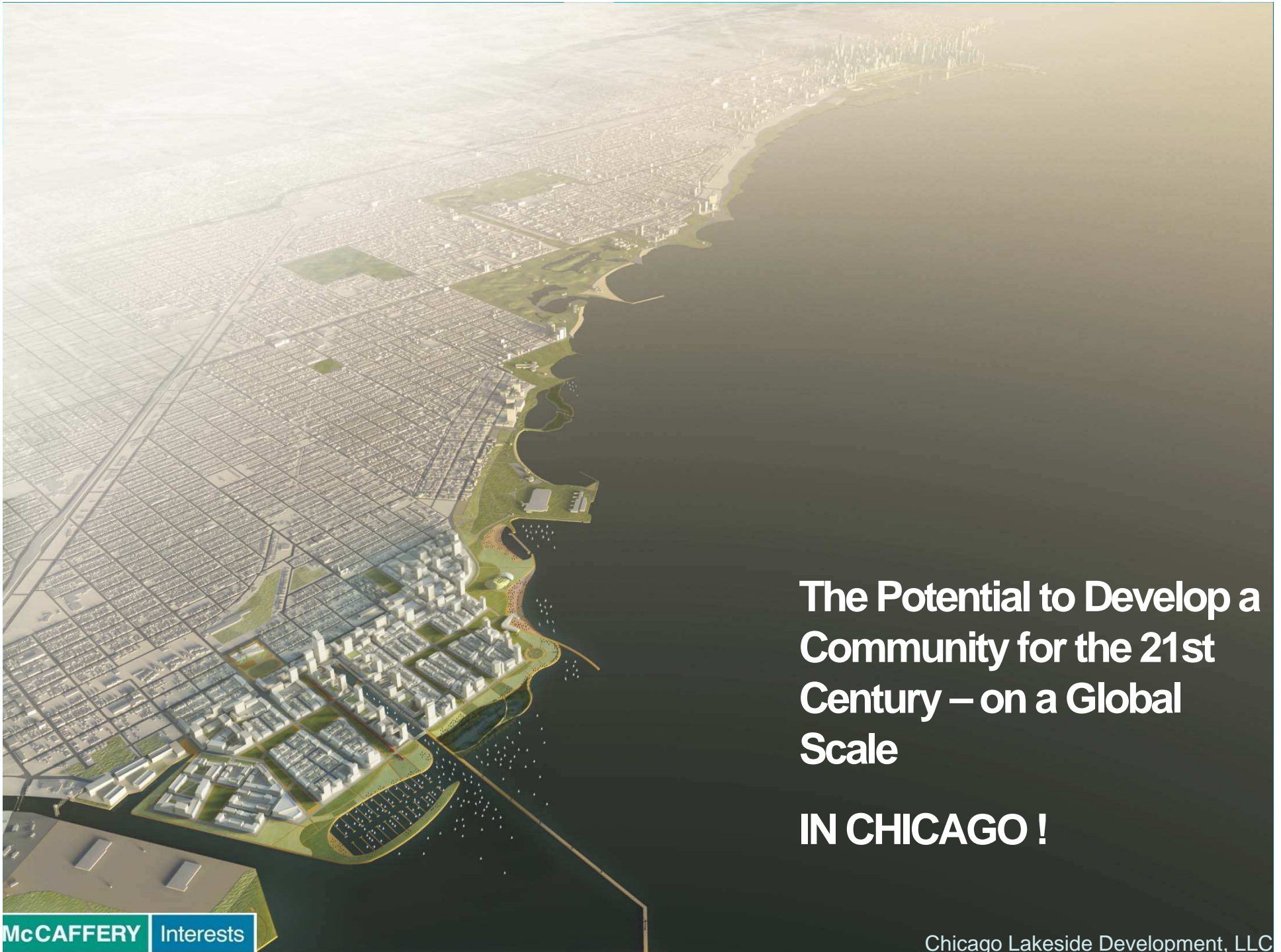
US-41 STREET SECTION

- 130' ROW
- 2 lanes each direction
- On-street bike lanes
- Parking lanes
- Landscaped median
- Sidewalks
- Lighting
- Drainage system
- Traffic signals



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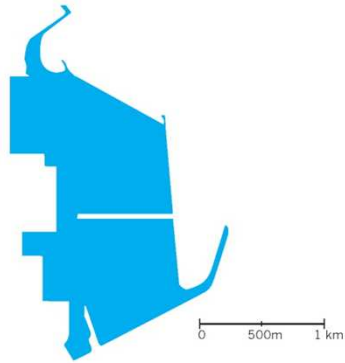
A COMMUNITY FOR THE 21st CENTURY



**The Potential to Develop a
Community for the 21st
Century – on a Global
Scale**

IN CHICAGO !

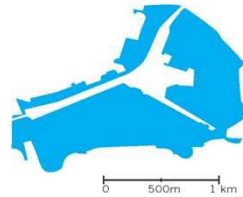
LAKE SIDE – GLOBAL SCALE



CHICAGO LAKESIDE

CHICAGO, ILLINOIS

Net Developable Area: 589 ACRES
GFA: 49,500,000 SF
Density: 31.4 D.U. / ACRE
of Households: 18,500



HAMMERBY SJÖSTAD

STOCKHOLM, SWEDEN

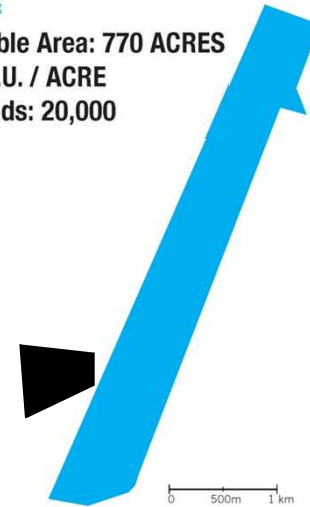
Net Developable Area: 400 ACRES
Density: 27.5 D.U. / ACRE
of Households: 11,000



ØRESTAD

COPENHAGEN, DENMARK

Net Developable Area: 770 ACRES
Density: 26 D.U. / ACRE
of Households: 20,000

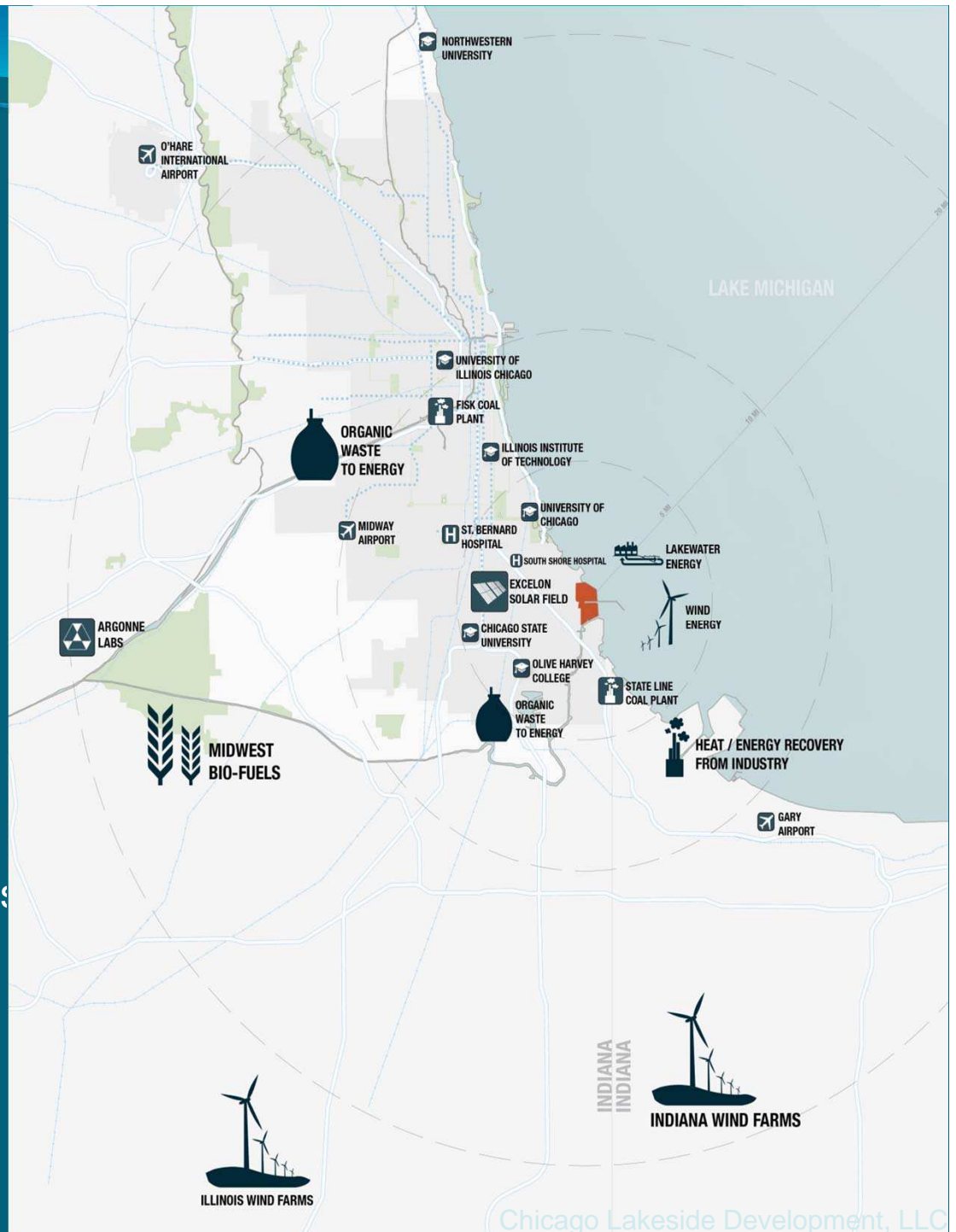


LAKE SIDE – A PLATFORM FOR... GLOBAL THINKING



LAKE SIDE – A PLATFORM FOR... REGIONAL ENERGY STRATEGIES

- Lakeside is part of a larger regional community
- Progress in new energy research
- New economy jobs and an improved quality of life
- An opportunity to define strategies for the 21st Century American city



LAKESIDE – A PLATFORM FOR... 21st Century Infrastructure

- Energy / Smart Grid
- District Heating / Cooling
- Distributed Generation
& Renewables
- Water Management
Systems / Treatment
- Waste Management
Systems / Treatment
- Transportation
- Information Technology



A District Energy Approach

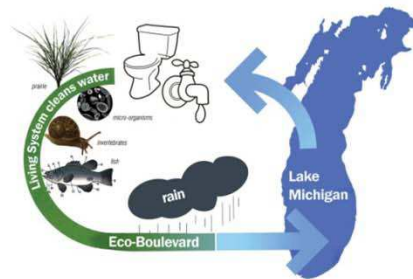


Cost Effective & Innovative Energy Strategy

- Consider alternative energy sources for Chicago based on high performance design
- Generate, transport, and consume electricity, heating and cooling in a sustainable way
- Create a district approach for energy
- Replace coal power plants with renewable power generation
- Lower the consumption of energy and resources
- Develop a smart grid providing affordable energy to the surrounding community
- Incorporate building level reduction strategies



Conserve, Reuse and Return Water

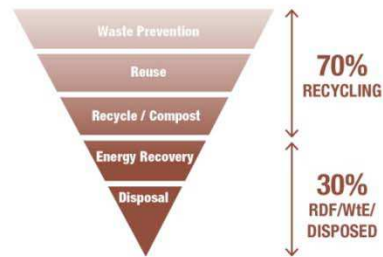


Balanced Approach to Managing Water Resources

- Manage and reuse rainwater
- Efficient use of Lakewater
- Reduced impact to the neighborhood
- Re-use of wastewater
- Reduce consumption
- Improved water quality
- Cost effective approaches to addressing stormwater requirements

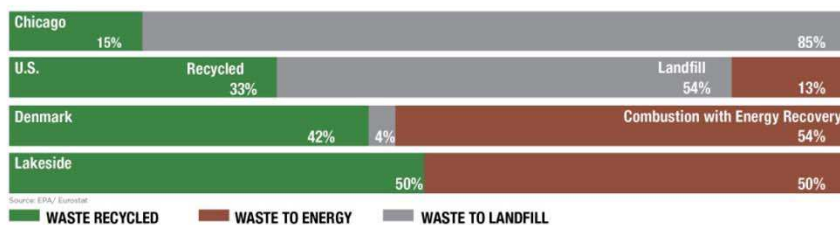


Getting to Zero Waste



Strategies to Reduce and Recycle Waste

- Decrease waste to landfills
- Reduce consumption and increase recycling
- Target a 50% recycling rate and 50% recovery rate
- Sort waste at the source
- Collect and disassemble waste at a central facility
- Invest in waste to energy strategies



Intelligent Mobility

WALKING

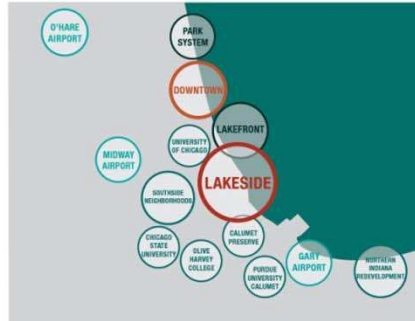
BIKING

GREAT
TRANSIT

INTELLIGENT
SYSTEMS

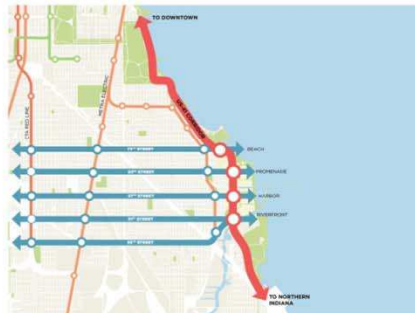
FUTURE
MOBILITY

OWNERSHIP
+
FINANCING



Emphasize Walking, Bicycles and Transit and Recycle

- Move easily from place to place
- Live and work without the need to drive a car
- Connectivity to other destinations within the city
- Smart and convenient transit
- Flexibility to accommodate other transit modes in the future



Connecting the World with ICT

INTELLIGENT
NETWORK
GOALS

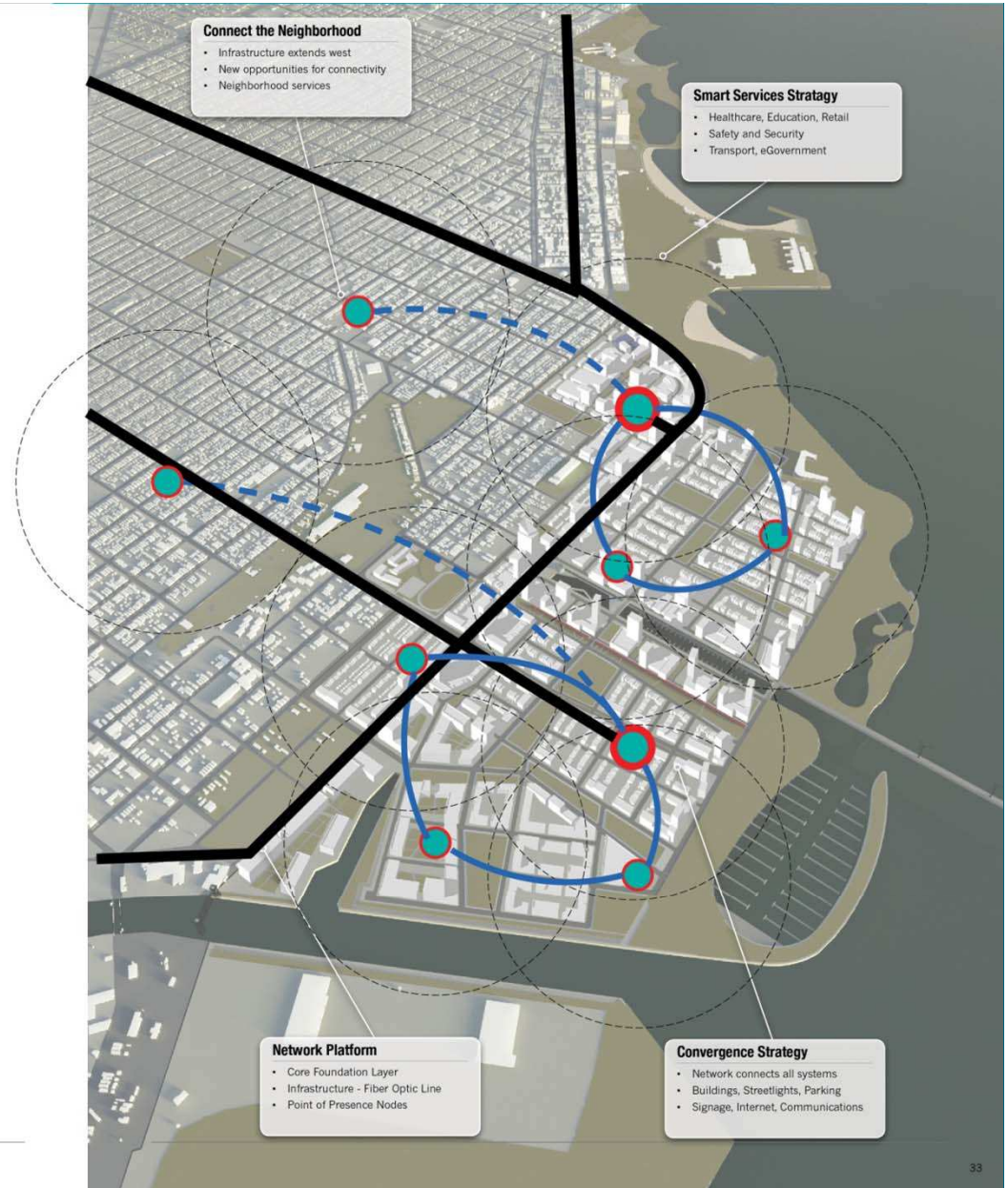
INTELLIGENT
GRID

NETWORK
PLATFORM

CONVERGENCE
STRATEGY

SMART
SERVICES

OWNERSHIP
+
FINANCING



LAKE SIDE – A PLATFORM FOR... A 21st Century Community

Live-work
Mobility
Diversity
Affordability
Health and education
Shopping and amenity
Expanded open space and parks



McCAFFERY

Interests

Chicago Lakeside Development, LLC

LAKE SIDE – A PLATFORM FOR... Execution

Key Accomplishment and Priorities:

- Master entitlements and zoning
- City financial support through TIF
- Completion of US41
- Commitment to sustainable infrastructure
- Economic development initiatives
- Lakefront Park

