LAKESIDE
A NEW CITY, A COMMUNITY FOR THE 21st CENTURY, A GLOBAL OPPORTUNITY
MARCH 1, 2012

Chicago Lakeside Development, LLC
THE DEVELOPMENT TEAM

CITY OF CHICAGO

CHICAGO LAKESIDE DEVELOPMENT, LLC

McCAFFERY INTERESTS, INC

UNITED STATES STEEL CORPORATION

Chicago Lakeside Development, LLC
# THE DESIGN TEAM

<table>
<thead>
<tr>
<th>Antunovich Associates</th>
<th>SOM Master Planner</th>
<th>Sasaki Associates</th>
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<tbody>
<tr>
<td><strong>Retail Architect</strong></td>
<td><strong>Landscape Architect</strong></td>
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</tbody>
</table>

### 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

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Chicago Lakeside Development, LLC
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
THE SITE
LAKESIDE COMPARED
to the CHICAGO LOOP
- 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 NEW CITY
MASTER PLAN
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

Phase 1
CHICAGO’S LAKEFRONT PARK SYSTEM

- Calumet Park
- Rainbow Park
- Lakeside Park
- Jackson Park
- Burnham Park
- Grant Park
- Navy Pier
- Northerly Island
- North Avenue Beach
- Lincoln Park
- Montrose Park
EXISTING ORE WALLS
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
COMMUTER RAIL

METRA
• 30% of proposed residents are within 10 minute walk (1/2 mile) of existing METRA Stations
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
A COMMUNITY FOR THE 21st CENTURY
The Potential to Develop a Community for the 21st Century – on a Global Scale

IN CHICAGO!
LAKESIDE – 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
LAKESIDE – A PLATFORM FOR...
GLOBAL THINKING

THE WORLD’S MOST INNOVATIVE PLACE FOR THE 21ST CENTURY - IN CHICAGO

COMPLETING THE SOUTH LAKEFRONT

THE SITE AS A PLATFORM
A PLACE TO LIVE, WORK AND PLAY

21ST CENTURY URBAN LIFESTYLE

FRAMEWORK

WALKABLE NEIGHBORHOOD

REGIONAL SHOPPING DISTRICT

THE WORLD’S MOST INNOVATIVE PLACE FOR THE 21ST CENTURY - IN CHICAGO

EXTENSION OF SOUTH CHICAGO COMMUNITIES

TRANSIT ORIENTED

LAKE MICHIGAN PARK SYSTEM

CONTINUOUS PARKS

STORMWATER FILTRATION TO THE LAKE

NEIGHBORHOOD PARKS EVERYWHERE

SOLAR HEATED BUS SHELTERS

NO NEED TO OWN A CAR

METRA RAIL, CITY BUSES NEARBY

WALK TO TRANSIT

CHICAGO BLOCKS

LAKESHORE DRIVE EXTENSION

WALK TO TRANSIT

PLACE FOR RESTAURANTS, MOVIES, ENTERTAINMENT

DISTRICT FOR NORTH ILLINOIS AND SOUTH CHICAGO

MIXED-USE STRATEGIES

NARROW STREETS, SMALL BLOCKS

SHOPPING AND SCHOOLS NEARBY

TREE SHADED STREETS EVERYWHERE

UNIQUE HOUSING

MIXED-USE BUILDINGS

EVERYTHING EMBRACES THE STREET

ENERGY EFFICIENCIES

EXTENSION PROGRAMS

RENEWABLE ENERGY

WATER CONSERVATION

INNOVATIVE WASTE RECYCLING

BEST IN THE NATION

CHICAGO LAKESIDE DEVELOPMENT, LLC
LAKESIDE – 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

Chicago Lakeside Development, LLC
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

A Phase 1 District Strategy
- Use Porous Site to Hold Rainwater
- No Rainwater Runs into Combined Sewer
- Re-use water for irrigation

Manage & Reuse Rainwater
- Use Porous Site to Hold Rainwater
- No Rainwater Runs into Combined Sewer
- Re-use water for irrigation

Efficient Use of Lakewater
- Conserve our Precious Resource
- Co-located District Cooling to Optimize Lakewater Use

Reduce Impact to Neighborhood
- No Combined Storm / Sanitary Pipes
- Minimal Msta-water introduced

Re-use Waste Water
- Treat on-site with various methods and at various scales
- Re-use water for non-potable uses

Reduce Consumption
- Building Monitoring
- Efficient Fixtures
- Rainwater Collection

Chicago Lakeside Development, LLC
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

<table>
<thead>
<tr>
<th>Location</th>
<th>Waste Recycled</th>
<th>Landfill</th>
<th>Energy Recovery</th>
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<tbody>
<tr>
<td>Chicago</td>
<td>15%</td>
<td>35%</td>
<td>50%</td>
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<tr>
<td>U.S.</td>
<td>25%</td>
<td>54%</td>
<td>13%</td>
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<tr>
<td>Denmark</td>
<td>42%</td>
<td>1%</td>
<td>54%</td>
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<tr>
<td>Lakeside</td>
<td>56%</td>
<td>4%</td>
<td>40%</td>
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Chicago Lakeside Development, LLC
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

A Phase 1 Strategy
- Connect to 79th Street Metra
- BRT Connections to city & neighborhoods
- Extend 79th & 130th Street CTA Bus lines
- Create brand identity for Lakeside transit

Great Transit
- LRT runs on Metra to Downtown
- LRT on US-41, continuing on to Waukegan
- BRT on US-41, connecting to Shelby Corridor BRT route and neighborhoods to the West
- Buses connect Southside neighborhoods to Lakefront
- Transit hubs are centers of gravity for Lakeside

Other Transit Modes
- Bike-share and Car-share strategy
- Water Taxi
- PRT vehicles
- Amtrak Connections

A Smart Transit System
- Traffic and Transit Information
- Delays
- Planning Controls
- Green Corridors

Walkable Streets
- Sidewalks, bike lanes
- Minimize Car Trips
- Minimize & Share Parking facilities
- Allow for future PRT vehicles
Connecting the World with ICT

INTELLIGENT NETWORK GOALS
INTELLIGENT GRID
NETWORK PLATFORM
CONVERGENCE STRATEGY
SMART SERVICES
OWNERSHIP + FINANCING

Connect the Neighborhood
- Infrastructure extends west
- New opportunities for connectivity
- Neighborhood services

Smart Services Strategy
- Healthcare, Education, Retail
- Safety and Security
- Transport, eGovernment

Network Platform
- Core Foundation Layer
- Infrastructure - Fiber Optic Line
- Point of Presence/Nodes

Convergence Strategy
- Network connects all systems
- Buildings, Streetlights, Parking
- Signage, Internet, Communications
LAKESIDE – A PLATFORM FOR...
A 21st Century Community

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