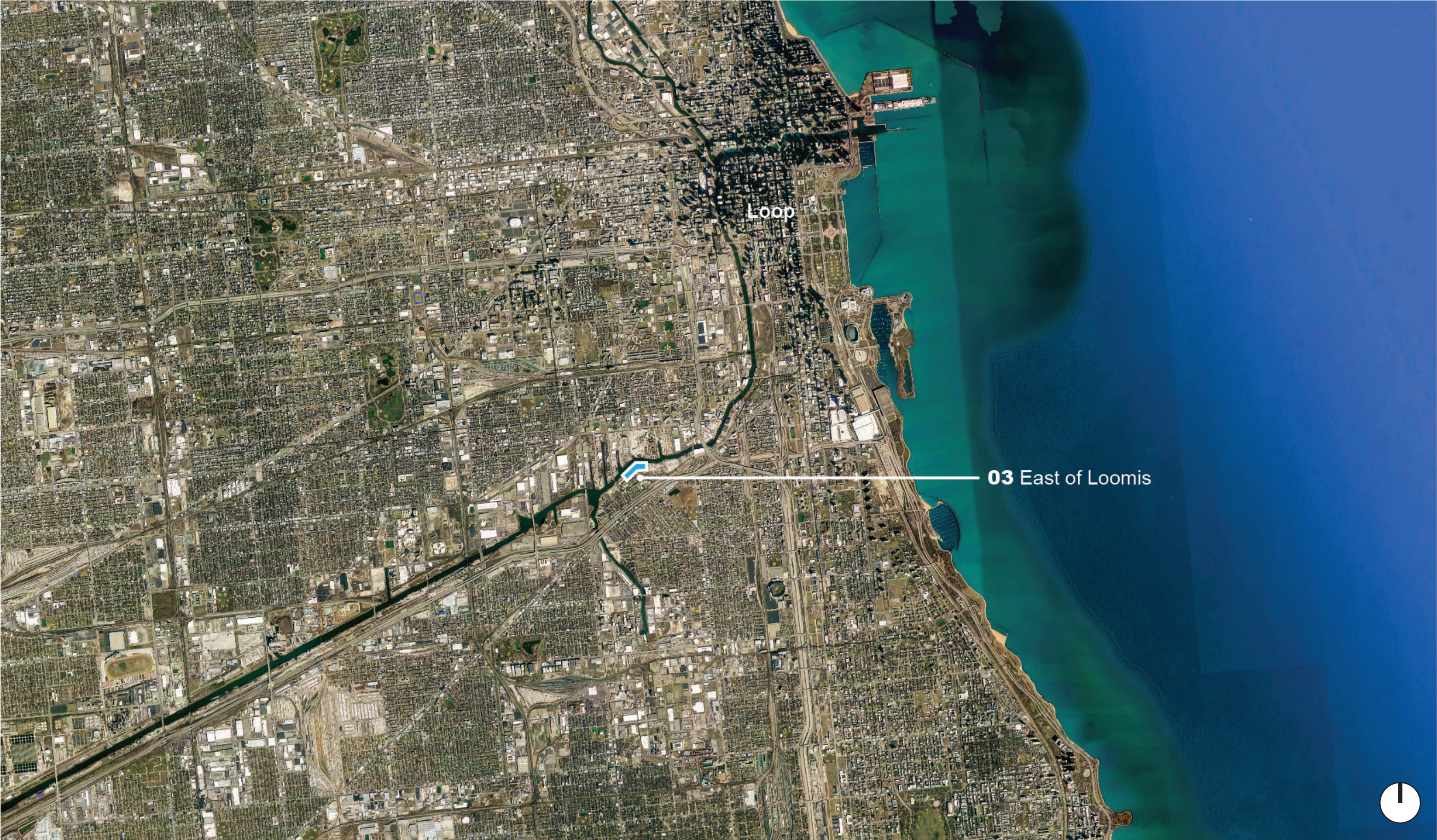


EAST OF LOOMIS: THE BIG STITCH

- AARON SPIERING :: JGMA ARCHITECTURE
- RACHEL MOMENEE :: SKIDMORE, OWINGS, & MERRILL
- PENELOPE CAMPBELL :: JENNER & BLOCK
- MAX BOEH :: W.E. O'NEIL CONSTRUCTION
- MICHAEL SKOWLUND :: OMNI ECOSYSTEMS
- BRIAN JENNETT :: BATESFORUM
- BRANDON BIEDERMAN :: PORT

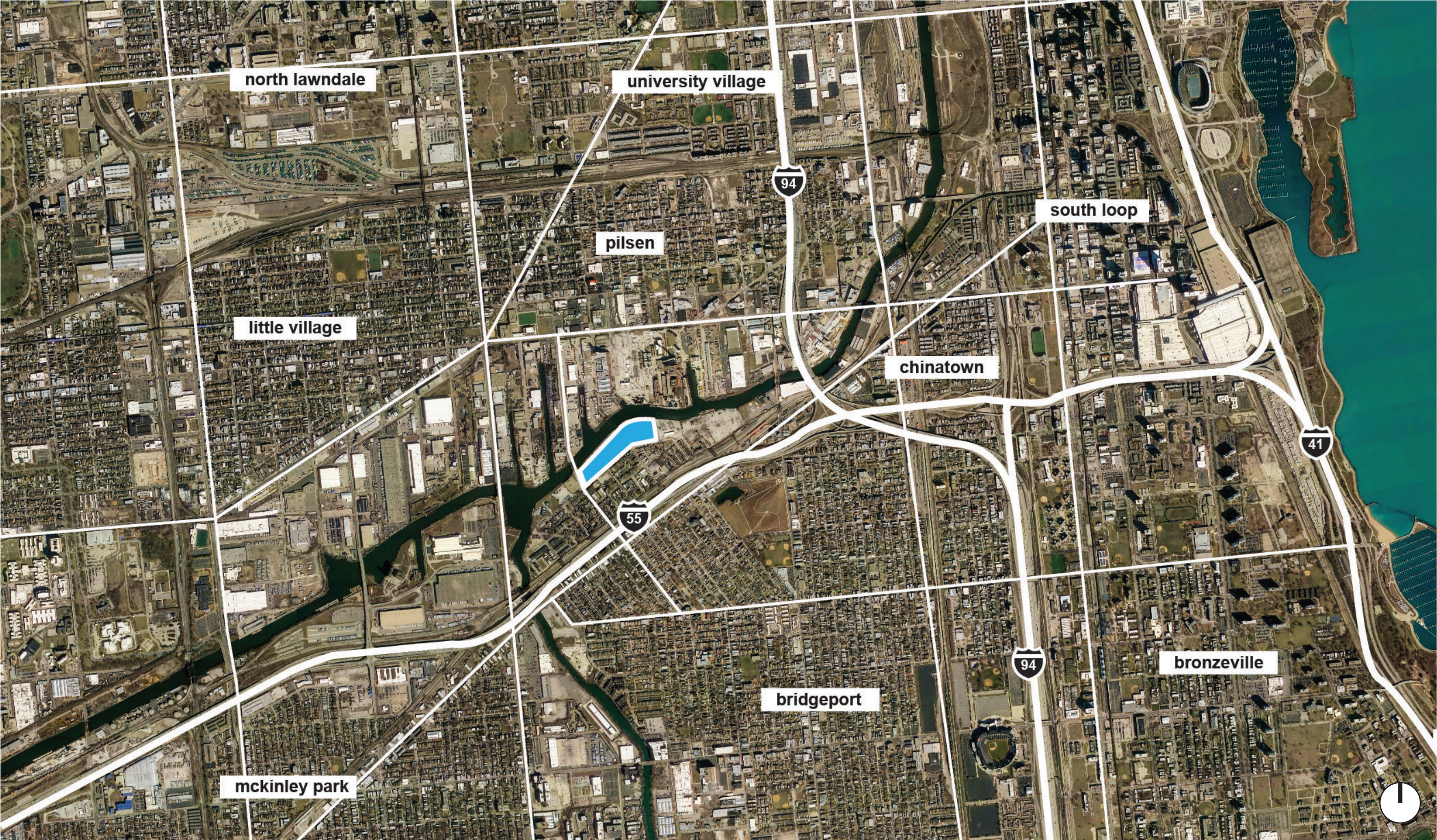
SITE OVERVIEW



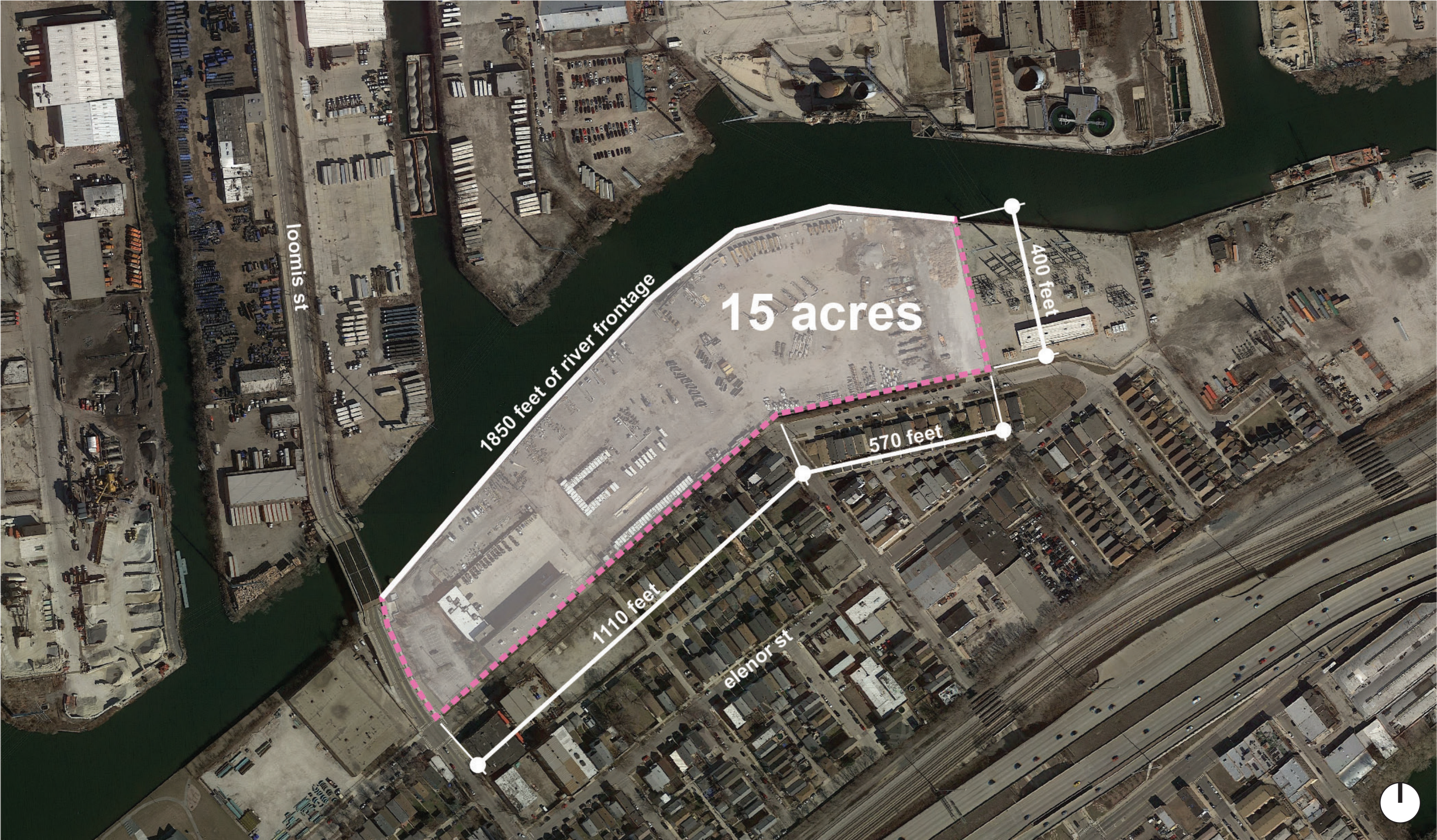
NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONTEXT



PROJECT SITE AREA



PROJECT SITE OVERVIEW



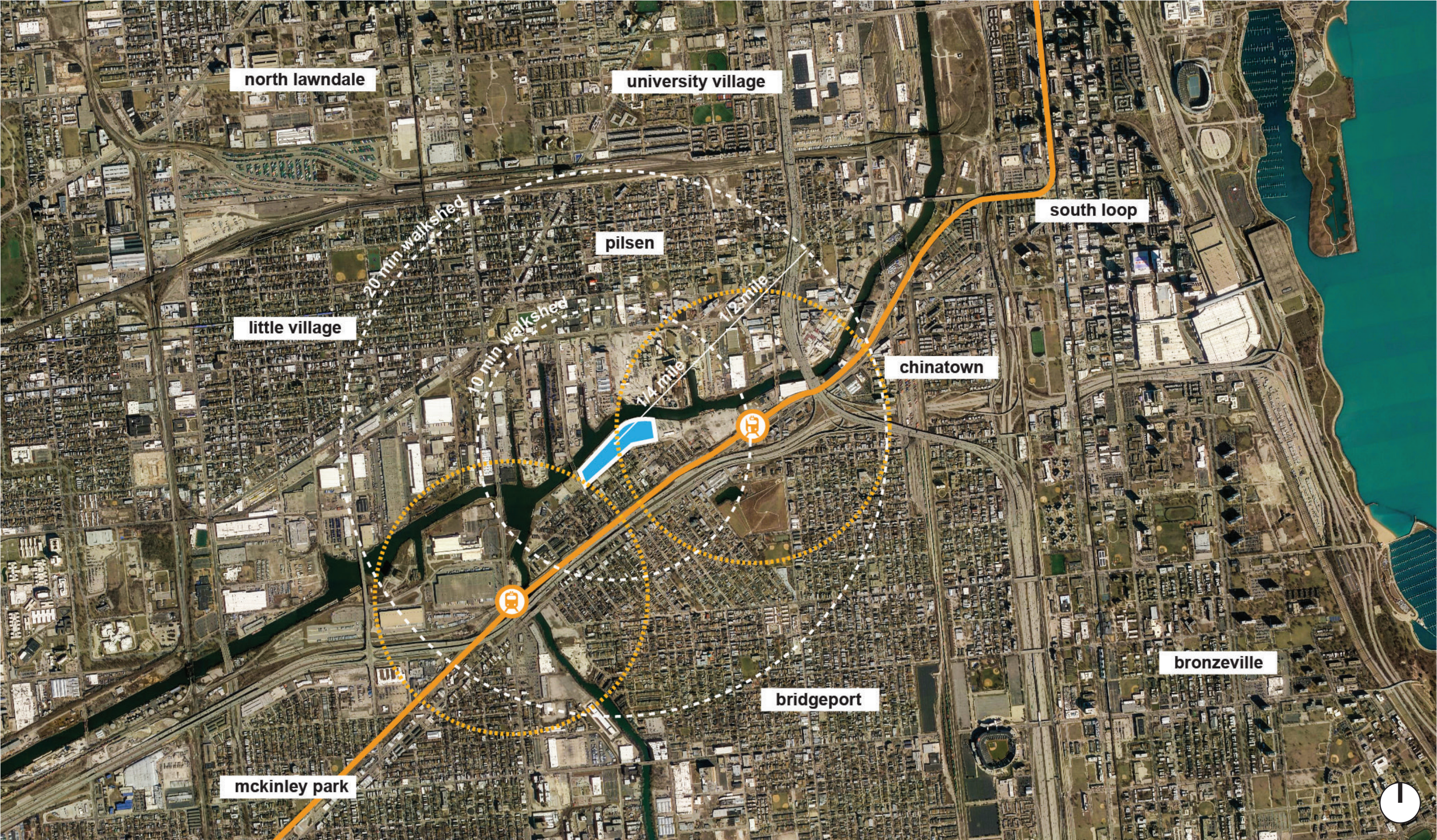
PROJECT SITE OVERVIEW



RESTRICTED SITE ACCESS

THERE IS A LACK OF ACCESS/CONNECTIVITY TO THE SITE.
ONLY LOOMIS CONNECTS ACROSS THE RIVER FROM THE
NORTH, AND THE SCALE & PRESENCE OF I-95 + CTA ORANGE
LINE IS A PERCEPTUAL BARRIER FROM THE SOUTH.

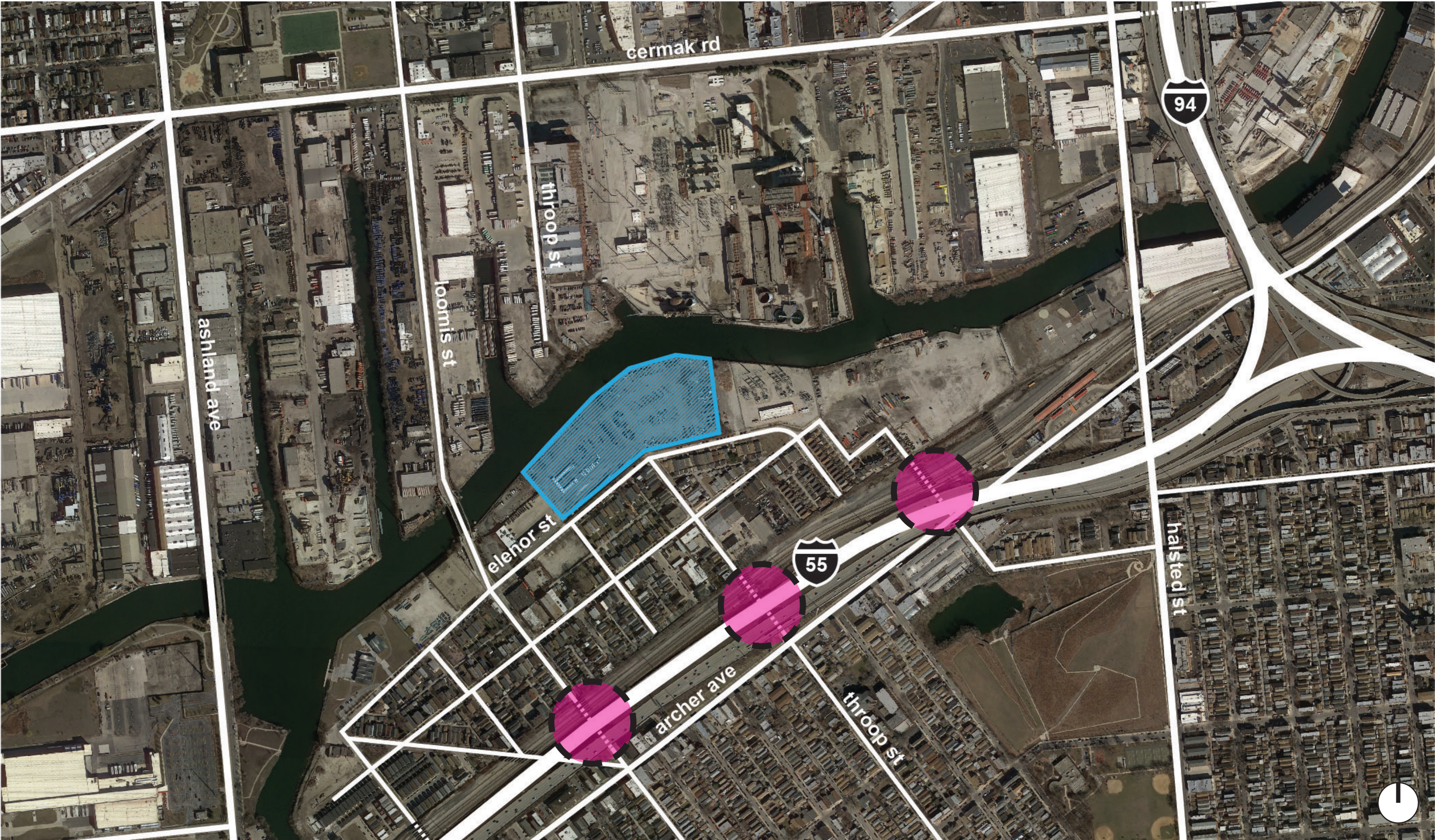
NEIGHBORHOOD CONTEXT



TRANSIT ACCESS TO PROJECT SITE



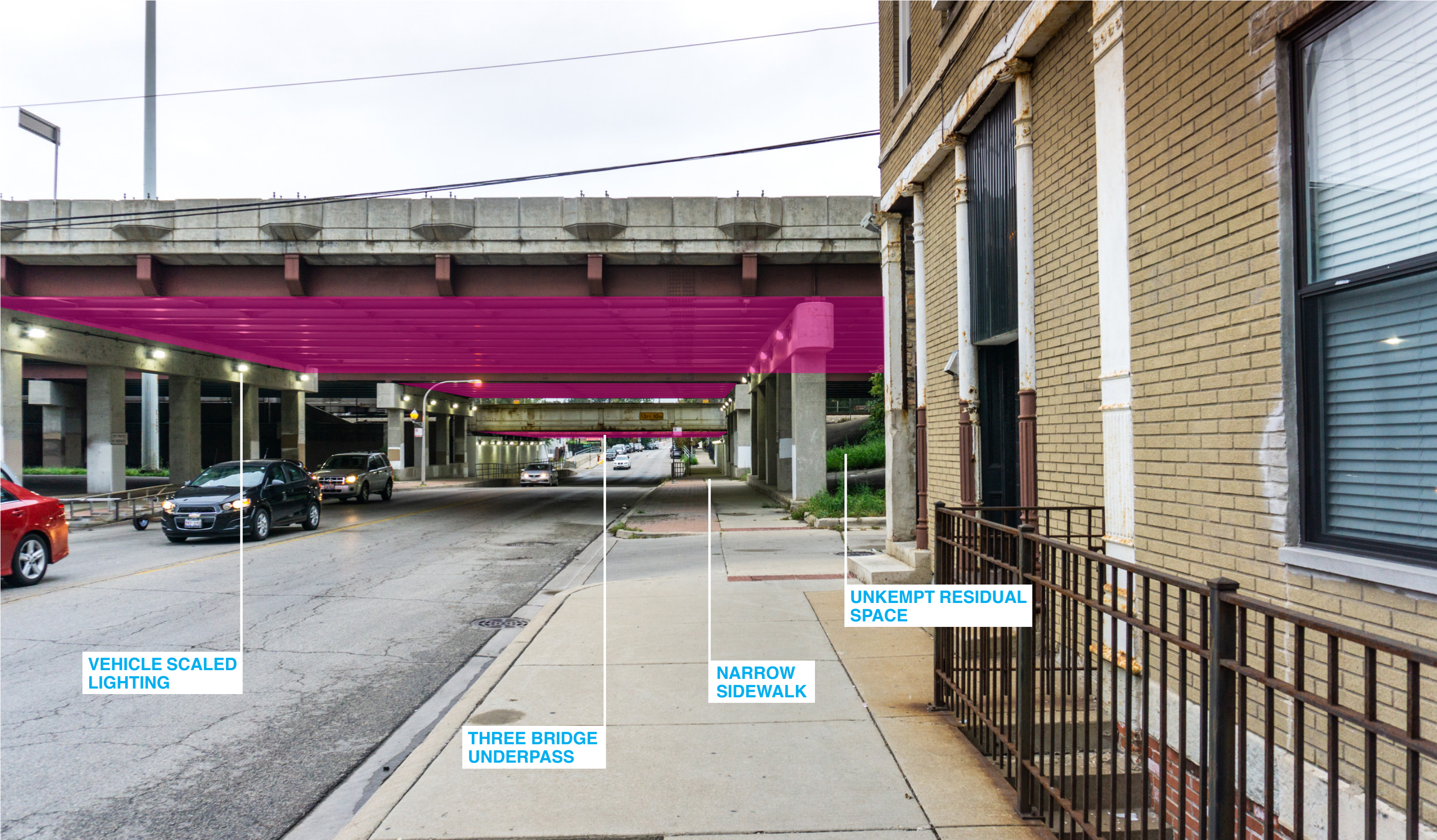
NEIGHBORHOOD CONTEXT



SITE ACCESS FROM SOUTH ON THROOP STREET



SITE ACCESS FROM SOUTH ON LOOMIS STREET



SITE ACCESS FROM NORTH ON LOOMIS STREET



POOR
MAINTENANCE

INDUSTRIAL
FENCING

NARROW
SIDEWALK

AUTO-SCALED
LIGHTING

SITE ACCESS FROM NORTH ON THROOP STREET



LARGLY UNUSED
PROPERTY

STREET TERMINATES
BEFORE RIVER

LARGE POWER
INFRASTRUCTURE

RESIDENTIAL / INDUSTRIAL HYBRID

THE IMMEDIATE SURROUNDING AREA IS LARGELY SINGLE-FAMILY OR TWO FLAT RESIDENTIAL DIRECTLY ABUTTING HEAVY INDUSTRIAL USE (WITH LOUD POWER LINES) AND LACKS COMMERCIAL THAT WOULD DRAW PEDESTRIAN AND BICYCLE TRAFFIC.

RESIDENTIAL / INDUSTRIAL HYBRID



OVERVIEW OF ADJACENT NEIGHBORHOOD



HOMES ON ELEANOR STREET



OVERVIEW OF ADJACENT INDUSTRIES



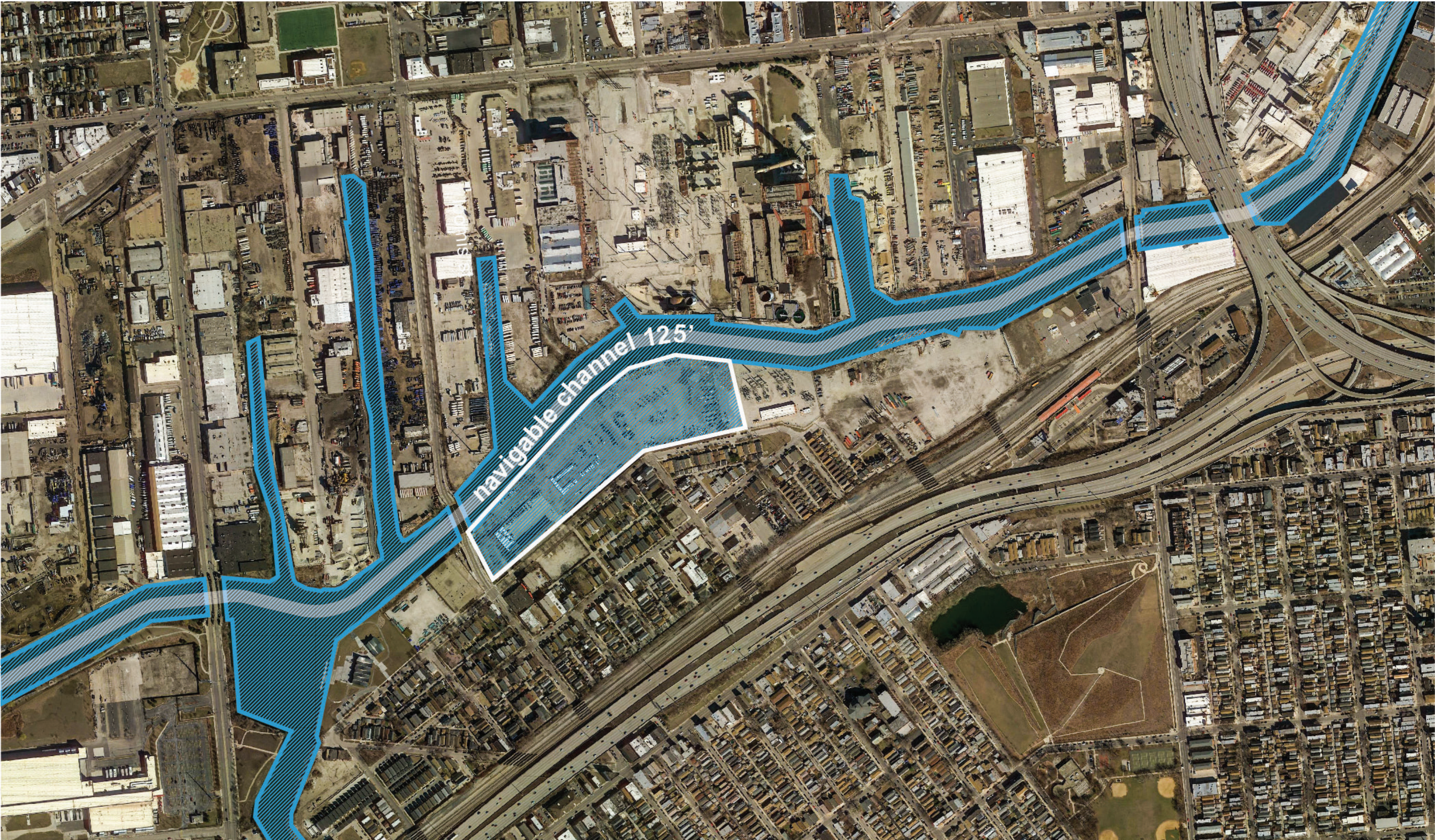
VACANT SITE ON NORTH OF THE SOUTH BRANCH



COMMERCIAL DOMINATE WATERWAY

WATERWAY IS HEAVILY TRAFFICKED BY BARGES AND OTHER COMMERCIAL VESSELS, AND A 125' NAVIGABLE WIDTH MUST BE MAINTAINED FOR COMMERCIAL TRAFFIC.

SOUTH BRANCH WATERWAY OVERVIEW



NAVIGATABLE CHANNEL ALONG PROJECT SITE



LOCAL ASSETS: ART INSTITUTIONS

MANA CONTEMPORARY CHICAGO: AN ART CENTER SET IN A GEORGE NIMMONS DESIGNED BUILDING IN PILSEN WHICH IS HOME TO DOZENS OF ARTISTS STUDIOS, EXHIBITION SPACES, CLASSROOMS, A CENTRAL CAFE, A LIBRARY AND MORE.

CO-PROSPERITY: AN EXPERIMENTAL CULTURAL CENTER IN BRIDGEPORT THAT SHOWCASES WORKS BY ARTISTS, PERFORMERS AND CULTURAL WORKERS.

NEIGHBORHOOD ART INSTITUTIONS



Co-Prosperity Sphere



Mana Contemporary Chicago

LOCAL ASSETS: FOOD CULTURE

CHICAGO SMOKE KITCHEN: A SHARED KITCHEN AND
COMMISSARY FOR FOOD TRUCKS

BRIDGEPORT AND PILSE RESTAURANTS: BOTH ARE SIMILARLY
FOCUSED ON THE ARTS AND FOOD

CHICAGO SMOKE KITCHEN



LOCAL ASSETS: ECOLOGICAL IMPROVEMENTS

STERNS QUARRY ECOLOGICAL PARK: A PREVIOUS QUARRY
CONVERTED TO A WETLAND AND PARK.

STERNS QUARRY ECOLOGICAL PARK



GUIDING PRINCIPLES

USING THE **ARTS, FOOD EDUCATION, AND ECOLOGY**
TO WEAVE TOGETHER TWO OF CHICAGO'S MOST STORIED
NEIGHBORHOODS AND THEIR RICH HISTORIES AND TRADITIONS
IN THE ARTS, ARCHITECTURE AND CUISINE.

ECONOMIC & FINANCIAL IMPLICATIONS

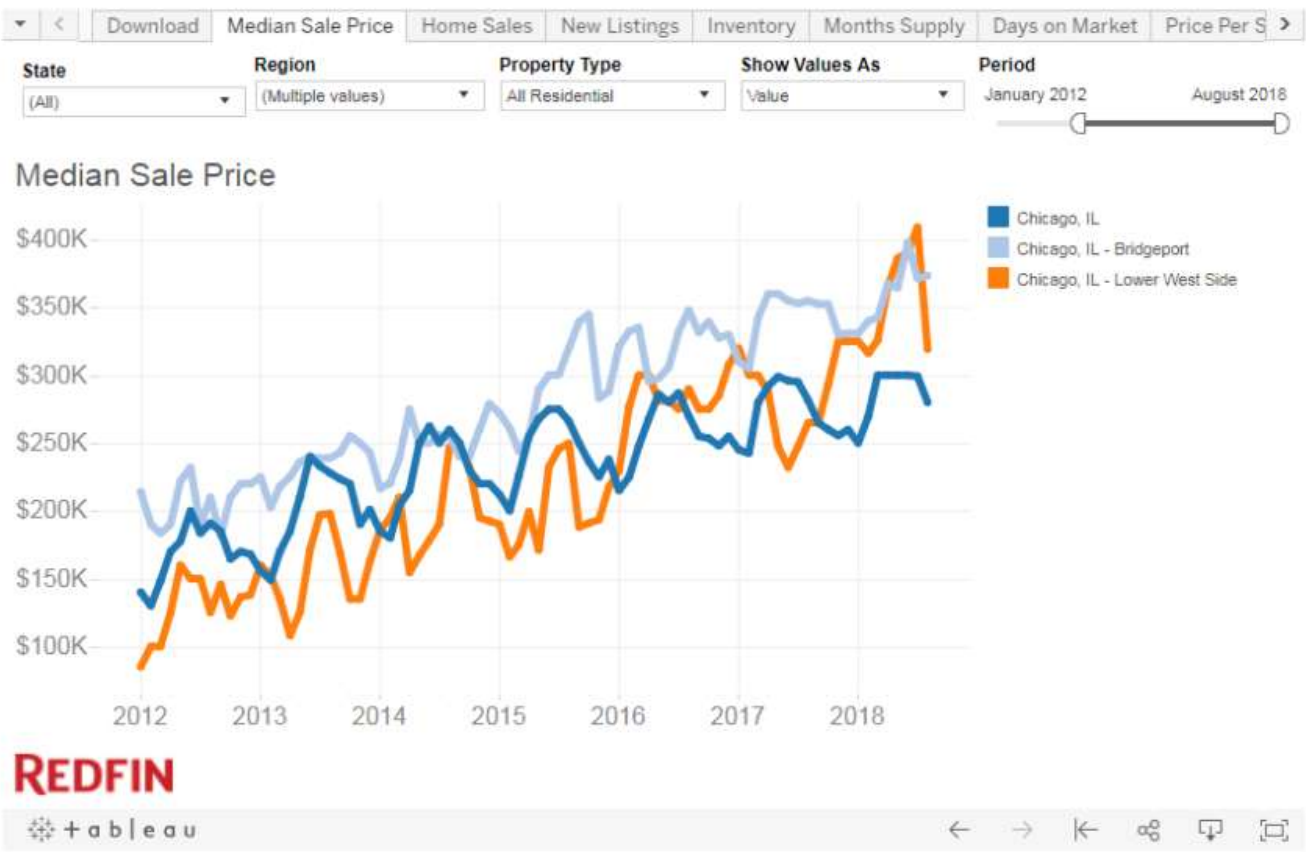
THE SITE IS IN AN AREA WHERE SINGLE FAMILY HOME PRICES ARE RISING AND COMMERCIAL ATTRACTIONS INTEGRATED INTO THE RIVER FRONT WILL DRAW BOTH TOURISTS AND RESIDENTS.

ECONOMIC & FINANCIAL FACTORS

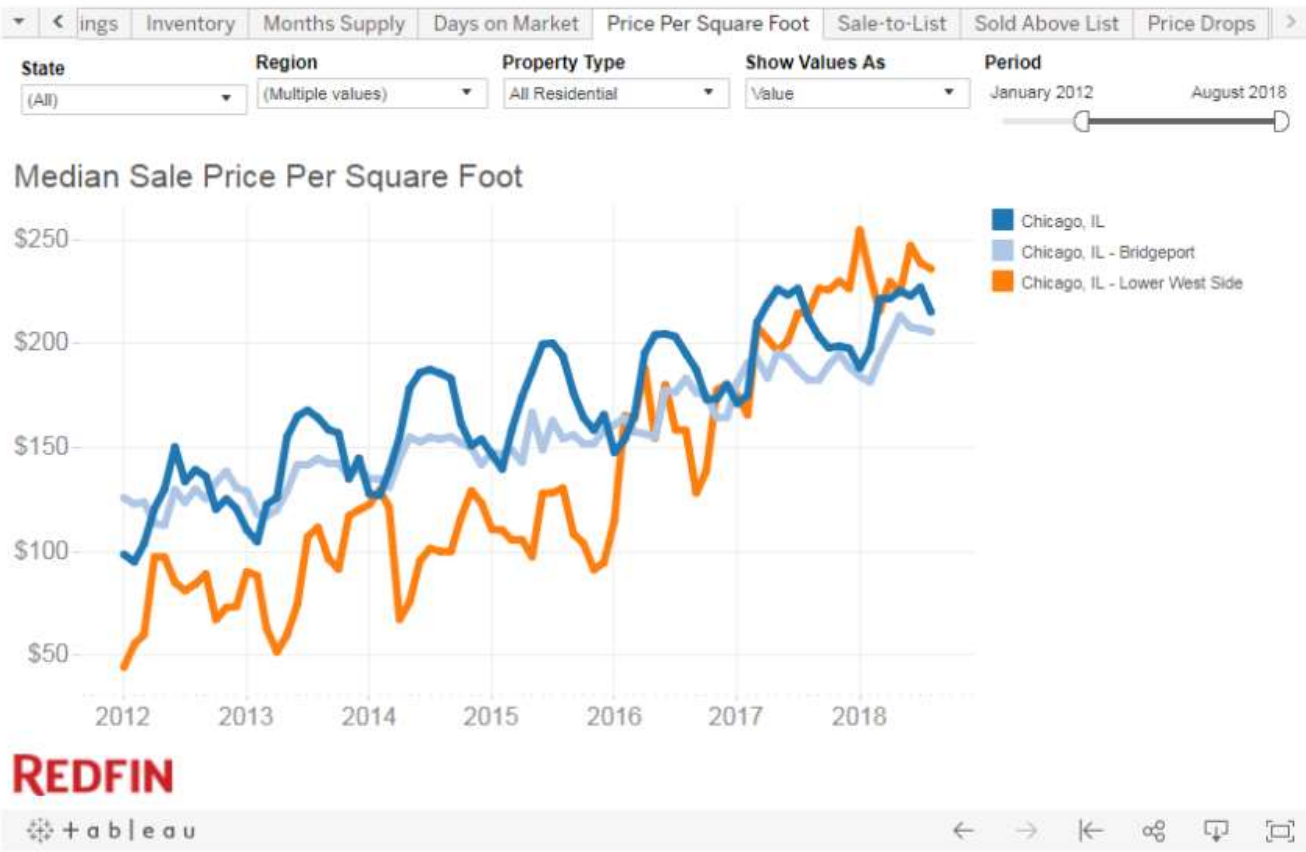
Residential Market

No proper market assessment, but positive trends:
Prices are increasing (overall, and per sqft), consistent with the rest of Chicago
Pilsen/Lower West Side increasing faster than the average last two years

Home Prices, Sales & Inventory



Home Prices, Sales & Inventory



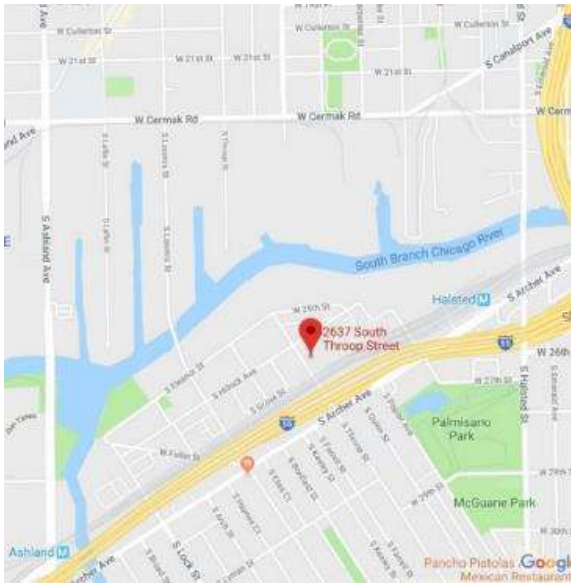
ECONOMIC & FINANCIAL FACTORS

Residential Market

Most relevant comparable is a townhome focused development 2 blocks away
Single Family Houses \$619,000+ and Townhouses \$439,000+



TOWNHOUSES - 2637 S. THROOP ST.



ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Using a series of assumptions about site development area:

17 acre site

60% developable

1.5 FAR

670K sqft total GFA

**which equates to development which is approximately 3 stories in height/
consistent with neighborhood**

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

We used the market research to inform the type of development we would provide:

Mainly a medium density, low-rise residential development,
with a small percentage of commercial to help bring people to a revitalized river edge

85%	residential	570K	GFA
12%	commercial	80K	
3%	educational	20K	

+ Parking
~700 spaces for residential
~50 spaces for the commercial

In separate, convertible
structure for when AVs
become the norm

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Residential

The split for residential is focused on a mix of unit sizes and types

Studios, 1 BRs, and Live/Work lofts in condominium buildings
2Br and 3BR Townhomes

Residential Unit Size Assumptions

Studio

Live-Work Loft

1BR

2BR

3BR

% GFA	% units	sqft/unit	# Units
2%	4%	500	18
10%	10%	1000	46
20%	27%	720	127
35%	34%	1000	160
33%	25%	1300	116
100%	100%		466

466 units x 2.4p/HH = **1,120 people**
...of which 20% affordable

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Commercial

Educational

The commercial elements of the project are anticipated to be a combination of...

100K sqft developable
200 pkg spaces

**17K
sqft**

Food Truck/
Container F&B

**25K
sqft**

Indoor Farming

**15K
sqft**

Art Studios &
Galleries

<<

Co-working

N/A

River Pool

**12K
sqft**

Cooking School
+ River Ecology
Learning Center

**20K
sqft**

Family
Entertainment Ctr

**10K
sqft**

Indoor Gym/
Recreation Ctr

**15K
sqft**

Day Care Center +
Playground

ECONOMIC & FINANCIAL FACTORS

Recommended Development Program

Commercial

Food and Beverage Analysis				2020	2025	2030	2035			
Estimated Design Day Attendance - Tourists				800	2,300	3,800	5,300			
Estimated Design Day Attendance - Residents				7,929	8,125	8,271	8,271			
Other City										
Drivers				407	407	407	407			
Transit				500	500	500	500			
Bridgeport				3,000	3,000	3,000	3,000			
Pilsen				4,000	4,000	4,000	4,000			
On-site				22	218	363	363			
TOTAL VISITORS				8,729	10,425	12,071	13,571			
Estimated Design Day Customers - Tourists				150	400	700	950			
Estimated Design Day Customers - Residents				889	925	953	953			
Other City										
Drivers				81	81	81	81			
Transit				100	100	100	100			
Bridgeport				300	300	300	300			
Pilsen				400	400	400	400			
On-site				7	44	73	73			
TOTAL CUSTOMERS				1,039	1,325	1,653	1,903			
Total Annual Attendance				374,382	487,641	598,000	698,000			
Estimated Design Day F&B Customers				1,039	1,325	1,653	1,903			
Mealtime Attendance				100%	1,039	1,325	1,653	1,903		
Maximum Hourly Demand				25%	260	331	413	476		
% Having a Meal				100%	260	331	413	476		
Number of Seats Required				customers	turns/hr	number of total seats				
Restaurant/Cafe (1.0 turn per hour)				25%	331	1.0	65	83	103	119
Group Dining/Banquets (1.3 turns per hour)				0%	-	1.3	0	0	0	0
Cafeteria/Food Court/Hawker Ctr (1.8 turns per hour)				0%	-	1.8	0	0	0	0
Fast Food (3.0 turns per hour)				0%	-	3.0	0	0	0	0
Snack Stands/Walk Up/Food Trucks (3.2 turns per hour)				75%	994	3.2	61	78	97	112
Total Seats				100%			126	160	200	230

Based a projected visitation and spending at relevant comparables, we estimate there is potential for...

Supportable F&B:
2-3 Restaurant/Cafes
6 Food Trucks
(growing to 11 over time)

ECONOMIC & FINANCIAL FACTORS

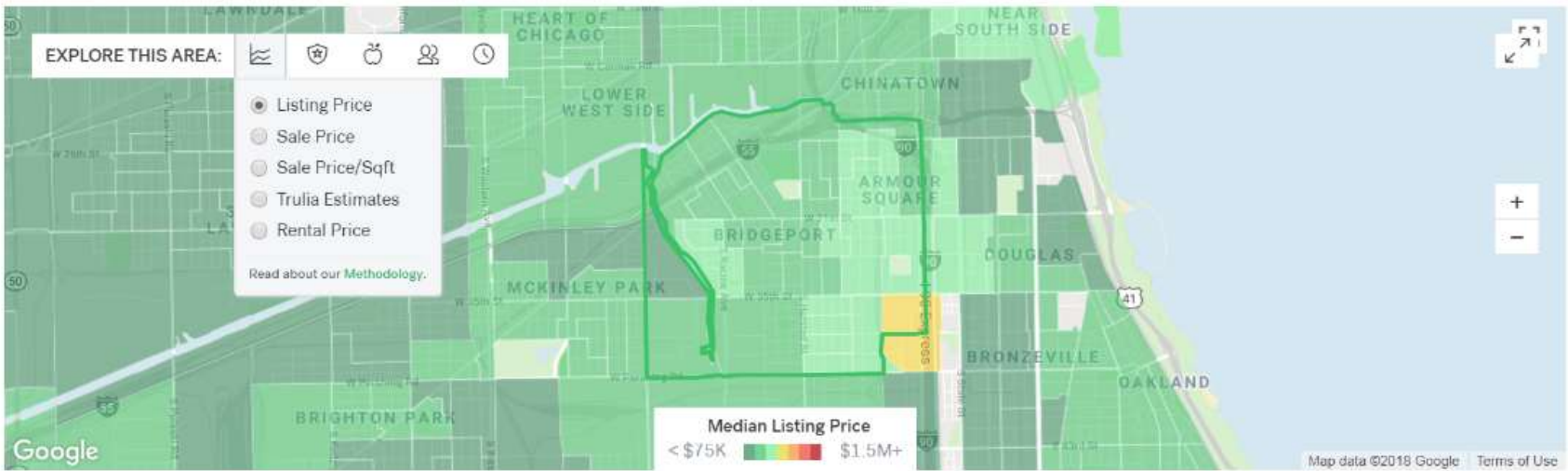
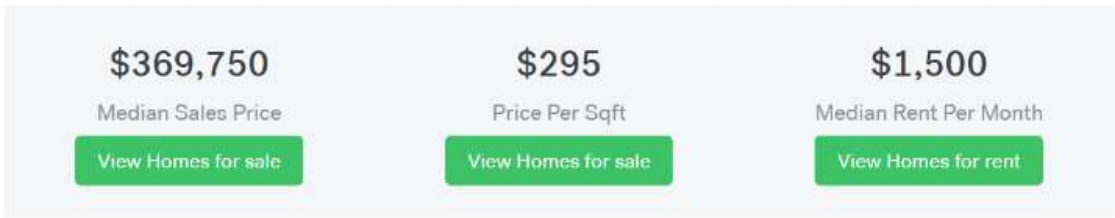
Financial Feasibility

Residential

Sale prices exceed cost of construction by a comfortable margin

Bridgeport Real Estate Market Overview

Could Bridgeport, Chicago, IL be your next home? Kick-start your search with Trulia's real estate guide and home search. With interactive maps and charts, Trulia provides a comprehensive overview of market trends, schools, demographics, and lifestyle data to help you learn all about Bridgeport. Not sure which neighborhood is for you? Check out our Nearby Places section below to explore popular cities near Bridgeport... [View more](#)



Construction cost alone
~\$160 /sqft (building/parking)

Cost for constructing at this site,
using published figures and various
assumptions about land cost,
infra/site prep costs, margin, etc.
~\$300 /sqft

Median Sales price/sqft
~\$300

Sales price/sqft for new construction is about 25% higher
~\$370

+ premium for masterplanned
community, waterfront edge, etc.
15%?

ECONOMIC & FINANCIAL FACTORS

Financial Feasibility

Residential

				~\$130/sqft	~\$30/sqft	~\$30/sqft	15%	21%	+ Developer Margin 10%
				Construction Cost		Land Cost	Site/Infra Cost	Soft Costs	
Units	% of units	NFA		per unit	parking	per unit	per unit	per unit	
Studio	4%	18	500	80,555	9,450	18,750	13,501	21,736	
Live-Work Loft	10%	46	1,000	161,109	9,450	37,500	25,584	41,190	
1BR	27%	127	720	115,998	9,450	27,000	18,817	30,296	
2BR	34%	160	1,000	161,109	9,450	37,500	25,584	41,190	
3BR	25%	116	1,300	209,442	9,450	48,750	32,834	52,862	

Units	TOTAL COST		TOTAL SALE PRICE @Market Average	w/ Premium		Additional Margin/Unit	
	PER UNIT	PER NET SQFT		...for New	...for River/MPC		
Studio	154,342	309	no available data	184,375	208,593	54,251	35%
Live-Work Loft	294,447	294	350K	317,125	317,125	22,678	8%
1BR	215,988	300	200K	265,500	265,500	49,512	23%
2BR	294,447	294	250K	368,750	368,750	74,303	25%
3BR	378,510	291	400K	479,375	551,281	172,771	46%

Projected Sale prices more than
enough to cover costs including margin
(and including affordable housing)

BASE CONDITIONS



CONNECT NEIGHBORHOODS TO PROJECT SITE



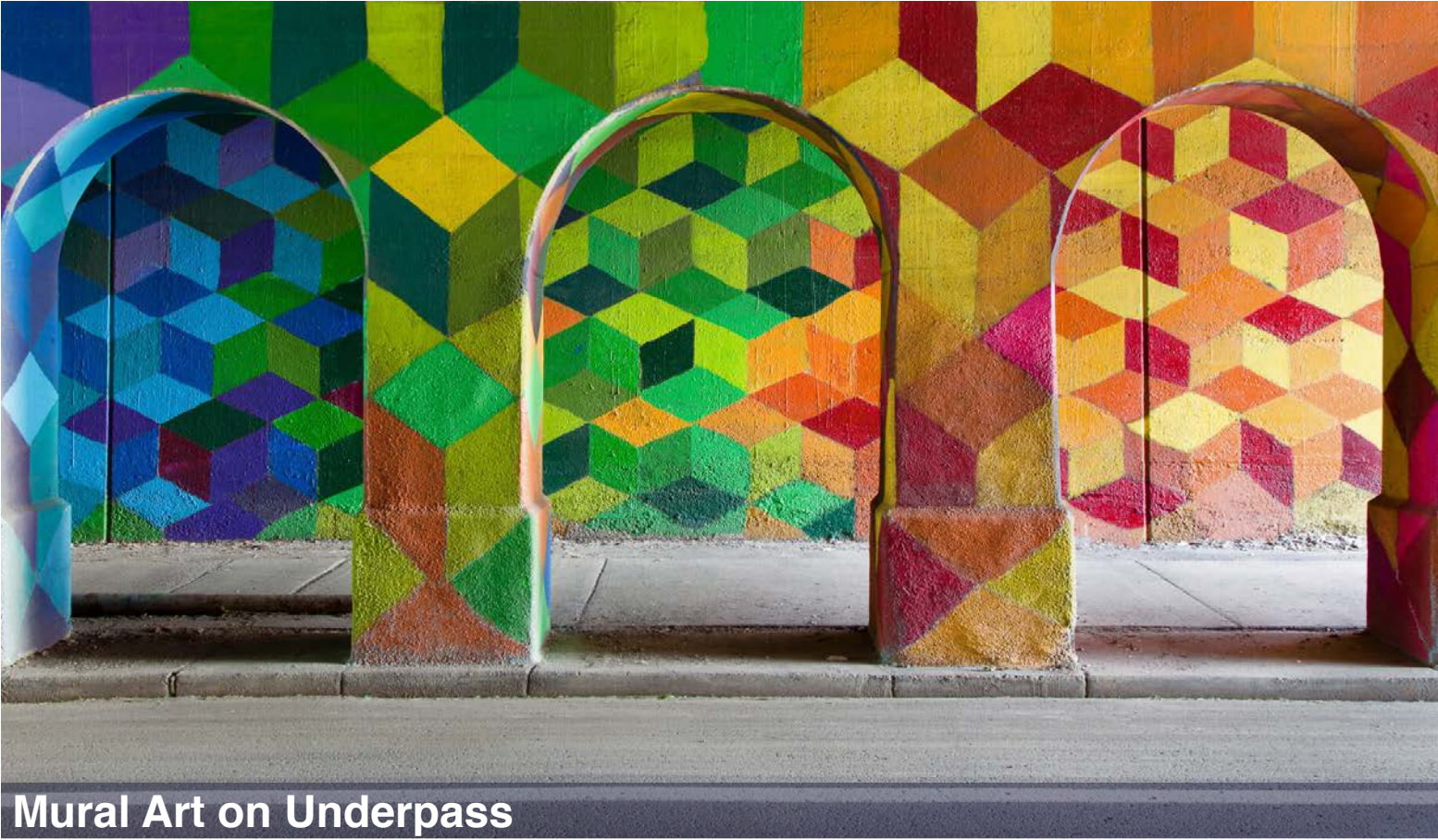
PRECEDENTS: PEDESTRIAN BRIDGE ACROSS THROOP



SITE ANALYSIS



PRECEDENTS: UNDERPASS TRANSFORMATIONS



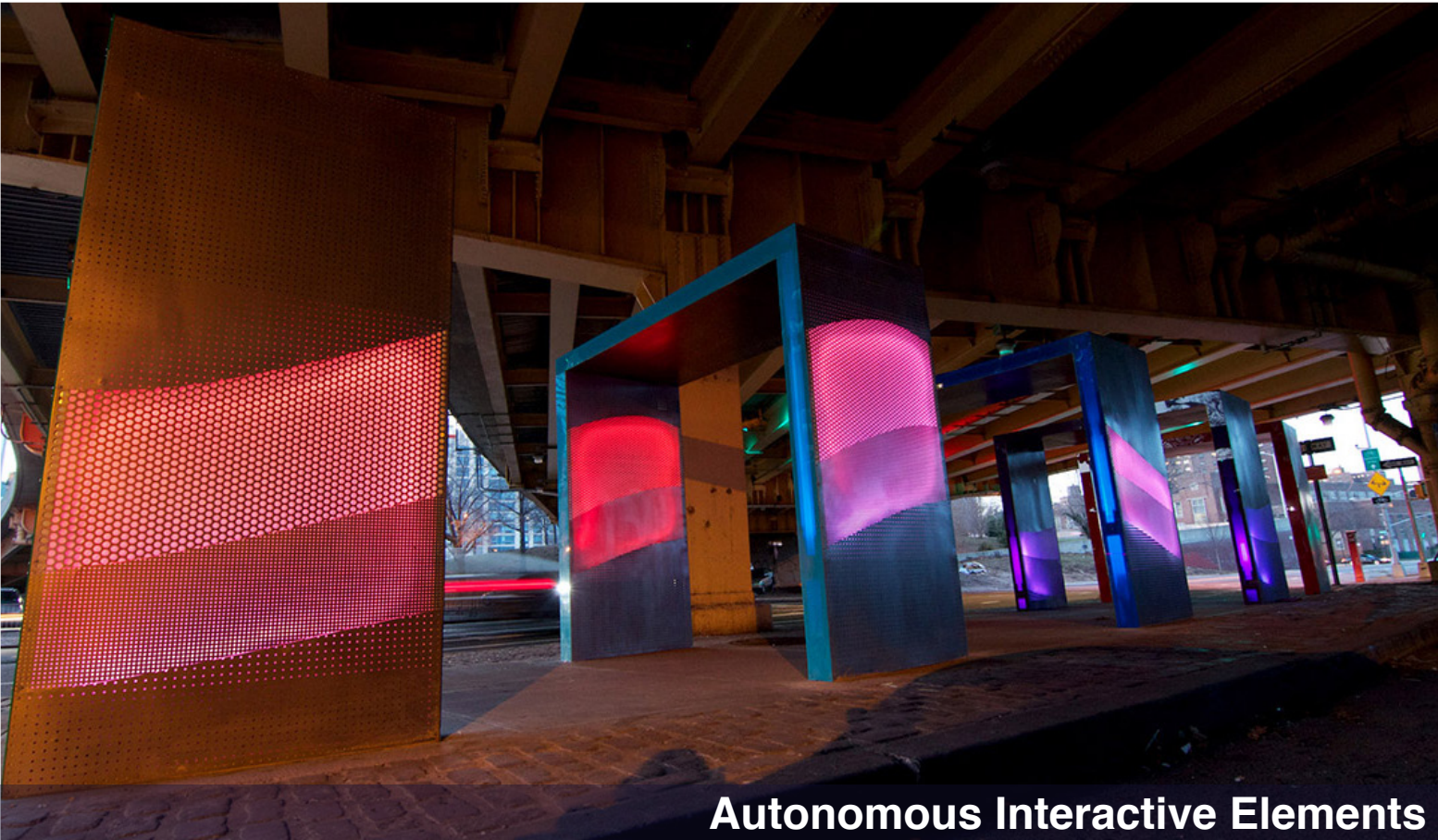
Mural Art on Underpass



Colorful Lighting



Responsive Visual Wall Installation

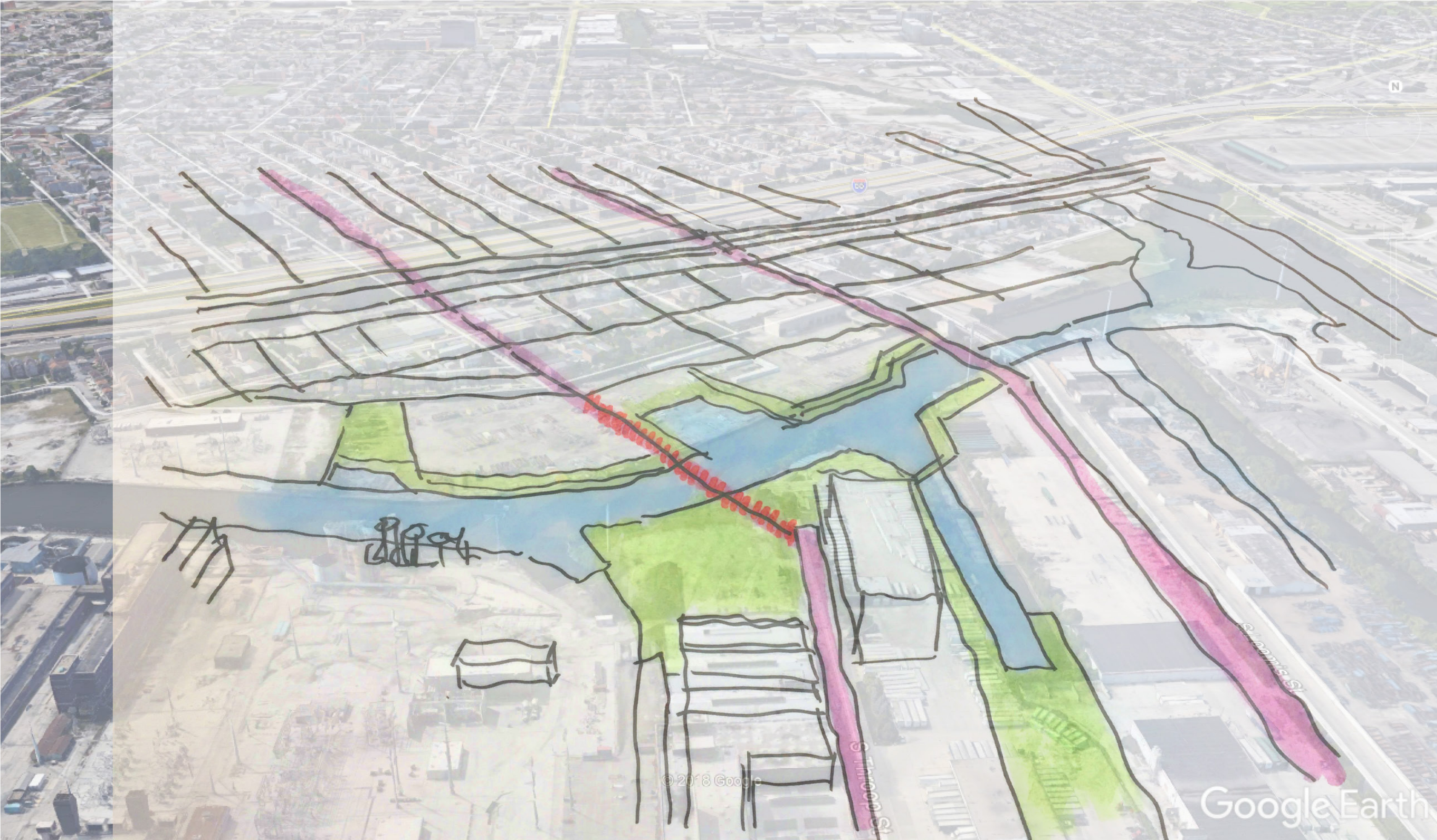


Autonomous Interactive Elements

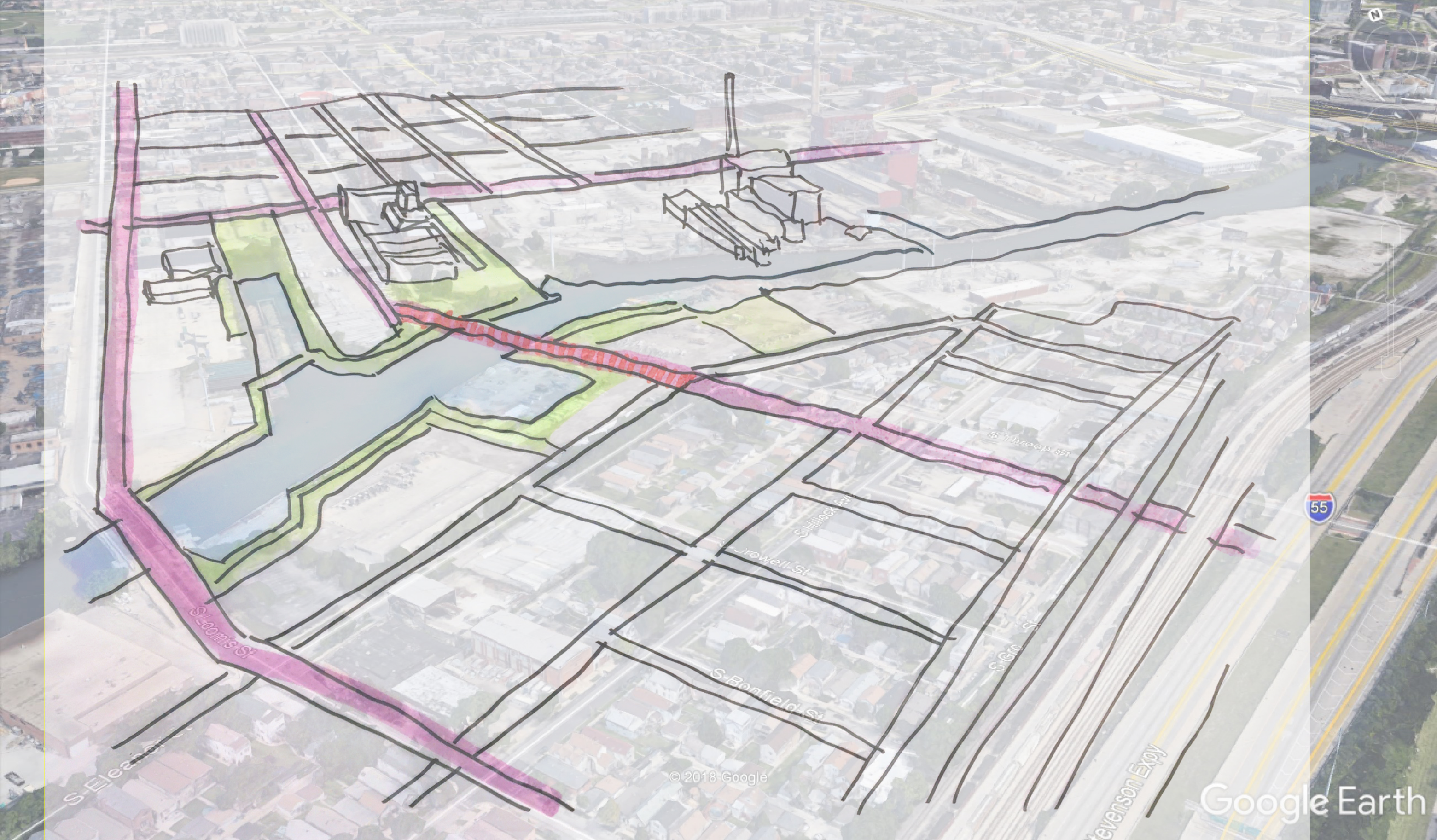
PROJECT CONCEPT



PROJECT CONCEPT



PROJECT CONCEPT



PRECEDENTS: RIVER PROMENADE



Yards Park DC Spraygrounds



Yards Park

CONNECT VIA RIVERWALK



PRECEDENTS: RIVER PROMENADE



Ecological Edge + Riverwalk



Plaza on the Slip

MASSING DIAGRAM: URBAN FARM



PRECEDENTS: URBAN FARMING

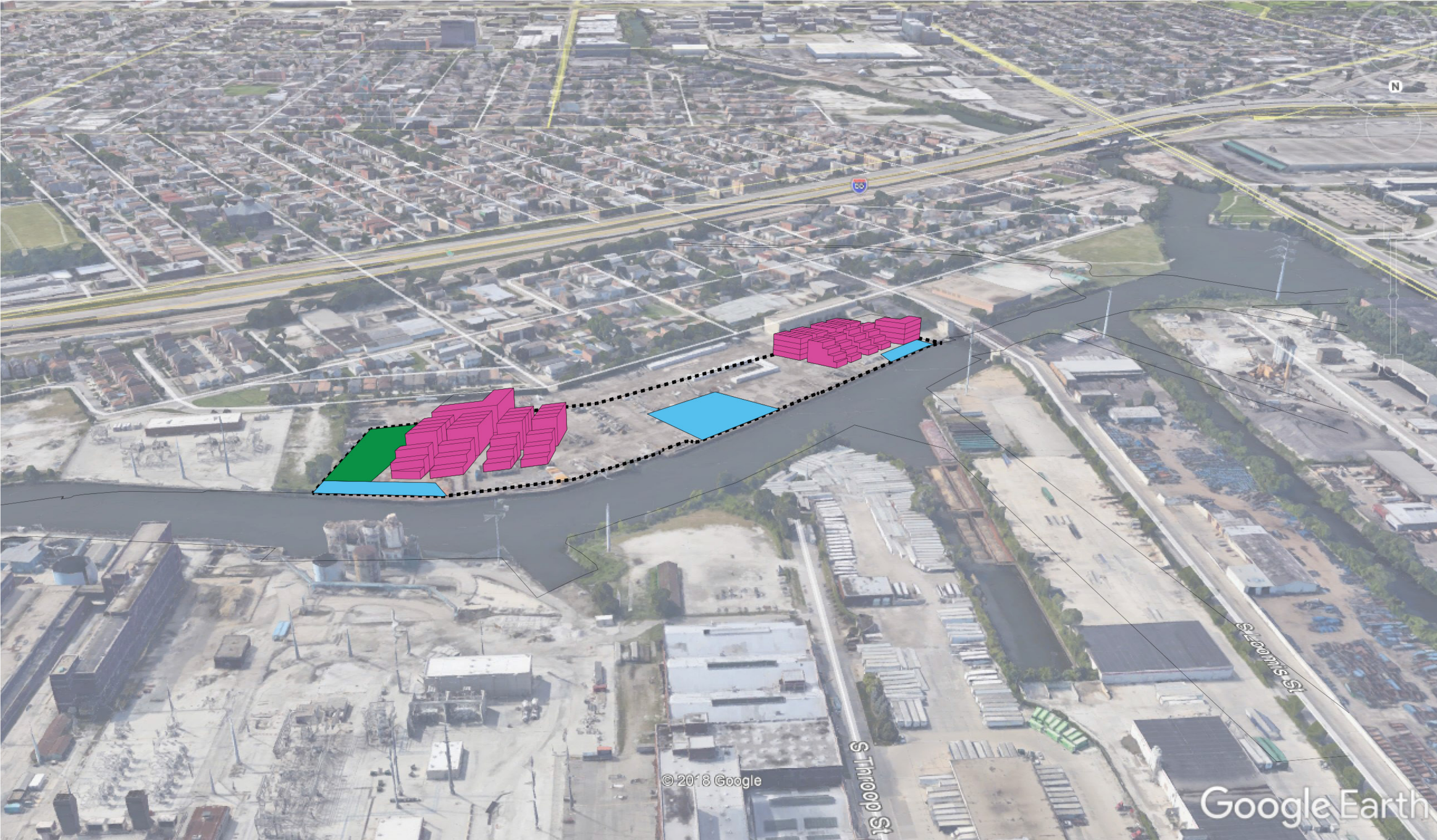


Rooftop Farming



Urban Farming

MASSING DIAGRAM: RESIDENTIAL



PRECEDENTS: RESIDENTIAL HOUSING

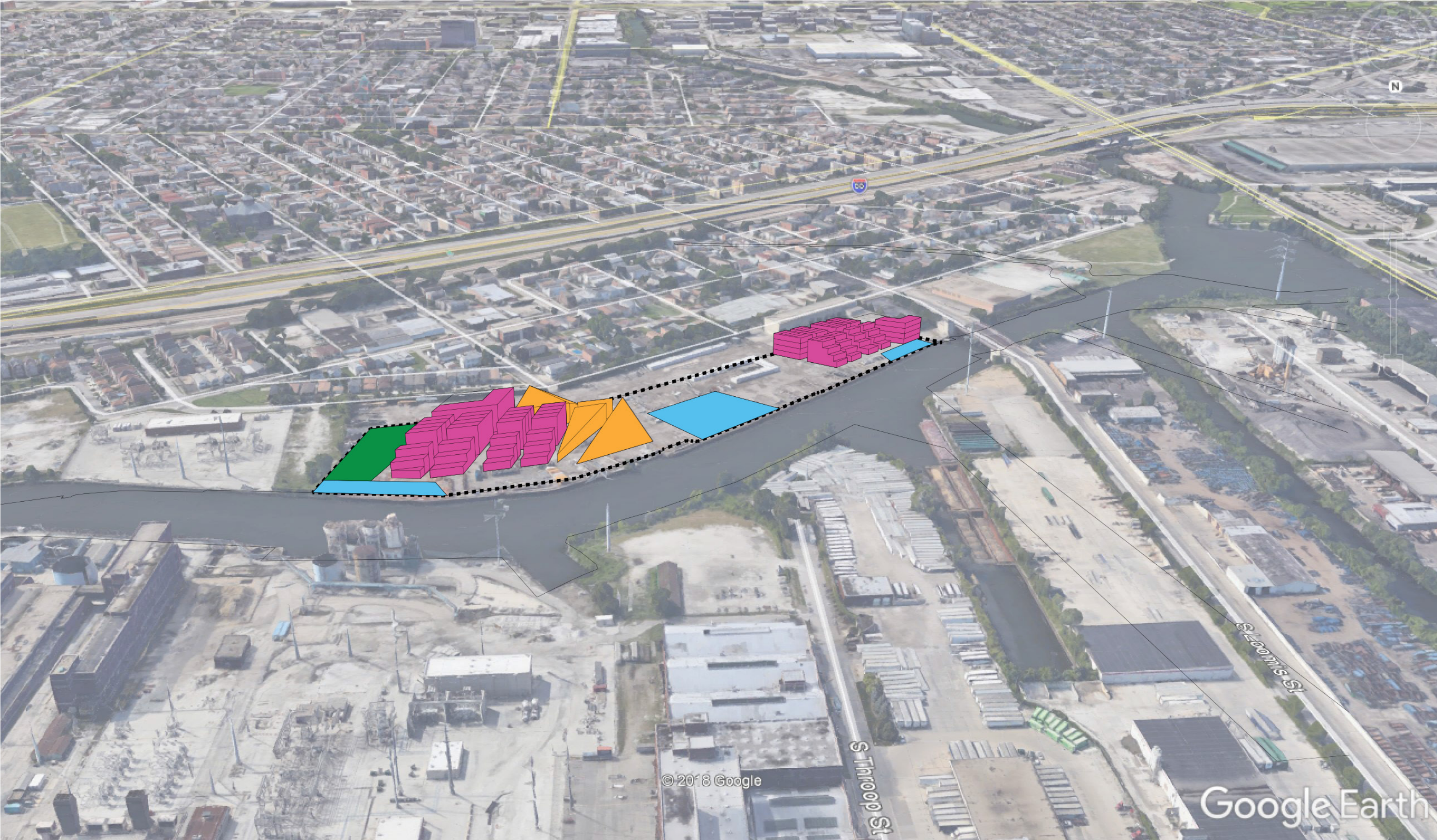


Mid-rise Residential



Mid-rise Residential

MASSING DIAGRAM: RETAIL



PRECEDENTS: RETAIL



Food and Beverage



Market and Pop-up Retail

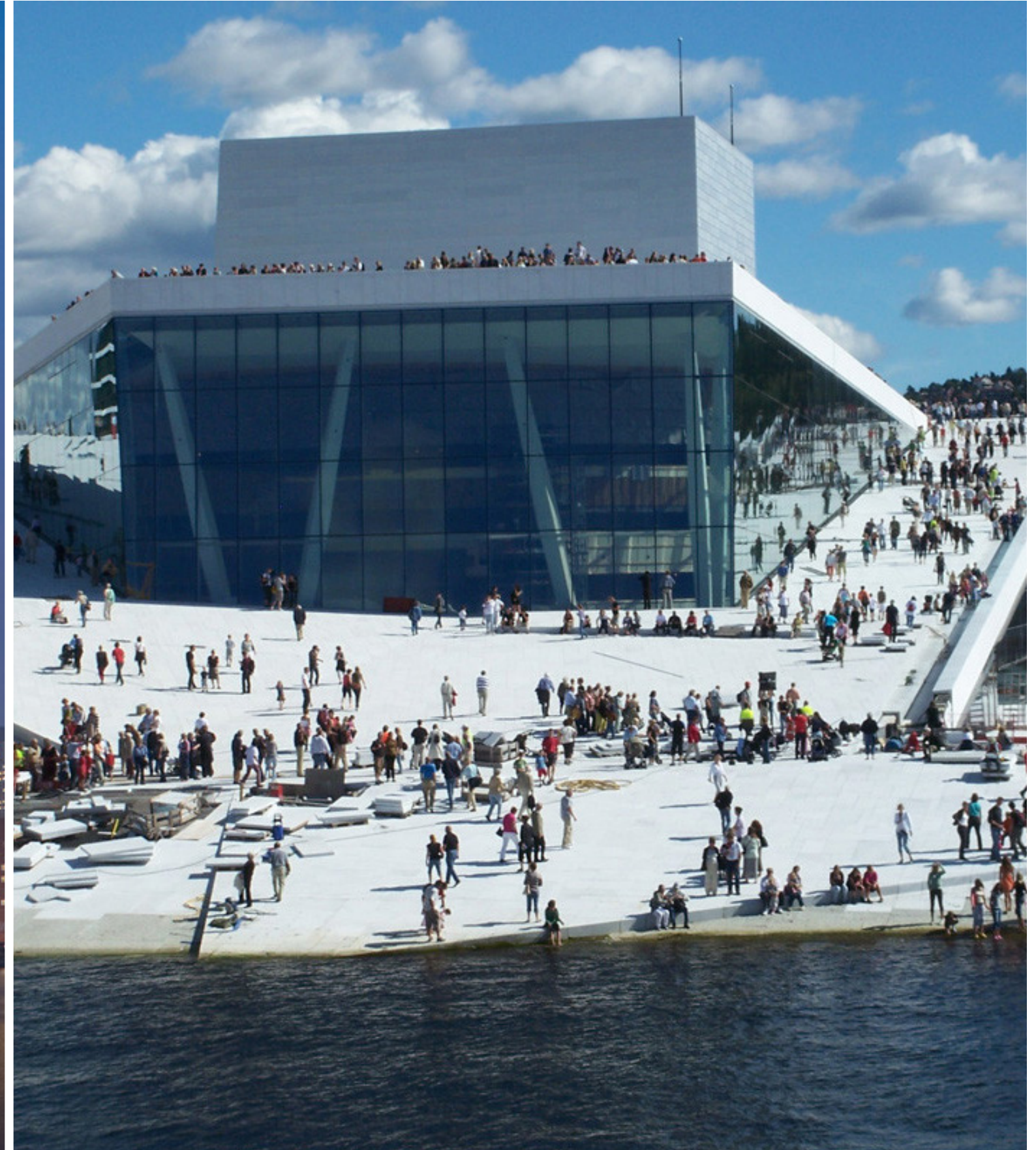
MASSING DIAGRAM: ICONIC CIVIC BUILDING



PRECEDENTS: ICONIC CIVIC BUILDING



Institute of Contemporary Art, Boston



Gallery of the Oslo Opera House

PRECEDENTS: ART INCUBATOR



Local Gallery Exhibitions



Performance Events

BUILD A COMMERCIAL AND COMMUNITY SPACE THAT WEAVES PILSEN AND BRIDGEPORT TOGETHER BY INTEGRATING ARTS, FOOD, RECREATION AND ECOLOGY TO CREATE A DESTINATION THAT CAN SERVE AS A FUN WAY TO BEGIN A NIGHT OUT IN PILSEN, OR AS A DAY-TO-NIGHT, ONE STOP ENTERTAINMENT MECCA FOR KIDS AND ADULTS ALIKE.

EXISTING SITE



PROPOSED INTERVENTION



AS IT ENERGIZES ITS IMMEDIATE SURROUNDINGS AND DRAWS VISITORS FROM OTHER NEIGHBORHOODS IN THE CITY, WE WILL FOLD MIXED-INCOME RESIDENTIAL INTO THE ESTABLISHED COMMERCIAL SPACES.

PROJECT SITE DEVELOPMENT

