

Places of Magic and Challenge: Water as the Anchor

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Chicago, Illinois

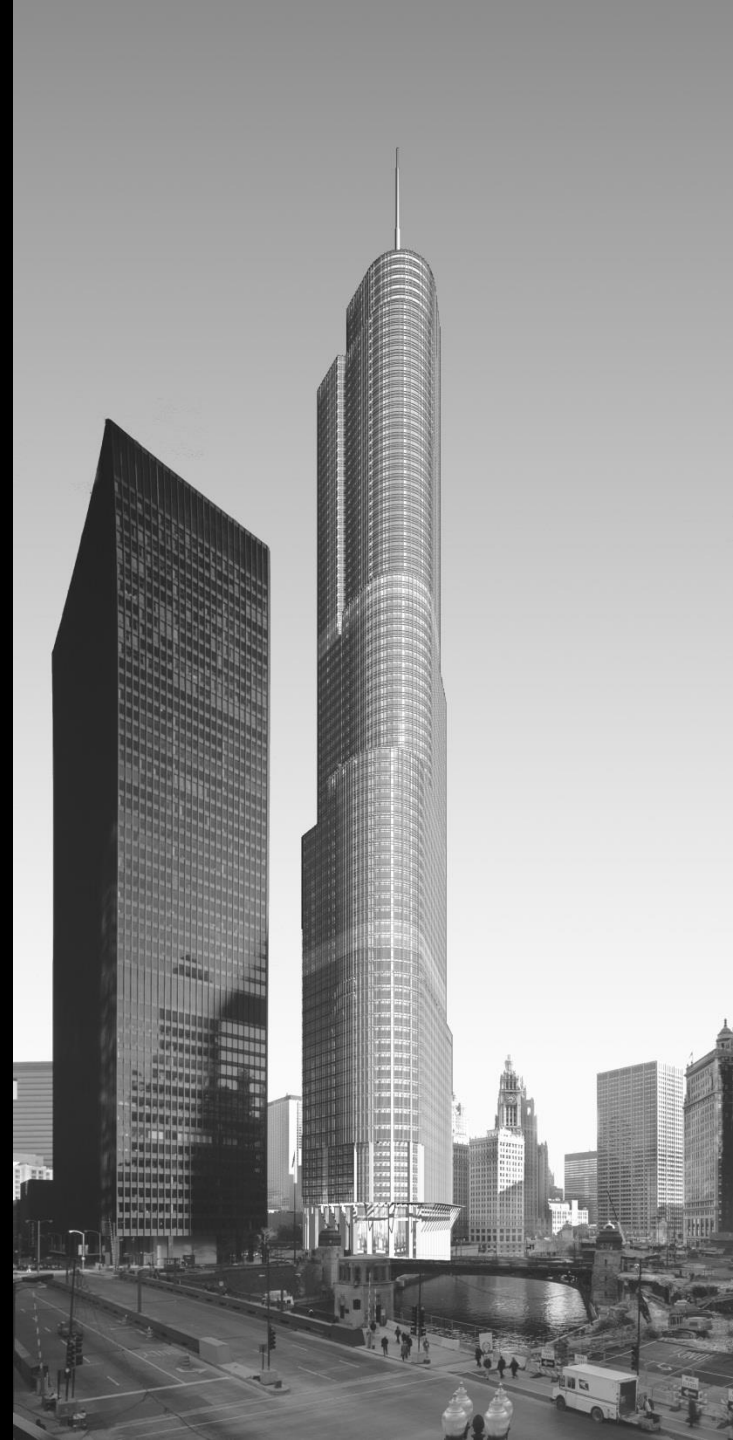


Chicago River



Trump Tower

View from Wacker Drive and State Street
Looking Northeast



Site Plan

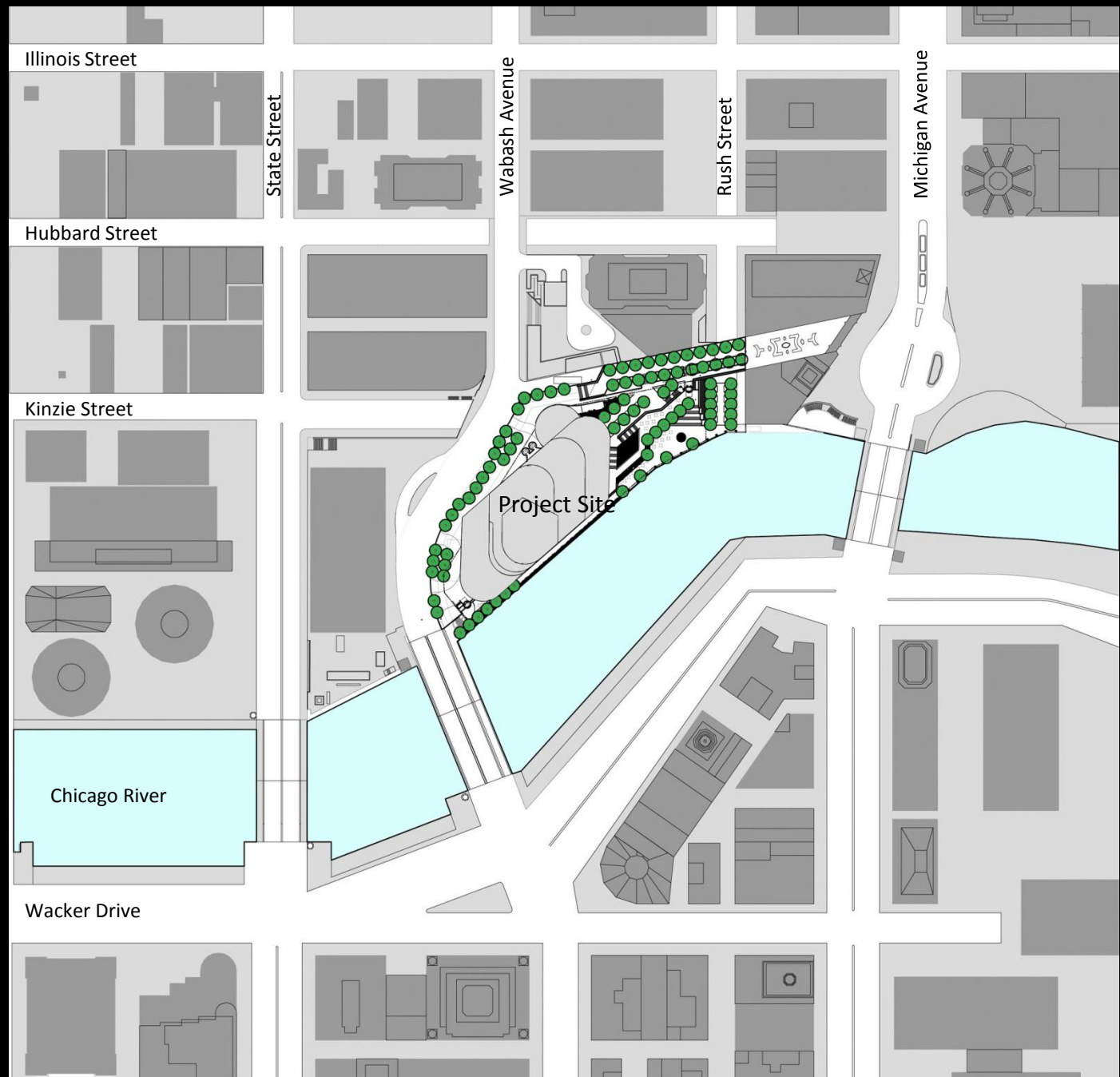
Existing Area
Open to Air -
23,000 s.f.

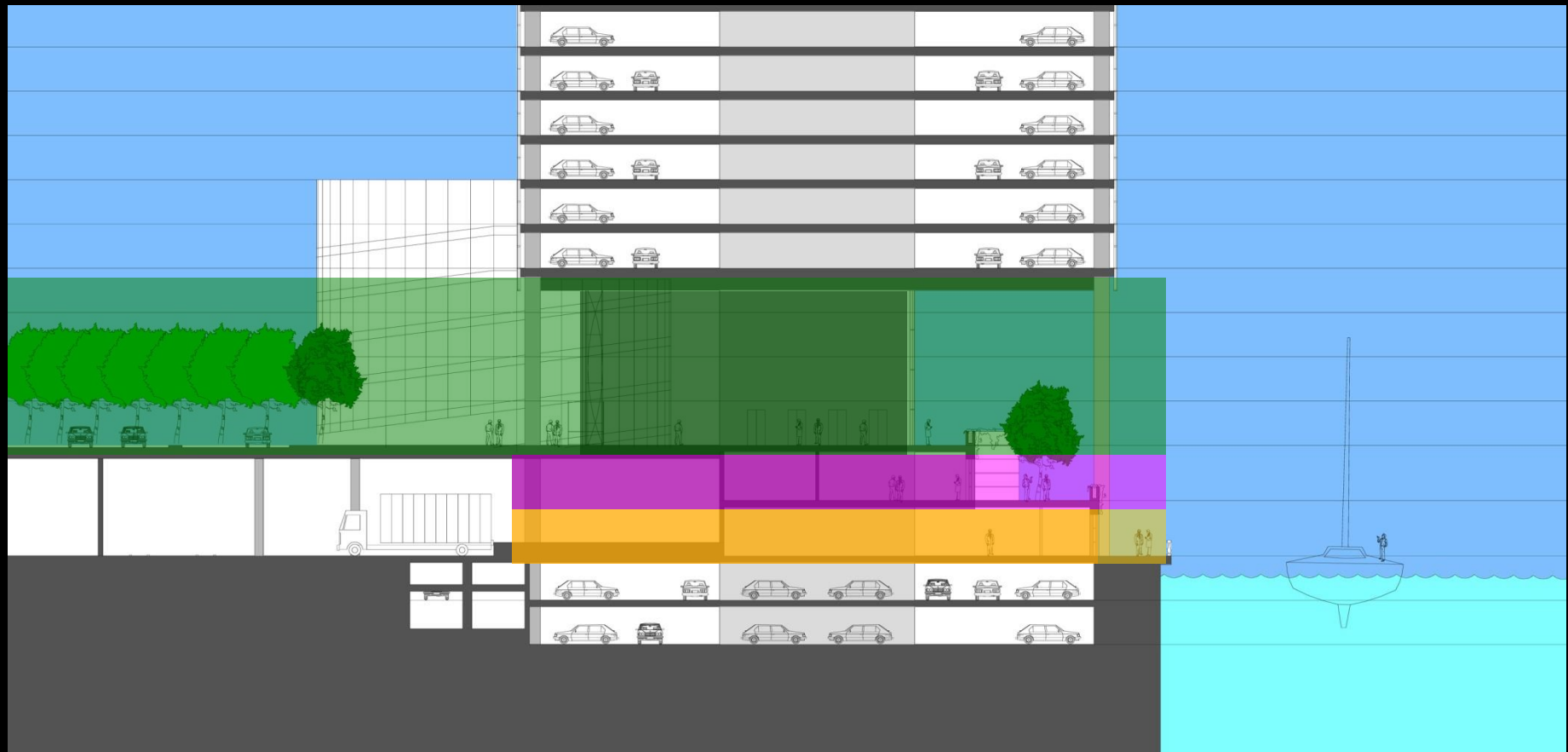
Existing Area
Open to Public -
23,000 s.f.

Proposed Area
Open to Air -
30,000 s.f.

Proposed Area
Open to Public -
45,000 s.f.

Proposed
Tower
Footprint





SECTION AT PEDESTRIAN LEVELS



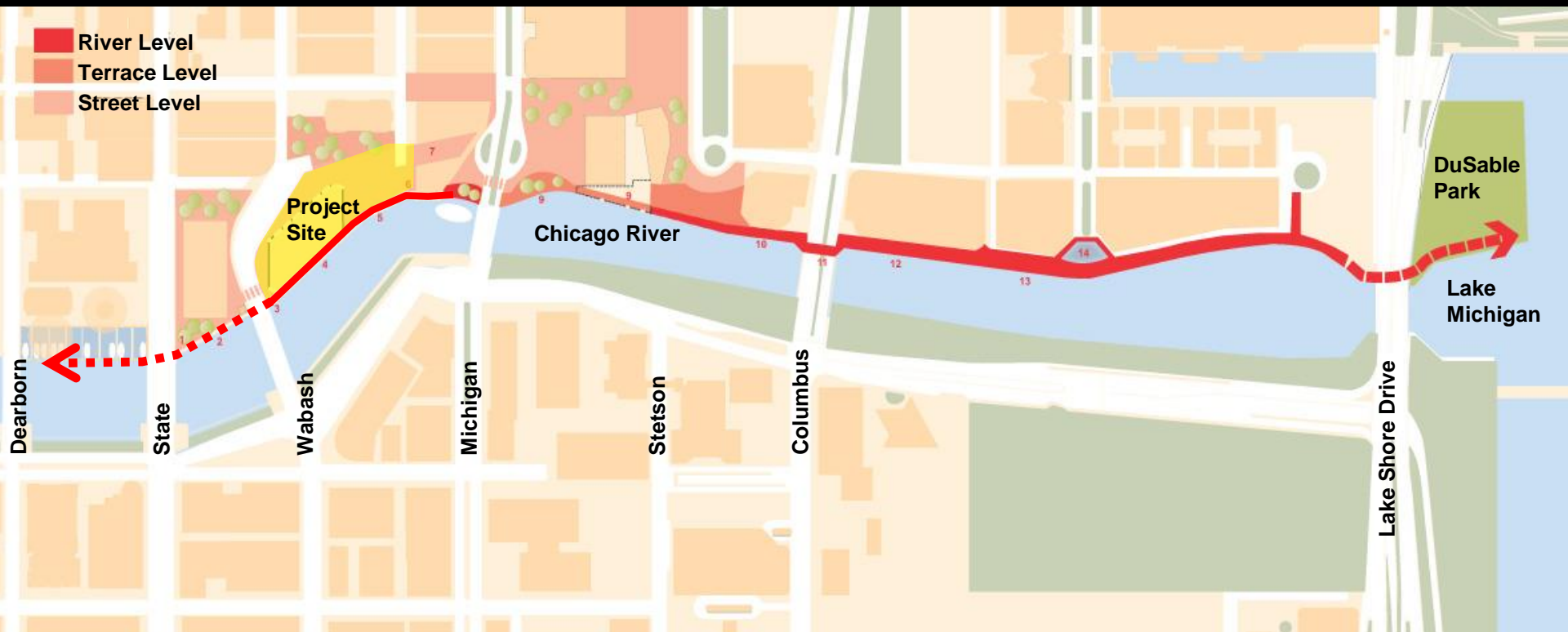
Wabash Avenue Level



Mezzanine Level



Riverwalk Level



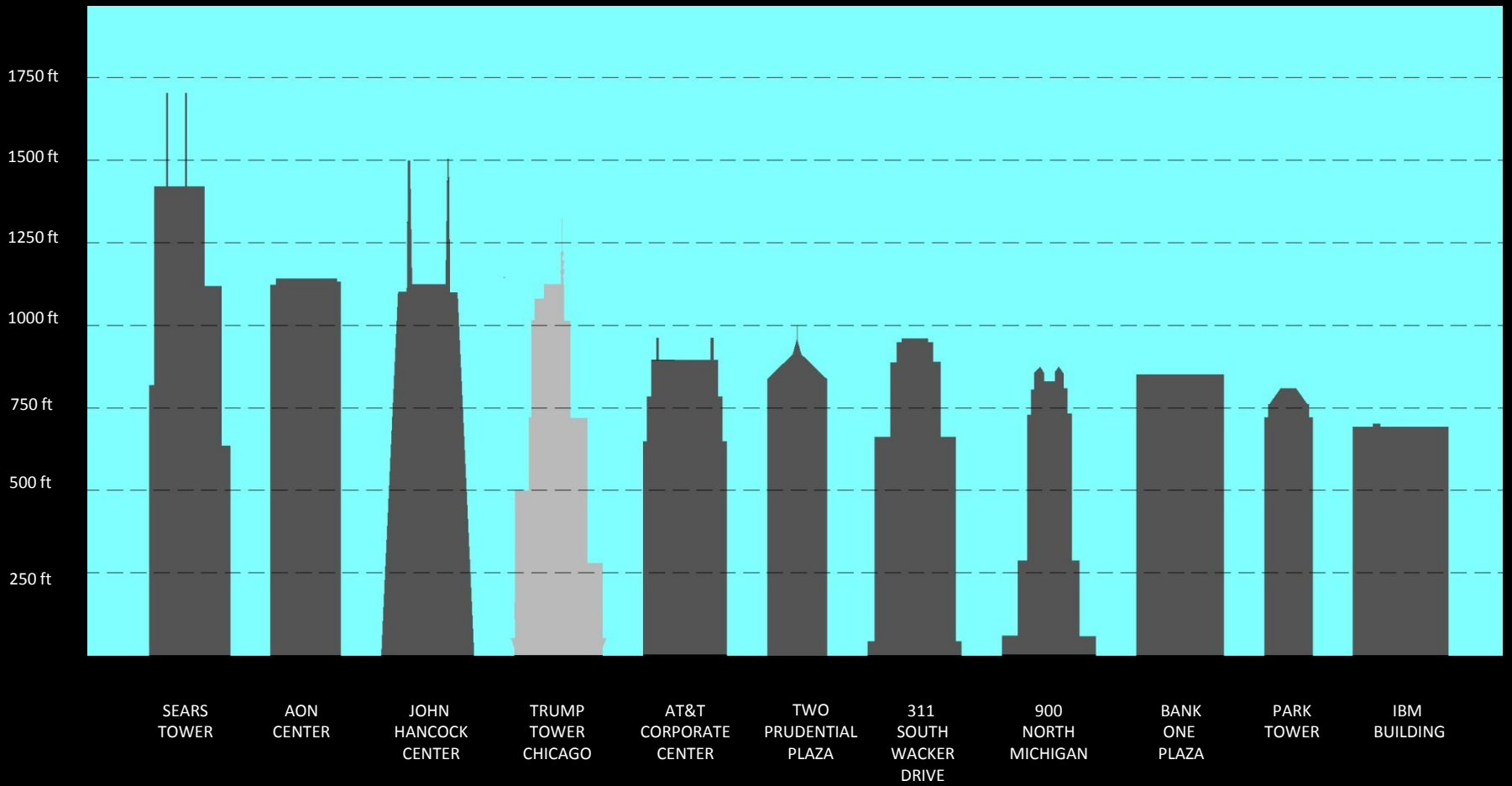
Chicago Riverwalk Plan



Riverwalk Looking West

Water Taxi System





Building Height Comparison

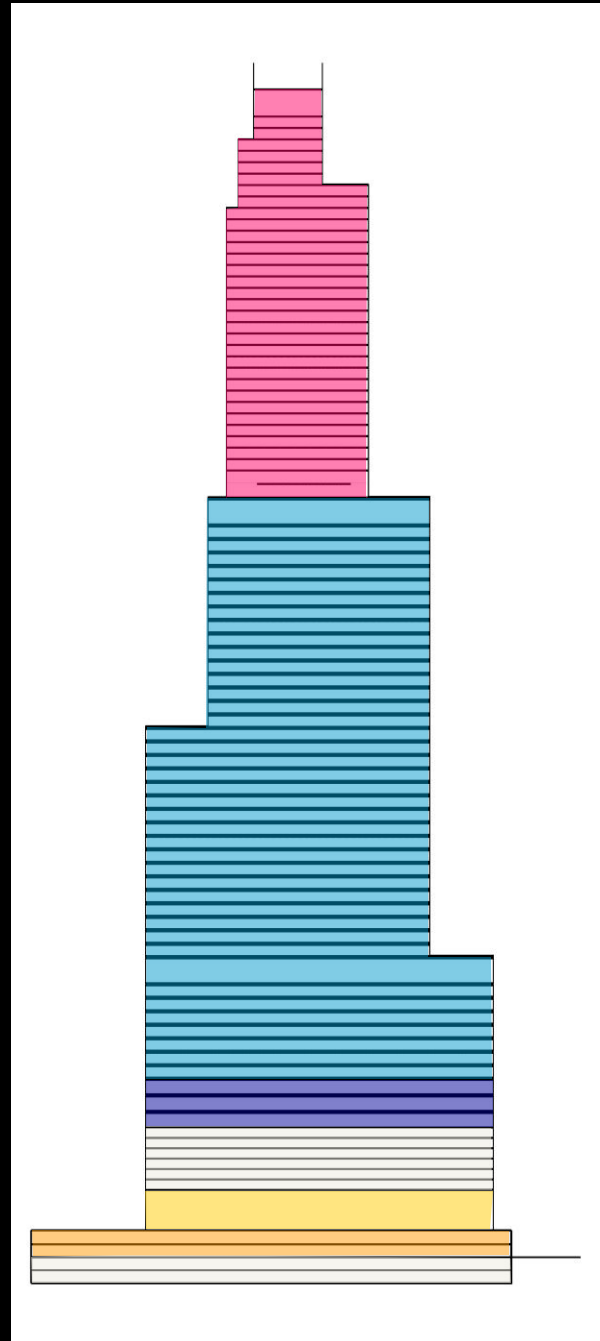
Original Building Program

Area - 2 Million s.f.

Floors - 86

Height - 1,125 ft.

- Residential - 500 units maximum
- Office - 1.30 Million s.f. +/-
- Health Club - 120,000 s.f. +/-
- Retail - 60,000 s.f. +/-
- Car Parking Spaces - 800 +/-
- Building Lobby



Mandatory Planned Development Review



“Planned development review and approval is required for the development of land . . . when any portion of the land is located within 100 feet of any waterway”

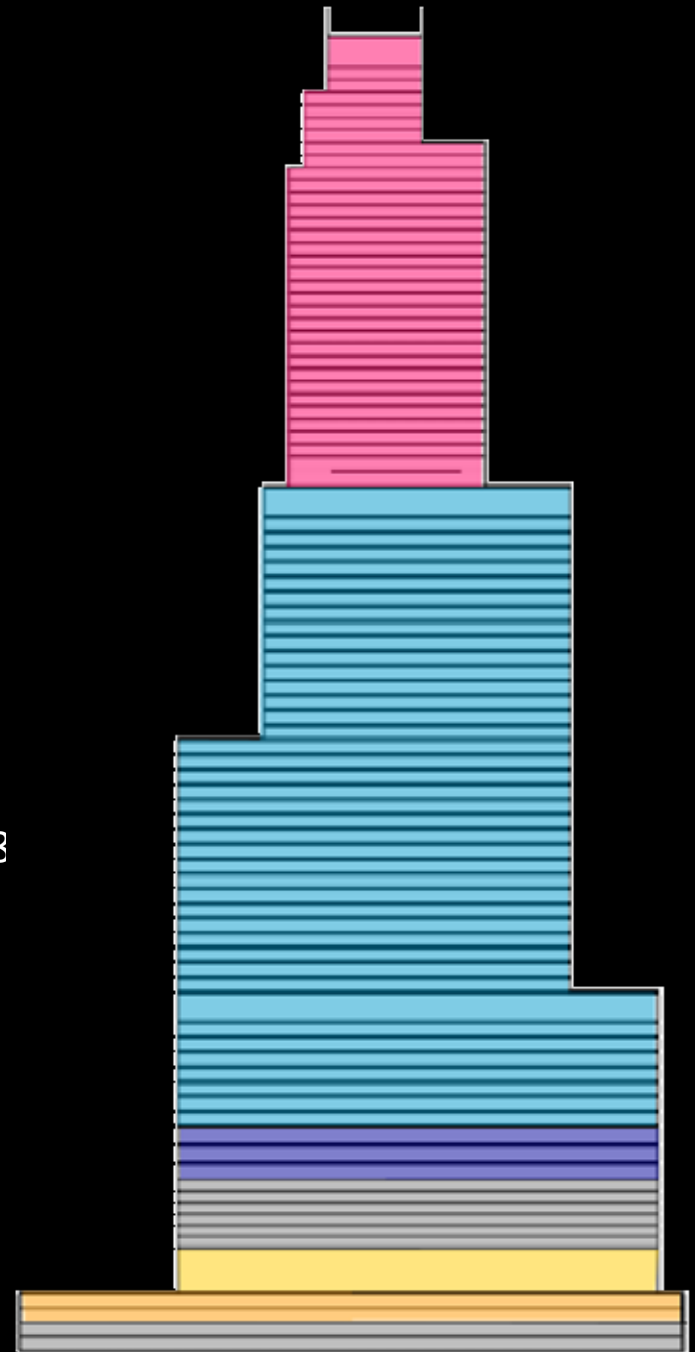
(Chicago Zoning Ordinance § 17-8-0509-A)

Chicago Zoning Ordinance – Floor Area Bonuses

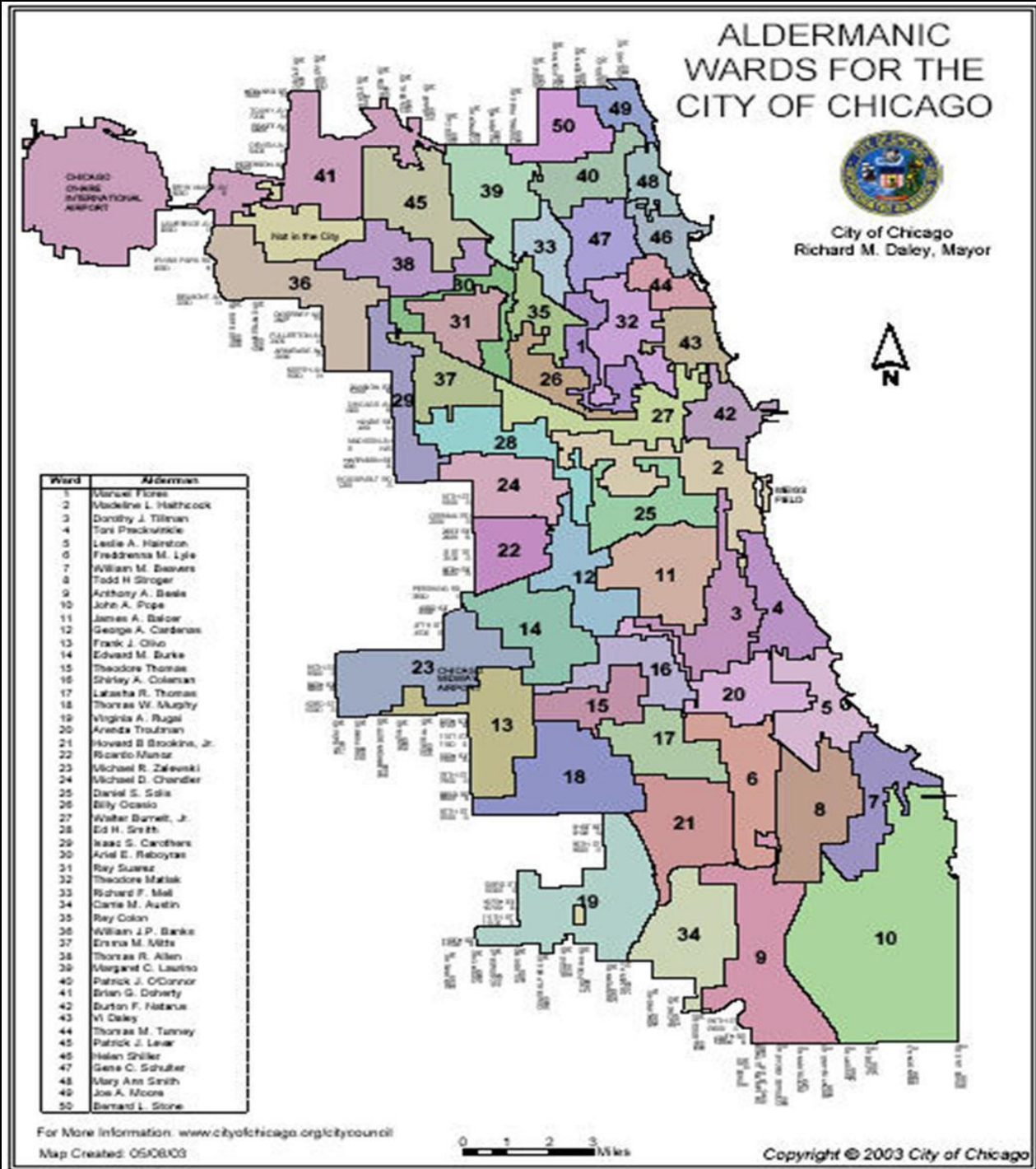
FAR bonuses are available for:

- On-site riverwalk improvements
- Cash contributions for off-site riverwalk improvements
- Water features along waterways

(Chicago Zoning Ordinance §§ 17-4-1006, -1012, -1018)



City Council – Aldermanic Prerogative



Trump Tower



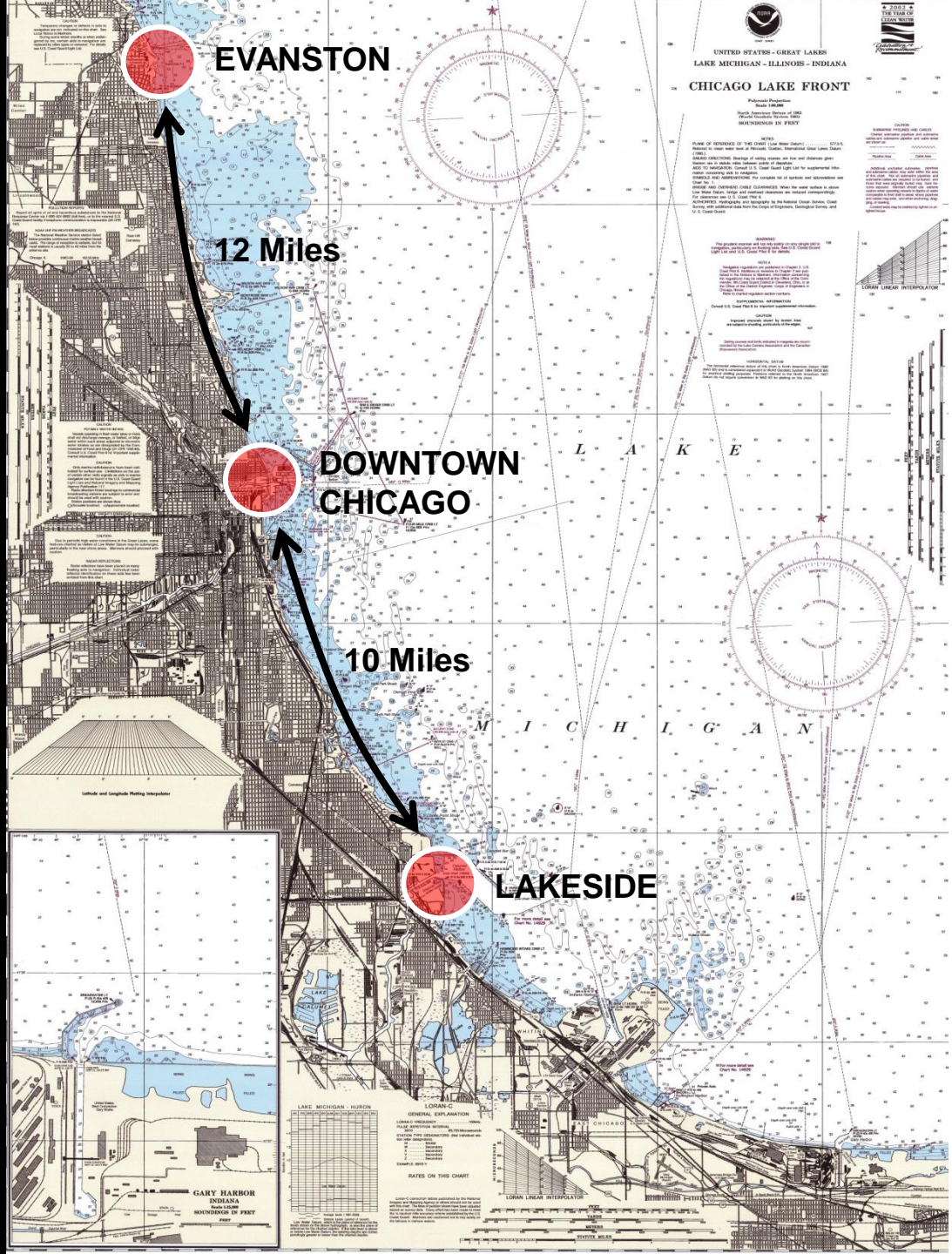
US STEEL – SOUTH WORKS SITE WWII



Chicago Lakeside (former South Works Steel Plant)

- 600 acres on Chicago Lakefront
- Steel plant dates to 1880s
- Site annexed to Chicago in 1899
- Largest steel mill in the world in 1900s
- Peak operating in 1960s – employed 15,000
- Decommissioned in 1992
- Demolition of 100+ structures completed in 1997
- One of the largest brownfield sites in the U.S.
- Master-planned
 - 52 million gross square feet
 - 18,000 residential units
 - 90+ acres of new public lakefront parks

RELATIONSHIP TO DOWNTOWN CHICAGO

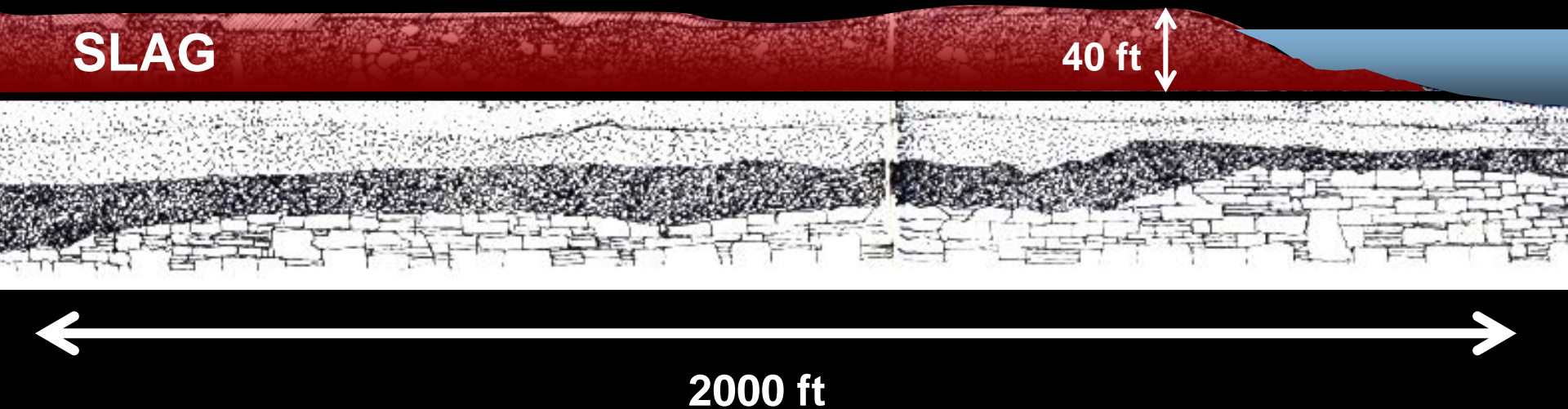


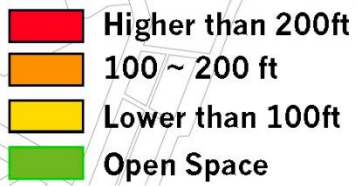
EXISTING FOUNDATIONS



SITE CREATED FROM SLAG-BYPRODUCT OF STEEL MAGNA

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.





Potential Entitlements





The Centennial Vision

A Framework for Reimagining Navy Pier
26 September 2013



1909

Daniel Burnham creates the “Master Plan of Chicago” which originally envisioned five piers. Only one recreational pier was commissioned to be built near the mouth of the Chicago River.



1916

Navy Pier opens to the public as Municipal Pier No. 2. It is the only pier to combine the business of shipping with the pleasure of public entertainment.

Advisory Services Panel 2010

MPEA engage ULI to study
recommendations and plans for Navy Pier

Key recommendations:

- Establish clear purpose and mission for Navy Pier
- Implement a governance structure suited to carry out the mission
- Develop a strategic framework for redevelopment of Navy Pier: “The Centennial Vision”

Navy Pier Chicago, Illinois



Chicago Zoning Map and Lakefront Overlay

