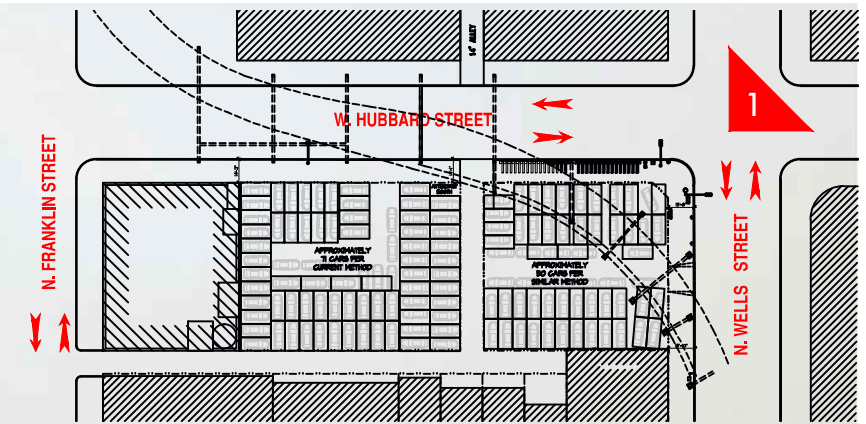


Hubbard and Wells

Chicago, IL

CENTRUM PARTNERS LLC

on a 1-1-2015



EXISTING CONDITIONS AT HUBBARD AND WELLS

CENTRUM HUBBARD & WELLS
CENTRUM PARTNERS LLC

215 West Hubbard Street
Chicago, Illinois

27 March, 2015
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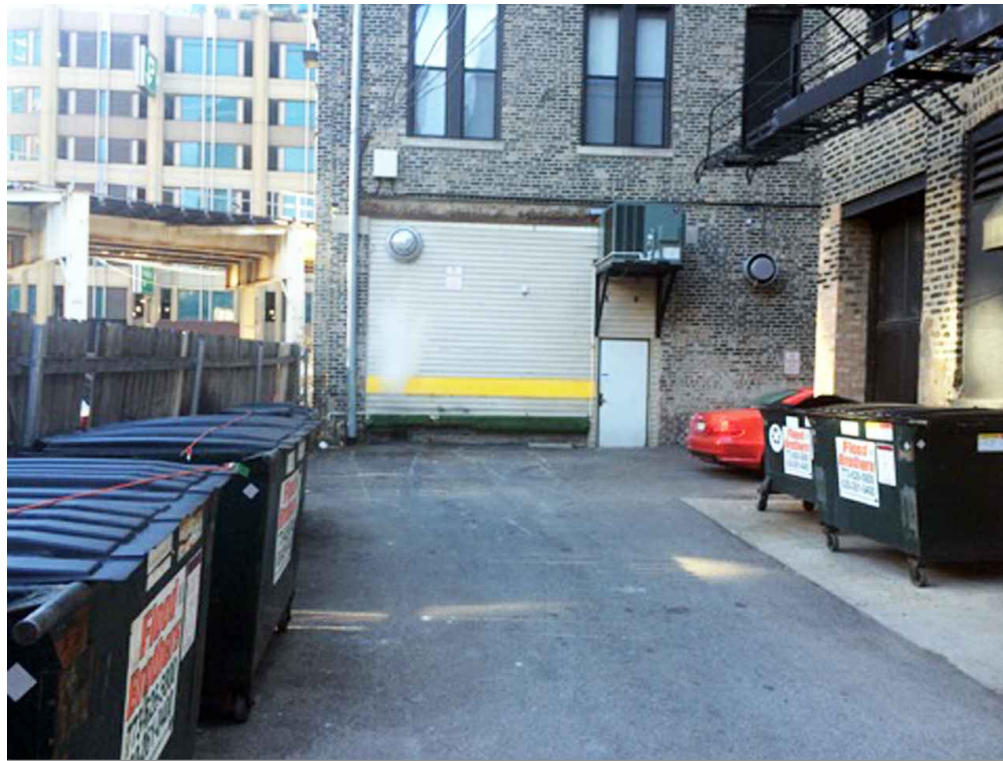
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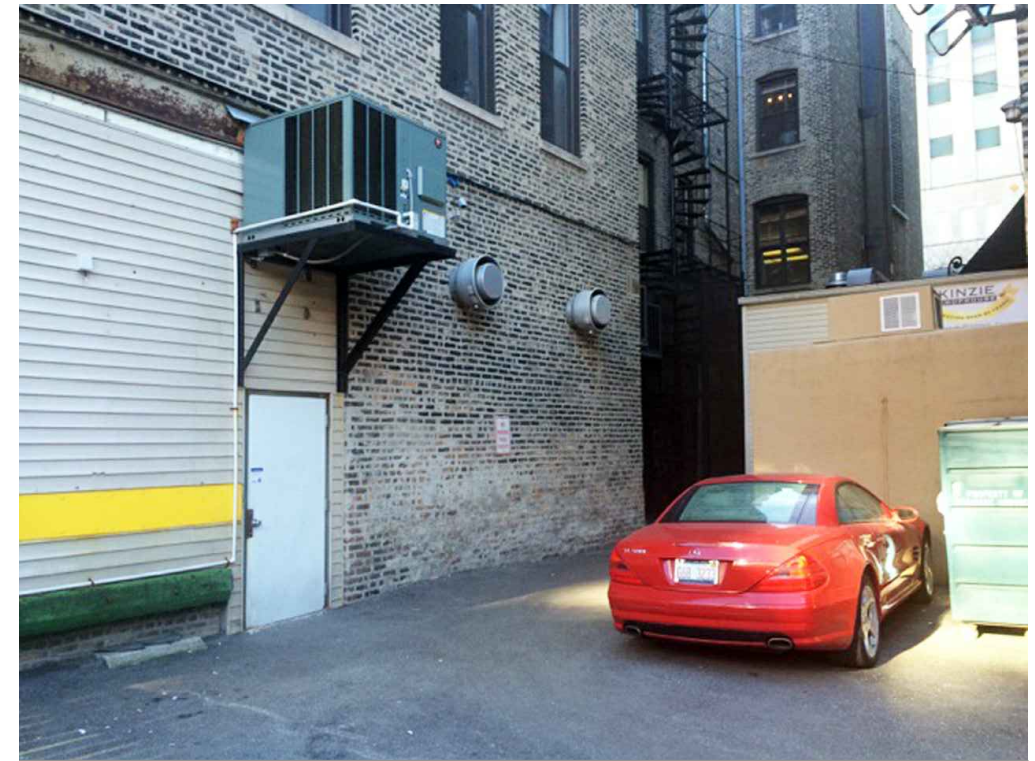
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1) VIEW SOUTH ACROSS CTA SITE TOWARDS ADJACENT PROPERTY



2) VIEW EAST DOWN PUBLIC ALLEY TOWARDS ADJACENT PROPERTY



3) VIEW SOUTH EAST FROM END OF PUBLIC ALLEY



4) VIEW WEST ACROSS CTA SITE TOWARDS 225 WEST HUBBARD



5) VIEW SOUTH DOWN PUBLIC ALLEY TOWARDS EAST-WEST ALLEY



6) VIEW WEST DOWN PUBLIC ALLEY FROM NORTH-SOUTH ALLEY

EXISTING CONDITIONS PHOTOS

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0.2



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST

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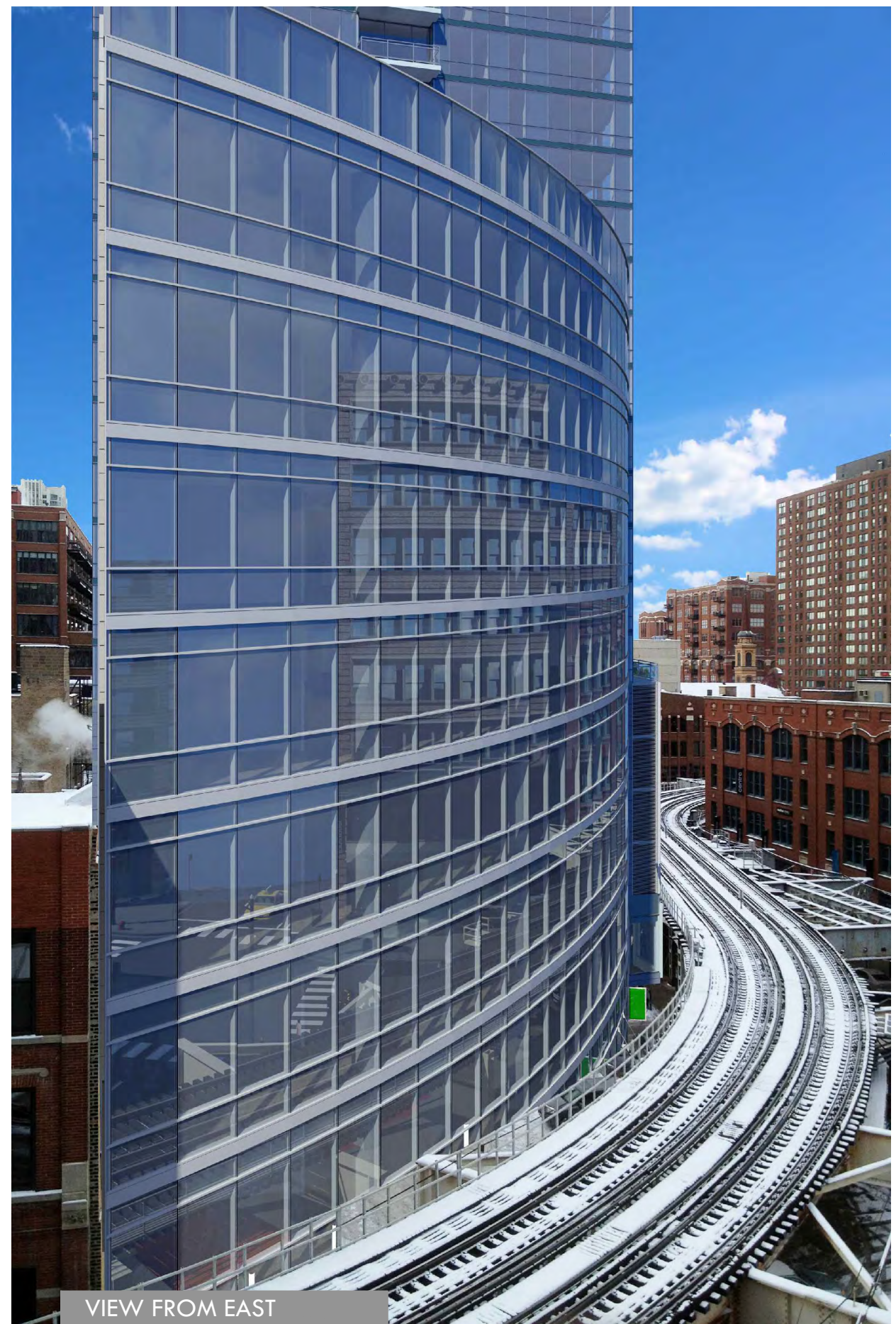
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VIEW FROM SOUTH EAST



VIEW FROM EAST

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VIEW FROM EAST - OFFICE ENTRY

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VIEW FROM EAST - OFFICE ENTRY - EVENING

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E



VIEW FROM SOUTH EAST - UNDER TRACKS

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VIEW FROM NORTH WEST - UNDER TRACKS

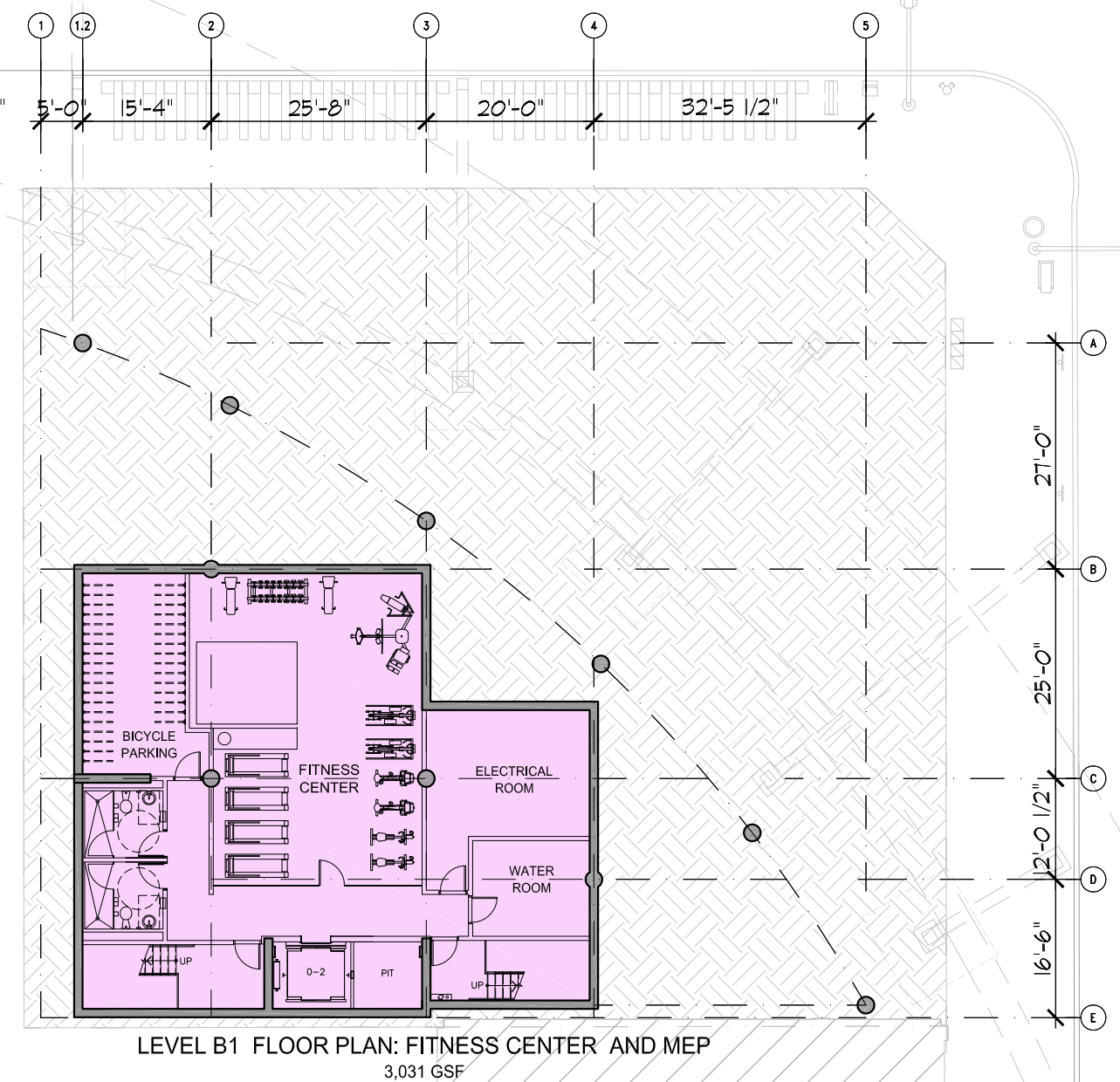
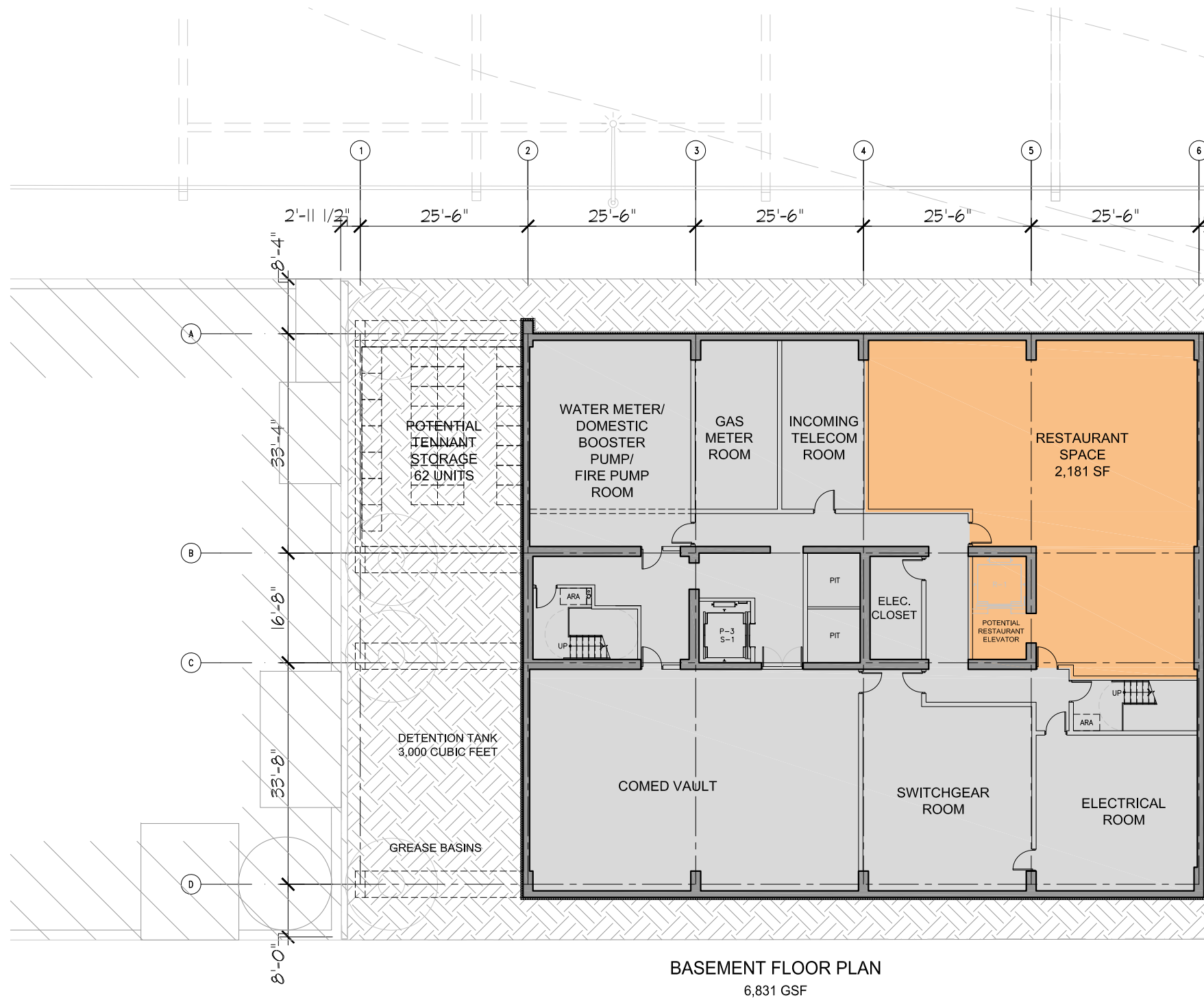
CENTRUM HUBBARD & WELLS
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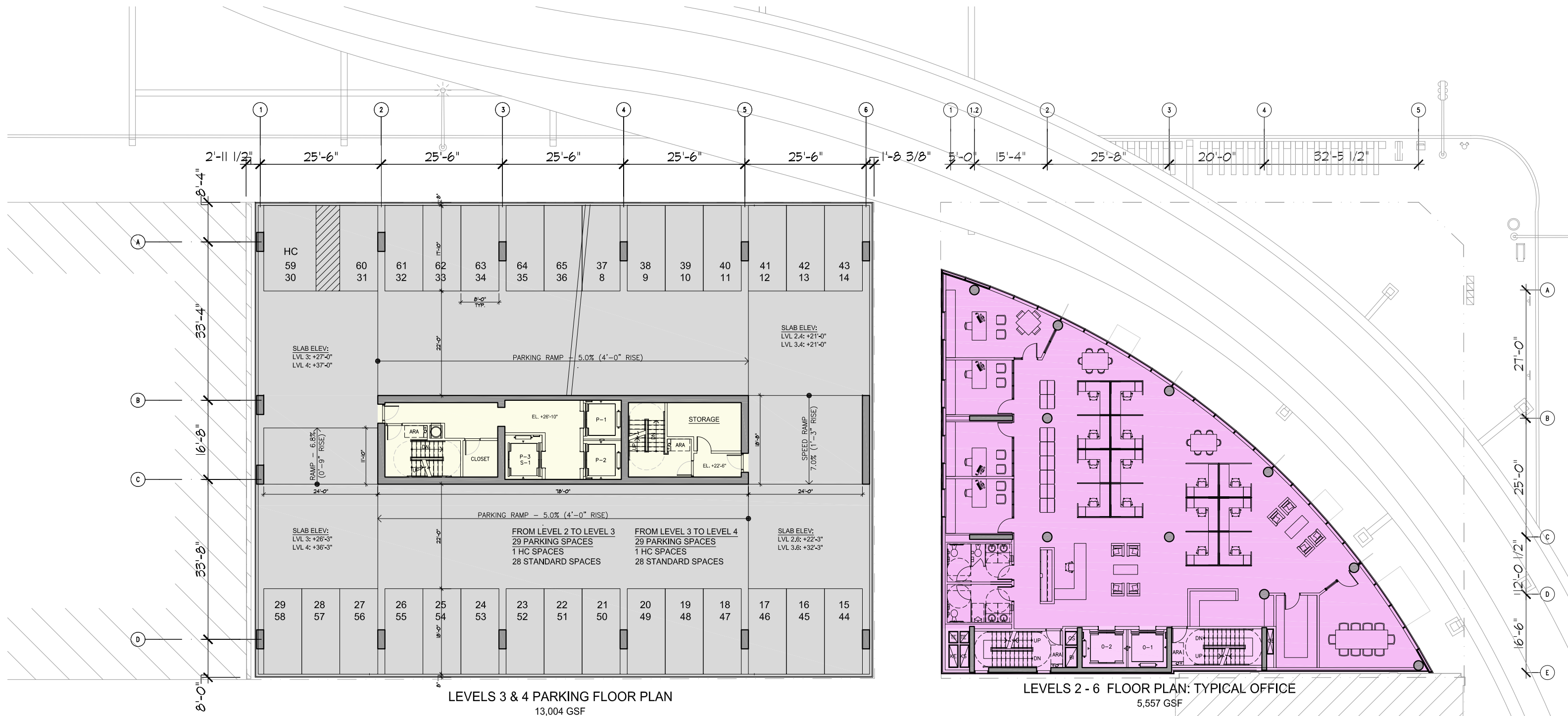
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Levels 3 & 4 Floor Plan

Scale: 1" = 20'-0"

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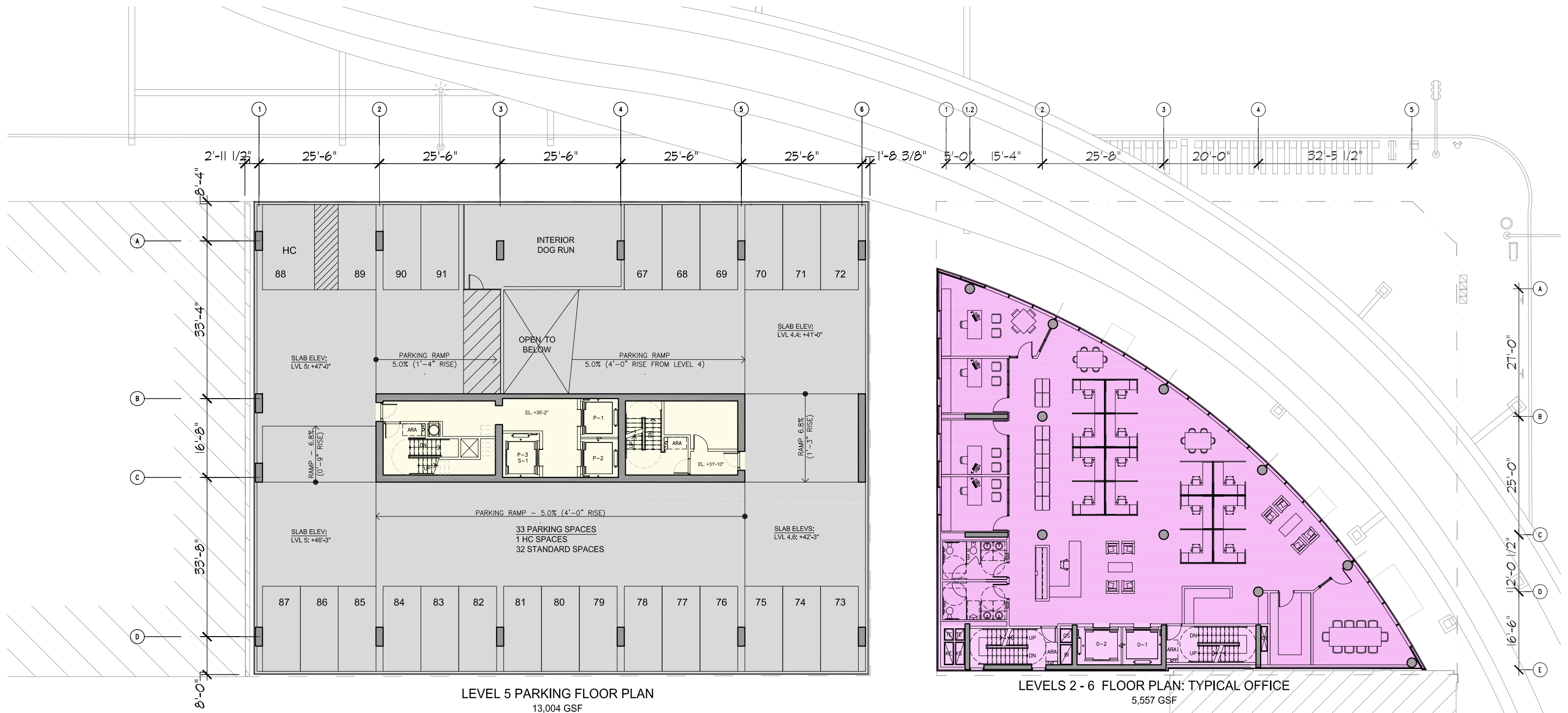
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4



Levels 5 Floor Plan

Scale: 1" = 20'-0"

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5



Level 6 Floor Plan

Scale: 1" = 20'-0"

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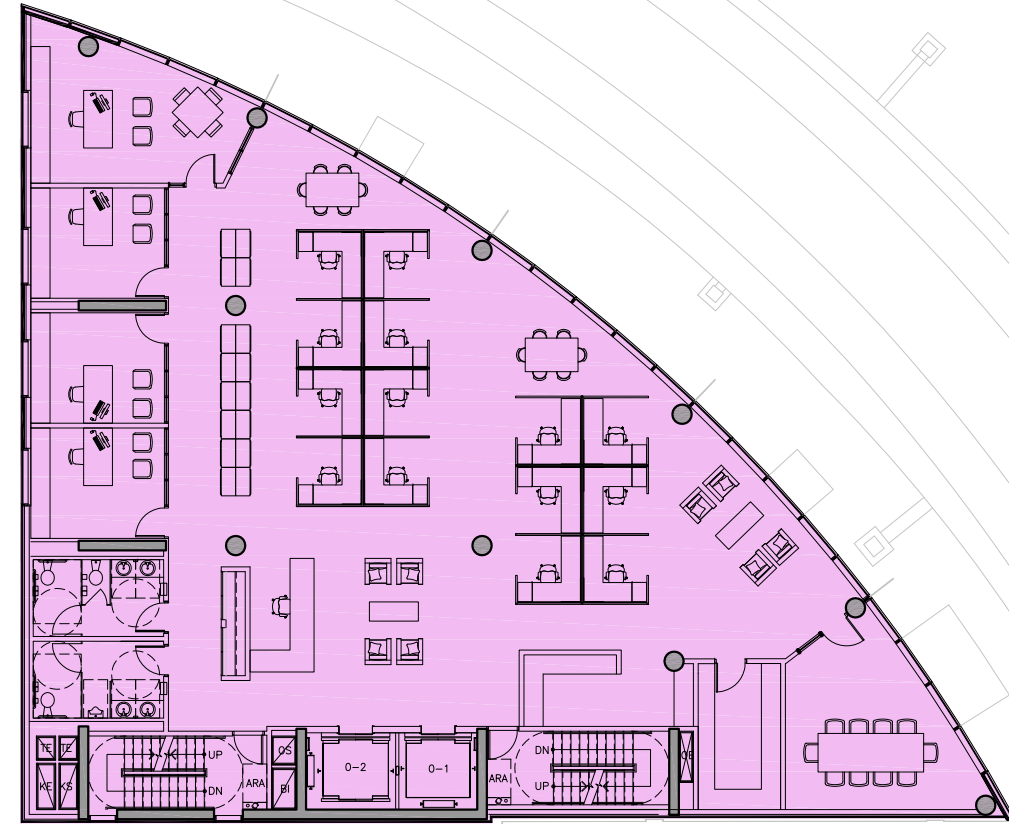
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6

UNIT MIX:		
STUDIO:	2	14.28%
CONVERTIBLE:	3	21.43%
1 BEDROOM:	6	42.86%
2 BEDROOM:	3	21.43%
3 BEDROOM:	0	00.00%
TOTAL:	14	100.00%



LEVELS 7 & 8 FLOOR PLAN: TYPICAL OFFICE
5,557 GSF

Levels 7 - 9 Floor Plan

Scale: 1" = 20'-0"

CENTRUM HUBBARD & WELLS
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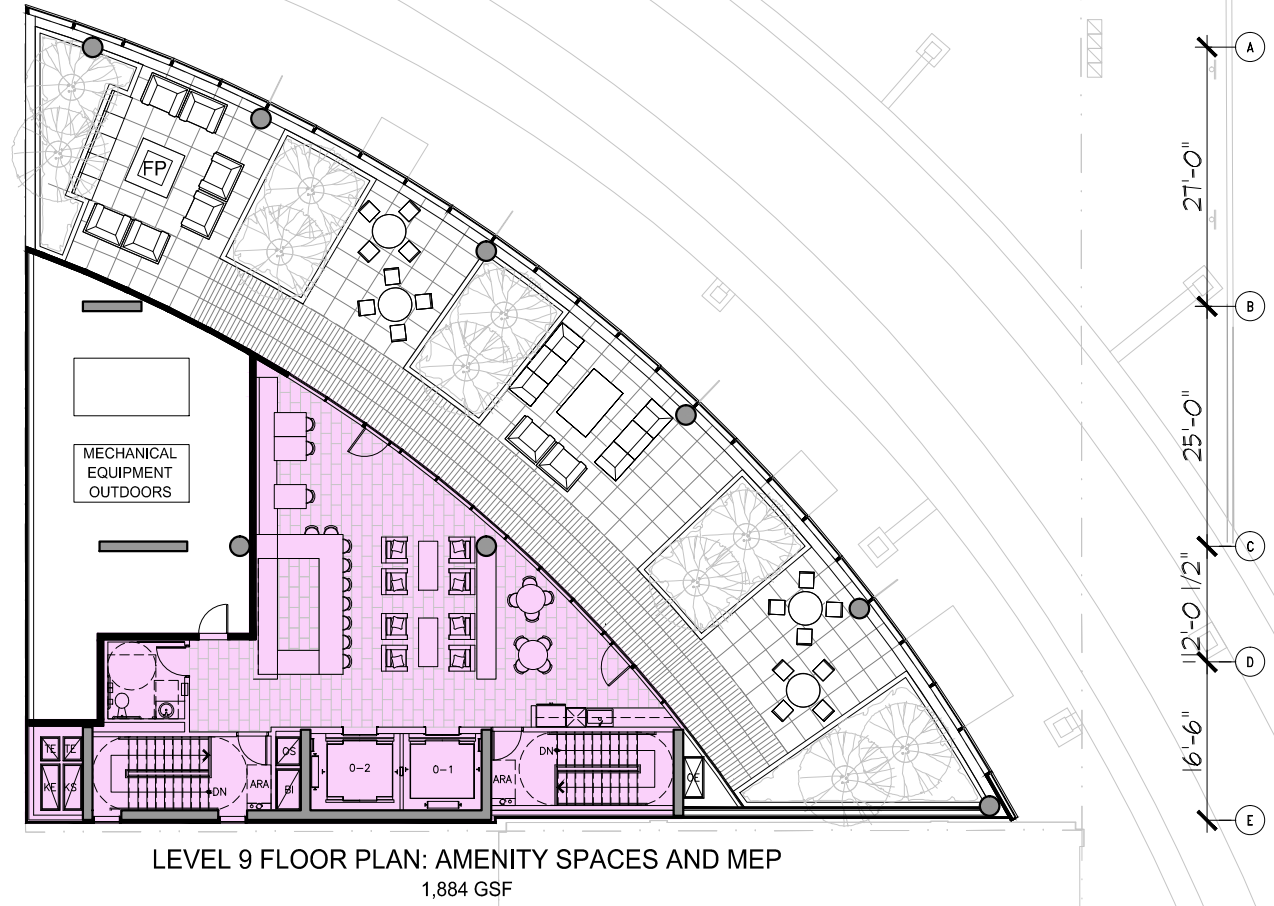
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UNIT MIX:		
STUDIO:	2	14.28%
CONVERTIBLE:	3	21.43%
1 BEDROOM:	6	42.86%
2 BEDROOM:	3	21.43%
3 BEDROOM:	0	00.00%
TOTAL:	14	100.00%



Level 10 - 18 Floor Plan

Scale: 1" = 20'-0"

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UNIT MIX:		
STUDIO:	0	00.00%
1 BEDROOM:	0	00.00%
2 BEDROOM:	2	33.34%
3 BEDROOM:	0	00.00%
TOTAL:	6	100.00%



Level 19 Floor Plan

Scale: 1" = 20'-0"

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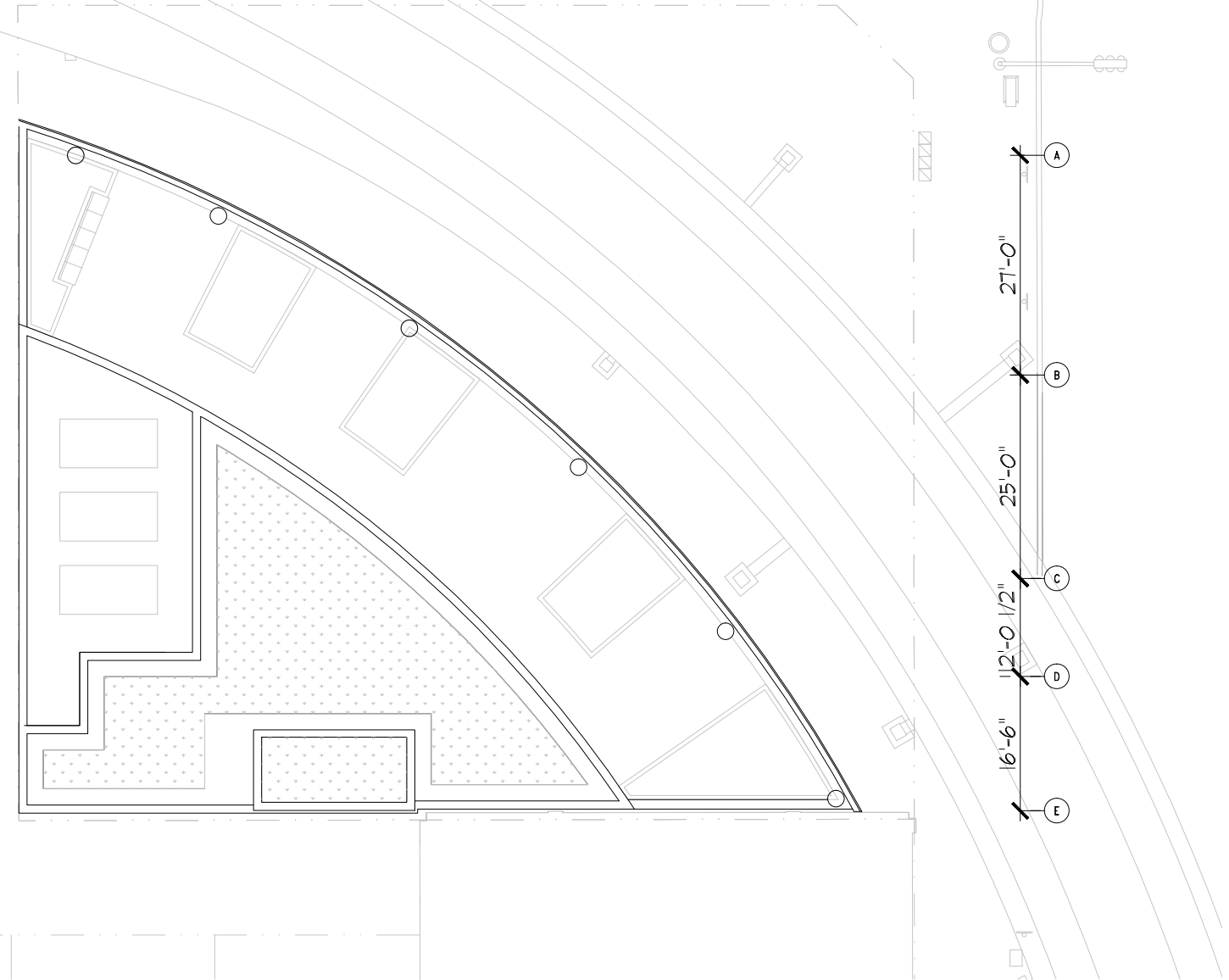


9

UNIT MIX:		
STUDIO:	0	00.00%
1 BEDROOM:	0	00.00%
2 BEDROOM:	2	33.34%
3 BEDROOM:	0	00.00%
TOTAL:	6	100.00%



11,703 GSF - CORE 1,830 SF - 9,873 NSF RENTABLE
84.36% EFFICIENCY - 1,646 SF AVE UNIT SIZE



Level 20 Floor Plan

Scale: 1" = 20'-0"

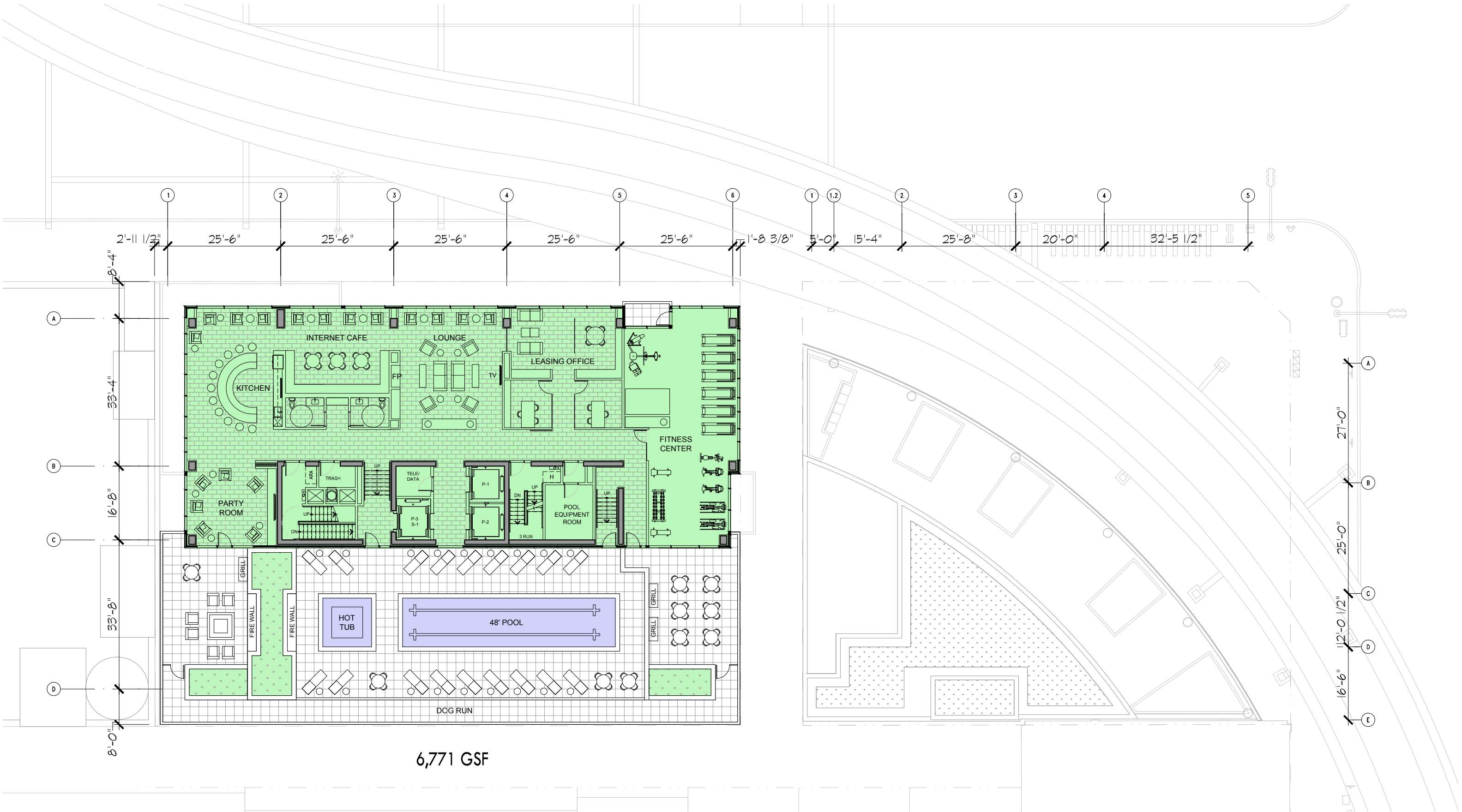
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6,771 GSF

Level 21 Floor Plan

Scale: 1" = 20'-0"

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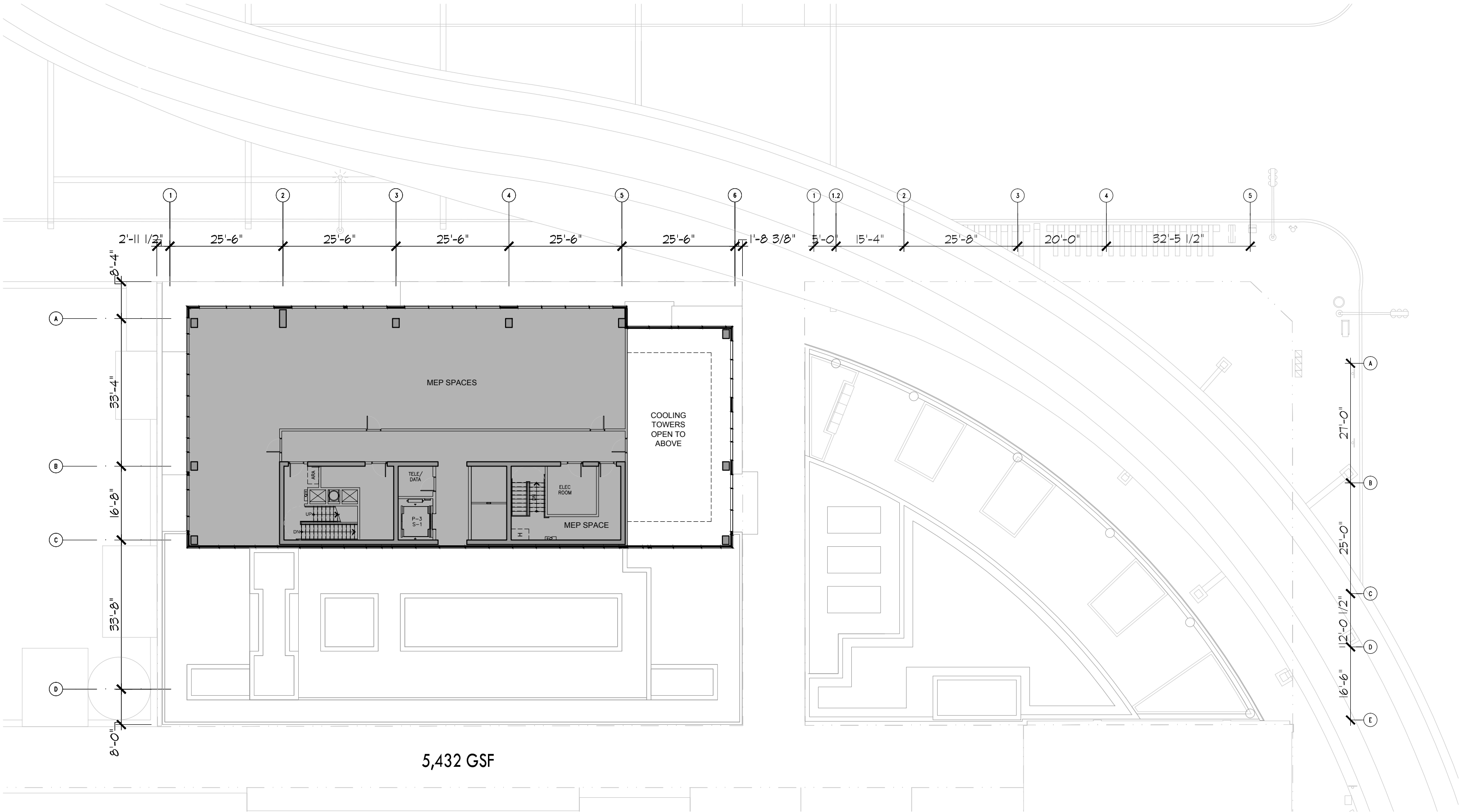
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5,432 GSF

Level 22 Floor Plan

Scale: 1" = 20'-0"

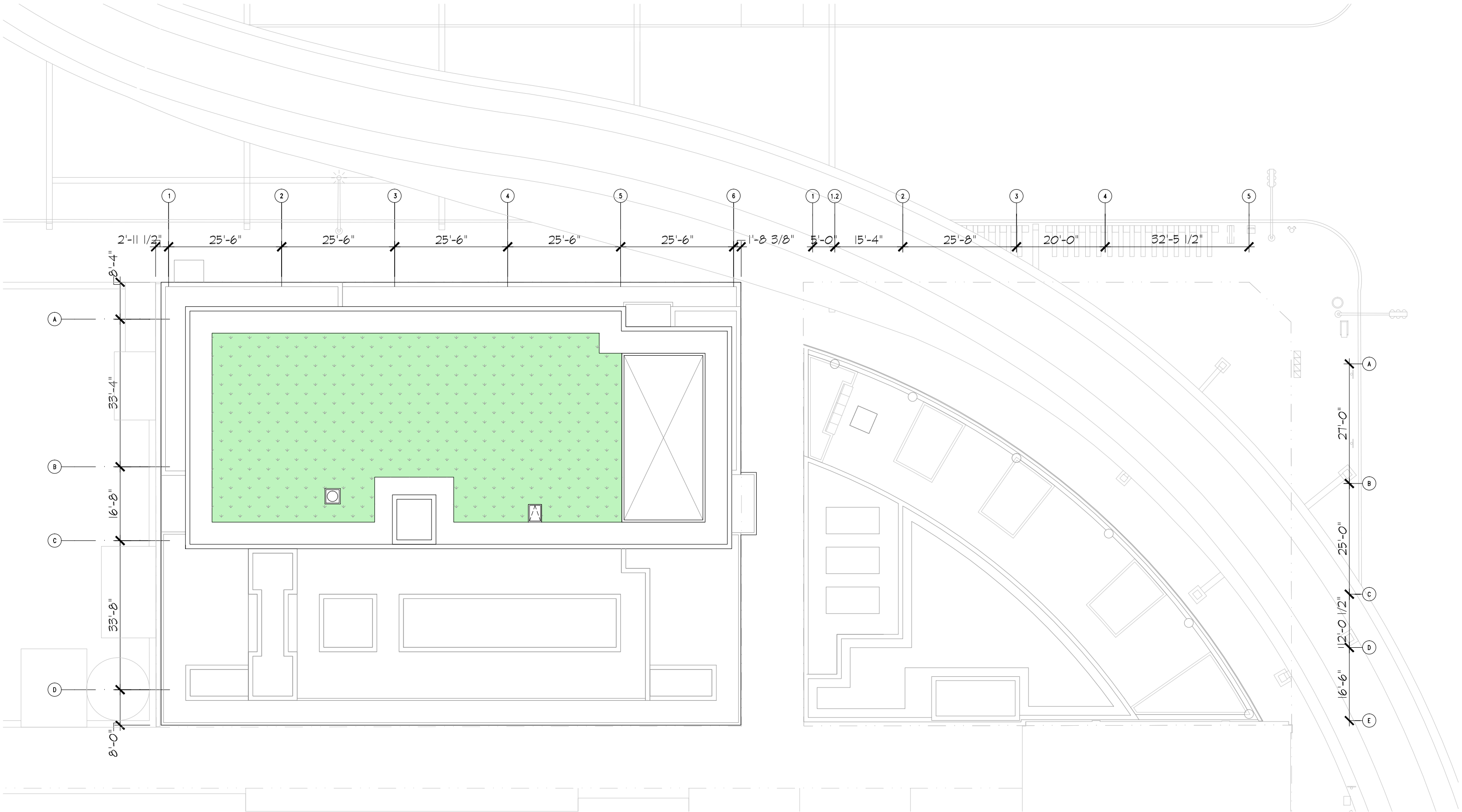
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Level 23 Roof Plan

Scale: 1" = 20'-0"

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HUBBARD & WELLS TOWERS - PROJECT SUMMARY - 25 MARCH 2015
HIRSCH ASSOCIATES LLC

	SITE AREA	BASE FAR DX-7 (Remains)	BASE FAR DX-5 (Up-Zone to DX7)	Affordable Housing Bonus	Transit Infrastructure Improvements	TOTAL FAR AREA ALLOWED
		7.0	7.0	1.75	1.40	
WEST (APARTMENT)	13,254 SF	92,778 SF		23,195 SF	18,556 SF	134,528 SF
EAST (OFFICE)	10,975 SF		76,825 SF	19,206 SF	15,365 SF	111,396 SF
TOTAL	24,229 SF	92,778 SF	76,825 SF	42,401 SF	33,921 SF	245,924 SF

APARTMENT BUILDING SUMMARY

# OF FLOORS	22	# OF APARTMENTS	193
BUILDING HEIGHT	256'-0"	GROSS SF	259,813 SF
# OF CARS	71	USES	APARTMENT, RETAIL

OFFICE BUILDING SUMMARY

# OF FLOORS	9	GROSS SF	45,800 SF
BUILDING HEIGHT	142'-0"		
# OF CARS (LOCATED IN APT. BLDG.)	20	USES	OFFICE, RETAIL

TOTAL PROJECT SUMMARY

# OF CARS	91	GROSS SF	305,613	GROSS FAR SF	245,924 SF
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Project Summary

CENTRUM HUBBARD & WELLS
CENTRUM PARTNERS LLC

215 West Hubbard Street
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27 March, 2015
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DATE: February 4, 2015

ZONING ANALYSIS		
PROJECT ADDRESS:		
Zoning Information	Underlying Zone (Note two-step zoning district if applicable)	Proposed Project
Zoning District (Existing and Proposed)	DX-5 / DX-7 (split zoning)	DX-7
Net Site Area	24,229	24,229
Residential Units	231	193
Off-Street Parking Spaces	.7 spaces/dwelling unit	91
Maximum F.A.R.	5.0 / 7.0	10.15 (Affordable Housing + Transit Infrastructure Improvements Bonuses)
Minimum Lot Area (MLA)	Dwelling units: 145 Efficiency units: 90 SRO units: 75	125.5 sf/unit
Automobile Parking	135	91
Bicycle Parking	1 per 2 auto parking spaces	50
Loading Berths	2 10x25 for residential 1 10x25 for office	
Uses	Residential, Office	Residential, Office
Set backs Front	0	Per plans
Side	0	Per plans
Rear	0	Per plans
Site Coverage (if applicable)		
Height	None (subject to mandatory PD thresholds)	132' (Commercial) 256' (Residential)
Open Space		
Green Roof/Features		50% green roof + LEED
Total Project Costs		
Construction Jobs Created		
No. of Permanent Jobs Created		

Reason for PD (mandatory or elective and why):
*Mandatory – Residential building height; Proposed bonuses

Public Benefits

- **Infrastructure Improvements.** In order to improve the safety of pedestrians and the efficiency of the traffic flow, an east bound right-turn arrow lag phase will be added to this intersection together with a striped right-turn lane.
- **Public Easement.** Granting of public easement of 6' adjacent to the north/south alley to allow easier access (14' existing alley plus 6' easement equals 20' total)
- **Pedestrian Crosswalks.** Installation of an international crosswalk and countdown pedestrian signals at the intersection of Hubbard Street and Franklin Street
- **Sidewalks.** Rebuilding of the sidewalks along the perimeter of the property
- **Curb Cuts.** Elimination of two curb cuts on Hubbard and Wells Streets
- **Safety.** Active night user (restaurant) will help make the neighborhood safer
- **CTA Parcel.** Hardscape and landscape improvements under the L tracks
- **Billboards.** Elimination of two billboards
- **Sculpture.** Public sculpture at the corner of Hubbard and Wells

Environmental Benefits

Centrum is committed to developing environmentally friendly projects which minimize their carbon footprint. The Centrum River North building will feature the following energy efficient and environmentally sensitive features:

- **Transportation Oriented Development (TOD).** On-site shared car (Enterprise CarShare or Zip Car)
- **Indoor Bicycle Storage Room.** On-site bicycle storage room
- **LEED Building Certification**
 - Green roof
 - Electric car charging station
 - Construction waste management program
 - Energy efficient appliances and windows
 - Indoor chemical pollution control
 - Building recycling program
 - Non-smoking building
 - Use of local materials (sourcing within 500 miles of site)
 - Use of native landscaping
 - Best practices storm water management system

Economic Benefits

- **Construction Jobs.** 275 tradesmen/women estimated to work on project
- **Full Service Restaurant Jobs.** 80-100 jobs estimated
- **Fast Casual Restaurant Jobs.** 30 jobs estimated
- **Real Estate Taxes.** Estimated increase in real estate taxes: \$580,000
- **Disposable Income.** Estimated increase in neighborhood income: \$2,500,000
- **Sales Taxes.** Estimated annual sales taxes generated by restaurants: \$815,000
- **Affordable Housing Bonus Contribution.** \$1,400,000
- **CTA Improvement Bonus Contribution.** \$1,166,000



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST

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CENTRUM PARTNERS LLC

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