

# Concept & Property Management

Bucksbaum

## Subject Site



# Bucksbaum



## Project Summary

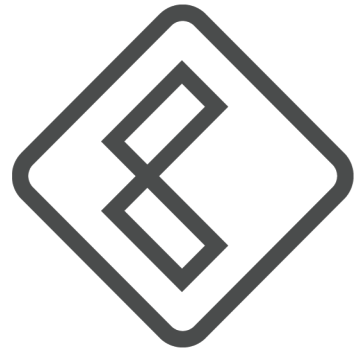
- The proposed project:
  - ~42,000 square foot, seven-story mixed-use redevelopment (DX-7 zoning)
  - ~3,500 square feet of ground floor retail space and a residential lobby
  - Co-living residential comprised of 36 apartments (108 bedrooms)
  - Amenities include a rooftop terrace, fitness center, private movie theater room, common gathering area and bike storage

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## Co-Living

- A shared, sustainable, and affordable living space focused on fostering a community
- Residents rent by the bedroom as opposed to by the unit
- The co-living platform offers fully furnished bedrooms, kitchens, living rooms and common areas, high-speed Wi-Fi, television programming and housekeeping

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common

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# Common Living, Inc.

Common is a technology- and community-focused residential operator working with RE partners to better serve the immense demand for how people live today.

Using our signature approach to perfecting the modern rental experience, Common designs and operates **coliving and traditional apartments** in [New York City](#), [Chicago](#), [San Francisco](#), Seattle and [Washington, D.C.](#)

Common relies on its **proprietary technology, beautifully designed spaces**, and **superior tenant-facing services** to fundamentally improve the residential rental experience for its nationwide member network.

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Common Living

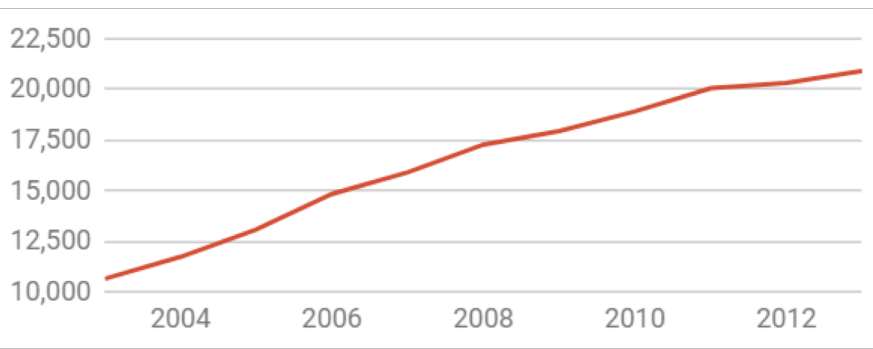


# A Different Kind of Renter

## Educated, But Drowning in Debt

Millennials are on track to be our most educated generation ever; however, lower employment levels and record levels of student debt have left younger Millennials with less money than previous generations. Almost 40% of those under 30 have outstanding student loans.

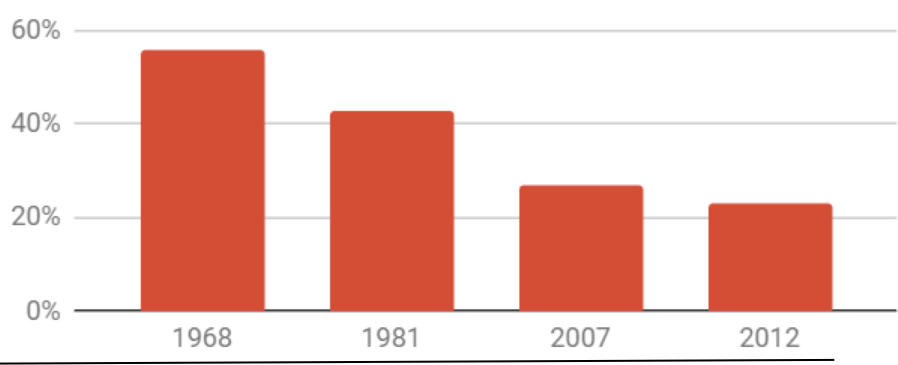
Mean Student Loan Balance for 25 Year Olds, USD



## Putting Off Major Life Decisions

With less to spend, Millennials are putting off commitments like home ownership and parenthood. Compared to their grandparents, Millennials are less than half as likely to be married and living in their own household. With less pressure, they have more flexibility in moving and job selection.

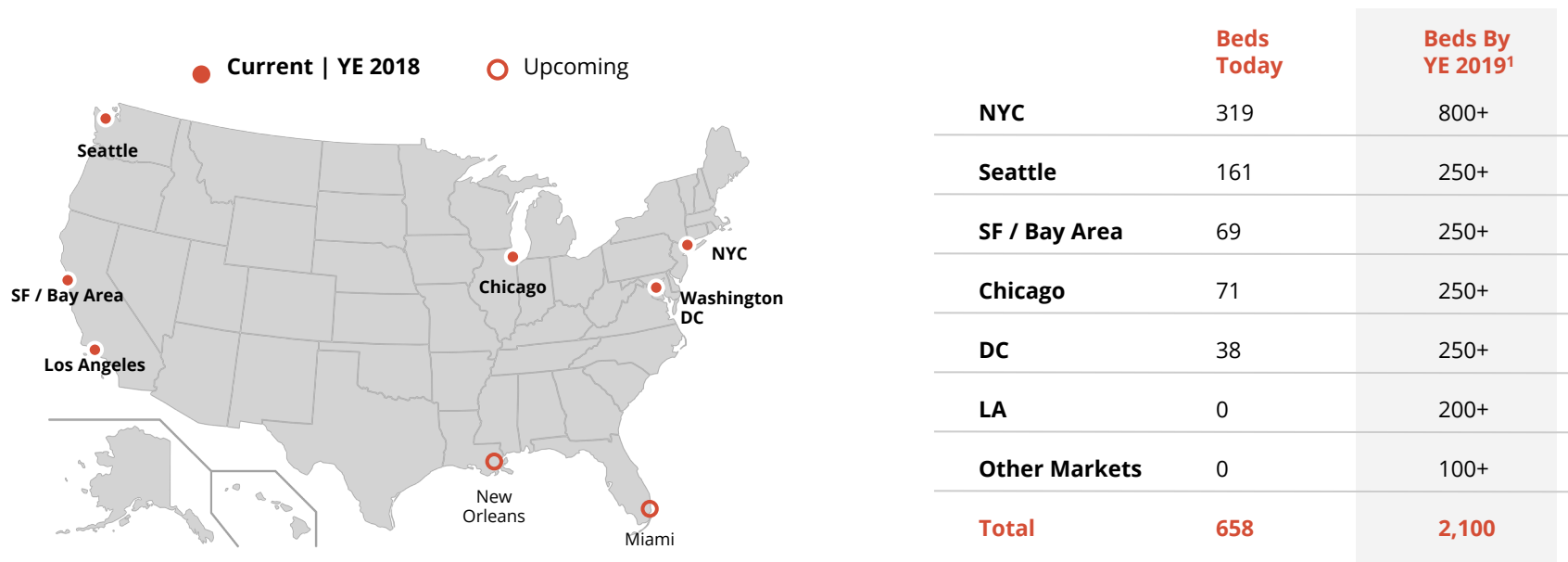
% of 18-31 year olds married and living in their own household



Today's Renter

# Common is growing to meet demand

By year-end, we will have 900 members across 30 homes in 6 cities; by 2019, we will be over 2,100 members across 60 homes.



## About Common

1) Forecast



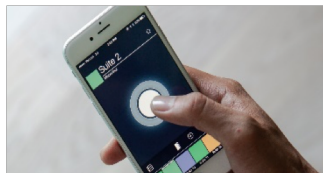
# Leverage Common's Expertise in Community and Technology

Common can complement a real estate partner's existing portfolio and property management capabilities

## Space & Design



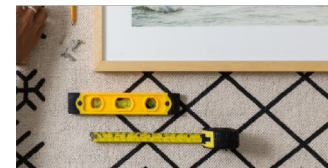
## Technology-Enabled Community



## Billing, Marketing & Leasing



## Property Services



Homes By Common

In-suite and amenity designs & furnishings

Common Member network with building portal, event mgmt, and perks

Billing, leasing & access to Common marketing channels

Full-service building management & repairs

Powered By Common

Design & furnishings as applicable; Consultative design services

Common Member network with building portal, event mgmt, and perks

Billing, specialized leasing & marketing for coliving units

Ability for non-Common units to opt into member-level services

Connect By Common

Building-specific community portal with event mgmt and perks

Ability for non-Common units to opt into member-level services

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Opportunities

# Convenience for Members

Renting in a Common home allows tenants to skip the bother and headache associated with setting up a home. Common suites come fully furnished, and rent includes:

- Biweekly housekeeping
- All utilities and high-speed wifi
- Shared goods, such as paper towels and dish soap
- In-unit or in-building washer/dryers
- Invitations to curated community events

Common also offers additional products such as renters' insurance, security deposit guarantees and even bed linens for additional cost.

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How we are different



# Focus on Community

When it comes to community, we know what works and, more importantly, what doesn't. Through our operating experiences, we found that residents want community that is organic and spontaneous rather than top-down activities that can feel contrived and manufactured.

Common cultivates community through:

- Purposefully designed shared physical spaces to encourage spontaneous gathering
- Member-led and -organized events promoted through Common's proprietary app
- Regularly scheduled city-wide events to expand and develop broader member networks

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How we are different





# Technology Forward

Common has built proprietary technology and re-thought how technology can be weaved throughout the entire lifecycle of a Common member, with:

- Building brand awareness through digital advertising and robust social media presence
- Touring homes online and through virtual reality
- Signing and accessing leases digitally
- Installing digital door locks with smartphone interface
- Member communication channels to Common through email, text or phone
- Integration with the Common community through proprietary mobile app

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How we are different



# We are the industry leader in coliving design and operations

The Common brand is recognized globally and our homes enjoy vacancy rates of less than 4%.

Through thoughtful design, we are able to create **high-density** homes that enhance the advantages of shared living while **eliminating the pain points**.

Everything is **calibrated**: we know how many rooms should fit into a home and how much fridge space a member needs.







Common





Common





Common



# Project Design

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# DLR Group

Architecture Engineering Planning Interiors

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# Integrated Design

At the core of an integrated design firm are collaborative, interdisciplinary teams composed of all project lifecycle stakeholders.

## Who We Are

**DLR Group is a global integrated design firm.**

Our promise is to elevate the human experience through design. This inspires a culture of design and fuels the work we do around the world. **We are 100% employee owned:** every employee is literally invested in our clients' success. At the core of our firm are interdisciplinary employee-owner teams, engaged with all project life-cycle stakeholders. These teams champion true collaboration, open information sharing, shared risk and reward, value-based decision making, and proficient use of technology to elevate design.

Our clients experience this through our service model: **listen.DESIGN.deliver**



### Services

- **ARCHITECTURE**
- **EXPERIENTIAL DESIGN**
- **LANDSCAPE ARCHITECTURE**
- **MASTER PLANNING**
- **PRESERVATION**
- **SUSTAINABILITY CONSULTING**
- **ENERGY**
  - Audits & Benchmarking
  - Commissioning
  - Energy Master Plans & Modeling
  - Life-Cycle Cost Analysis
  - Measurement & Verification
  - Renewables
- **ENGINEERING**
  - Civil
  - Electrical
  - Mechanical
  - Plumbing
  - Structural
- **INTERIORS**
  - Change Management
  - FF&E
  - Space Planning & Program
  - Workplace Optimization
- **ITDG-INNOVATIVE TECHNOLOGY DESIGN GROUP**
  - Acoustics
  - Audio/Visual
  - IT/Teledata
  - Life-Safety/Security
  - Lighting Design
  - Theatrical Design
  - Room Automation



# Global Firm

Our teams champion true collaboration, **open information sharing**, shared risk and reward, **value-based** decision making, and proficient use of technology to elevate design.

The outcome is sustainable design of a high performance building for a sustainable future.

30

Offices Worldwide

1,000+

Full-time Professionals

100%

Employee Owners



## On-site Expertise

Collaborate with in-house construction market experts in each local office for on-site coordination.



## Integrated Engineering

- Mechanical/Plumbing Engineering
- Electrical Engineering
- Structural Engineering

#9

"Top Architecture/Engineering Firms"

Building Design + Construction 2017

165

"Design Awards Since 2010"

AIA ACEC ASHRAE ASID CEFPY DECA EGA NSBA SCUP ICSC McGraw-Hill

"US Design Firm" #8

BD World Architecture 2017

#1

"Architecture Firm In The United States"

ARCHITECT Magazine 2012

"Green Building Design Firm" #10

BD World Architecture

## Locations

Austin  
Charlotte  
Chicago  
Cleveland  
Colorado Springs  
Columbus  
Dallas  
Denver  
Des Moines  
Honolulu

Houston  
Kansas City  
Las Vegas  
Lincoln  
Los Angeles  
Minneapolis  
New York  
Omaha  
Orlando  
Phoenix

Portland  
Riverside  
Sacramento  
San Francisco  
Seattle  
Tucson  
Washington, D.C.  
Dubai  
Nairobi  
Shanghai

• DLR Group offices

The infrastructure of a global firm gives our clients the benefit of expanded technology and delivery capabilities, and an awareness of trends and best practices shaping retail across the nation and beyond in both primary and secondary markets.

1966  
DLR Group  
opens its doors

1986  
Transition to full ESOP  
ownership

1998  
Offices nationwide adopt  
the DLR Group name

2006  
Adoption of BIM  
and Revit

2009  
Initial signatory to AIA  
2030 Commitment

2012  
#1 firm in US: Architect  
Magazine

2016  
DLR Group  
celebrates 50th  
Anniversary

# Integrated Market Sectors

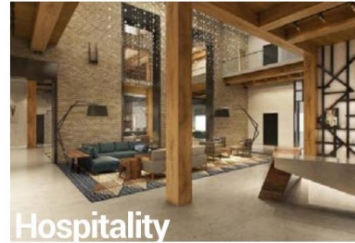
We provide an integrated approach that allows all the project components to seamlessly work together to develop a seamless true mixed-use development. Our collaboration across the market sectors provides a cross pollination design approach. More than just retail, DLR Group believes that the success of a project comes when all the component parts are truly integrated, are functional for their specific requirements and designed as an architectural piece that fits within its special urban context.



The Rockwell; San Francisco, CA



Nickelodeon Animation Studio; Burbank, CA



Canopy by Hilton Minneapolis Mill District; Minneapolis, MN



Westfield Southcenter Mall; Tukwila, WA



University Towers Renovation; Austin, TX



Pinnacle Bank Arena; Lincoln, NE



Civic San Diego Balboa Theatre; Los Angeles, CA



FedExField Solar Array; Landover, MD



Pueblo County Judicial Center; Pueblo, CO



Arrowhead Regional Medical Center; Colton, CA

# Local Expertise

## Global expertise enriching local communities.

We are a global firm with local reach. DLR Group operates with a business structure and a culture of interoffice workload sharing. The people with whom you work are directly backed by the firm's entire resources, enabling us to immediately and effectively scale our teams to meet your needs. This local connection translates to design solutions that are particularly relevant to climate, culture, and market conditions.

## We are dedicated to growing our local community.

Our community involvement runs deep and we are proudly active in professional, cultural and civic institutions which help make our communities continue to be the vibrant community we love to support.

CHIC  
AGO  
LOVE

The personality of a global firm guarantees our clients dedicated service from a talented team of employee owners who provide the personal touch and market understanding of regional experts.



Riverpoint Center, Chicago, IL



Moxy Chicago Downtown, Chicago, IL



Garden Market, Chicago, IL



Hines T3 Chicago, Chicago, IL



Hyatt Place, Chicago, IL



FireLake Restaurant, Chicago, IL











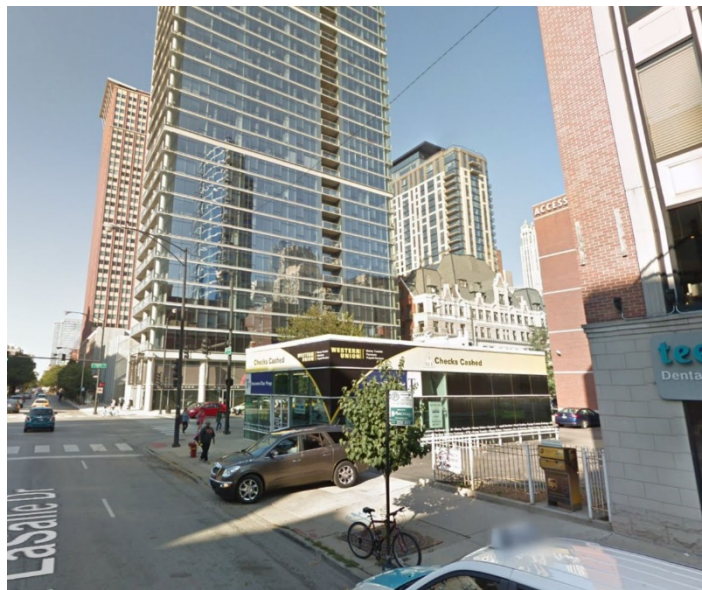
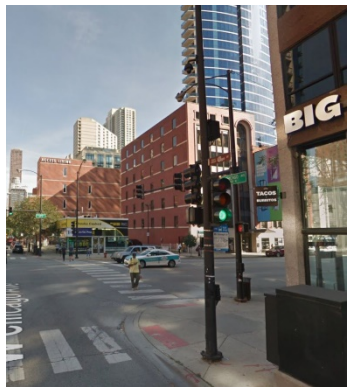


## Floorplans & Exterior Rendering



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123 West Chicago





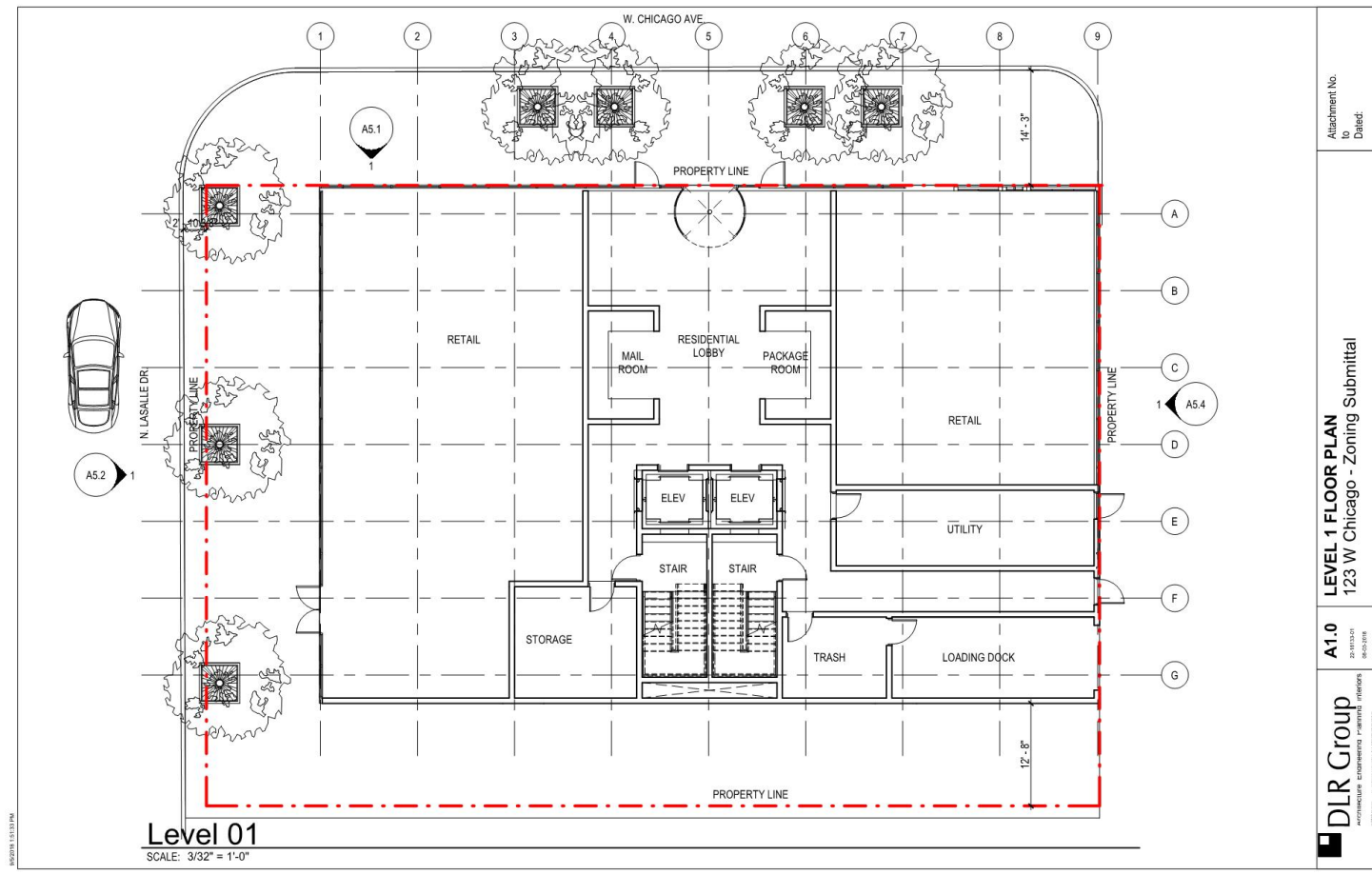


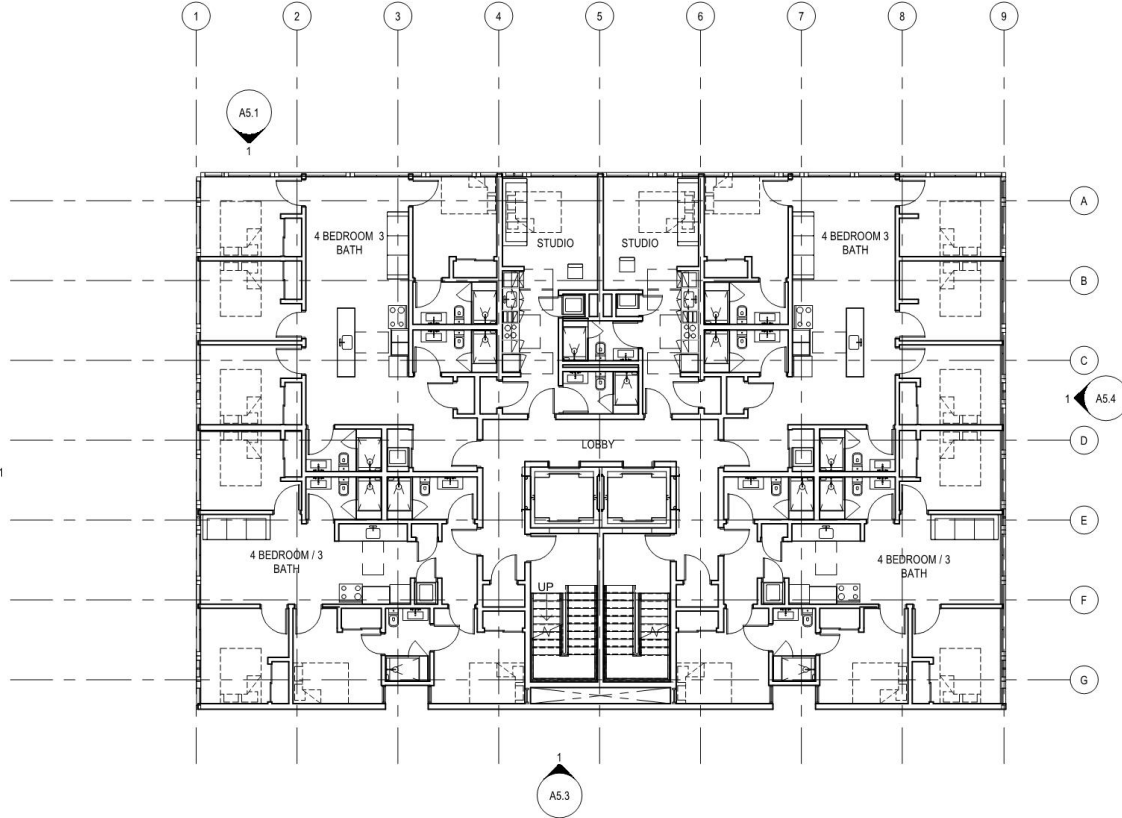
Attachment No.  
to  
Date:

**LEVEL 1 FLOOR PLAN**  
123 W Chicago - Zoning Submittal

**A1.0**  
20/10/2020  
20/02/2018

**DLR Group**  
ARCHITECTS ENGINEERS PLANNERS INTERIORS  
1000 N. LA SALLE AVE. SUITE 1000 CHICAGO, IL 60610





**FLOOR PLAN, TYP.**

SCALE: 3/32" = 1'-0"

Attachment No.  
to  
Dated:

**TYP. FLOOR PLAN**  
**123 W Chicago - Zoning Submittal**

**A1.1**  
23-0111-01  
06-02-2018

**DLR Group**  
ARCHITECTURE ENGINEERING PLANNING INTERIORS  
123 W Chicago - Zoning Submittal - A1.1 (06-02-2018)

Attachment No.  
to  
Dated:

**RENDERING**  
123 W Chicago - Zoning Submittal

**A6.0**  
20-18332-01  
06-03-2018

**DLR Group**  
ARCHITECTURE ENGINEERING PLANNING INTERIORS  
1001 E. Superior Ave., Suite 2000, Chicago, IL 60605



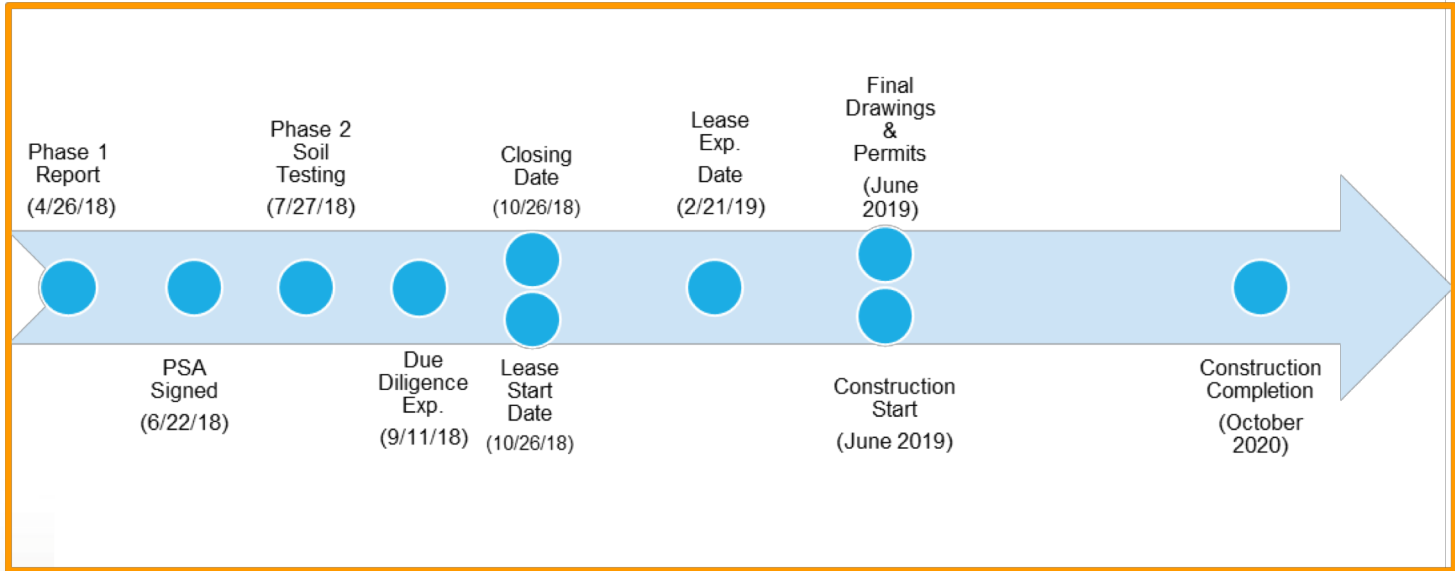
**LASALLE AND CHICAGO VIEW**  
SCALE: 1/2" = 1'-0"

8/20/2018 1:11:35 PM

# Project Timeline

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# Project Timeline



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# Zoning Variances Requested

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## Zoning Variances Requested

- Residential parking waiver (100%)
  - Based on the 36 co-living unit floorplan, 26 parking spaces are currently required (0.7 spaces per dwelling unit)
  - These 26 parking spaces can be reduced to zero by obtaining a Special Use Approval from the Zoning Board of Appeals (ZBA)
  - 1.5 bike storage spaces will be added for each of the 26 parking spots eliminated (39 bike spaces added)
- Residential setback waiver (30 ft.)
  - 30 ft. setback requirement for floors containing dwelling units
  - Variance request application with the ZBA to waive this setback