

THE POINT AT SIX CORNERS

COMMUNITY PRESENTATION

FEBRUARY 18, 2020



AGENDA

WHY SIX CORNERS?

PROGRAM UPDATES

NEW NEIGHBORHOOD EXPERIENCES

SENIOR LIVING EXPERIENCE

ECONOMIC IMPACT

QUESTIONS



RAPIDLY GROWING NEED

- **17,000** senior households age 75+ in PMA
- **11%** five-year growth senior age 75+
- Existing senior living is over **95%** occupied
- **500** units of projected demand; proposing 258 units

DATA SOURCE: ESRI AND CLIFTON LARSON ALLEN





Low Income

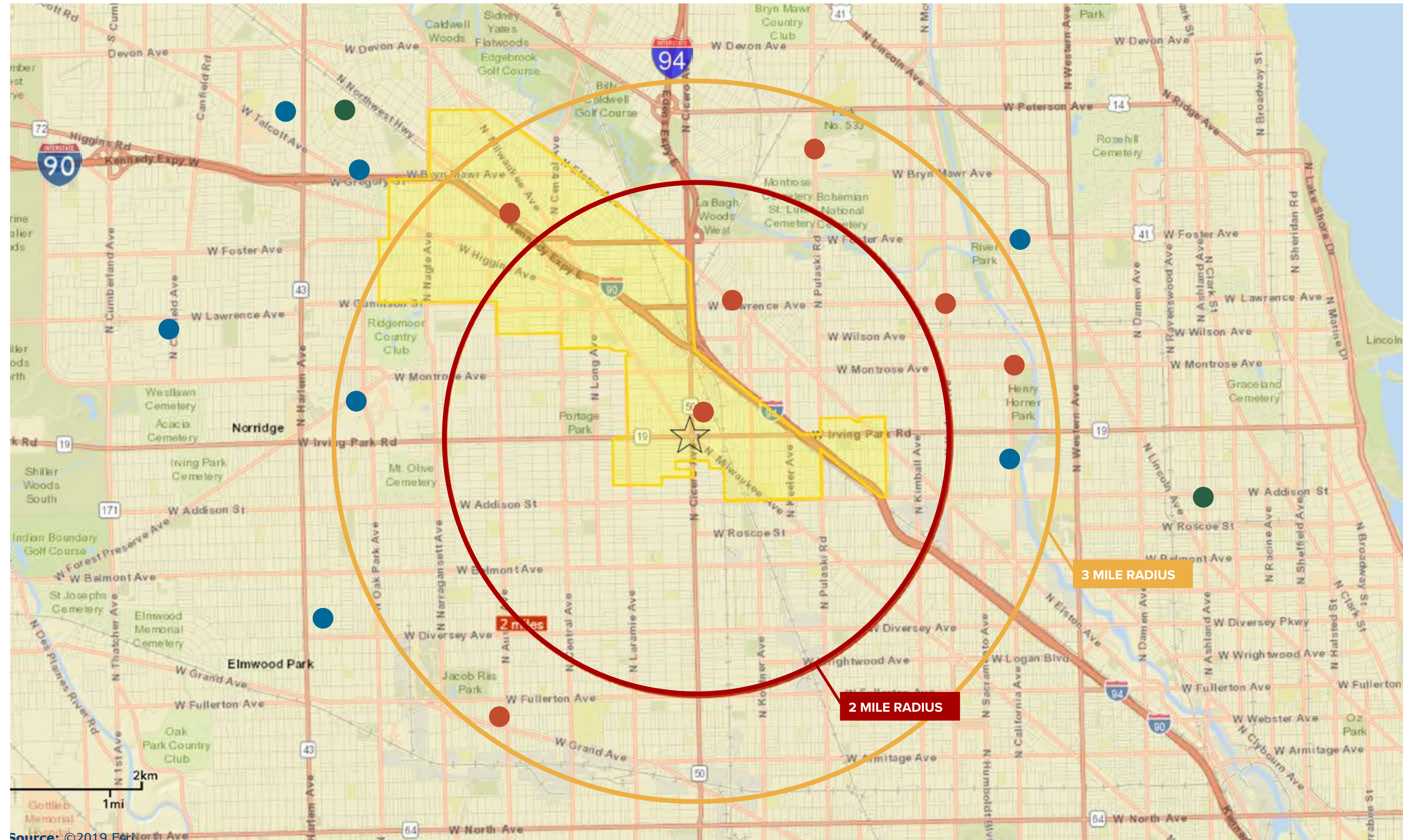


Moderate-Priced



Higher-Priced

NO MARKET
RATE SENIOR
HOUSING
WITHIN THE
45TH WARD



3 MILE RADIUS

2 MILE RADIUS

Source: ©2019 Esri

THE POINT AT SIX CORNERS

- 45,000 SF of grocery-anchored retail
- 258 senior residences
- 11 affordable housing units on-site
- Public plazas
- Mid-block connection
- 10-story building height
- 215 off-street parking spaces
- \$130M+ total investment



KEY CHANGES

- Increased independent living units from 103 to 114
- Decreased assisted living units from 114 to 98
- Increased memory care units from 44 to 46
- Increased on-site affordable units from 10 to 11 (10%)

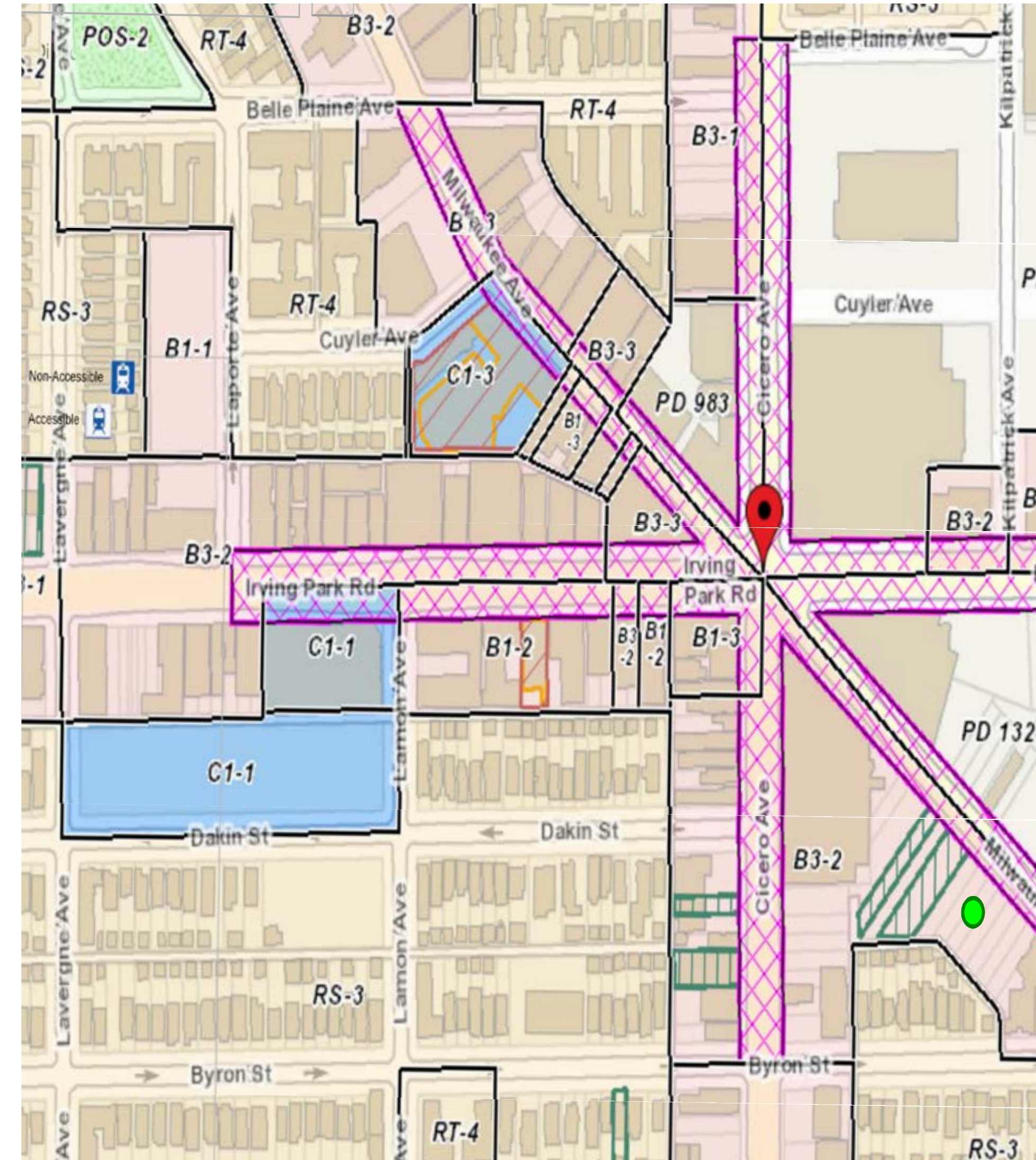


West view of Clarendale

ZONING

Re-zoning from B3-2 to B3-3

- Additional 31,000 SF needed to deliver on-site affordable housing
- Proposed rezoning is consistent with the character of the neighborhood
- Three of the six corners are now zoned - 3
- Not asking for the full allowable FAR under - 3



Milwaukee Avenue Elevation



45,000 SF of Grocery-Anchored, Street-Level Retail





Mid-Block Pedestrian Plaza on Milwaukee Avenue



Milwaukee Avenue Pedestrian Passageway



Aging in a vibrant urban-style community



Independent living, assisted living, memory care



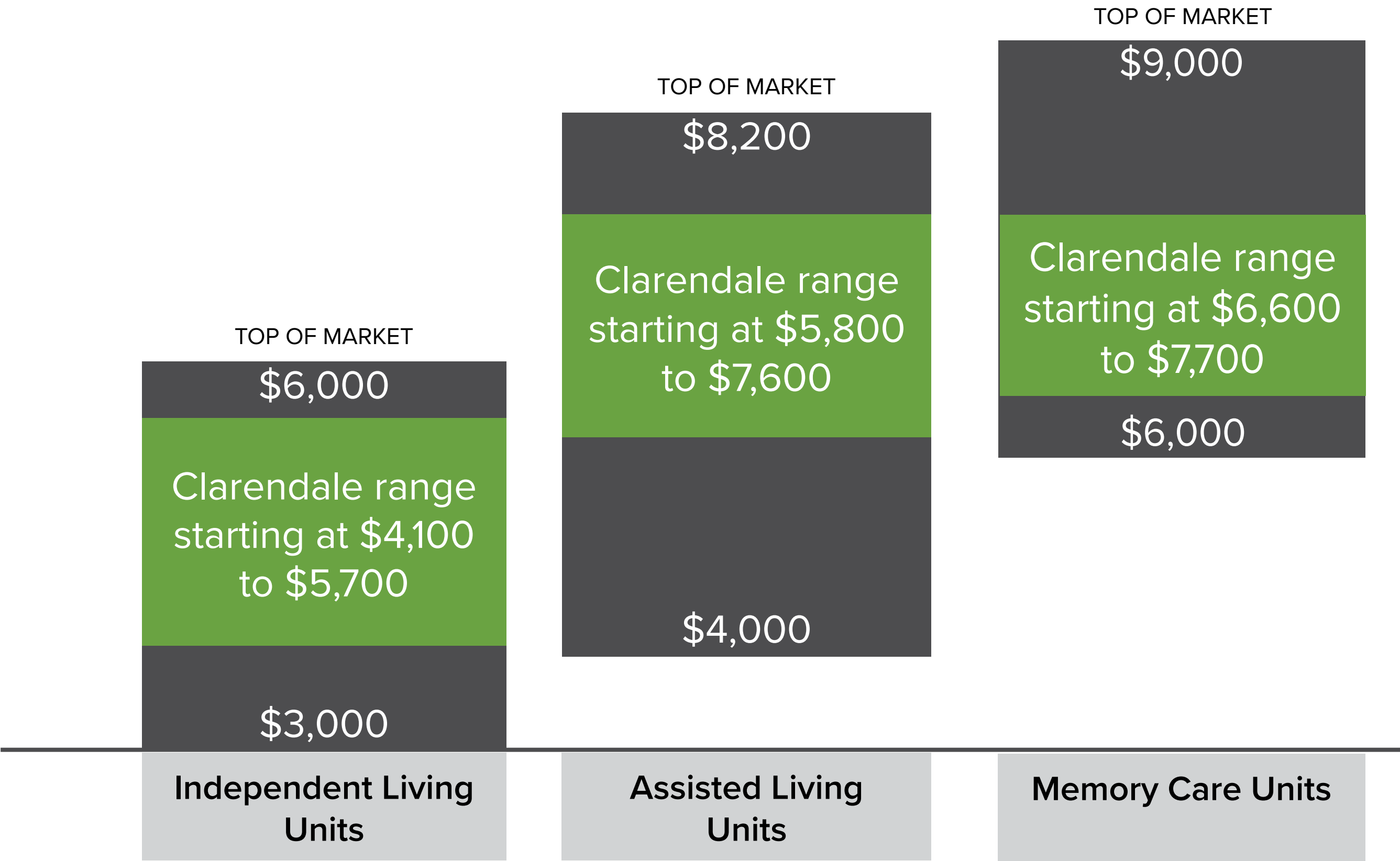
Providing a best in class housing choice that does not exist for seniors of the neighborhood



WE BUILD STORIES

CHICAGO/METRO-AREA MARKET-RATE MONTHLY FEES

SOURCE: NIC Map



CLARENDALE COST INCLUSIONS

MORTGAGE OR RENT	INCLUDED
HOME OWNERS INSURANCE	INCLUDED
REAL ESTATE TAXES	INCLUDED
TRASH REMOVAL	INCLUDED
ELECTRIC	INCLUDED
GAS	INCLUDED
SEWER AND WATER	INCLUDED
HOME MAINTENANCE	INCLUDED
LAWN CARE	INCLUDED
SNOW SHOVELING	INCLUDED
CABLE TV	INCLUDED
INTERNET	INCLUDED
HOUSEKEEPING	INCLUDED
EXTERMINATOR	INCLUDED
MAJOR APPLIANCE REPAIR	INCLUDED
FITNESS CLASSES	INCLUDED
ENTERTAINMENT	INCLUDED
FOOD SERVICES	INCLUDED



VETERAN'S BENEFITS

- Resident navigator program seeks to honor and serve Veterans within the community by advocating in partnership with aligned partners
- LCS partners nationally with Elder Veterans Legal Aid Group, as well as with local community resources, to assist eligible seniors to maximize filing for Veterans Pension Benefits
- One-time community fee will be waived for the first 12 months for veterans
- LCS long term perspective is to provide individualized services that support the unique health and wellness of the Veterans residing in our community

VIBRANT + CONNECTED

- Senior living residents count on local resources for most food/entertainment
- New grocery anchored retail will bring new customers to Six Corners and act as a catalyst to attract new retailers to vacant storefronts in the area
- Visiting family members and employees will use local businesses
- Social programming outside of the building
- Resident volunteer opportunities in the community
- Transportation services to promote activities outside the building -- Clarendale vehicles and Lyft
- Symbiotic opportunities with local healthcare students/providers





EMPLOYMENT

- Employment fairs to support local hiring as well as recruitment through community business partners and schools
- Clarendale estimated to create 115 full-time positions
- Jobs range from Executive Director, Department Managers, Licensed LPNs to Care Givers, Maintenance, Housekeeping, Kitchen and Wait Staff at Clarendale
- Clarendale employee stats and benefits
 - Great opportunity for part-time workers
 - Flexible schedules
 - Full, competitive benefits package to staff
 - Career track planning is a priority for LCS

INTERNSHIPS + SCHOLARSHIP

- LCS has a solid history of cultivating vocational partnerships with local institutions
 - Some examples include: culinary, health services, environmental services
- LCS will offer an internship program to two local graduating high school students yearly
- Semiannually LCS will host career symposiums to educate the local external community on potential professions in the Senior Living industry
- Establish part-time jobs for students
- Ryan and LCS will establish a one-time \$100,000 scholarship for Schurz High School CTE students



650+ union
construction jobs

200+ retail and senior
living positions

\$5.2 million annual
payroll - senior living

OVER A 20-YEAR PERIOD

\$3.8 million direct payments to the
local SSA

\$731 million total direct economic
impact

\$40.6 million total property taxes
generated

\$10.2 million total anticipated
municipal sales taxes

NO TIF REQUESTED

Source: Laube Fiscal Impact Report

Thank you!

For inquiries, please contact us at
PointAtSixCorners@RyanCompanies.com



Ryan	Materials Palette
Guiding Principles	Pedestrian Circulation
Schedule	Vehicular Circulation
Mid-block Plaza	Parking and Public Transit
Corner Plaza	Clarendale Amenities
North Garage Wall	Support
East Garage Wall	

ABOUT RYAN COMPANIES

FOUNDED
1938

PROJECTS DELIVERED IN
NEARLY EVERY STATE

DAYS AWAY FROM
WORK DUE TO INJURY:
**94% BELOW
INDUSTRY AVERAGE**

1,200+
EMPLOYEES

SERVICES
DEVELOPMENT
ARCHITECTURE +
ENGINEERING
CONSTRUCTION
CAPITAL MARKETS
REAL ESTATE
MANAGEMENT

REVENUE
\$2.0 BILLION

HEALTHCARE
INDUSTRIAL
RETAIL
SENIOR LIVING
NATIONAL BUILD-TO-SUIT

BUILDING PORTFOLIO
UNDER MANAGEMENT
15M+ SF



ATLANTA
AUSTIN
CEDAR RAPIDS
CHICAGO
DALLAS/FORT WORTH
DES MOINES
KANSAS CITY
MILWAUKEE
MINNEAPOLIS
PHOENIX
ROCHESTER
SAN DIEGO
SEATTLE
TAMPA
TUCSON

ABOUT RYAN SENIOR LIVING EXPERIENCE

CLARENDALE OF ADDISON



CLARENDALE CLAYTON



35 COMMUNITIES

5,500,000
SQUARE FEET

SENIOR LIVING UNITS

3,456
DEVELOPED
4,783
CONSTRUCTED

INDEPENDENT LIVING
ASSISTED LIVING
MEMORY CARE
SENIOR RENTAL

\$1,188,000,000
TOTAL DEVELOPED PROJECT VALUE

ELEVEN
STATES

ECONOMIC DEVELOPMENT MASTER PLAN GUIDING PRINCIPLES

- Plan for the redevelopment of key opportunity sites
- Attract retail and businesses that appeal to the diversity of the area
- Develop attractive outdoor spaces
- Enhance the pedestrian environment
- Upgrade building facades and storefronts
- Recognize and enhance the cultural and entertainment offerings in Six Corners

Questions have been raised about the appropriateness of the height of this structure, given that the Economic Development Plan proposed a four-to-five story building on this site. The Plan explains the height as follows: “The Master Plan proposes a new four-to-five story building on the corner site that would reflect the height and scale of the Sears Store and Klee Plaza buildings.” Five stories was not intended as a maximum height. Rather, it was intended to promote height and density, and therefore attract more people, at this large and visible intersection, as opposed to a single-story auto-oriented development. The attached development character slide was included in the public meeting presentation on August 20, 2012. It provides examples of buildings with more than five stories.

In post-recession 2013, a five-story building was considered aggressive, given current and anticipated market conditions. The fact that in 2018 the development team is proposing a large mixed-use development speaks to the improved market conditions in Six Corners. And given that the Sears is closed and that site is scheduled for redevelopment, it does not make sense at this point to limit the height on the southeast corner to reflect the scale of the shuttered Sears.

We would be happy to discuss this further.

Sincerely,



Kevin Clark
Principal
The Lakota Group



Linda Goodman
Principal
Goodman Williams Group

SCHEDULE

MARCH - JULY 2020

CITY APPROVALS

NOVEMBER 2020

CONSTRUCTION START

NOVEMBER 2021

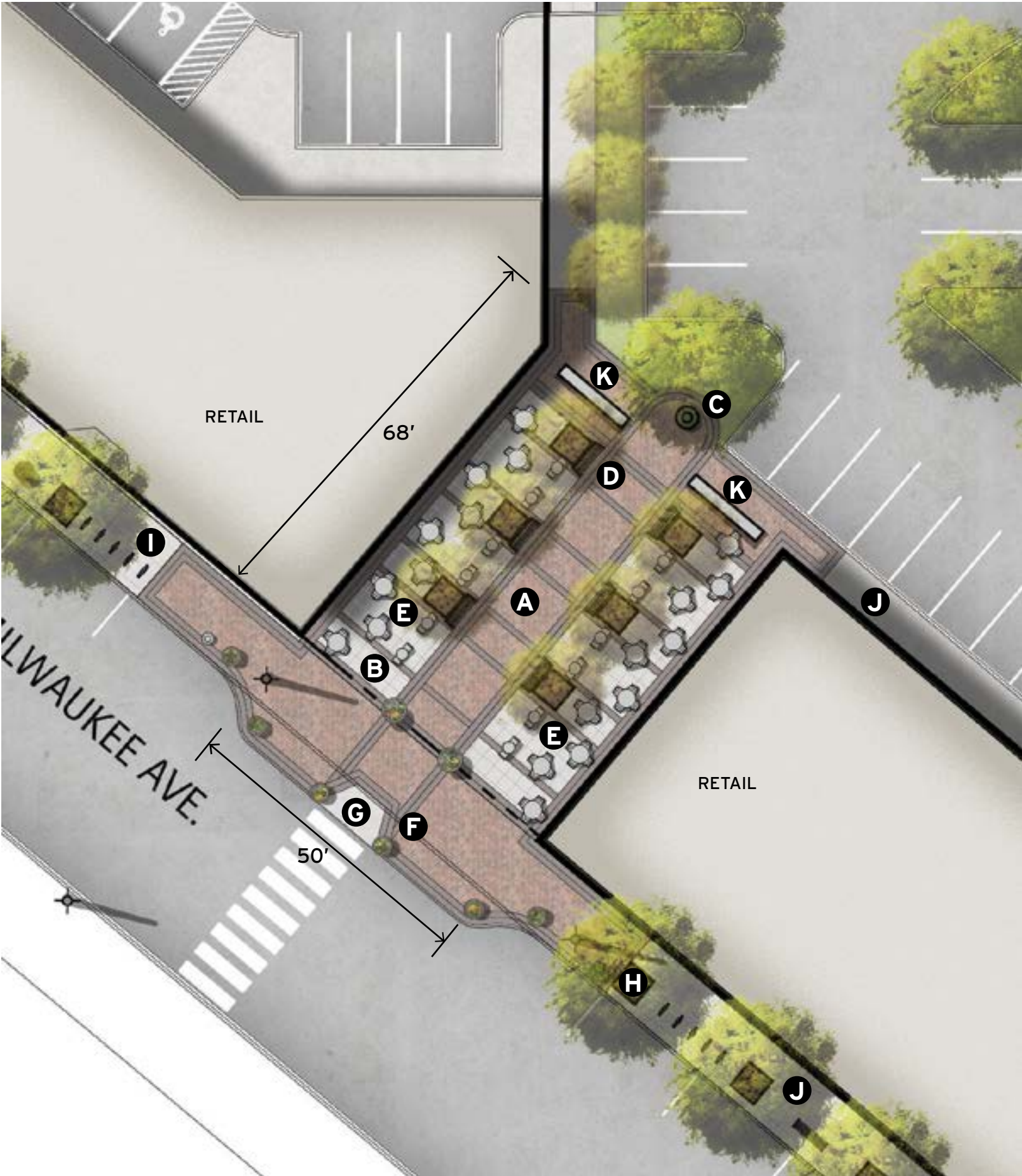
ALDI/ADJACENT
RETAIL OPENING

OCTOBER 2022

RETAIL/SENIOR LIVING
GRAND OPENING



RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT
		MID-BLOCK PLAZA	CORNER PLAZA		NORTH GARAGE WALL	EAST GARAGE WALL
						MATERIALS PALETTE

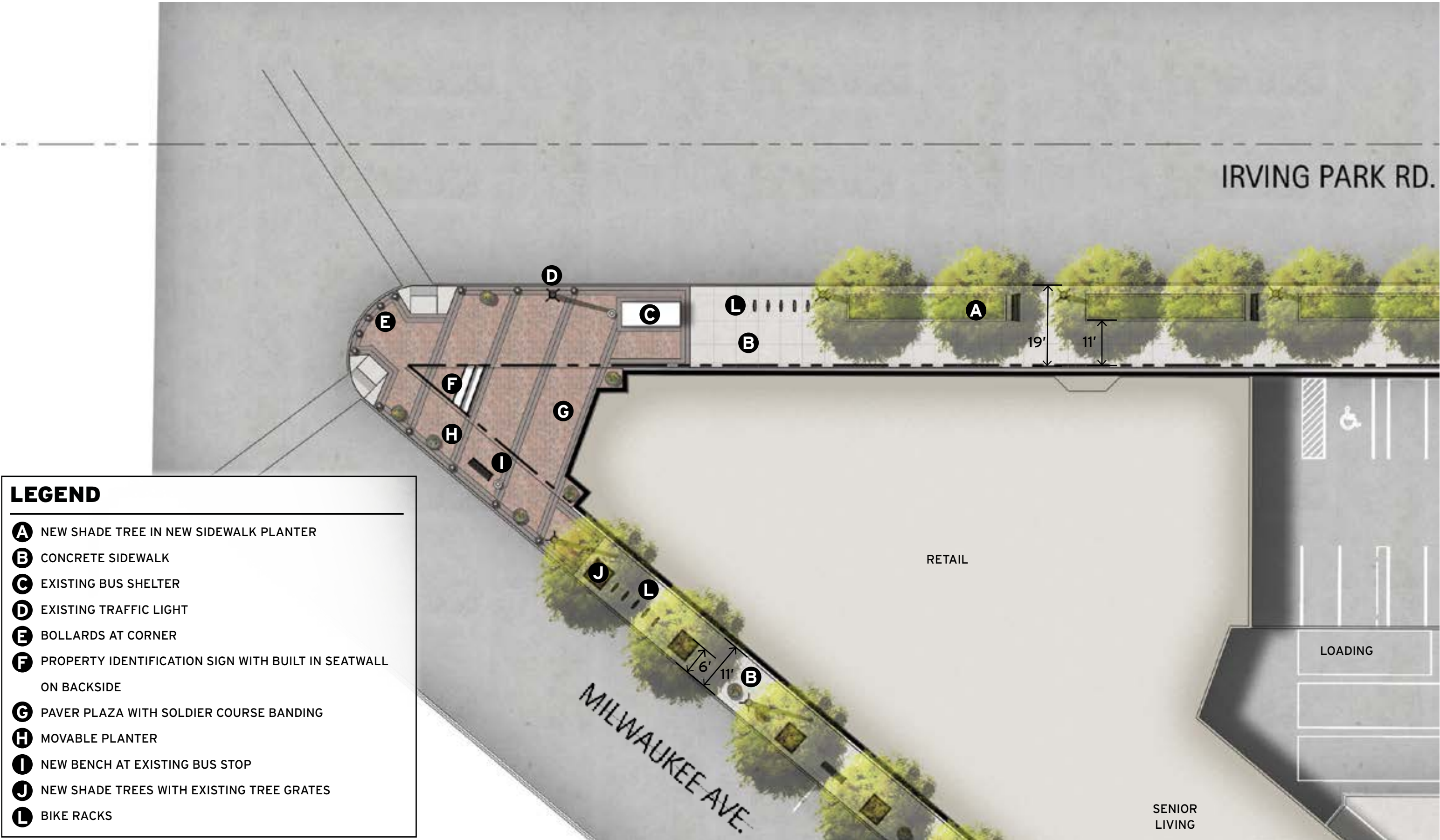


- LEGEND**
- A PAVER PLAZA WITH SOLDIER COURSE BANDING
 - B CONCRETE 2'X2' PAVER OR OTHER PAVING
 - C SCULPTURE OPPORTUNITY
 - D BACKED BENCHES
 - E OUTDOOR SEATING AREA
 - F MOVABLE PLANTER
 - G NEW BUMP-OUT AND MID-BLOCK CROSSING
 - H NEW SHADE TREES W/ EXISTING TREE GRATES
 - I BIKE RACKS
 - J CONCRETE SIDEWALK
 - K SEAT WALL



CHICAGO, ILLINOIS
SIX CORNERS STREETSCAPE | MID-BLOCK PLAZA
CONCEPTUAL PLAN - IN PROGRESS

RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT
		MID-BLOCK PLAZA	CORNER PLAZA		NORTH GARAGE WALL	EAST GARAGE WALL
						MATERIALS PALETTE



SIX CORNERS STREETSCAPE | CORNER PLAZA

CONCEPTUAL PLAN - IN PROGRESS

RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT
		MID-BLOCK PLAZA	CORNER PLAZA	NORTH GARAGE WALL	EAST GARAGE WALL	MATERIALS PALETTE

CHARACTER IMAGES - NORTH GARAGE WALL

SUB-AREA C



CERAMIC FRIT PATTERN



DISPLAY AREAS FOR ART OR MERCHANDISE



RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT	
		MID-BLOCK PLAZA	CORNER PLAZA	NORTH GARAGE WALL	EAST GARAGE WALL	MATERIALS PALETTE	

CHARACTER IMAGES - EAST GARAGE WALL

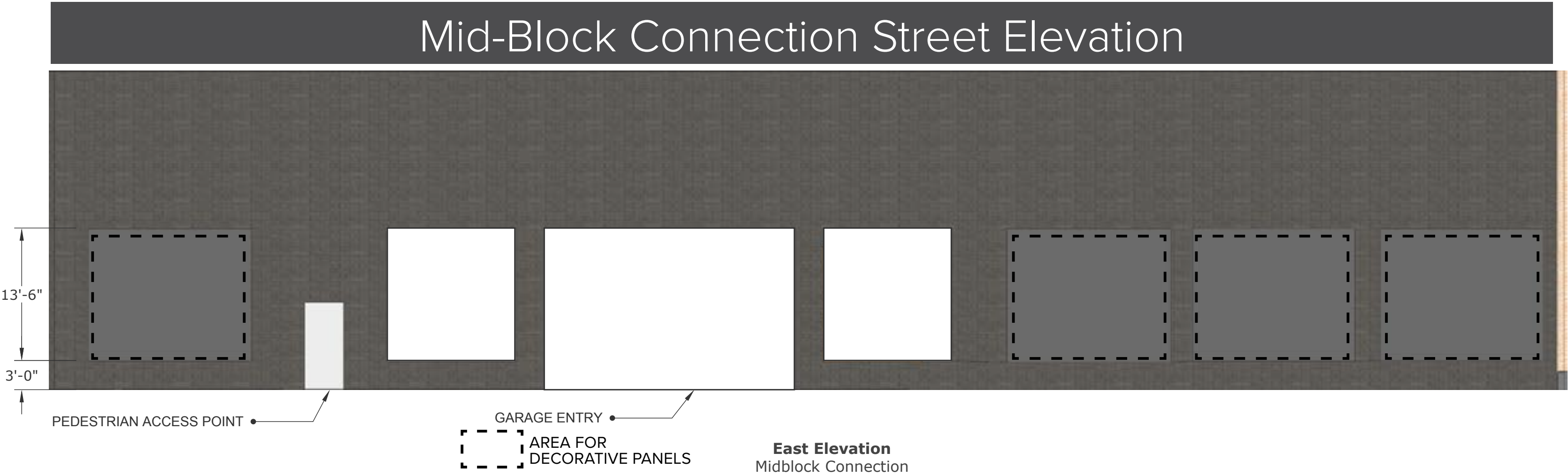
SUB-AREA C



UPLIGHTING ON DECORATIVE METAL PANELS



PATTERN ON OPEN SCREEN



RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT	
		MID-BLOCK PLAZA	CORNER PLAZA	NORTH GARAGE WALL	EAST GARAGE WALL		MATERIALS PALETTE



MATCH EXISTING TREE GRATES (REPLACE ALL TREES)



REUSE EXISTING TRASH RECEPTACLES



EXISTING STREET LIGHTING



BIKE RACK



BACKLESS BENCHES



BACKED BENCHES



LIGHT WEIGHT CONCRETE STREET PLANTERS



CONCRETE BOLLARDS



SPECIALTY PAVING



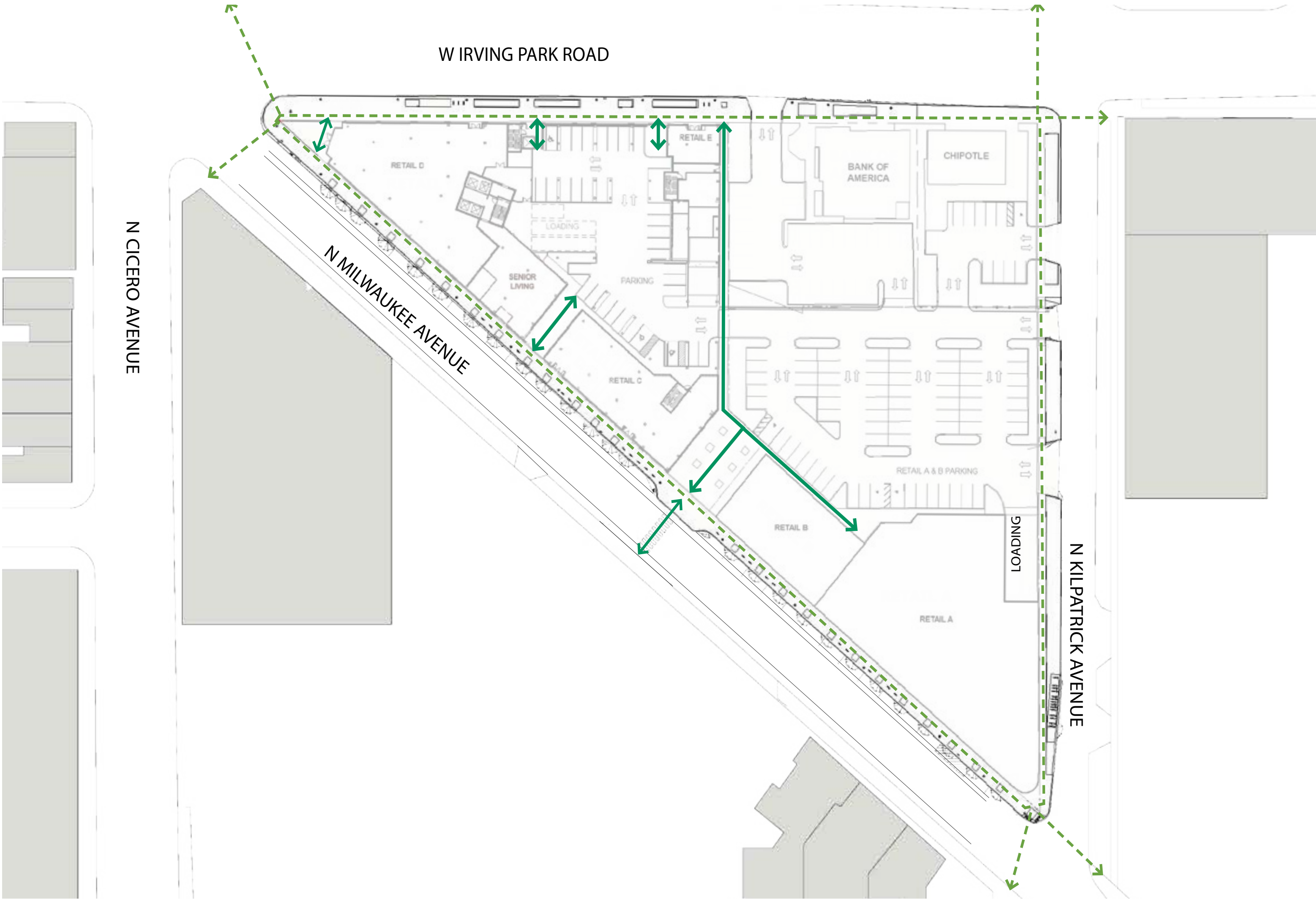
CHICAGO, ILLINOIS

SIX CORNERS STREETSCAPE | PROPOSED STREETSCAPE MATERIALS PALETTE

CONCEPTUAL PLAN - IN PROGRESS

DRAFT JANUARY 24, 2019

RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT
			PEDESTRIAN CIRCULATION	VEHICULAR CIRCULATION	PARKING + PUBLIC TRANSIT	



LEGEND:

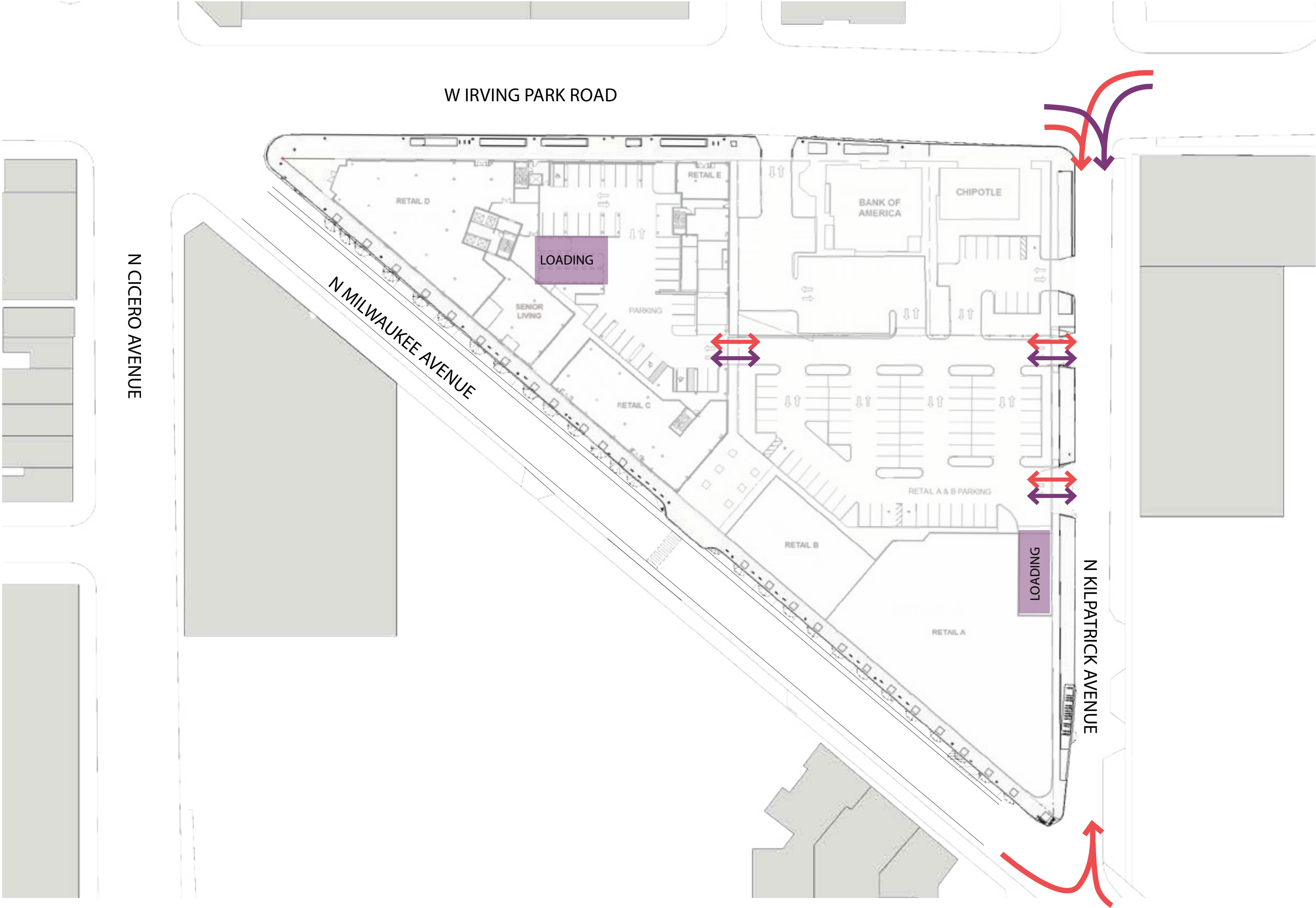
New Route

Existing Route

PEDESTRIAN CIRCULATION

- Lanes, parking and station for bicycles
- Mid-block plaza connecting Irving Park Road and Milwaukee Avenue
- Corner plaza
- Wider sidewalks and updated streetscape

RYAN		GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT
				PEDESTRIAN CIRCULATION	VEHICULAR CIRCULATION	PARKING + PUBLIC TRANSIT	



LEGEND:

- ← New Route
- ← Existing Route

VEHICULAR CIRCULATION

- Roadway and curb improvements to Kilpatrick Avenue and Milwaukee Avenue to reduce speed

RYAN	GUIDING PRINCIPLES	SCHEDULE	PUBLIC ART	MAPS	AMENITIES + SERVICES	SUPPORT
			PEDESTRIAN CIRCULATION	VEHICULAR CIRCULATION	PARKING + PUBLIC TRANSIT	



- LEGEND:
- Street Parking
 - Bike Parking
 - Bus Stop
 - Loading Zone
 - Bike Lanes

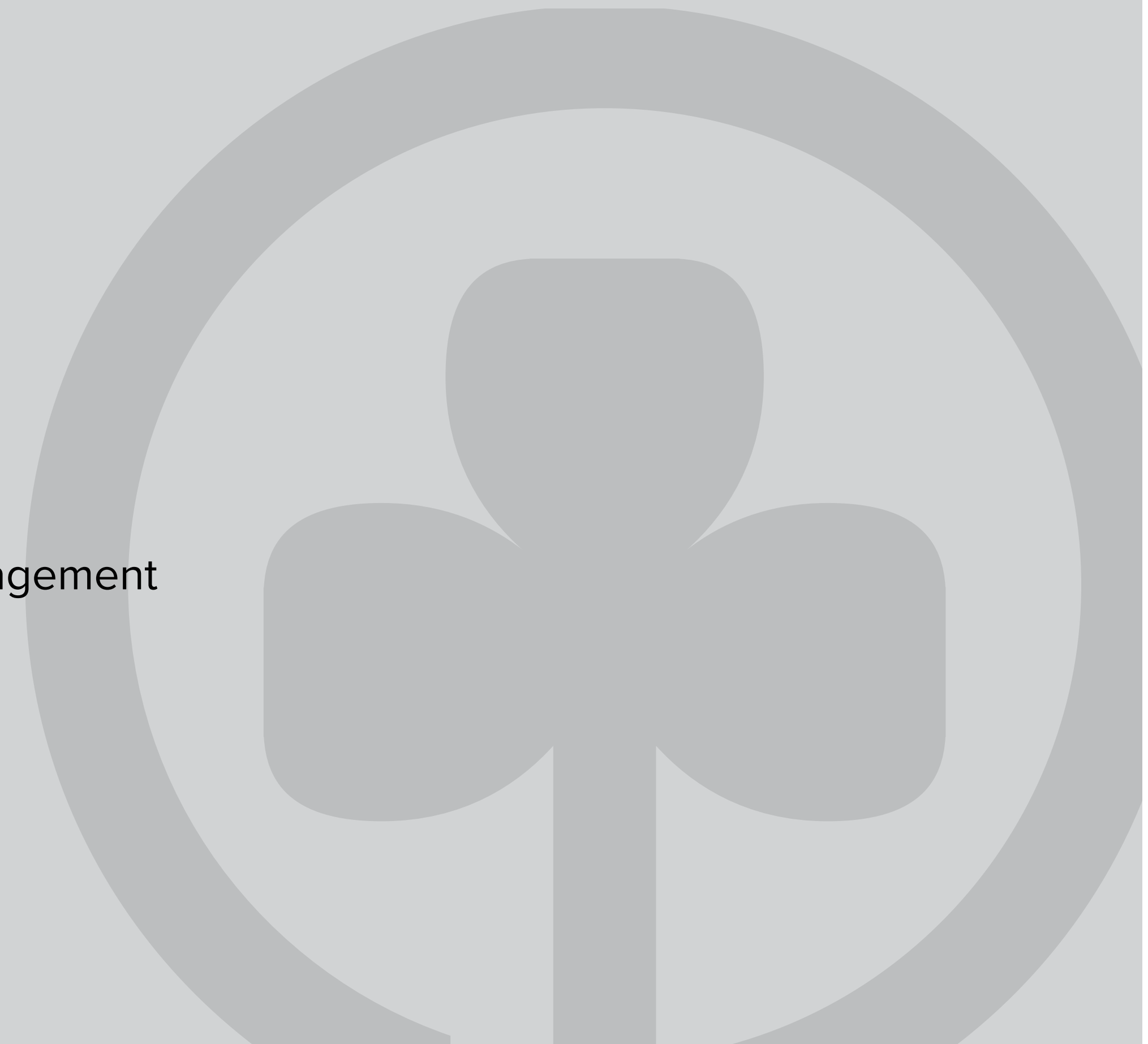
PARKING AND PUBLIC TRANSIT

- Parking on Milwaukee Avenue and Irving Park Road
- Additional off-street parking incorporated into the development

Clarendale Portage Park

Amenities and services include:

- Culinary excellence focused on nutrition & healthy dining
- Dining and deli bistro restaurants, club bar
- Theatre for movies and parties
- Continuing educations programs with lectures and discussion groups
- Whole-person wellness:
 - Cardio and strength equipment; group exercise
 - Salon and spa services
- Arts and crafts and arts programming
- Waist high planters for gardening ones own flowers, herbs and vegetables
- 24 hour staff, concierge and activities director
- Health- or nursing-related services with light medical care, and medication management
- Housekeeping
- Transportation to local shopping, cultural events and medical appointments
- Different levels of care will provide for a host of options for each residence
- Extra assistance for Memory Care
- Wifi & latest technologies
- All maintenance and utilities included, except telephone
- Covered parking



“

...excited about the possibility of this development,
and very **pleased** that Ryan Companies and Clark
Street Real Estate **listened to our concerns and
suggestions...**

- Old Irving Park Association

”

“...believe that it would
be of **great value to the
community.**”

- Greater Independence Park
Neighborhood Association

“...developer has made
a **good faith** effort to
compromise...”

- Portage Park Neighborhood
Association

“They are **investing
\$125M in this community.**
I encourage you to
support this development
and the required zoning
changes...”

- Josi's Frozen Yogurt

“...this project will **support
the vibrant retail and
entertainment district**
that our organization has
worked to cultivate...”

- Six Corners Association



WE BUILD STORIES