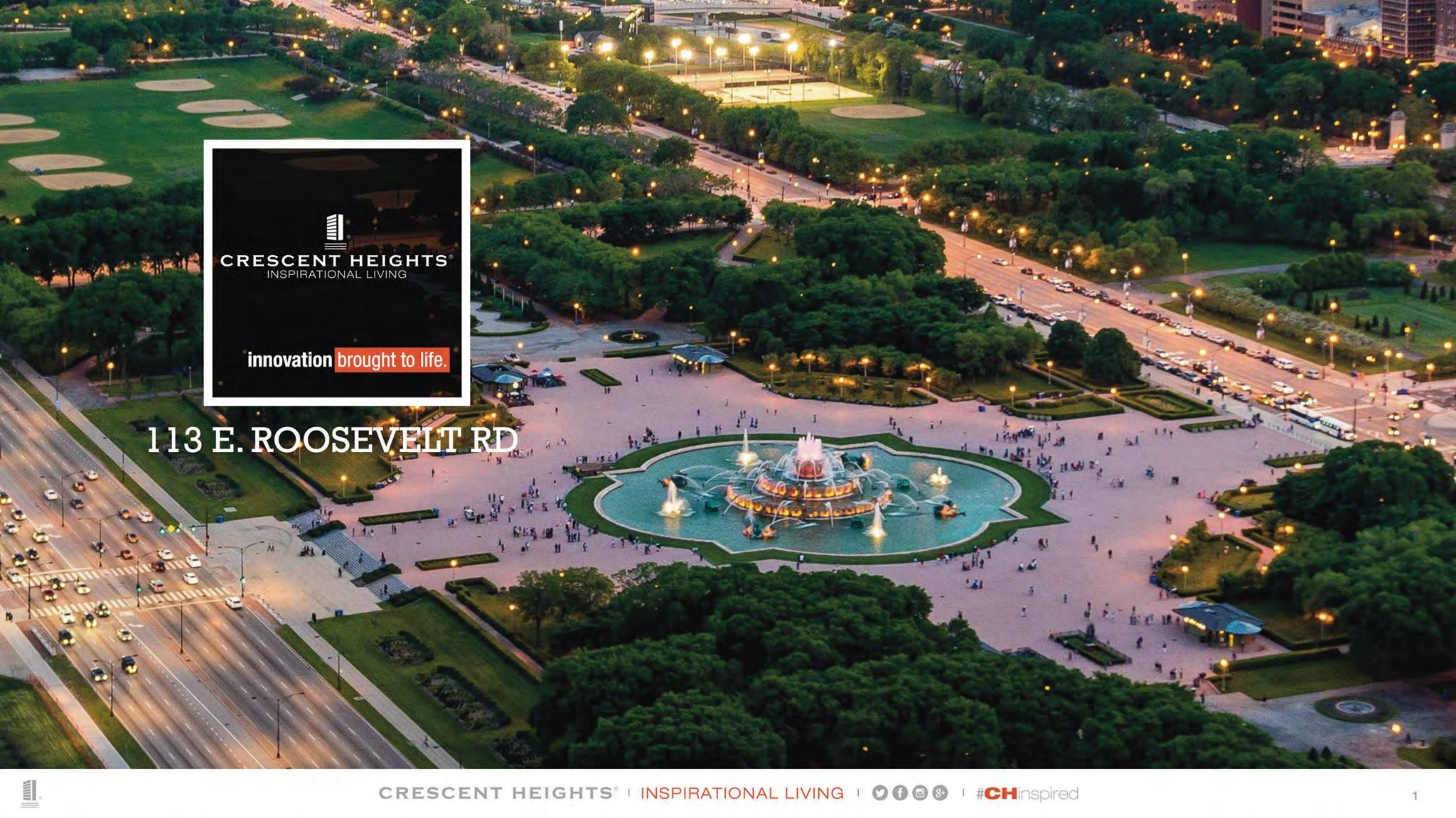





CRESCENT HEIGHTS®
INSPIRATIONAL LIVING

innovation brought to life.

113 E. ROOSEVELT RD





PHASE 2 & PHASE 3

113 E. ROOSEVELT RD

Parcel 1

Phase 1 Tower: 792 Units

Phase 2 Tower: 648 Units*

Parcel 2A

Phase 3 Building: 100 Units*

**Conceptual proposal for future phase*

1

2A

2A-1

THANK YOU







PHASE 2 &
PHASE 3
113 E. ROOSEVELT RD

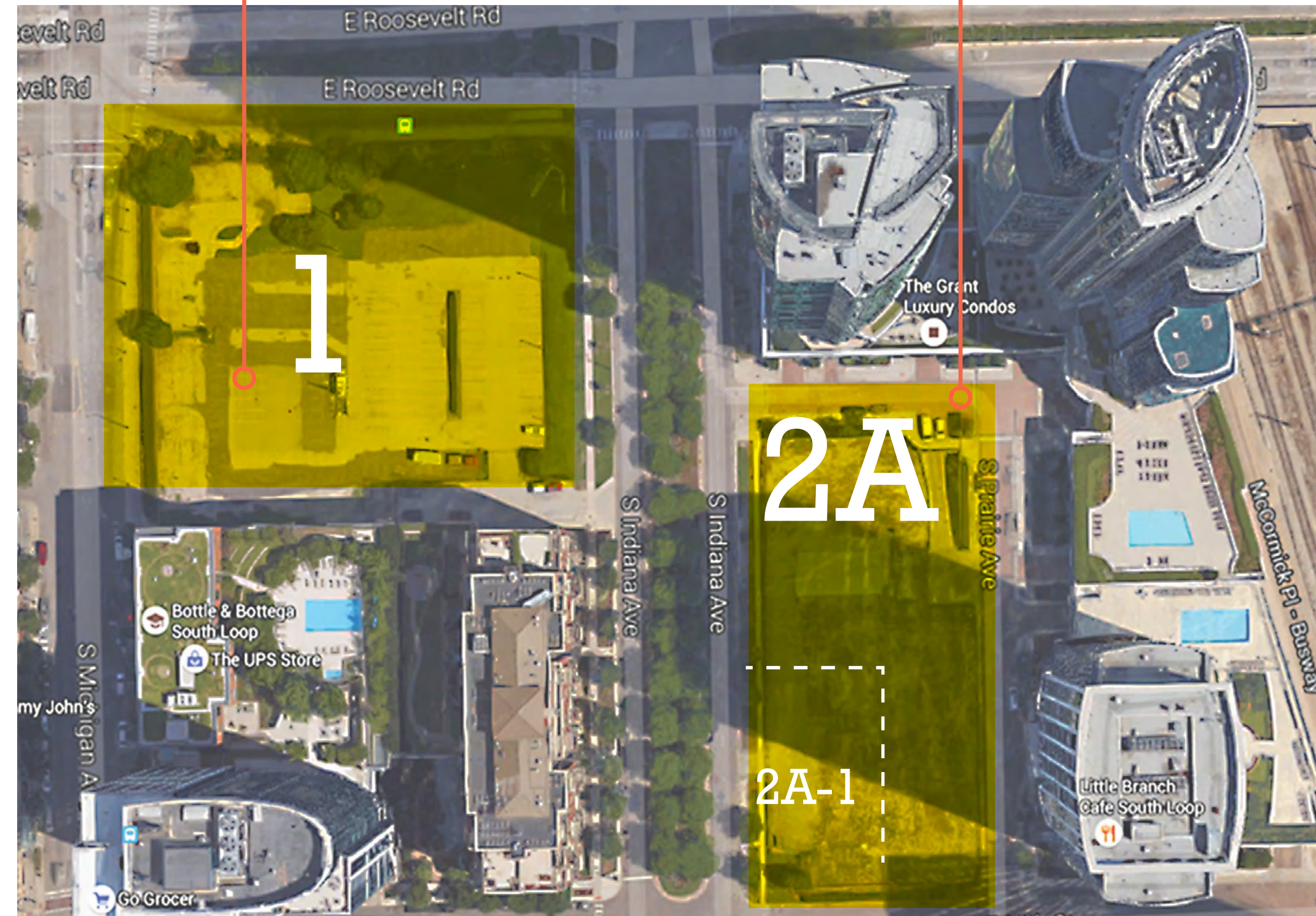
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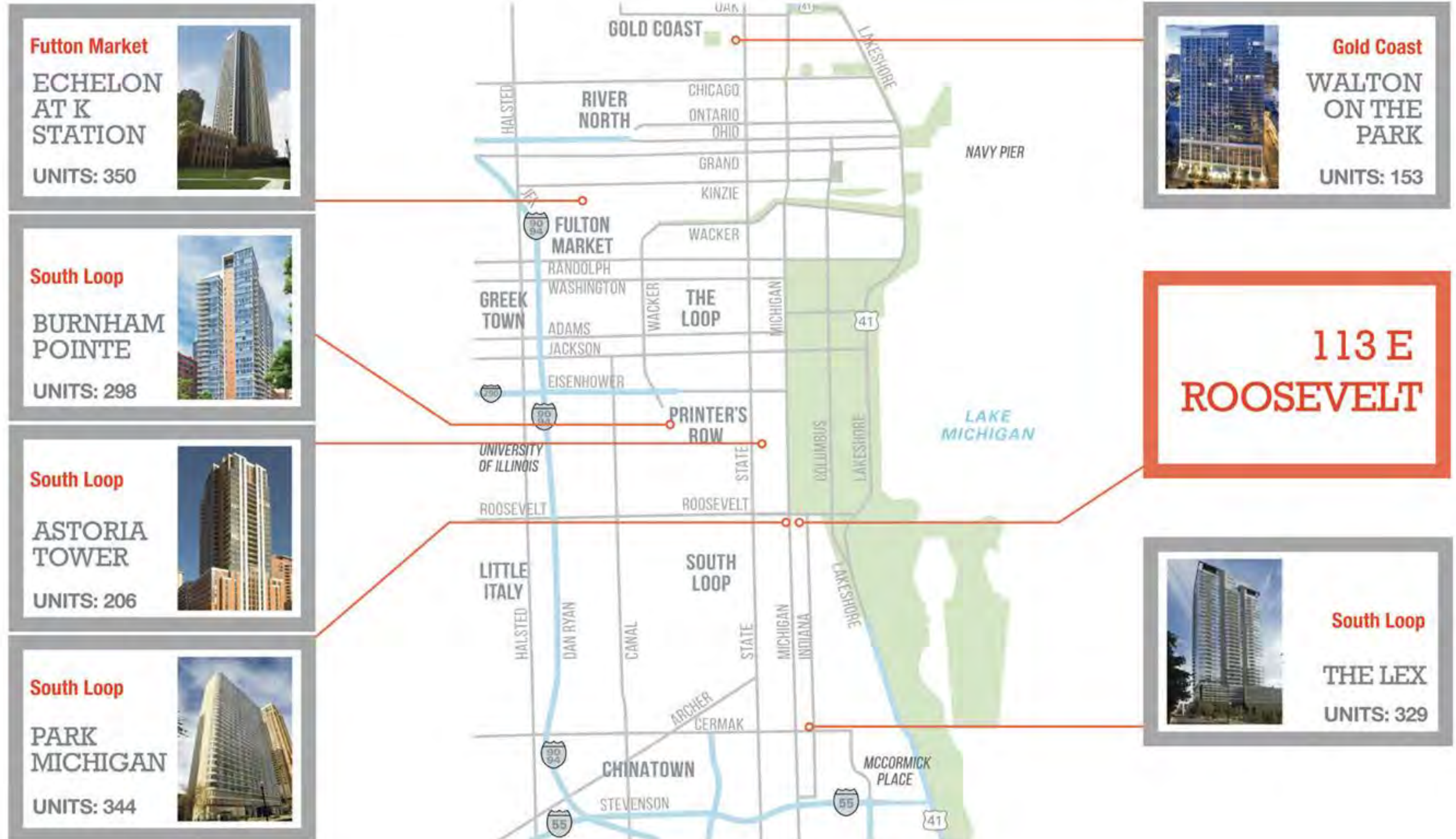


who we are.

Innovative thinking, world-class design, and market expertise have set Crescent Heights® apart as a **visionary real estate brand.**

track record.

- One of America's most respected urban apartment brands founded 30 years ago
- Praised as a "model developer" by community groups and elected officials in cities throughout the country
- Long standing commitment to Chicago for over 15 years in multiple award winning projects
- Dedicated to creating buildings with iconic architecture and design that is local and contextual
- Every project is treated independently with great care and neighborhood input and outreach





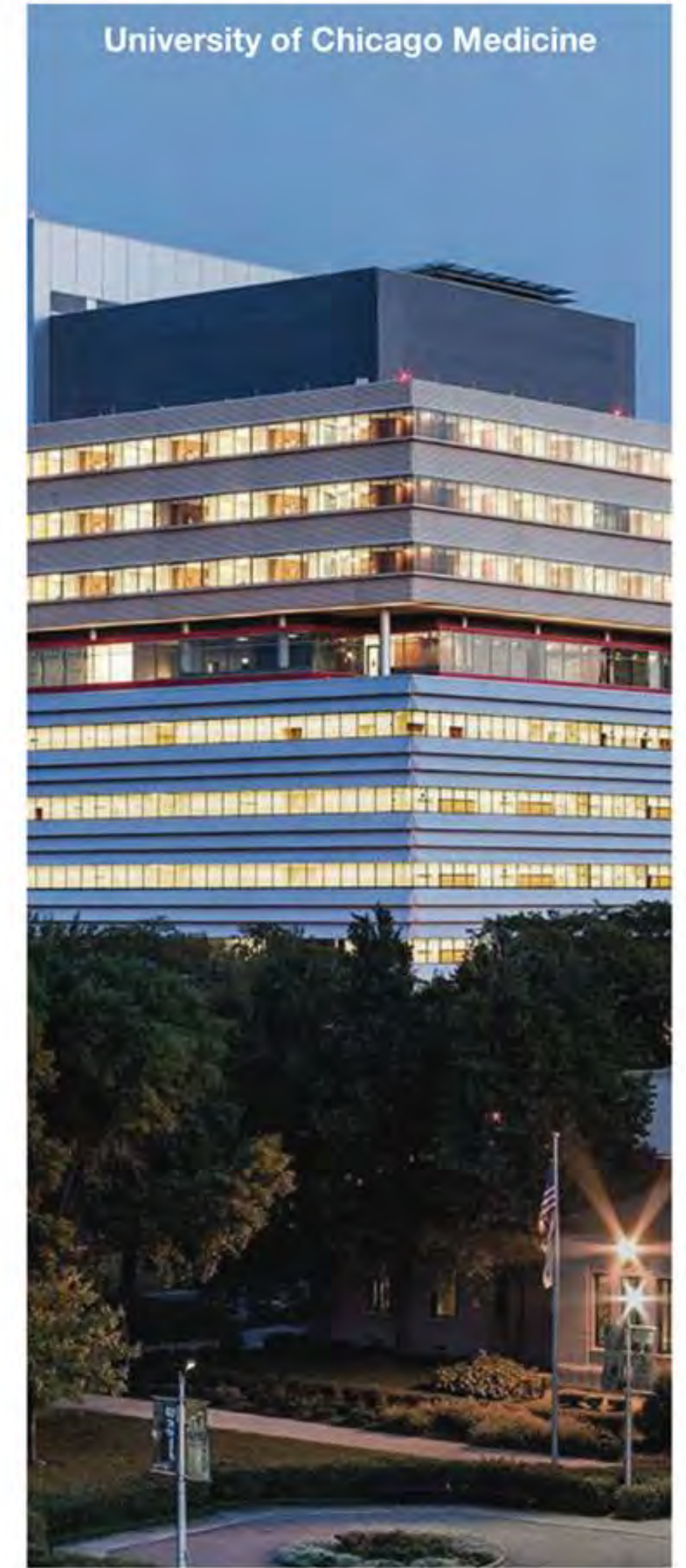
Rafael Viñoly

FAIA, JIA, SCA, IntFRIBA

Lead Designer, Principal



- Forty-five years of architectural practice in the United States, Latin America, Europe, Asia, Africa and Middle East
- Founder of an internationally renowned architectural firm based in New York – with offices in London and Abu Dhabi
- Work marked by a sustained structural originality that transcends the passing fads of architectural movements.
- Diverse and award-winning projects spanning six continents, including residential, academic, commercial, and civic commissions.
- Residential commissions include 432 Park Avenue, a slender, unencumbered volume that rises 1,396 feet to mark the geometric center of New York City's skyline, and Marble Arch Tower in London, a landmark site located in the most prominent and recognized location in Central London.



CHICAGO

A city with an **iconic urban plan**, bolstered by its assortment of *modernist towers* **remarkable for their height**, structural legibility, aesthetics, and **public engagement**.



The proposed 113 E Roosevelt will enter into the city's **enviable architectural canon**.

Rather than being defined by a visual style, Rafael Viñoly's buildings are distinct for their logical and careful assembly of building parts that result in innovative architectural solutions.

The visual result of this approach is often a direct, spare and rational appearance that resonates with the best of Chicago School architecture.

- Rafael Viñoly's design for 113 E Roosevelt expresses the structure at its exterior and reveals the large interior modules with extended private balconies.
- With a nod to Willis Tower, the Tower's massing resembles the bundled tube system utilized to achieve new heights.
- Bookending the park with the Aon Center, this tower will enhance the grandeur of the park as the heart of Chicago's Burnham Plan.

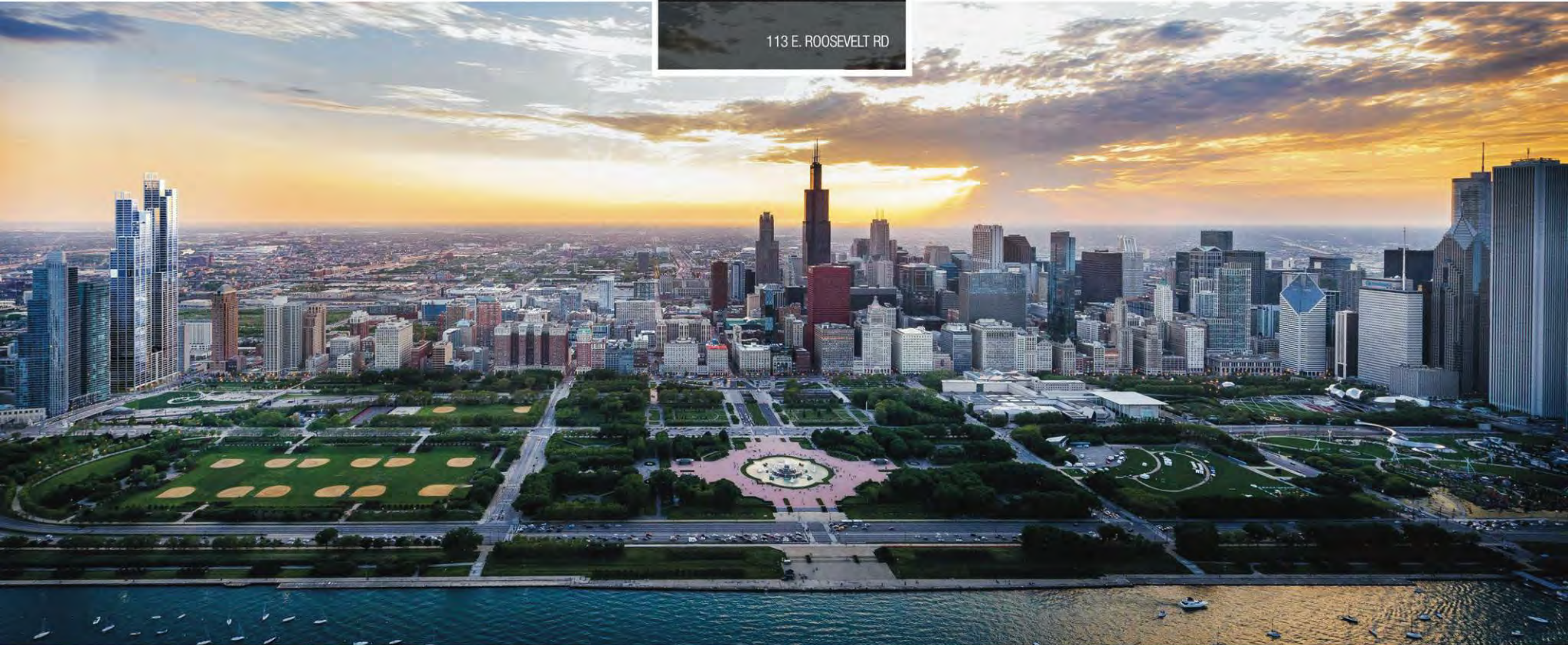
RENDERINGS

113 E. ROOSEVELT RD



RENDERINGS

113 E. ROOSEVELT RD





Previous Design Scheme

DESIGN

113 E. ROOSEVELT RD

Approved Scheme (PAPAGEORGE/HAYMES Ltd. Architects)	Project Data	Proposed Scheme (Rafael Viñoly Architects)
790' - 0"	(1) Height to top of building	829 - 0"
73	(2) Stories	76
398	(3) Total Units	792
460	(4) Parking	622
1.15	(5) Parking Ratio	0.81
946,290 SF	(6) FAR	1,038,759 SF
9,474 SF	(7) Retail / Office	12,500 SF

Renderings are not to scale



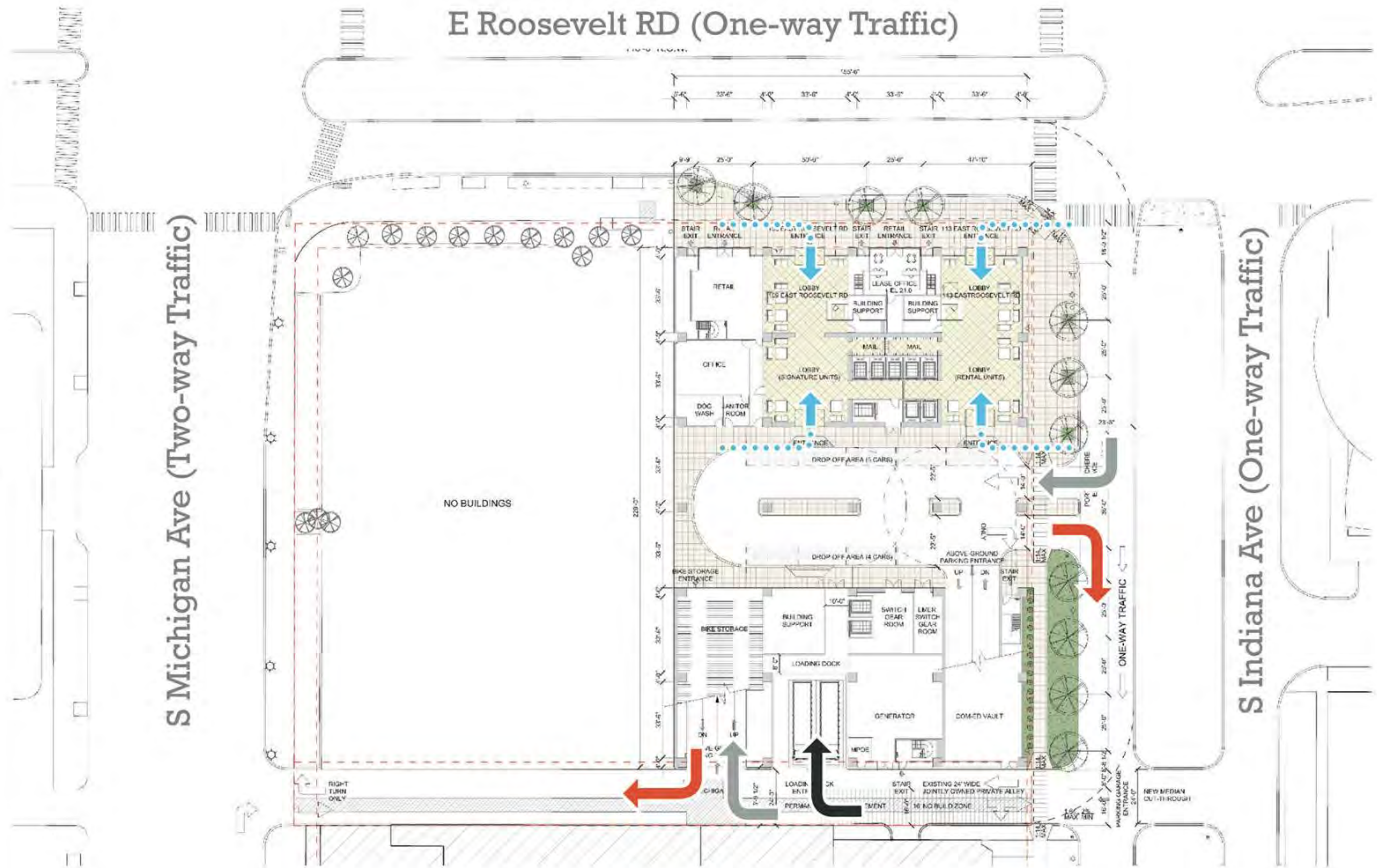
Current Viñoly Design Scheme

SITE PLAN

113 E. ROOSEVELT RD

LEGEND

-  Pedestrian Entry
-  Vehicular Entry
-  Vehicular Exit
-  Loading Area



Site Plan Draft



- Beautification of last remaining vacant parcels fronting Grant Park.
- Positive economic impact, job creation, labor income and tax revenue.
- Creation of upwards of 50 full-time permanent jobs for management/operations positions upon project completion.
- Creation of an estimated 1,040,000 man hours for a 24 month construction duration.
- Greater unit mix with new rental housing in an iconic location.
- LEED Silver Certification
- Community outreach hosted by developer & contractor to promote local hiring.
- Sponsorship of scholarships/ internships for local schools.