Meeting Agenda

- Welcome | Why we’re here
- 601W’s commitment to Chicago & the Aon Center
- Proposed changes to the Aon Center building
- The Observatory experience
- Traffic impact & proposed improvements
Meet the Speakers

MARK KARASICK
Managing Director, 601W Companies

PHIL HETTEMA
President, The Hettema Group

MARTIN F. WOLF, FAIA
Design Principal, SCB

PETER LEMMON
Senior Engineer, Kimley-Horn & Associates
The 601W Companies

— Oversees one of America’s leading private real estate acquisition, ownership, development and management portfolios
— In existence since the late 1990s
— First acquisition: Starrett Lehigh Building in New York City
— Since then, 50 million square feet with a market value of $10 billion
The 601W Companies

- Entered Chicago market 12 years ago & acquired a dozen major office buildings since
- Currently owns 20 million square feet nationwide (half in Chicago)
Our Commitment to Chicago

— Currently revamping the Old Post Office building
— Will spend almost $1B to demolish entire interior of the property, replace all mechanical systems
Our Commitment to Chicago

- Prudential Plaza had become obsolete (60% vacant), needed significant capital improvements
- 601W completely transformed property
- At time of sale last month, building was close to 100% occupied
- New amenities were major catalyst for renaissance of East Loop marketplace
Our Commitment to the Aon Center
Why an Aon Center Observatory?

— Heart of the cultural center of the City
— One of the jewels of Chicago due to size, presence and high caliber of tenants
— Adding an observatory will provide the city with a new and spectacular family activity and experience
Aon Center Observatory

— $900 million in direct economic impact over 20 years
— A return of more than $218 million in tax revenue to the city
— Commitment to creating an amazing experience for visitors
— Assembled a first-class team of experts to do something that hasn’t been done before in Chicago
Proposed Changes to Aon Center

MARTIN F. WOLF, FAIA
Design Principal, SCB
TYPICAL PLAN
Building Modifications Since Original Construction

- ORIGINAL DESIGN 1974
- EXTERIOR STONE REPLACED 1985
- PLAZA REMODELLED 1994

- MARBLE FACADE
- MARBLE REPLACED WITH GRANITE
- COOLING TOWERS REMOVED - DISTRICT COOLING FROM EXELON
- ORIGINAL LANDSCAPE DESIGN REPLACED WITH NEW PLANTERS, FOUNTAINS, PAVILIONS
55M: Total Tourism for Chicago

*2017 Numbers From Choose Chicago
7,825 Parking Spaces Total
New and Proposed Building Modifications

EXISTING BUILDING AND SITE 2018

- North and South Office Lobby Renovation
- Retail Concourse Renovation

PLANNED EXTERNAL RENOVATIONS

- Renovate Existing Mechanical Spaces No Longer in Use
- Open Up Facade
- New Ride
- Down to LLO3
- New Pavilion
Plaza Level Plan

- **VIP Entry at Plaza Level**
- **New Elevator Tower**
- **New Entry Pavilion**
- **Charter Bus Entry at Lower Level Randolph**
- **Pavilion Entry at Plaza Level**
- **Lake Street Drop Off**

Scale: 1/16" = 1'-0"
Observatory Experience

PHIL HETTEMA
President, The Hettema Group
Aon Center
Observatory Experience
Traffic Impact & Improvements

PETER LEMMON
Senior Transportation Engineer, Kimley-Horn
Multi-level Transportation Access

- Pedestrian
- Bicycle
- CTA Bus
- Tour & trolley bus
- Taxi & TNC
- VIP

UPPER LEVEL

CTA Bus Stop
Tour Bus Stop
Taxi/TNC Loading Area
School/Charter Bus Loading Area
Metered Parking
Food Truck Stand
Taxi Stand
Multi-level Transportation Access

INTERMEDIATE LEVEL
— Parking (off-site)
Multi-level Transportation Access

INTERMEDIATE LEVEL
— Parking (off-site)
Traffic Study Highlights

KEY ASSUMPTIONS AND FACTORS

- High-end attendance projection
  - 2 million observatory
  - 1 million venue with 40% shared trips
- All new traffic (no reduction applied for people already at Millennium Park)
- Incorporate seasonal and day-of-week factors
  - July (peak month)
  - Thursday PM
  - Friday midday & PM
  - Saturday midday & PM

MODE SHARE CHARACTERISTICS

- Auto 40%
- Walk & transit 40%
- Taxi & TNC 14%
- Coach bus 6%
01. Widen Upper Columbus sidewalk 15 feet
02. Re-stripe Upper Columbus approaching Randolph
03. Establish zones for CTA Bus, Tour/Trolley Buses, and Taxi/TNC on Upper Columbus
04. Establish loading zone for School/Charter Buses on Sub Randolph
05. Install all-way stop control at Upper Columbus/Lake
06. Allow eastbound-to-westbound u-turns at Upper Columbus/Randolph
07. Coordinate Upper Columbus improvements with Lakeshore East Parcel O