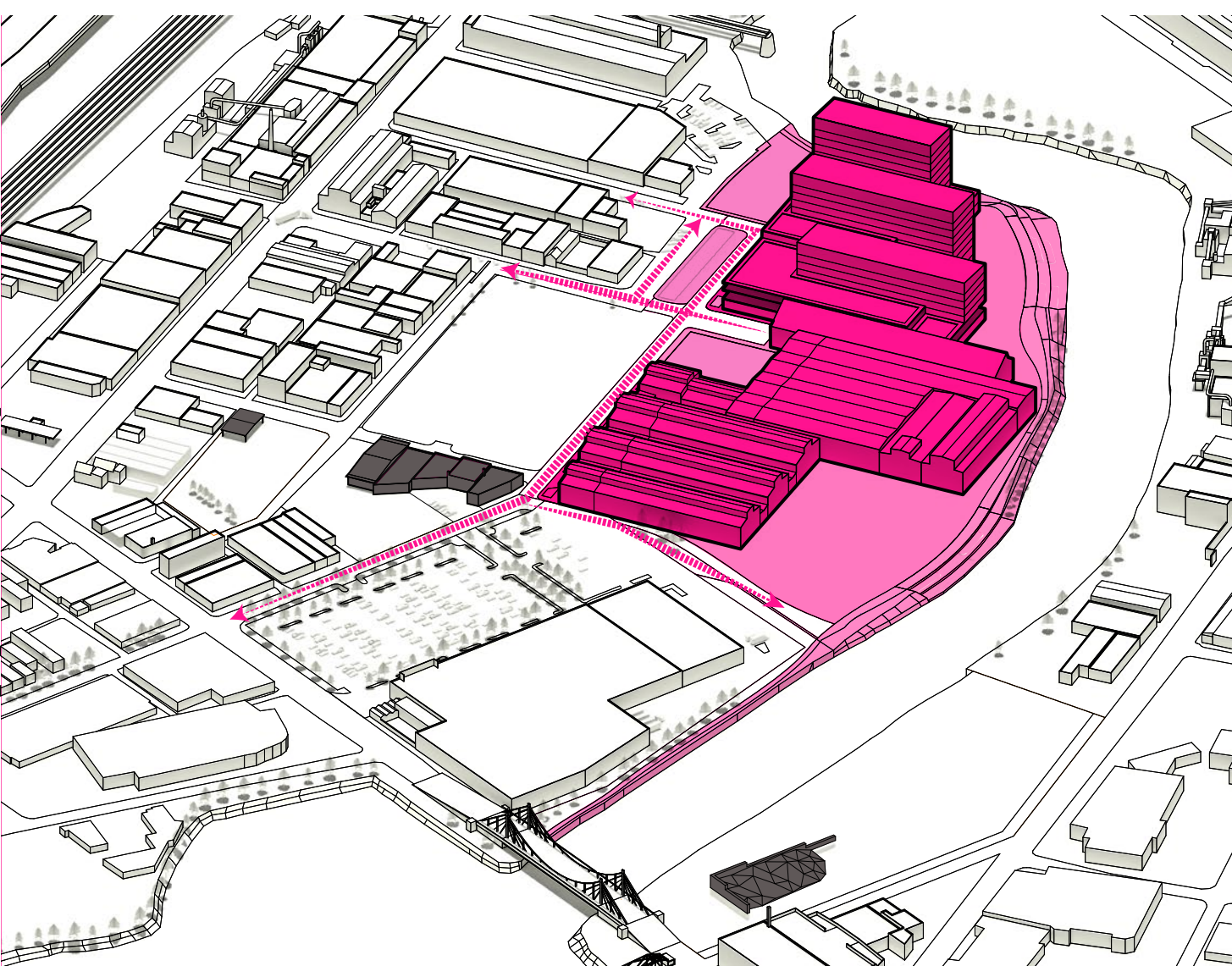
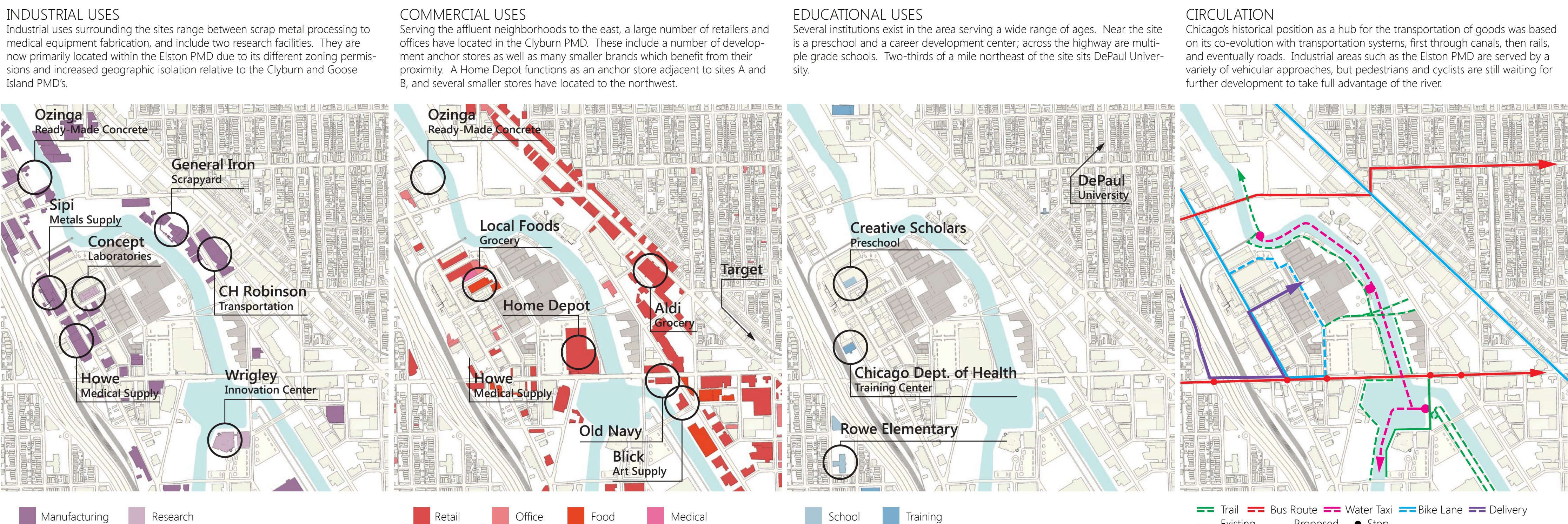
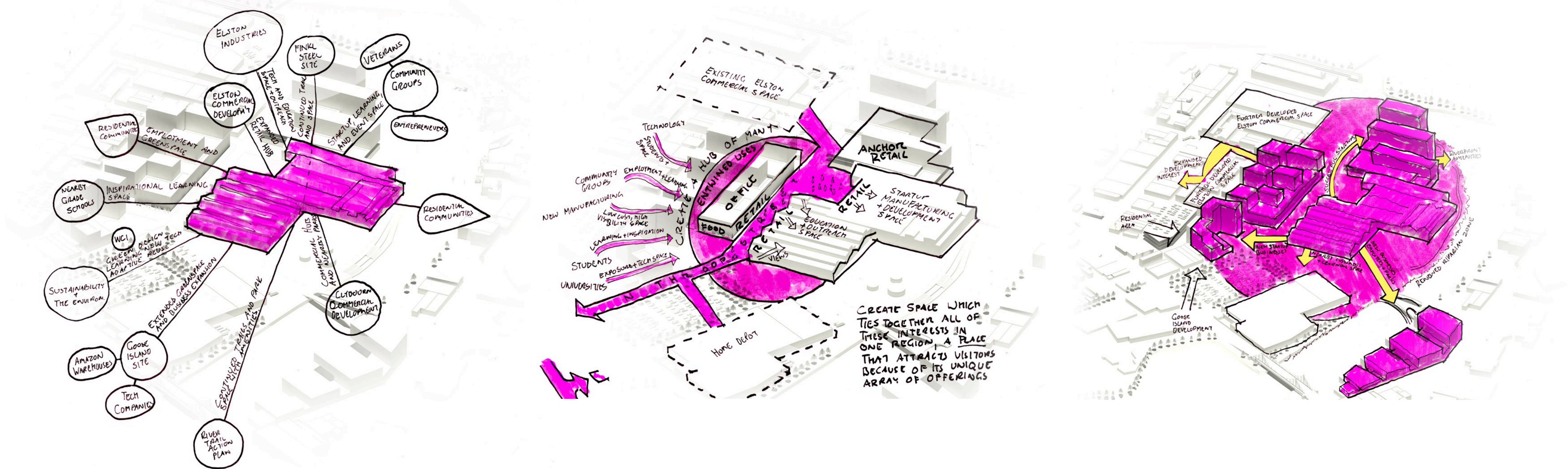
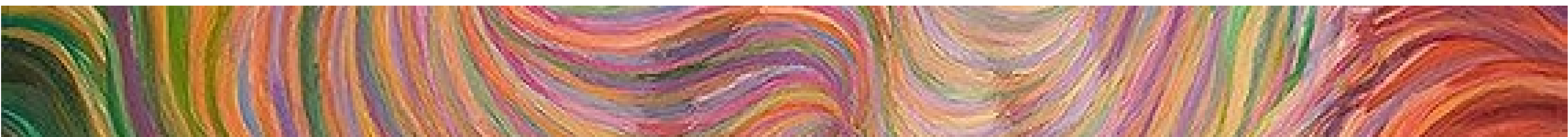


ENTWINE ELSTON



A Reimagined N. Throop Street adaptively reused elements of the Fleet Maintenance Facility create an exciting space bringing together students, manufacturers, entrepreneurs, community groups, schools, and retail interests in a unique venue. By Entwining we literally mean a varied mix of various businesses to give a new attitude to the Elston Corridor.

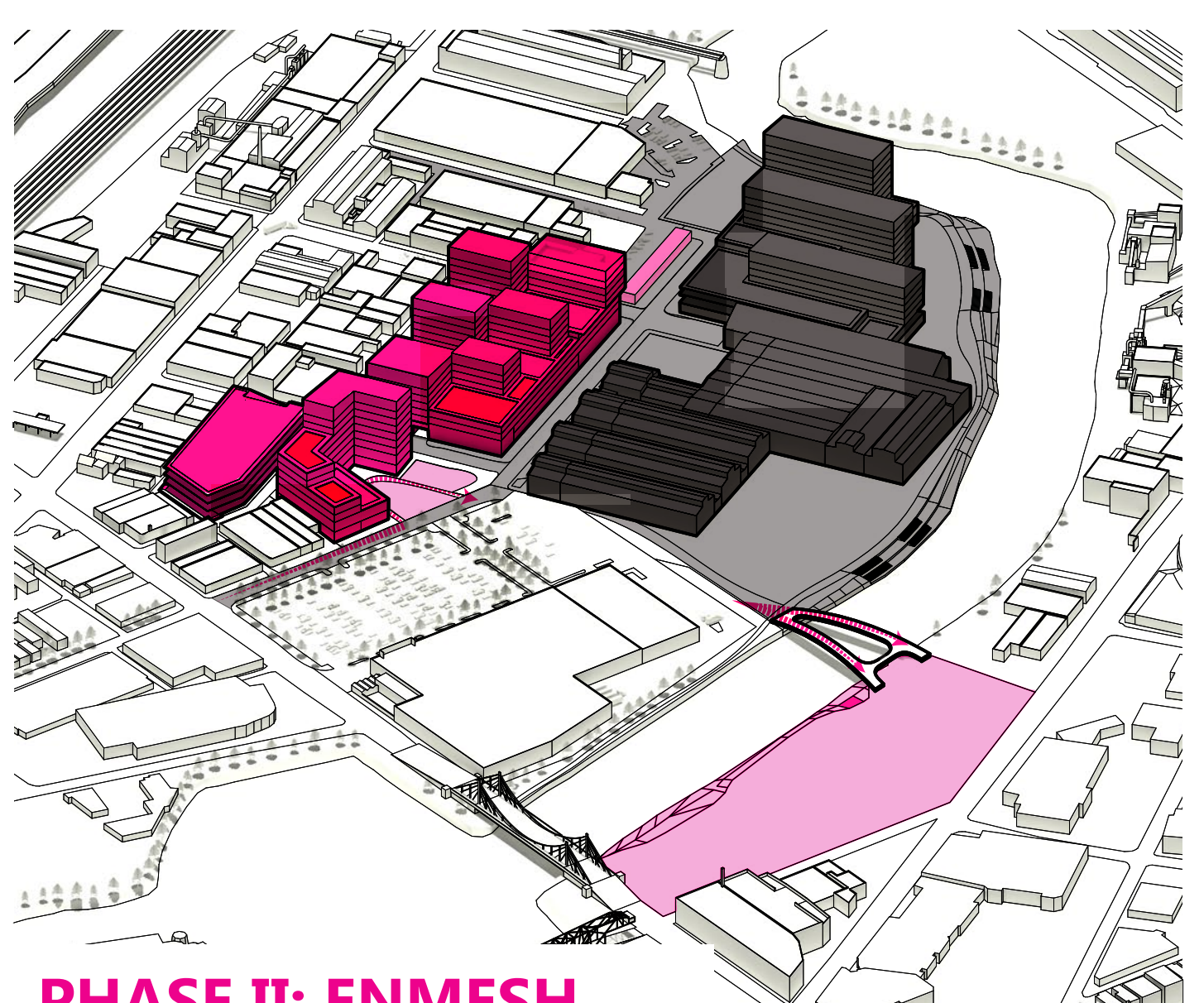
CONCEPT



PHASE I: ENGAGE
Engage the community by renovating existing structure to create a new space for manufacturing, education, Retail Activities and juxtaposed with new offices and retail complex which begins to create a main street.

PROGRAM	sf	units
Manufacturing Unit	140000	Textile Industry
Retail	200000	Various Retail Stores
Education	90000	De Paul University's Training Center
Offices	400000	Design Innovative
Retail A	30000	Anchor Store - Walmart

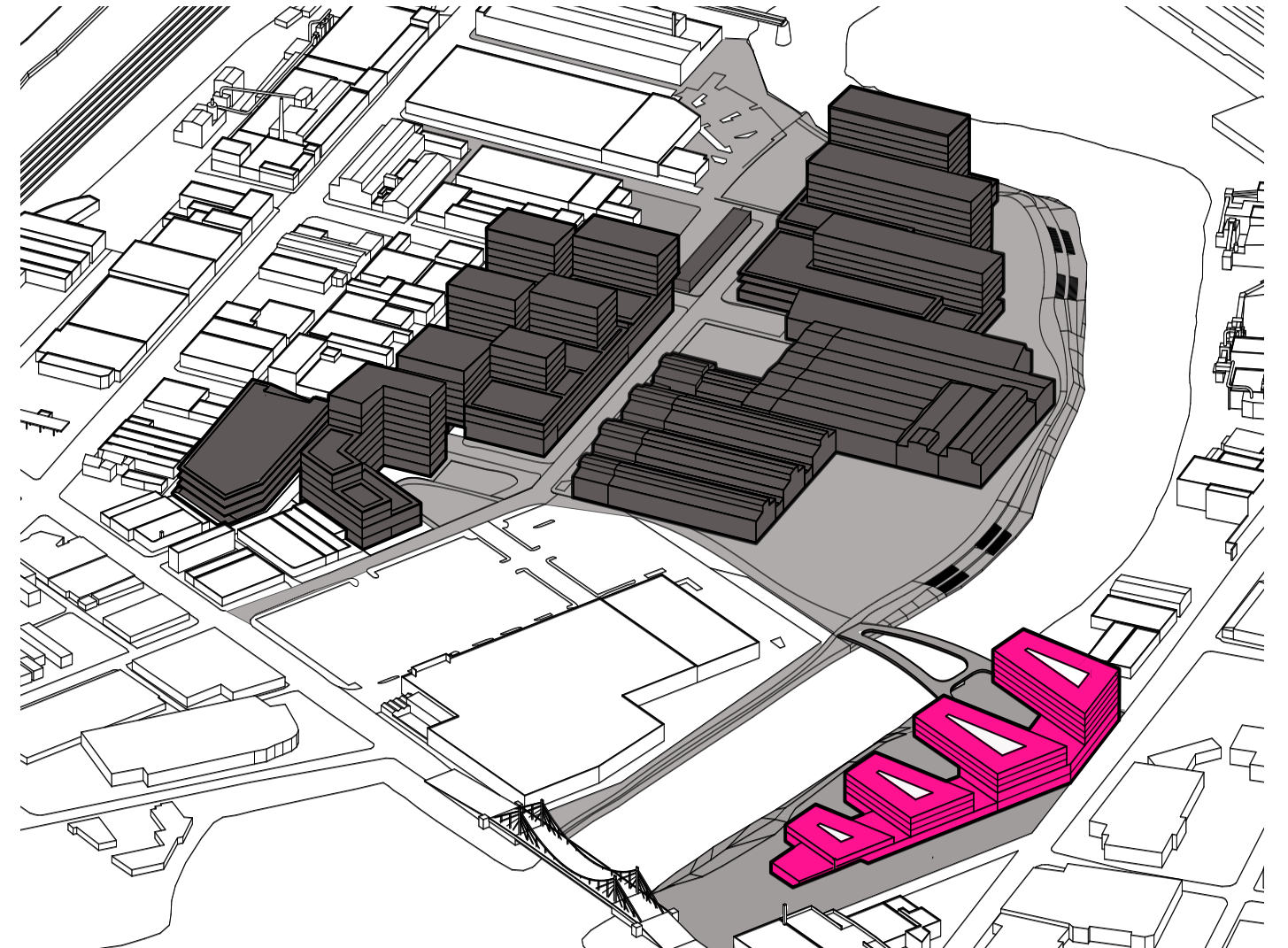
TOTAL BUILDOUT 860000 sf
TOTAL DEVELOPMENT COST \$ 380000000



PHASE II: ENMESH
Expand the project to include more retail and office space which enmeshes more of the area in Elston and includes a hotel to serve the new development from Goose Island to Fink Site

PROGRAM	sf	units
Offices	530,000	Recreational - Starbucks, WiFi nonsect
Hub	11,000	Various local Retail Stores and anchor store like Amazon
Retail A	140,000	Fresh
Parking	47,330	Hotel I/M Marriott
Hotel	196,000	300
Hotel-Public Parking	120,000	800

TOTAL BUILDOUT 1,052,330 sf
TOTAL DEVELOPMENT COST \$261,033,191



PHASE III: ENTWINE
Entwine the wide area with more riverfront development including restaurants, retail and office spaces and residential and a bridge that connects Elston and Clyburn

PROGRAM	sf	units
Residential	255,000	180
Retail A	120,000	Condominium
Parking	45,000	Various anchor store like Nordstrom, Rack, Under Armour & Nike

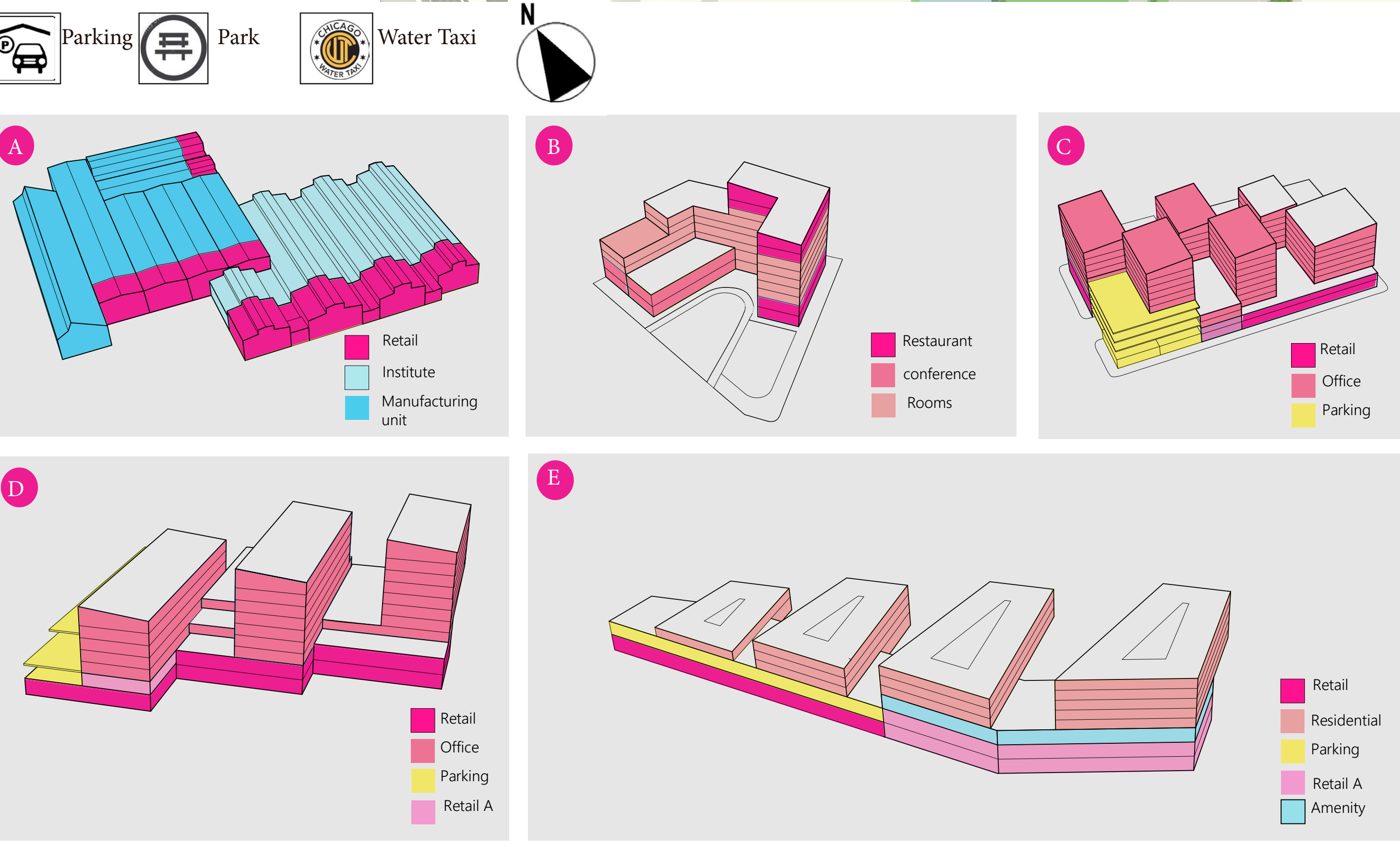
TOTAL BUILDOUT 355,000 sf
TOTAL DEVELOPMENT COST \$91,641,555



I am a 40 year-old retired veteran who has recently moved to Chicago. I was amazed to find that the Home Depot has collaborated with the WCI's new training venture in Elston with a beautiful river view. I go there because of the opportunities that go with being under one roof with manufacturers, schools, and community organizations.



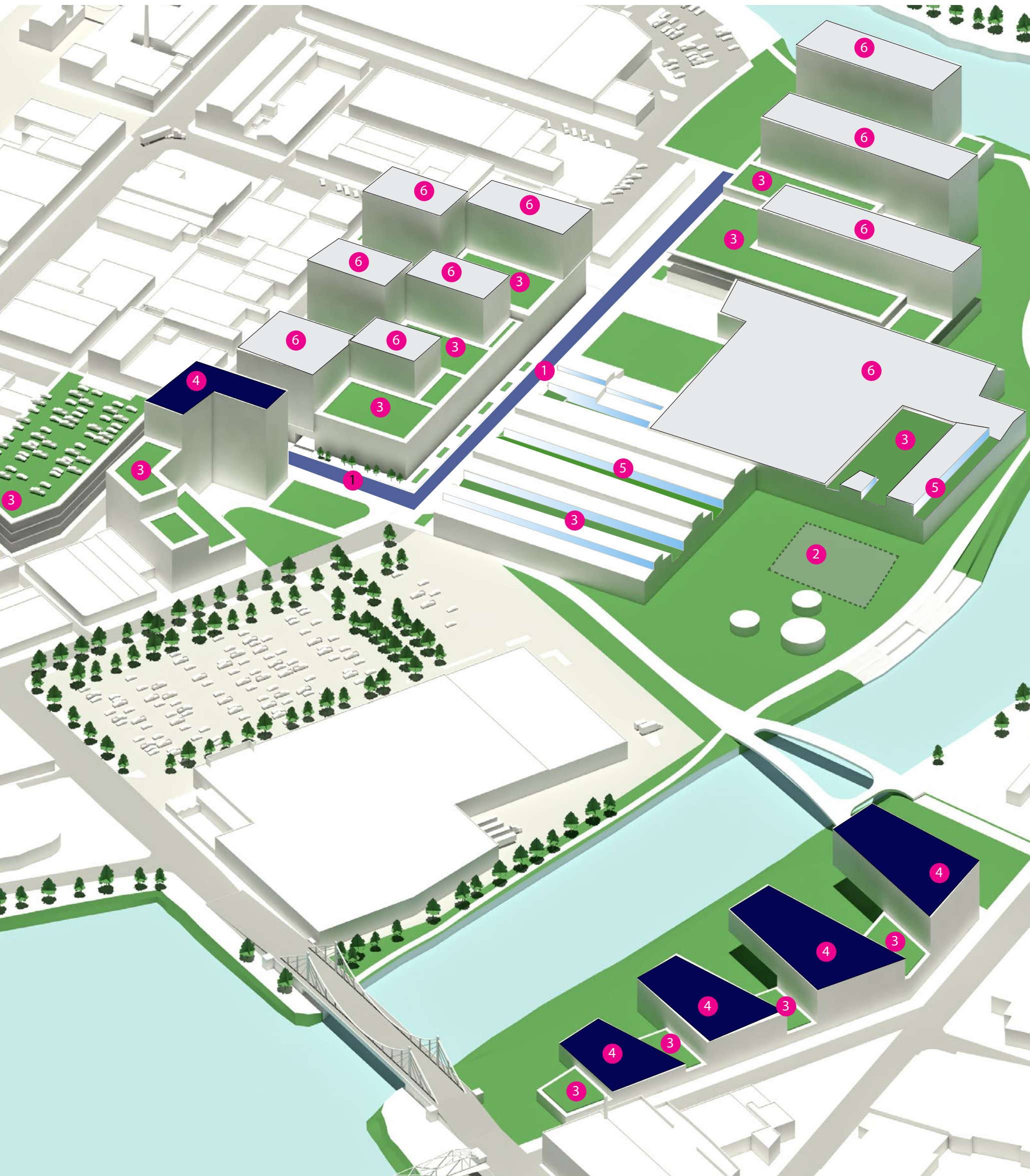
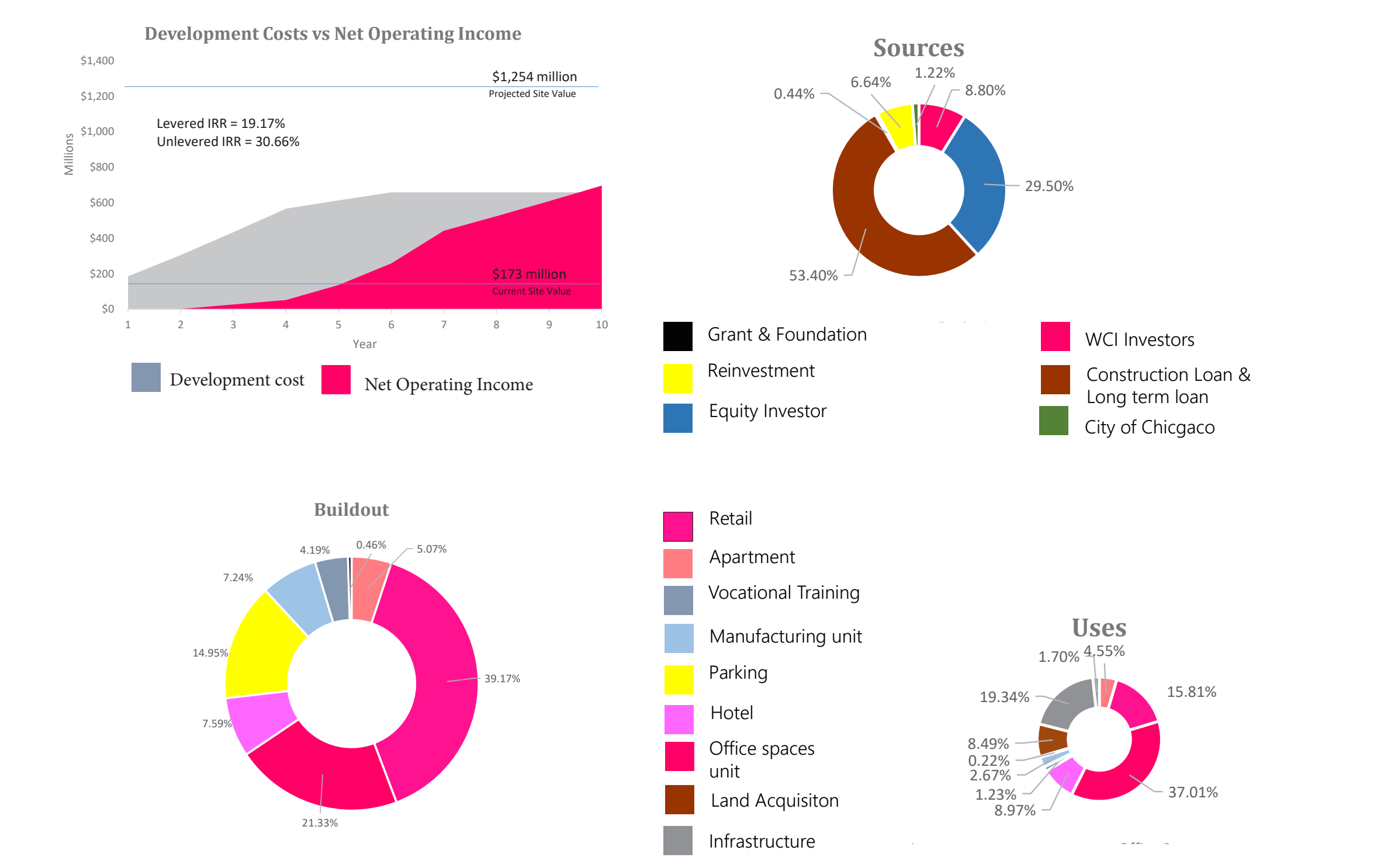
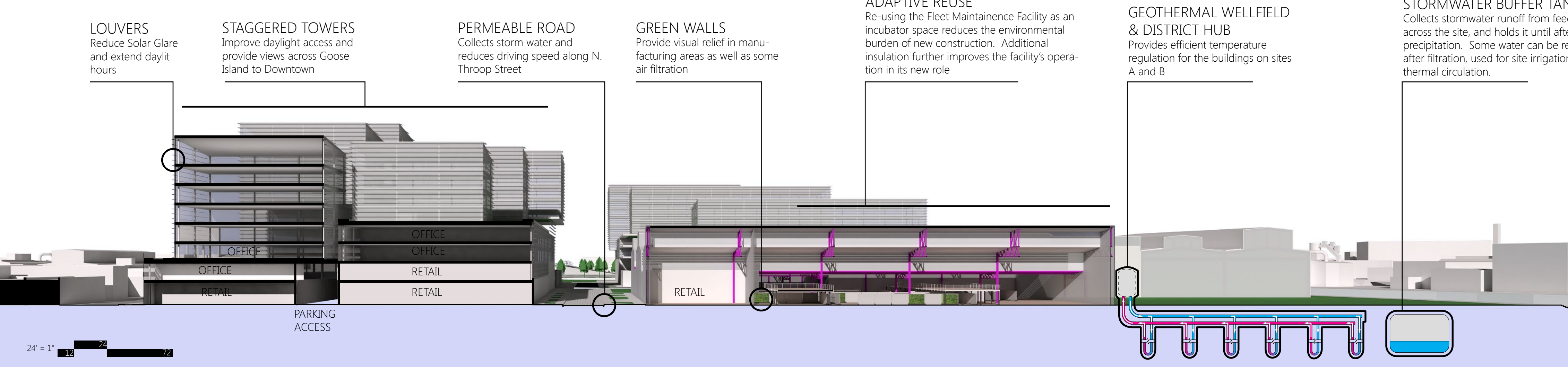
MASTER PLAN



We study at DePaul University. The remodeled training Centre of DePaul at the Elston Riverfront is very convenient in terms of travel and the shopping right outside. We also have great opportunities right next door such as major manufacturing units and offices.



I go to school near the new center in Elston. Sometimes, my class goes on tours to see people working on really cool machines there making amazing things! I love that you can walk right out onto a big trail along the river.



- SUSTAINABILITY FEATURES**
1. Permeable Road with Drainage Pipe
 2. Stormwater Tank
 3. Extensive Green Roof
 4. Solar Water Heater
 5. Skylight
 6. High Reflectivity Roof



I am an Architect renting an office at the new commercial complex at the Elston. I looked for a new office, and this one was perfect. The river view, the lively N. Throop road and the green roofs which keeps the office cool during the summer and reduces my AC bills has all contributed to happy me. And also my clients are very impressed by my office.

The riverfront Biking Trail passing through the new bridge on the riverfront development on Elston has made biking more exciting.

The new Marriott Hotel has made my visit to my Chicago Manufacturing Unit easy and convenient - and it had a great view toward downtown Chicago.

