



# case study: NEWCITY

Chicago, Illinois

NEWCITY is one of the most remarkable mixed-use projects in the City of Chicago built within the last decade. Despite a staggering ten-year timeline and nearly \$300,000,000 total project cost, this development survived the worst financial tsunami to hit the commercial real estate industry in the last seventy years. NEWCITY's actualization is thanks to hundreds of key stakeholders joining in a single unified effort that allowed the project to be designed and constructed on time and under budget without sacrificing the overarching design intent.

NEWCITY offers nearly two acres of landscaped public open space, approaching 25% of the site area. Buildings set back five-seven feet from the property line to create wider sidewalks and an improved streetscape that encourages and improves the pedestrian experience and access to/from the CTA red line station at North/Clybourn.

A one-acre centralized plaza anchors the site. A large fountain feature composed of hand-selected boulders from a Wisconsin quarry creates a visual attraction and helps to muffle noise from street traffic. Surrounding the fountain, the pedestrian-friendly plaza has generous landscaping and hardscaping with over sixty trees in sculptural planters, casual outdoor seating and dining areas. The plaza will serve as a year-round community gathering place for art fairs, seasonal events and celebrations.

A glass residential tower perches above the southern retail building. With nearly two-hundred units, the fifteen-story tower has achieved LEED gold certification. Rounded corners soften its parallelogram shape and engage rounded forms in the plaza below. The building is situated to maximize tremendous views of the city.

One of the most essential components of the project is unseen: an underground six-berth loading dock and tunnels to service every building on the eight acre site. While it may sound unromantic, the decision to invest in below-grade service allows for the seamless pedestrian environment that defines NEWCITY.

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