



Proposed Aon Center Observatory

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



MARTIN F. WOLF, FAIA
Design Principal, SCB



PHIL HETTEMA
President, The Hettema Group



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

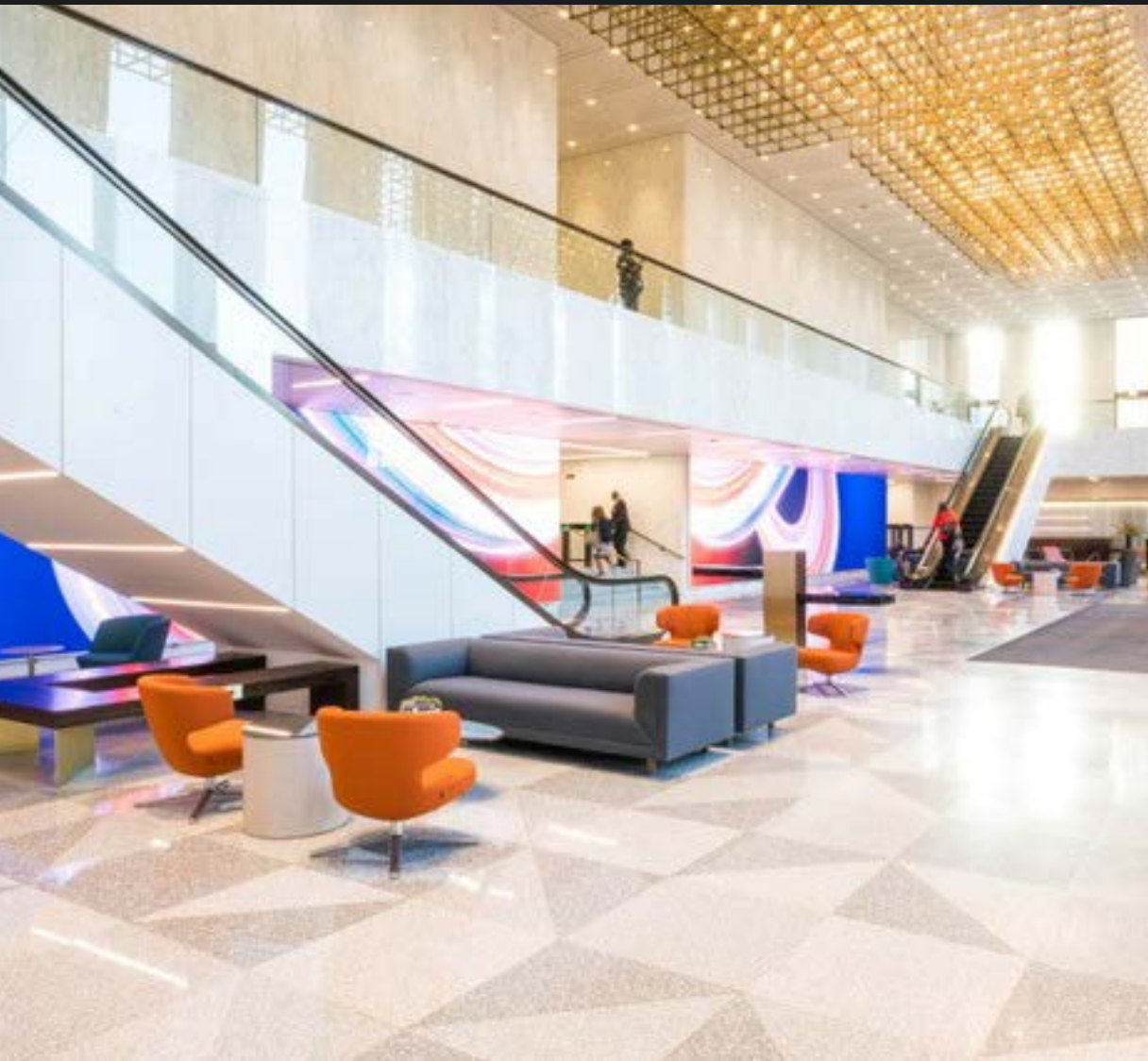


Our Commitment to Chicago

- 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

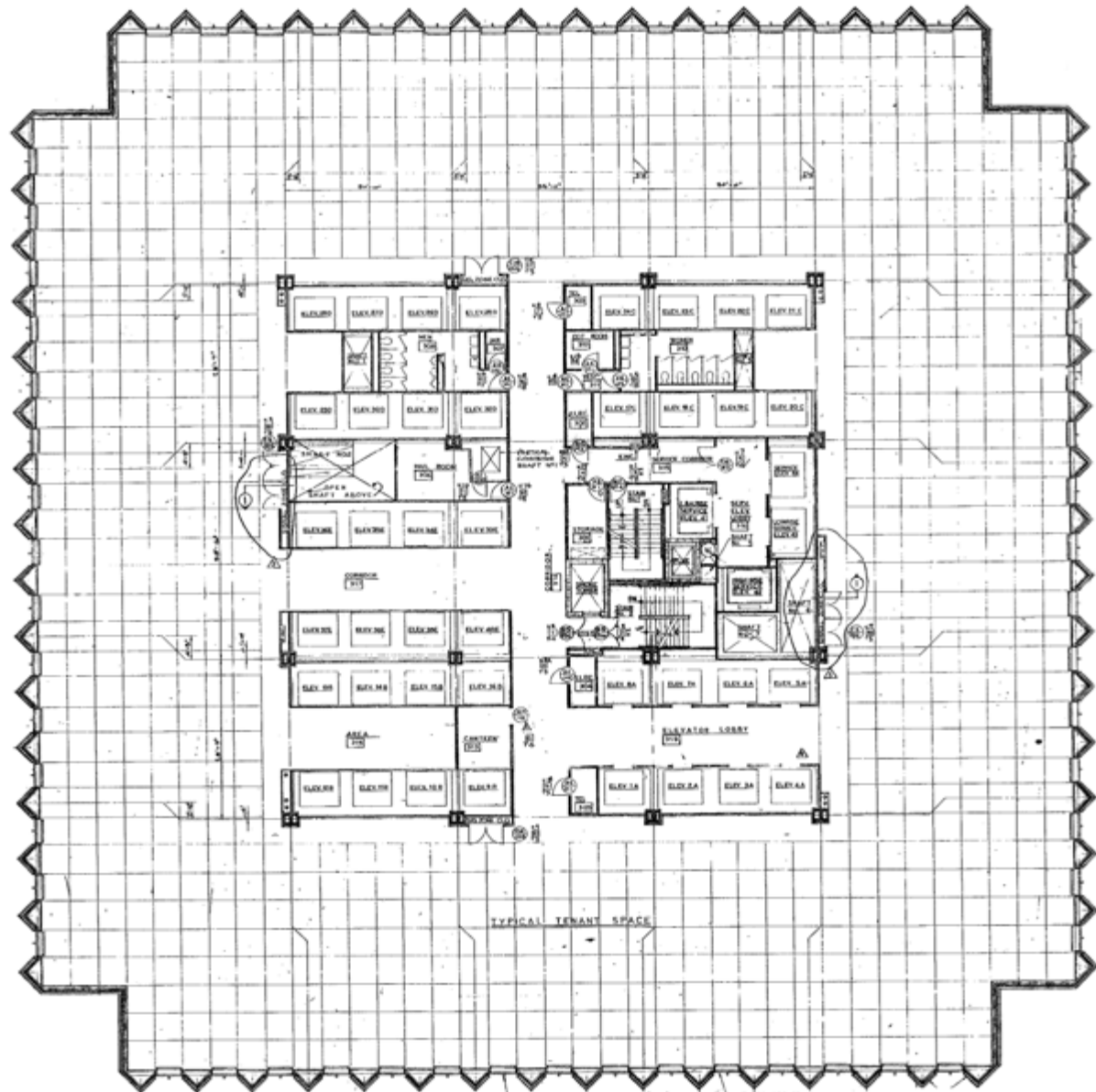
- \$900 million in direct economic impact over 20 years
- A return of more than \$218 million in tax revenue to the city
- Commitment to creating an amazing experience for visitors
- Assembled a first-class team of experts to do something that hasn't been done before in Chicago



Proposed Changes to Aon Center

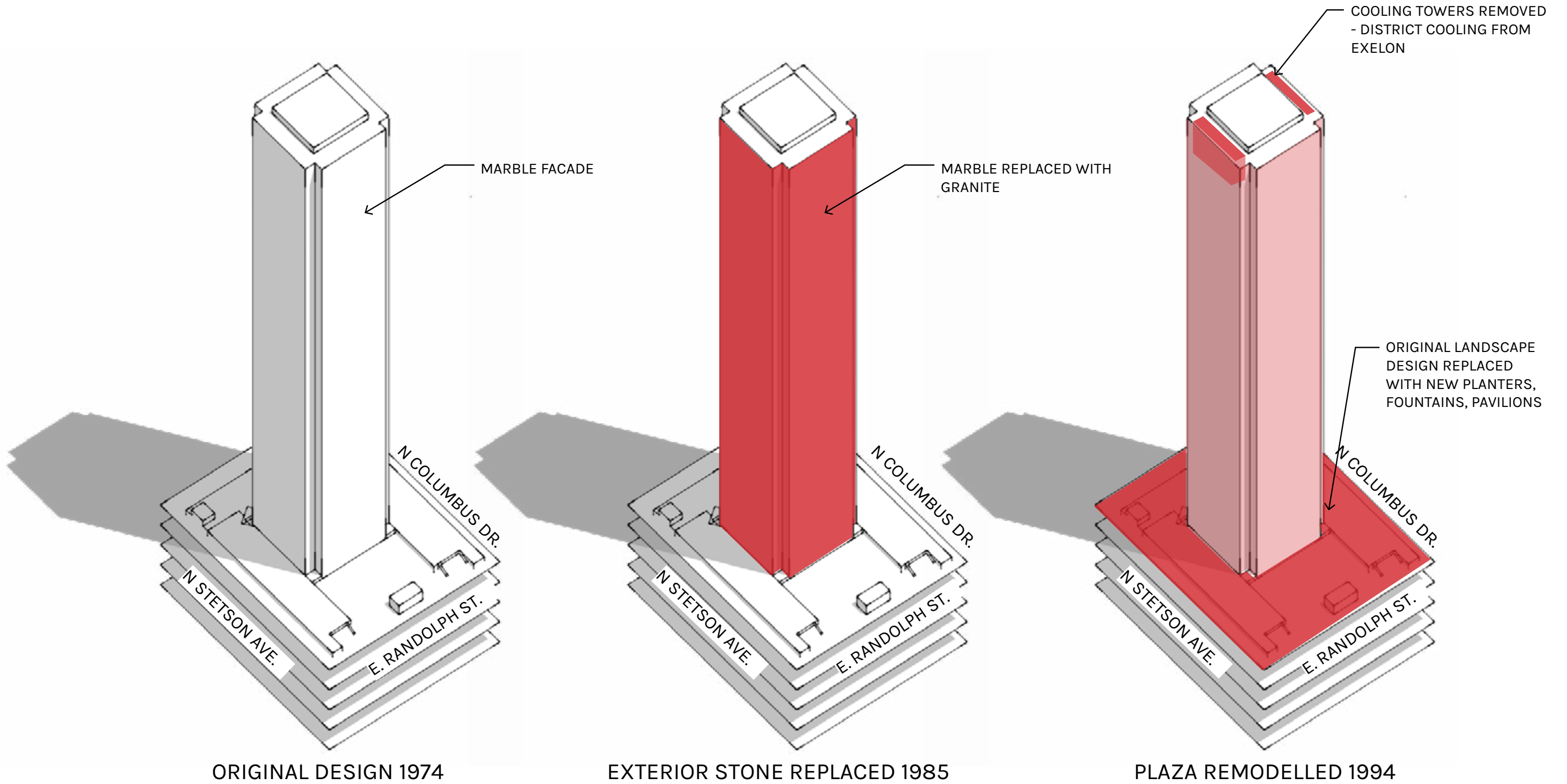
MARTIN F. WOLF, FAIA
Design Principal, SCB





TYPICAL PLAN





Building Modifications Since Original Construction

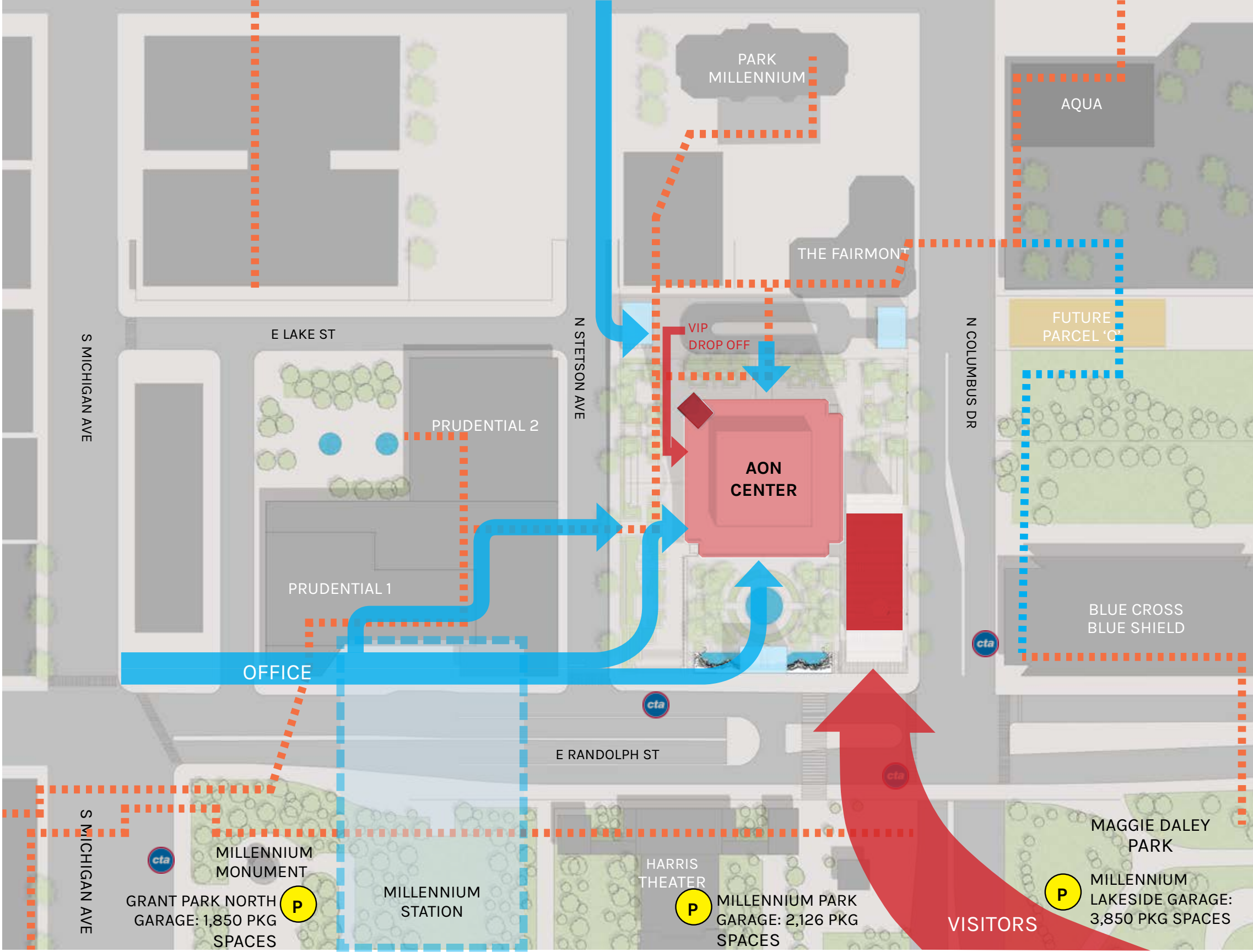
Transformation of Area Around Aon Center 1974-2018









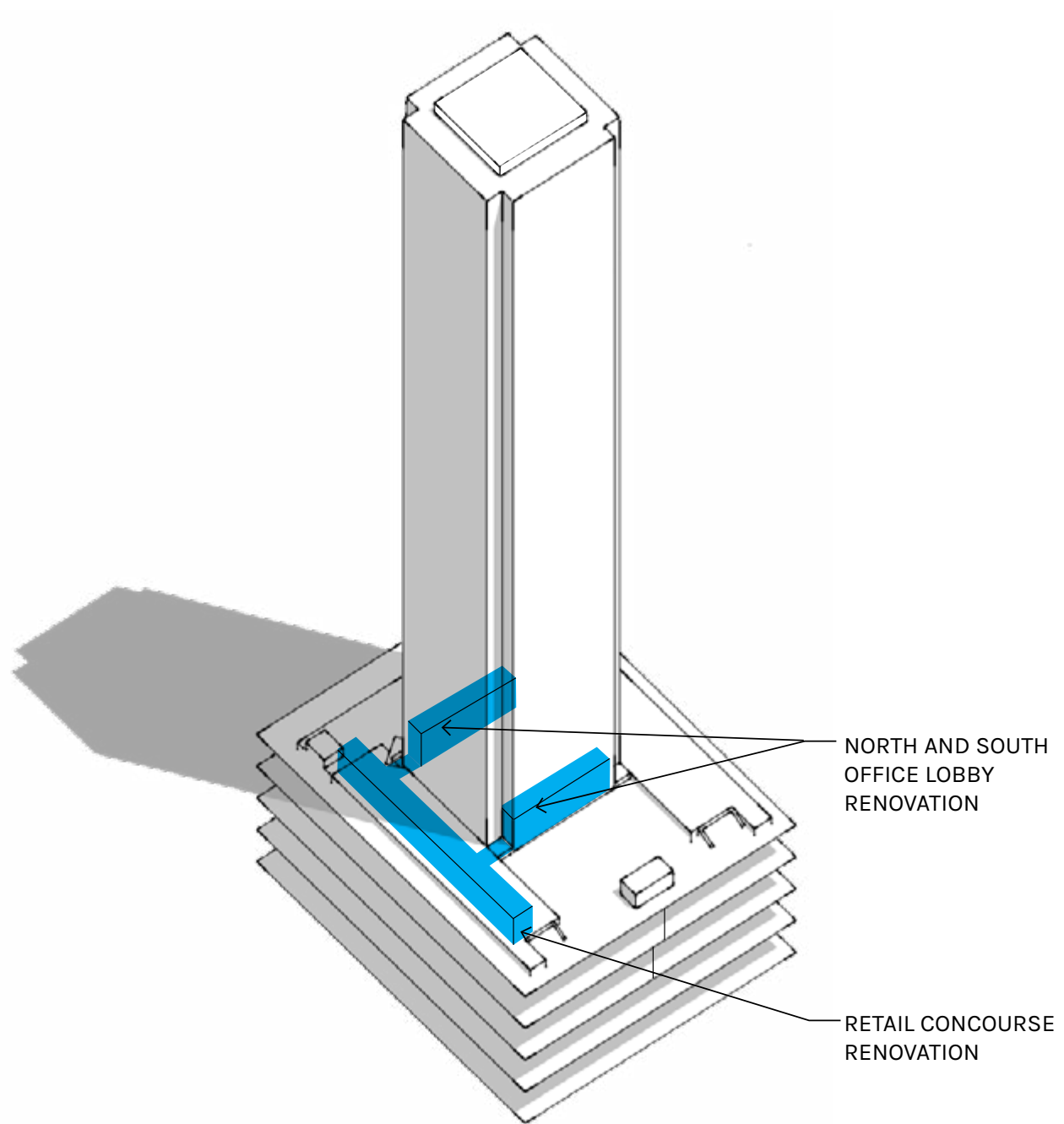
55M: Total Tourism for Chicago

*2017 Numbers from Choose Chicago

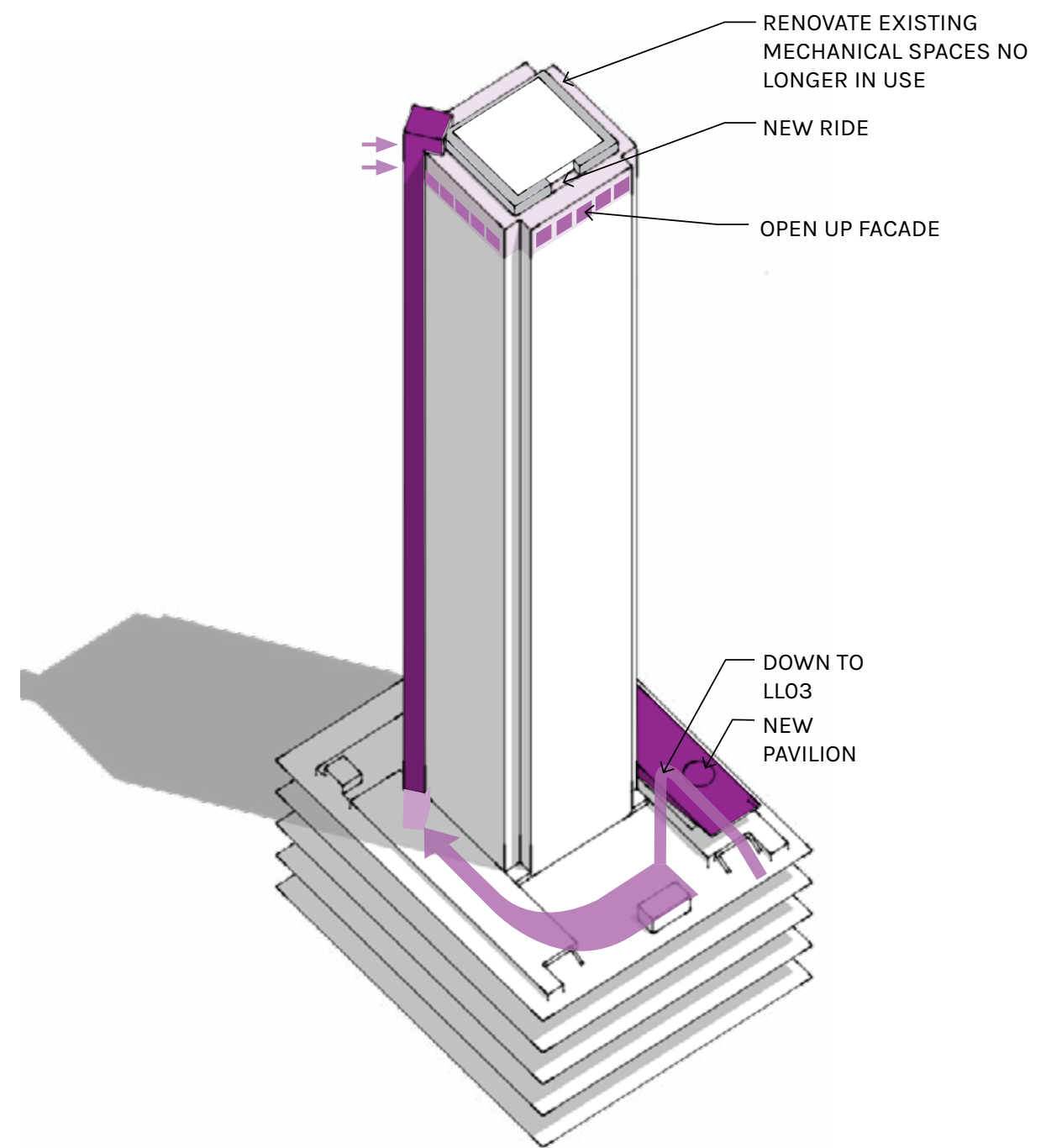


7,825 Parking Spaces Total

-  BUS STOP
-  PUBLIC PARKING 7,825 PARKING SPACES TOTAL
-  PEDWAY
-  FUTURE PEDWAY

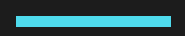


EXISTING BUILDING AND SITE 2018

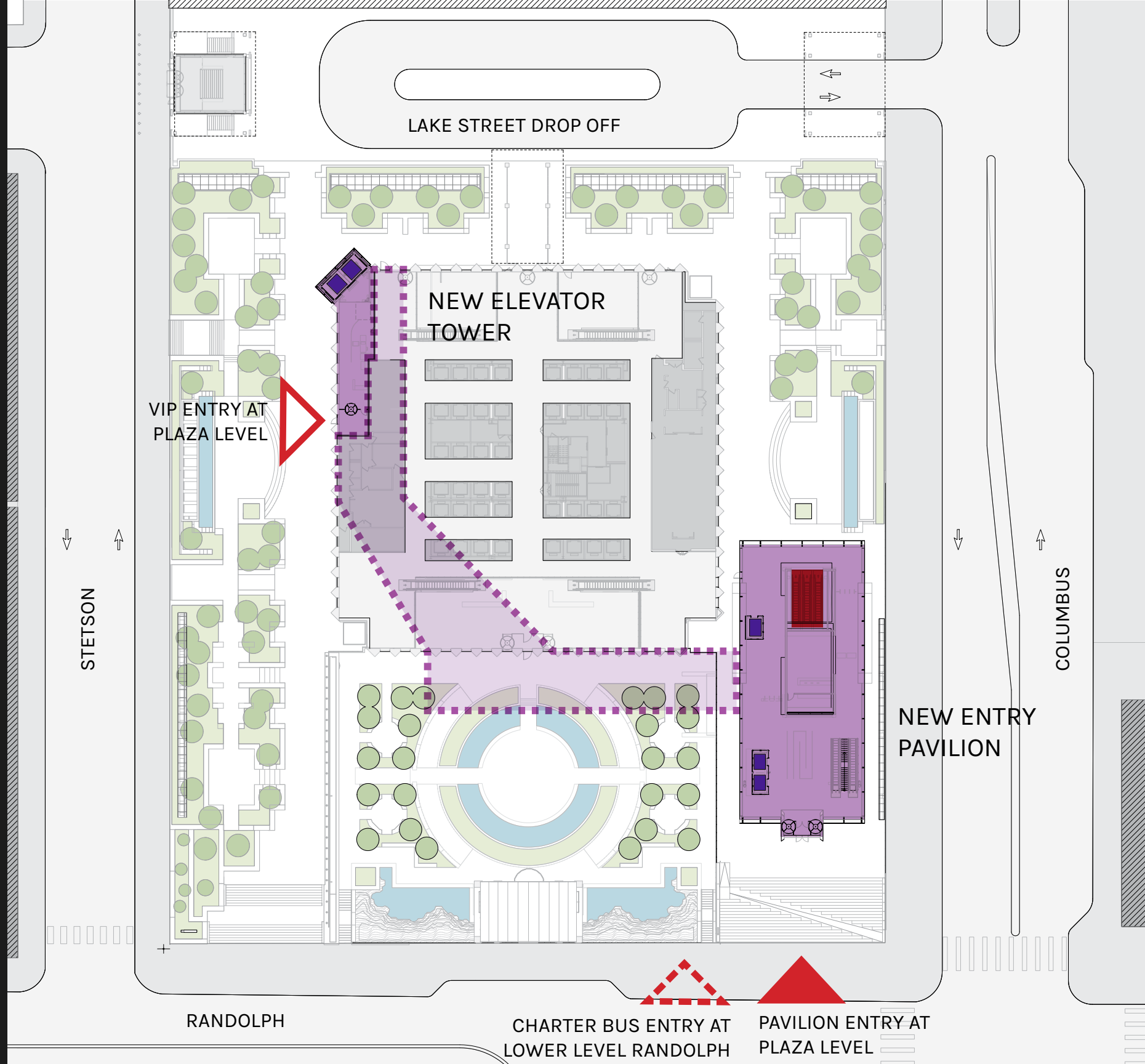


PLANNED EXTERNAL RENOVATIONS

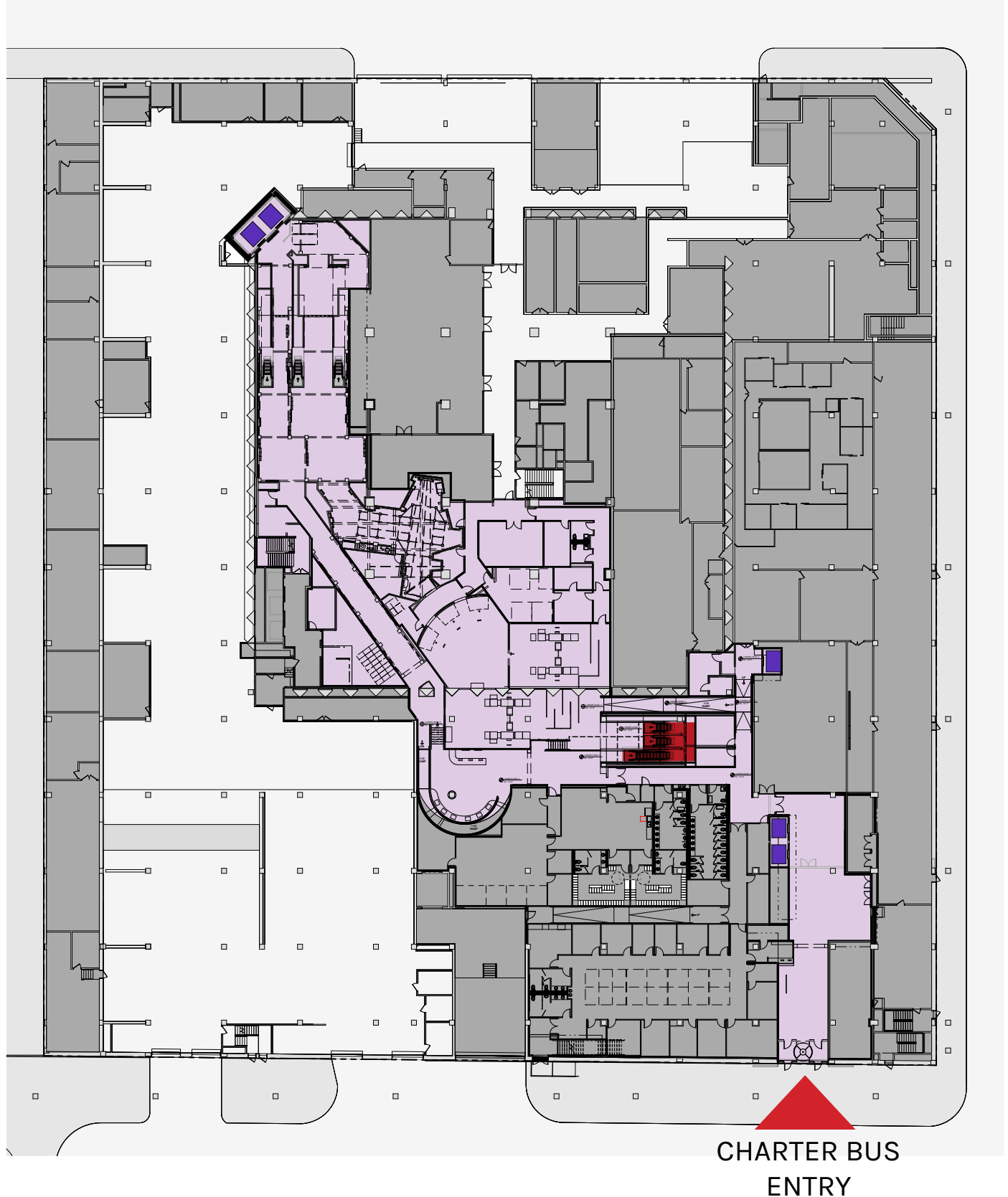
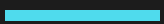
New and Proposed Building Modifications



Plaza Level Plan



Lower Level 3 Plan

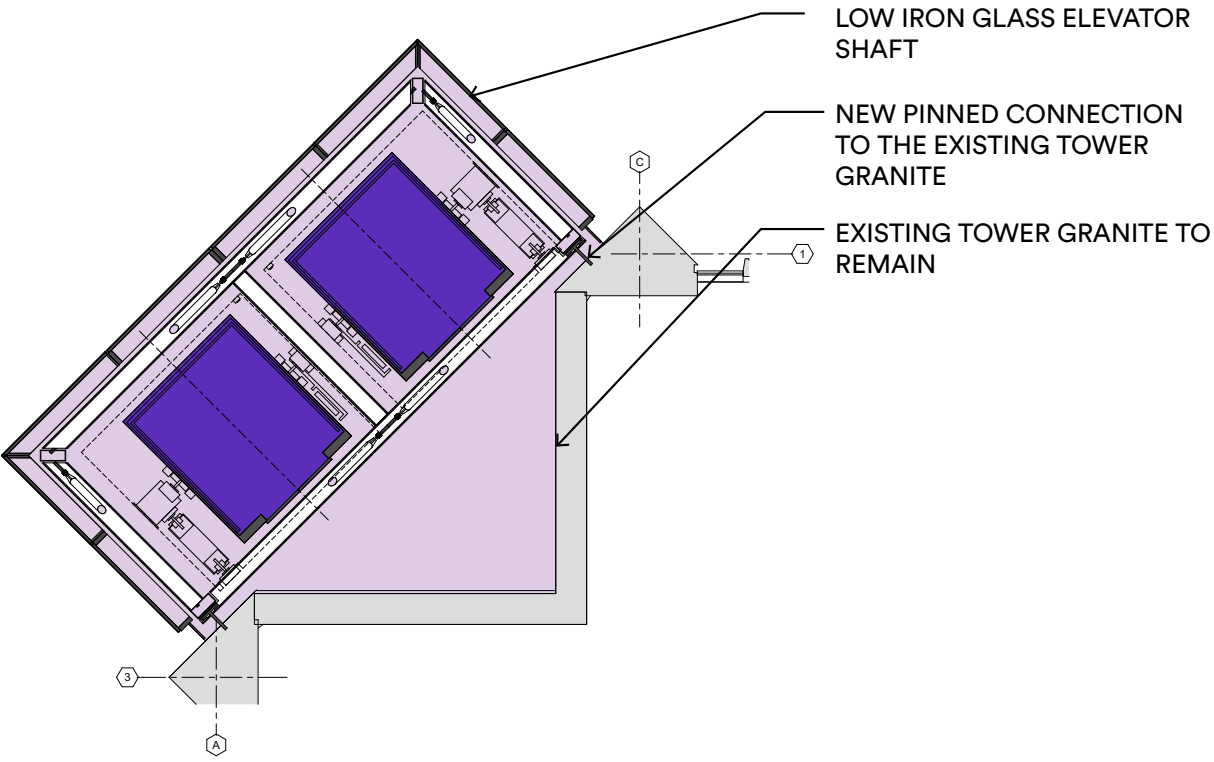
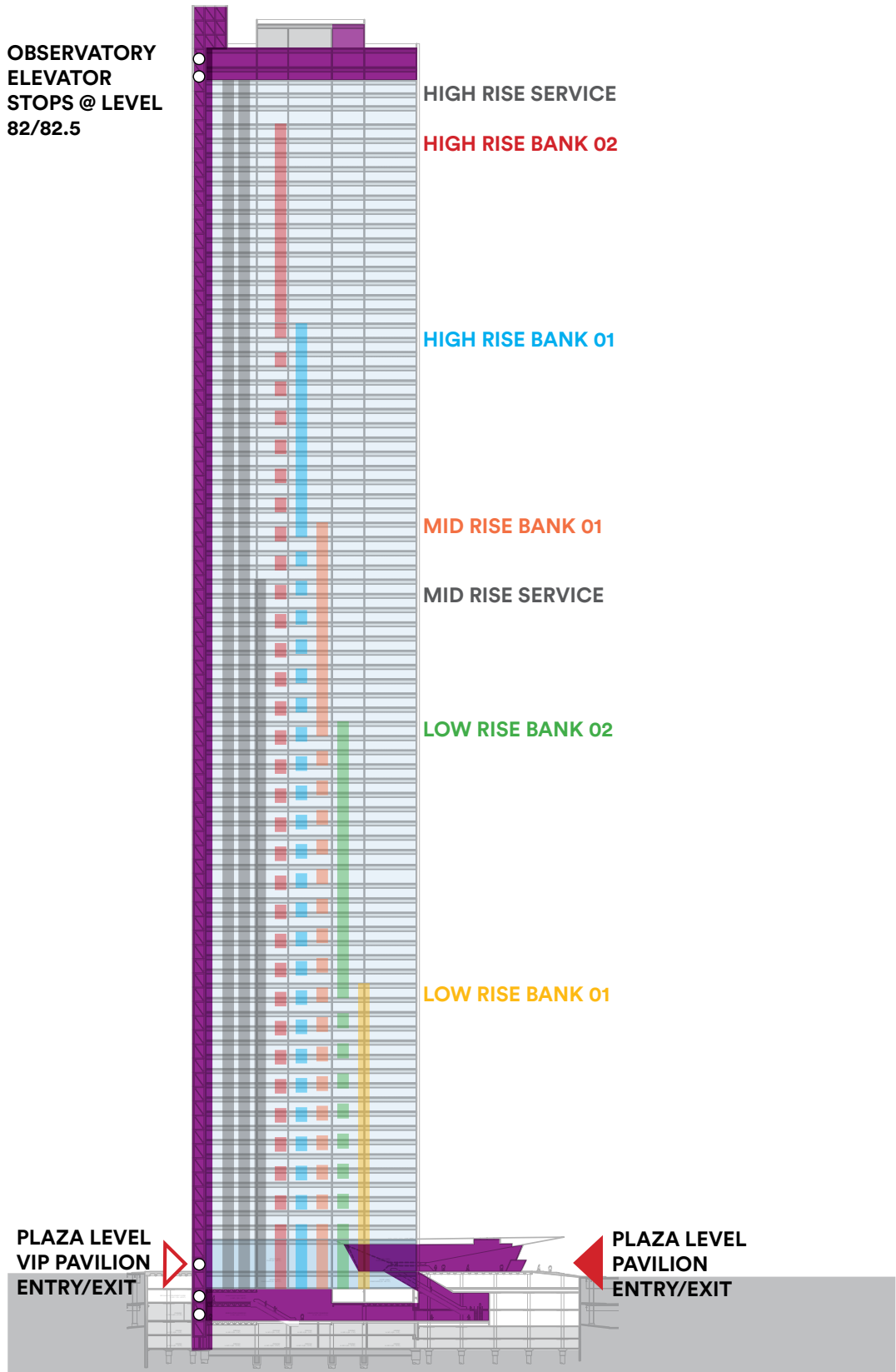




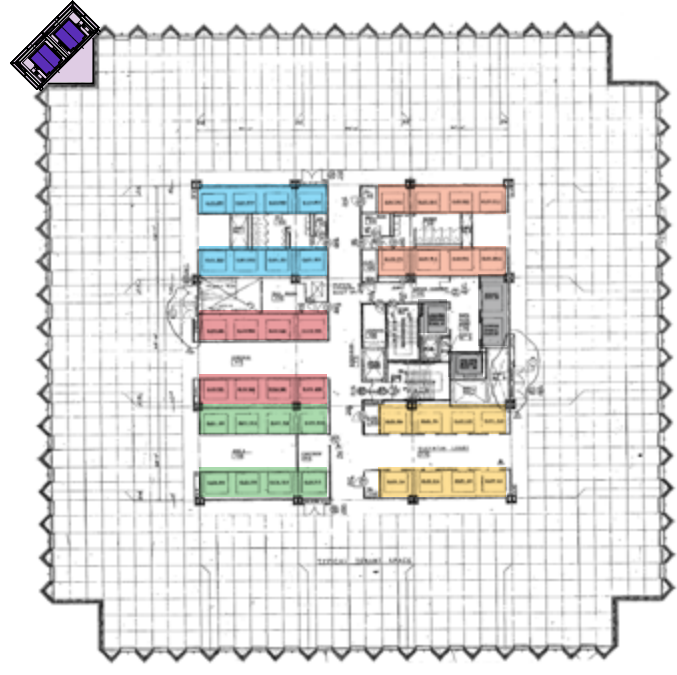
AON CENTER OBSERVATORY

LOWEST LEVEL RANDOLPH

Observatory Elevators



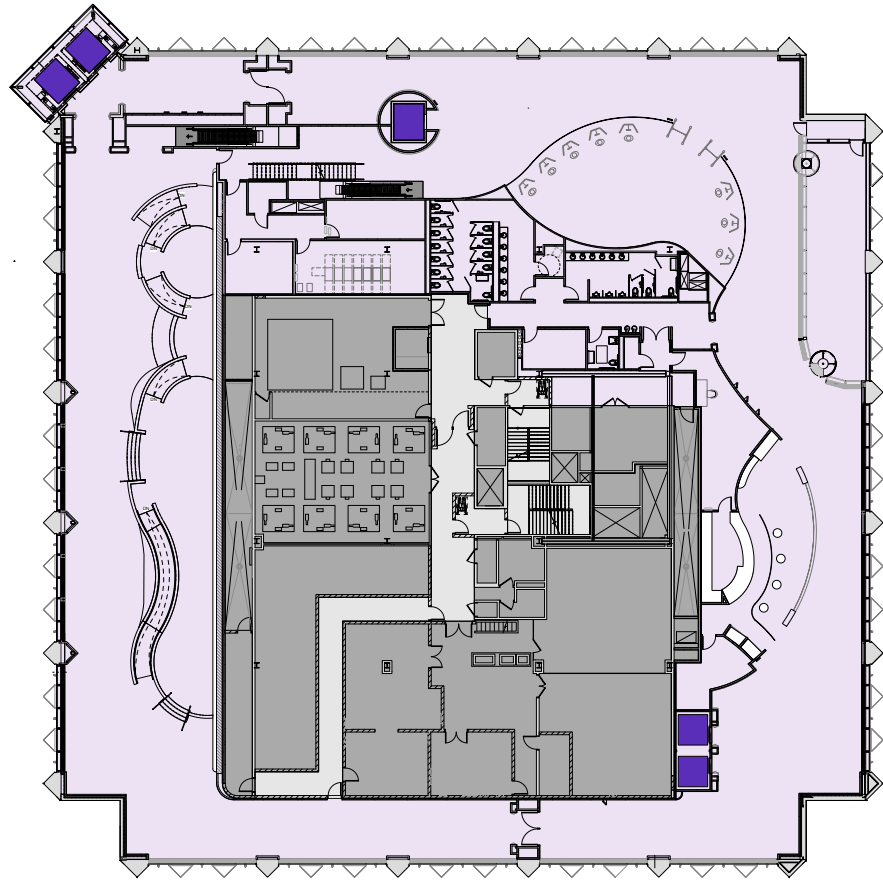
OBSERVATORY ELEVATOR PLAN



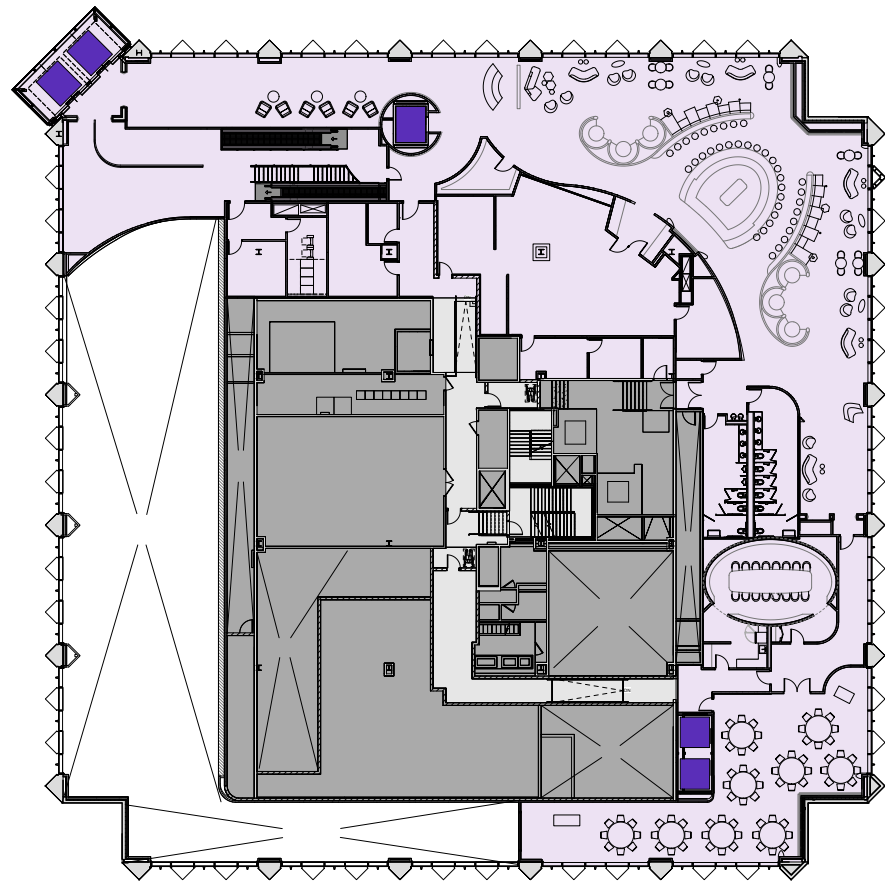
TYPICAL PLAN



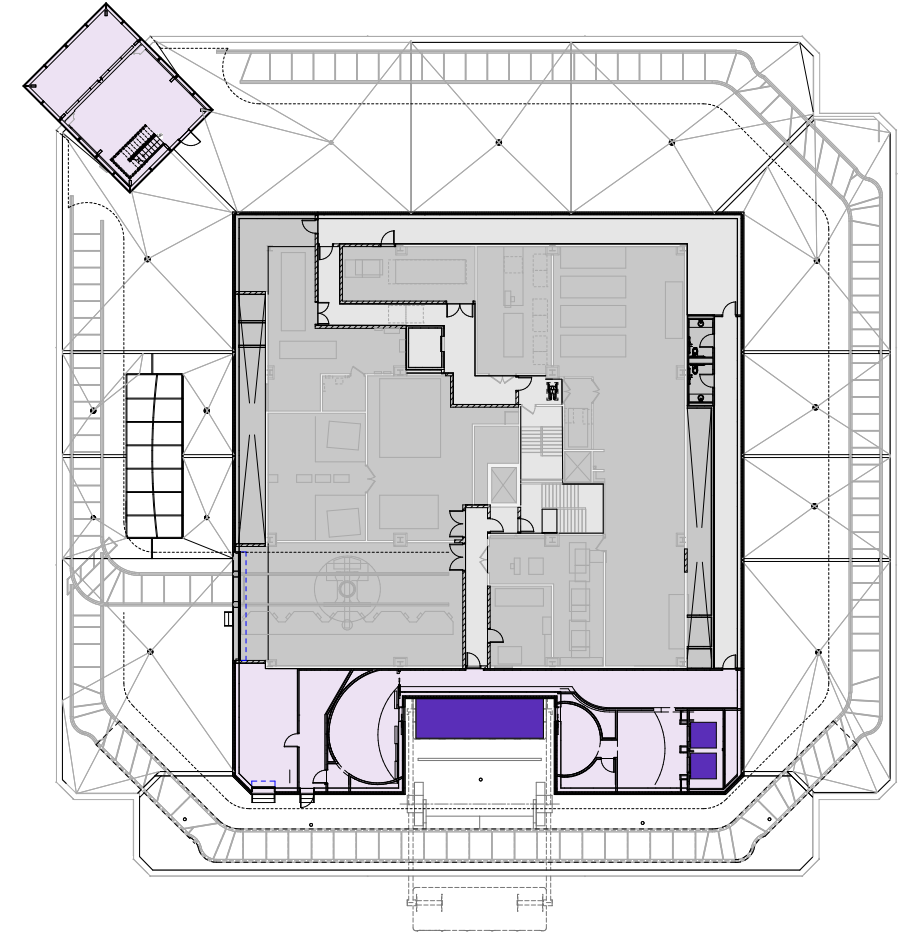




Level 82 Plan



Level 82.5 Plan



Level 83 Plan







FUTURE
VENUE

AON
CENTER
OBSERVATORY



FUTURE
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Observatory Experience

PHIL HETTEMA

President, The Hettema Group





AON CENTER OBSERVATORY
BOX OFFICE



















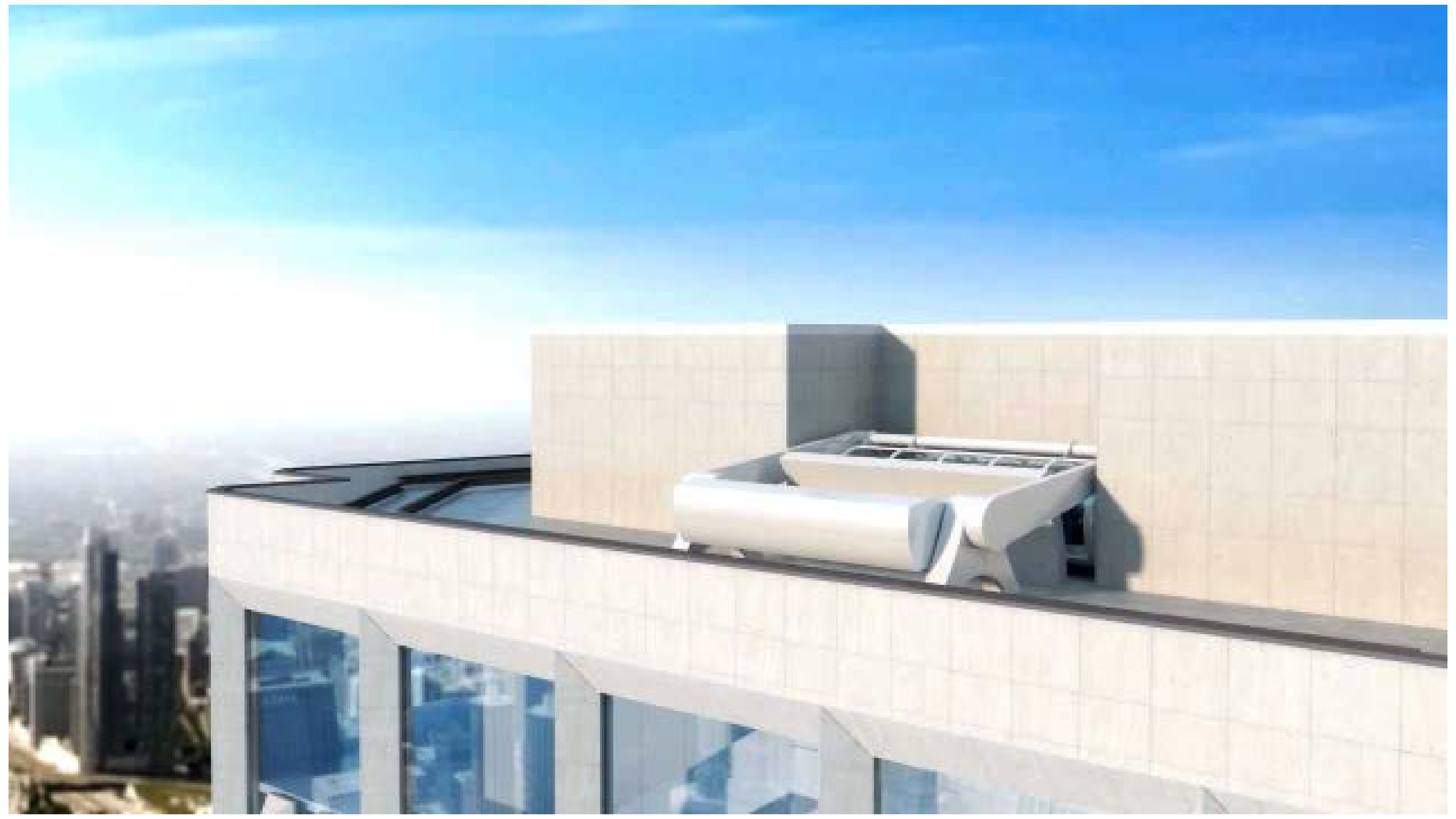




SKY SUMMIT

SKY CAFE





SKY SUMMIT

SKY CAFE







ULTRAFLIGHT

ULTRAFLIGHT

EXIT







ULTRAFLIGHT

EXIT



Aon Center Observatory Experience



Traffic Impact & Improvements

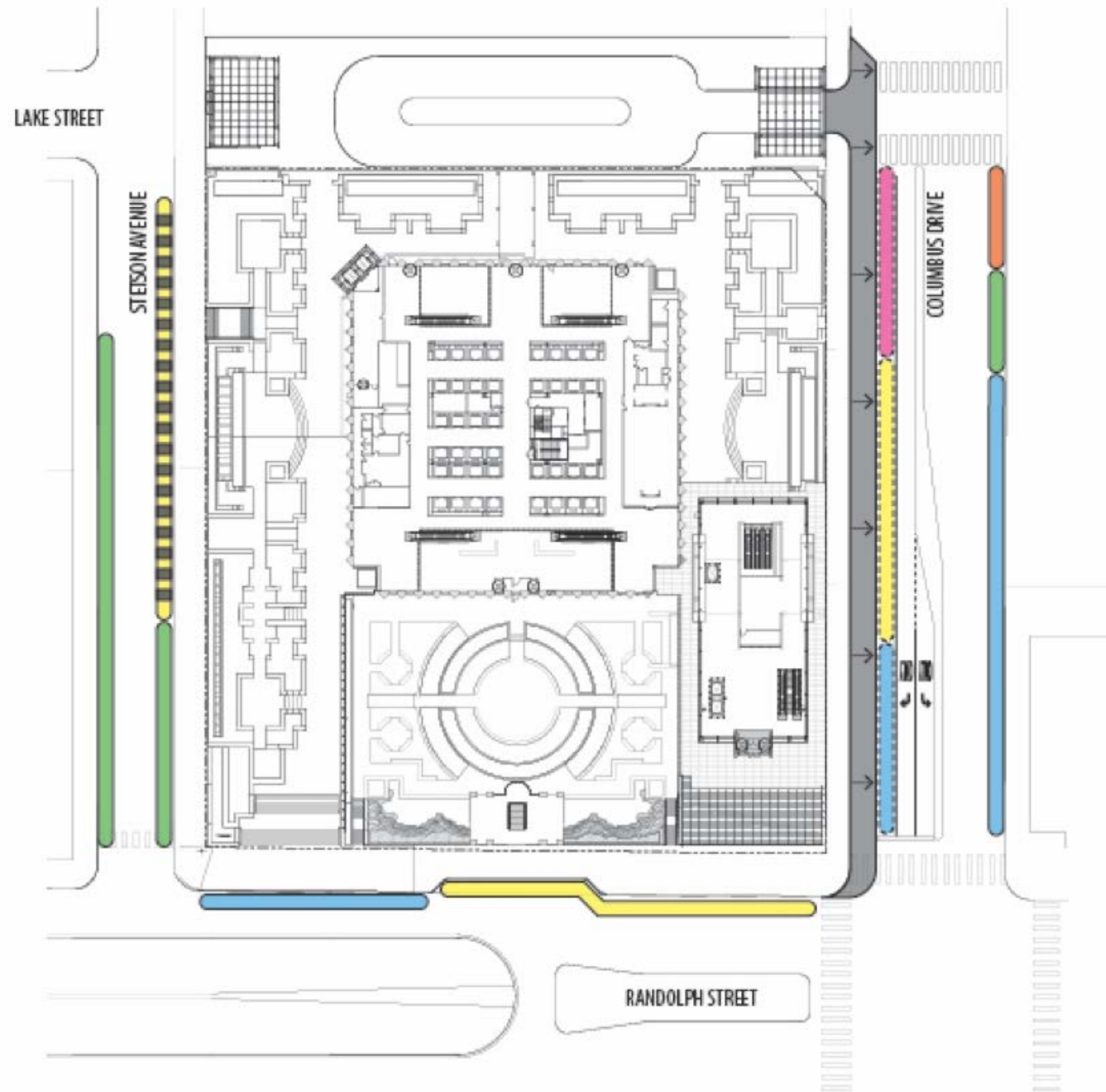
PETER LEMMON

Senior Transportation
Engineer, Kimley-Horn

Multi-level Transportation Access

UPPER LEVEL

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



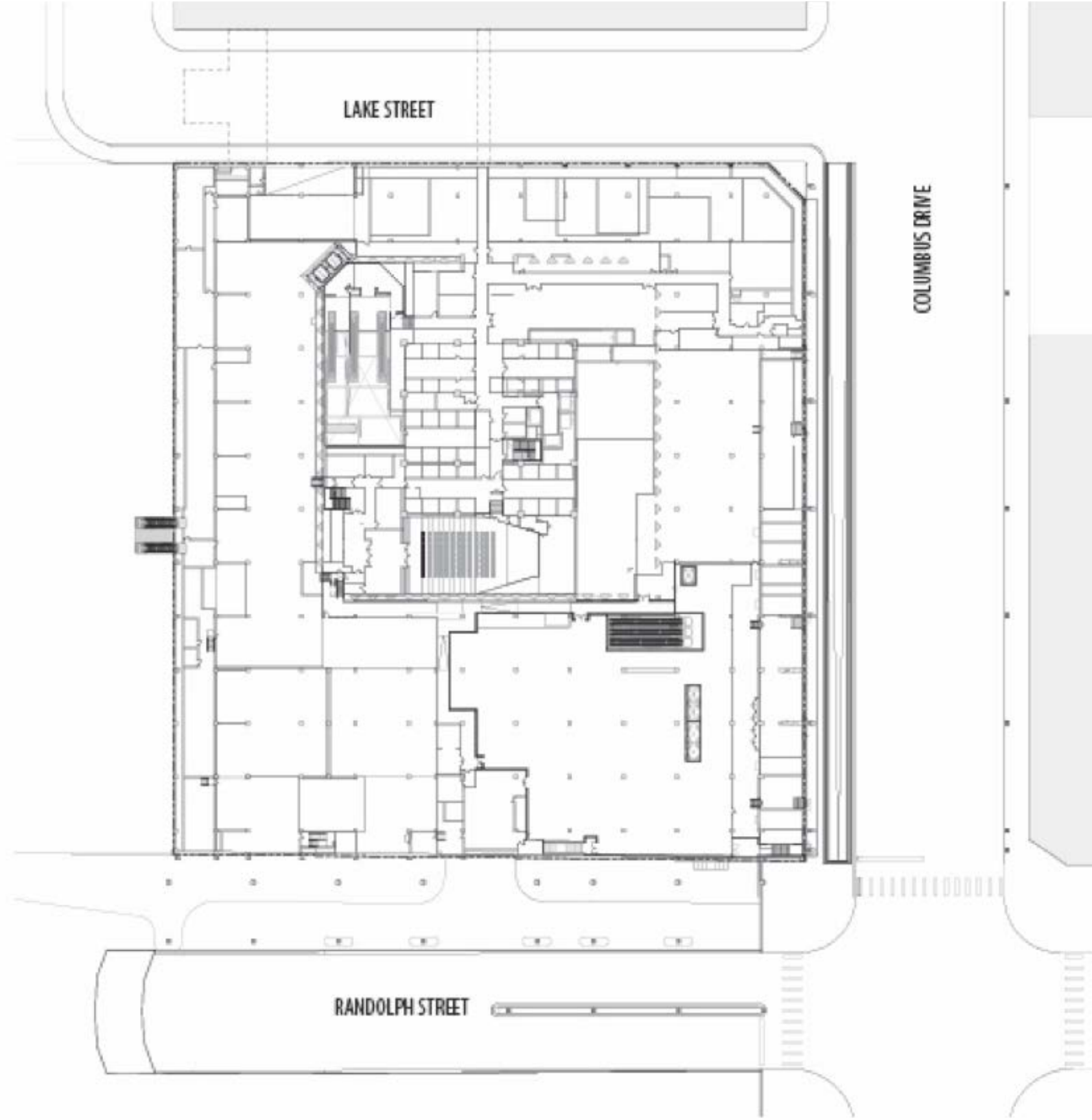
LEGEND

- 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)



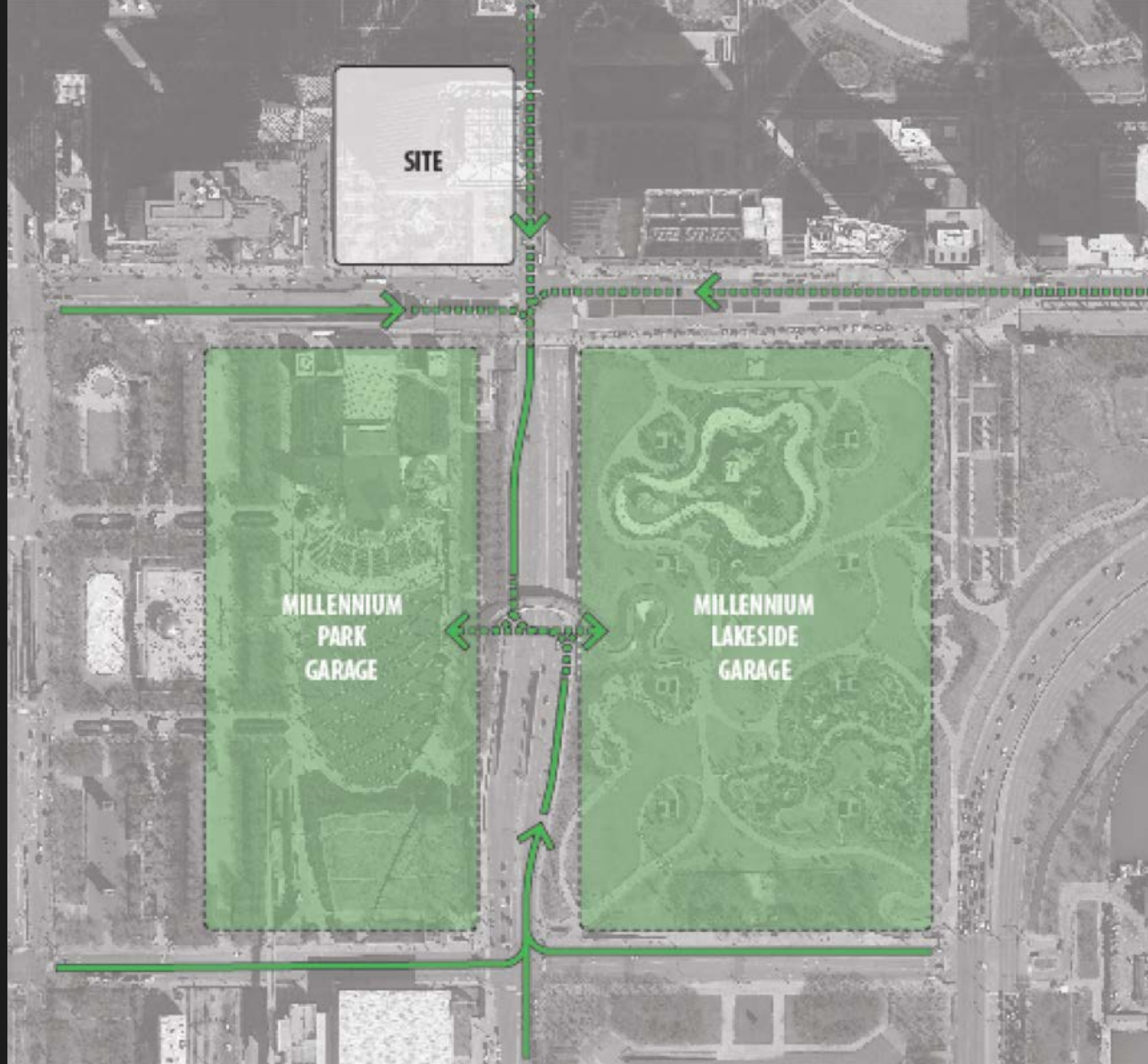
LEGEND

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-  Taxi Stand




Multi-level Transportation Access



INTERMEDIATE LEVEL
— Parking (off-site)



LEGEND

-  Site
-  Off-site Parking
-  Parking Access Routes








Multi-level Transportation Access

SUB LEVEL

- School/charter bus
- Parking



LEGEND

-  CTA Bus Stop
-  Tour Bus Stop
-  Taxi/TNC Loading Area
-  School/Charter Bus loading Area
-  Metered Parking
-  Food Truck Stand
-  Taxi Stand

Traffic Study Highlights

KEY ASSUMPTIONS AND FACTORS

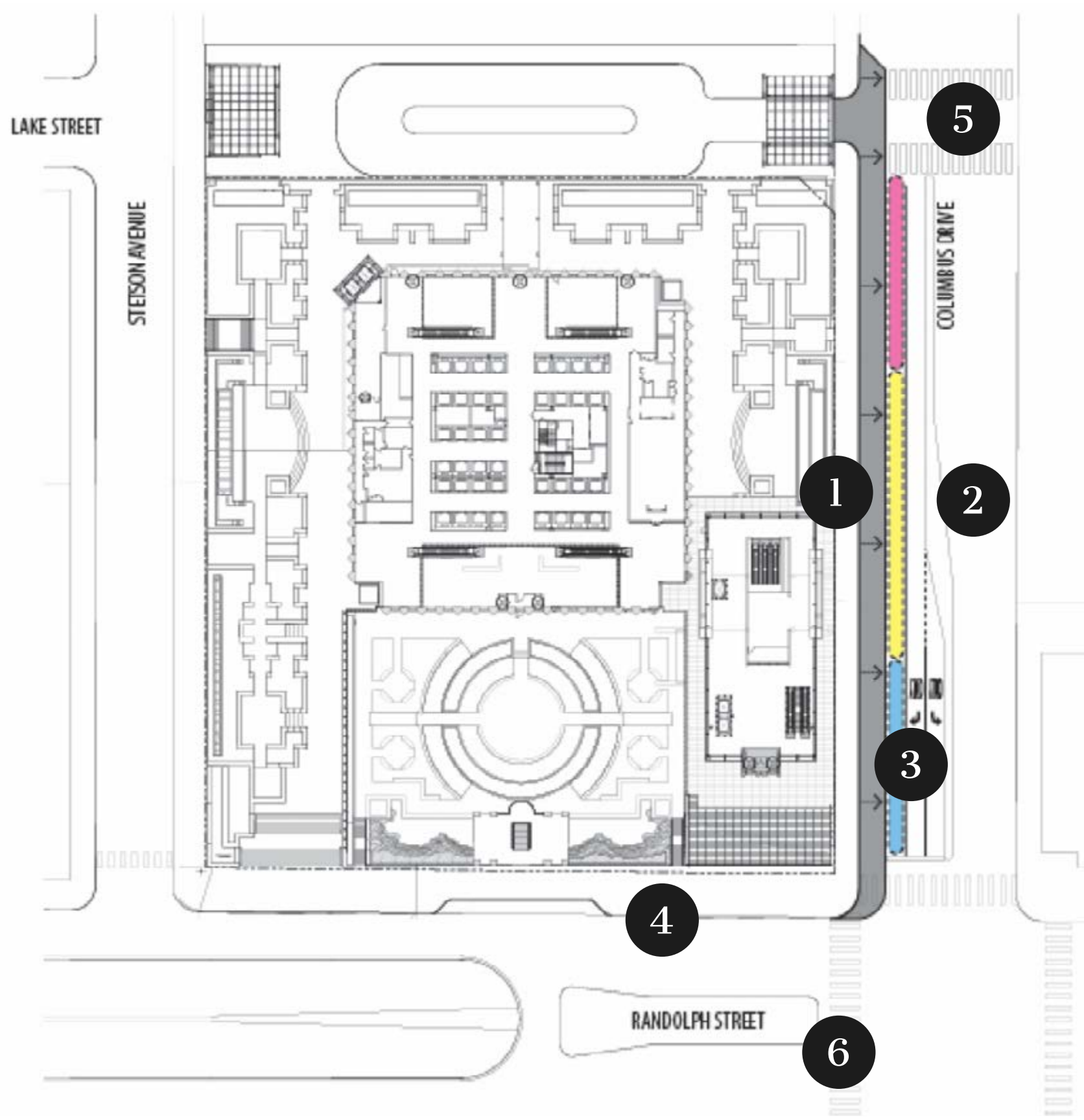
- High-end attendance projection
 - » 2 million observatory
 - » 1 million venue with 40% shared trips
- All new traffic (no reduction applied for people already at Millennium Park)
- Incorporate seasonal and day-of-week factors
 - » July (peak month)
 - » Thursday PM
 - » Friday midday & PM
 - » Saturday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

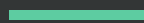
MODE SHARE CHARACTERISTICS

- | | |
|------------------|------------|
| — Auto | 40% |
| — Walk & transit | 40% |
| — Taxi & TNC | 14% |
| — Coach bus | 6% |

Recommendations

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





AonCenterObservatory.com