

Site and Building Dimensions



September 16, 2021


Craig Huffman
MetroEdge
500 West Madison Street
Suite 1000
Chicago, Illinois 60661

Re: **1555 West Hastings Street – Data Center**

Dear Mr. Huffman:

In response to your recent request as to the ability to establish a data center, the subject parcel is located within subarea 16 of Planned Development 30 (PD 30). That subarea allows for district support facilities, of which, a data center would be classified. In addition, a project at this location would be subject to the setback requirements found in Statement Nine of PD 30; the site plan review criteria of Statement 10; and, the Bulk Table, for purposes of calculating floor area and land coverage. At such time that further details related to height, parking, etc are prepared we may have further comments which will need to be addressed. Finally, any submission for zoning review for property located in PD 30 is subject to the authorization criteria found in Statement Three of PD 30.

Sincerely,


Patrick Murphey
Zoning Administrator

ZONING CODE ANALYSIS

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1555 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

Planned Development (PD) Zoning Code Analysis

Primary Project Address: 1955 West Hastings Street, Chicago, IL 60608		Date: August 15, 2022
Applicant Name and Firm: IMD + MetroEdge		
Attorney Name and Firm: Carol Stubblied, Langdon Neal /Neal & Leroy, LLC		
PD Threshold	Site Plan Review and Approval	<input type="checkbox"/> Mandatory <input type="checkbox"/> Elective
Ward: 28, Ald Erwin	Planning Region	West
Est'd Project Cost:	Est'd Perm/Const Jobs:	/

Existing Zoning/ Existing Conditions	Proposed Zoning / Code Requirement	Proposed Project	Waiver Req? (Y/N)
Zoning District	PD30, Subarea 16		
Net Site Area	85,746 SQFT 1.968 ACRES		
Uses (include all proposed)	Data Center - approximately 184,720 SF		
Residential Units (total)	N/A		
• Efficiencies (# & %)	N/A		
• One-Bedroom (# & %)	N/A		
• Two-Bedroom (# & %)	N/A		
• Three-Bedroom (# & %)	N/A		
Minimum Lot Area/Unit	NA		
ARO Units	NA		
Retail Square Feet	NA		
Office Square Feet	NA		
	17-10-0207-U Parking Group U.	30 Spaces = 21 standard spaces 7 electric 2 ADA	
Accessory Parking	Min. C2-.5 (Note for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.33 spaces per 1,000 square feet) = 18 spaces 85,746 (Lot Area) X .2 = 17,149.2 sf 184,720 (building sf) - 171,418 (lot area x2) = 13,228 13,228 / 1000 = 13.228 X 1.33 = (17.59) 18 spaces Max C2.3 1 space / 4 employees = 71 FTE = 18 spaces		
Non-Accessory Parking	NA		

Planned Development (PD) Zoning Code Analysis

Bicycle Parking		
Loading Berths (# & size)		(1) Loading dock -34' x 64'
TSL Elements		
Maximum Base FAR	Sub-area 16: 3.20	
NDF Bonus FAR		
Front Setback	Hastings: 10'-0" Damen: 10'-0"	Hastings: 10'-0" Damen: 10'-0"
Side Setback (West)	N/A	Lot Line: 45'-0"
Side Setback (East)	14' Street, n/a	49'-9"
Rear Setback		
Height		135'-0"
# of Stories		5
Open Space		
Sustainable Feature(s)		
Landmark Elements		N/A

Zoning Code Analysis Form, Rev. 2/27/2020

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Project narrative, including reasoning behind design and programming (and any details of associated studies conducted to help you land on this proposal) along with history of public process prior to PPD intake meeting

Project Narrative

Metro Edge Development Partners, the firm leading this development, is a Chicago-based commercial real estate firm and minority business enterprise (“MBE”) that was founded with the intention of building data centers in underserved urban locations. These infill locations are typically overlooked by traditional institutional owners but offer a unique opportunity to facilitate meaningful change in a community with a thoughtful, integrated development that can also leverage Metro Edge’s social impact programs of workforce training and digital access.

A prime example of this investment strategy is our planned development of a high-performance data center on a 1.97-acre vacant land parcel located within the Illinois Medical District of Chicago (“IMD”), the second largest medical district in the country serving over 80,000 visitors daily, including 29,000 employees. A healthcare-anchored data center in the IMD can positively impact low-income and medically vulnerable communities on the West Side of Chicago while addressing the urgent need for many of the IMD’s anchor healthcare institutions to upgrade their outdated data center infrastructure.

In early 2020, Metro Edge began a competitive approval process to control the site through a ground lease with IMD. After months of presentations and meetings, in November 2020, the IMD’s Board of Commissioners unanimously approved Metro Edge’s proposal to develop a state-of-the-art data center. In November 2021, Metro Edge and the IMD executed a 75-year ground lease (with a 25-yr option) for the site that includes exclusivity to build and operate a data center in the IMD.

Another important consideration for awarding the site to Metro Edge was our multifaceted social impact program designed to address the inequities in underserved communities by providing data center employment opportunities and higher quality Wi-Fi options for employees and visitors to the IMD. These programs are provided through Metro Edge Connect and Metro Edge Work, as described within the application. The training program alone, through Metro Edge Work, is anticipated to initially graduate over 15 alumni per year that will go on to work in data centers around the country. When combined with the 56 FTEs that are expected to work at the subject project upon stabilization, our combined initiatives are anticipated to generate over 71 FTEs.

The subject site is an ideal data center location given its proximity to healthcare, technology, education, and life science organizations within the IMD and downtown Chicago. Our site also possesses the utilities, fiber, and power required for a world class data center. The business plan includes targeting a mix of wholesale and retail colocation users with a focus on healthcare providers, educational institutions and companies operating in and around the IMD.

The IMD has required that Metro Edge not design a standard industrial building for data storage but rather a data center with unique attributes to attract tenants, reflect the IMD’s neighborhood modernization plan and improve the surrounding community. Metro Edge has spent significant time, energy, and capital to ensure these high standards are exceeded. Corgan, the number one ranked data center architect in the country, has led the design team with the support of experienced engineers to collaborate with the IMD.

Data center experts and prospective tenants agree that the Metro Edge facility is the best designed data center in the City of Chicago and would be considered among the top in the country.

Hospitals have unique needs related to data centers given the enormous amount of data that now must be digitally stored as a condition of the American Recovery and Reinvestment Act (“ARRA”) that became effective as of January 1, 2014. The ARRA now requires that all public and private healthcare providers adopt and demonstrate meaningful use of electronic medical records (“EMR”) to maintain existing reimbursement funding levels from the federal government. The EMR requirement has incentivized healthcare institutions to invest in digital infrastructure such as data centers. The COVID-19 pandemic has caused significant financial losses for many healthcare institutions while also pressing the need for new technology solutions to support the increasing demands of telemedicine including the need to virtually collect and analyze large amounts of patient data.

Metro Edge is working to execute leases totaling over 8 megawatts (40% of overall capacity) based on existing letters of intent (LOIs) with Cytera Technologies (NASDAQ: CYXT), Rush University Health Systems, University of Illinois Health Systems and Aunt Martha’s Health and Wellness. Metro Edge will also have the highest levels of physical and cyber security by integrating an innovative building design, biometric identity control, security staffing, and disaster recovery systems.

As a small business undertaking one of the largest developments in Chicago this year, Metro Edge needed to assemble a best-in-class team of experts in the data center industry. Given our extensive real estate experience and relationship network, we have partnered with the top construction, design, leasing and engineering companies in the business. The development team includes:

- **Clune Construction, Power Construction and Ujamaa Construction (MBE)**, industry-leading construction companies with extensive experience in Chicago and the IMD, will provide general contracting services.
- **T5 Data Centers (“T5”)**, a national leader in data center operations managing projects for Apple, Google and Microsoft, T5 will oversee the project’s predevelopment, construction and facilities management.
- **CBRE Data Center Solutions (“CBRE”)**, the largest data center service provider in the world, will lead leasing and financial modeling.
- **Corgan**, the top national architecture and design firm of data centers, will lead the architectural and design process.
- **kW Mission Critical Engineering**, a full-cycle engineering firm with experience across thousands of data center projects, will manage the mechanical and utility infrastructure.

Data centers are complex, capital-intensive developments that require significant investment to successfully launch a preleasing campaign and vertical construction. As a result, the industry is dominated by large, well-capitalized, public and private companies with highly specialized teams of experts. Metro Edge is a small, MBE firm overseeing the engineering, architectural, leasing, marketing and legal teams through the entitlement phase and the multi-dimensional process of securing leases, including marketing campaigns and preparing detailed building layouts, cost estimates and security programs for each prospective tenant.

We believe our development is a compelling project for the City of Chicago because it is a catalytic project in an underserved market, supporting critical healthcare initiatives, retaining major investment in Chicago,

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all owned and managed by an experienced MBE firm with a powerful social impact plan. With any significant approval delays, Metro Edge will have difficulty competing for tenants and it would hinder the entire project, which has already been negatively impacted by delays caused by COVID-19, supply chain issues, inflation, rising interest rates, and labor shortages.

Design and programming

The development plan for the project currently consists of constructing a 5-story, 184,720 square foot data center facility with up to 21 megawatts of power capacity. Development costs are projected to total approximately \$254 million funded in three phases over approximately four years. The development timeline is expected to consist of: (1) a pre-construction phase of 6 to 9 months; (2) a construction phase of 16 to 20 months to build the core and shell of the facility; and (3) two subsequent deployment phases based on customer demand. Metro Edge plans to commence construction by year-end 2022.

Upon completion, the north and west exterior walls of the building will primarily be composed of a metal panel system built in rhythms split by a spandrel glazing system and lighting design. Glazed curtain wall systems running from the ground level to the top floor will allow the corridors and stairs to give occupants views out towards the neighborhood and city. The south and east exterior walls of the building will be composed of precast panels with a brick stamped finish that will allow the architecture to respond and connect with the context in a smoother way. To create a more dynamic facade, vertical insets will be used the long exterior wall that wraps around the Data Halls. The materiality on these insets is coherent with a brick finish that provides an urban texture and pattern. The administrative portion of the building, on grade level will be composed of glazed curtain wall systems and aluminum storefront system to provide quality interior spaces for clients and employees in a working environment. The ground floor entrance is setback to allow for landscaping and an architectural element being cantilevered above on the prominent corner of Hastings and Damen.

Entry into the facility premises will be controlled via a monitored security system and associated access control. The first floor will contain ancillary office for data center customers, a dock for equipment loading, mechanical rooms for electrical equipment, and an equipment yard in the exterior of the property screened by an architectural pleating louver system. The Data Hall spaces serving colocation and wholesale customers will be located on floors two through five. Roof mounted mechanical systems will also be screened with an architecturally attractive louver system. Last, the west wall of the equipment yard will attract and stimulate an opportunity for community involvement for a changing artist mural, connecting back to the neighborhood.

History of public process prior to DPD intake meeting

The Illinois Medical District (IMD) requires prospective developers to complete a lengthy approval process with the district's staff and Board of Commissioners. Metro Edge received unanimous approval from the IMD's Board of Commissioners at each of the hearings across the approximately 8-month process. While many public companies, REITs and national developers have fallen short seeking approval, Metro Edge impressed the Board of Commissioners with its detailed plan to bring social impact to Chicago's West Side,

focus on W/MBE hiring, and its experienced leadership. Below is the full history of the public process prior to DPD Intake Meeting:

- **Spring 2020:** Metro Edge began informal discussions with IMD staff
- **Fall 2020:** Metro Edge presented to the IMD Board of Directors for initial review in September and then again in October for the "Use / Value" hearing
- **November 2020:** IMD's Board of Commissioners unanimously approved Metro Edge's proposal to develop a high-performance data center
- **February 2021:** IMD and Metro Edge sign term sheet for ground lease
- **November 2021:** Metro Edge and IMD signed a 75-yr ground lease (with a 25-yr option)
- **May 2022:** Metro Edge formally presents design to IMD
- **July 2022:** IMD reviews designs and encourages Metro Edge to schedule DPD intake meeting

Additional: Positive impacts the project will have on the community

In addition to a world class data center offering, community partners and potential tenants have been enthusiastic about supporting Metro Edge's innovative social impact program to address structural technology inequalities on the West Side of Chicago. Metro Edge has launched two initiatives to provide: (i) data center employment programs and (ii) more equitable access to high quality public Wi-Fi.

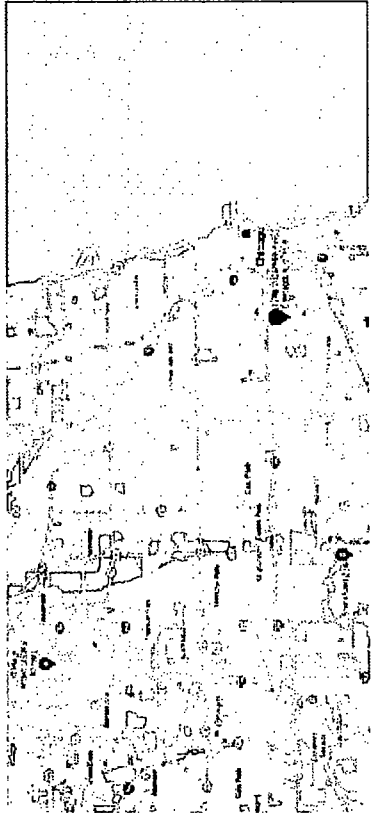
The first initiative, Metro Edge Work, has secured partnerships with TS Data Centers (a best-in-class data center operator) and local nonprofit partners to launch a program to increase data center related employment opportunities for West Side residents. The program will target a carefully screened group of local participants, selected from local community-based organizations, high schools, and local colleges, and will include classroom training and paid internships. TS has developed a customized curriculum for entry-level candidates interested in data center careers and Microsoft has offered to provide access to online educational and professional development programs.

The second initiative, Metro Edge Connect, will provide free, public, high-quality Wi-Fi in the IMD with a plan for future expansion to neighboring communities. Metro Edge Connect will partner with Intel and SWS Wireless, a leading cellular service firm that installs and manages networks in major sports arenas, government buildings, and public and private spaces nationwide. The initial deployment will include two locations inside the IMD.

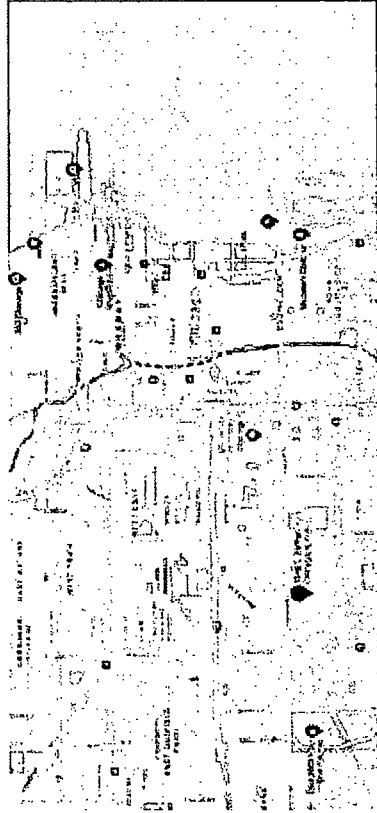
Additionally, Metro Edge's ground lease with the IMD also requires construction of the data center to meet the goal of at least 30% MBE and 10% WBE participation, with 10% of MBE and WBE participation completed by entities located in the community areas of Austin, Garfield Park, Humboldt Park, Lower/Near West Side, Lawndale, and West Town. Metro Edge and our development team have extensive experience with these programs and will meet or exceed these threshold requirements as part of our development.

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regional map

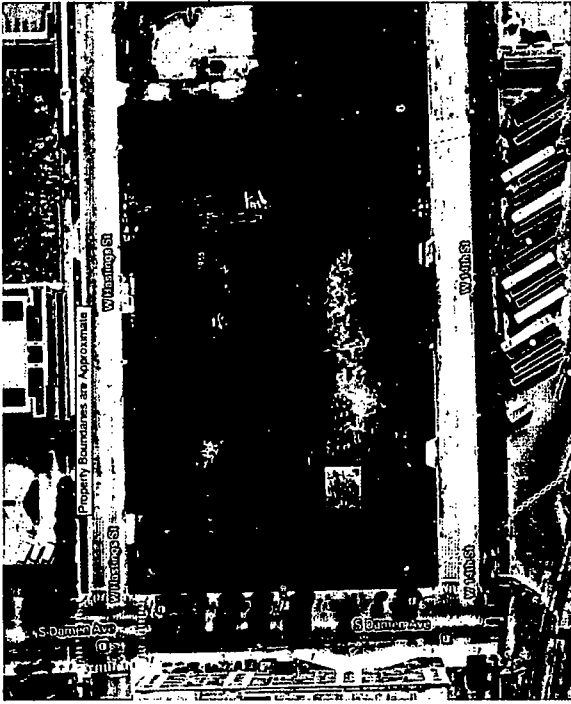


vicinity map



PROJECT LOCATION: NOT TO SCALE

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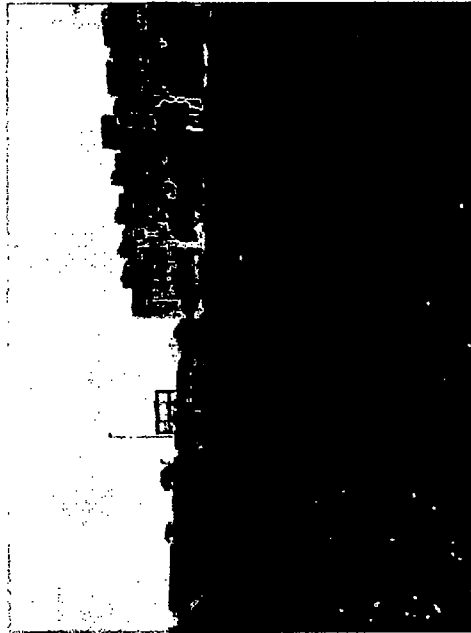
site location

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Eastern portion of property as viewed from the northeast.



Subject Property as viewed from the southeast.



Western portion of property as viewed from the south. Historical concrete foundation present.



Subject Property as viewed from the southwest.



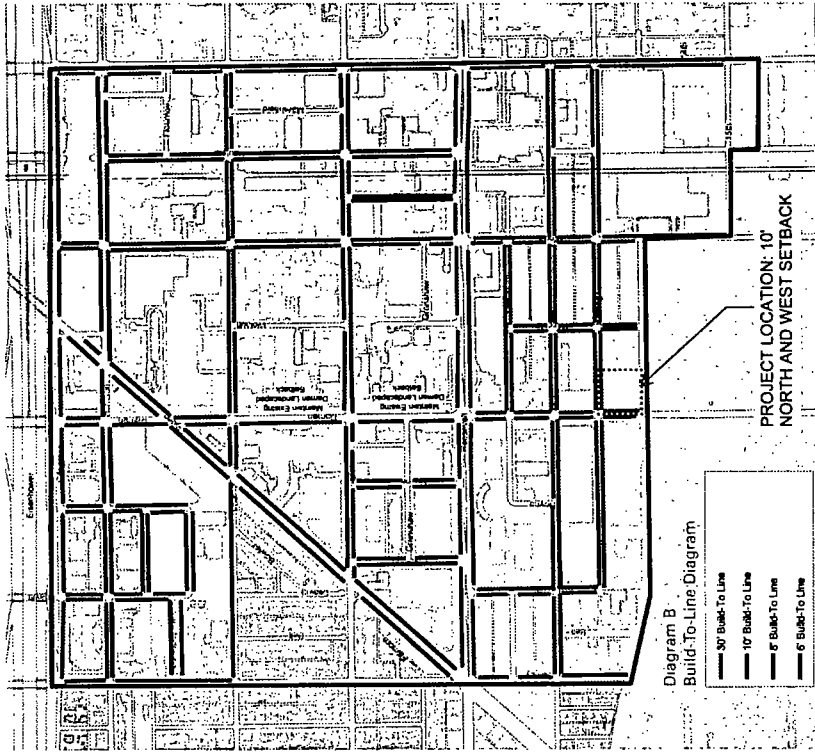
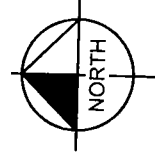
Eastern portion of property as viewed from the south.



Subject Property as viewed from the southeast.

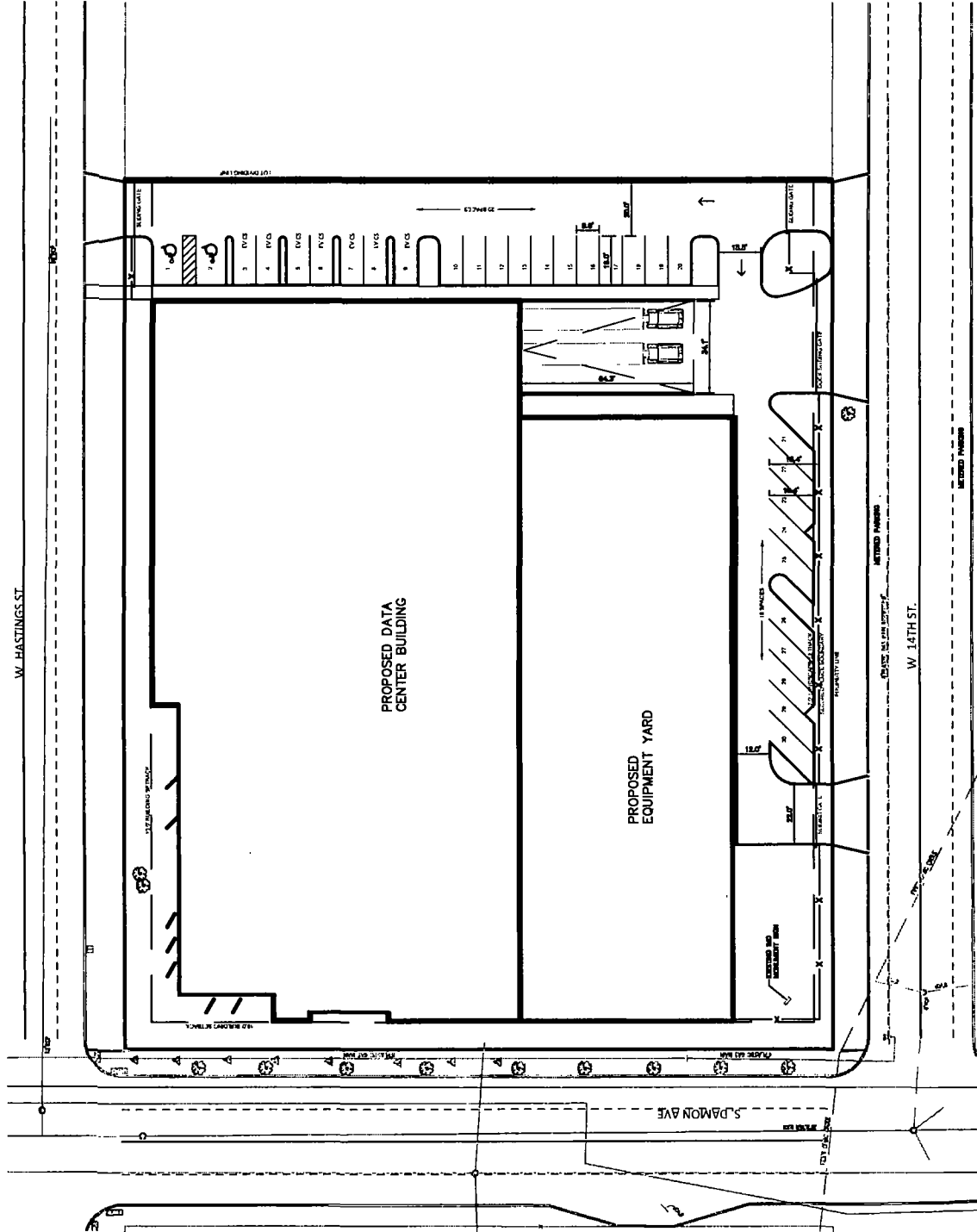
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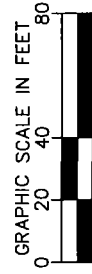
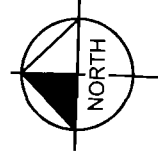


EXISTING SETBACK EXHIBIT: NOT TO SCALE

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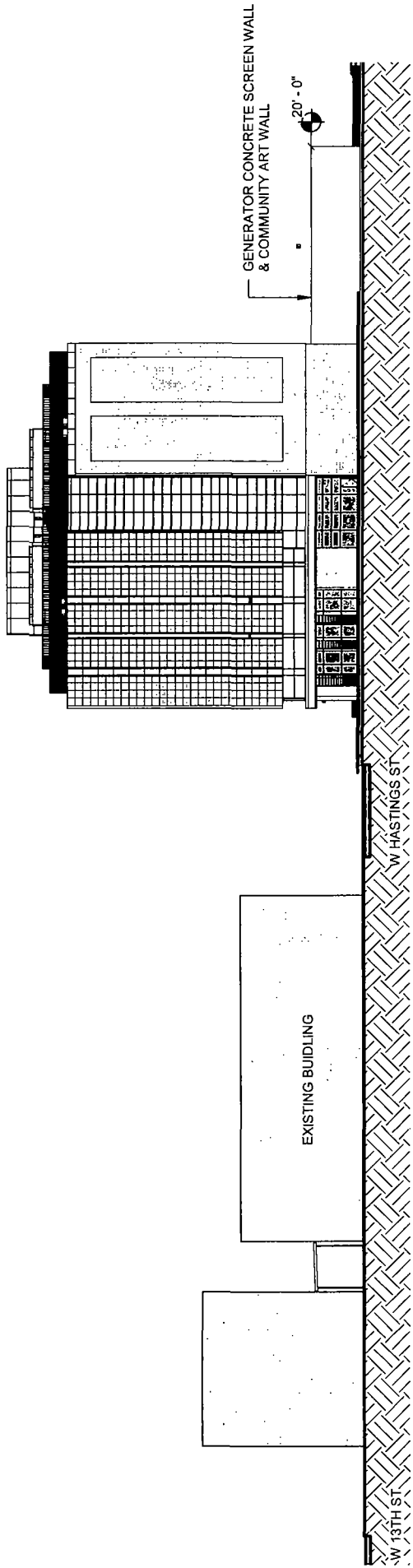


PARKING SUMMARY	
STANDARD PARKING SPACES PROVIDED	28 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	2 SPACES
TOTAL PARKING SPACES PROVIDED	30 SPACES

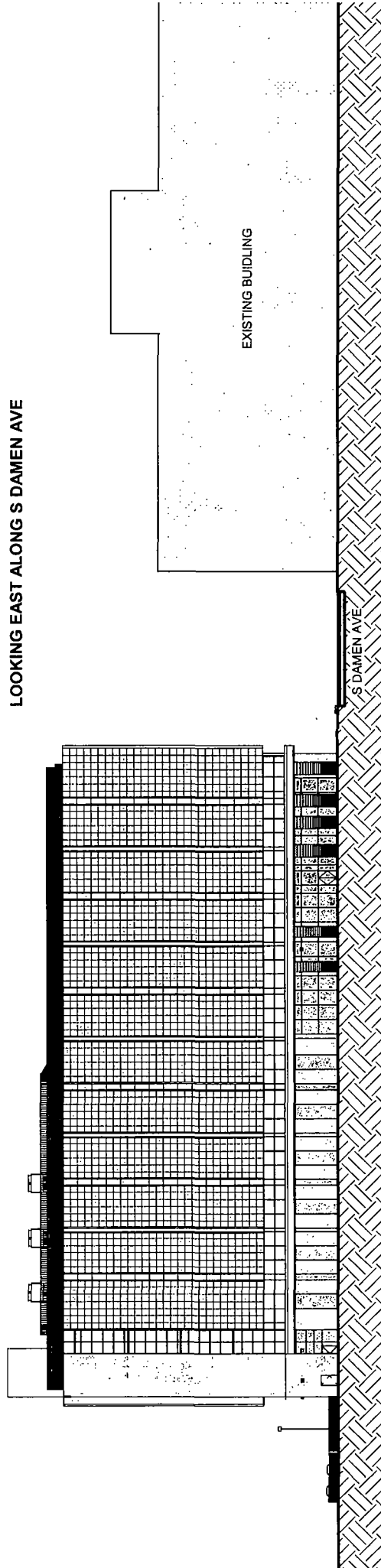


SITE PLAN

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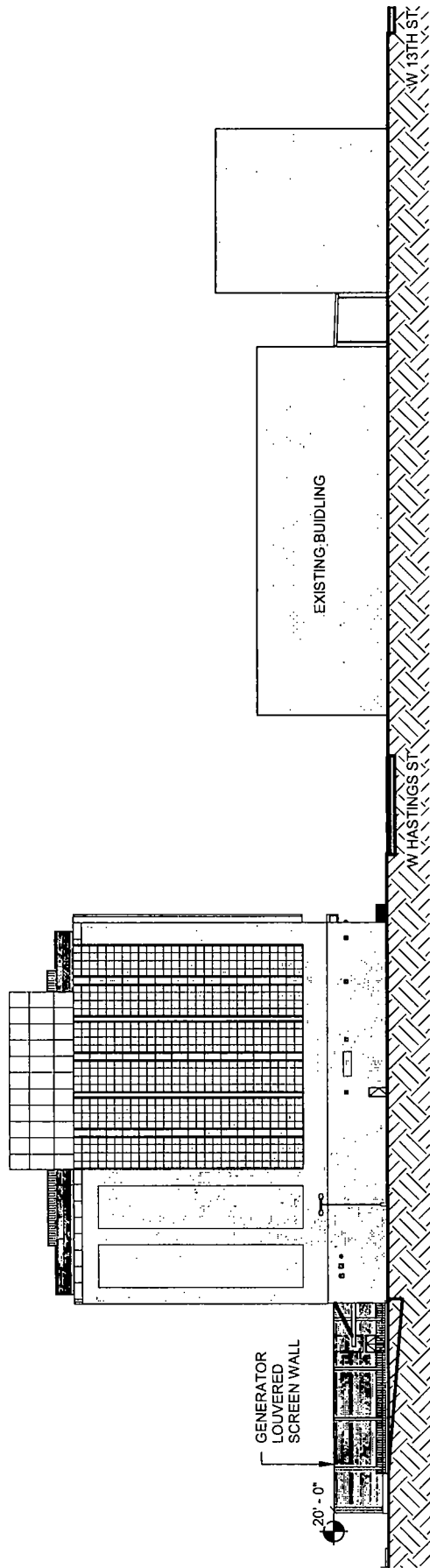
LOOKING EAST ALONG S DAMEN AVE



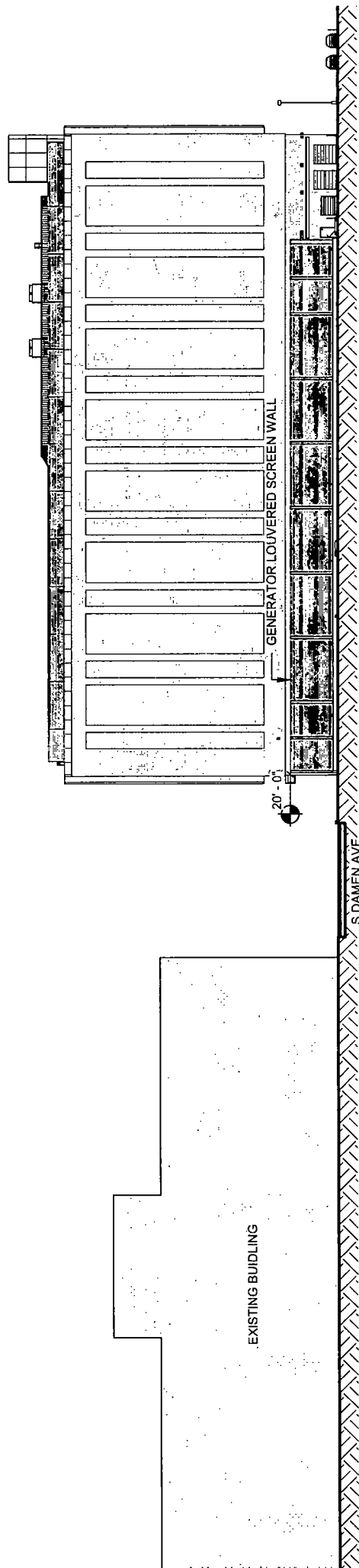
LOOKING SOUTH ALONG W HASTINGS ST

CONTEXT ELEVATIONS

NEW DATA CENTER
 APPLICANT: METRO EDGE DEVELOPMENT PARTNERS
 ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
 DATE INTRODUCED: October 06, 2022

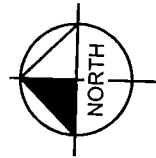
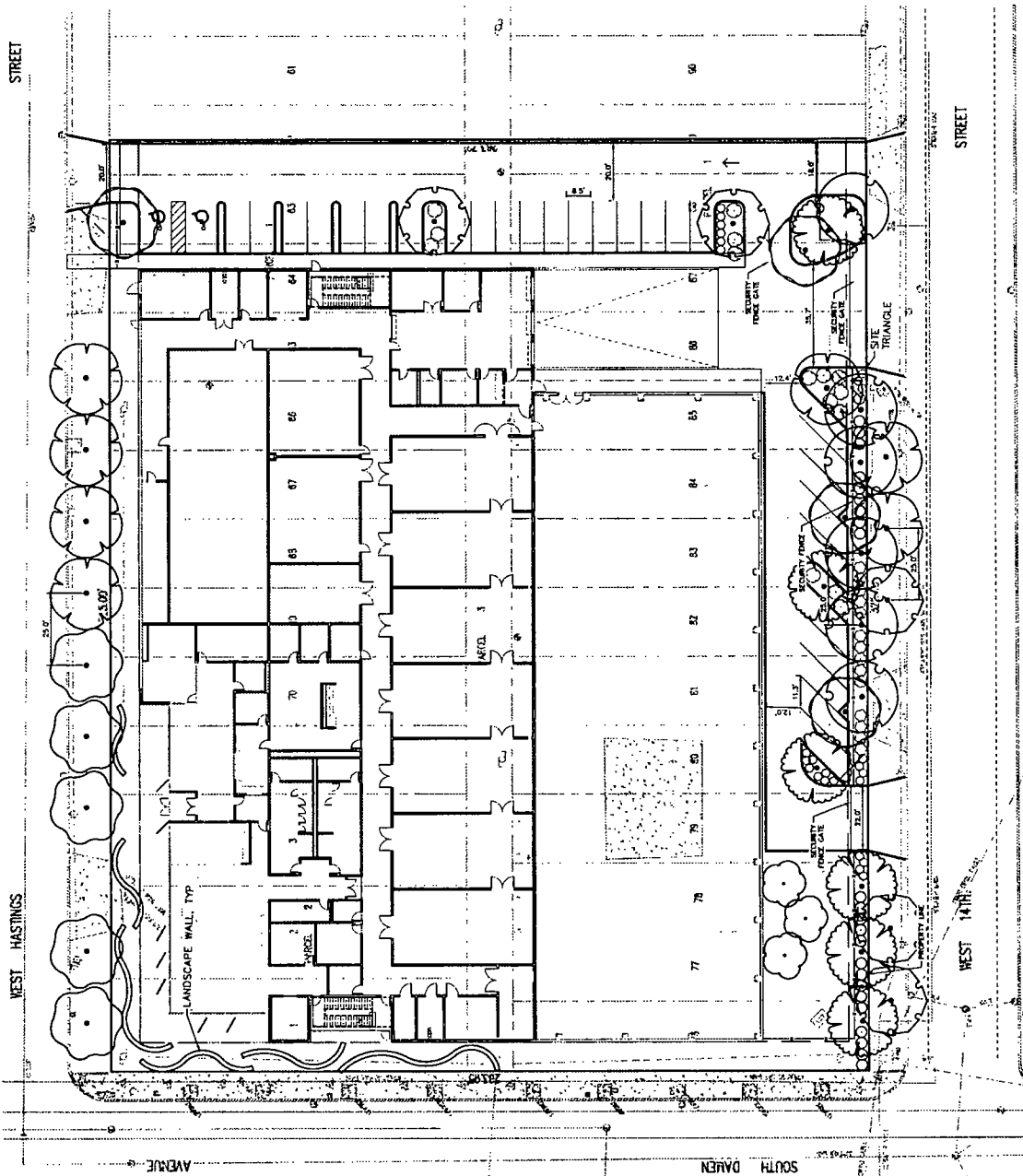


LOOKING WEST ALONG ADJACENT LOT



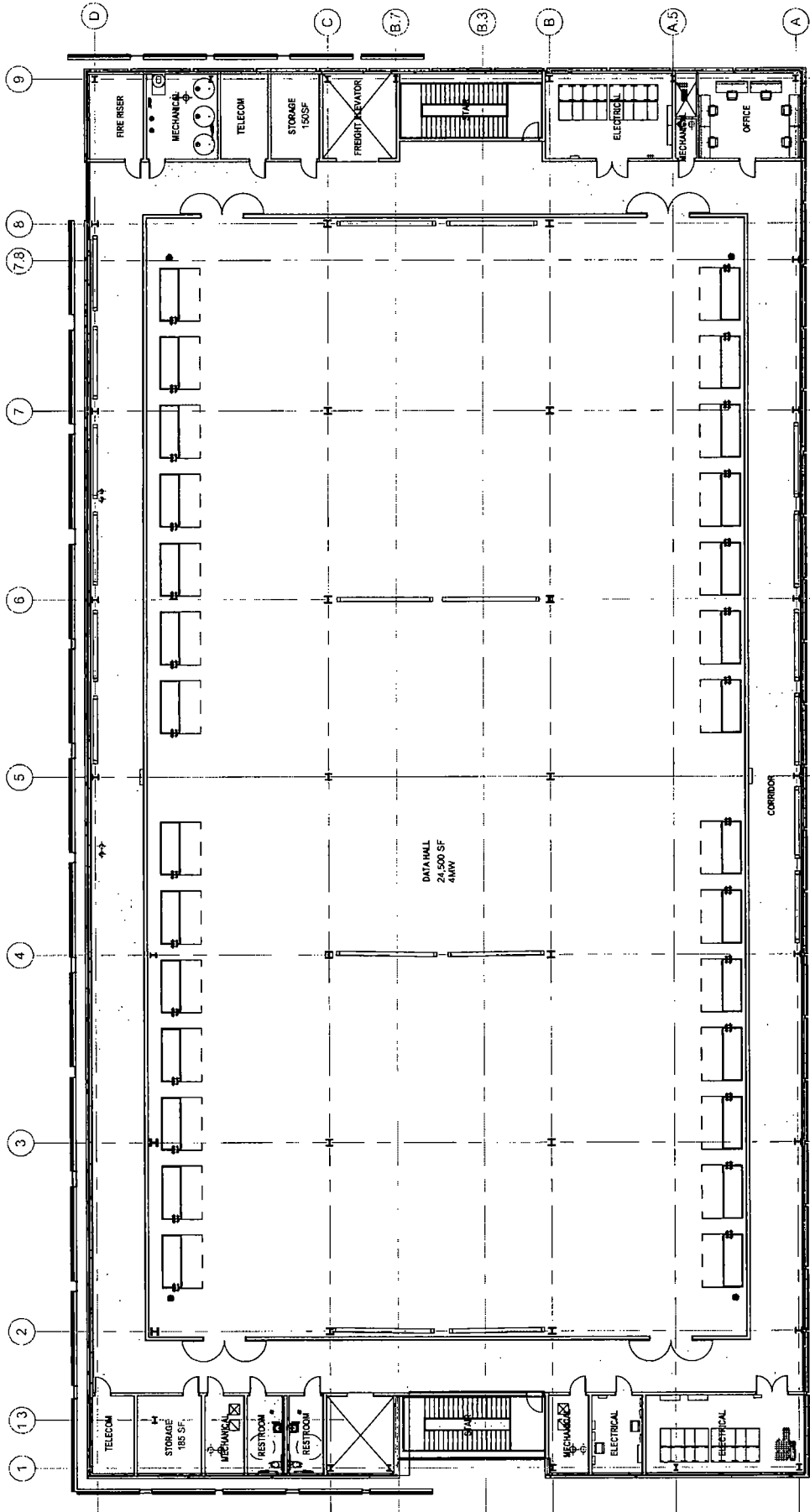
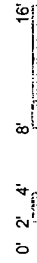
CONTEXT ELEVATIONS

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LANDSCAPE PLAN

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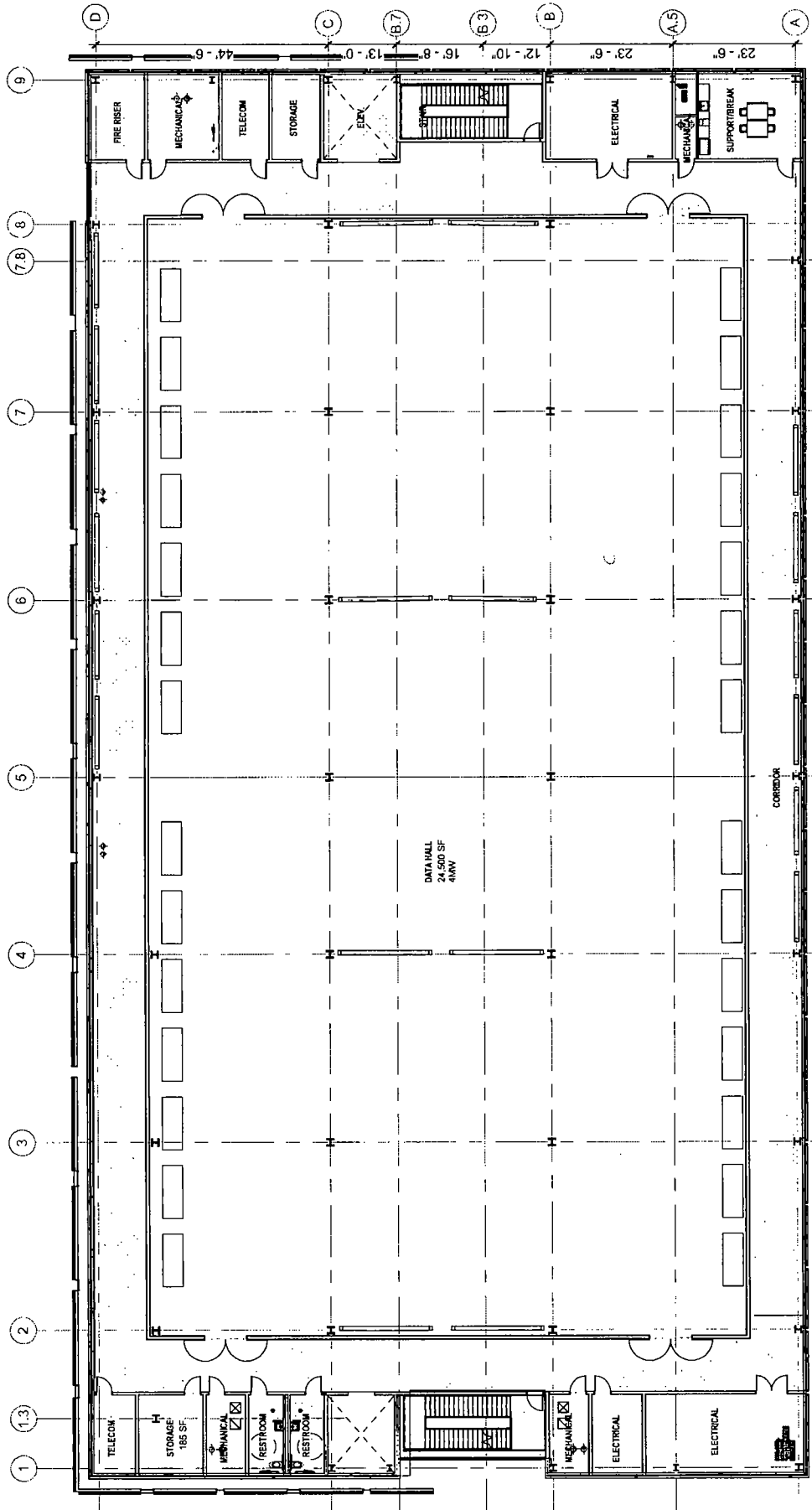


PROGRAMMATIC USE LEGEND

- Circulation
- Data Hall
- Office
- Support
- Electrical/Mechanical

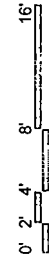
LEVEL FIVE - FLOOR PLAN

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PROGRAMMATIC USE LEGEND

- Circulation
- Data Hall
- Electrical/Mechanical
- Office
- Support

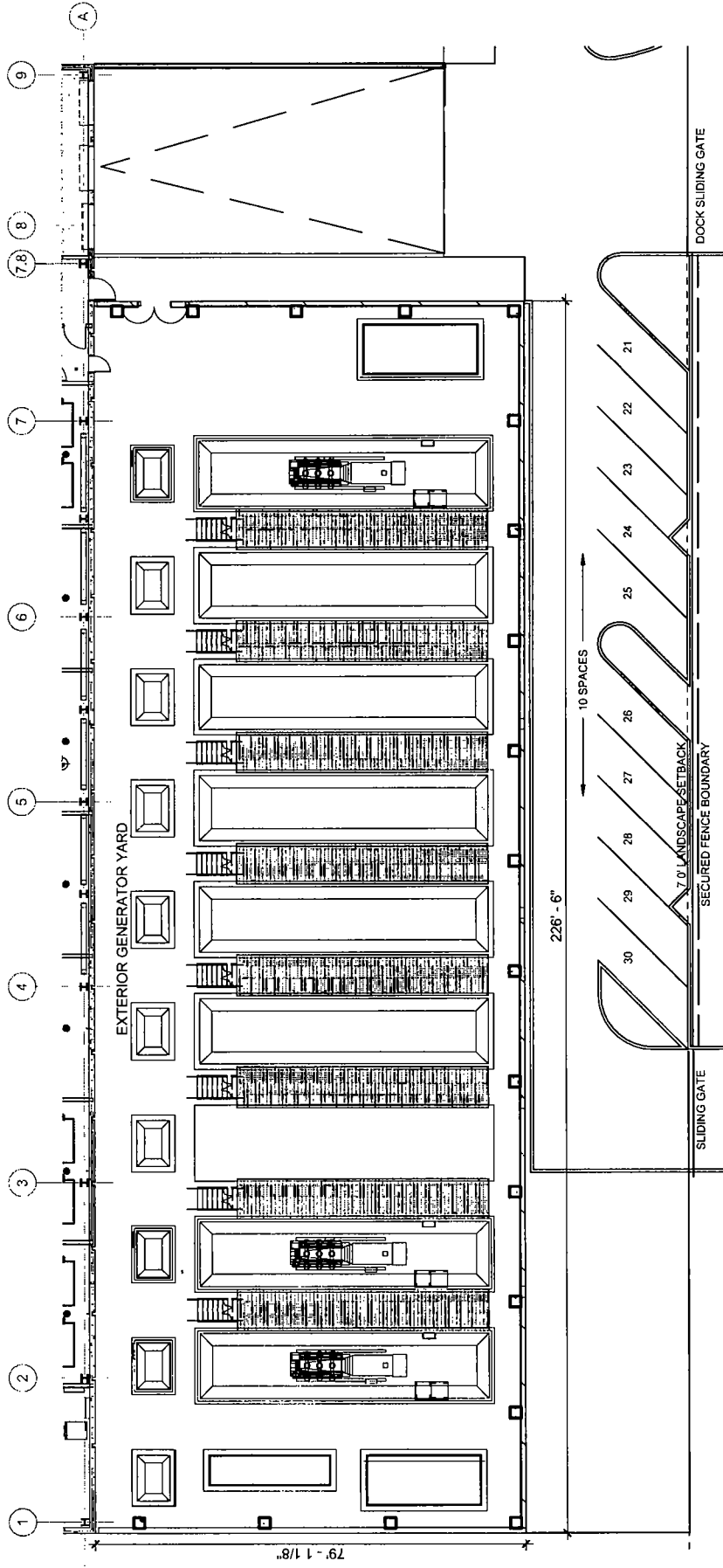


LEVEL FOUR - FLOOR PLAN

NEW DATA CENTER
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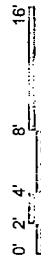
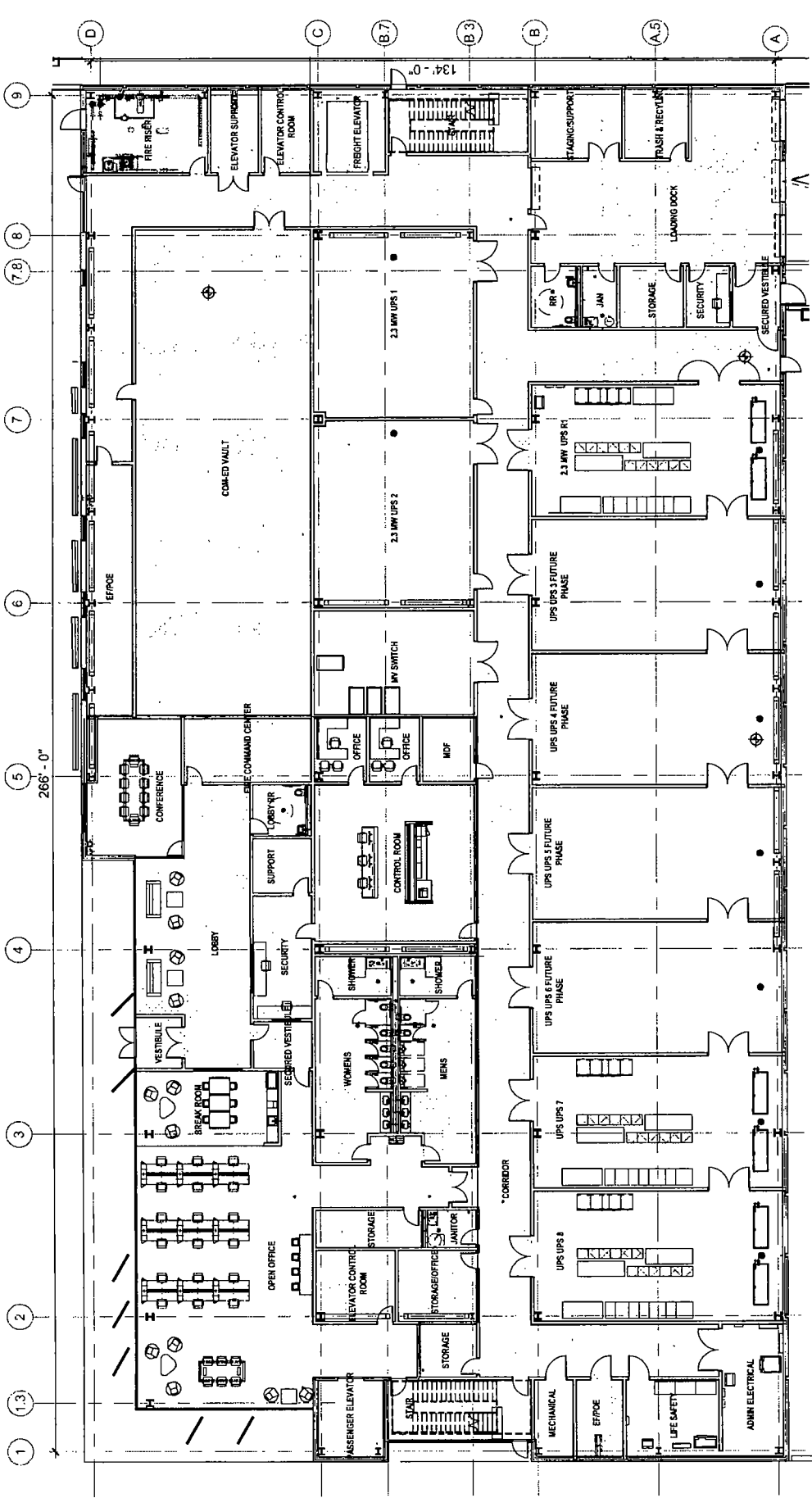


0' 2' 4' 8' 16'



LEVEL ONE - FLOOR PLAN

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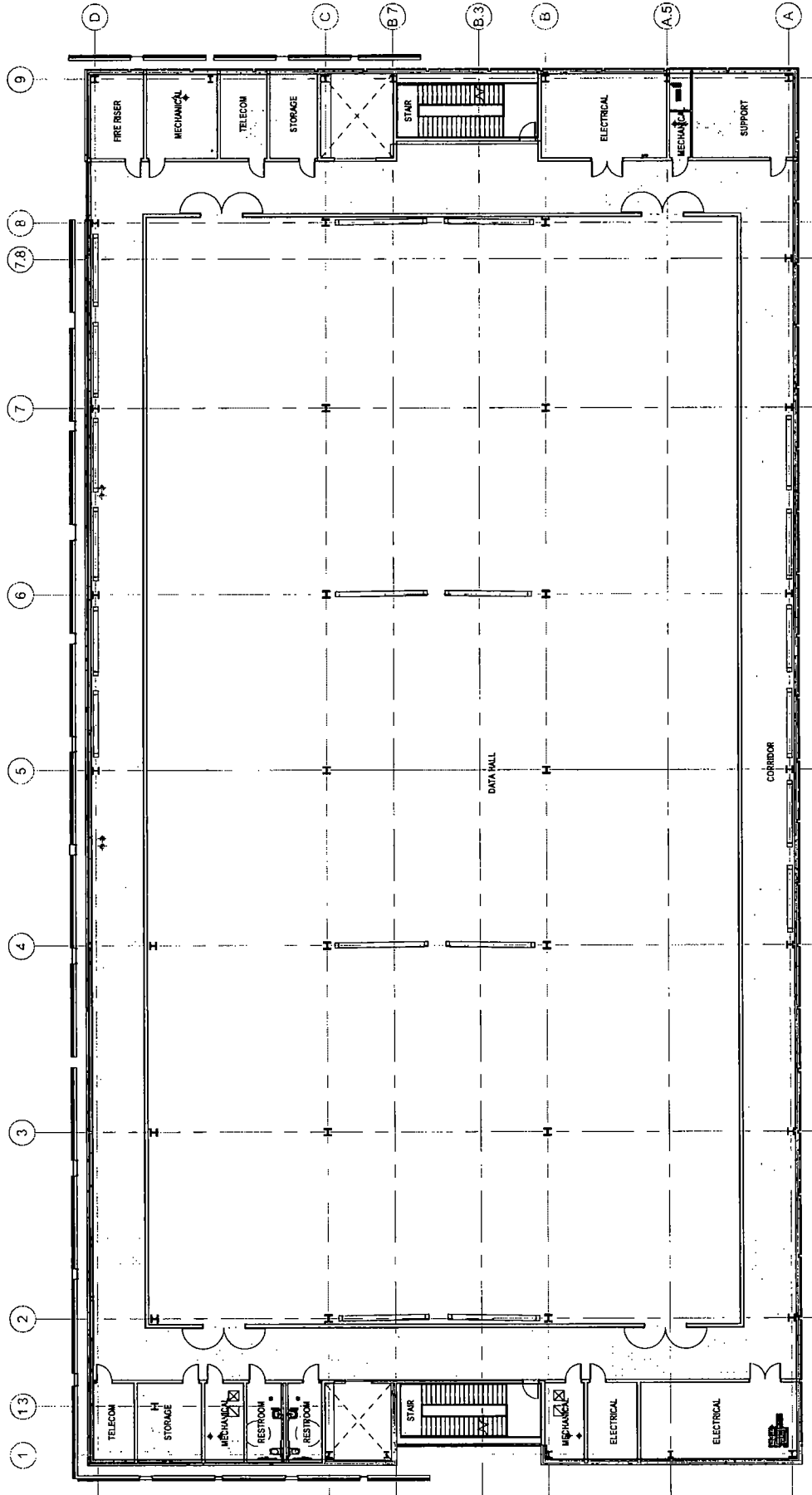
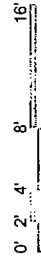


PROGRAMMATIC USE LEGEND

- Circulation
- Fire
- COM-ED Vault
- Office
- Electrical/Mechanical
- Support

LEVEL ONE - FLOOR PLAN

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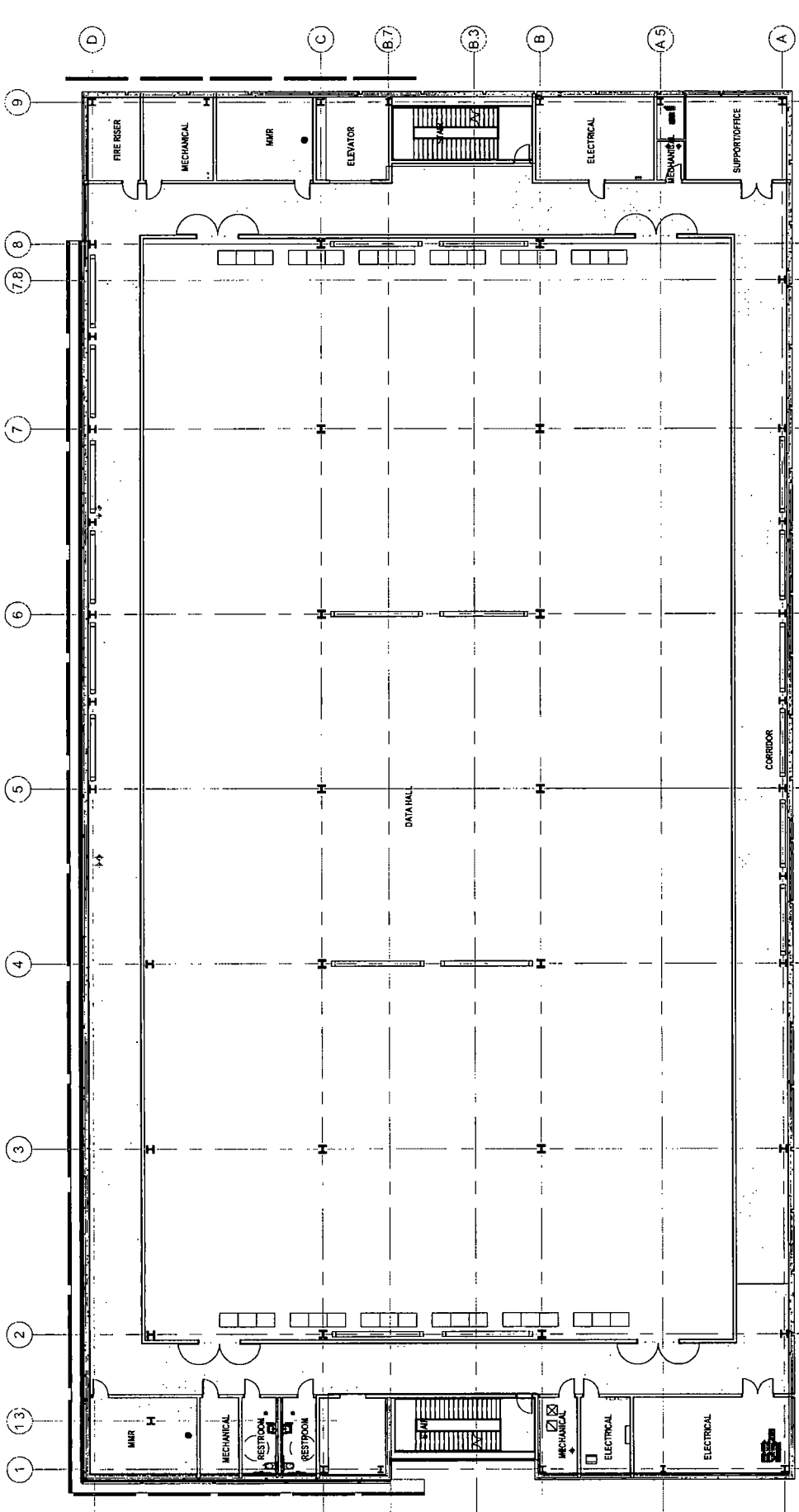


PROGRAMMATIC USE LEGEND

-  Circulation
-  Data Hall
-  Electrical/Mechanical
-  Support

LEVEL THREE - FLOOR PLAN

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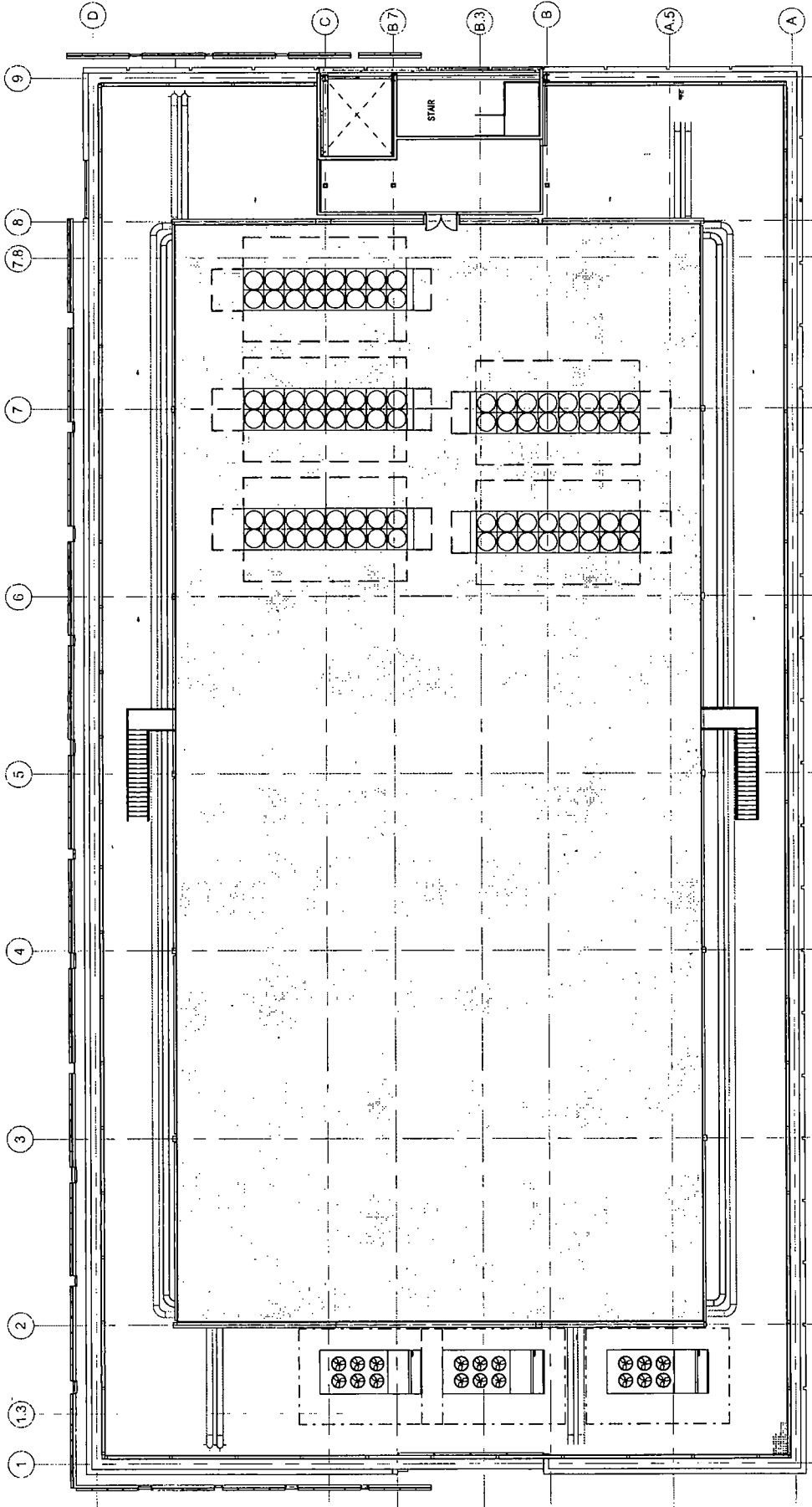


PROGRAMMATIC USE LEGEND

-  Circulation
-  Data Hall
-  Electrical/Mechanical
-  Office
-  Support

LEVEL TWO - FLOOR PLAN

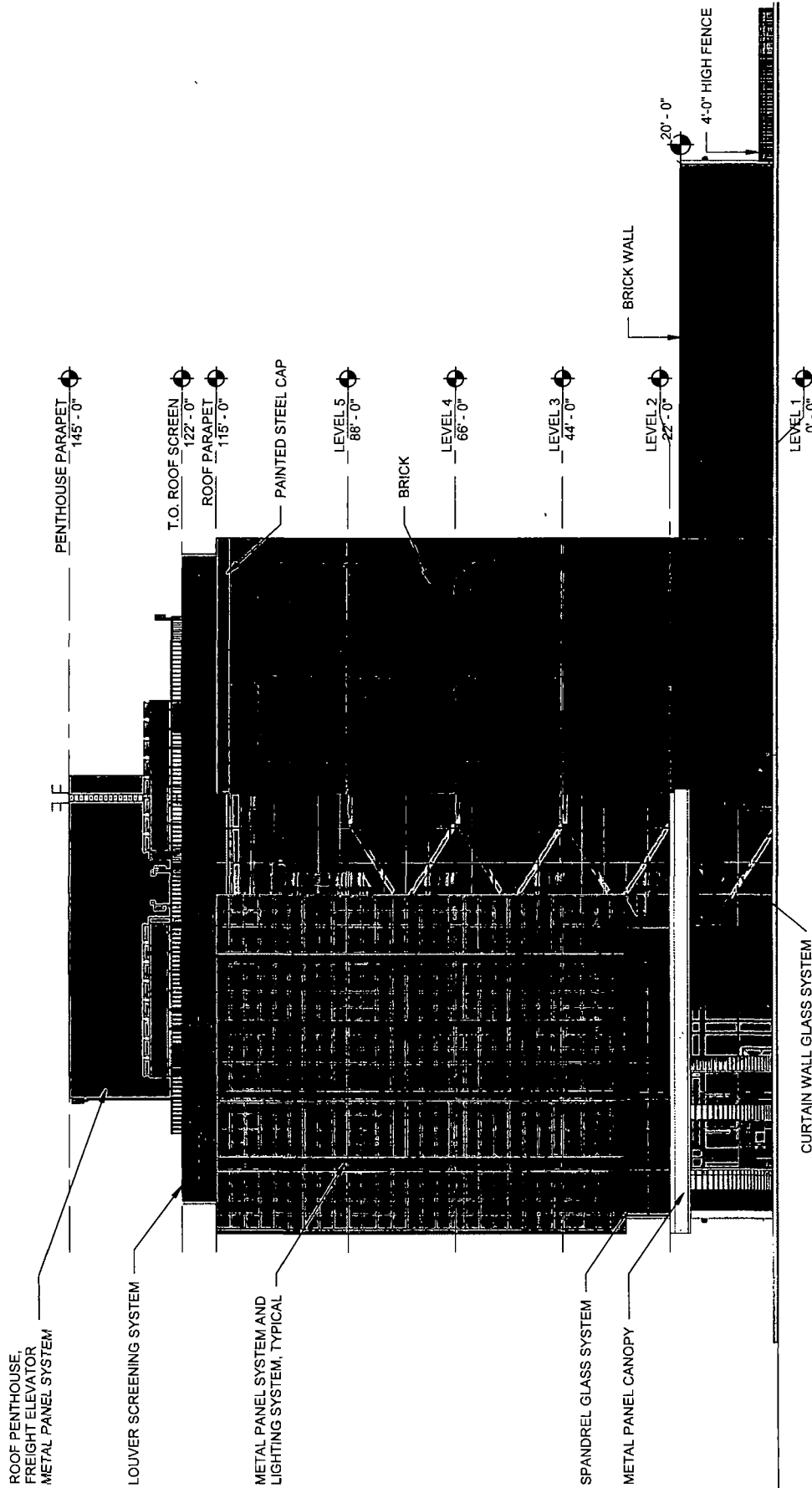
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0' 2' 4' 8' 16'

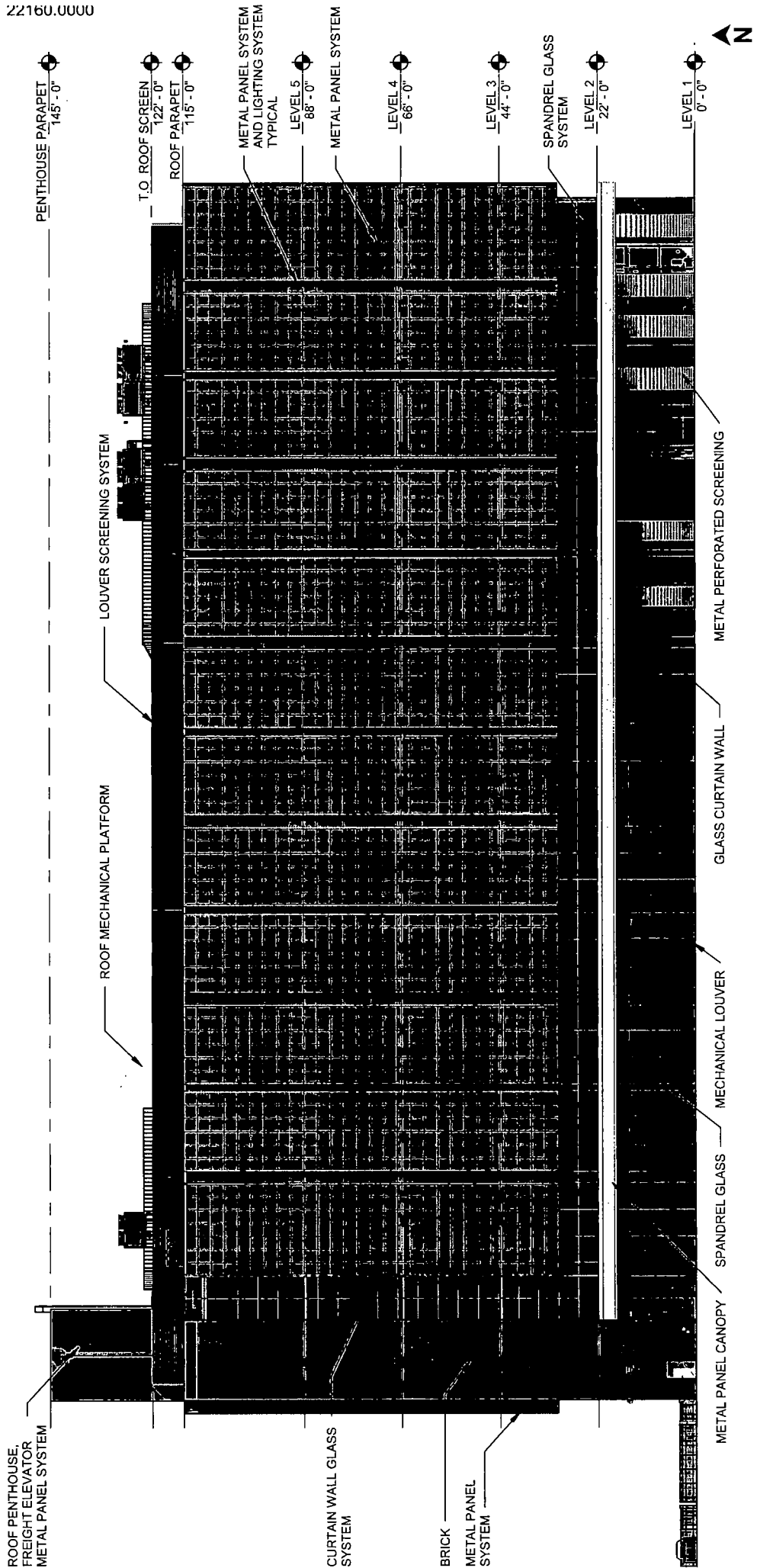
ROOF PLAN

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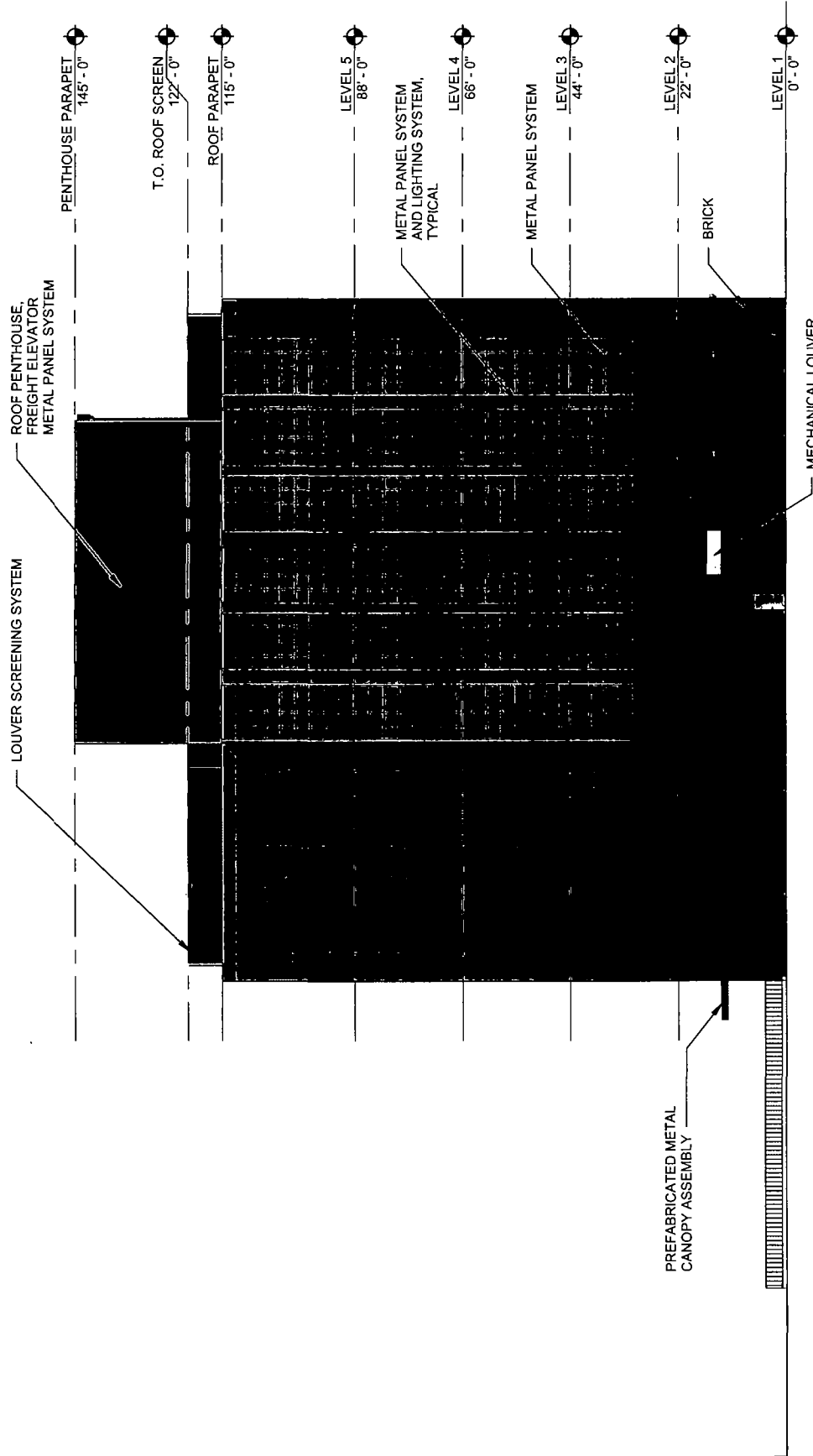
EXTERIOR WEST ELEVATION

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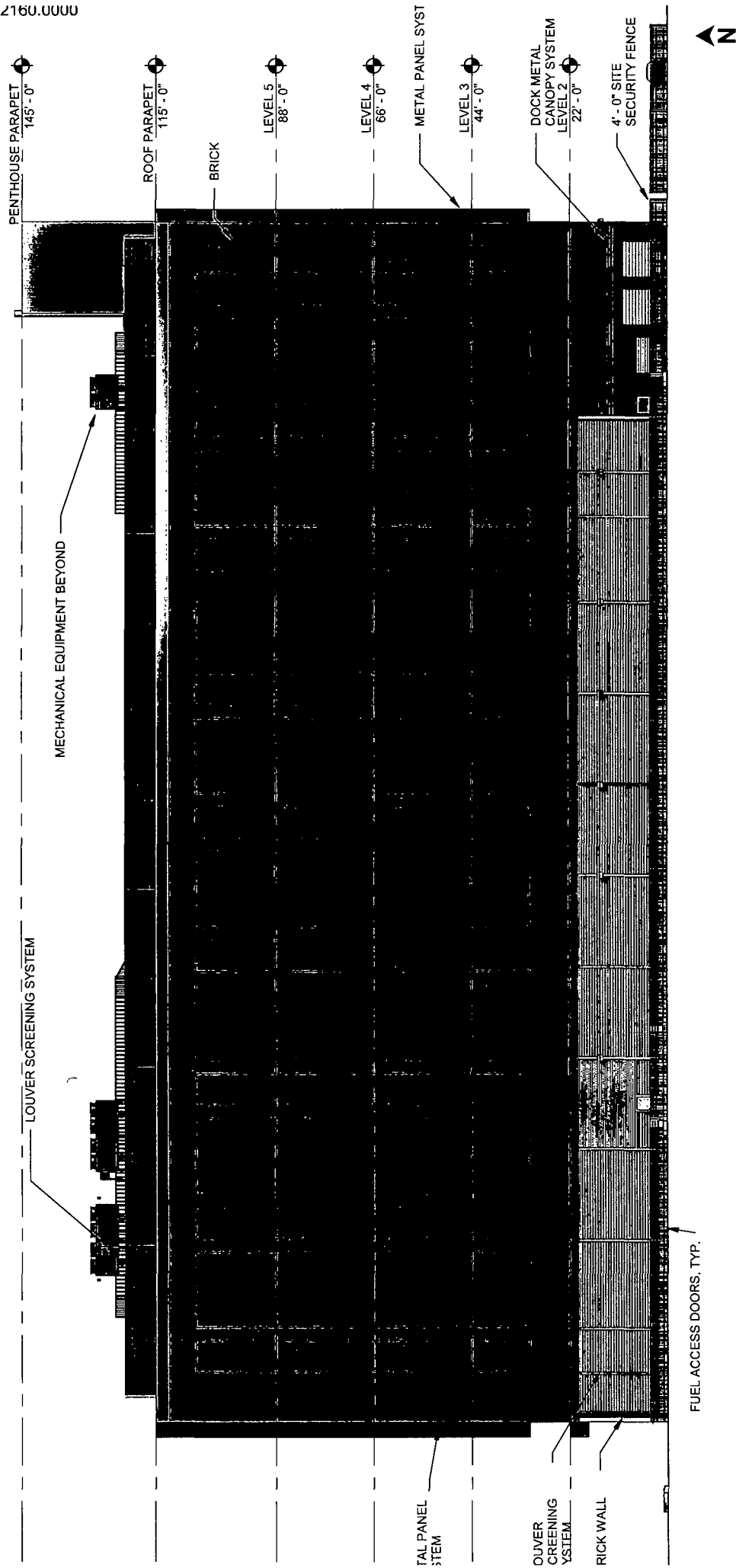
EXTERIOR NORTH ELEVATION

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EXTERIOR EAST ELEVATION

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FUEL ACCESS DOORS, TYP.

EXTERIOR SOUTH ELEVATION

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 APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
 ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
 DATE INTRODUCED: November 22, 2022



RENDERING 01

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



RENDERING 02

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



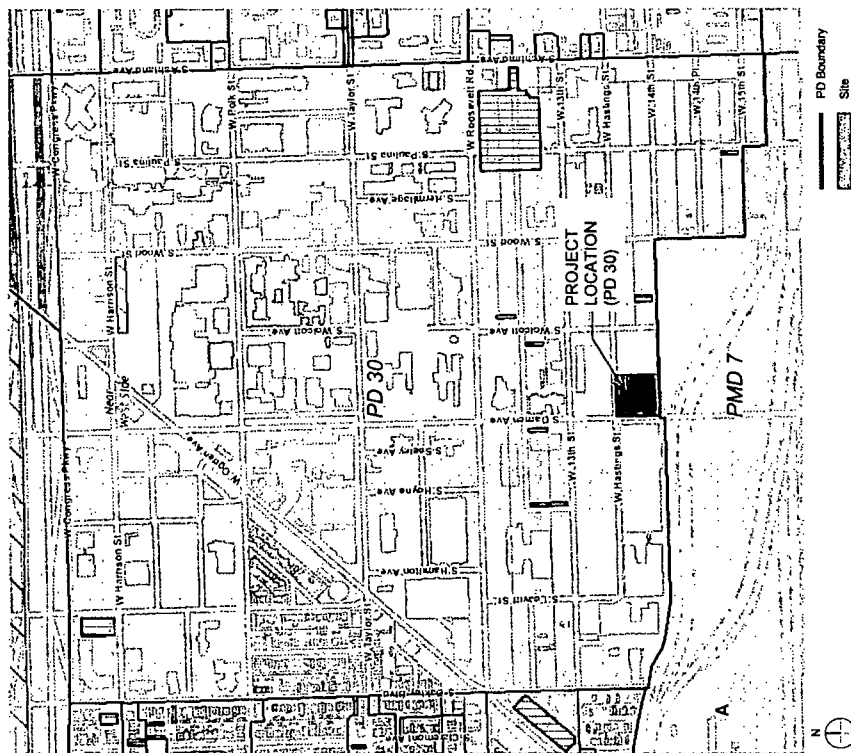
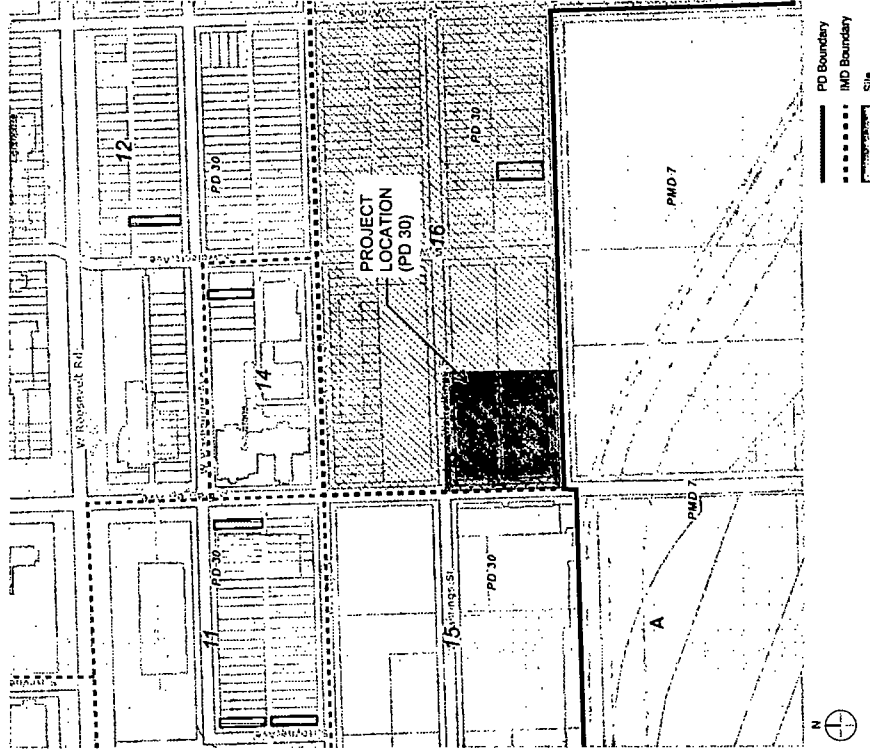
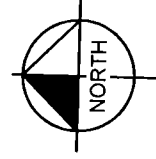
RENDERING 03

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS 1955 West Hastings Street, Chicago, IL 60608
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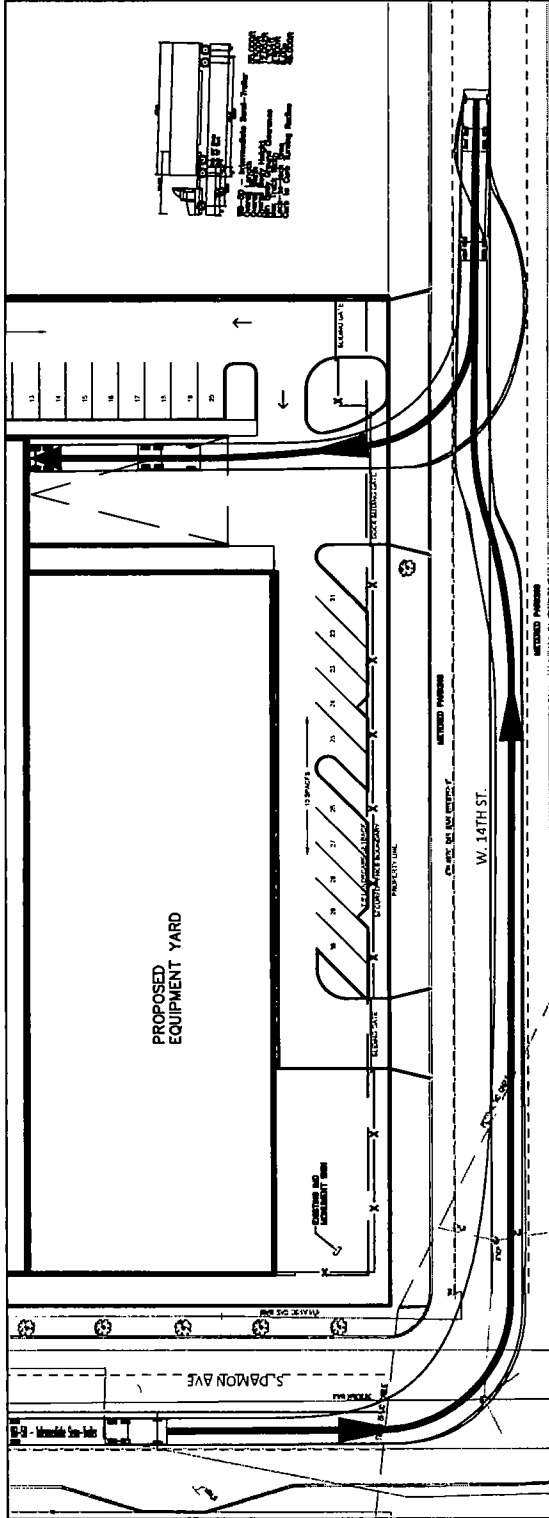
RENDERING 04

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022

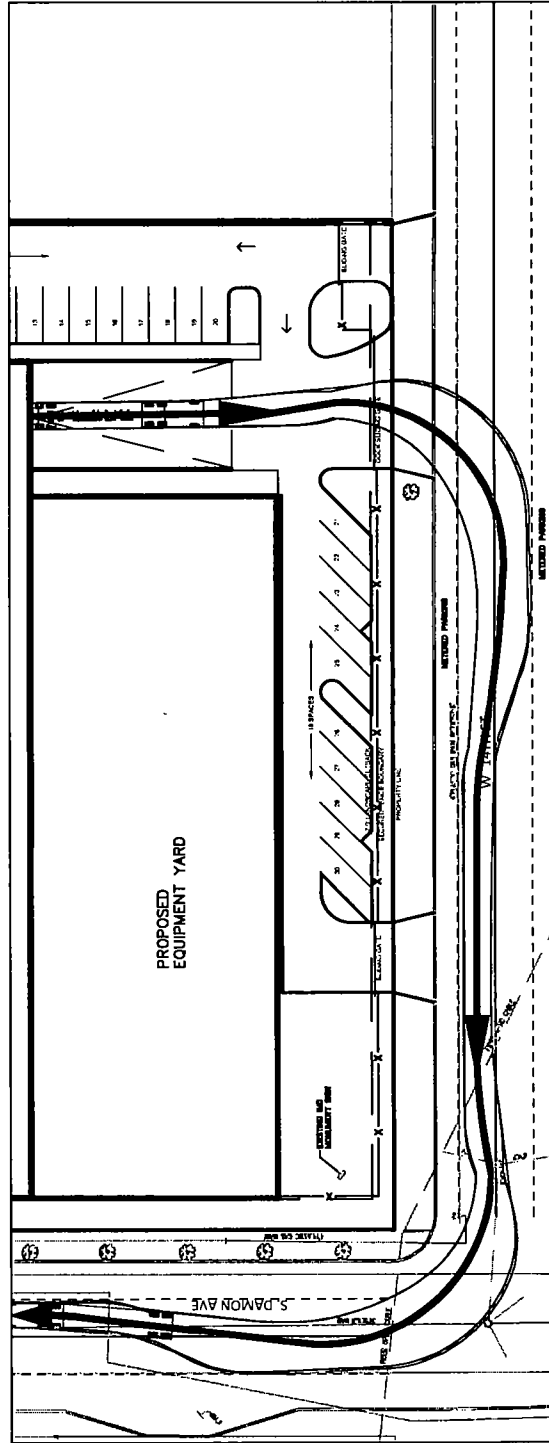


EXISTING ZONING EXHIBIT: NOT TO SCALE

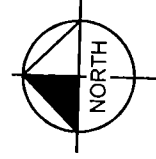
NEW DATA CENTER
APPLICANT : ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS : 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022



TRUCK ENTRANCE ROUTE

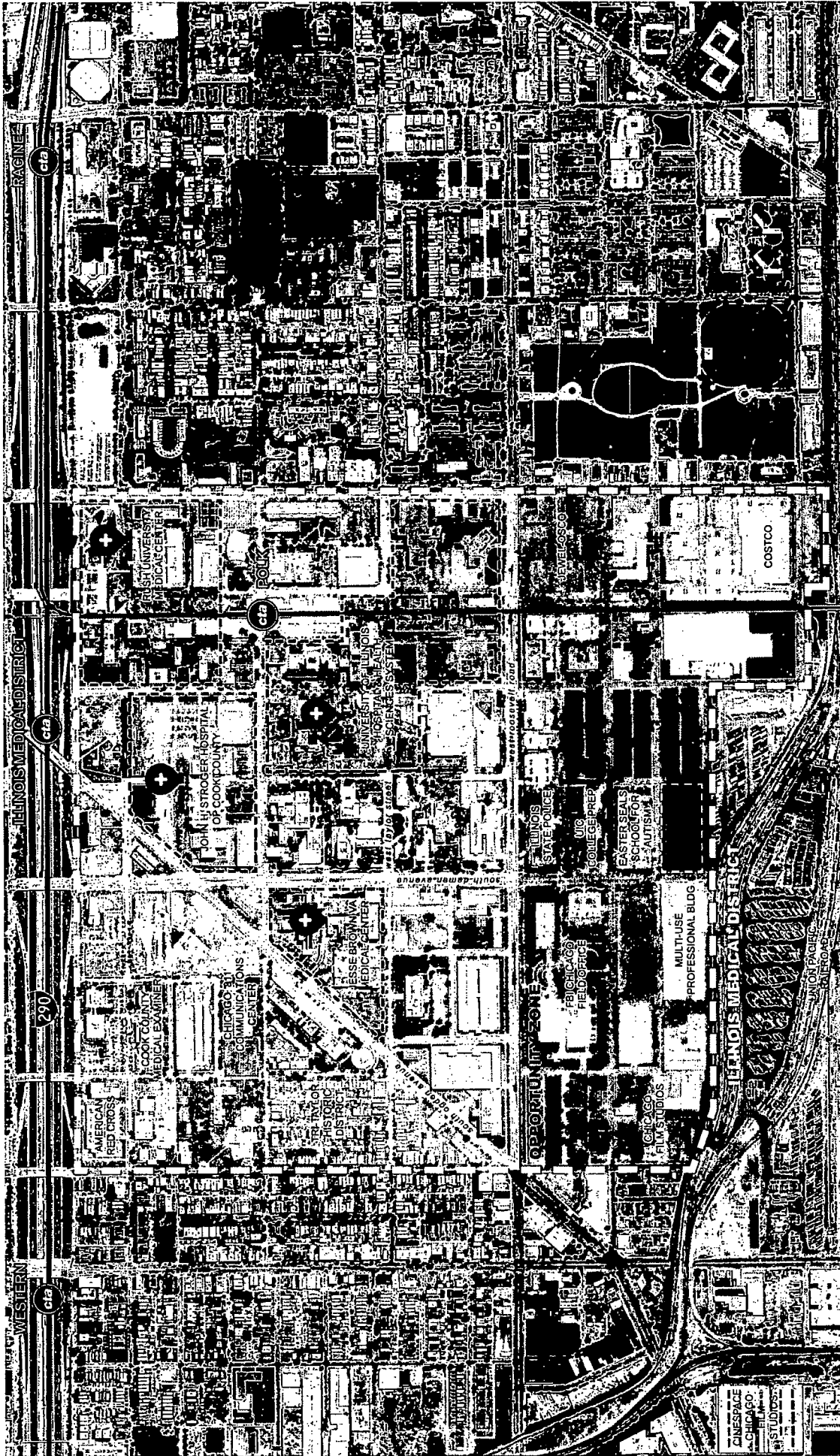


TRUCK EXIT ROUTE



TRUCK ROUTING EXHIBIT

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 ADDRESS: 1955 West Haslings Street, Chicago, IL 60608
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IMD MASTER PLAN MAP

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED: August 23, 2022



ILLINOIS
MEDICAL
DISTRICT

Illinois Medical District

OPPORTUNITY ZONE

CBRE

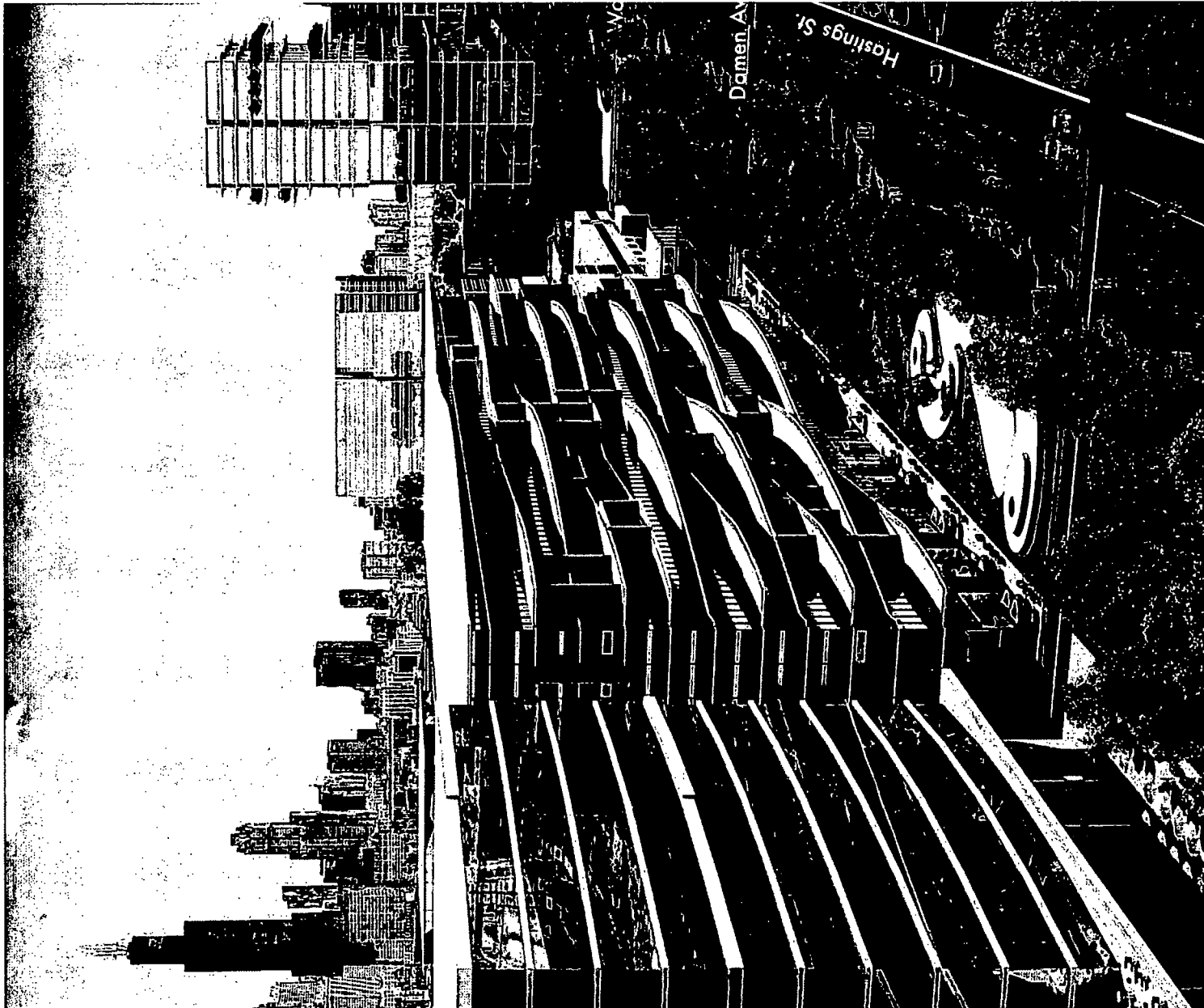
IMD:

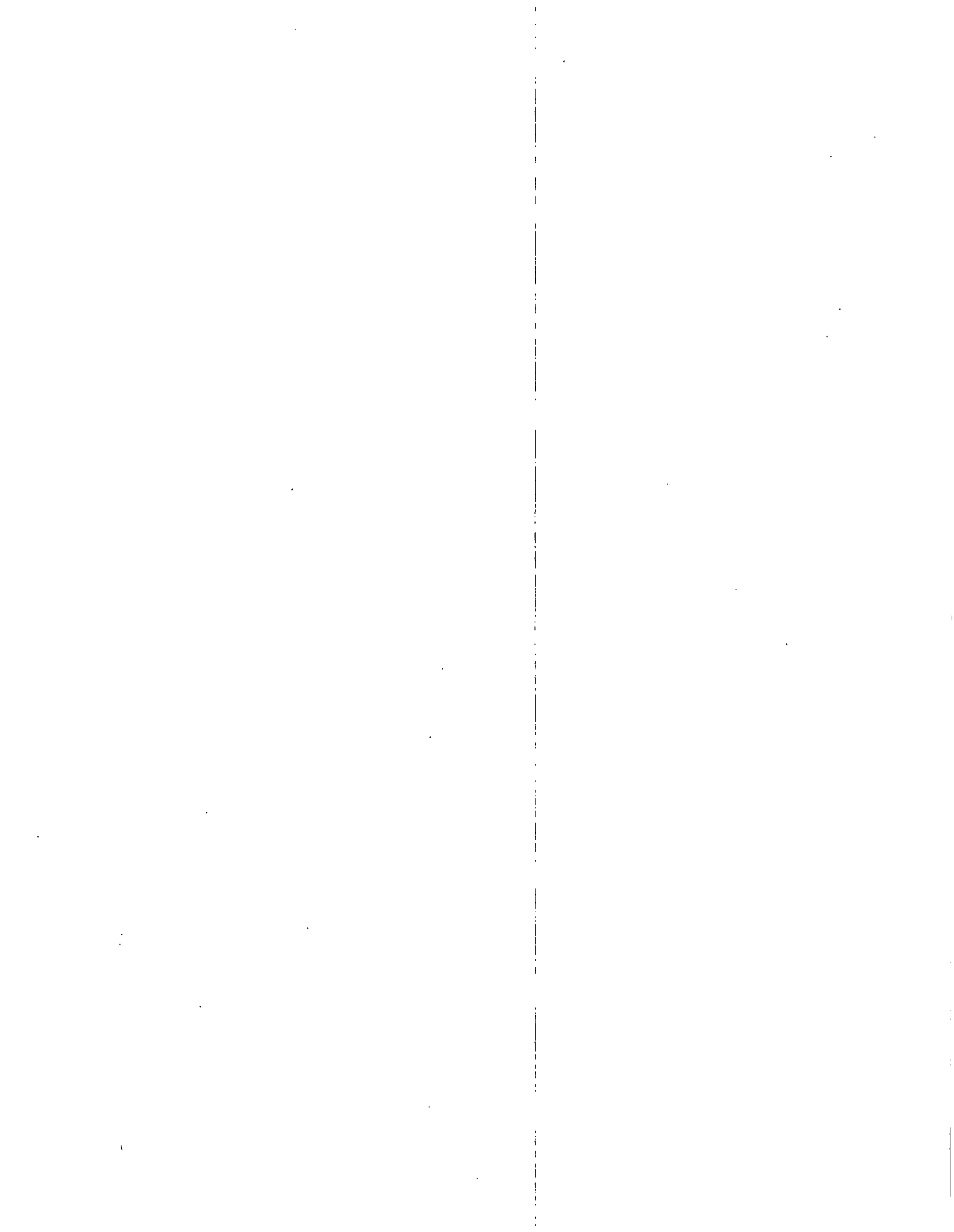
**Innovation.
Science.
Technology.
Research.
Education.**

The IMD is a 24/7 high-tech hub at the heart of Chicago. Three colleges, led by the University of Illinois, Four medical centers, Research facilities. A tech park. This is the crossroads for a global community of innovation and inspiration. Every day more than 80,000 people come here to work, visit and share its energy.

This is a true Chicago neighborhood, the western gateway to downtown Chicago, surrounded by culture and diversity. A robust transportation system runs through the IMD, connecting it with its neighbors, metro Chicago and the city's two international airports.

Another advantage: The IMD is a special-use zoning district with 25 acres of shovel-ready land in an Opportunity Zone. The IMD controls entitlements.





ILLINOIS MEDICAL DISTRICT

Major Institutions

- COLLEGES
 - University of Illinois Health (Medical, Nursing and Pharmacy)
 - University of Illinois at Chicago
 - Rush University Medical Center
 - Malcolm X College

MUSEUMS

- National Italian American Sports HOF
- Jane Addams Hull House Museum
- National Public Housing Museum
- National Museum of Mexican Art

HOSPITAL

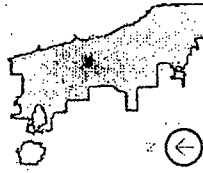
- University of Illinois
- Rush University Medical Center (RUMC)
- Cook County
- Jesse Brown V.A. Hospital
- Mount Sinai Hospital

CULTURE

- United Center
- UIC Pavilion
- Lagunitas Brewery
- Vertiport Helicopter Tours
- Hubbard Street Dance
- Downtown Chicago (2.0 miles)

Open Space

- Lake Michigan (4.0 miles)
- Chicago River (2.0 miles)
- Regional Parks:
 - Douglas Park
 - Addams/Medill Park
 - Harrison Park



KEY DEVELOPMENT DATA

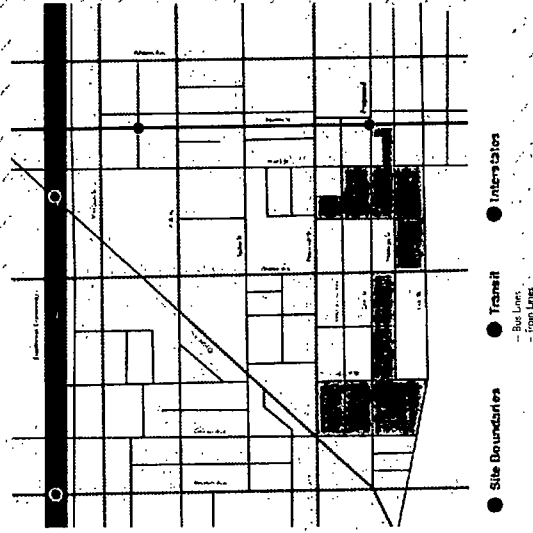
Former Use Mostly Residential
Current Use Mostly Vacant Land

Land Area Approximately 40 acres

Development Capacity Approximately 8.7m SF (FAR of 5)

Proposed Role/Mix of Uses

- Office
- Retail
- Residential
- Laboratory/Medical
- Flex/Storage



TRANSPORTATION/CONNECTIVITY

Time to Airport

O'HARE Train: 55 Min (Blue Line)
 Car: 24 Min

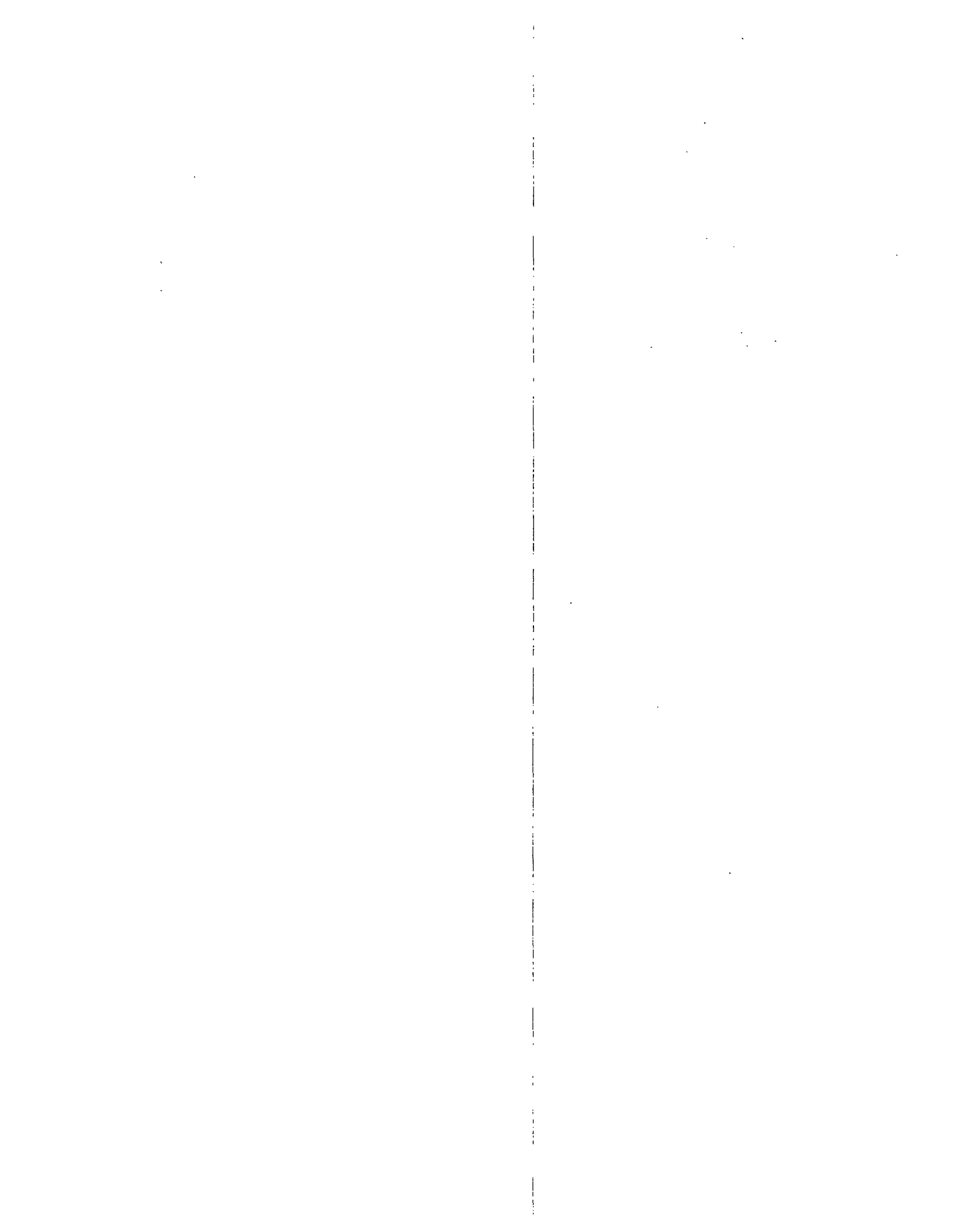
Time to Downtown

Train: 16 Min
 Car: 5 Min

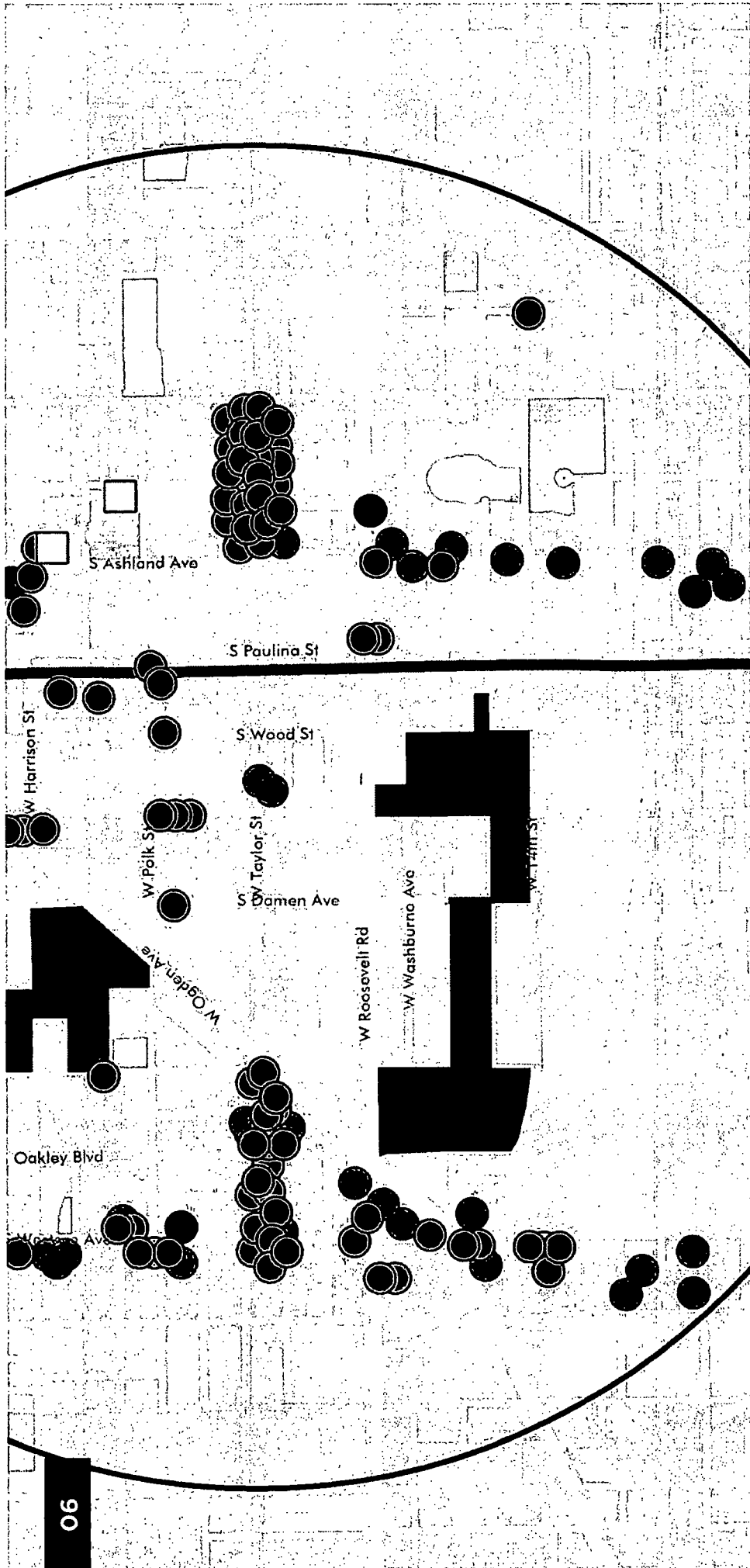
MIDWAY

Train: 42 Min (9 Bus Transfer to Orange Line)
 Car: 16 Min

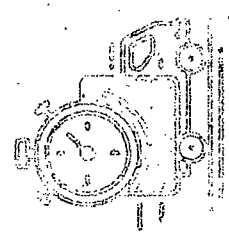
POP. WITHIN 45 MINUTES OF COMMUTE:
 5,769,479







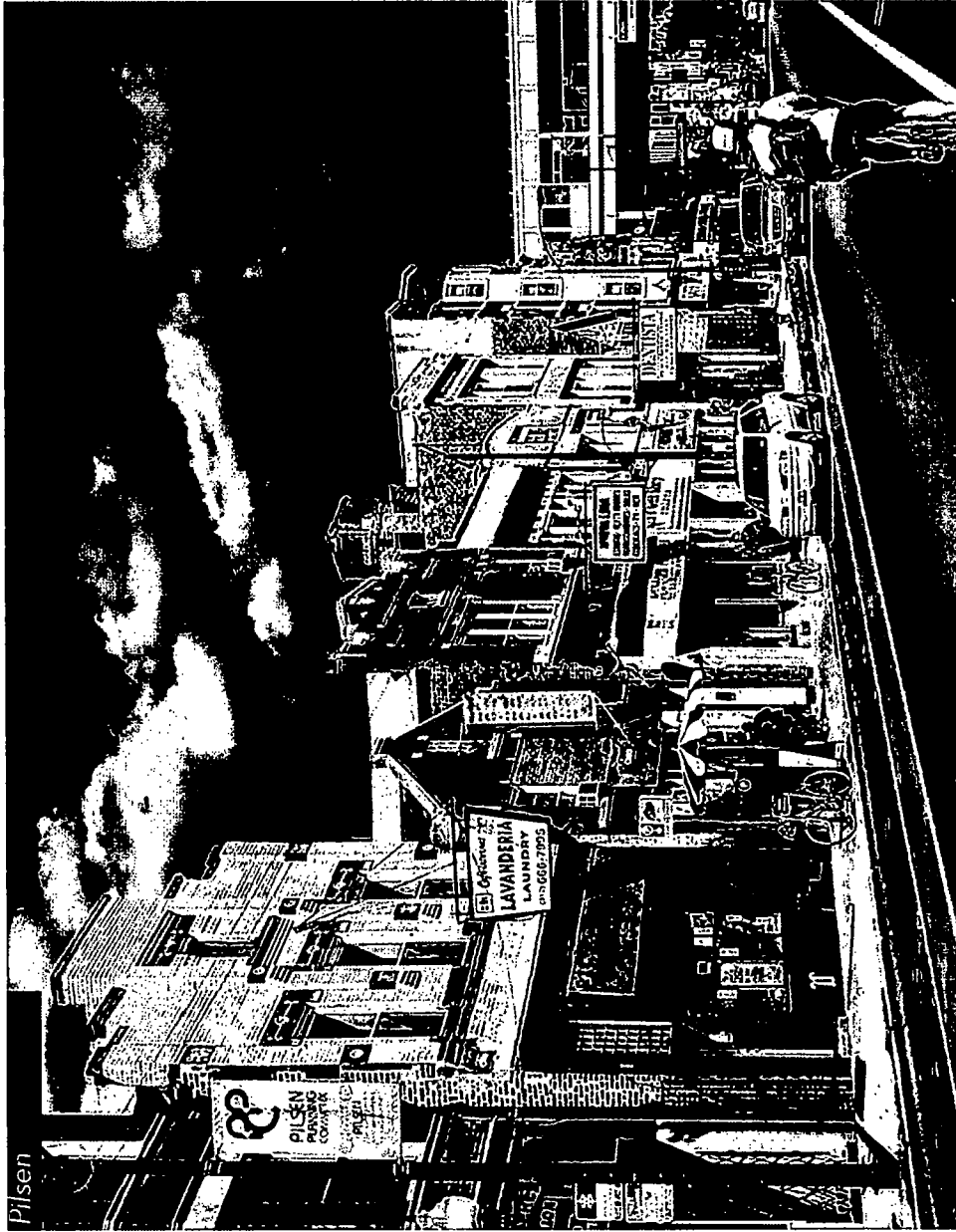
WORKPLACE CONCEPT



The IMD is living proof of Chicago's power to attract talent. Already, the IMD has a highly educated, 24/7 global workforce of 65,000, heavy on science and technology. About 43.2% of residents within a mile of the IMD hold a bachelor's degree or higher — nearly 10 percentage points above the national average. Over the past five years, computer science enrollment has more

than doubled at the U of I campus next to the IMD. The University of Chicago, Illinois Institute of Technology and Northwestern University contribute to the talent pool. With green expenses and easy access to the city's hottest neighborhoods, the IMD Opportunity Zone is a great spot to keep talent in place — and keep customers delighted.

IMD Opportunity Zone



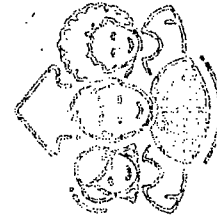
Pilsen



Greektown



Little Italy

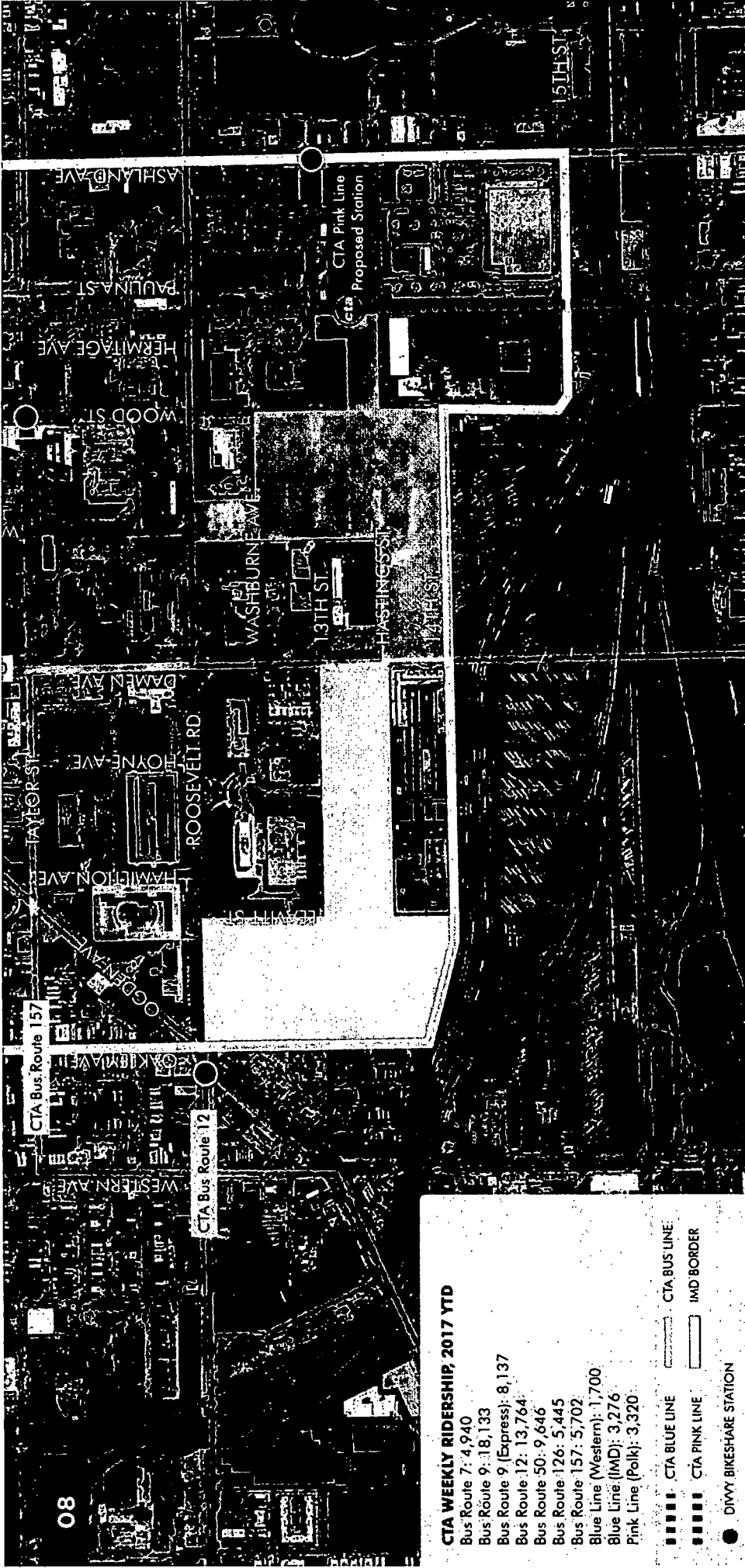


NEIGHBORHOOD CONCEPT

The IMD has the city in its bones. It's an authentic Chicago neighborhood, part of a family of surrounding neighborhoods like Greektown, Little Italy and Pilsen, built by generations who made this a richly diverse city. Today the IMD Opportunity Zone is reaping the rewards of that diversity. It has access to the full range of Chicago's amenities. Nightlife. Jazz clubs. Trend-setting restaurants.

World-class music, theater and art. From the IMD, they're all a walk, an Uber or a quick L ride away. Yet the neighborhood stands apart from the bustle of the city. It's connected but not congested. The IMD is a jewel on the burgeoning Ogden Development Corridor, set to take on a new shine.

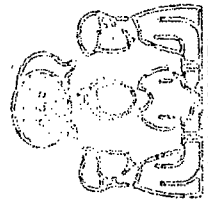
IMD Opportunity Zone



CTA WEEKLY RIDERSHIP, 2017 YTD

- Bus Route 7: 4,940
- Bus Route 9: 18,133
- Bus Route 9 (Express): 8,137
- Bus Route 12: 13,764
- Bus Route 50: 9,646
- Bus Route 126: 5,445
- Bus Route 157: 5,702
- Blue Line (Western): 1,700
- Blue Line (IMD): 3,276
- Pink Line (Polk): 3,320

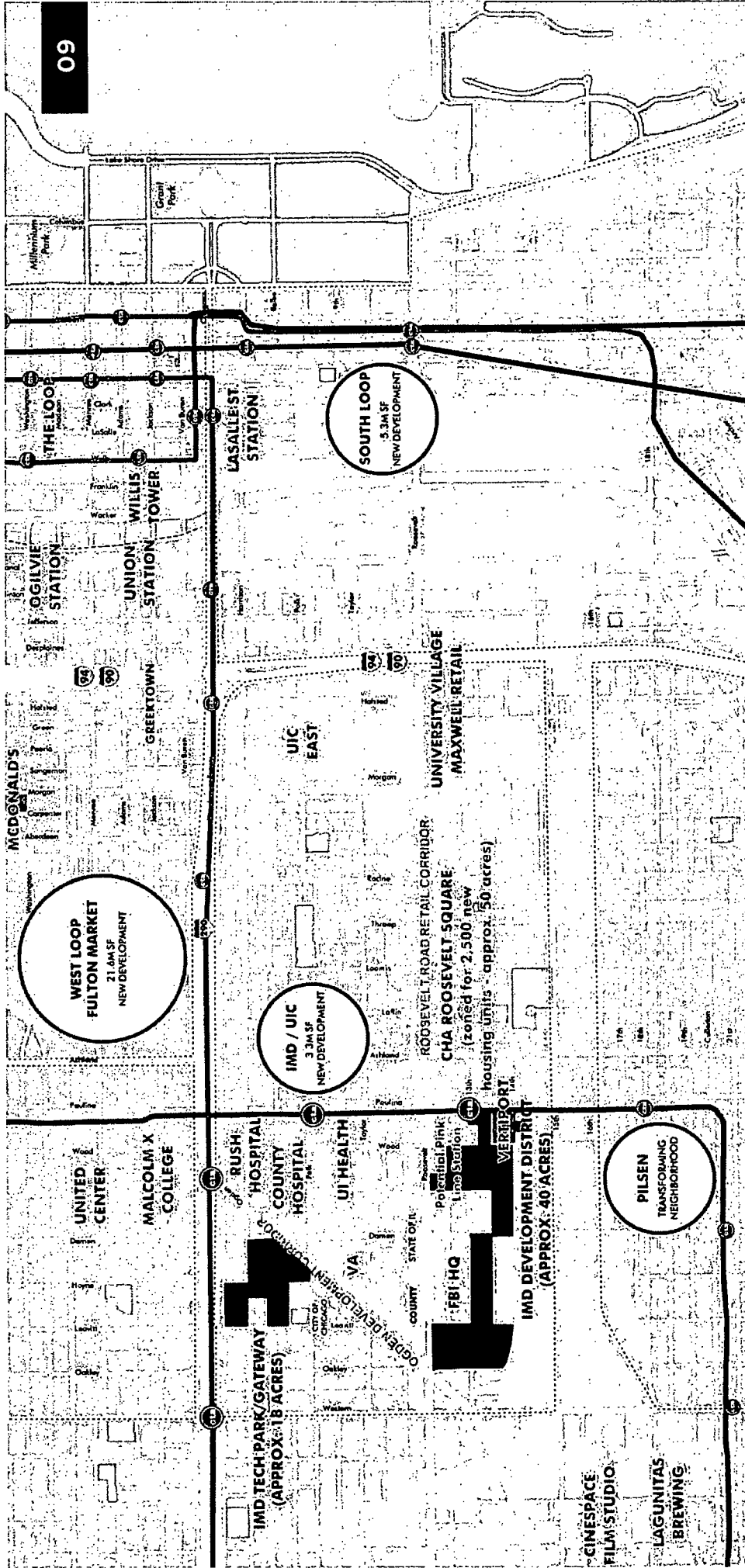
- ■ ■ ■ ■ CTA BLUE LINE
- ■ ■ ■ ■ CTA PINK LINE
- DIVVY BIKESHARE STATION
- ▬ CTA BUS LINE
- ▬ IMD BORDER



CONNECTIVITY CONCEPT

The IMD Opportunity Zone is connected. Two CTA lines, Pink and Blue, backed up by seven bus routes, move 82,000 people through the area weekly. A proposed Pink Line station at 13th Street would only boost the numbers. I-290, the city's main east-west highway, runs along the IMD's northern border. Within a mile, I-290 connects with highways fanning out to metro Chicago and beyond.

For closer commutes, bike-lanes run throughout the IMD, and the Divvy bikeshare service has three locations in the district. When it's time to fly, O'Hare and Midway airports are both 30 to 40 minutes away. Or take a chopper from the IMD heliport, serving people and drones.

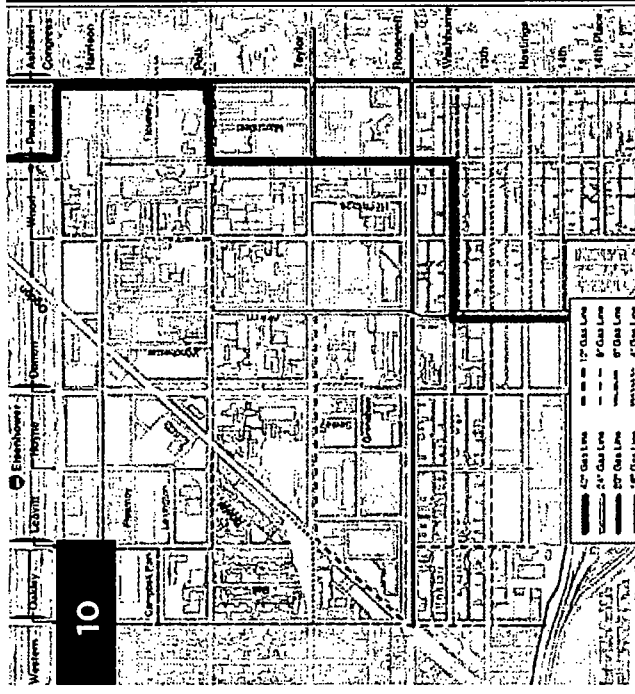
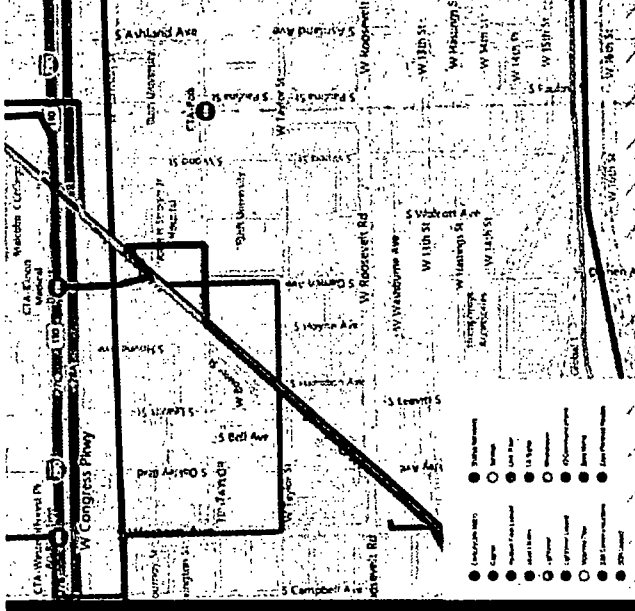
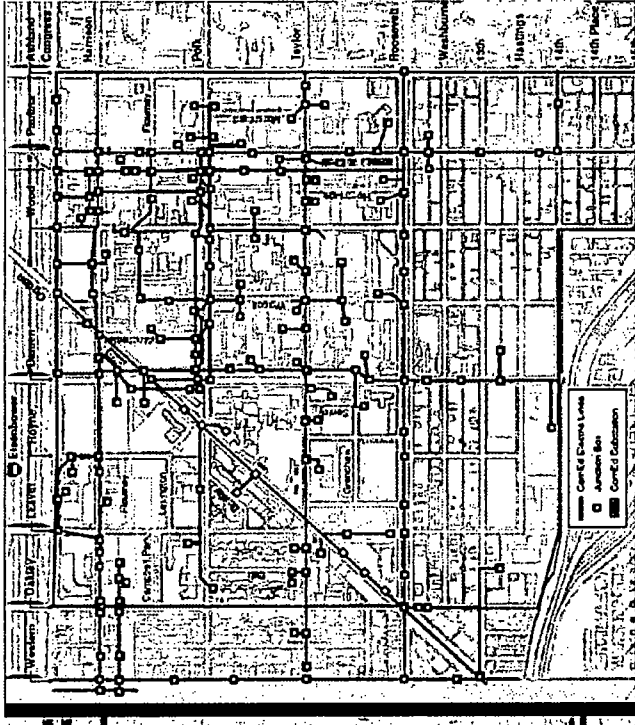


PLACE CONCEPT

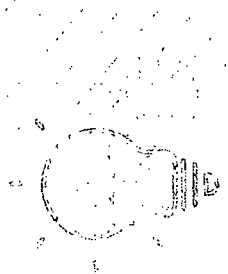


The IMD Opportunity Zone is a 24/7 neighborhood in the heart of the Ogden Development Corridor, the city's hotbed of new development. To the north are Google, McDonald's HQ, United Center and Fulton Market. To the east: University of Illinois, University Village and the South Loop. To the south: Pilsen, Lagunitas' second headquarters, Cinespace Studios and Mount Sinai

Hospital. Within a mile of the IMD are more than 80 restaurants, 34,725 residents and 16,008 housing units. Bordering the site are 50 acres of City-controlled land zoned for 2,500 homes at all price points. All around the IMD, the heart of the city pulses with an urban beat. This is an exciting place to work, play and live the city life.



UTILITIES/ COMMUNICATION

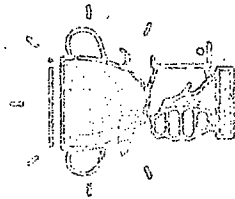


With 17 fiber providers, the IMD Opportunity Zone is well-connected. That's no accident. The University of Illinois campus on site is a heavy user. So are the four major medical centers in the IMD. And the essential

utilities of electricity, sewer, water and natural gas are present at each individual site, making them truly shovel-ready.



UNIVERSITY OF ILLINOIS
Hospital & Health Sciences System



SUSTAINABILITY CONCEPT

The IMD is a living sustainability lab. Clean energy provider GreatPoint Energy is based here. Rush University Health Center's tower on campus is LEED Gold certified; the FBI Regional Headquarters is LEED Platinum. In Chicago, the IMD team is prepared to go to the next level in district energy and wastewater systems within this Opportunity Zone.

IMD Opportunity Zone

Thank You

MIKE NARDINI
First Vice President
+1 312 935 1030
mike.nardini@cbre.com

MARTIN STERN
Senior Managing Director
+1 312 456 7070
martin.stern@cbre.com

ANDREW NORMAN
Senior Director
+1 248 594 5540
andrew.norman@cbre.com

CBRE

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Any city incentives involved/requested

Metro Edge Development Partners is in process of applying for Cook County's Class 6b Classification, which is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities.

Metro Edge also plans to apply for the Data Center Investment Tax Exemptions and Credits, which provides owners and operators with exemptions from a variety of state and local taxes for qualifying Illinois data centers.

CITY INCENTIVES

NEW DATA CENTER

APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS

ADDRESS: 1955 West Hastings Street, Chicago, IL 60608

DATE INTRODUCED: August 23, 2022

Compliance Options	Points Required	Sustainable Strategies Menu																			
		Health	Energy	Stormwater	Landscapes	Green Roofs	Water	Transportation	Solid Waste	Work Force	Wildlife										
Compliance Paths	Starting Points																				
Number of Optional Points Required	0																				
Options Without Certification	100 / 50 / 25																				
All Options Available	5 / 0 / 0																				
Options With Certification	10 / 0 / 0																				
LEED Platinum	20 / 0 / 0																				
LEED Gold	10 / 0 / 0																				
LEED Silver	20 / 0 / 0																				
Green Globes 4-Globes	10 / 0 / 0																				
Green Globes 3-Globes	20 / 0 / 0																				
Green Globes 2-Globes	30 / 0 / 0																				
Living Building Challenge	0 / 0 / 0																				
Living Building Challenge Petal	10 / 0 / 0																				
Enterprise Green Communities*	20 / 0 / 0																				
PassiveHouse	30 / 0 / 0																				

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction 100 points required
 TIF Funded Development Projects (TIF) - New Construction* 100 points required
 DPD Housing, Multi-family (5+ units) Projects (DPD-H MF) - New Construction 100 points required
 PD, TIF, DPD-H MF and Class L - Renovation Projects* 25 points required
 Moderate Renovation Projects 50 points required
 Substantial Renovation Projects

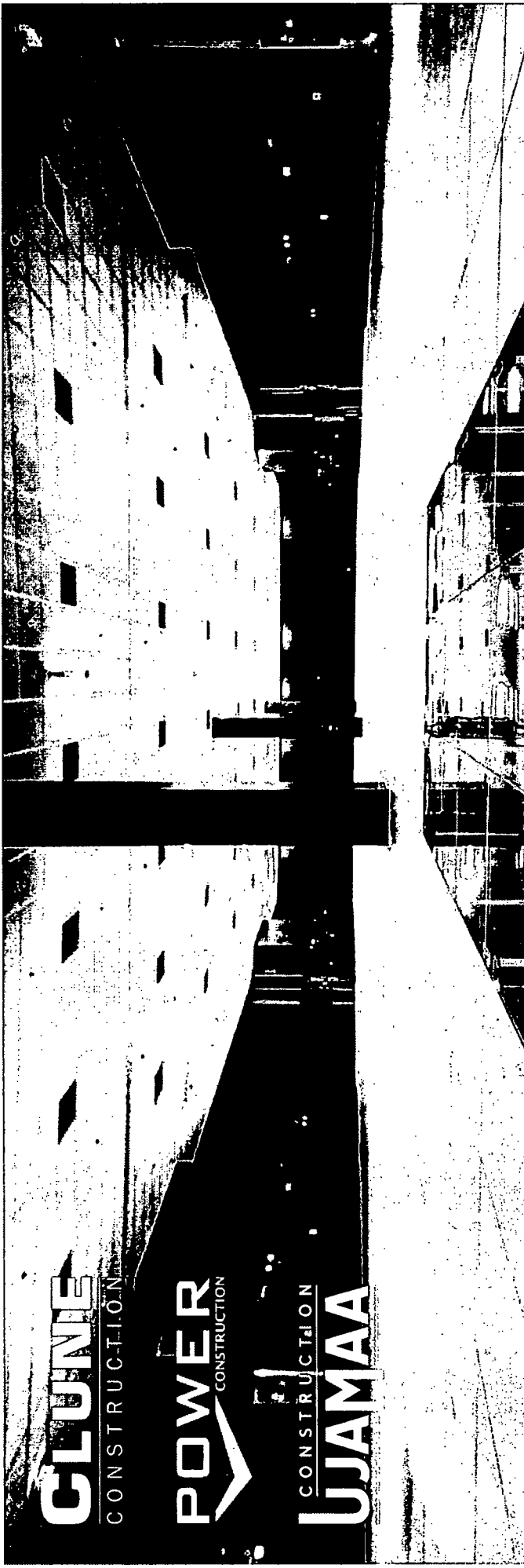
*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF-Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

SUSTAINABLE DEVELOPMENT

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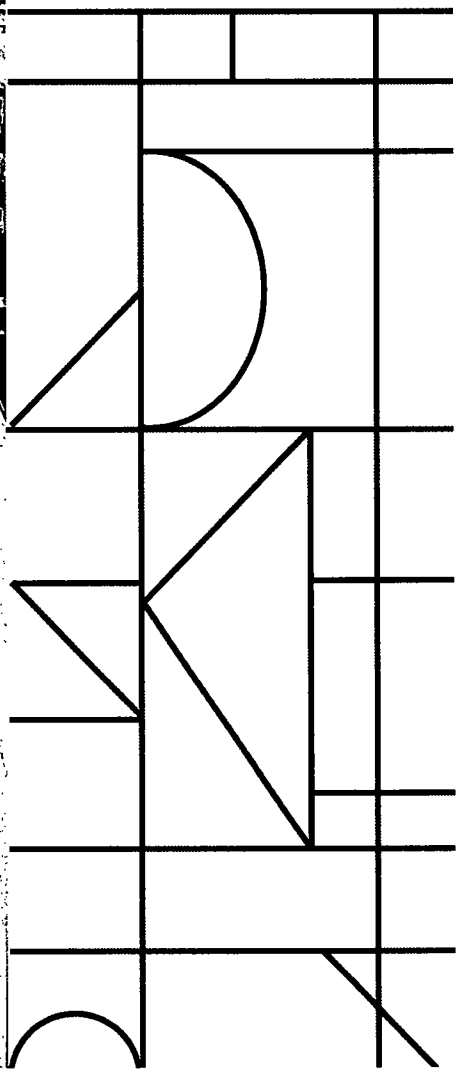
NOT TRACKING THESE ITEMS AT THE MOMENT.
 TRACKING THESE ITEMS TO ACHIEVE SUITABILITY CREDITS



CLUNIE
CONSTRUCTION

POWER
CONSTRUCTION

UJAMAA
CONSTRUCTION



M E D G E

METRO
EDGE 1955 WEST
HASTINGS STREET
CHICAGO, IL 60608
JUNE 1, 2022

MBE STRATEGY

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
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DIVERSITY, EQUITY & INCLUSION | MINORITY PARTNERSHIP

MAKING AN IMPACT

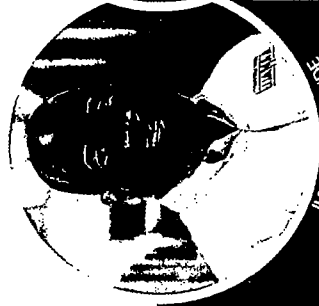
We Have the Responsibility to Inspire Progress Towards Equity.

Community:

- Residents
- Pre-Apprentice Programs
- Outreach Organizations
- Workforce Businesses
- Government

Contractors:

- GC JV Partners
- Protege GCs
- Subcontractors
- Suppliers
- Vendors



JIMMY AGUIAR



MARCUS EVANS



SEAN GLOWACK



DENISE MON DERY

3 MAJOR STRATEGIES

- 1) ATTRACT
- 2) INVEST
- 3) SUSTAIN



MBE STRATEGY

NEW DATA CENTER
APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022

Contractor Outreach

Aldermanic Office

- Working with 28th Ward Alderman's Office to meet local contractors.
- Sharing bid package and bidding schedule with Aldermanic offices to distribute in their Newsletters to the community

Assist Agencies

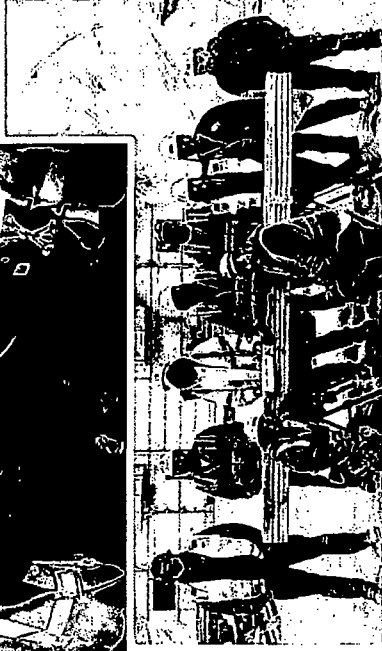
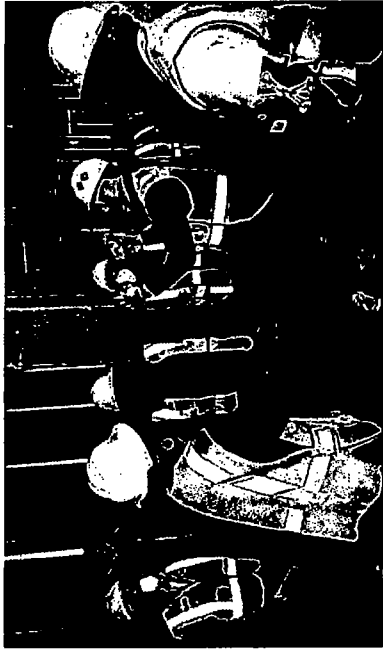
- Contacting City provided Assist-Agencies on upcoming bid opportunities
- Incorporating agency member list into bidding the program

Advocacy Agencies

- Black Contractors Owners and Executives (BCOE)
- Hispanic American Construction Industry Associates
- Federation of Women Contractors
- Austin Chamber of Commerce

Company Diversity Database

- Utilizing diverse contractor list with Clune Construction, Power Construction and UJAMAA Construction.



CONSTRUCTION **UJAMAA** **POWER CLUNE** CONSTRUCTION
CONSTRUCTION

MBE STRATEGY

NEW DATA CENTER
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Contractor Outreach

Contractor Outreach Fair

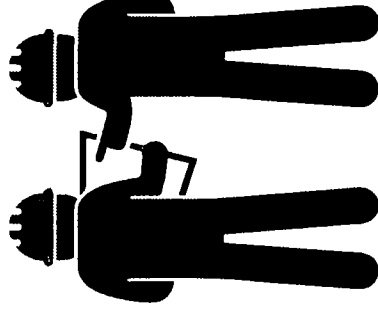
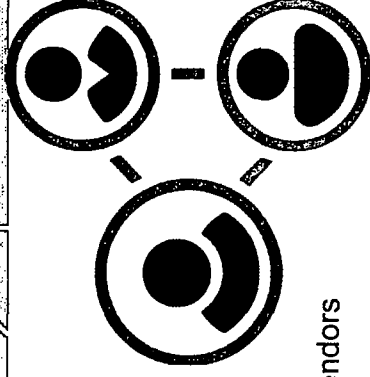
- Holding Contractor Opportunity Fairs in the IMD
- Participating in Contractor Fair in the Community

Second-Tier Participation

- Encourage 2nd Tier Diversity spend with Subcontractors and vendors
- Target local vendors in the community

Mentor-Protege

- Encourage peer-to-peer Contractor Partnerships
- Recognize formal Mentor-Protégé and Partnership agreements with Trade partners.



MBE STRATEGY

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Workforce Hiring

Workforce Training Advocacy

- Partners with Pre-apprentice training agencies in the community like Revolutions Workshop, North Lawndale Employment Network, etc.
- Visit Union lead Training programs in the Community
- Create workforce utilization plan and share with all stakeholders

Aldermanic Office and Community Groups

- Contact Aldermanic Office for employment opportunities
- Share Employment Opportunities with local Churches, Community Centers and employment groups.

Employment Job Fair

- Coordinate Employment Fair in the Community
- Participate in Employment Fairs by other agencies in the community.
- Provide pathways to union apprenticeship programs.



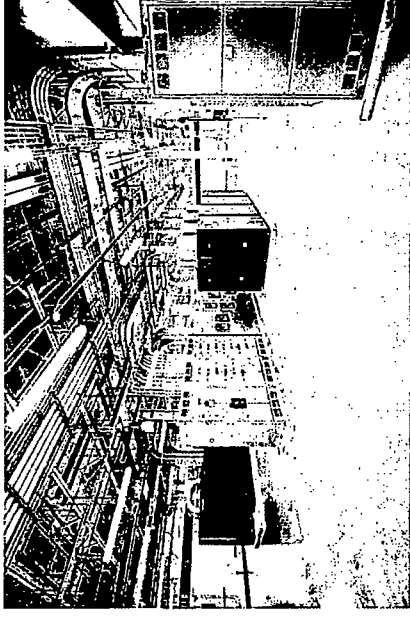
MBE STRATEGY

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ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED August 23, 2022

Workforce Hiring Metrics

MEDP Project Participation Goals

- MBE Participation - 30% of Total Project Labor Force
- WBE Participation – 10% of Total Project Labor Force
- City Residency – 50% of Total Labor Force



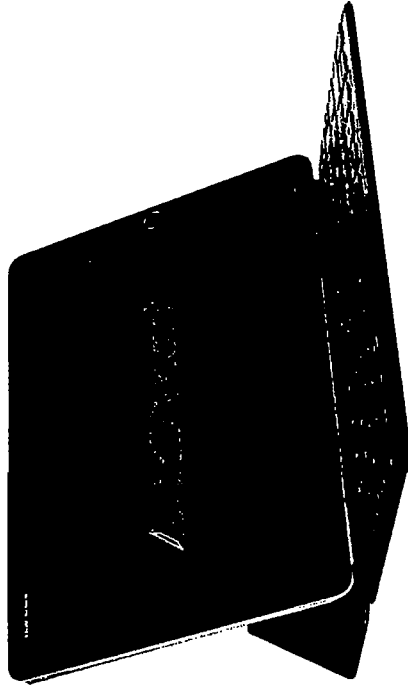
Anticipated Project Hiring Statistics

- ROM Project Construction Hard Costs - \$80M
- Estimated Approx. 400,000 Construction Hours
- 200 Full Time Annual Equivalent Construction Jobs
- 71 New Full Time Positions (The training program is anticipated to graduate over 15 alums per year combined with the 56 FTEs that are expected to work at the subject project upon stabilization)

MBE STRATEGY

NEW DATA CENTER
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ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
DATE INTRODUCED - August 23, 2022

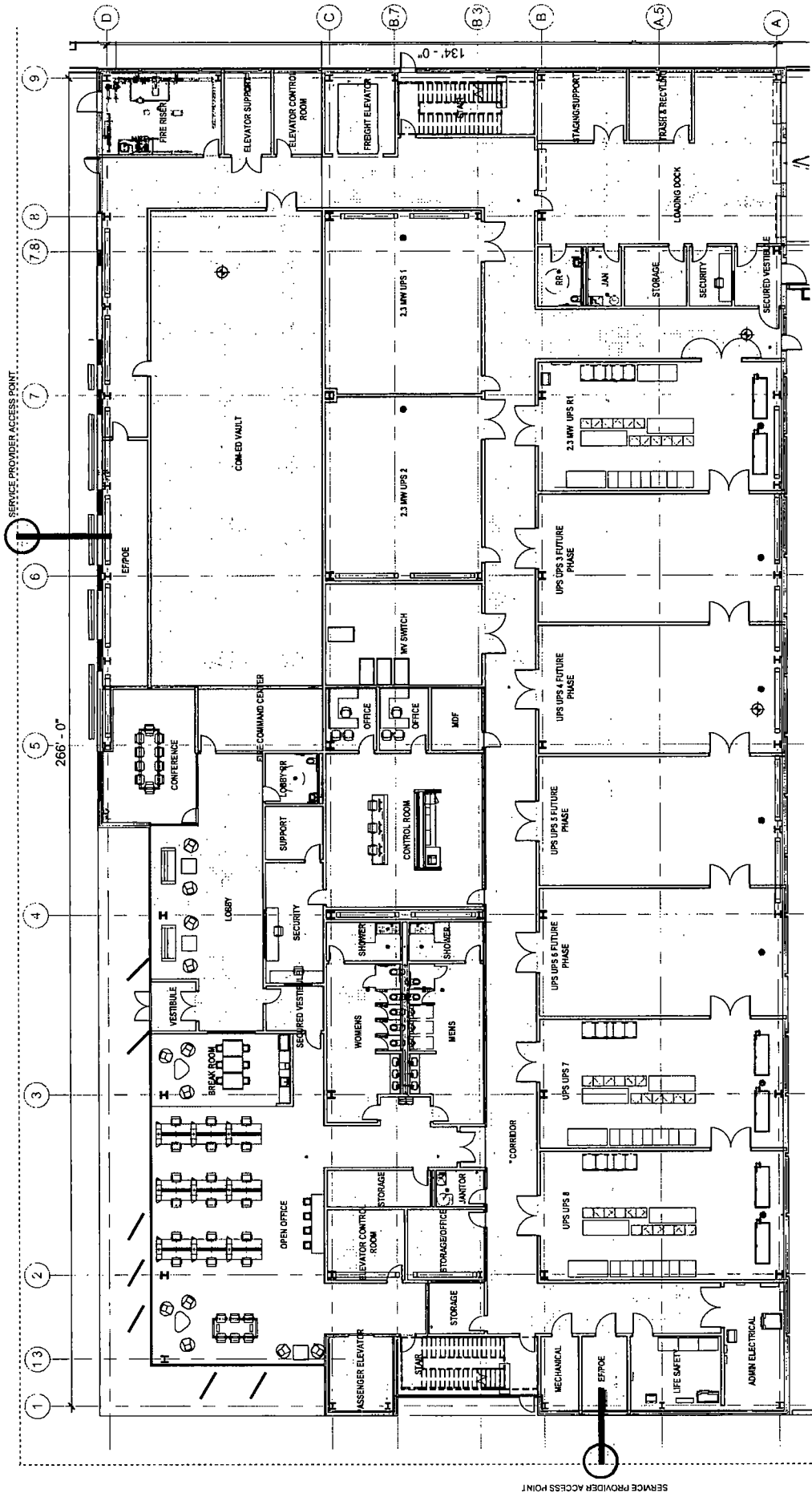
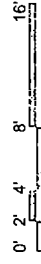
TRACKING SOFTWARE | SKILLSMART



- In-house Tracking / Software
- Certified Payroll Tracking
- MBE/WBE Actual Spend & Commitment
- City Residency Labor Tracking - 50%
- Local Residency Labor Tracking - 10%

MBE STRATEGY

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ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
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TIER 1 IS ANTICIPATED TO BE PROVIDED.
 OWNER WILL BRING ON 3RD PARTY SUPPORT.

LEVEL ONE - BUILDING SERVICE

NEW DATA CENTER
 APPLICANT: ILLINOIS MEDICAL DISTRICT ON BEHALF OF METRO EDGE DEVELOPMENT PARTNERS
 ADDRESS: 1955 West Hastings Street, Chicago, IL 60608
 DATE INTRODUCED: August 23, 2022



Memorandum

To: Brian Hacker
Coordinating Planner
Department of Planning and Development

From: Matthew Sepanik
Architect IV
Mayor's Office for People with Disabilities

Re: **Planned Development - Site Plan Approval**
Metro Edge
1955 W Hastings

Date: 10/27/2022

Pursuant to the Chicago Zoning Ordinance, the above-referenced project is designated a "Planned Development" and must obtain preliminary permit plan approval from the Mayor's Office for People with Disabilities (MOPD). To obtain approval from MOPD, its site plan must comply with the accessibility requirements of the Chicago Building Code, set forth at 14B-11, all other codes and regulations referenced therein, including but not limited to ICC A117.1-2009, and the 2018 Illinois Accessibility Code. After reviewing the plans provided to MOPD and meeting with architects responsible for the project on 10/26/2022, MOPD grants preliminary approval for the site plan only under the following conditions:

- All changes and corrections discussed in the meeting minutes submitted by the architects are made in accordance with the above-referenced accessibility codes and regulations.

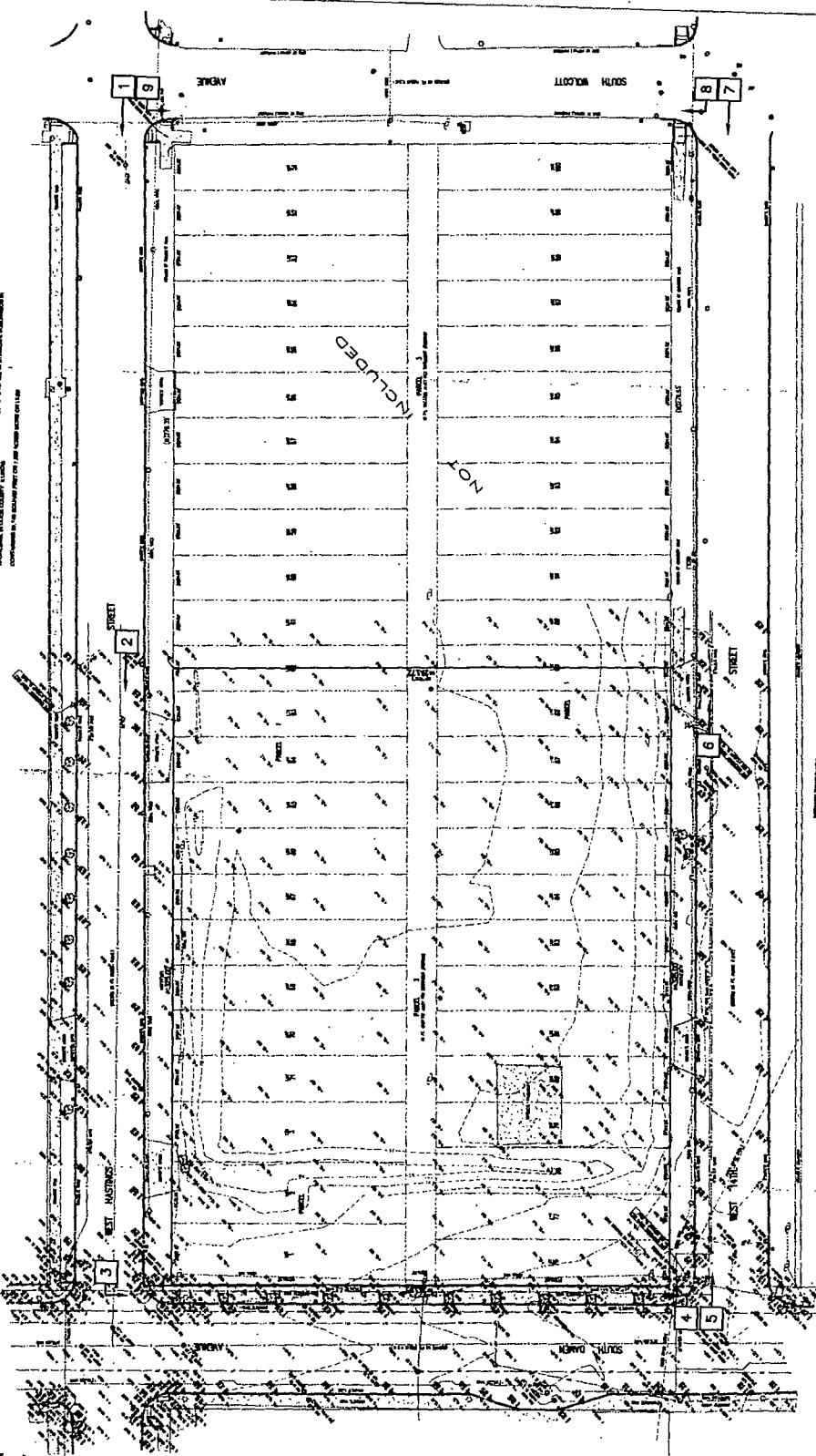
Cc: Noah Szafraniec - Department of Planning and Development
Carol Stubblefield - Neal & Leroy

LEGEND

GRAVING SCALE
 1" = 20'
 FOR REFERENCE ONLY.
 NOT TO SCALE*

GREMLEY & BIEDERMANN
 Surveyors
 PLLC Corporation
 1000 West 10th Street, Suite 100
 Denver, Colorado 80202
 ALTA / NSPS Land Title Survey

THE ALTA / NSPS SURVEY IS A PROFESSIONAL SERVICE PROVIDED BY GREMLEY & BIEDERMANN SURVEYORS PLLC CORPORATION. IT IS NOT A WARRANTY OF TITLE OR A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE OF THE SURVEYOR IN THE PERFORMANCE OF HIS OR HER DUTY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE OF THE SURVEYOR IN THE PERFORMANCE OF HIS OR HER DUTY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.



DATE OF SURVEY: 07/11/18
 BY: [Signature]
 TITLE: ALTA / NSPS LAND TITLE SURVEY

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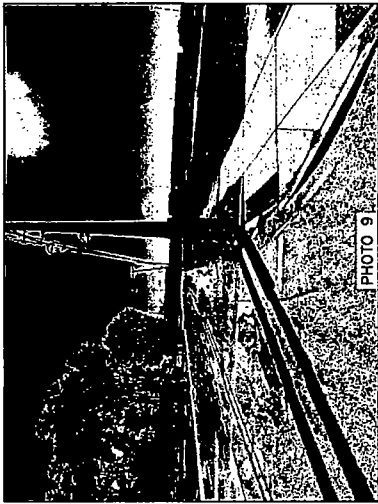
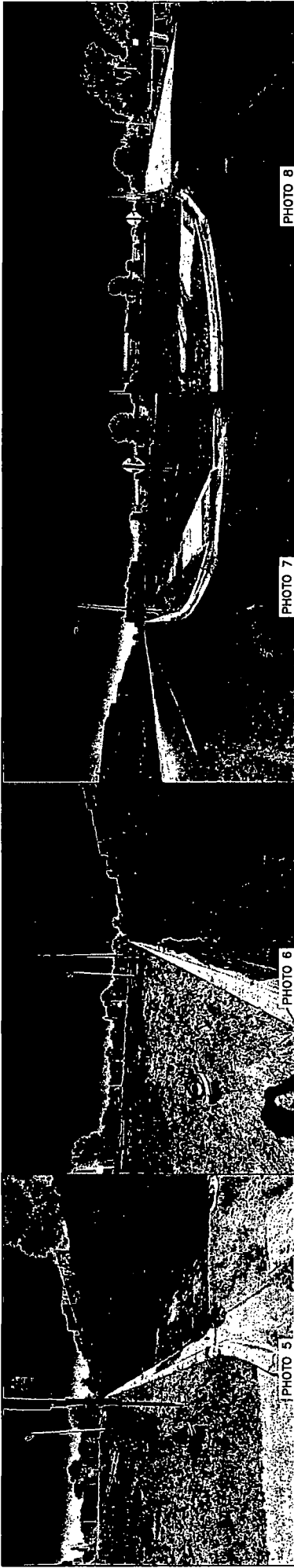
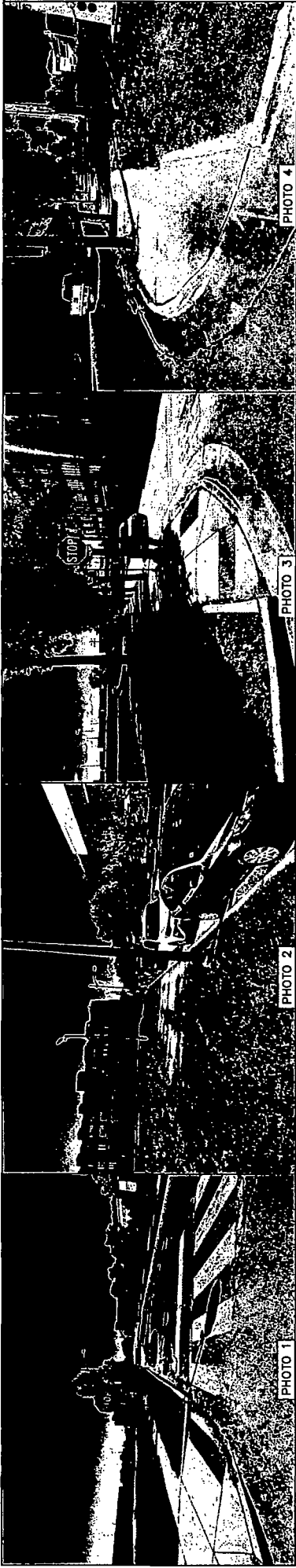
2021-29209-001

Kimley»Horn

1955 W. HASTINGS ST

CDOT PHOTO LEGEND EXHIBIT
 06-20-2022



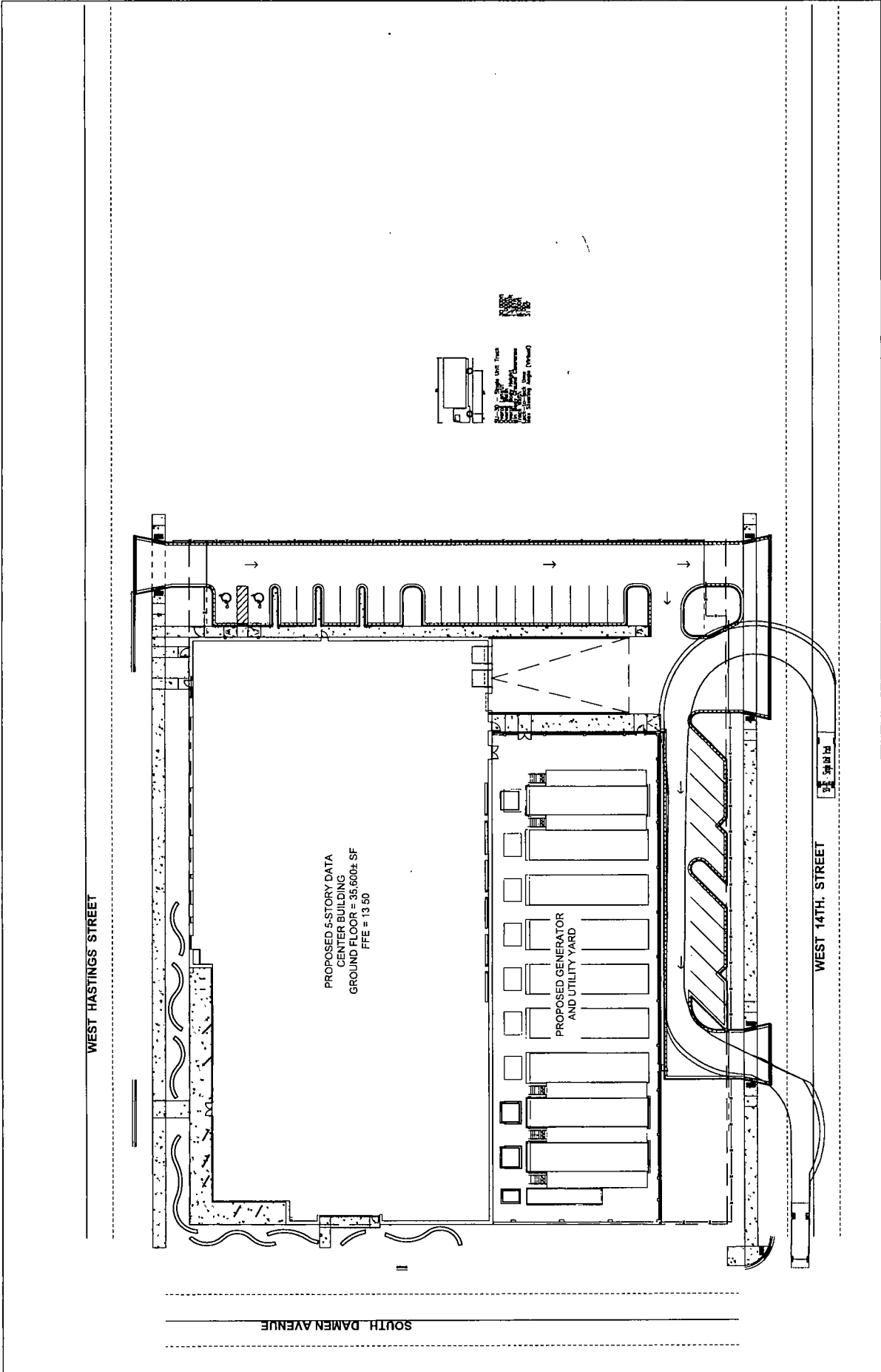


Kimley»Horn

1955 W. HASTINGS ST

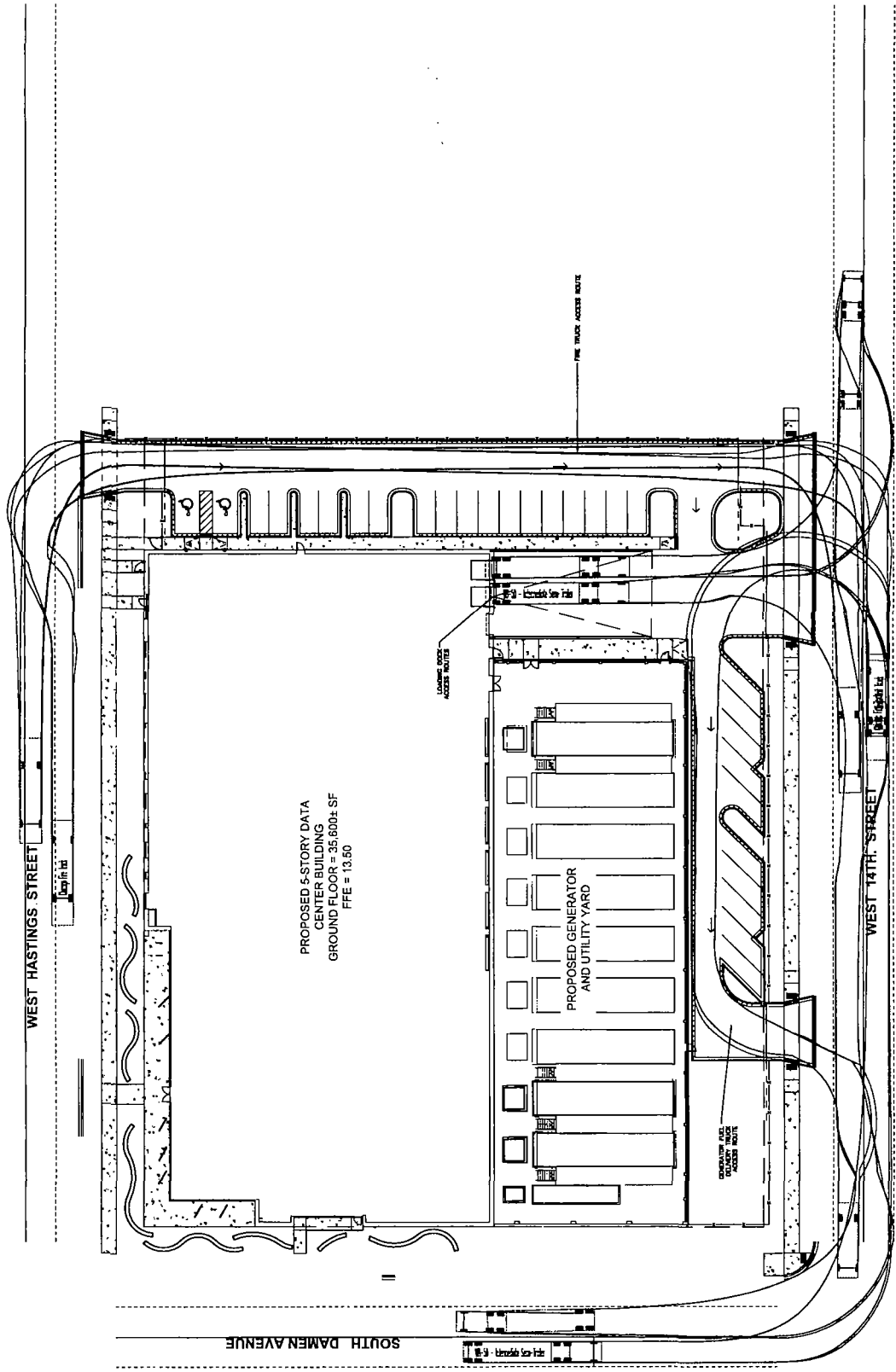
CDOT PHOTO EXHIBIT
09/30/2012





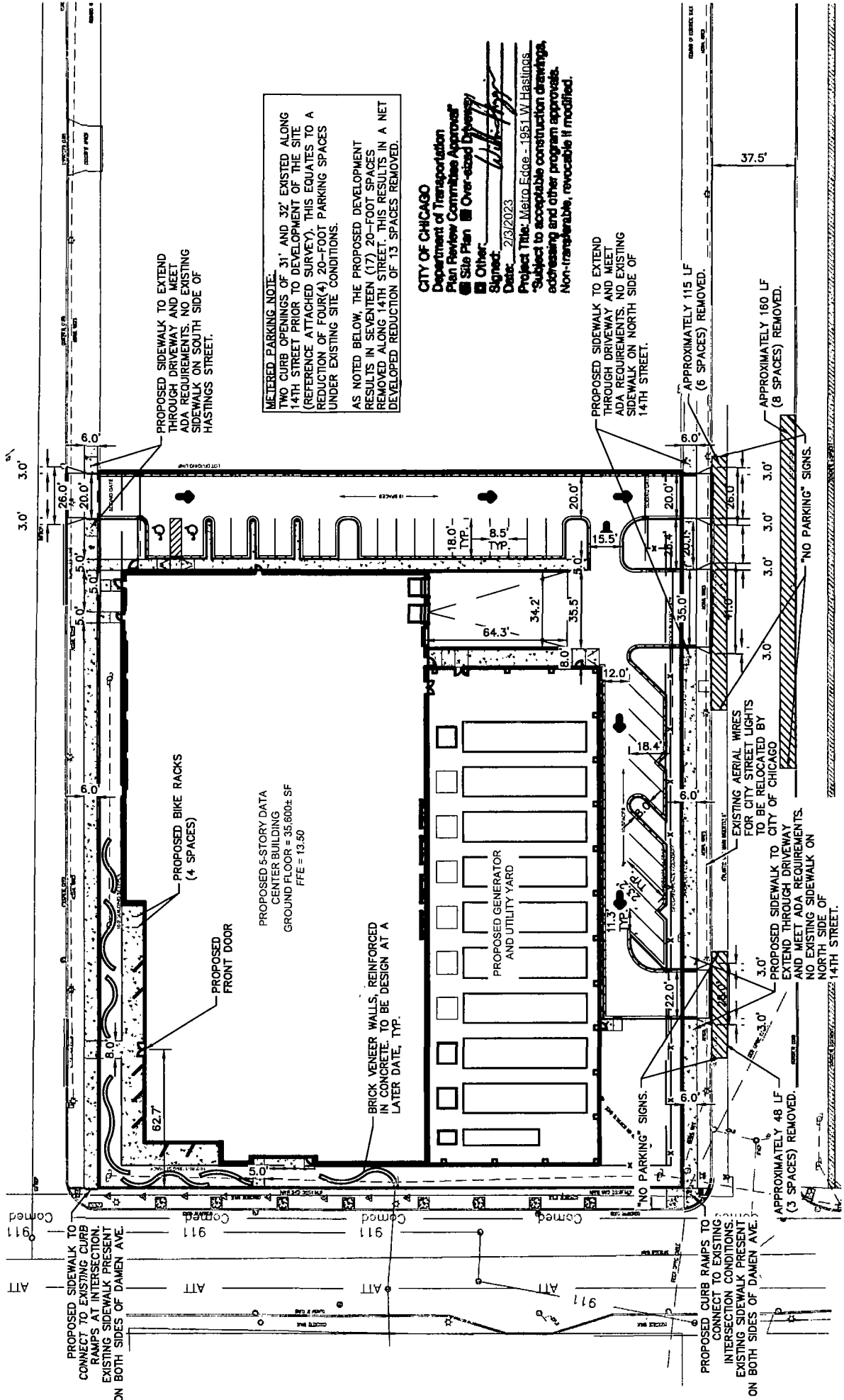
FUEL DELIVERY TRUCK ROUTE
11/22/2007

1955 WEST HASTINGS STREET



OVERVIEW TRUCK TURN
11/23/2017

1955 WEST HASTINGS STREET



METERED PARKING NOTE:
 TWO CURB OPENINGS OF 31' AND 32' EXISTED ALONG 14TH STREET PRIOR TO DEVELOPMENT OF THE SITE (REFERENCE ATTACHED SURVEY). THIS EQUATES TO A REDUCTION OF FOUR(4) 20-FOOT PARKING SPACES UNDER EXISTING SITE CONDITIONS.
 AS NOTED BELOW, THE PROPOSED DEVELOPMENT RESULTS IN SEVENTEEN (17) 20-FOOT SPACES REMOVED ALONG 14TH STREET. THIS RESULTS IN A NET DEVELOPED REDUCTION OF 13 SPACES REMOVED.

CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval
 Site Plan Over-sized Driveway
 Other
 Signed: *[Signature]*
 Date: 2/23/2023
 Project Title: Metro Edge - 151 W Hastings
 *Subject to acceptable construction drawings, addressing and other program approvals.
 Non-transferable, revocable if modified.

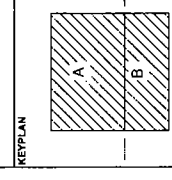
NO.	DATE	ISSUES FOR PERMIT
1	2.0.2022	ISSUES FOR PERMIT
2		
3		
4		
5		

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		



Date of Issue:
12/02/2022

1951 West Hastings
Street, Chicago, IL 60608
PHASE 1
MEDP CH1 DC1 -



LANDSCAPE NOTES AND DETAILS

JOB 22160.0000
DATE 12/02/2022
SHEET 11/1
L1.1

NOTE: ALL PARKWAY TREES TO BE 4" CALIPER MINIMUM AT TIME OF PLANTING.



BOTANICAL COMPANY NAME

TUFT 500

SCHEMATIC SYMBOLS



PLANT SCHEDULE

CODE	QTY	BOTANICAL COMMON NAME	EXCIT	CALL	OTHER
CO 9		COLTIS OCCIDENTALIS / COMMON HOCKBERRY NATIVE	0.65	2' CAL MIN	
OB 6		GHINGO BLOWN / MADONNA TREE	0.65	2' CAL MIN	MALC ONLY
GK 5		STRANCILOIDES TIBICA / KERICULY COFFEE TREE NATIVE	0.65	2.5' CAL MIN	
OC 4		QUERCUS ROBUR X ALBA / CORNUSMIST / CORNUS SPINE™ OAK NATIVE	0.65	2.5' CAL MIN	
OW 4		QUERCUS X WAURER WADLER / ANDREED SPIRIT OAK NATIVE	0.65	2.5' CAL MIN	
TL 5		TILIA AMERICANA / AMERICAN LINDEN NATIVE	0.65	2' CAL MIN	
ZS 5		PHILLODA SEPIATA / SAWLEAF ZELKOVA	0.65	2' CAL MIN	
CODE	QTY	BOTANICAL COMMON NAME	EXCIT	CALL	OTHER
JV 6		JUNIPERUS VIRGINIANA / CASTER RED CPINUS NATIVE	0.65	8' FT MIN	
CODE	QTY	BOTANICAL COMMON NAME	EXCIT	CALL	OTHER
AL 4		ANKLAENDER LACTIVS / ALLEGHEAN SERVICEBERRY NATIVE	0.65	6' FT MIN	MULTI STEM
CF 3		CERES CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD NATIVE	0.65	8' FT MIN	MULTI STEM
CV 2		CRATAEGUS VIRIDIS WINTER QUIN / WINTER KING HAWTHORN NATIVE	0.65	5' FT MIN	SINGLE STEM
OV 2		CORYLIA VIRGINIANA / AMERICAN HOPKINDEAN NATIVE	0.65	5' FT MIN	SINGLE STEM
CODE	QTY	BOTANICAL COMMON NAME	EXCIT	SPACING	SIZE
AU 25		ALONIA VELANDICARIA / UCCONNAMA HILL OW SCARE HEZGER CHOKEBERRY NATIVE		SEE PLAN	18" FT MIN
CA 10		CORNUS SARGAUNEA / CATO / ARCTIC SUNN BLOODWING DOGWOOD NATIVE		SEE PLAN	18" FT MIN
CS 16		CORNUS SERICEA / CARDINAL / CARDINAL DOGWOOD NATIVE		SEE PLAN	18" FT MIN
DR 17		DRYANIA REPLEANS MORTON / SUMMER SLARS GEORGE BUSH-HORNDOGWOOD NATIVE		SEE PLAN	18" FT MIN
FG 17		FOTICHERILLA GARDNER / DONAR / FOTICHERILLA NATIVE		SEE PLAN	18" FT MIN
IU 8		HYDRANGEA 'ANGULATA JANE' / LITTLE LIME P RANICLE HYDRANGEA NATIVE		SEE PLAN	18" FT MIN
PD 14		PHYTOCAMPUS ONULIFOLLIUS / DONNA MAY / LITTLE DEVI ANKERBARK NATIVE		SEE PLAN	30" FT MIN
PJ 6		PHYTOCAMPUS ONULIFOLLIUS 'JEFAM' / AMIR R. JUBILEE ANKERBARK NATIVE		SEE PLAN	18" FT MIN
RG 15		RHUS ARDABICA / GRILOVY / GRILOVY / RADIANT SUMAC NATIVE		SEE PLAN	24" FT MIN
VA 24		VIBURNUM BENTAMUM / BLUE MUFFIN / SCOTTISH IRON ARBOWOOD NATIVE		SEE PLAN	30" FT MIN
CODE	QTY	BOTANICAL COMMON NAME	EXCIT	SPACING	SIZE
FJ 6		FAMPIRUS CHINENSIS 'FARVIEW' / FARVIEW JUMPER NATIVE		SEE PLAN	18" FT MIN
T 10		TALIA X MEDIA 'TAUTCHER' / TAUTCHER NATIVE		SEE PLAN	18" FT MIN
CODE	QTY	BOTANICAL COMMON NAME	EXCIT	SPACING	SIZE
AU 56		ASTILBE X ANDROR BEAUTY OF BRINDY / COLOR FLASH ASTILBE	1.00	18" OC	
BL 76		BURNINGA MACROPHYLLA / LOOKING GLASS / LOOKING GLASS SHEPHERD BLOSSOM	1.00	18" OC	
CK 6		CALLAMAGRODIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1.00	30" OC	
CU 56		COROPHIS X MOONBEAM / MOONBEAM POLYSEED	1.00	18" OC	
CP 23		CAREX PENSYLVANICA / PENSYLVANICA SEDGE NATIVE	1.00	24" OC	
EN 25		ERANDE X 'SALSMOUT' / SOMBERO GRASSMA GOLD COME TOWER	1.00	24" OC	
HW 34		'HELLEDORUS X HYBRIDUS' / WILHELMVOR / MON / PRINCE HELLEDORUS	1.00	24" OC	
VV 32		MEPTEUS VIRGINICA / VIRGINIA BLUEBELLS	1.00	18" OC	
WB 90		HEPETA RACEMOSA / BLUE WONDER / BLUE WONDER CATWART	1.00	18" OC	
PC 6		PANICUM VIRGATUM 'CEREBINE SPY' / CERE LINE SPY SWITCH GRASS	1.00	24" OC	
ST 100		SPOROBOLUS HETEROLEPIS / TARA PHAIRE DROPSIDE	1.00	18" OC	

SWORN STATEMENT BY OWNER:
I, THE UNDERSIGNED, ACKNOWLEDGE THAT THE LANDSCAPE DESIGN AND INSTALLATION OF THE PROPERTY AT 1951 WEST HASTINGS STREET, CHICAGO, IL 60608 HAS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS SHOWN ON THE LANDSCAPE PLAN AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE OF THE CITY OF CHICAGO AND OF THIS PUBLICATION, "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".
ANTICIPATED TIME OF PLANTING: JUNE 2023

SWORN STATEMENT BY OWNER:
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ANTICIPATED TIME OF PLANTING: JUNE 2023

OWNER: [Signature]
LANDSCAPE ARCHITECT: [Signature]
DATE: 11/17/2022

September 30, 2022

CDOT Project Development
30 N La Salle Street, #1100
Chicago, IL 60602
312-744-4996

**RE: Plan Review Committee (PRC) Development Proposal for Metro Edge
Development Partners (MEDP), Chicago Data Center 1 in the Illinois Medical District**

To Whom it may concern,

MEDP is proposing to build a new data center building on a 1.97 acre lot within the Illinois Medical District (IMD) in Chicago, IL. The site currently exists as an open lot primarily consisting of green space. The lot is surrounded by existing development to the north and west, an open lot to the east, and a rail yard to the south. The property is located in PD 30. Refer to the attached project narrative for additional information.

The Applicant for this Proposal is the Illinois Medical District (IMD). Contact information for the Applicant shall be Chris Fahey, 312-738-5811, cfahey@medicaldistrict.org.

The Expeditor for this Proposal is John Lyle & Associates, Inc. (JLA). Contact information for the Expeditor shall be Richard Darche, 312-981-0335, rdarche@jlachicago.com.

The Attorney for this Proposal is the Neal & Leroy, LLC. Contact information for the Attorney shall be Carol Stubblefield, 312-628-7021, cstubblefield@nealandleroy.com.

The Consultants involved with the design of this Proposal include:

Architect Corgan Associates, Inc. Brad Latson, AIA 214.757.1780 brad.latson@corgan.com	MEP/FP Engineering kW Mission Critical Engineering Eric Sowers esowers@kwmce.com	Civil Engineering Kimley-Horn and Associates, Inc. Jamie Putnam, P.E. 630-487-5568 Jamie.putnam@kimley-horn.com
Structural Engineering L.A. Fuess Partners Amir Mesgar 617-948-5622 amesgar@lafp.com	Landscape Architect Kimley-Horn and Associates, Inc. Amanda Folta, PLA 331-481-7338 amanda.folta@kimley-horn.com	DPD Project Manager Brian Hacker, AICP 312-744-7217 Brian.hacker@cityofchicago.org

Sincerely,

Illinois Medical District

Chris Fahey
Director of Real Estate Operations
2100 West Harrison Street, Chicago, IL 60612
312-738-5811, cfahey@medicaldistrict.org

1. PROJECT NARRATIVE

Metro Edge Development Partners (MEDP) will be constructing a new Data Center building, known as MEDP CHI DC1, located in Chicago, IL. The facility is situated within the Illinois Medical District (IMD) on a site along the intersection of South Damen Avenue and West Hastings Street. The building will have an overall shell area of 188,000 square feet (SF). The total critical MW capacity will range with a maximum capacity of 18.4MW. Each data hall size is flexible with the ability to react to density and critical power needs. Also, included are mechanical and electrical, critical support, and equipment rooms, as well as an exterior equipment yard, house pad mounted generators, transformers, and MV gear all designed for maximum uninterrupted service operations. Air-cooled chillers will be located on the roof.

1.1. Goals and Objectives

1. Create a facility that serves the Illinois Medical District in providing critical data storage for surrounding hospitals and other medical facilities.
2. Provide space for workforce development initiatives within the local community.

1.2. Civil/Site

GENERAL

MEDP CHI DC1 building is located on a 1.97 acre lot within the Illinois Medical District (IMD) in Chicago, IL. The site currently exists as an open lot primarily consisting of green space. The lot is surrounded by existing development to the north and west, an open lot to the east, and a rail yard to the south.

PAVING PLAN AND GENERAL SITE

The site will have one access drive on the north and two access points on the south. Concrete drive aisles and parking spaces will be provided along the east and south sides of the site. Concrete curb and gutter is proposed along the perimeter of the paved area as well. The east drive aisle will consist of heavy-duty concrete to meet fire lane/access requirements. There will also be sidewalk added in the public ROW along the north (Hastings Street) and south (14th Street) of the lot. Pedestrian access to the building will be provided from the proposed north sidewalk. The existing sidewalk along the west (Damen Ave.) will remain in place.

The site includes the following:

- PCC paving ~ 19,800 SF
- PCC Curb & Gutter ~ 1,200 LF
- PCC Sidewalk ~ 4,800 SF
- Parking striping
- Fire lane striping and signage

GRADING

The existing site grading slopes generally from north to south. This grading pattern will generally be maintained, with open spaces along the north and west of the lot graded to drain to proposed area inlets. Erosion control measures will be implemented to keep sediment from leaving the site during construction.

STORM SYSTEM

An underground detention system will be used to meet City of Chicago detention and volume control (BMP) requirements. The detention system will be installed under a majority of the parking areas. Runoff from the site and building roof will be routed through the detention system, with a restrictor structure controlling the discharge to the City's combined sewer system located along Hastings Street to the north. This connection to the combined system will be at the northeast corner of the site.

LANDSCAPING

The parking areas are designed in compliance with the Chicago Landscape Ordinance by providing a 7' wide perimeter landscaped area, a continuous screening hedge, shaded trees along lot frontage and in internal parking area. Proposed parkway trees are to be 4" caliper. Ornamental metal security fencing will be provided along the perimeter of proposed parking areas, including secured gate access to parking and loading dock areas.

CTA BUS

The Chicago Transit Authority (CTA) operates two city bus stops adjacent to the subject site along Damen Avenue. An ADA accessible pedestrian route is provided from these bus stops to the proposed building main entrance.

1.3. Architectural

GENERAL

The project will include approximately a 188,000 sf facility.

Facility includes the following spaces:

- Office Area: ~ 2,200 sf (TBD)
- Mechanical Yard: ~17,500 sf
- Shell Space: ~188,000sf
- 2 POE : ~280sf2 MMR: ~ 630 sf
- 2 Truck Bay Dock and Dock Support: ~2,250 sf
- Various Support Spaces
- 1 Conference rooms, 1 war room
- 12 Restrooms: Lobby, Office, Dock, Back of House
- Shower Room in the dock area.

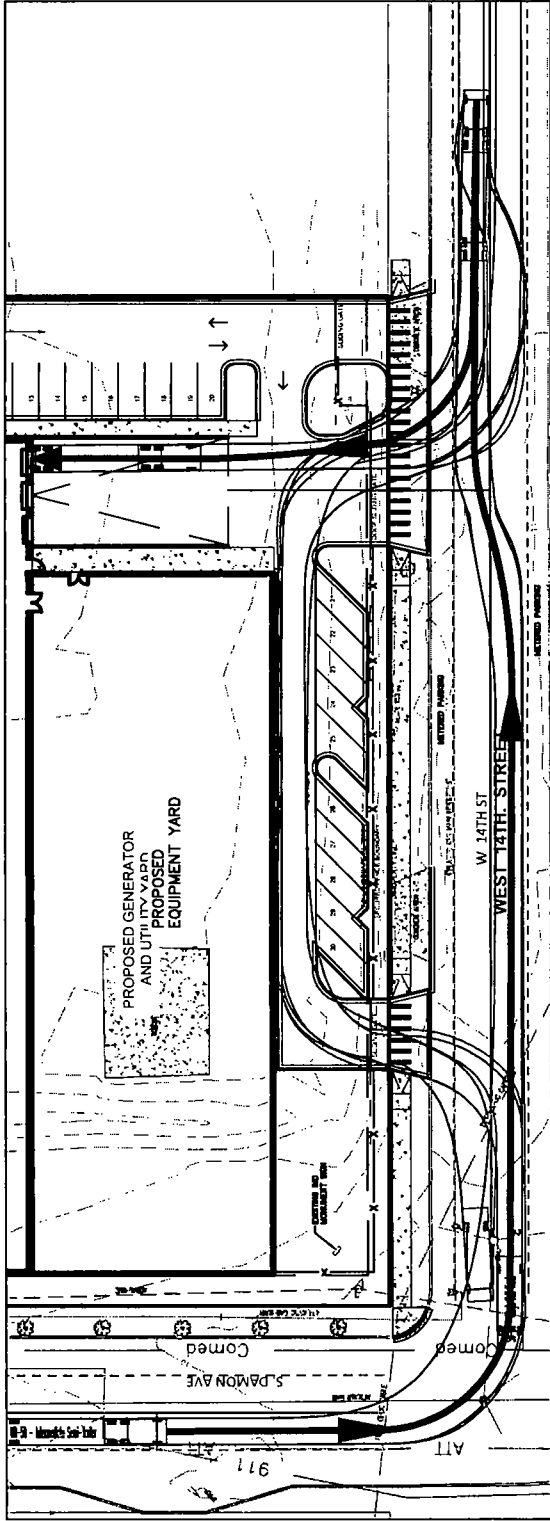
SHELL

The exterior building shell enclosing critical and data center functions is steel frame clad with a combination of metal panel and brick. Front of house spaces are clad in a store front system.

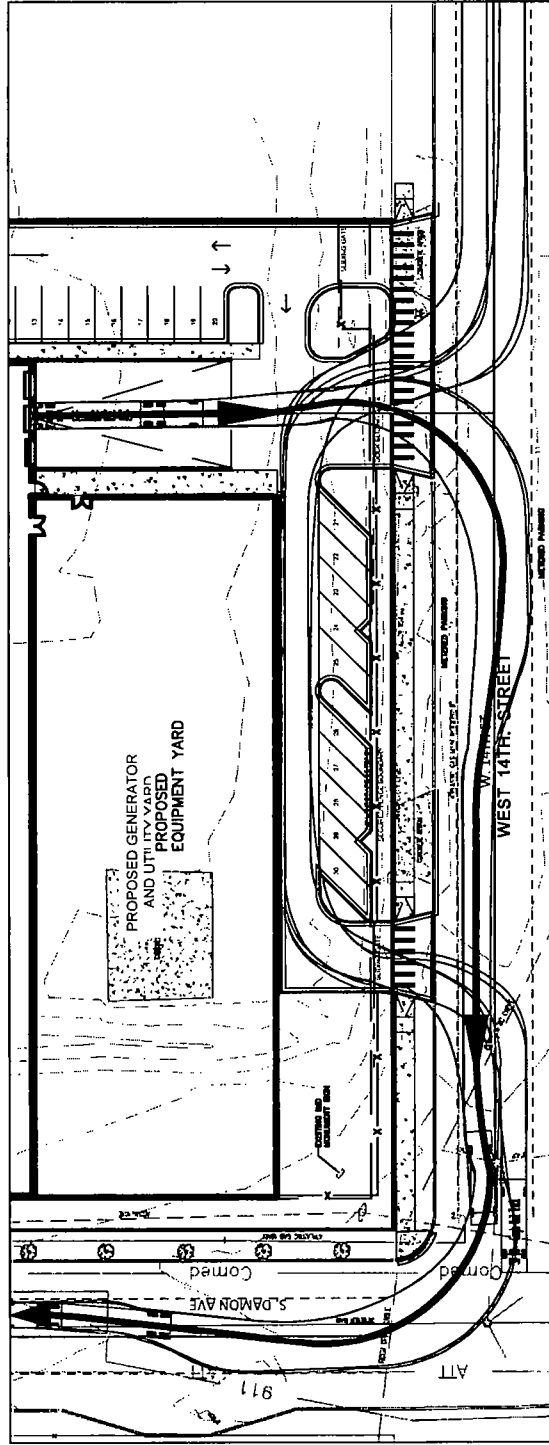
- Brick
- Architectural metal panel
- Glass and Framing

The entire level one has a 12" CMU reinforced wall clad in brick (outside the office/lobby area) for added protection around the base of the building.

Openings and penetrations in exterior walls shall be as required and comply with the local building and fire codes but kept to a minimum.



TRUCK ENTRANCE ROUTE



TRUCK EXIT ROUTE

CHICAGO FIRE DEPARTMENT
 BUREAU OF FIRE PREVENTION
 SITE REVIEW COMMITTEE
 REVIEWED
 FOR FIRE ACCESS & WATER SUPPLY
 NOV 9 2022
 PROJECT TITLE: 1955 W. HASTINGS
 DATE ON PLANS: 1/18/22
 Subject to full compliance with the
 Municipal Code of Chicago

ASSIGNED ADDRESS/PURPOSE OF ADDRESS
 OFFICE SPACE AND DATA CENTER
 1955 W HASTINGS STREET,
 CHICAGO, IL 60608

PROJECT DATA
 1955 W HASTINGS STREET, CHICAGO, IL

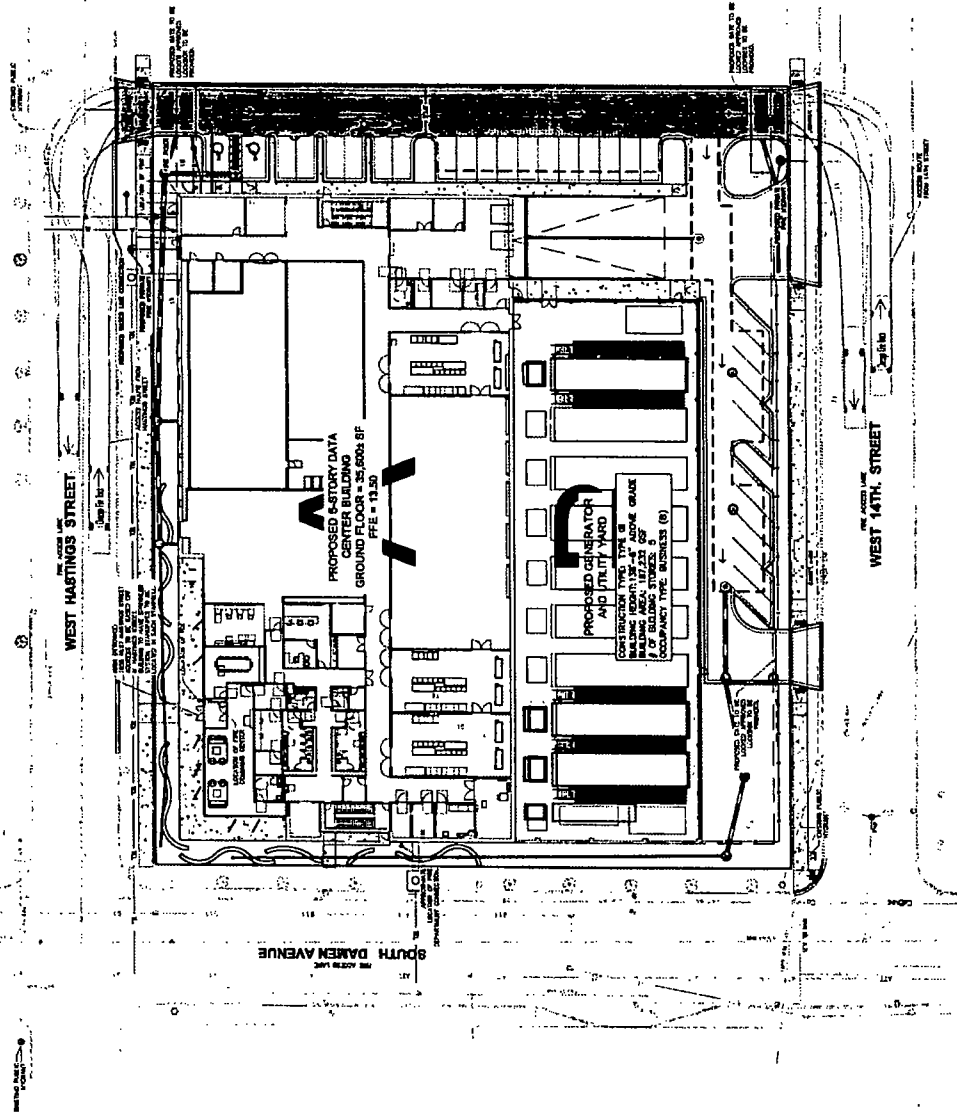
SITE DATA
 TOTAL PROPERTY AREA : 1.17 ACRES (50,746 SF)

BUILDING DATA
 TOTAL BUILDING AREA : 187,230 SF

NEW REQUIRED FIRE FIGHTING CLEARANCE : 42.00'

Chicago Fire Truck

Width : 12.87
 Length : 23.58
 Height : 8.08
 Steering Angle : 3.03



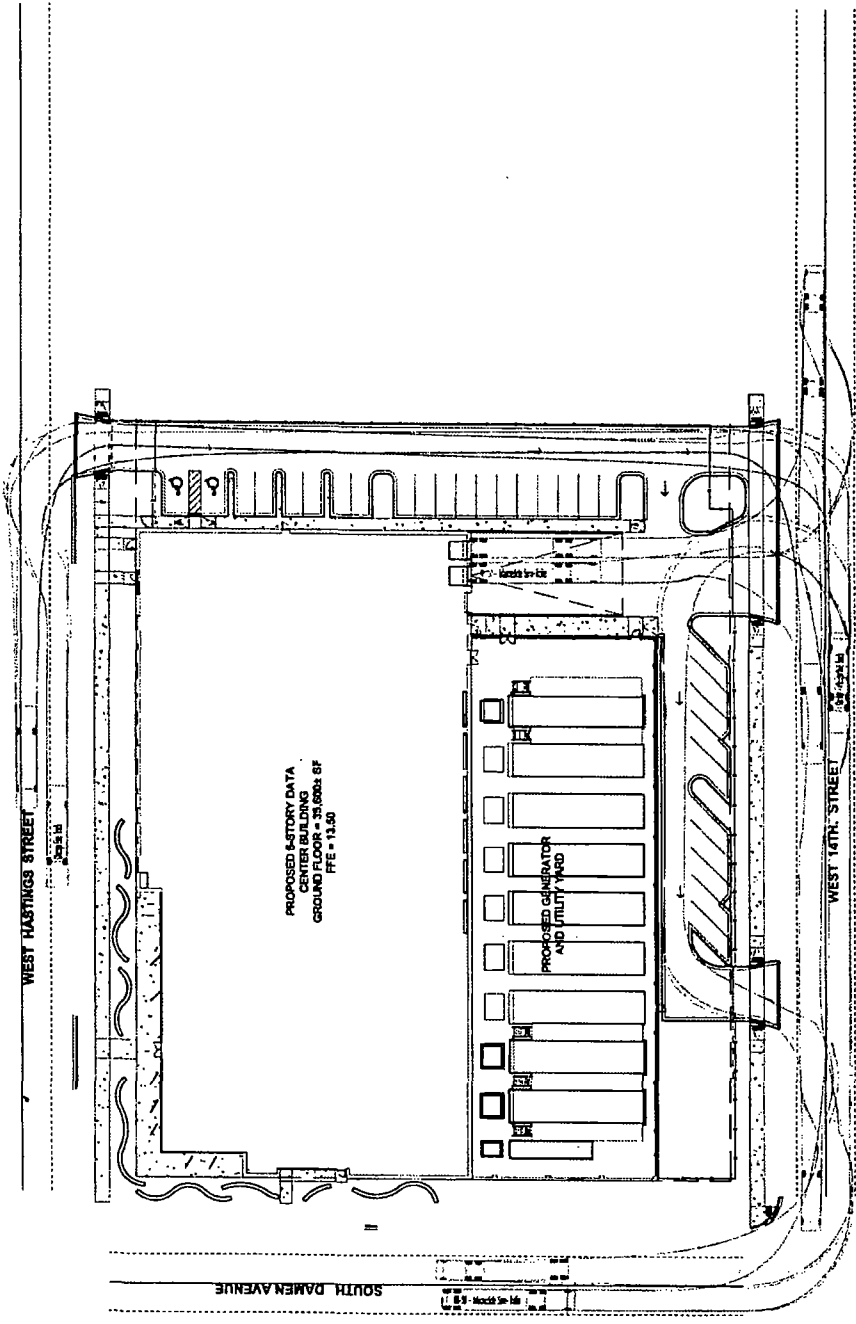
FIRE ACCESS PLAN
 1/18/22

1955 WEST HASTINGS STREET, CHICAGO, IL 60608



CHICAGO FIRE DEPARTMENT
 BUREAU OF FIRE PREVENTION
 SITE REVIEW COMMITTEE
 REVIEW W & D
 FOR FIRE ACCESS & WATER SUPPLY
 NOV 25 2022

BY *R. [Signature]*
 PROJECT TITLE 1955 W. HASTINGS
 DATE ON PLANS 11-18-22
 *Subject to full compliance with the
 Municipal Code of Chicago



OVERVIEW TRUCK TURN
 11-19-22

1955 W HASTINGS ST