

MUNICIPAL DESIGN REVIEW NETWORK

MDRN is a unique network for Chicago area communities with design review boards or staff professionals to share and develop best practices. Sponsored by the Chaddick Institute at DePaul University, this group organizes collaborative, professional-to-professional networking events, conducts research, and prepares scholarly reports.

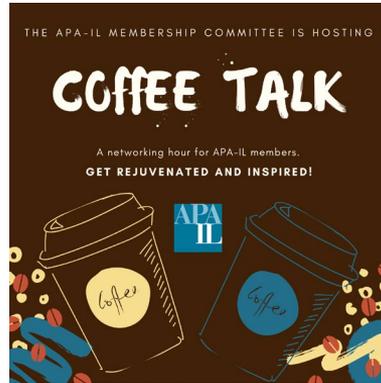
Topics for MDRN programs have included downtown walking tours, community branding, finding tools to enhance community design and create local character, and an all-day sustainability conference.

An infographic titled "THE VALUE OF DESIGN REVIEW" with a red header. It lists five key areas where design review can be measured:

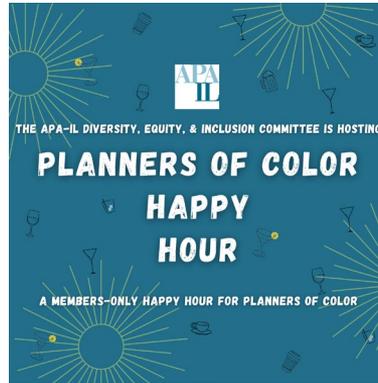
- PROPERTY VALUE**: Design review can boost property values by introducing certainty into the marketplace and improving the overall economic climate (Clarion Associates 2002).
- QUALITY OF LIFE**: Protects the visual character and preserves the sense of place and pride in a community.
- ENVIRONMENT & SUSTAINABILITY**: Preserves green space, retains more land in a natural state and encourages sustainable technologies.
- HEALTH & PUBLIC SAFETY**: Creates a walkable and active downtown that has physical and psychological benefits, such as increased safety from "more eyes on the street."
- ECONOMIC DEVELOPMENT**: Helps with business recruitment and creates a more pedestrian-friendly, human scaled atmosphere—a place people want to be!

The infographic also includes several small images of urban streets and buildings, and a navigation bar at the bottom with tabs for "THE VALUE", "ECONOMICS", "ELEMENTS", "HOW IT WORKS", and "MORE HELP".

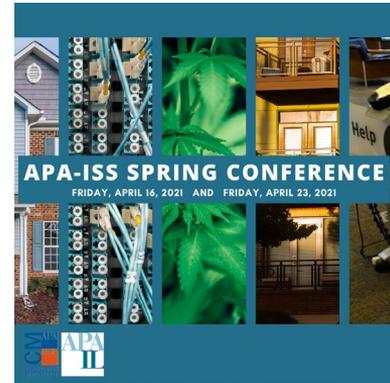
APA-IL CHICAGO METRO SECTION



APA-IL
Coffee Talk
Special!
Mar 09



Planners of Color
Happy Hour
Mar 18



2021 APA-ISS
Spring Conference
Apr 16 & Apr 23
Virtual Conference

Brandon Nolin, AICP
Director, APA-IL Chicago Metro Section
www.ilapa.org



American Planning Association
Illinois Chapter

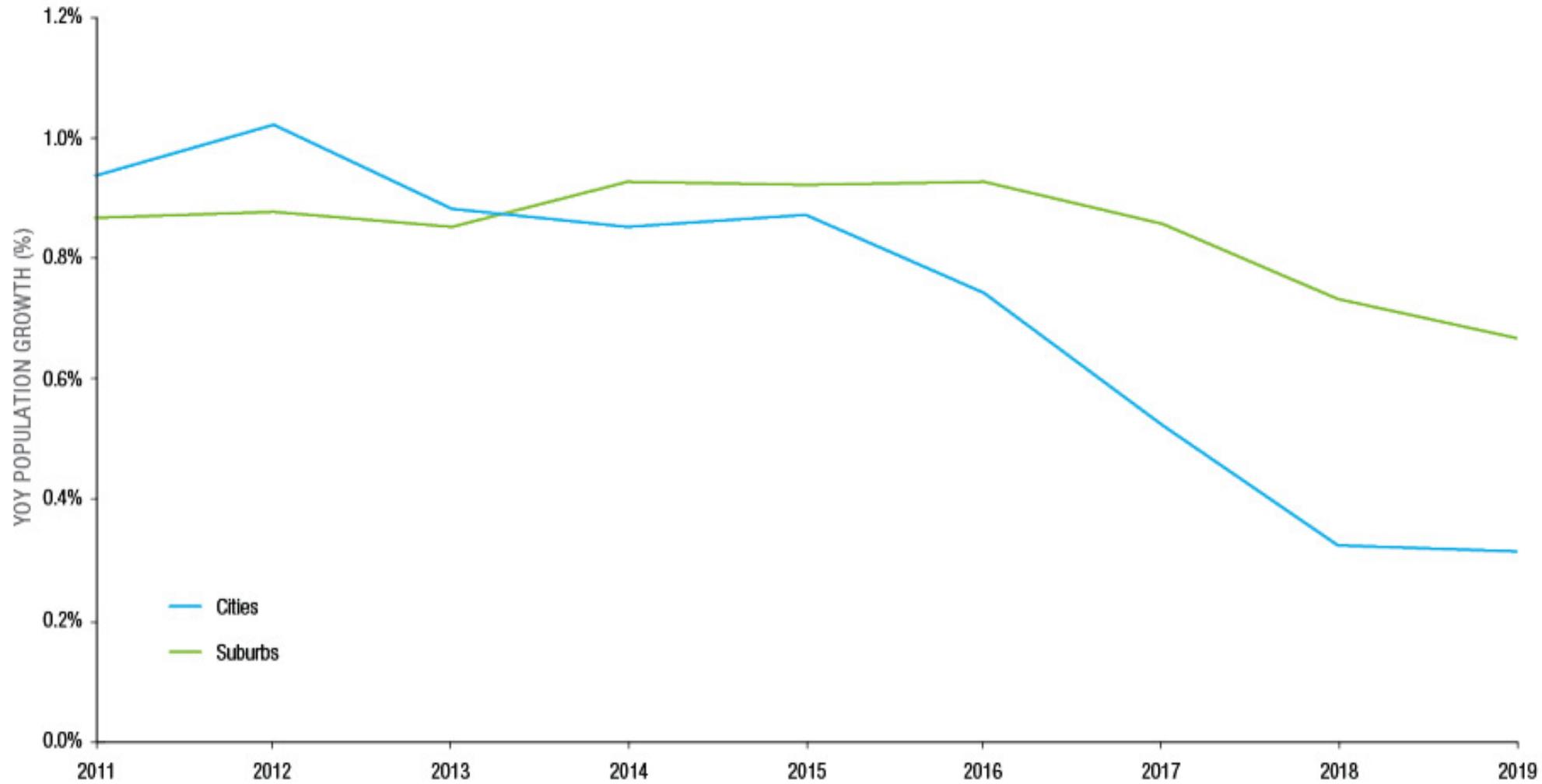
Creating Great Communities for All



Suburban Market Trends Pre and Post Pandemic

Brandon Svec, Director & Market Economist March 5, 2021

Population Growth Stronger in Suburbs Pre-Pandemic



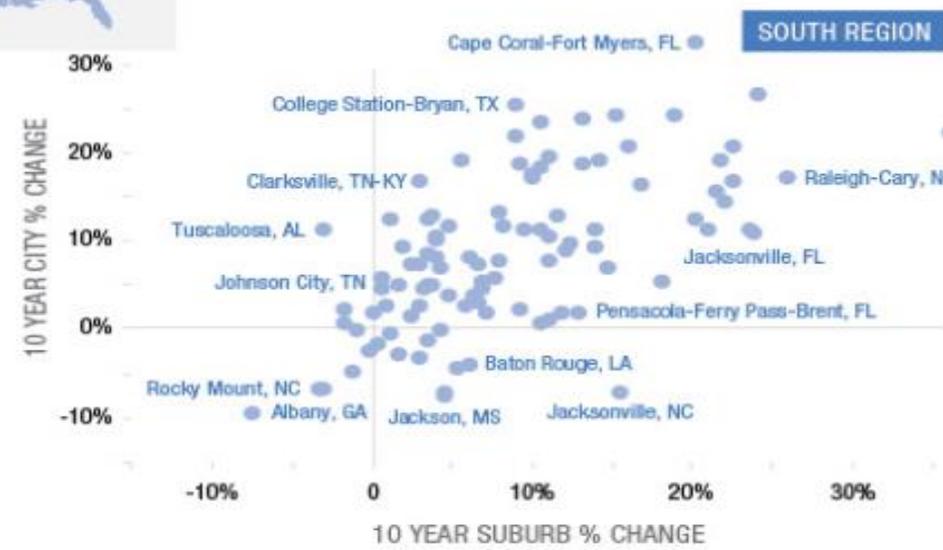
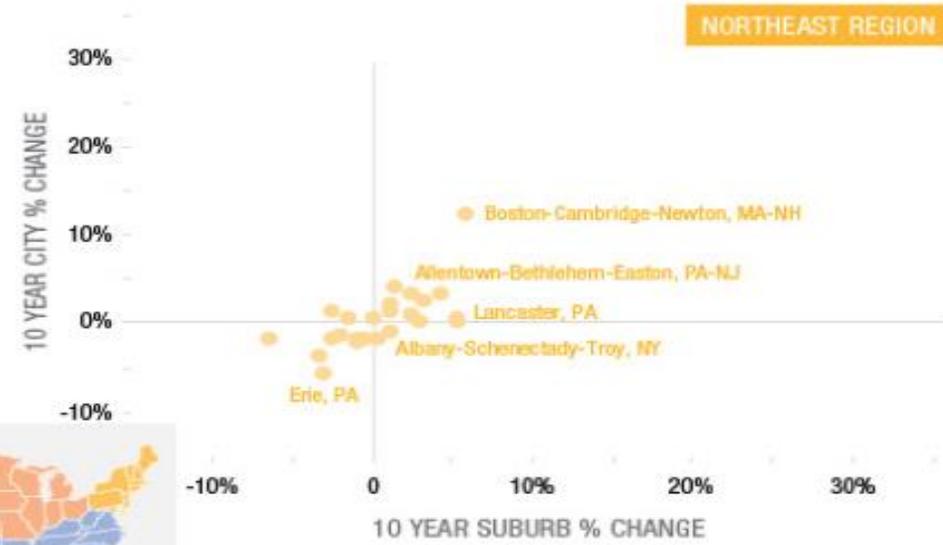
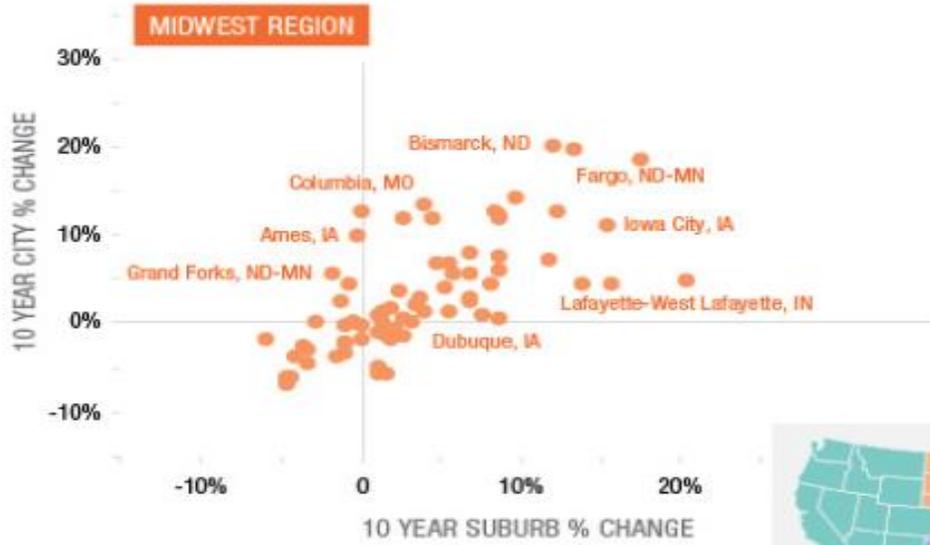
Source: U.S. Census Bureau.

Fastest Growing Metros Seeing Strongest Suburban Growth



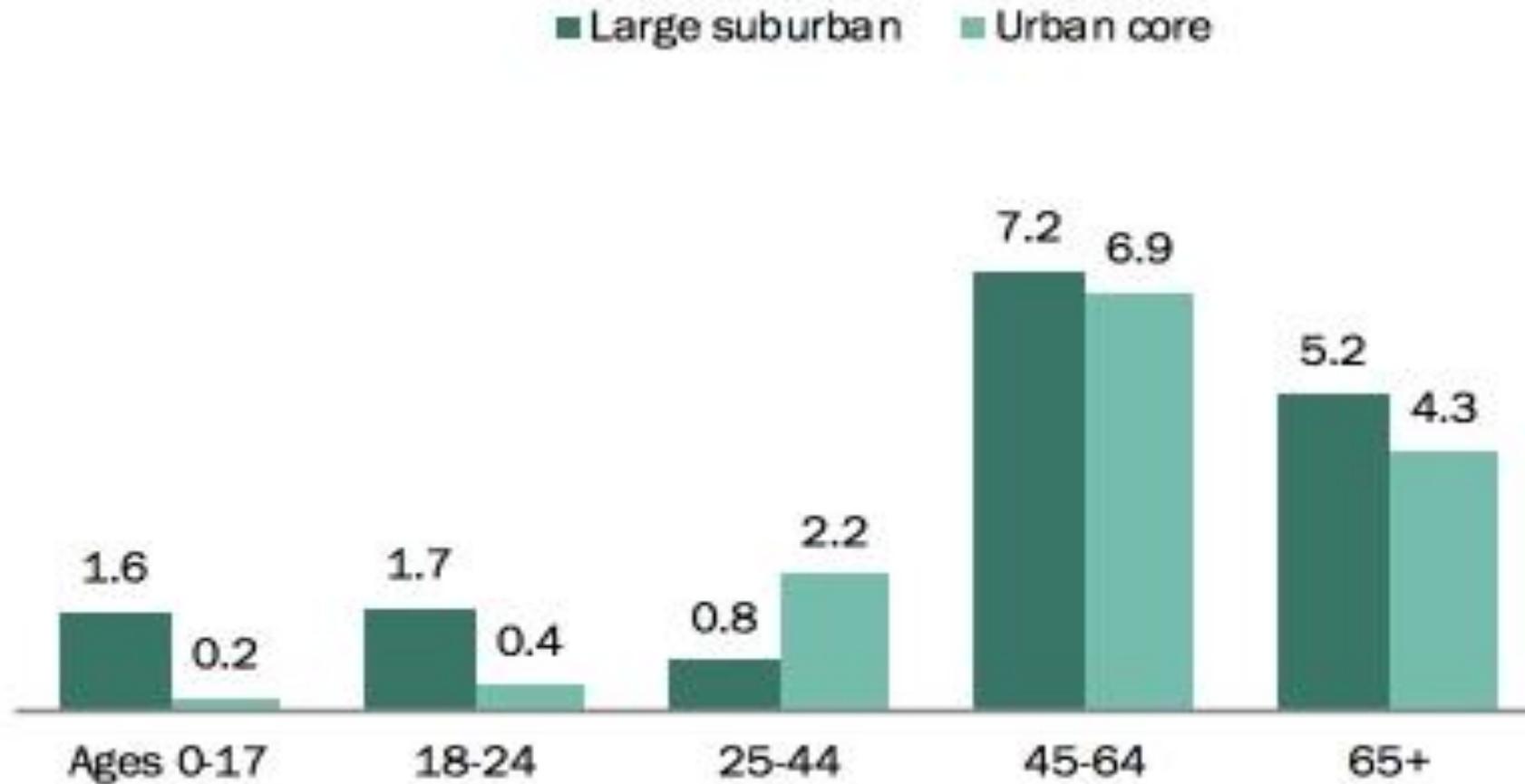
Source: U.S. Census Bureau.

Change in City and Suburban Population By Region



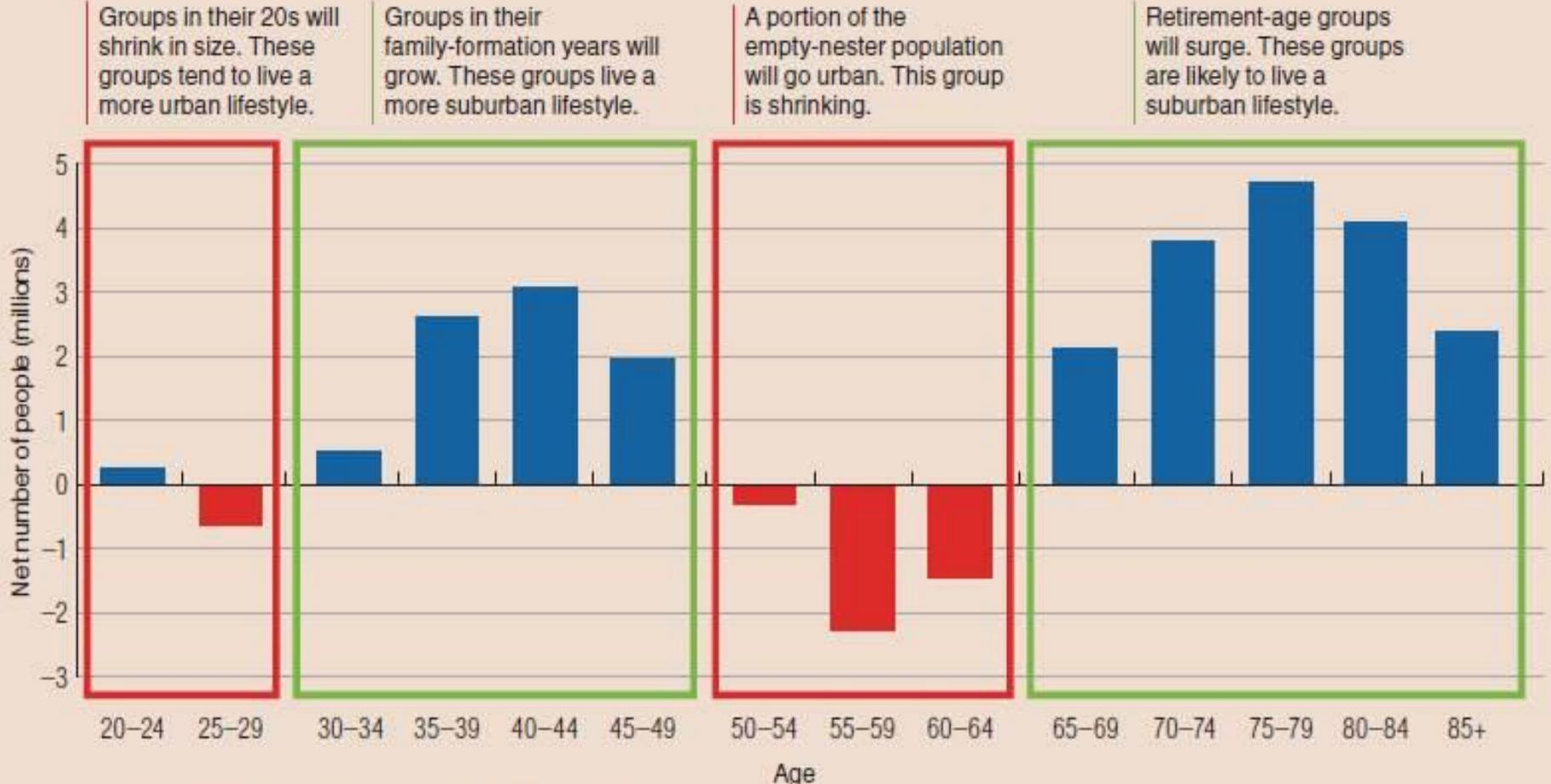
Source: U.S. Census Bureau.

U.S. Population Growth Since 2000 By Age (millions)



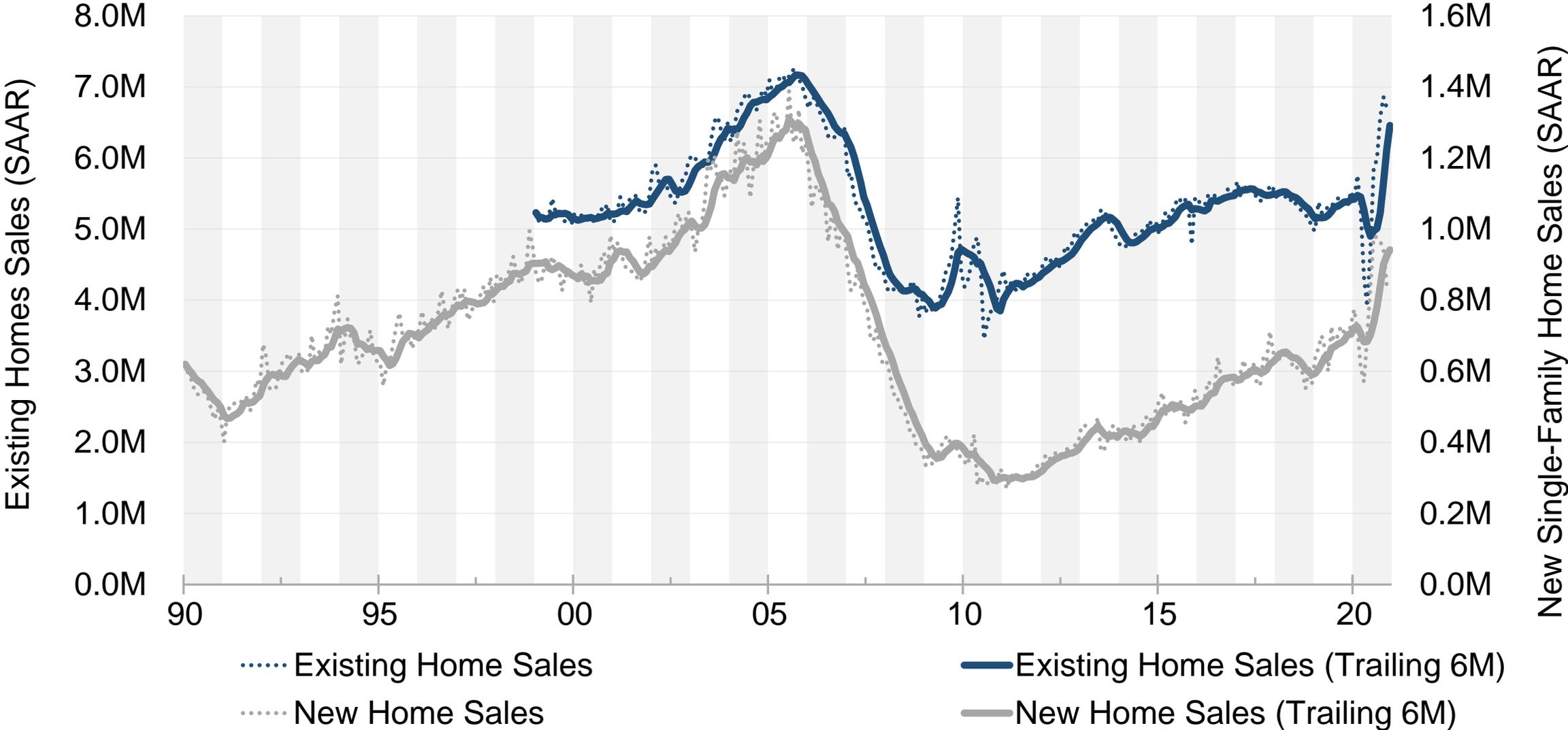
Significant Shifts in U.S. Age Distribution Underway

Change in Adult Population by Age, 2020–2030



Sources: John Burns Real Estate Consulting LLC; U.S. Census Bureau.

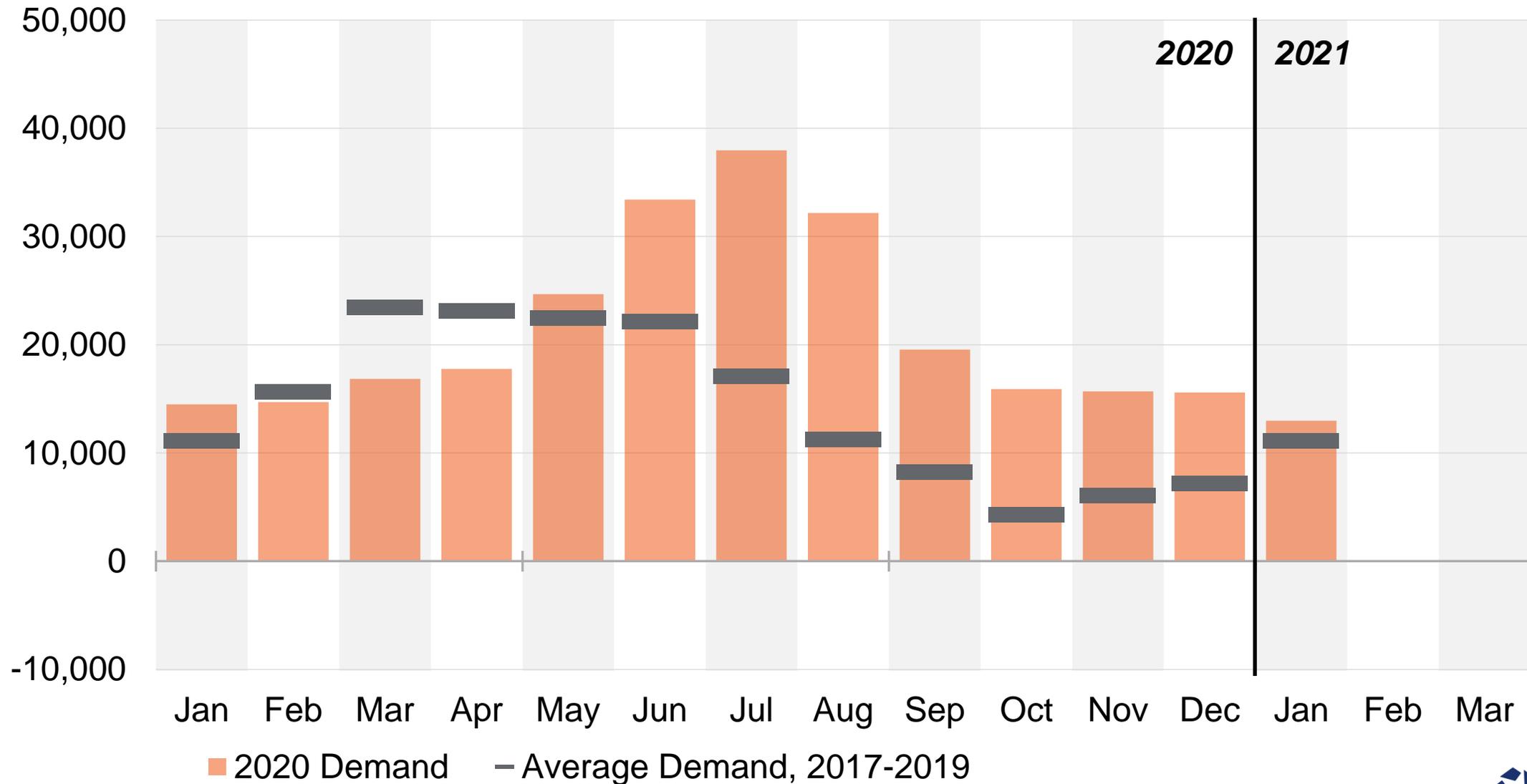
Home Sales



Sources: Census Bureau, National Association of Realtors



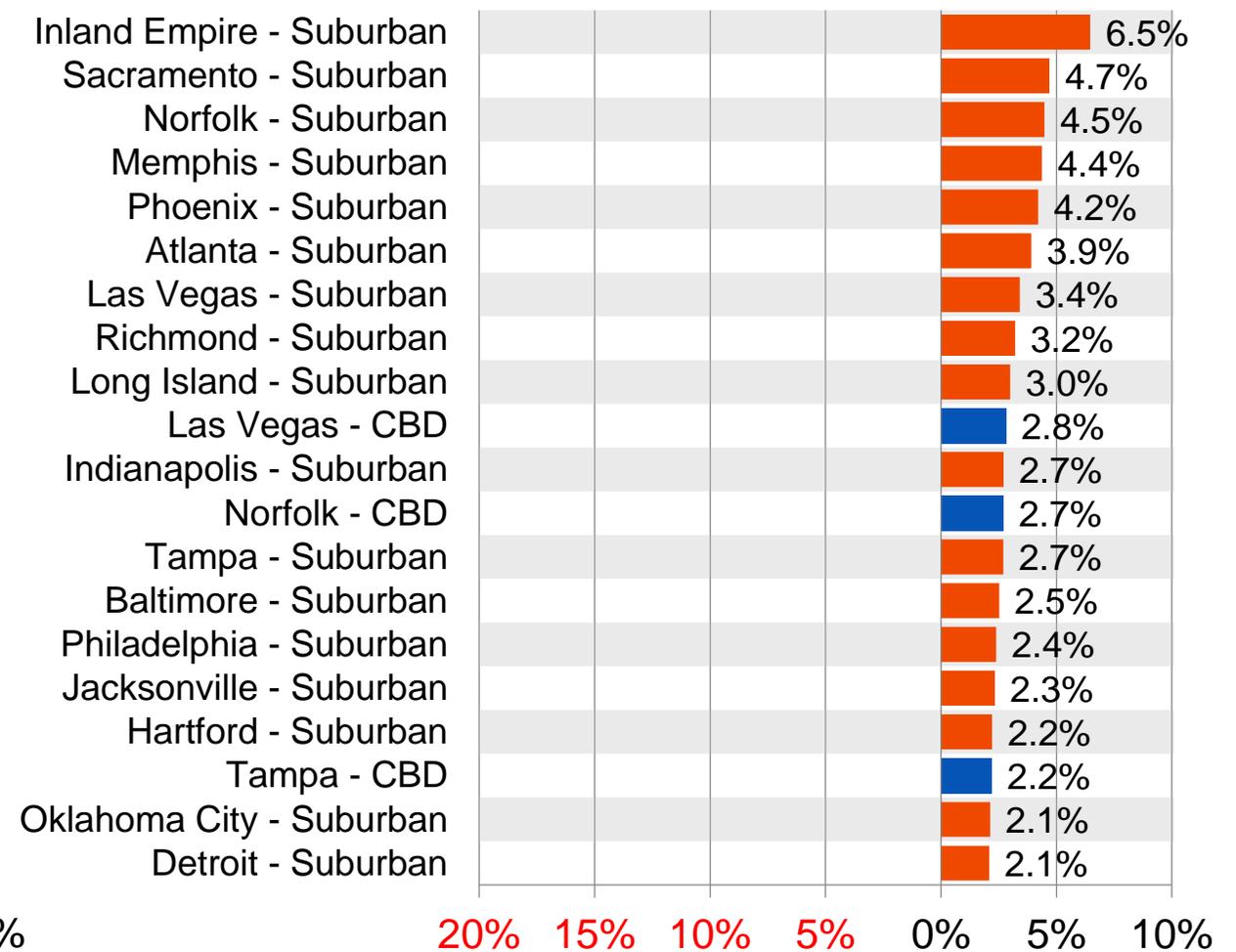
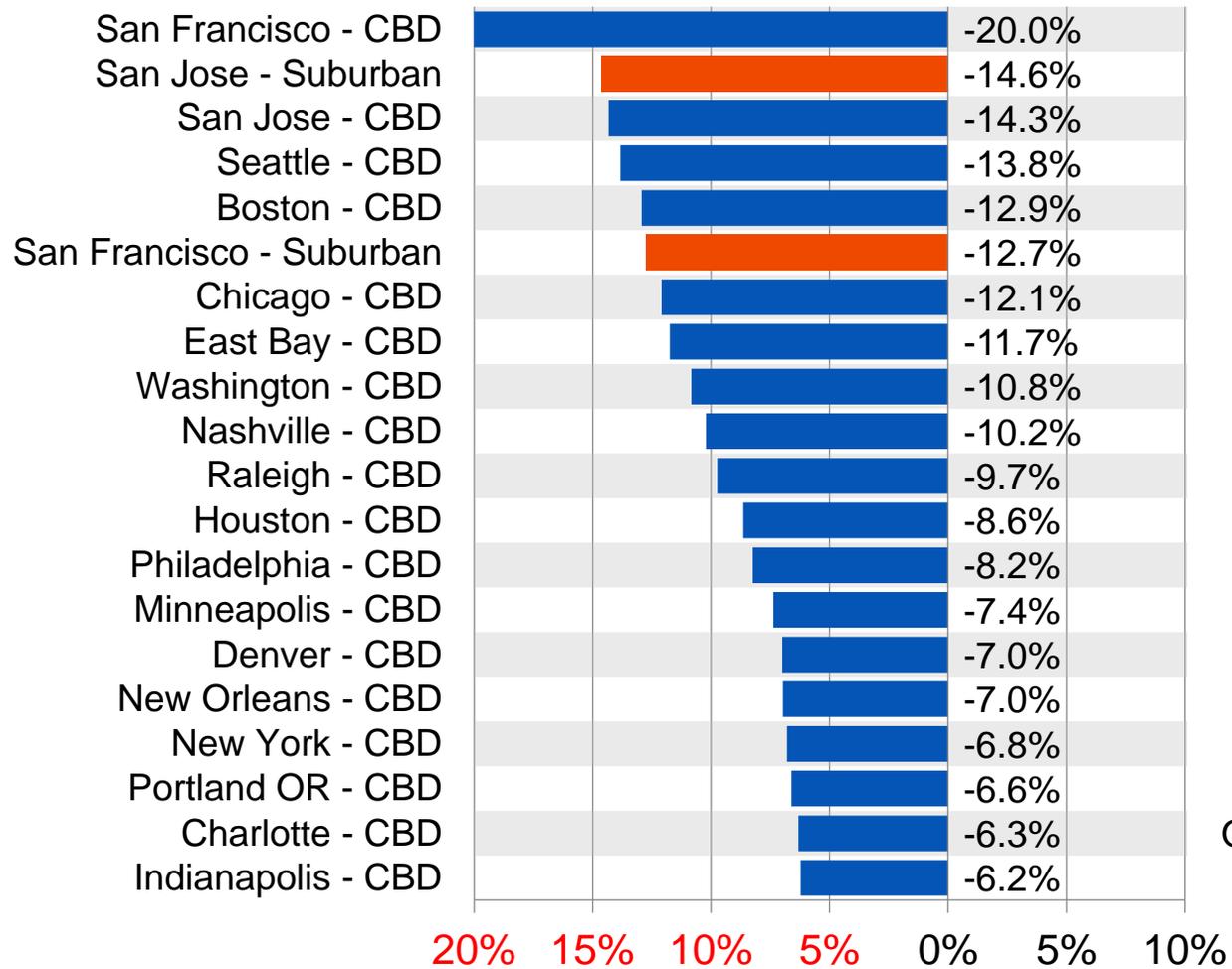
Estimated Apartment Demand, Suburbs



■ 2020 Demand – Average Demand, 2017-2019

Includes properties with at least 25 units.

Change in Asking Rent from March Peak to Dec 31

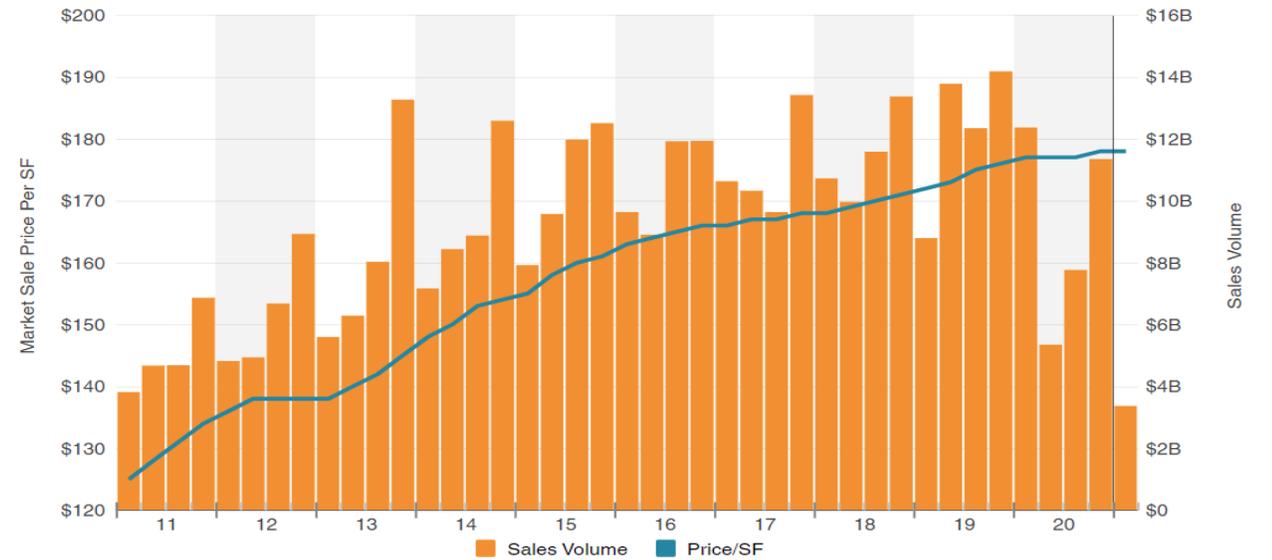
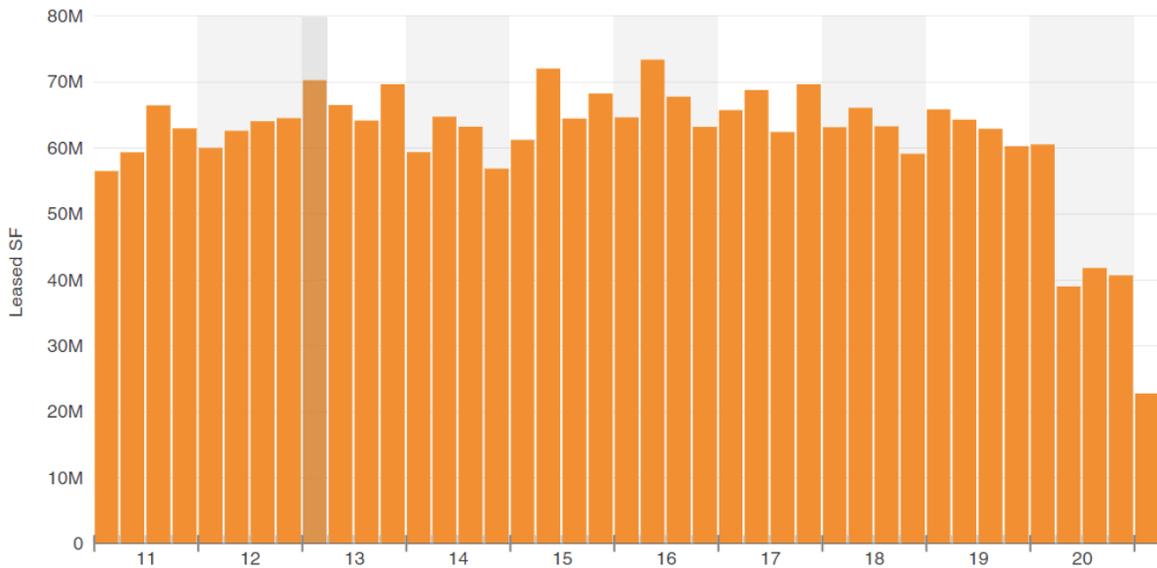
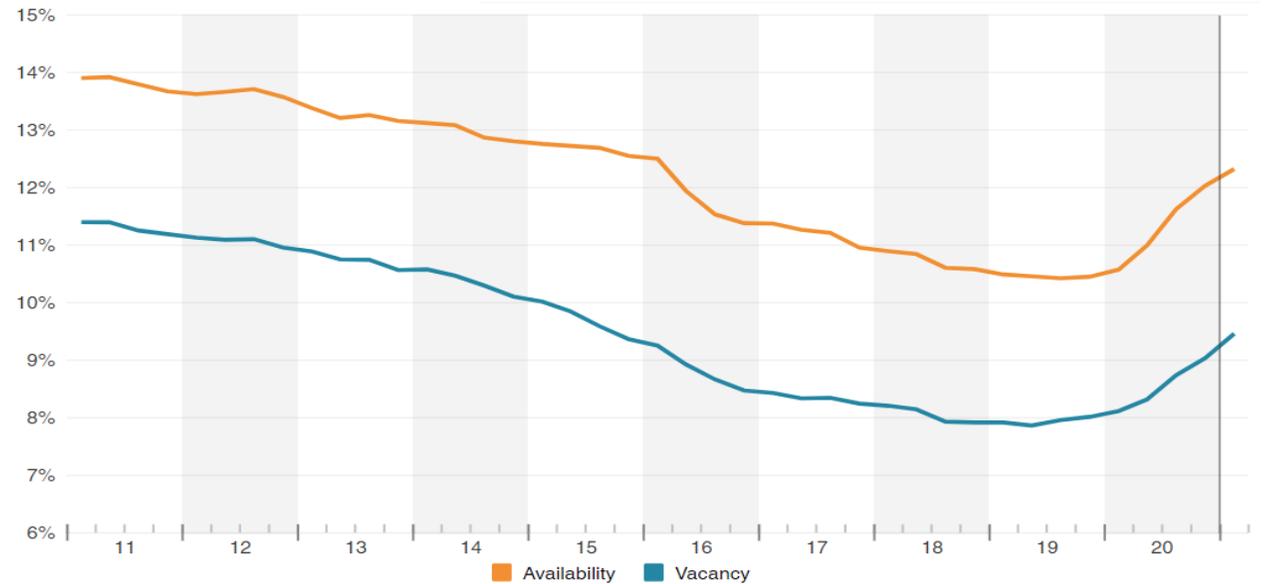
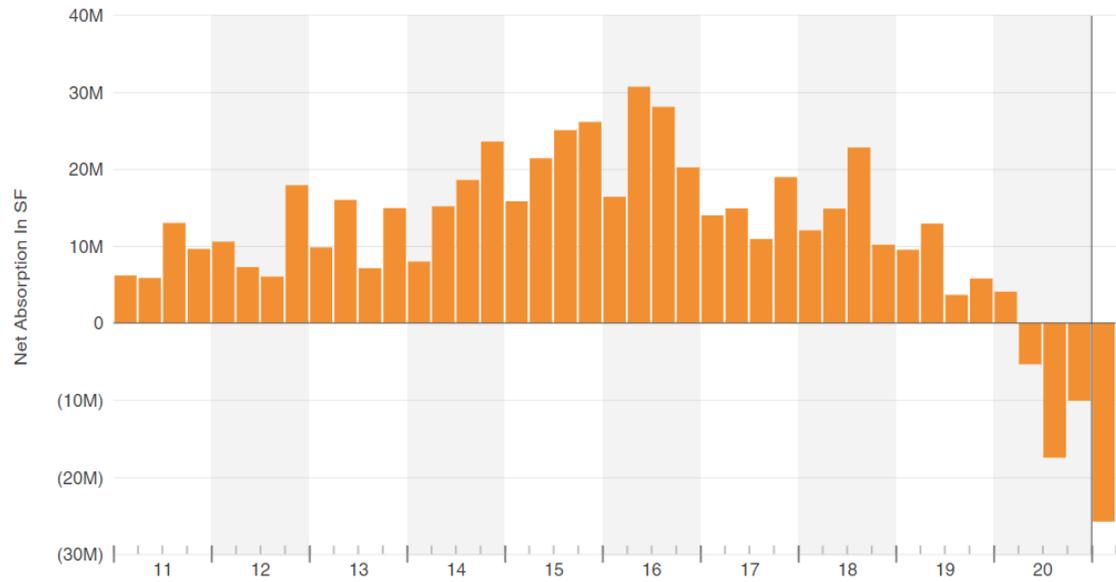


Change in Asking Rent
Since March Peak

■ CBD
■ Suburban

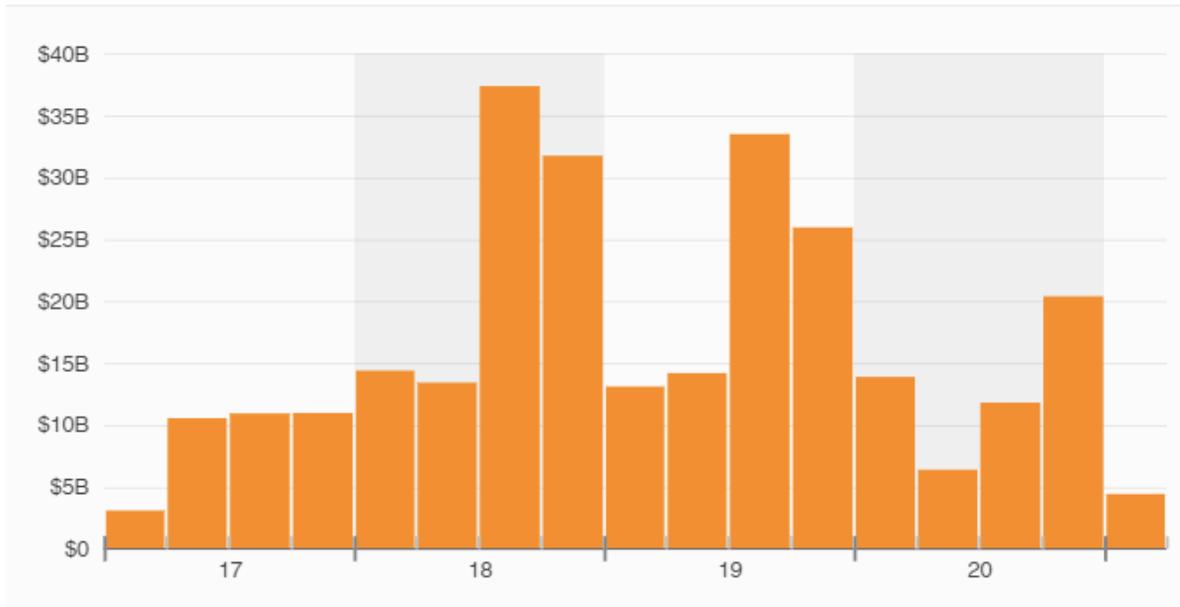


Suburban Office Market Performance Trends

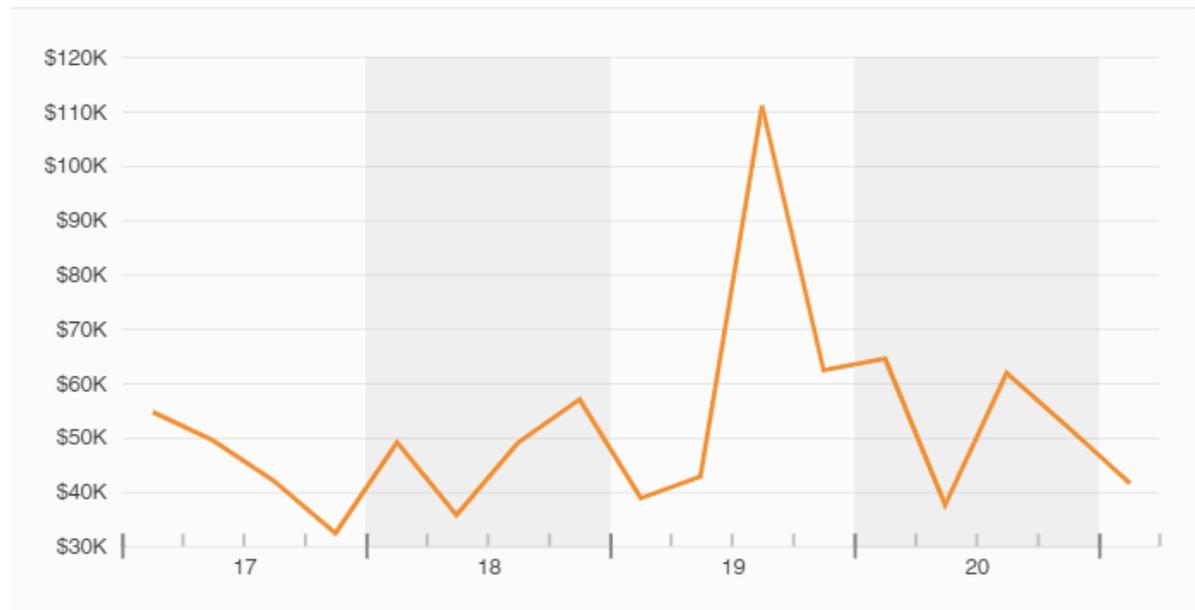


Suburban Land Sale Trends

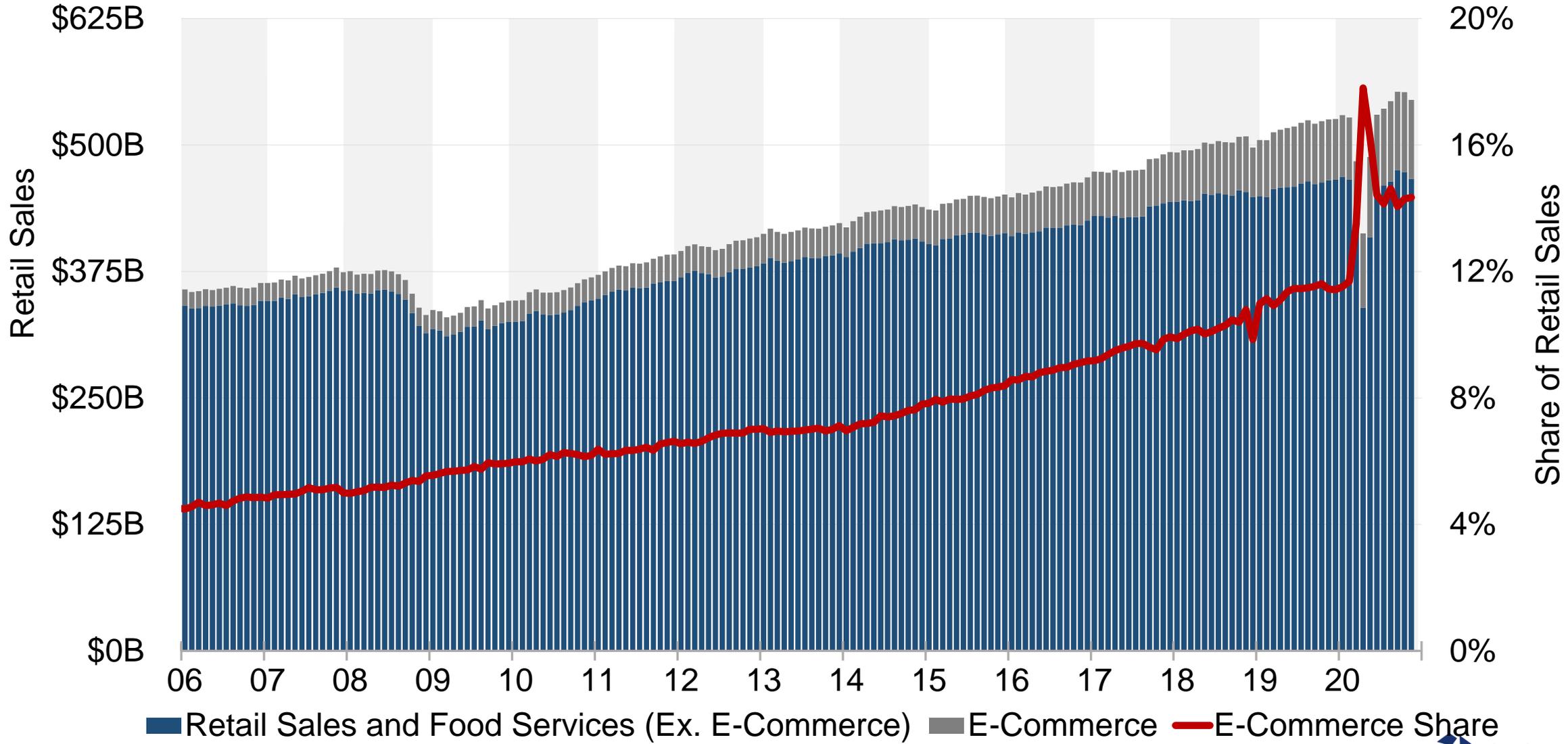
Sales Volume



Sale Price Per Acre



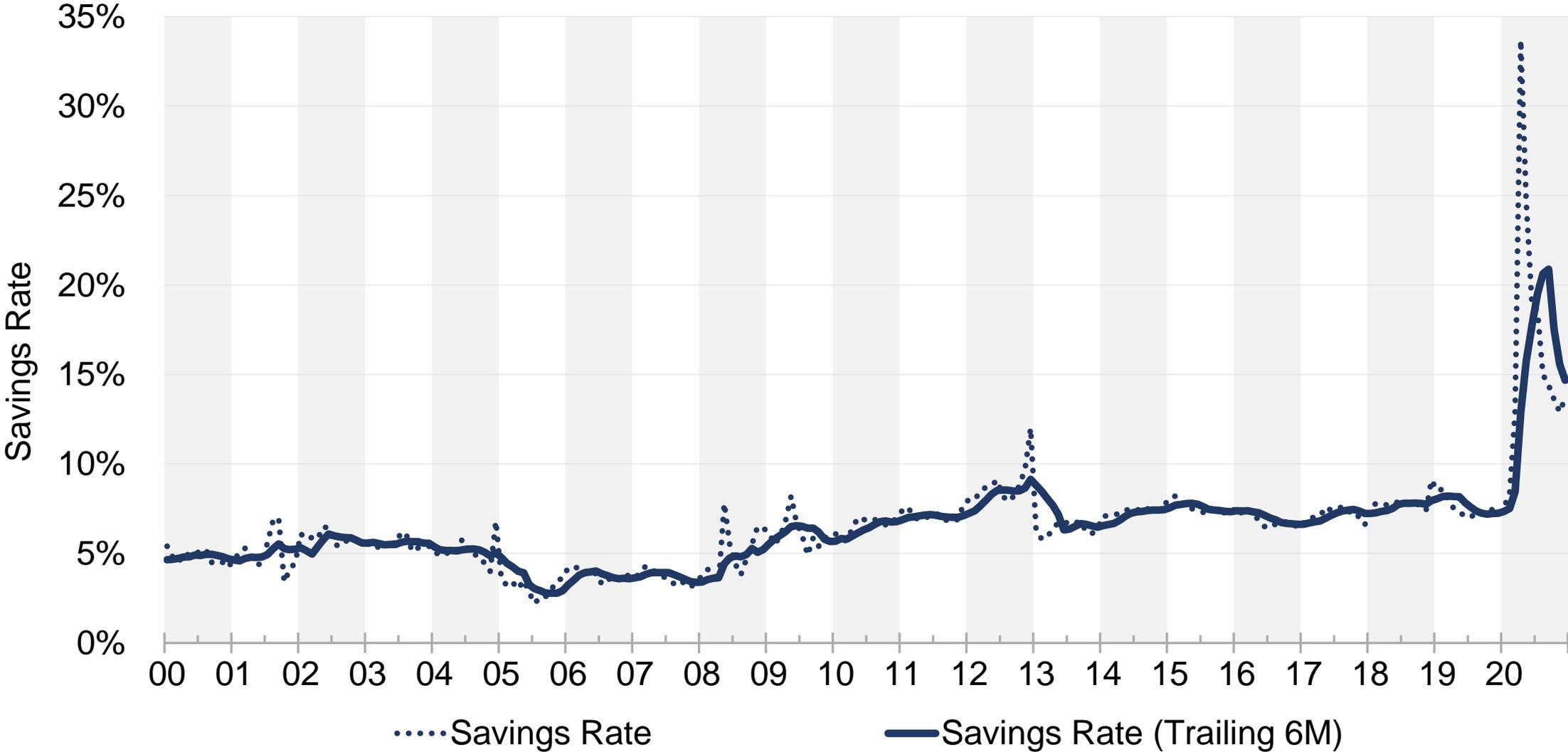
E-Commerce and Retail Sales



Source: Census Bureau Monthly Retail Sales Report



Personal Savings Rate



Source: Bureau of Economic Analysis

Household Obligations Ratio



Source: Federal Reserve Board

Final Thoughts

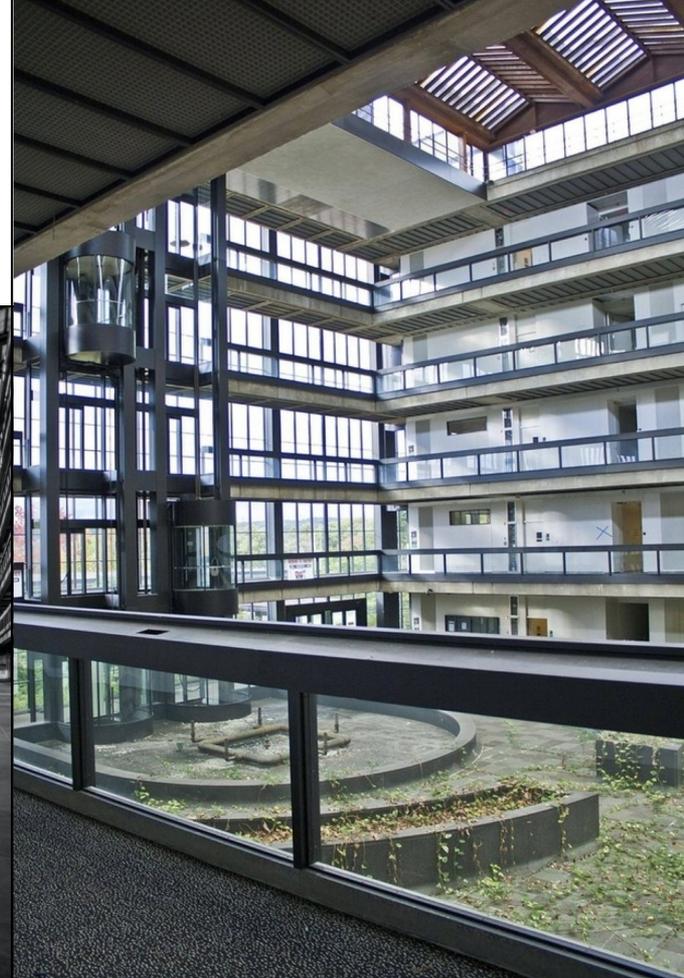
1. The aging of millennials into their primary family formation years was already driving growth in the suburbs, a trend which will accelerate. Demographics are destiny in CRE.
2. The pandemic shifted where and how people use space: we started working from home, restaurants and entertainment venues were closed, and a new premium was placed on space, both inside and green.
3. The pandemic has also shifting consumer spending habits, with significant implications for both the retail and industrial sectors.
4. Government support has bolstered consumer balance sheets and contributed to diverging fortunes and “K” shaped recovery, creating significant bifurcation in performance across geographies and property types, while also helping to fuel home sales.



Welcome to
the
Metroburb

 **Bell Works**

everybody rolled their eyes



**“What if the office became
a place to live, create, play,
research, entertain,
connect, dine, incubate,
film, broadcast, mentor,
muse, learn, party, invent?”**

- David Rockwell





Metroburb

(Noun) /metroburb/

An urban hub. A little metropolis in suburbia.

Value Creation through
Adaptive Reuse of The
Suburban Office Campus

 **Bell Works**

This **architectural masterpiece** by the mid-century modern architect Eero Saarinen was the former home of **Bell Laboratories**, the scientific research arm of Bell Telephone Company.

Historic **discoveries** were made in the halls of Bell Labs including...

- + the technology for the cell phone
- + the laser
- + the Telstar satellite
- + radio astronomy
- + fiber optics

8 Nobel Prizes were won at Bell Labs!



The **experience** of Bell Works is created by...

- + the open walkways and bridges that creates spontaneous interactions
- + diverse roster of office and retail tenants
- + our daily visitors, people of all ages (furry friends too!)
- + exploring the rich history being represented throughout the property



The 2 million square foot building is roughly the size of the Empire State Building tipped on its side.



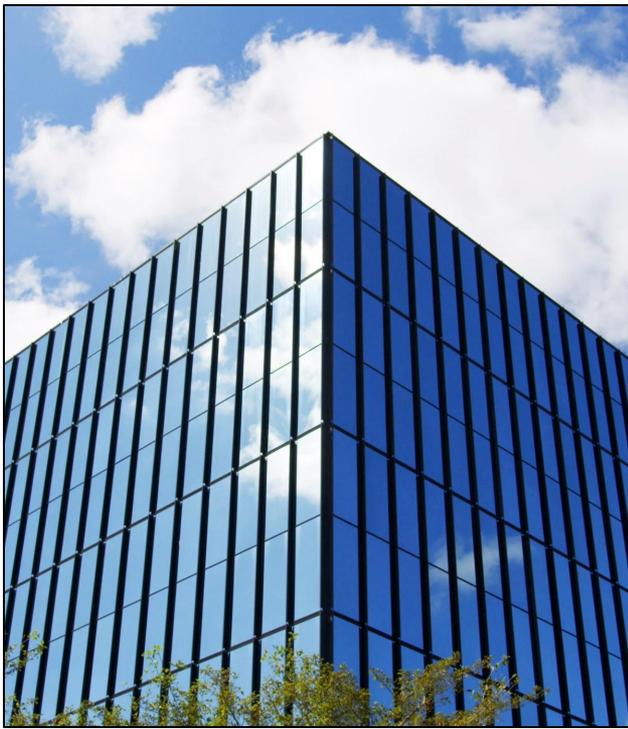


On The Block

work. shop. eat. play.



live. learn. move. care.



There are 1,100 foot long prism of reflective glass, the first use of its kind in the world, is set in a natural landscape of mature trees and meadows.

**World's largest photovoltaic
skylight in the country!**

the

Largest Mirror

in the world



The importance of Biophilic Design

back then
& **today**





In 1931, a physicist and radio researcher, Karl Jansky, recorded radio signals from **beyond Earth**, for the first time in history!

At a wavelength of 14.6 meters, these radio signals reached the center of the galaxy, **from Bell Labs!**

This sculpture is oriented as his antenna was on September 16, 1932 at 7:10pm, a **moment** of maximum signal.

This piece represents the ground-breaking discovery by Jansky, announced in 1933 - **the birth of radio astronomy!**



“A large scale mixed use building, with great access, office, retail, entertainment, hospitality, residential, health, wellness, fitness, everything you would find in a metropolis but in a great suburban location. If you build it, you will have more demand than you can possibly supply.”

- Ralph Zucker
President, Somerset Development

Art,
Music,
Fashion
+
Film





Gather. Marvel. Mingle.

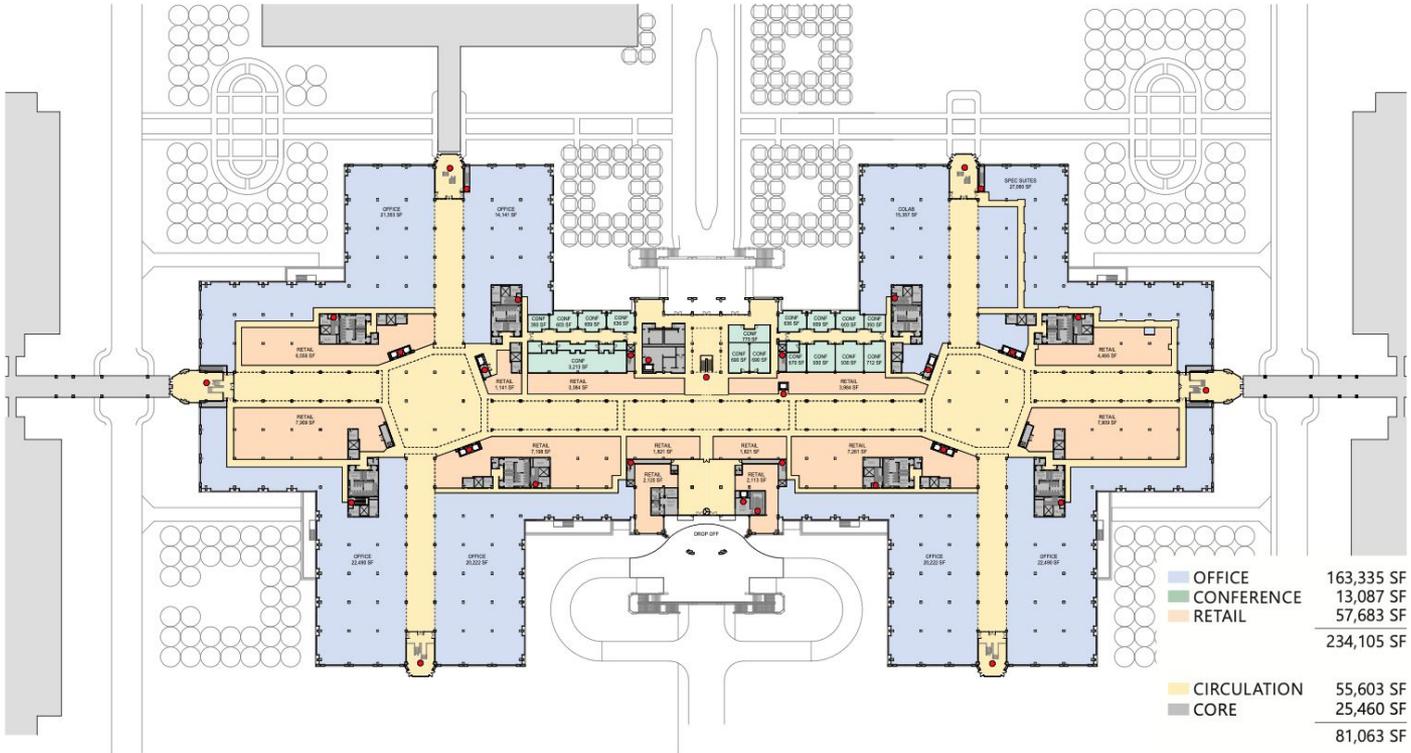


Bell Works

CHICAGOLAND



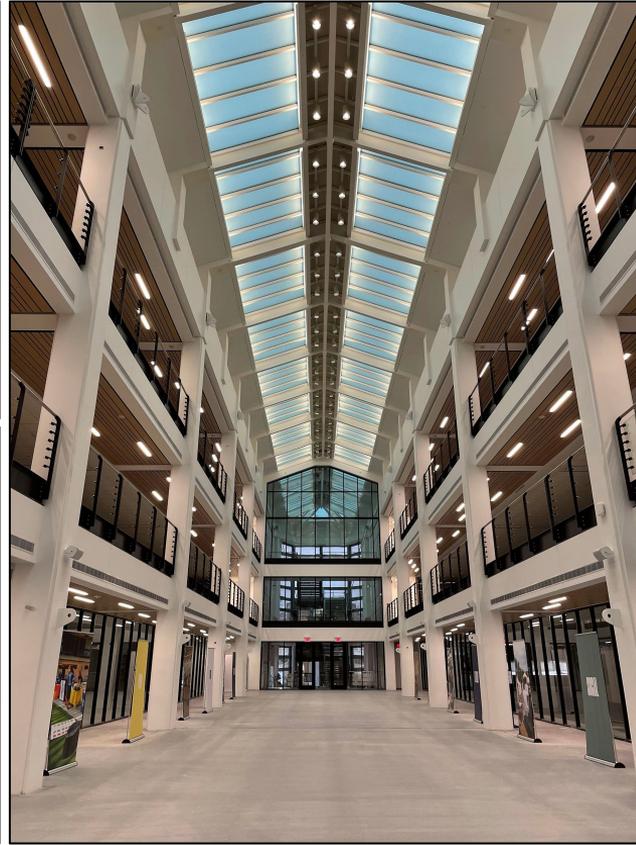
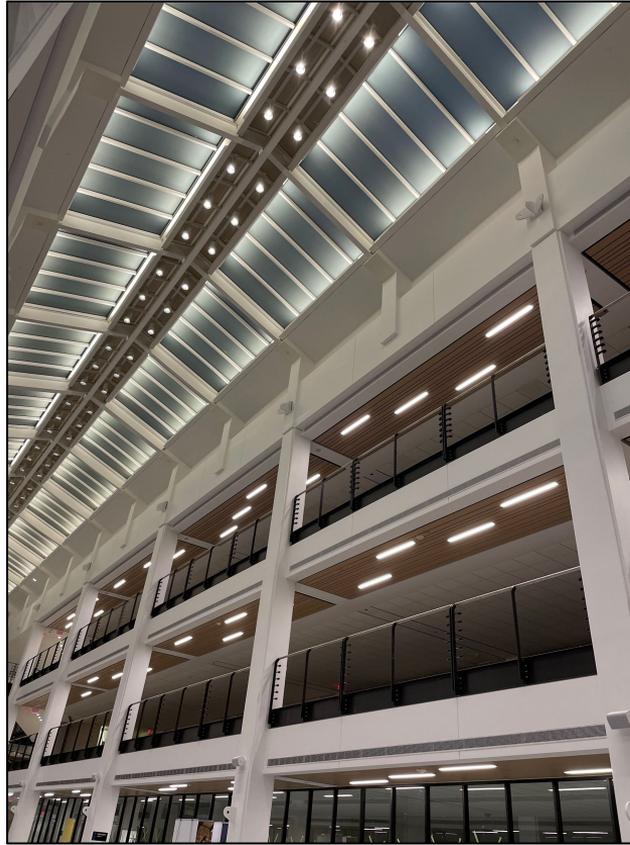
TENANT DEMISING PLANS
FLOOR PLANS - LEVEL 02



● - STAIRS/ELEVATORS

OFFICE	163,335 SF
CONFERENCE	13,087 SF
RETAIL	57,683 SF
<hr/>	
	234,105 SF
CIRCULATION	55,603 SF
CORE	25,460 SF
<hr/>	
	81,063 SF
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GROSS AREA	315,168 SF





Thank you!





Suburban Design in the New Era

Creating Great Spaces for the Future

Lamar Johnson
Collaborative ↗

Lamar Johnson Collaborative

Fully Integrated Design Firm

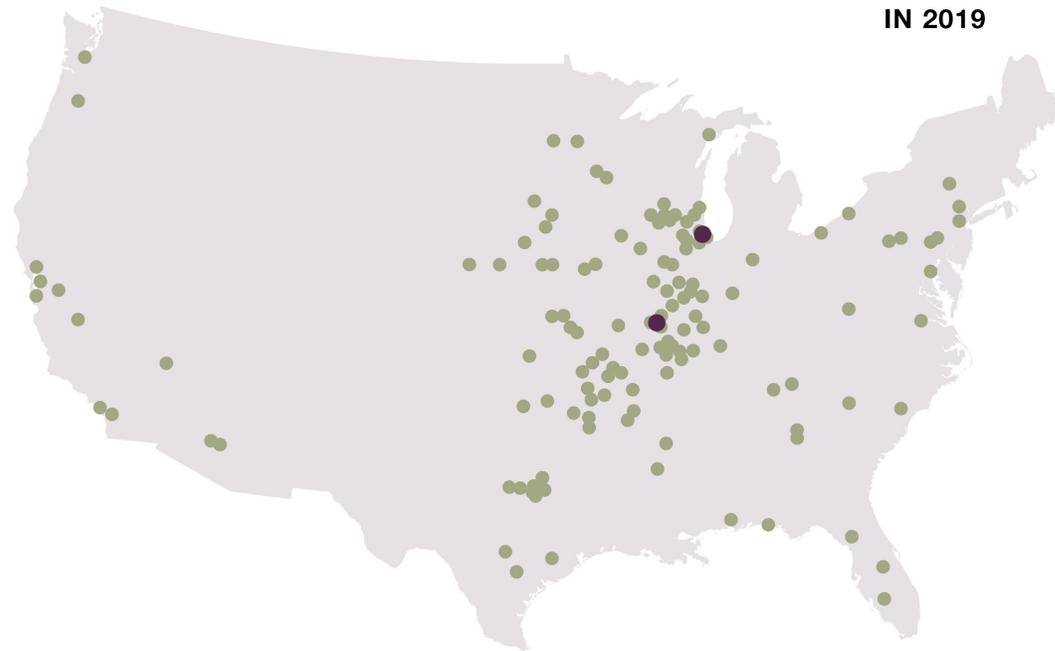
LJC is a next-generation design practice redefining client-focused integrated project delivery.

\$65M
TOTAL REVENUE
IN 2019

20
YEARS

210+
EMPLOYEES

100+
DESIGN AWARDS
OVER LAST 5 YEARS



2 Locations

2 States | 2 Cities

120+ Projects

30+ States

- OFFICES:
Chicago, IL & St. Louis, MO
- CURRENT PROJECTS

We elevate the art and science of architecture, providing integrated delivery and full turnkey solutions, across a multitude of industries:

Institutional | Commercial | Industrial | Community | Residential

Paradigm Switch

Post-Pandemic Design Thinking

Where We Were

Homogeny

Exclusive

Silo

Individual

Space

Definition

Extraction

Where We're Going

Diversity

Inclusive

Integration

Community

Place

Meaning

Resilience

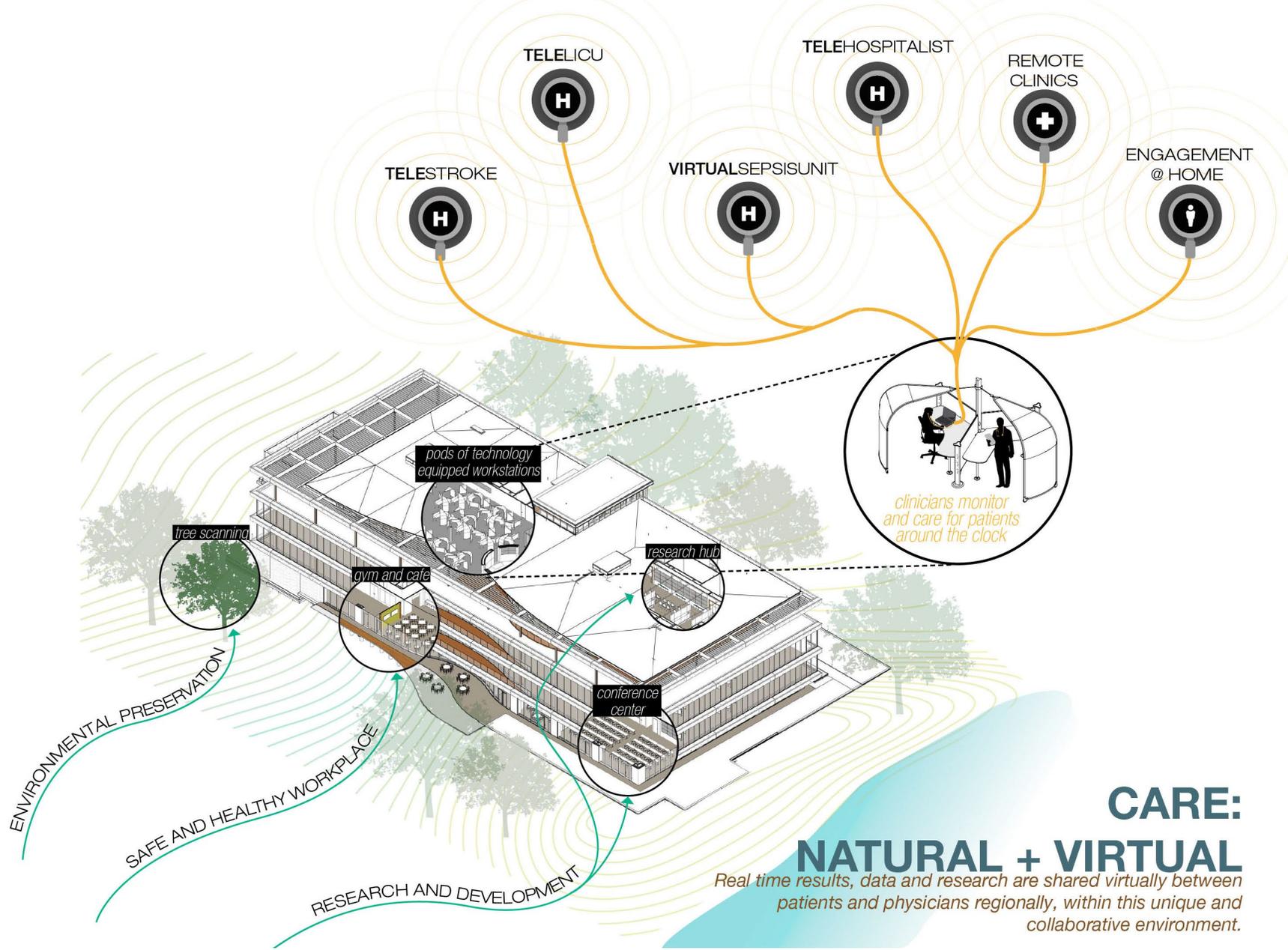




Defining Moments

- « Population, Geographic Differentiation
- « Safety and Health Considerations
- « Changing Value Systems
- « Opportunity
- « Reckoning with the Past

Suburban Design in the New Era
Creating Great Places of the Future



Defining Impact

- « Transportation
- « Market Sectors
- « Social Environments
- « Jobs and Employment
- « Health and Wellness

Suburban Design in the New Era
 Creating Great Places of the Future

Element 1: Community

Case Statement: Maintain the health and safety of people in dense environments with strategic guidance and responsive solutions that enhance quality of life.

Element 2: The Value of Connection

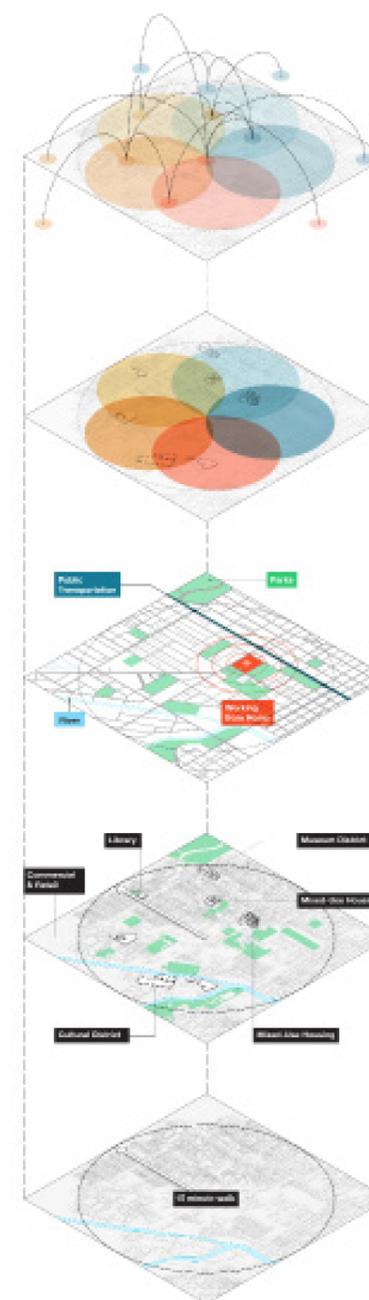
Case Statement: Respond to new societal norms with post covid-19 strategies to maintain social connections.

Element 3: Being Flexible

Case Statement: Challenge the design of architecture and public space with future uses in mind that are responsive to the impact of externalities.

Element 4: Equity

Case Statement: Implement inclusive design processes that acknowledge structural barriers, embrace difference, and seek design solutions that promote equity.



Design Opportunities

Responsive Placemaking



Transit 2050
Chicago, IL



Prairie View TOD
Buffalo Grove, IL

RENDERING COURTESY OF RATIO



Prairie View TOD
Buffalo Grove, IL



Wildhorse
Chesterfield, MO



Wildhorse
Chesterfield, MO



Pop Courts
Chicago, IL

RESTAURANT SEATING

RETAIL EXTENSIONS

CASUAL CAFE

FARMERS MARKET

FOOD TRUCK



WORK SPACE

CASUAL DINING

FITNESS - YOGA

HAIR CUT/BARBER

DOG RUN

RENDERING COURTESY OF RATIO

Reimagining Streets



Reimagining Streets



Reimagining Streets

Welcome to the Future

Thank you!
