

MAKE.

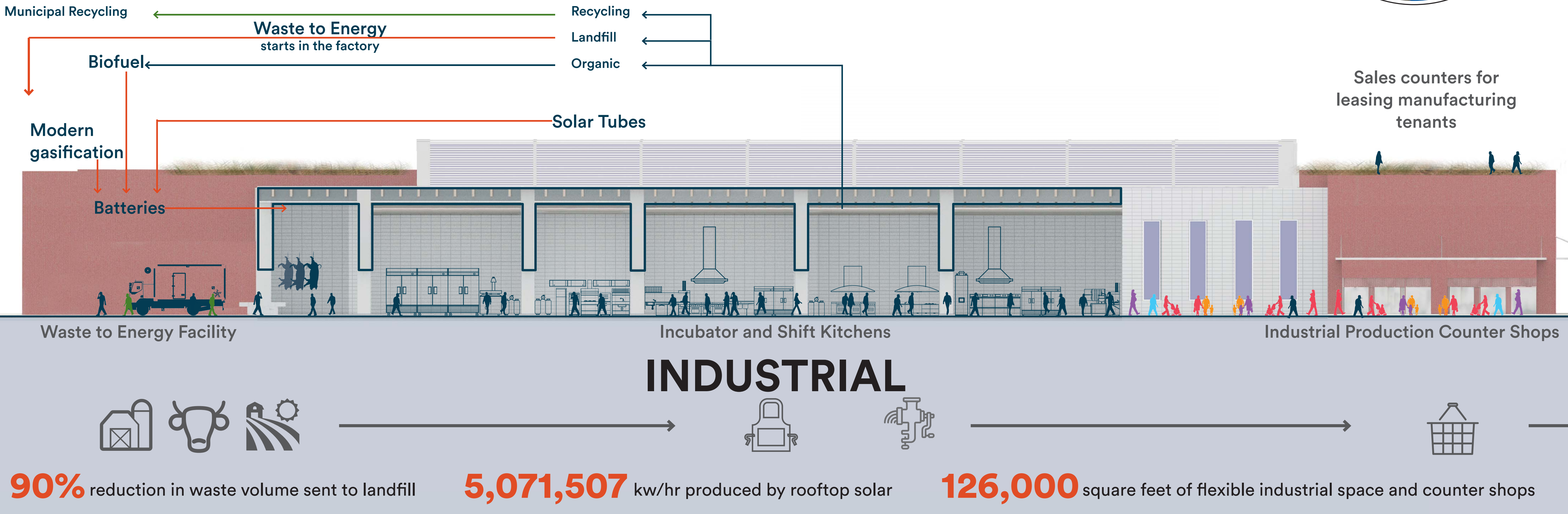
Kelly Student-Entrepreneur
 "I love being able to leave class, walk across the street, and arrive at my internship"



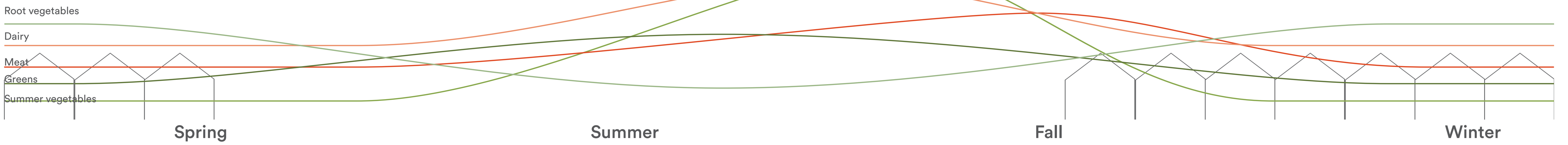
Travis and Katrina Startup owners
 "Rooted's proximity of inputs and consumers helps us keep our business' overhead low"



Hector Baker
 "Having a cake shop on the street and a wholesale operation in the warehouse helps diversify my income"

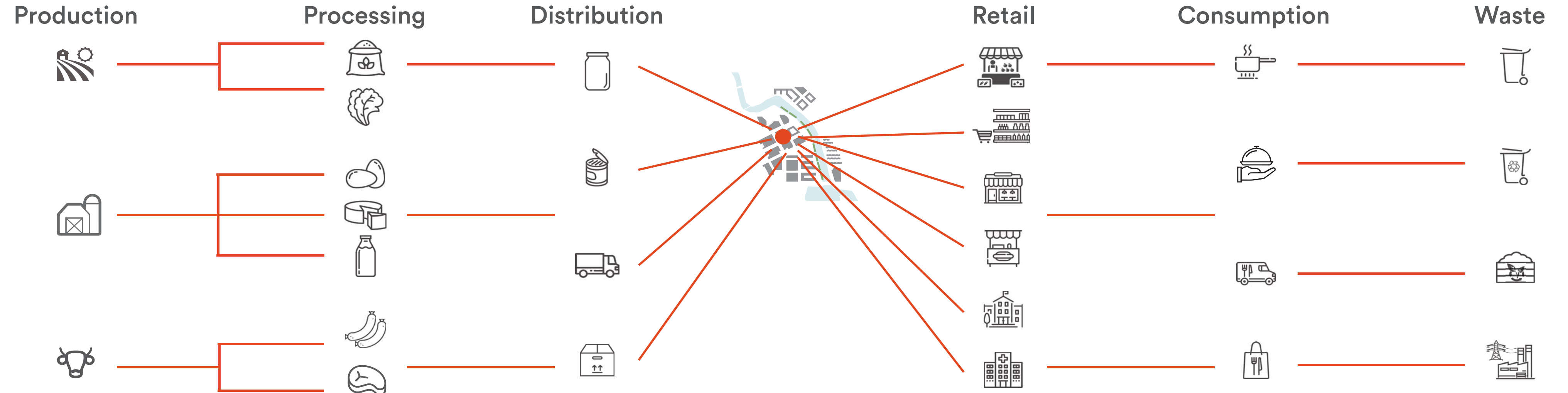


SEASONAL PRODUCTION CYCLES

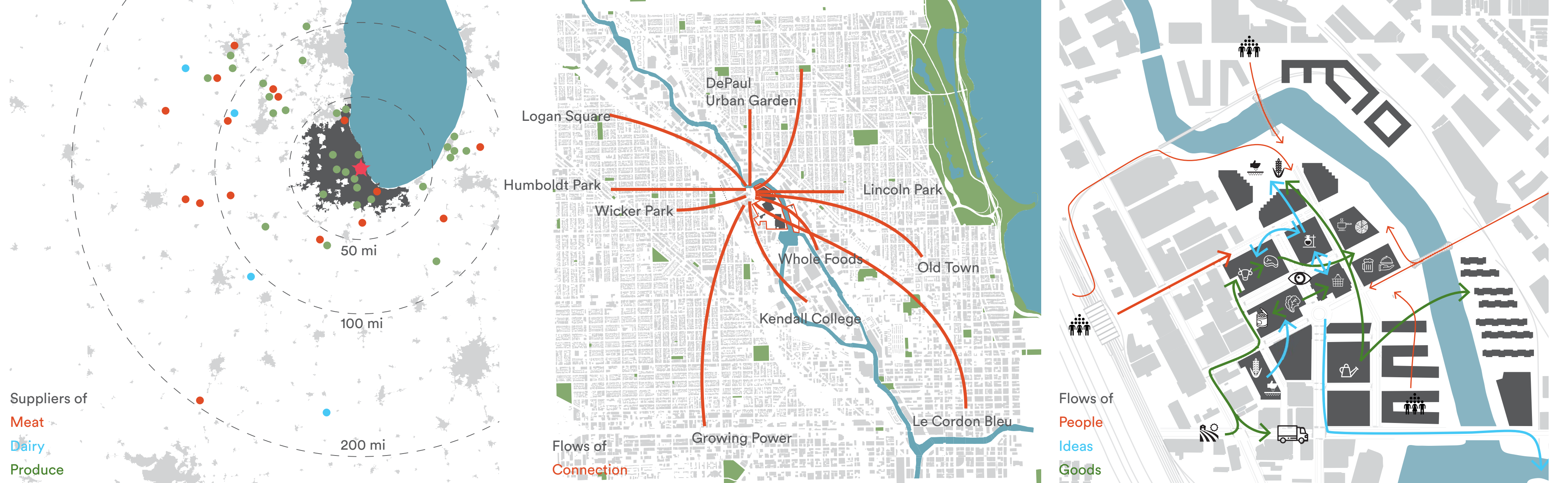


- Site Plan Key**
- Phase 1**
 - 1 IndHub Manufacturing Incubator
 - 2 Roots Market Hall
 - 3 Riverfront Flats
 - 4 Bridge Park + water/ice feature
 - 5 Pedestrian Bridge
 - 6 North Branch Tower (hotel, residences)
 - 7 Quayside Apartments
 - 8 Clybourn Metra Rail Station
 - 9 The 606 Extension
 - 10 Roots Water Taxi Dock
 - 11 Riverfront Promenade
 - 12 Goose Island Bridge
 - Phase 2**
 - 13 Urban Home Depot + Greenhouse
 - 14 Waterfront Apartments
 - 15 Roots Apartments
 - 16 Roots Food Processing Plant
 - 17 Deep-Roots Trade School
 - 18 General Iron Apartments 1
 - 19 Pedestrian Bridge and Pavilion
 - Phase 3**
 - 20 Hill Houses
 - 21 General Iron Apartments 2

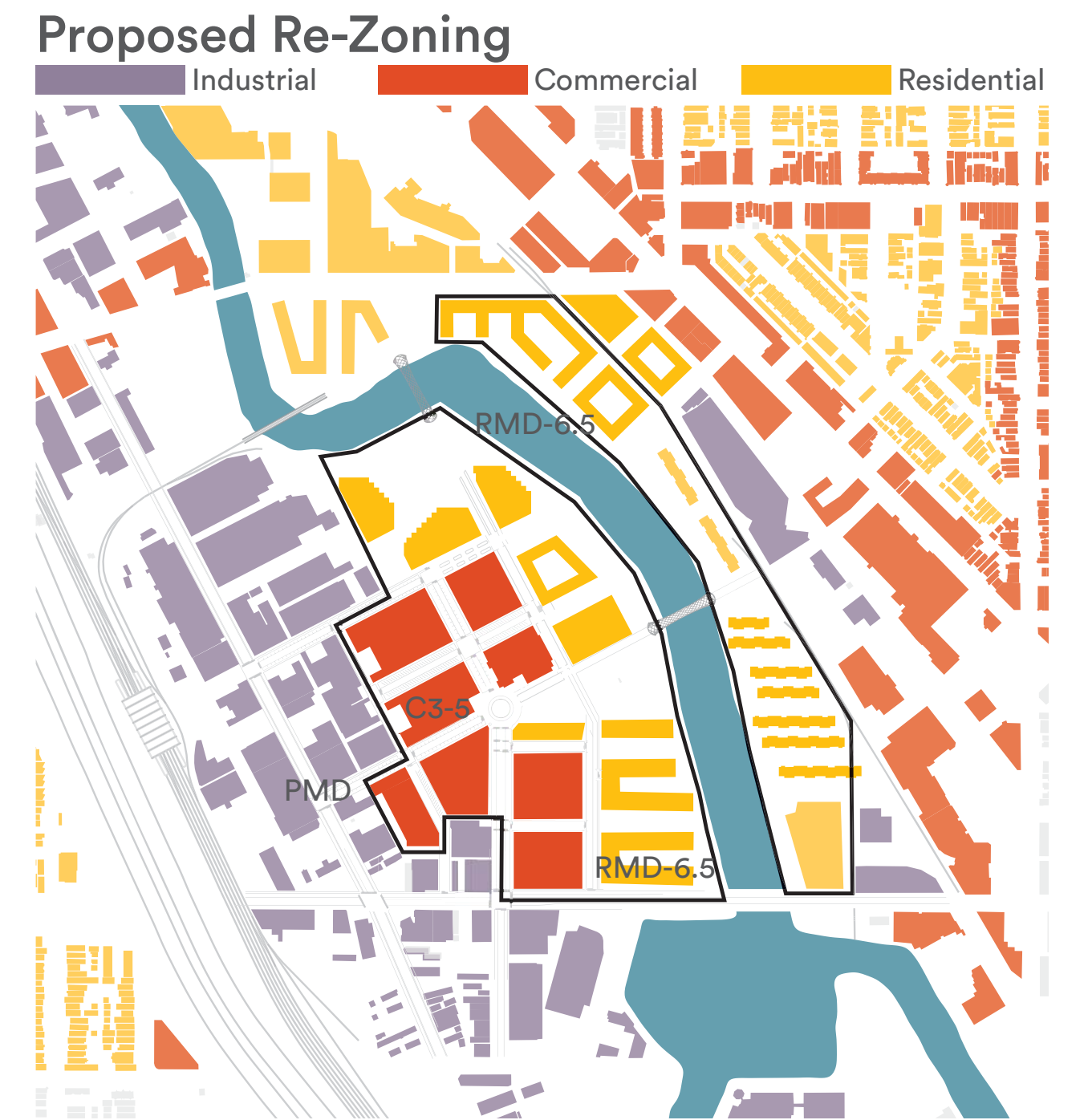
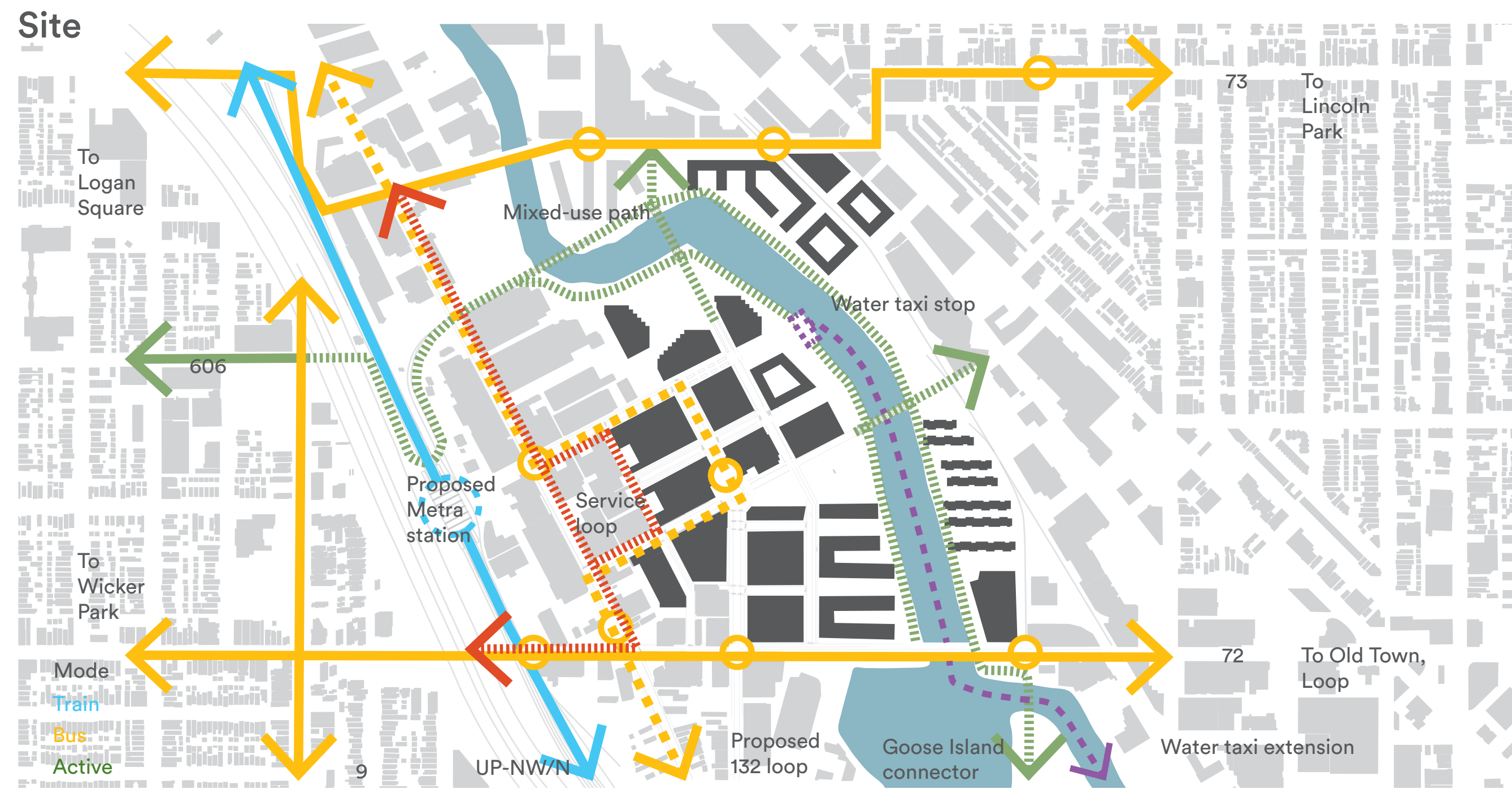
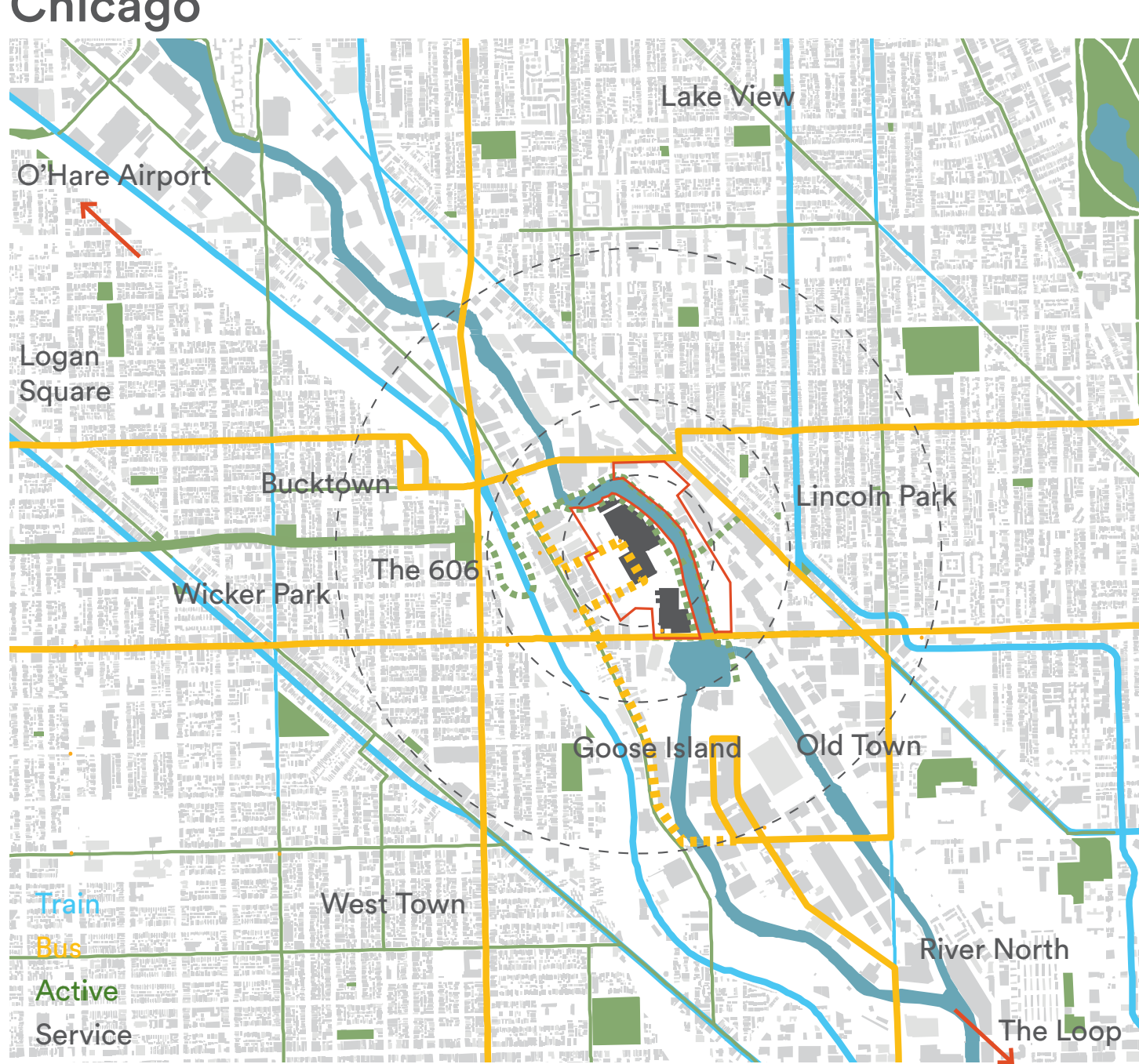
LOCALIZED FOOD SUPPLY CHAIN



ADAPTING FOOD SYSTEMS



GROWING CONNECTIONS



LEARN.

Sarah
Culinary school teacher
"I love taking my students to visit nearby kitchens"



Lauren
Pioneer resident
"Between the Market Hall and the dining options, I'm never a stone's throw from healthy food"



Geoffrey
Artisan butcher
"My dream was to start a butchershop, and Rooted's trade school and incubator gave me the tools to make it happen"

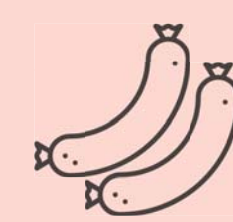


Industrial use ←

Trade School classrooms

Market stalls

COMMERCIAL

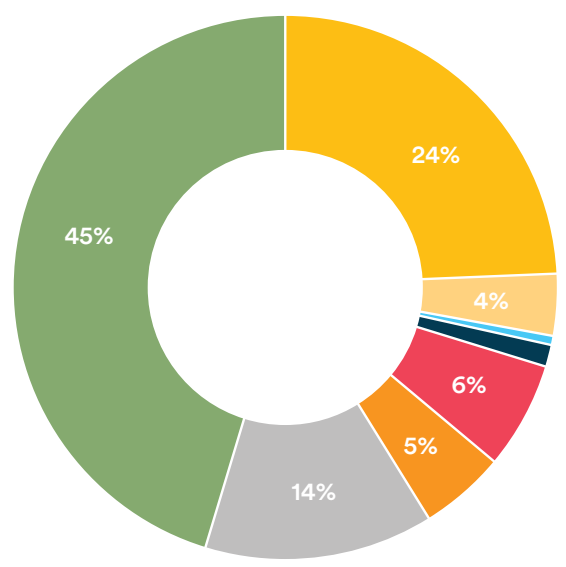


30,000 square feet of adaptable commerce space

4200 square feet of flexible education spaces

2000 square feet of mezzanine space

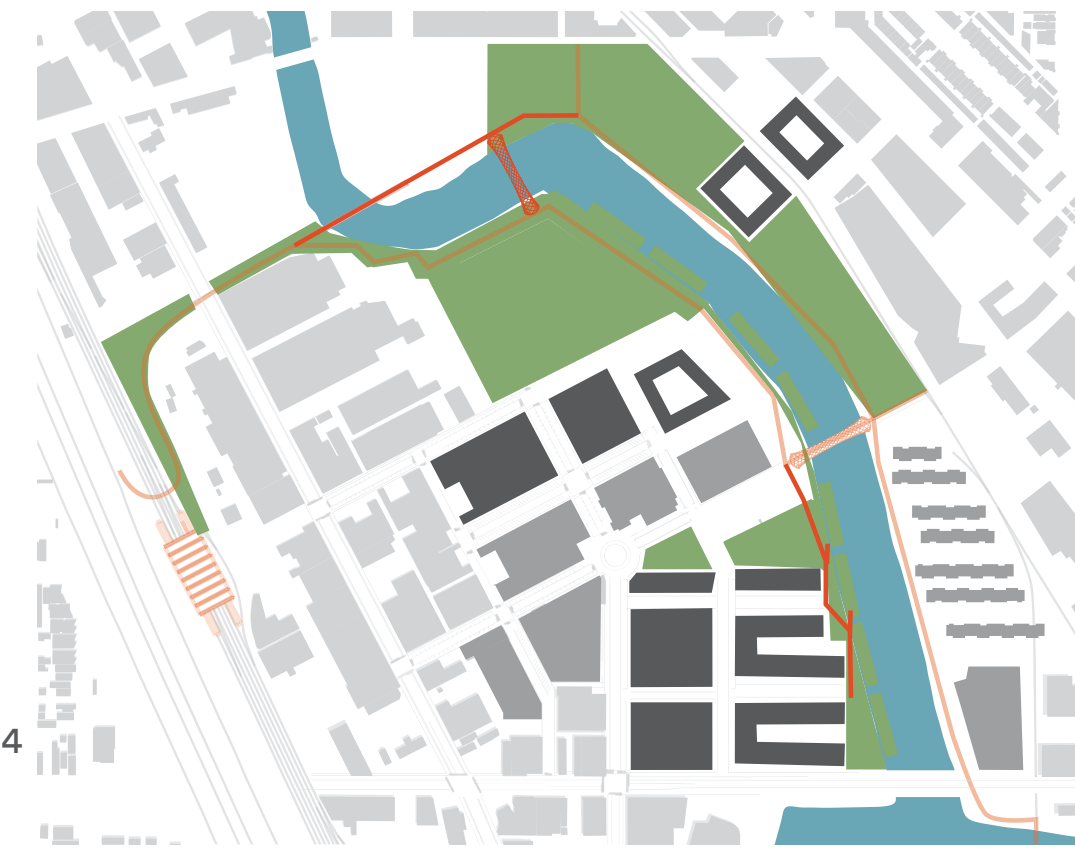
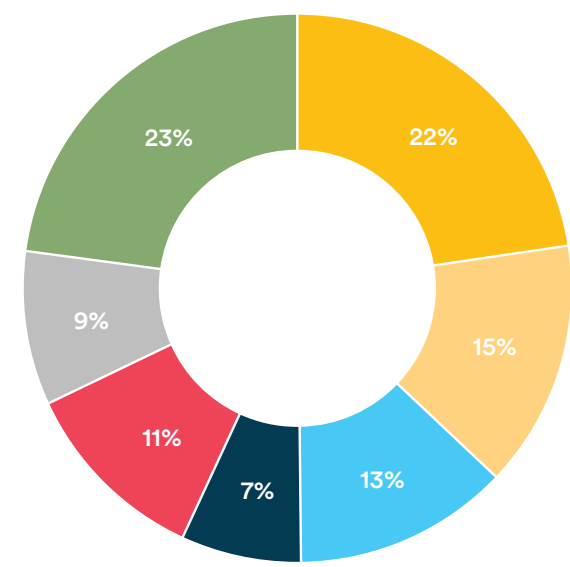
PHASE I: THE SEED



Total Development Cost \$492,238,905
Total SF Developed 3,241,843
Current site value **\$269,982,203**

End of Phase I **\$598,101,525**

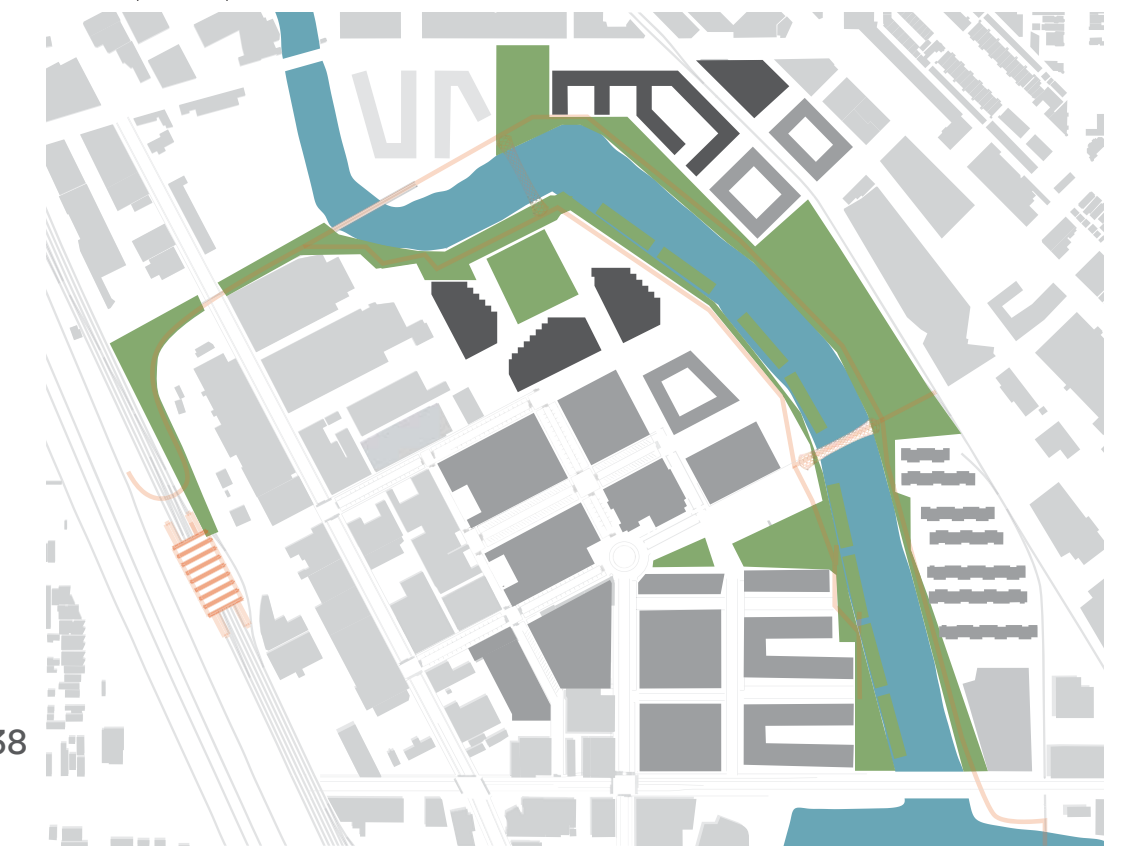
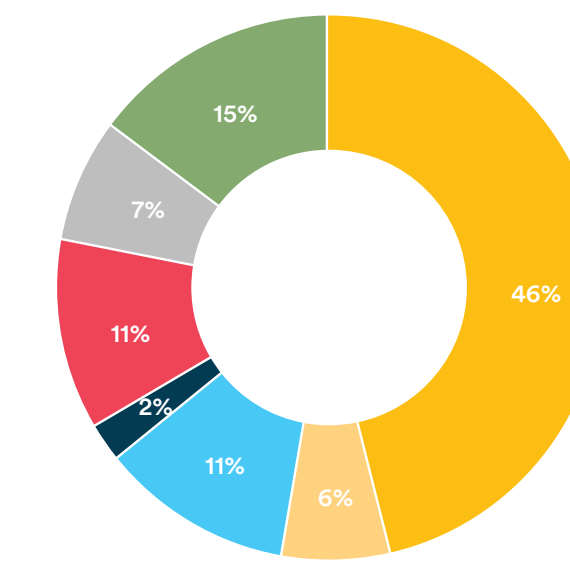
PHASE II: GROWING ROOTS



Total Development Cost \$384,345,994
Total SF Developed 2,116,334

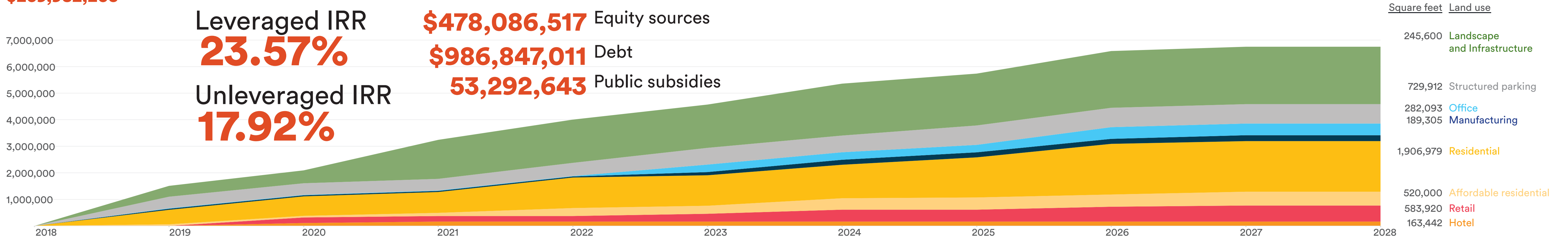
End of Phase II **\$1,429,052,132**

PHASE III: B(L)OOMING



Total Development Cost \$362,702,238
Total SF Developed 1,391,214

End of Phase III **\$3,010,257,101**



Leveraged IRR **23.57%**
Unleveraged IRR **17.92%**

\$478,086,517 Equity sources
\$986,847,011 Debt
\$53,292,643 Public subsidies

WINTER MORNING ON THE NORTH BRANCH



1 acre of barges

4.7 tons of sequestered C per yr in soil

13.8 tons of sequestered C per decade in trees

GROW.

David, Flora, and Evan Neighbors
 "We love helping our parent's garden every Saturday morning"



Julia Grower
 "I love managing Growing Power's half-acre atop the parking garage. What other farm has a clear view of the Chicago skyline?"



Kevin Pioneer resident
 "I run by the barges every morning, it's amazing how plants can help clean up industry's wastes and power the district"



Precipitation

Rooftop gardens

Greywater

Condensate

On-site treatment

Irrigation

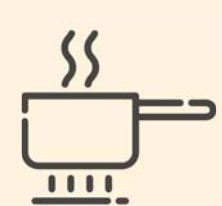
Underground Cisterns

Vertical Mixed Use

Pervious surface: Rain gardens

RESIDENTIAL

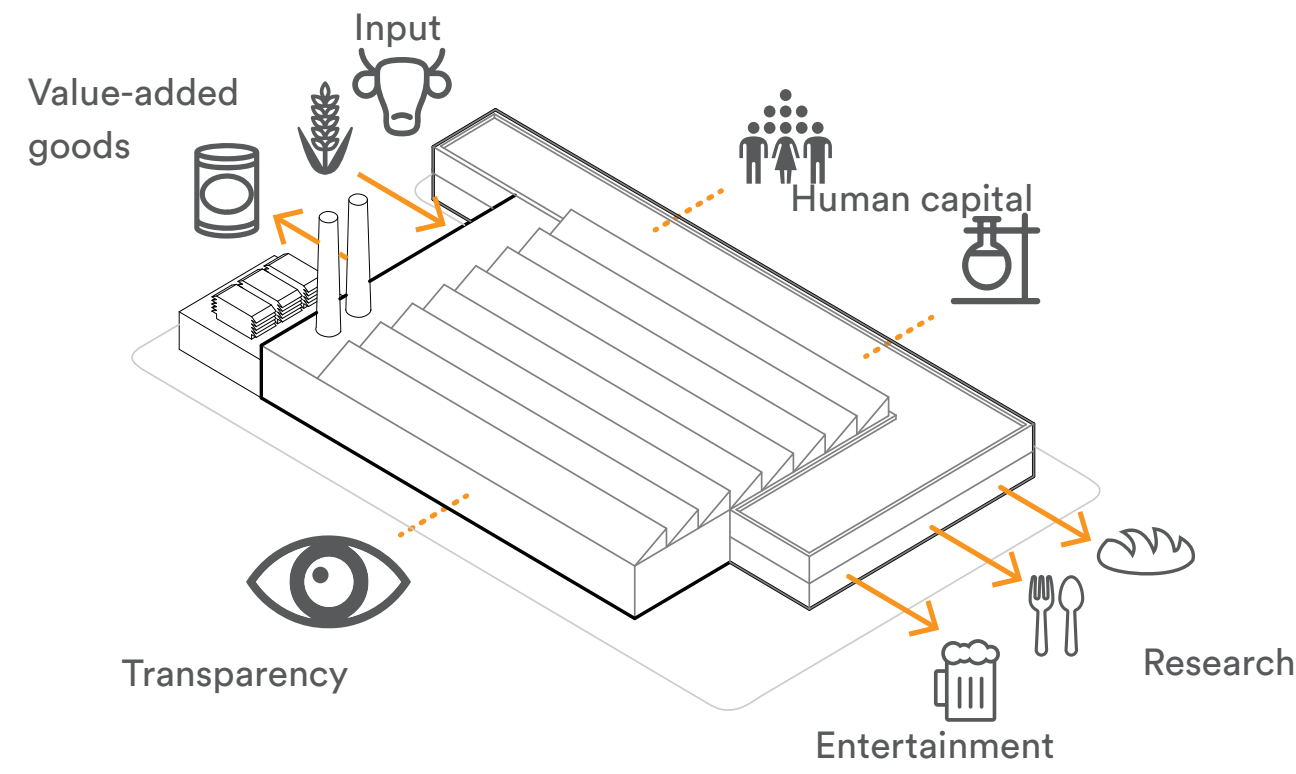
37 units/acre



Housing units and types: **1,506** Market-Rate Rental **527** Market-Rate For-Sale **285** Affordable Rental **115** Affordable For-Sale **227** Hotel

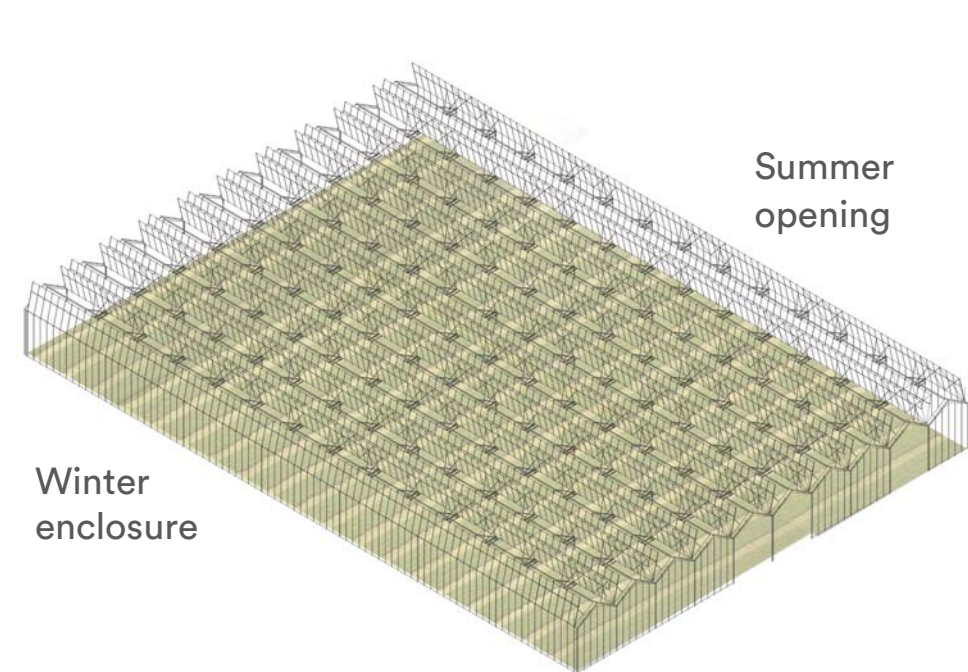
MANUFACTURING

Local. Integrated. Multi-Modal. Flexible.



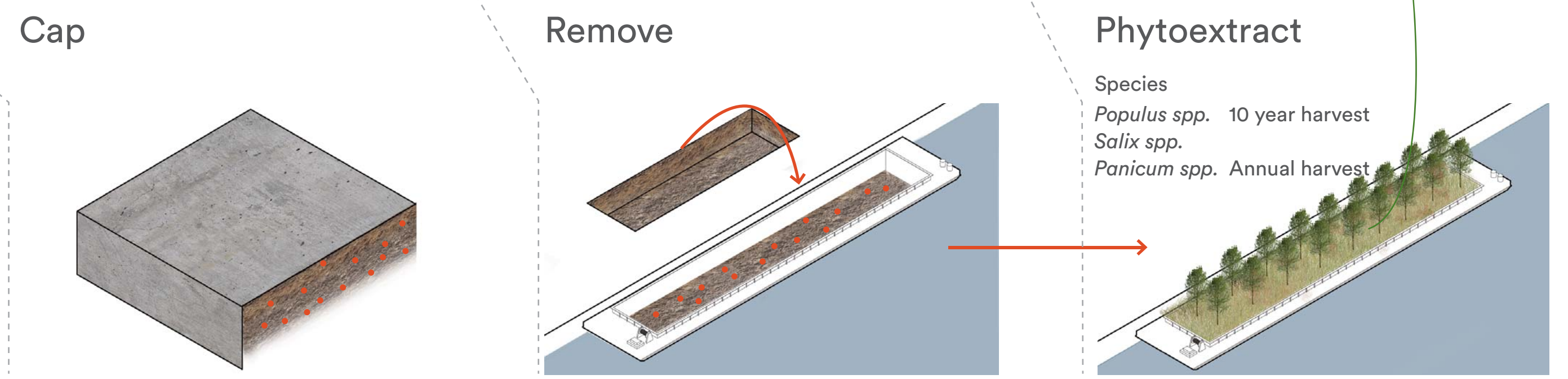
AGRICULTURE

Inclusive. Sustainable. Local.



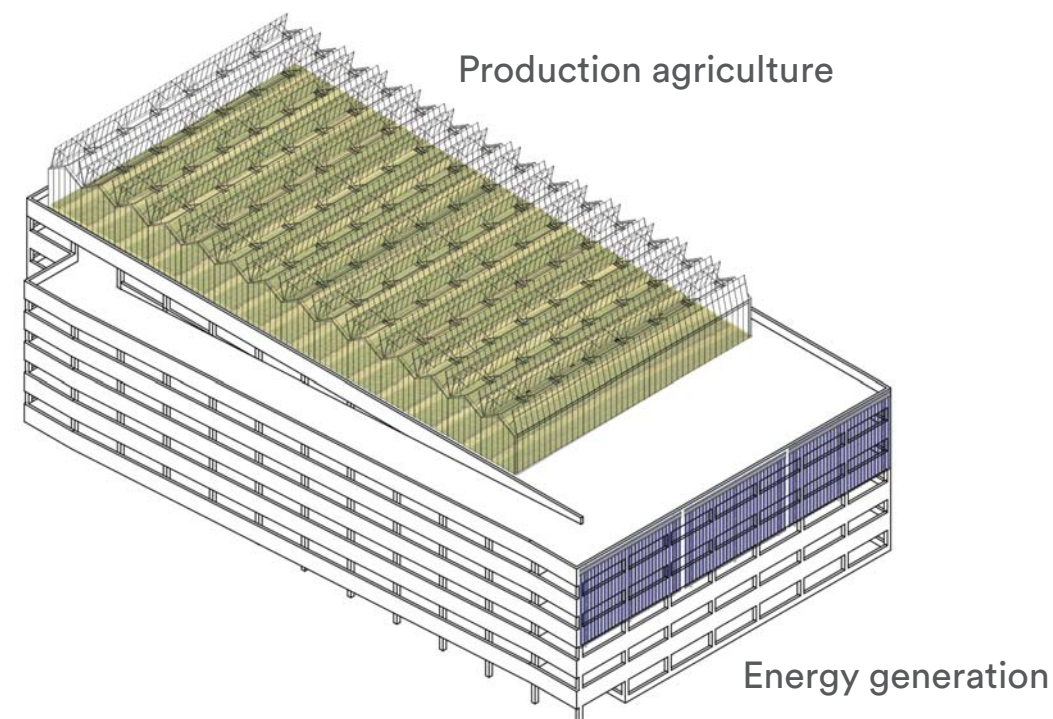
CONTAMINATED SOIL STRATEGY

Stabilize. Extract. Degrade.



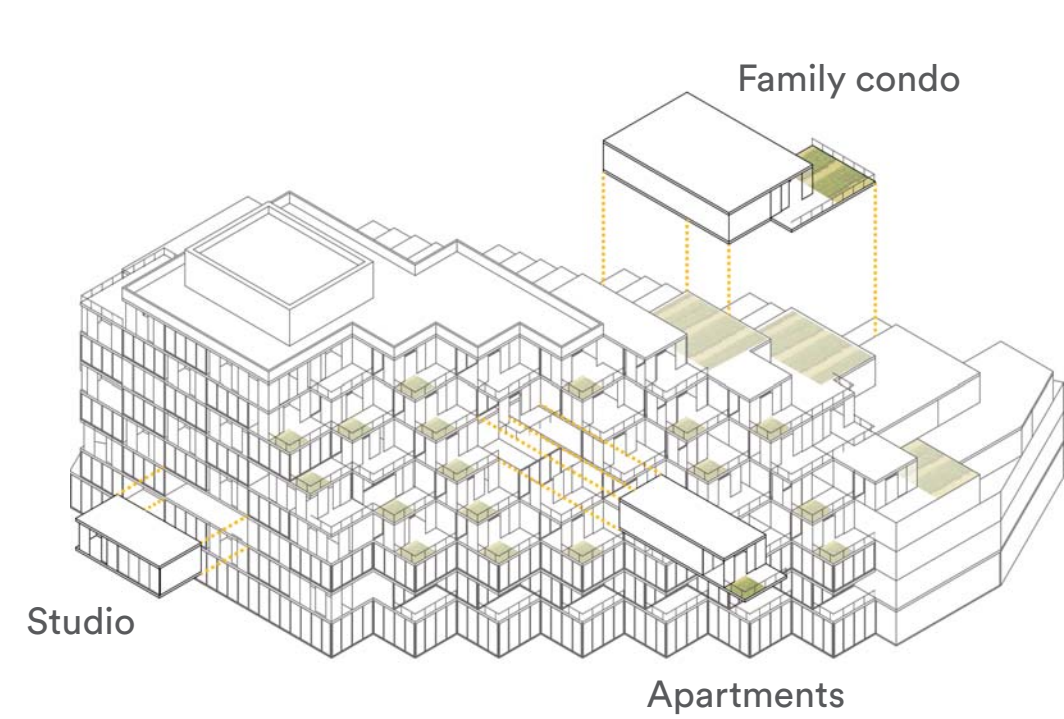
PARKING

Evolving. Multipurpose. Flexible.



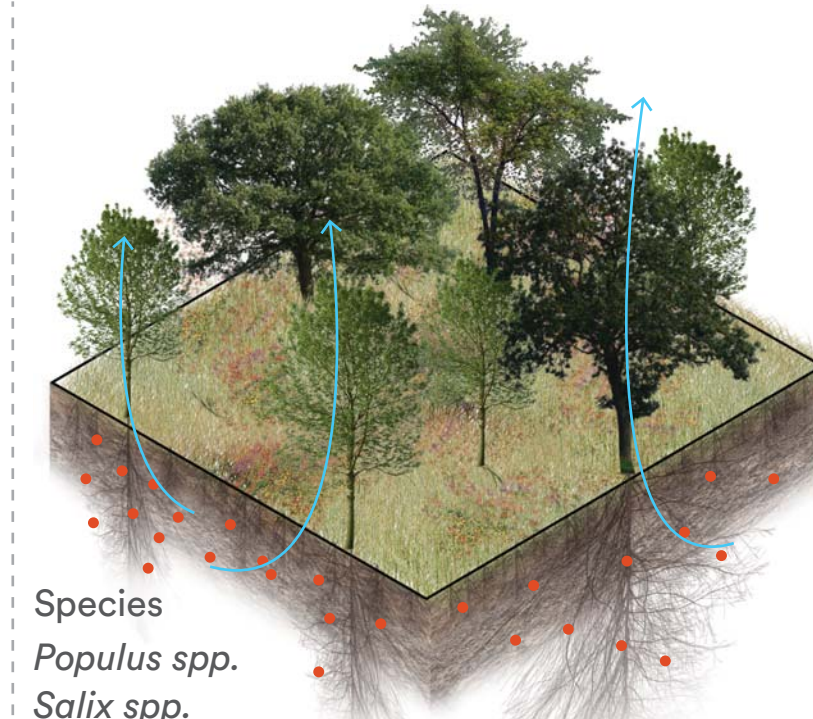
HOUSING

Vertical. Productive. Multigenerational.

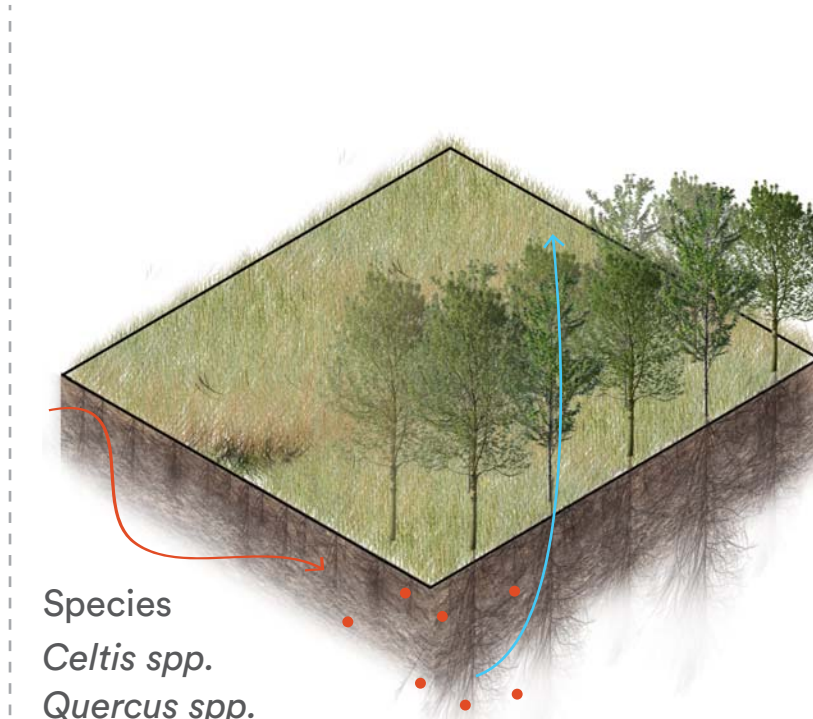


REMEDIATION

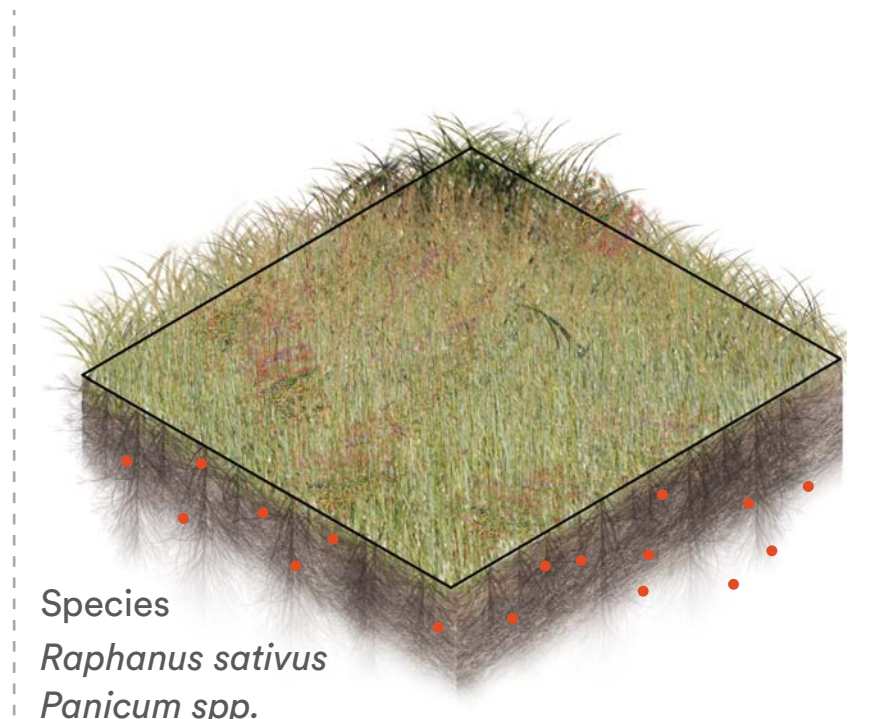
Degradation bosque



Interception hedgerow



Prairie degradation cover



SUMMER IN THE ROOTED DISTRICT

71% decrease in impervious cover

0.76" rainfall infiltrated in rain gardens and green roofs
 Additional rainfall retained in cisterns and basins