

ASSEMBLY LINE

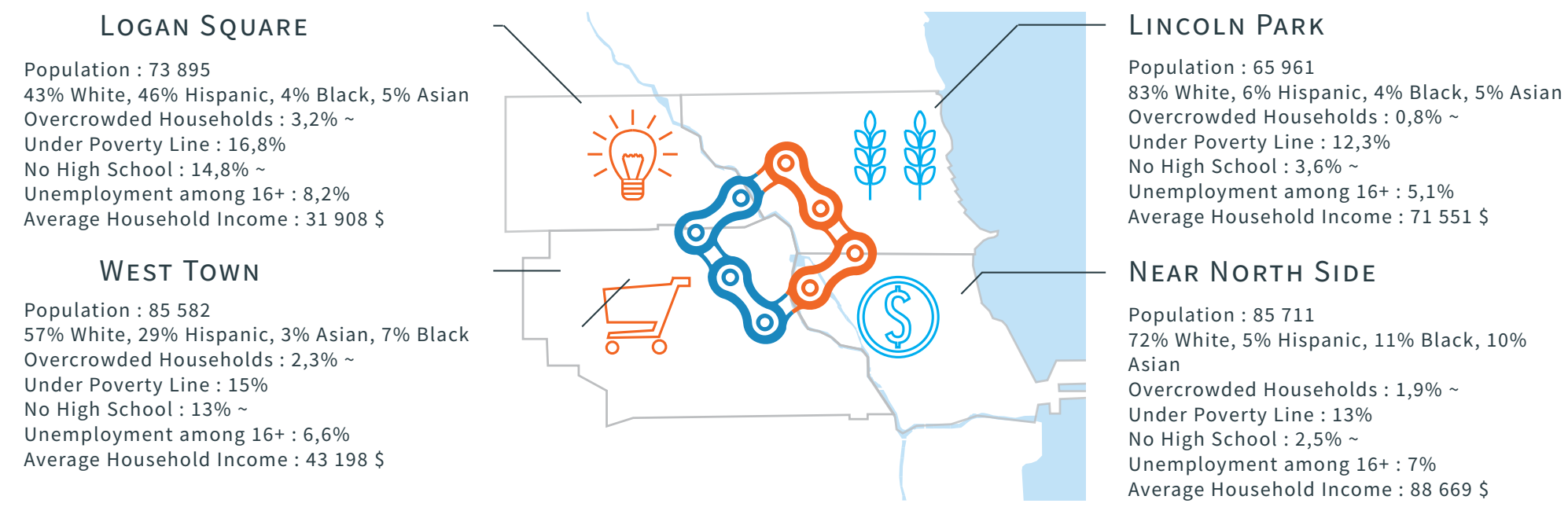


TEAM 171663
UNIVERSITÉ LAVAL

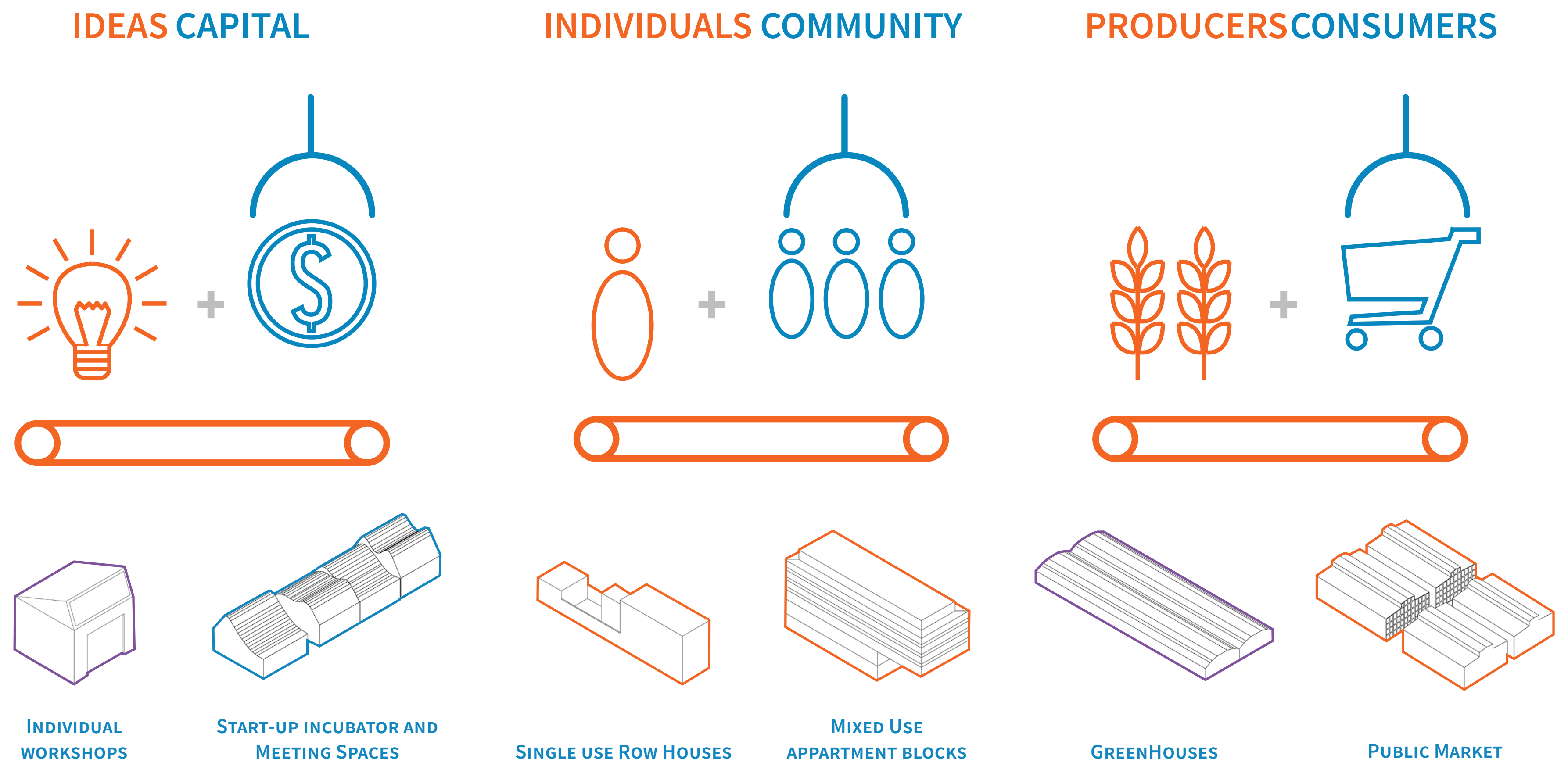
BUILDING A PRODUCTIVE NEIGHBORHOOD

REGIONAL STRATEGY

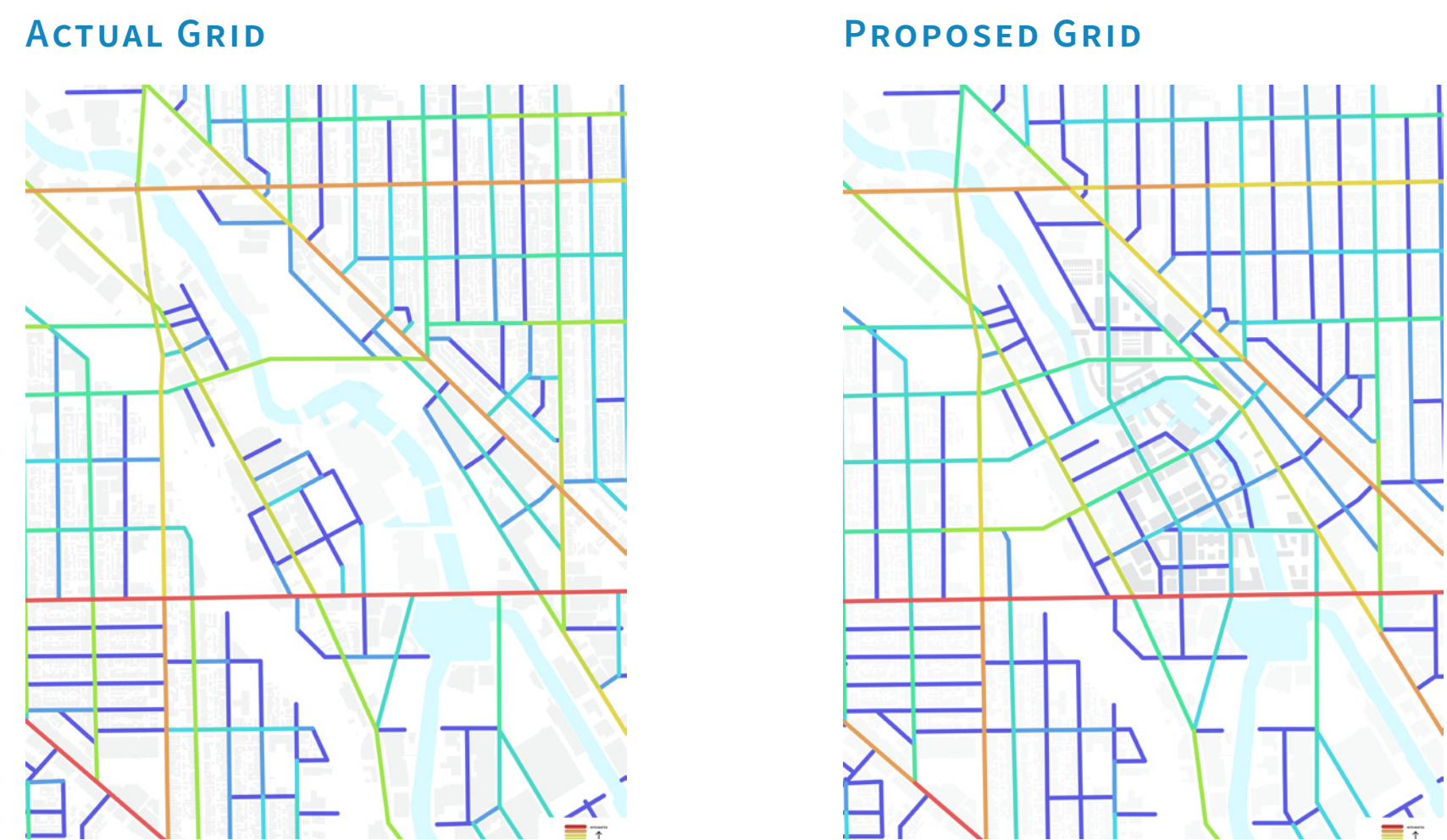
RENEWING THE SYNERGY AROUND THE RIVER



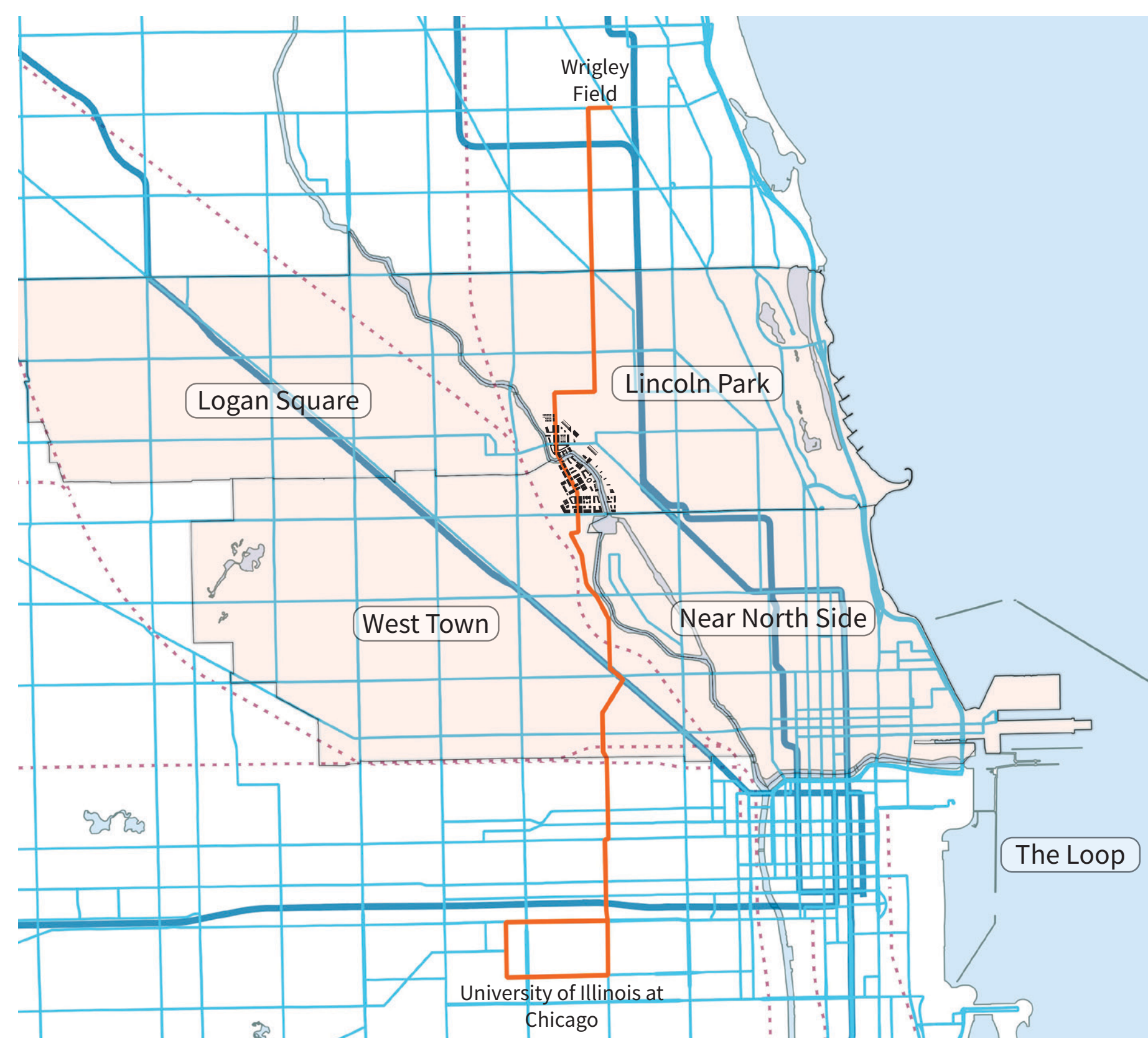
“ THE THREE ASSEMBLIES ”



STREET GRID IMPLEMENTATION



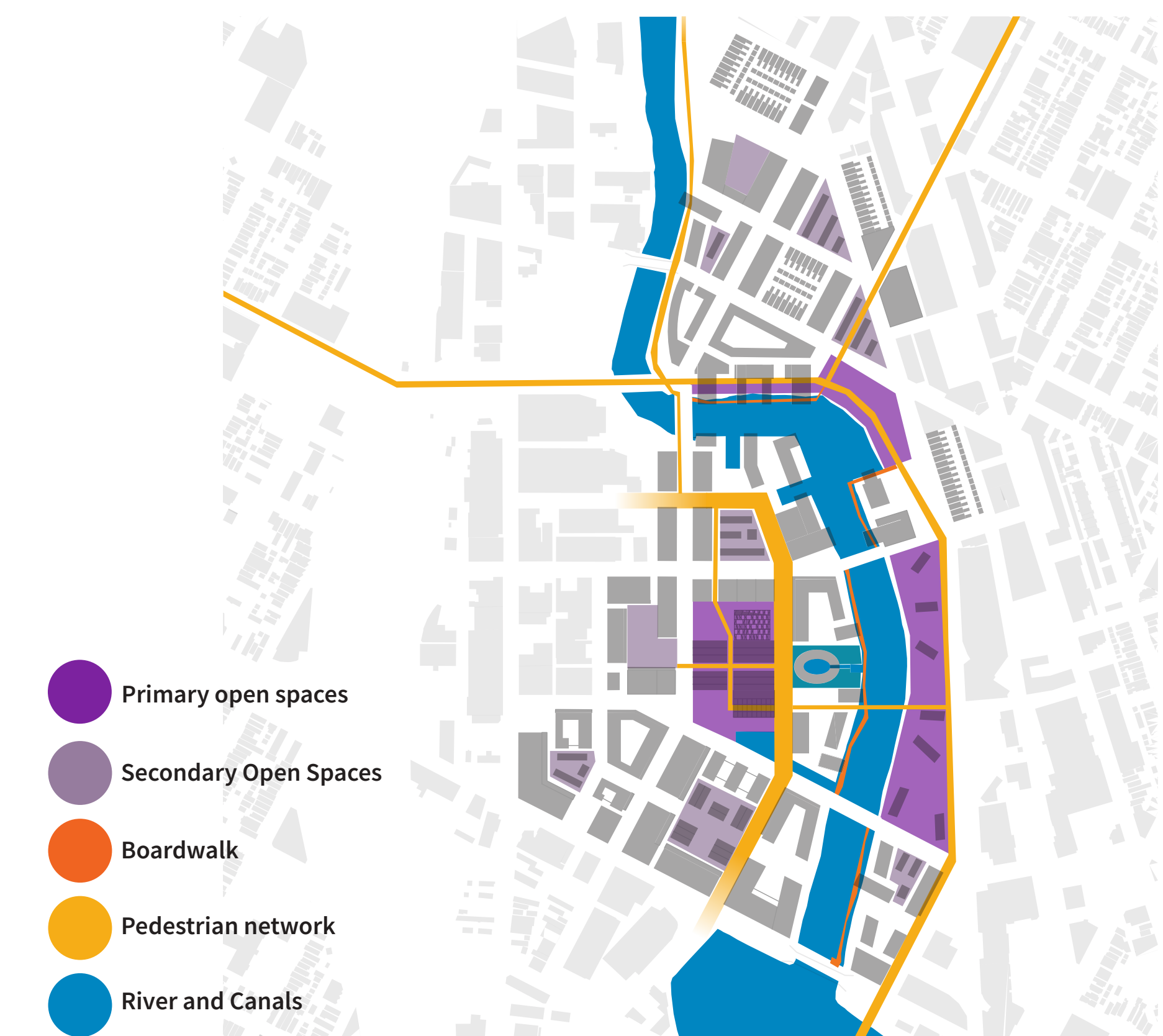
REGIONAL TRANSIT IMPLEMENTATION



PUBLIC TRANSIT



PUBLIC SPACES



Emma & Rose

Emma & Rose are newlyweds looking to buy a condominium in the Assembly Line. Emma has just accepted a promotion at one of the Assembly Line hotels. Rose is an elementary school teacher and she is looking forward to teaching at the Assembly Line's school next year. They both enjoy having a great public transit system nearby and their passion for cycling has grown since they can go wherever they want using the many bicycle paths available on the Assembly Line.



Laeticia

Laeticia is a graphic designer that rented an apartment in a neighboring workshop. She wishes to start her career and finds that the Assembly Line suits her needs. She loves the proximity to food providers and the access to vibrant creative and cultural infrastructures emanating from the Line, such as the library and the Internet café.



Miguel

Miguel is a young student with lots of ideas that wants to start his own business. The startup incubator attracted him to the Assembly Line. He is looking to meet someone who believes in his project and his ambitious ideas. He wants to rent a workshop and to start production as soon as possible.



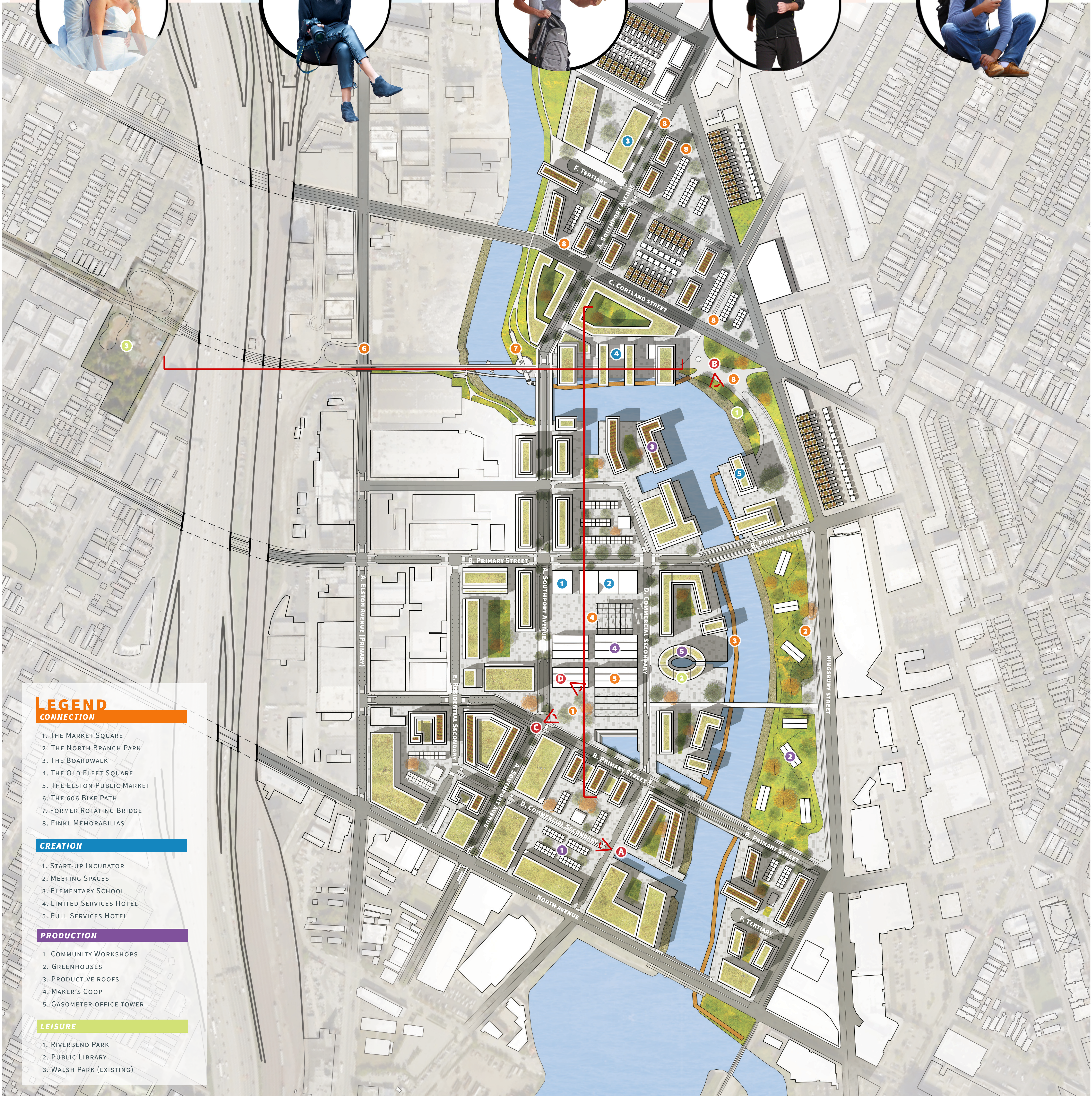
Will

Will is a newly retired real estate broker. He is looking for opportunities he can invest his time and money in. He wants to have new adventures and can't wait to meet a young entrepreneur with a great idea. He likes spending time reading in the many green spaces that are offered by the Assembly Line and he jogs every morning along the river.



Mark

Mark is a young historian with a bachelor's degree, currently working for a video game company. They are releasing their newest game next month so Mark enjoys walking on the riverside during his time off to relieve stress. He also likes having a library at hand so he can deepen his knowledge on the Ottoman Empire.



LEGEND CONNECTION

- 1. THE MARKET SQUARE
- 2. THE NORTH BRANCH PARK
- 3. THE BOARDWALK
- 4. THE OLD FLEET SQUARE
- 5. THE ELSTON PUBLIC MARKET
- 6. THE 606 BIKE PATH
- 7. FORMER ROTATING BRIDGE
- 8. FINKL MEMORABILIAS

CREATION

- 1. START-UP INCUBATOR
- 2. MEETING SPACES
- 3. ELEMENTARY SCHOOL
- 4. LIMITED SERVICES HOTEL
- 5. FULL SERVICES HOTEL

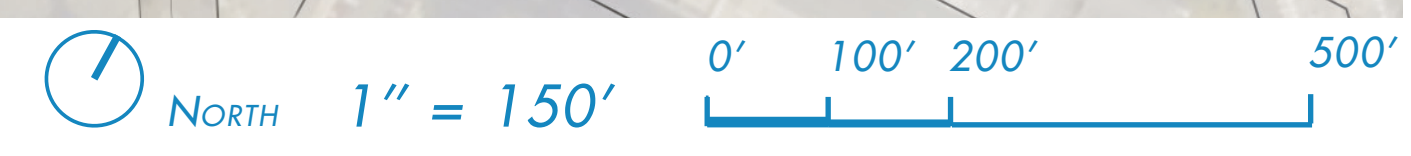
PRODUCTION

- 1. COMMUNITY WORKSHOPS
- 2. GREENHOUSES
- 3. PRODUCTIVE ROOFS
- 4. MAKER'S COOP
- 5. GASOMETER OFFICE TOWER

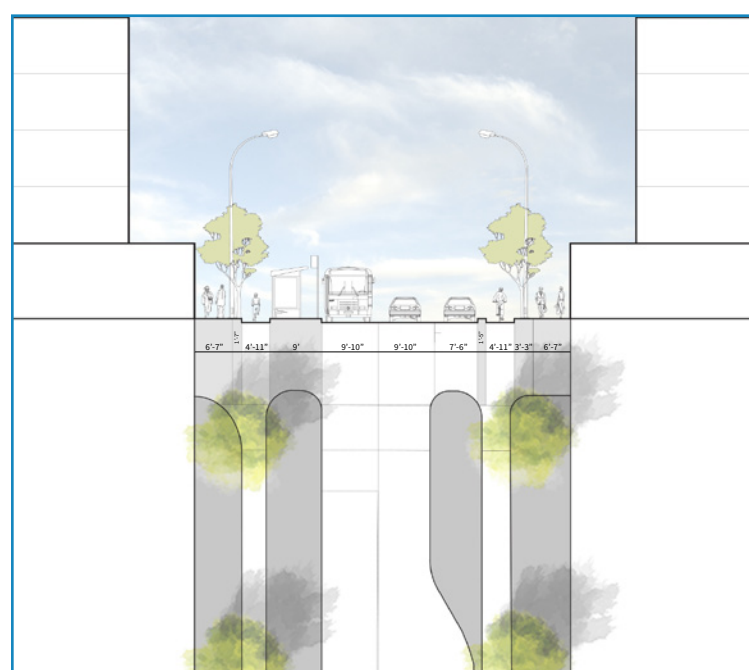
LEISURE

- 1. RIVERBEND PARK
- 2. PUBLIC LIBRARY
- 3. WALSH PARK (EXISTING)

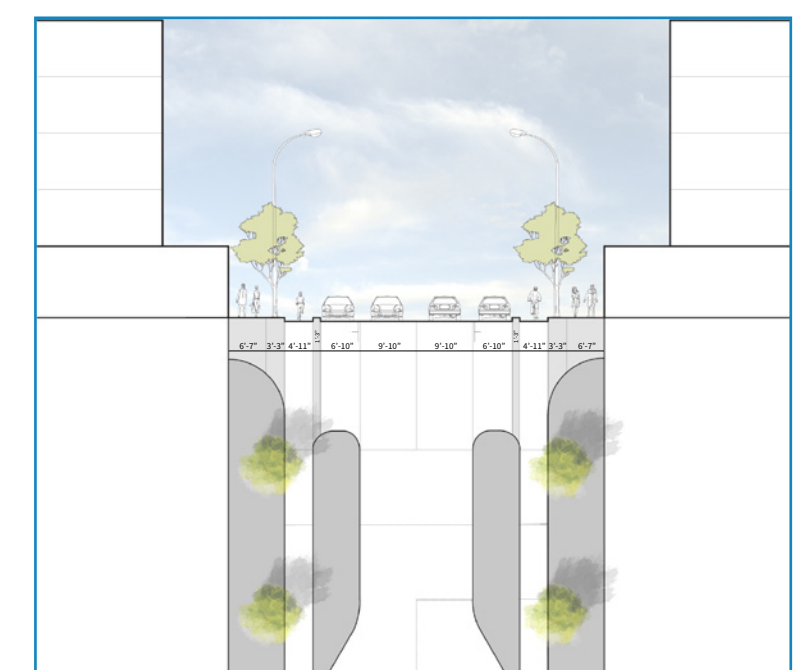
MASTERPLAN



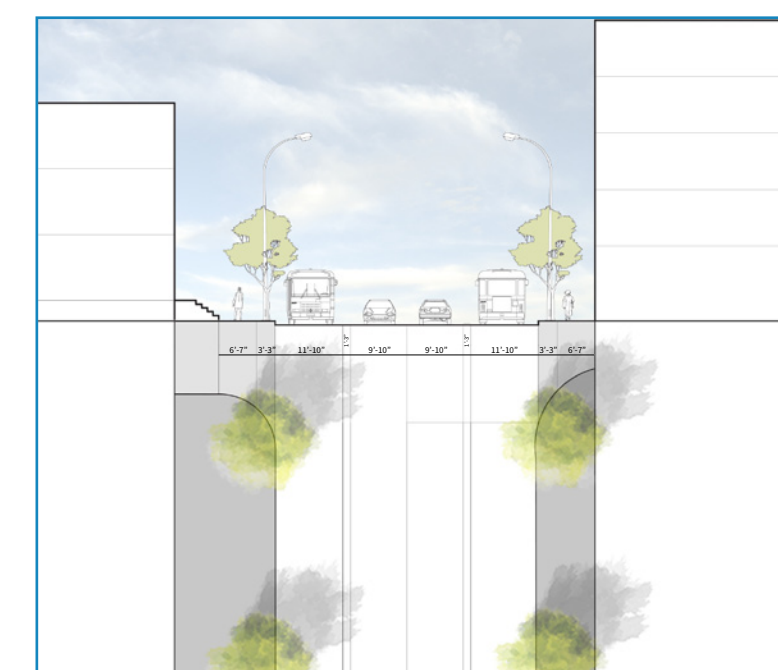
A. SOUTHPORT AVENUE



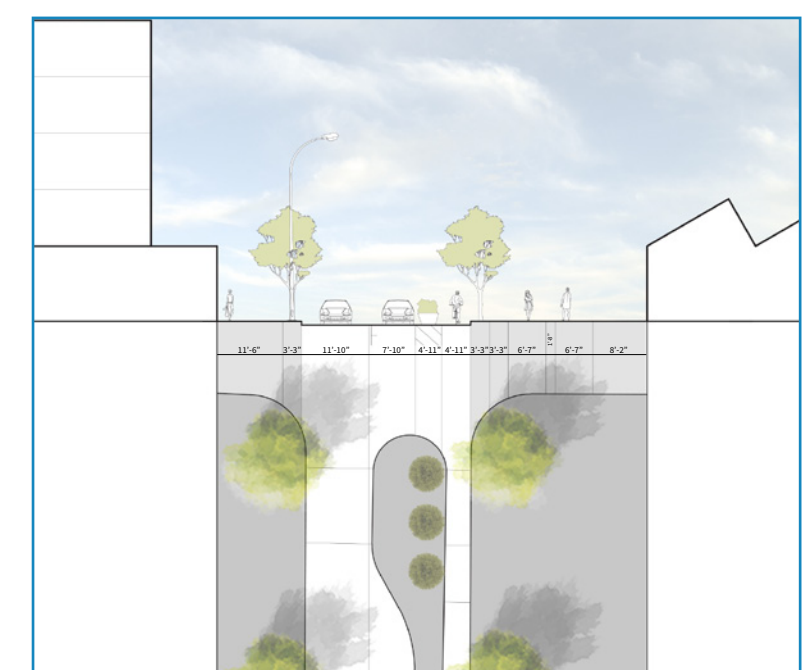
B. PRIMARY STREET



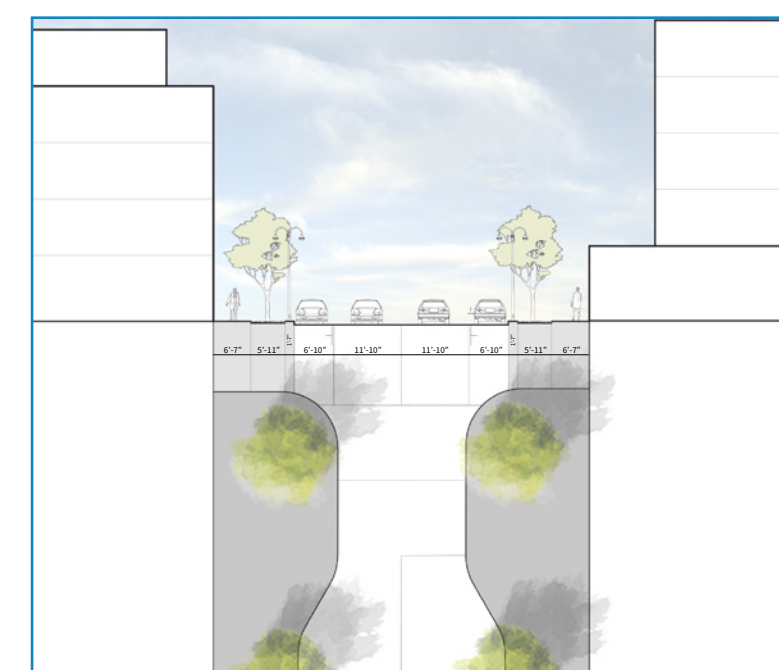
C. CORTLAND STREET



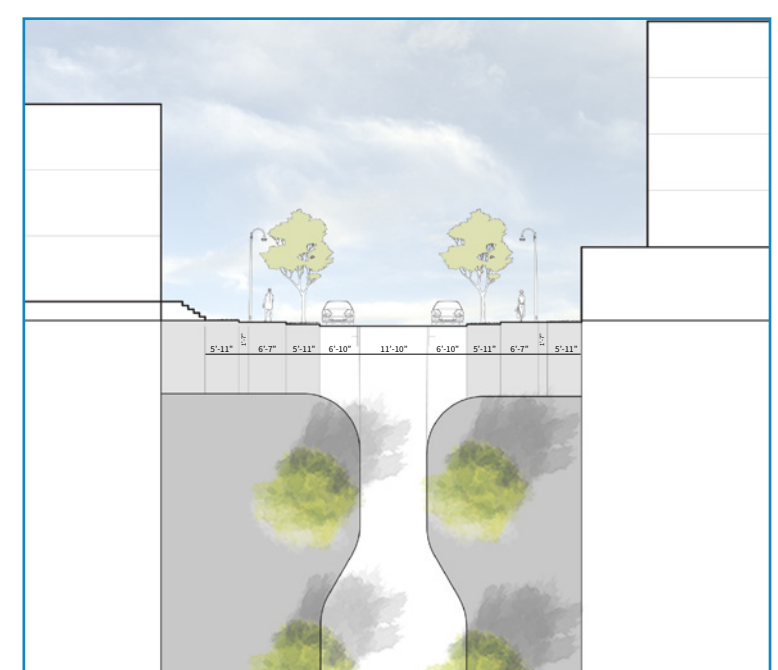
D. COMMERCIAL SECONDARY



E. RESIDENTIAL SECONDARY



F. TERTIARY



STREET SECTIONS



COMMUNITY WORKSHOPS AT THE CORE OF EVERY RESIDENTIAL BLOCK, WORKSHOPS OFFER AN ENVIRONMENT TO LET YOUR CREATIVE SELF LOOSE AND GENERATE A SENSE OF COMMUNITY THROUGH THE NEIGHBOURHOOD

FINANCIAL SUMMARY

FINANCIAL SOURCES

2,290,205,510

WINDY CREW INVESTORS

64,912,726

LONG TERM LOAN

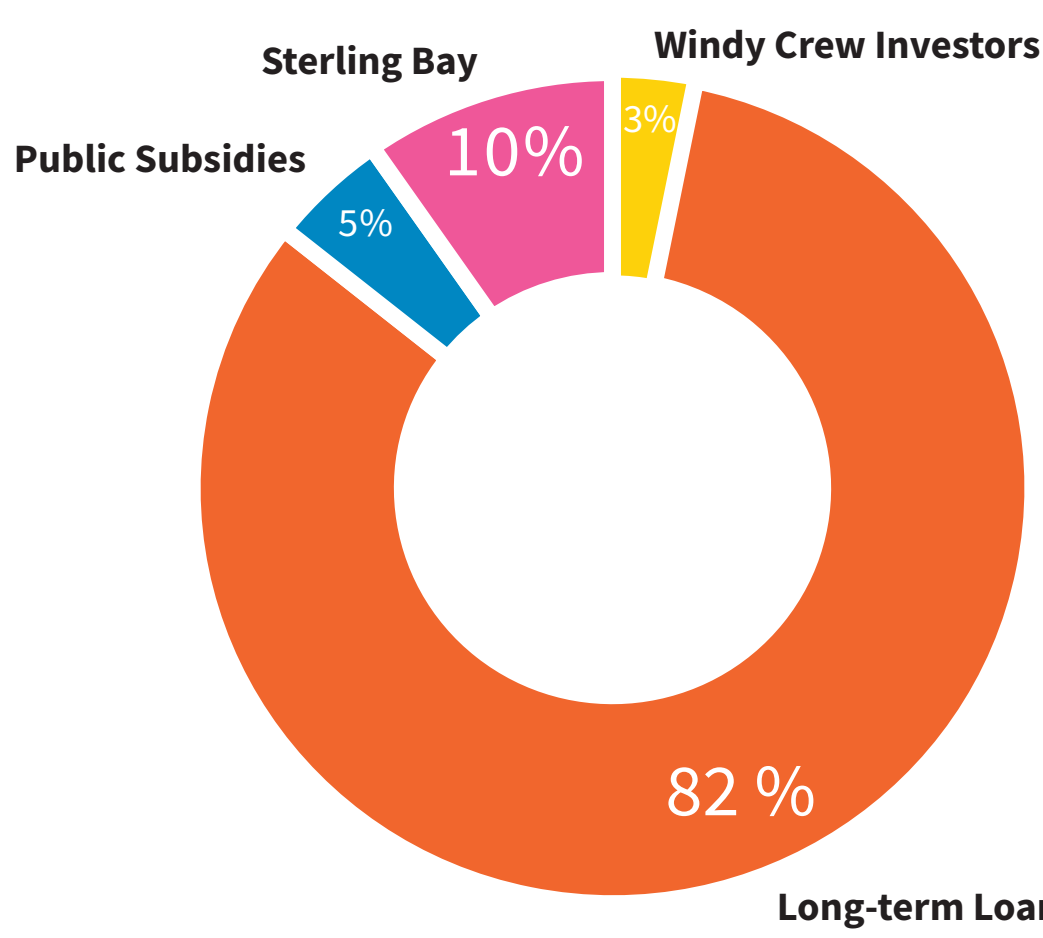
1,691,190,506

PUBLIC SUBSIDIES

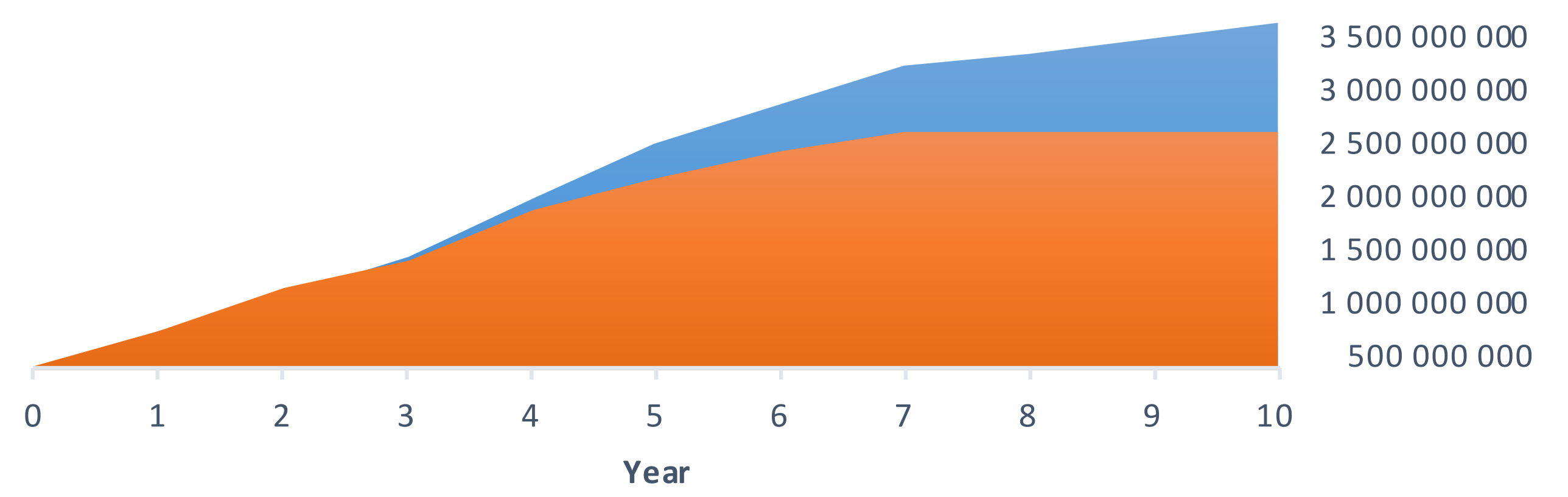
94,197,462

STERLING BAY

198,700,000



VALUE TO COST RATIO

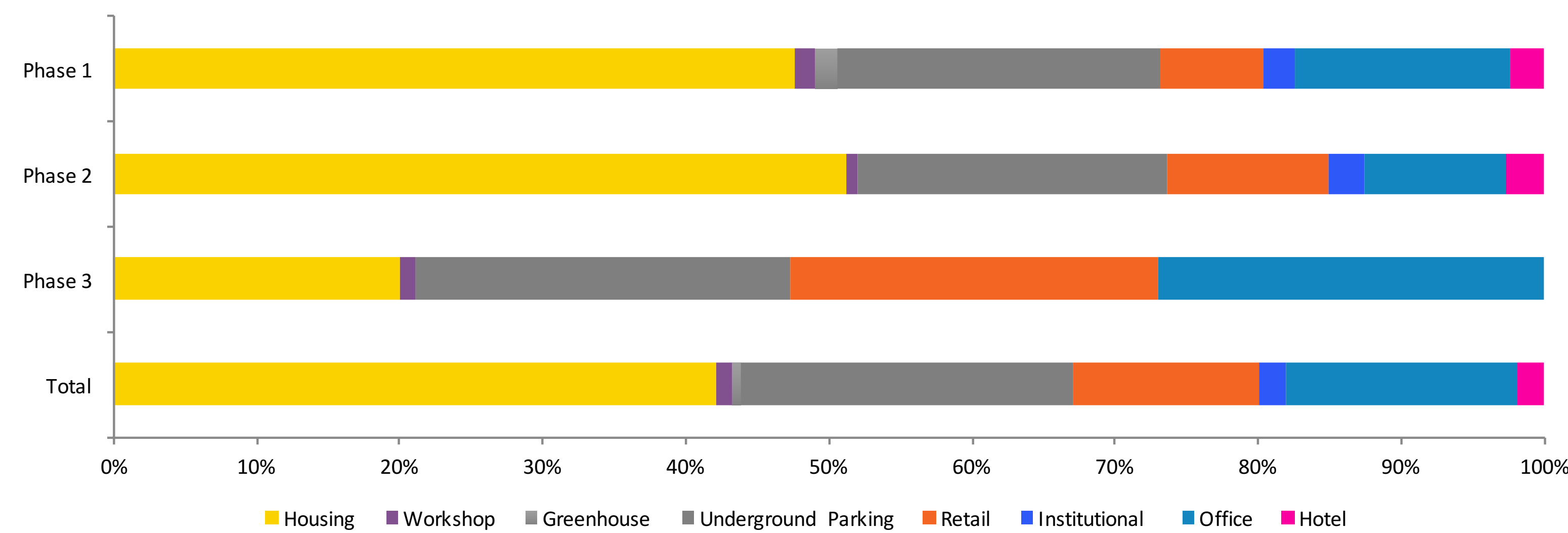
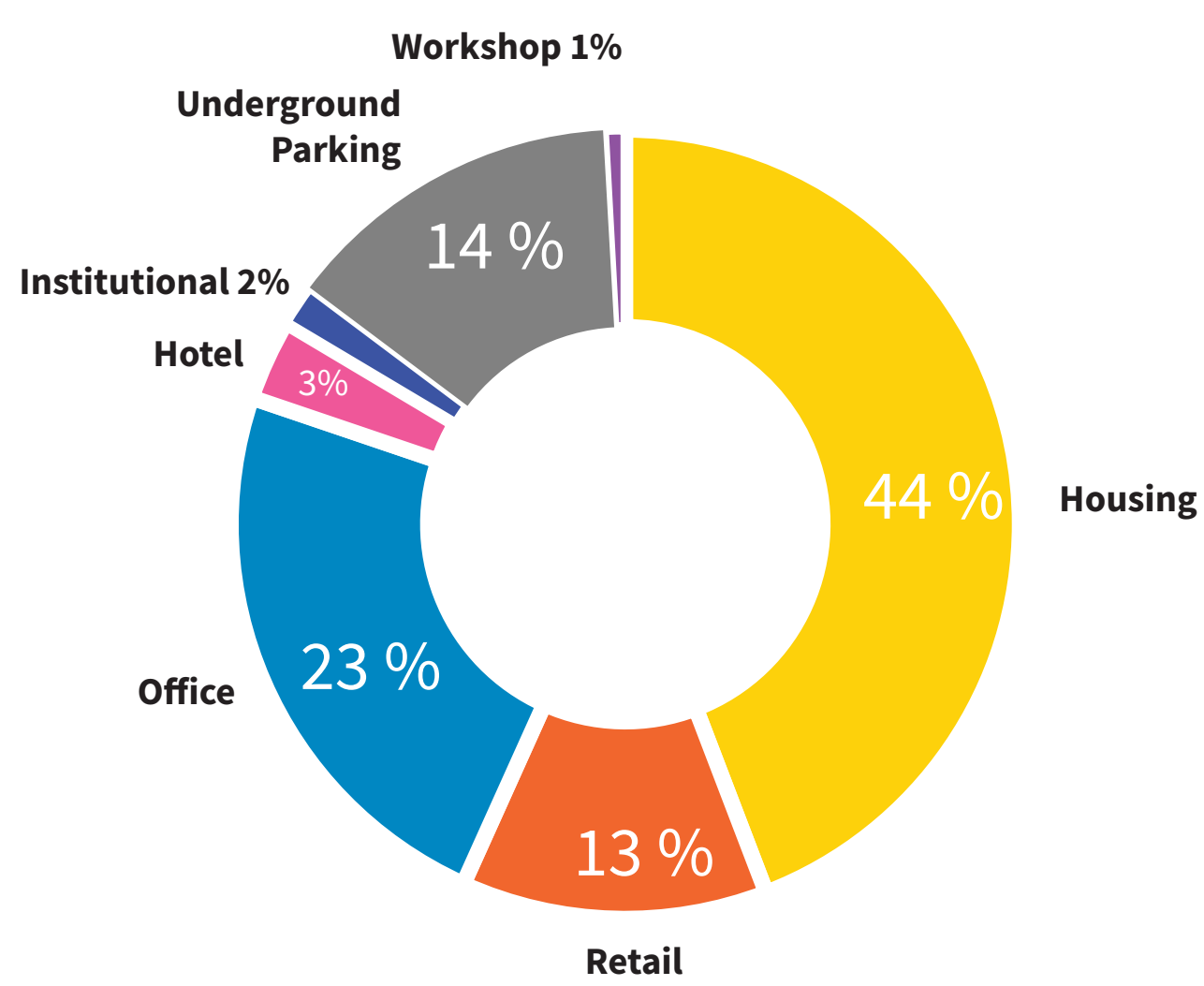


JOINT FINANCING PARTNERSHIP
STERLING BAY: 75% WINDY CREW INVESTORS: 25%

DEVELOPMENT COSTS

1,704,217,795

TOTAL BUILDOUT



OVERALL FAR

2.20

UNLEVERAGED IRR

6.06

LEVERAGED IRR

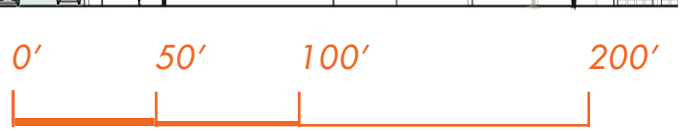
17.8



RIVERBEND PARK NEW PUBLIC SPACES FOR A BETTER APPRECIATION OF THE CHICAGO RIVER BY LOCALS AND VISITORS ALIKE



NORTH - SOUTH CROSS - SECTION





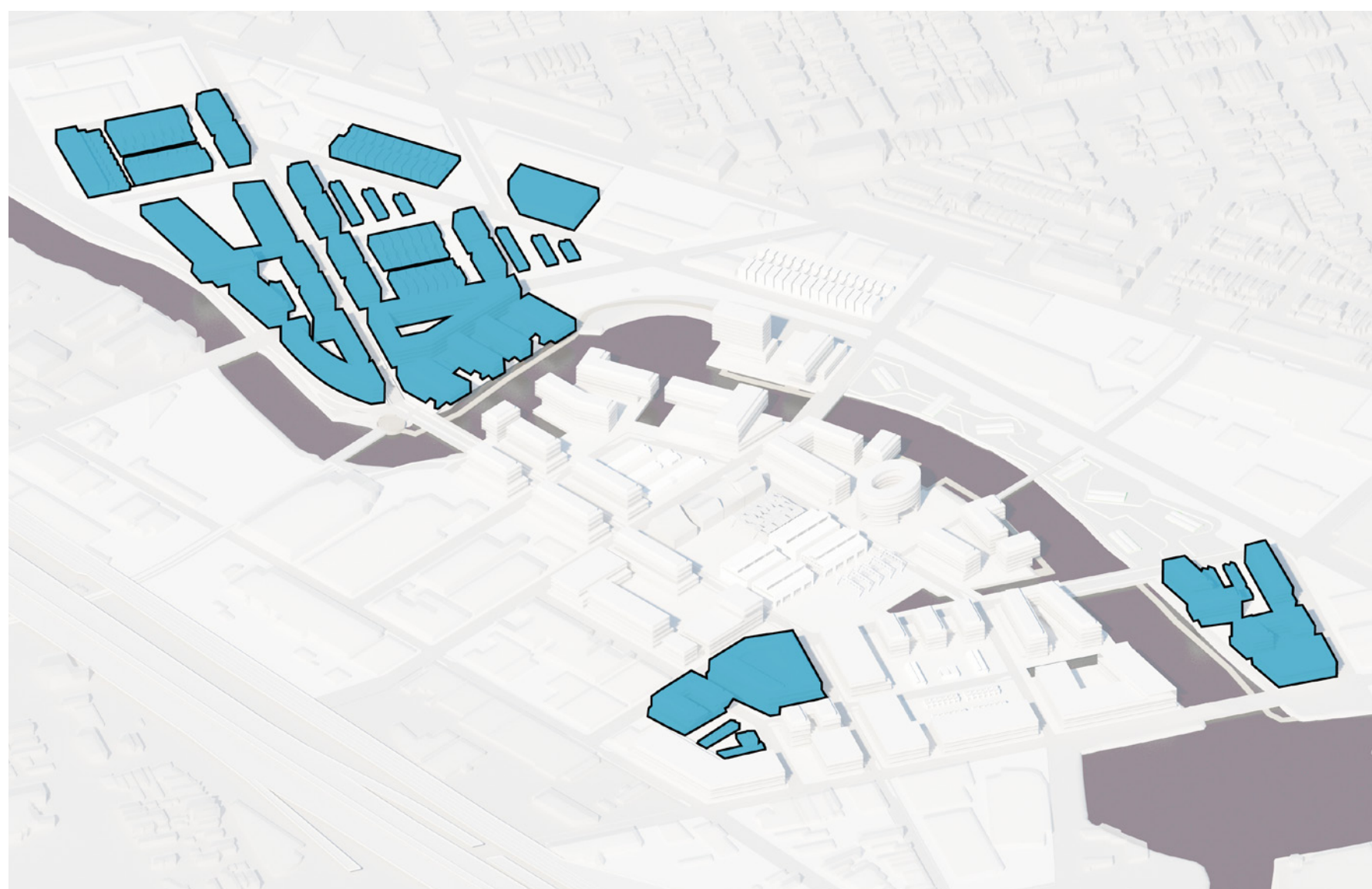
The mural that currently adorns the Fleet and Facility Management building is preserved and relocated on the market square side.

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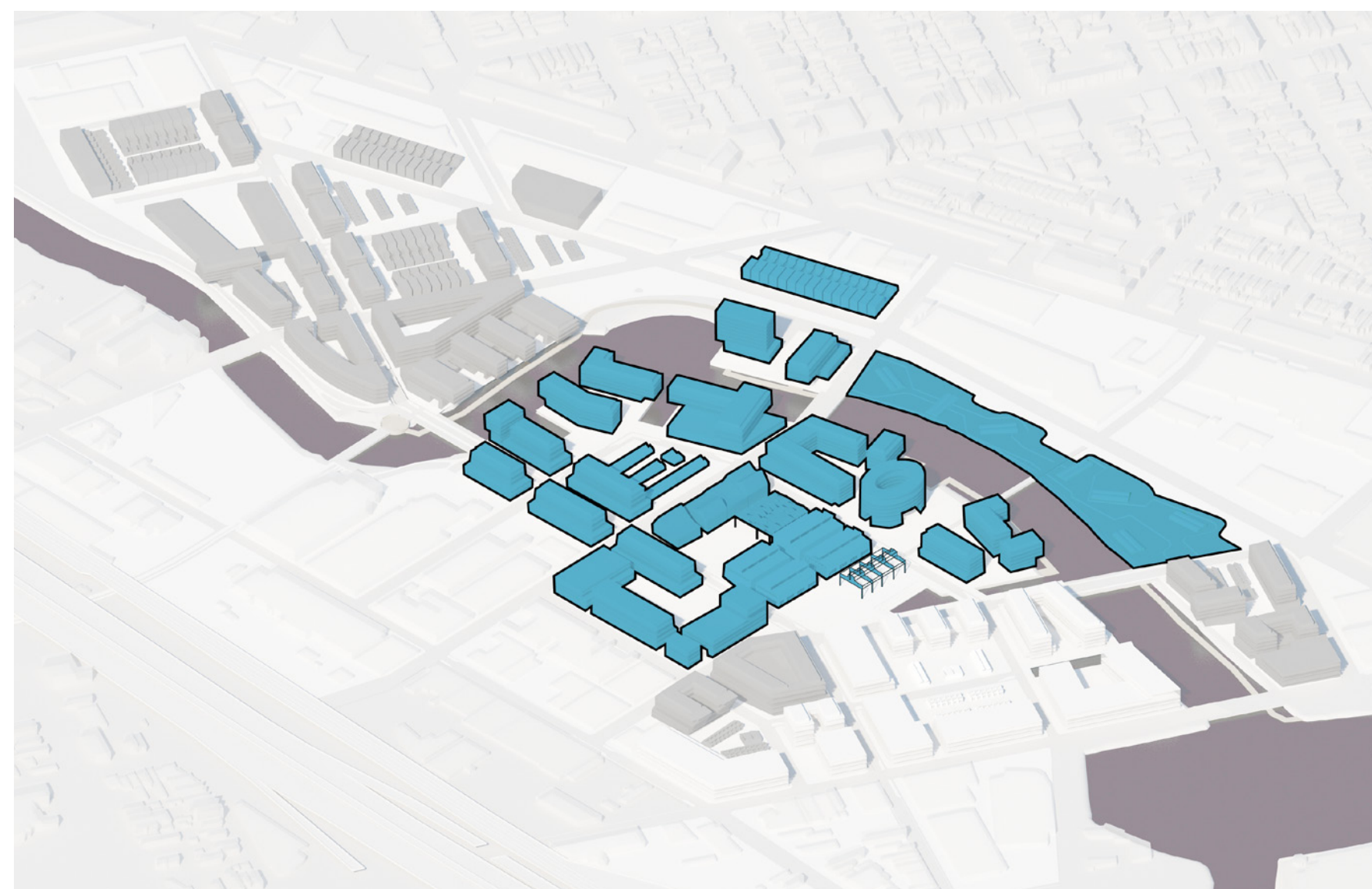
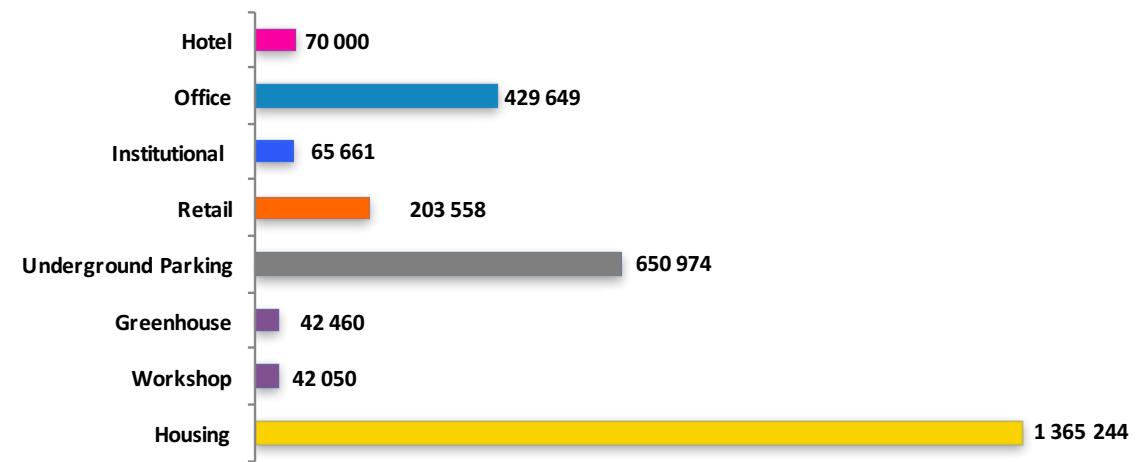
A circular tower - whose shape is meant to evoke former gas tanks that dotted the site - act as a landmark at the heart of the project.

THE ELSTON PUBLIC MARKET

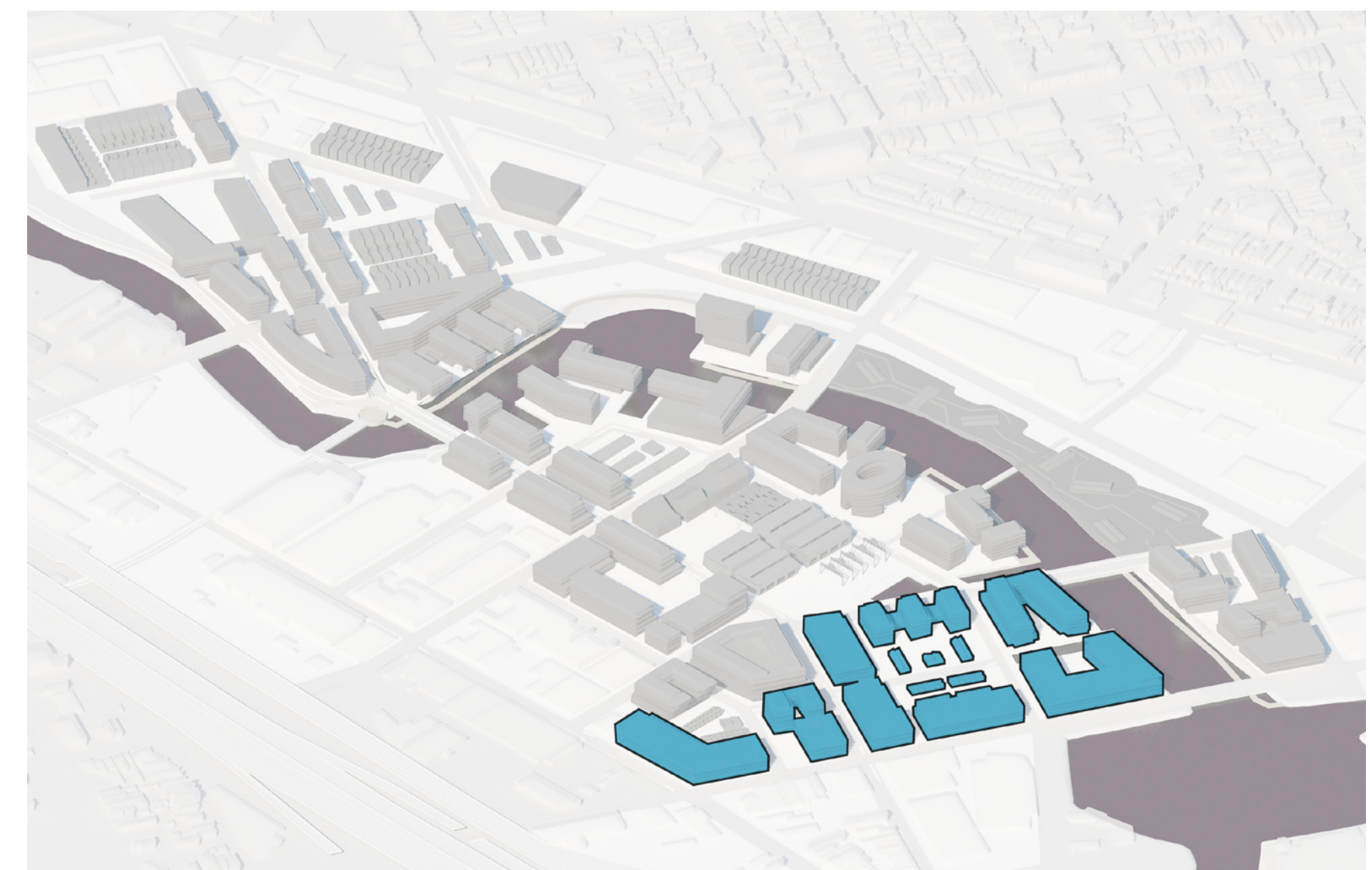
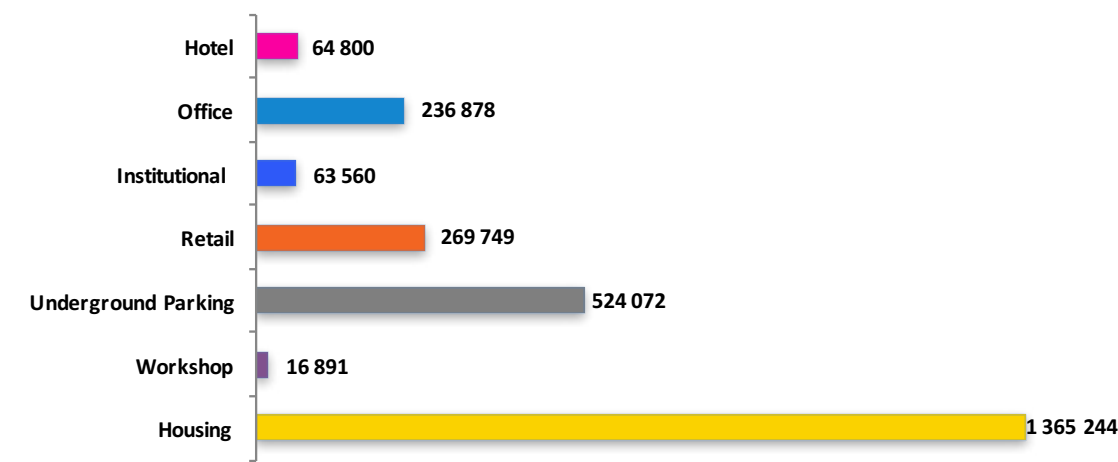
PARTS OF THE FLEET AND FACILITY MANAGEMENT BUILDING'S STRUCTURE ARE PRESERVED, REVEALED AND INTEGRATED TO THE NEW ELSTON PUBLIC MARKET



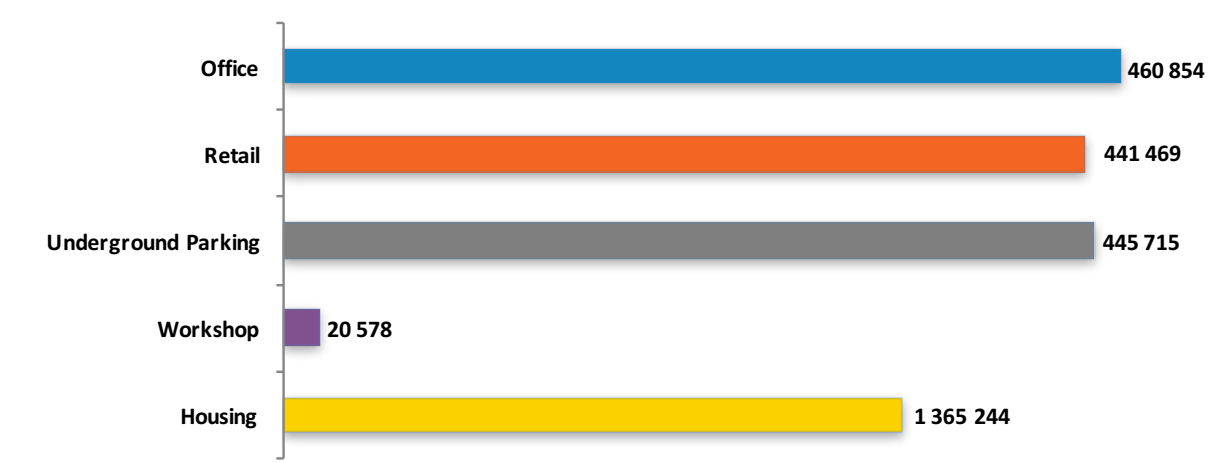
PHASE 1 STARTING THE ENGINE 2021



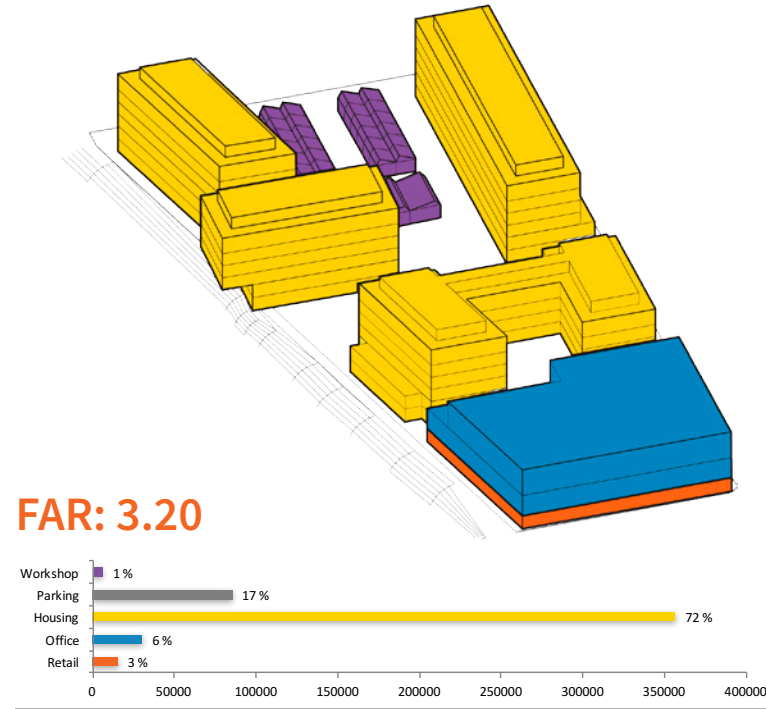
PHASE 2 PRODUCTION TIME 2023



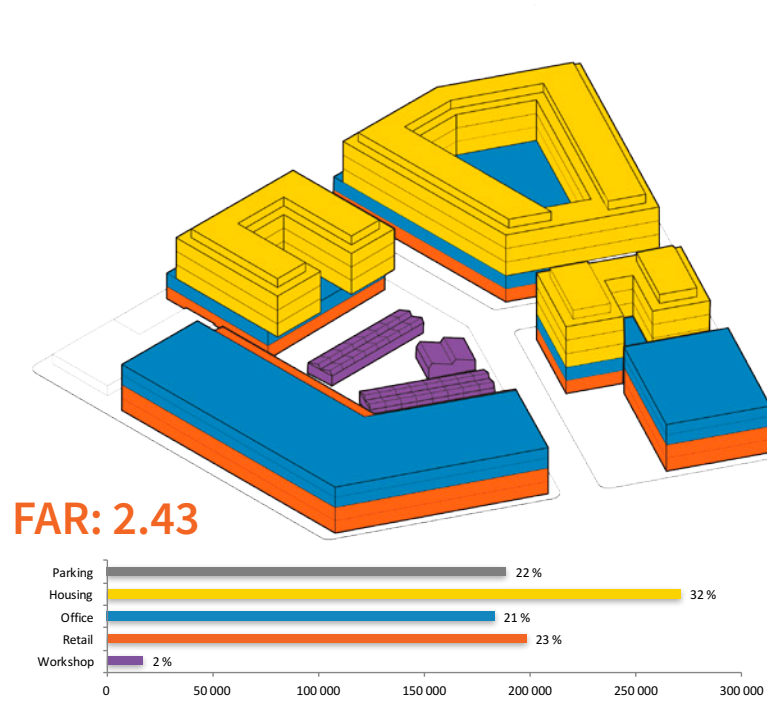
PHASE 3 DISPLAY MATTERS 2025



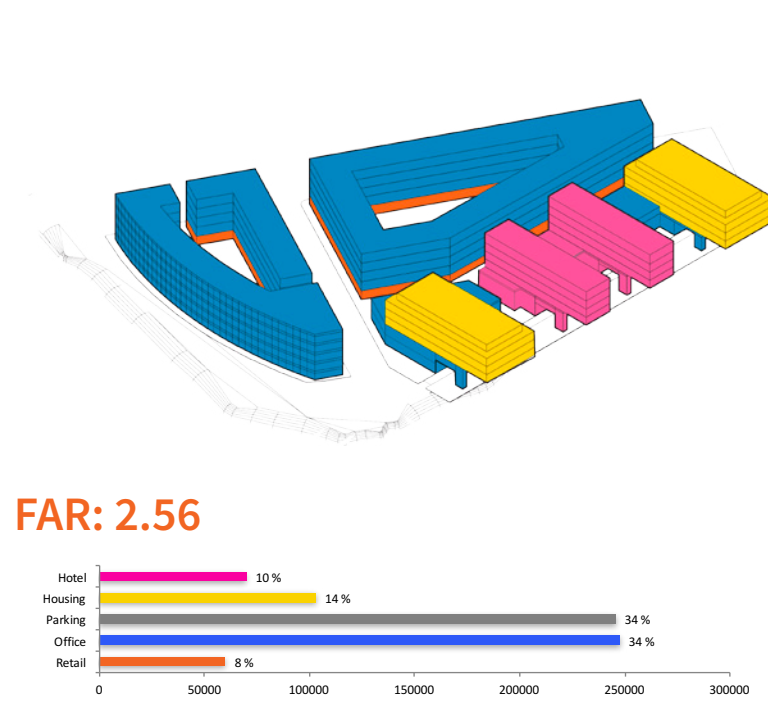
Block 1a



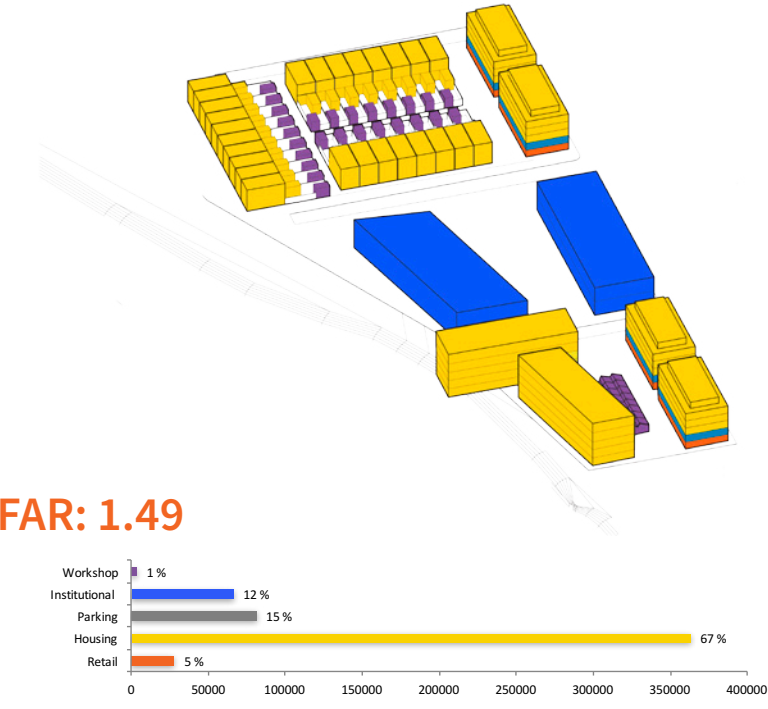
Block 1b



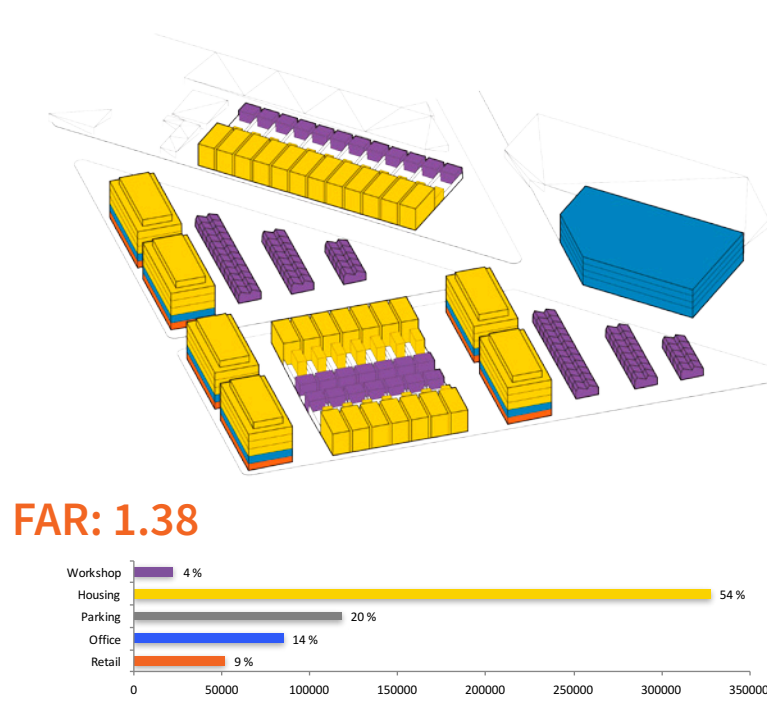
Block 1c



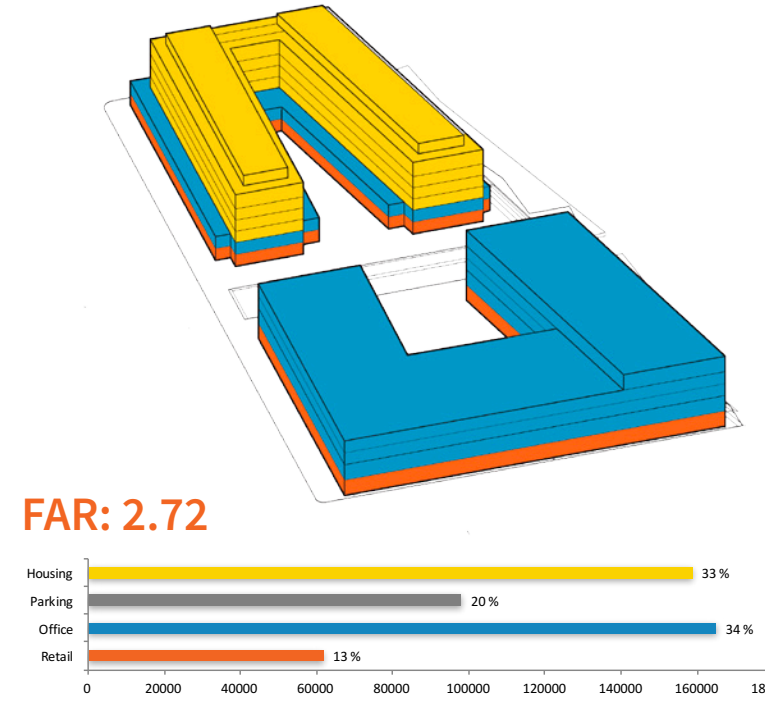
Block 1d



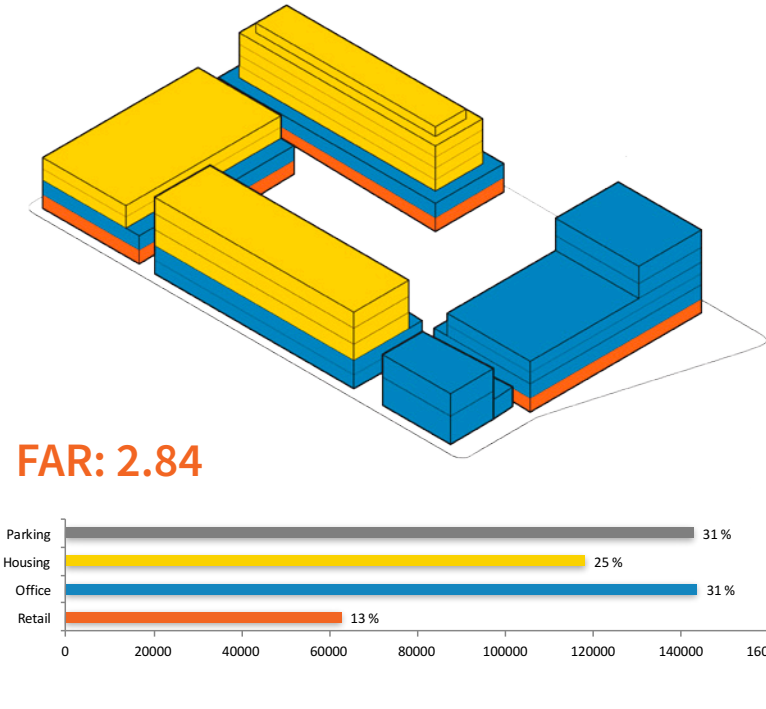
Block 1e



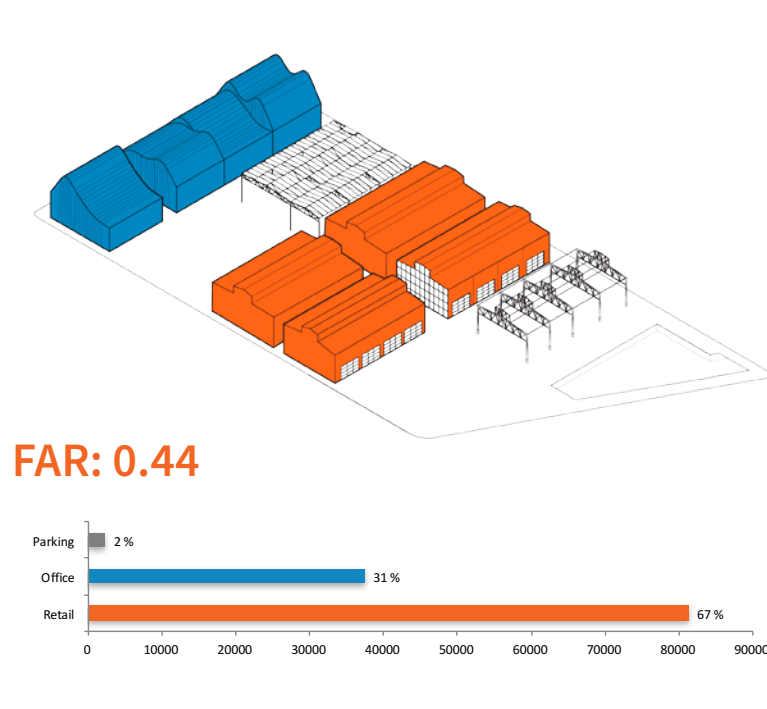
Block 3a



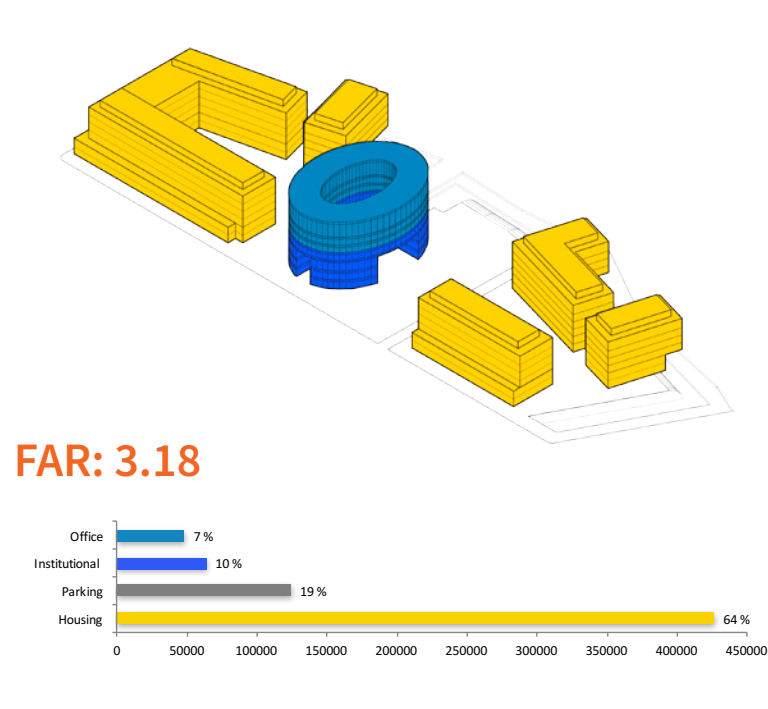
Block 2a



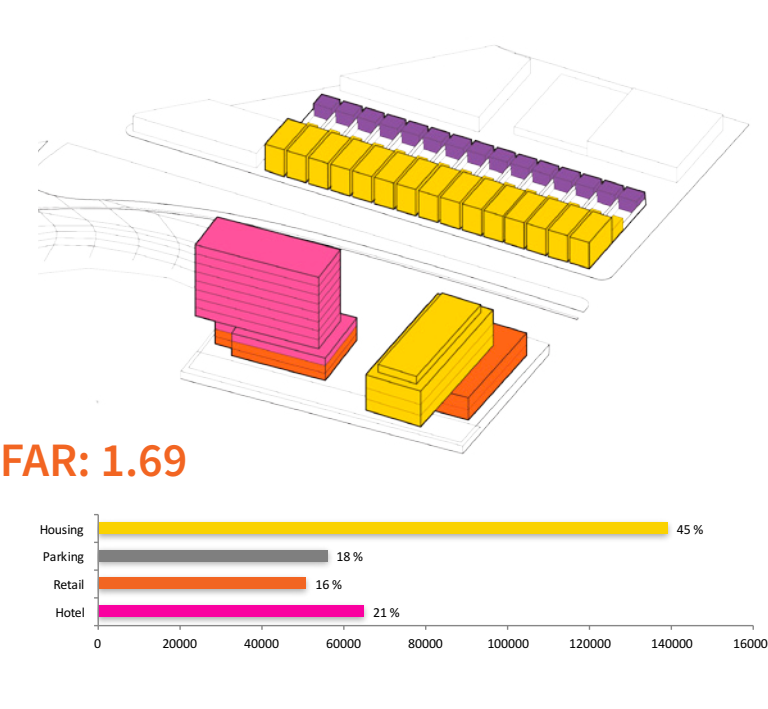
Block 2b



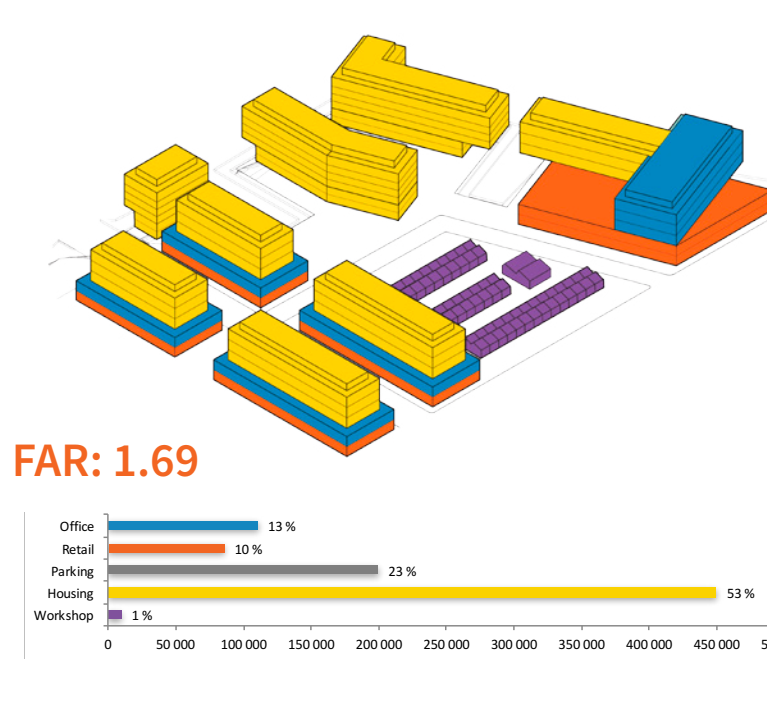
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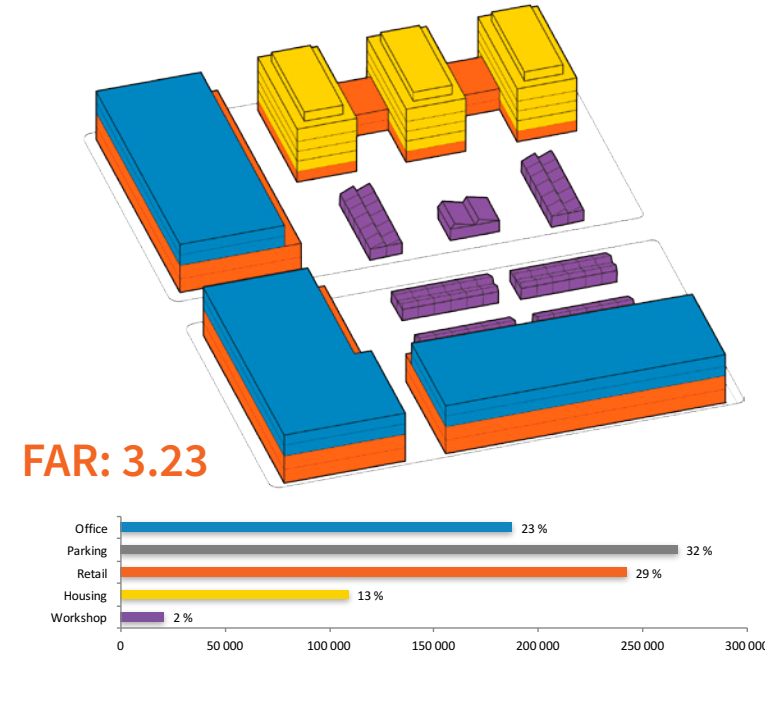
Block 2d



Block 2e



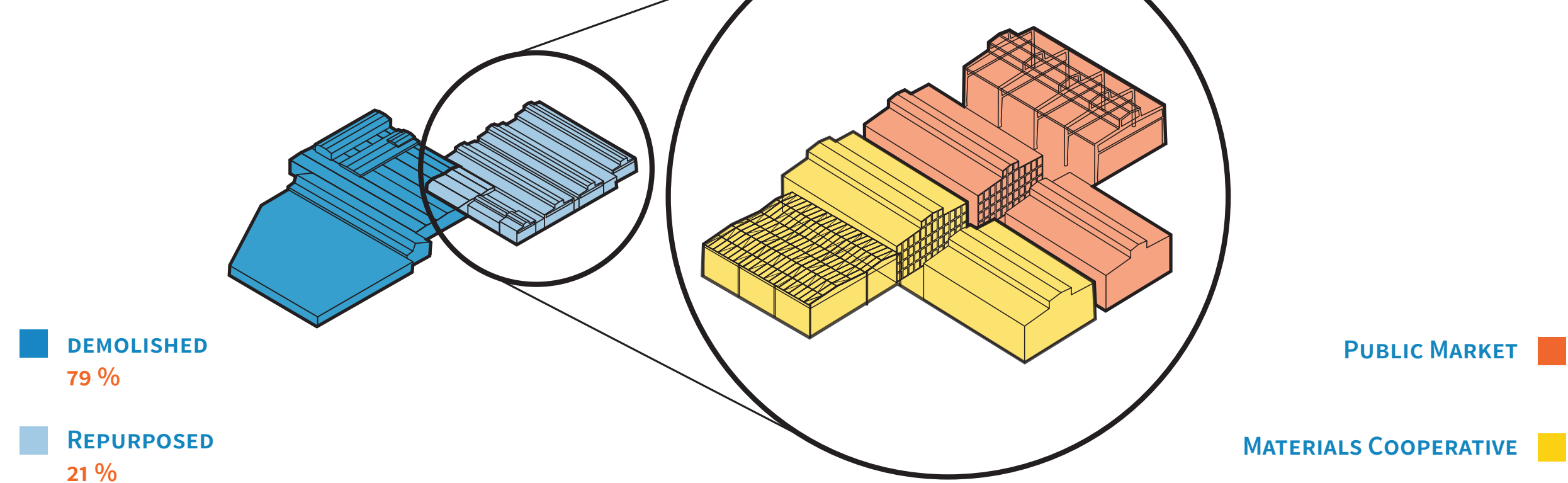
Block 3b



THE FLEET AND FACILITY MANAGEMENT BUILDING BEFORE AND AFTER

BEFORE 2017

AFTER 2023



CIVIC HERITAGE THE NEW MARKET PROVIDES A MEETING PLACE FOR LOCAL PRODUCERS AND INHABITANTS



NORTH - SOUTH CROSS - SECTION

