



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

CHICAGO CHAPTER

2017 NAIOP Chicago Awards for Excellence

Multifamily Development of the Year FINALISTS

(1) Kenect Apartments

504 N. Green Street
Chicago, IL

Developer: **Akara Partners, LLC**

Total Project Cost: **\$78,000,000**

Total Project Square Footage: **270,000**

Kenect is a fourteen-story, 215,000 s.f. residential tower, and a four-story, 55,000 s.f. retail and residential building located in the Fulton River District/River West Neighborhood of Chicago, IL, designed for millennials. Research shows us that millennials prefer tactile experiences over tangible goods, and organic, evolving networks over rigid, complex organizations. As an answer to this, Kenect is designed with efficient unit sizes, typically 10% less than the prevailing market, and a higher proportion of amenity and shared social spaces, comparable to a building with 50-100% more units. Merely building shared social space, will not produce a sense of community. Millennials shun notions of exclusivity, but embrace feelings of belonging. To that end, Kenect has partnered with an experiential marketing firm to develop and host a curated program of social experiences--music, art, film, food and drink. The first-floor lobby at Kenect was also designed with an area specifically dedicated to pop-up shops for local, burgeoning retailers that market through social media.

(2) MILA

201 N. Garland Court
Chicago, IL

Developer: **The John Buck Company**

Total Project Cost: **\$159,000,000**

Total Project Square Footage: **514,000**

Named for its location at the intersection of Michigan Avenue and Lake Street, MILA is a 41-story skyscraper containing 402 rental units, more than 30,000 s.f. of amenities, a 125-space parking garage, and 21,000 s.f. of retail. The property replaced a 50%-occupied, six-story office building to become the first skyscraper to go up on Michigan Avenue in five years. As of June 2017, MILA was 88% leased and has been certified LEED Gold. Developer: The John Buck Company; Architect: bKL Architecture; General Contractors: McHugh Construction & Pepper Construction.

(3) NEXT Apartments

347 W. Chestnut Street
Chicago, IL

Developer: **Fifield Companies**

Total Project Cost: **\$150,000,000**

Total Project Square Footage: **417,000**

Fifield, Pappageorges Haymes, McHugh Construction, and Soucie Horner Ltd. constructed a luxury high-rise tower offering expansive city views, varied outdoor spaces, open layout apartments with high-end finishes, and extraordinary amenities creating an overall sense of wellness, convenience and community. Amenities include an outdoor pool, spa and sun terrace with cabanas, a fire pit and outdoor grilling kitchens with pergolas and seating, state-of-the-art fitness club offering 24-hour fitness on-demand and an indoor/outdoor yoga studio; media room; full demonstration kitchen; Starbucks' coffee bar; gaming arcade; business center and conference room; Daisy the "House Dog" and pet spa; and full featured bicycle garage.

(4) The Main Evanston

847 Chicago Avenue
Evanston, IL

Developer: **Riverside Investment and Development**

Total Project Cost: **\$50,000,000**

Total Project Square Footage: **123,512**

The Main is a state of the art, transit oriented mixed-use development project located at Chicago Avenue and Main Street in Evanston, Illinois. Situated steps away from Metra and CTA stations, this project offers a unique blend of City conveniences coupled with the luxury of Chicago's North Shore. The 9-story mixed-use project is comprised of 112 upscale apartments, 112 onsite parking stalls, 4 retail outlets, and a second level office and shared amenity space. Designed by GREC Architects and developed by Riverside in partnership with Atlantic Realty Partners, The Main creates a distinctive, contemporary design that complements the neighborhood aesthetic.

(5) Wolf Point West

343 W. Wolf Point Plaza
Chicago, IL

Developer: **Hines**

Total Project Cost: **Confidential**

Total Project Square Footage: **571,000**

Wolf Point West rises 48 stories from the banks of the converging branches of the Chicago River and features 509 rental units. The building is composed of a series of layered planes, arranged in response to the project site and program, which form the building's massing. Inset balconies and a careful composition of vision and opaque glass, as well as three dimensional, horizontal bands of aluminum tubes, lend the facade texture and interest. Architect: bKL Architecture LLC; General Contractor: James McHugh Construction Co. & Clark Construction; Developer/Owner: Wolf Point Owners, LLC.