



THE INVERT

Sustainability and Economic Impact

Key findings from various studies on
The Invert Chicago's proposed development.



Introduction

The purpose of this document is to provide a summary of key findings from various studies that assess the impact of The Invert Chicago's proposed development occurring near 112th St and Burley Ave. on the far southeast side of Chicago. Contents are based on the current plan and are subject to change.

The full reports are accessible online and are linked at the end of this document.

Please do not hesitate to contact The Invert team with any questions, comments, or concerns at:

info@theinvertchicago.com

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A summary of the project and key study findings.

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The project's local economic impact.



Project Summary

Quick overview of The Invert and study findings.



About The Invert

The Invert is an innovative, subsurface real estate development that will revitalize a southeast side property that has been underutilized for decades into an environmentally friendly economic engine supporting modern, 21st Century jobs. The project will leverage renewable energy, provide significant community amenities, and generate thousands of permanent new jobs, revitalizing an historic economic center of Chicago for a cleaner, modern purpose.

Learn more at: www.theinvertchicago.com

6M

Sq. Ft. of New Real Estate

800+

Annual Trade Construction Jobs

3,700+

New Permanent High-Paying Jobs

80%

Carbon Footprint Savings Potential

700+

New Native Tree Plantings

15+

Acres of New Park Space

Community Engagement

The Invert believes that a successful real estate project places inclusion and equity at the forefront of the development process. In January of 2021, The Invert opened a first-of-its-kind Community Engagement Center where the team regularly hosts meetings with local stakeholders interested in learning about the project and providing feedback. The Invert also shares this space with the community for events and meetings. Since inception, the local engagement has helped the project evolve, improve, and has informed many of the contents of this document.

Learn more at: www.theinvertchicago.com/community-engagement

4,000+

Local Stakeholder Engagements

100+

Organizations Engaged

150+

Local Volunteering Hours

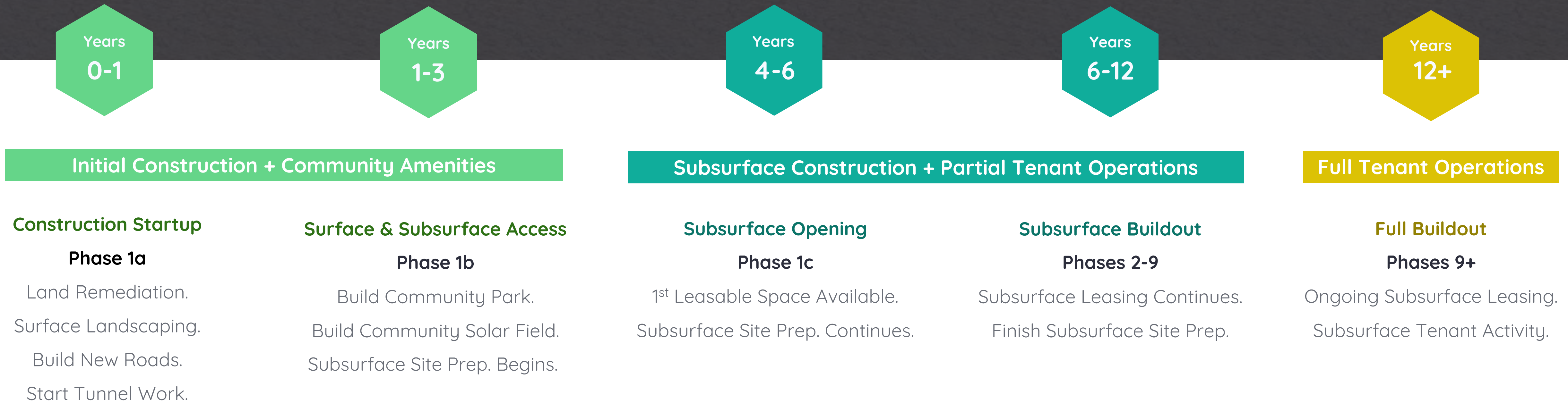
1000+

Support Letters Received



Construction Phases

Below is a brief overview of the project’s construction phases. This information is meant to provide guidance to the reader while reviewing portions of this document that reference the Phases of the project.





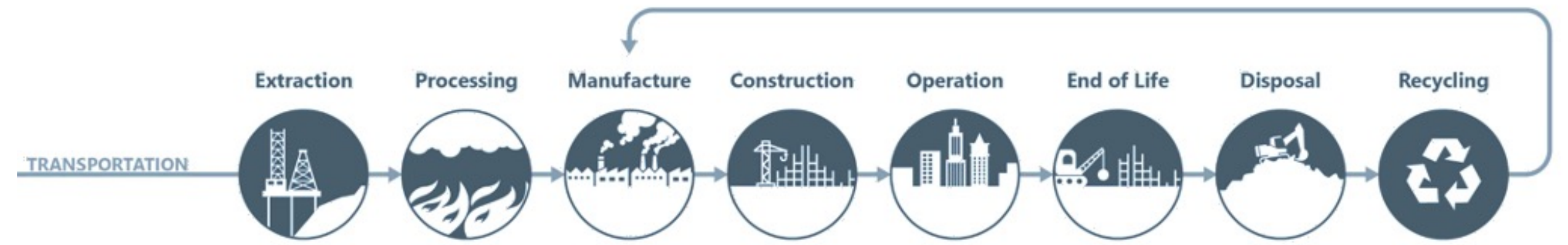
Sustainability

Study by:
Buro Happold

The Invert performed a thorough review and established a comprehensive set of sustainable development strategies.

The Sustainable Development Assessment takes a comprehensive approach to evaluating environmental and social sustainability across all phases of development and spanning six pillars of holistic sustainability. This led to a comprehensive list of strategies The Invert will incorporate to ensure full life-cycle project sustainability.

Holistic sustainability across all phases of development



Place

1. Restore the land by helping it grow and regenerate
2. Act as connector to new and existing habitats through focus on native landscape
3. Develop a strong and durable shoreline
4. Create an environment that fosters innovation



Energy

1. Ultra-low energy design that provides clean power to the site and community
2. Fully electrified base building systems and tenant spaces
3. Reduce operational & embodied carbon via construction and energy systems
4. Monitor greenhouse gas emissions



Water

1. Reduce and track outdoor and indoor water consumption
2. Responsibly capture, treat, and reuse stormwater and greywater
3. Design effective waterproofing strategies for limestone structure



Materials

1. Activate low carbon supply chains
2. Use materials that can be reused, recycled, or composted
3. Invest in products that improve sustainability for the region
4. Eliminate waste by design



Health

1. Promote a healthy worker environment
2. Create access to healthcare
3. Promote access to healthy food
4. Create new public spaces that improve quality of life



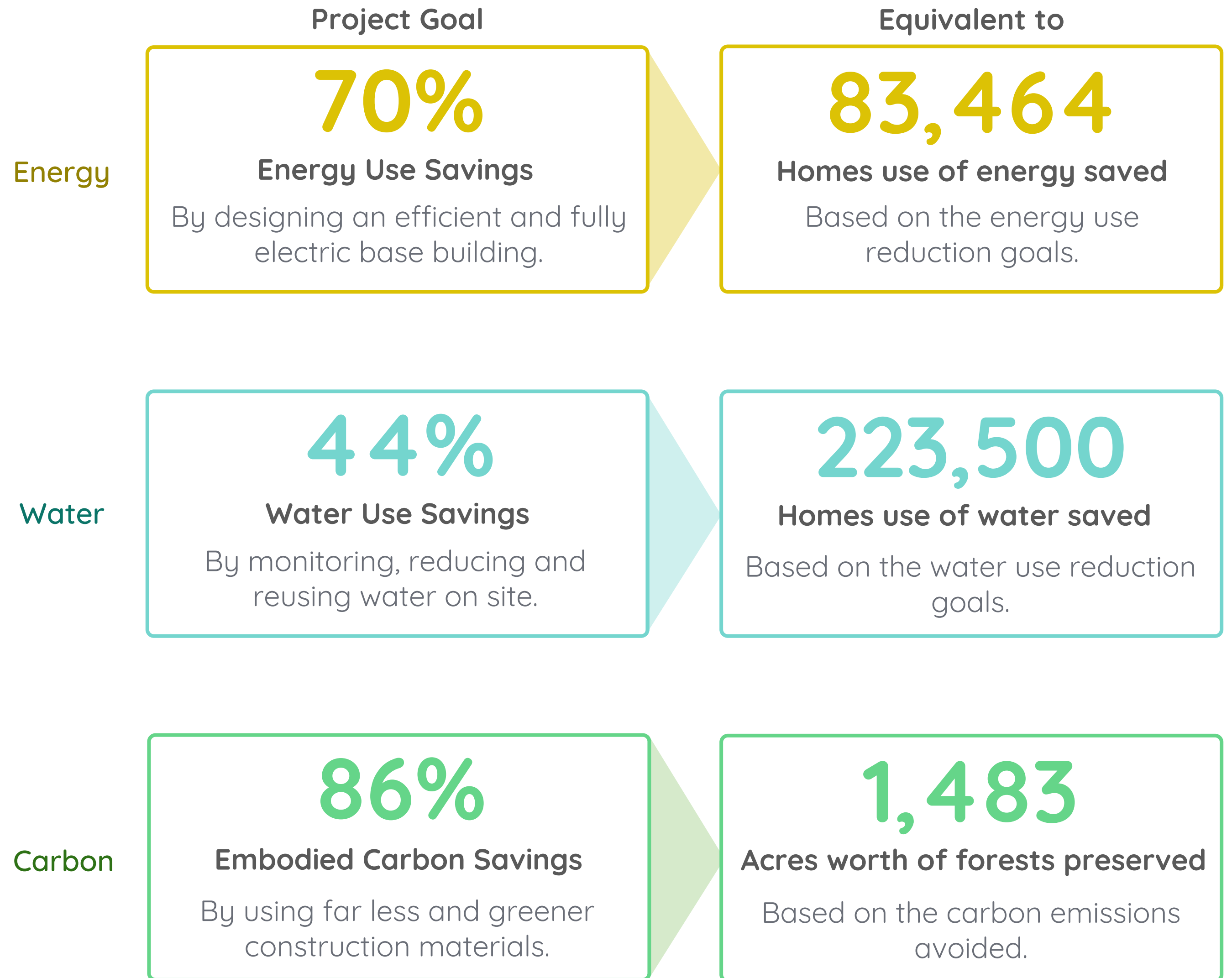
Resilience & Equity

1. Design for climate stress
2. Deepen community relationships
3. Establish community-wide workforce equity
4. Create mutual respect through partnerships

The Invert's design goals outperform traditional surface facilities on key environmental metrics.

The Invert utilizes construction methods to develop land that would otherwise be deemed unusable. The study finds that the project would have a much lower environmental footprint due to the need for less construction materials, less truck transport, reduced water consumption, less material waste, and less energy needed to operate the facility. By incorporating ecological restoration, water recycling systems, and renewable energy sources, The Invert will bolster its environmental performance.

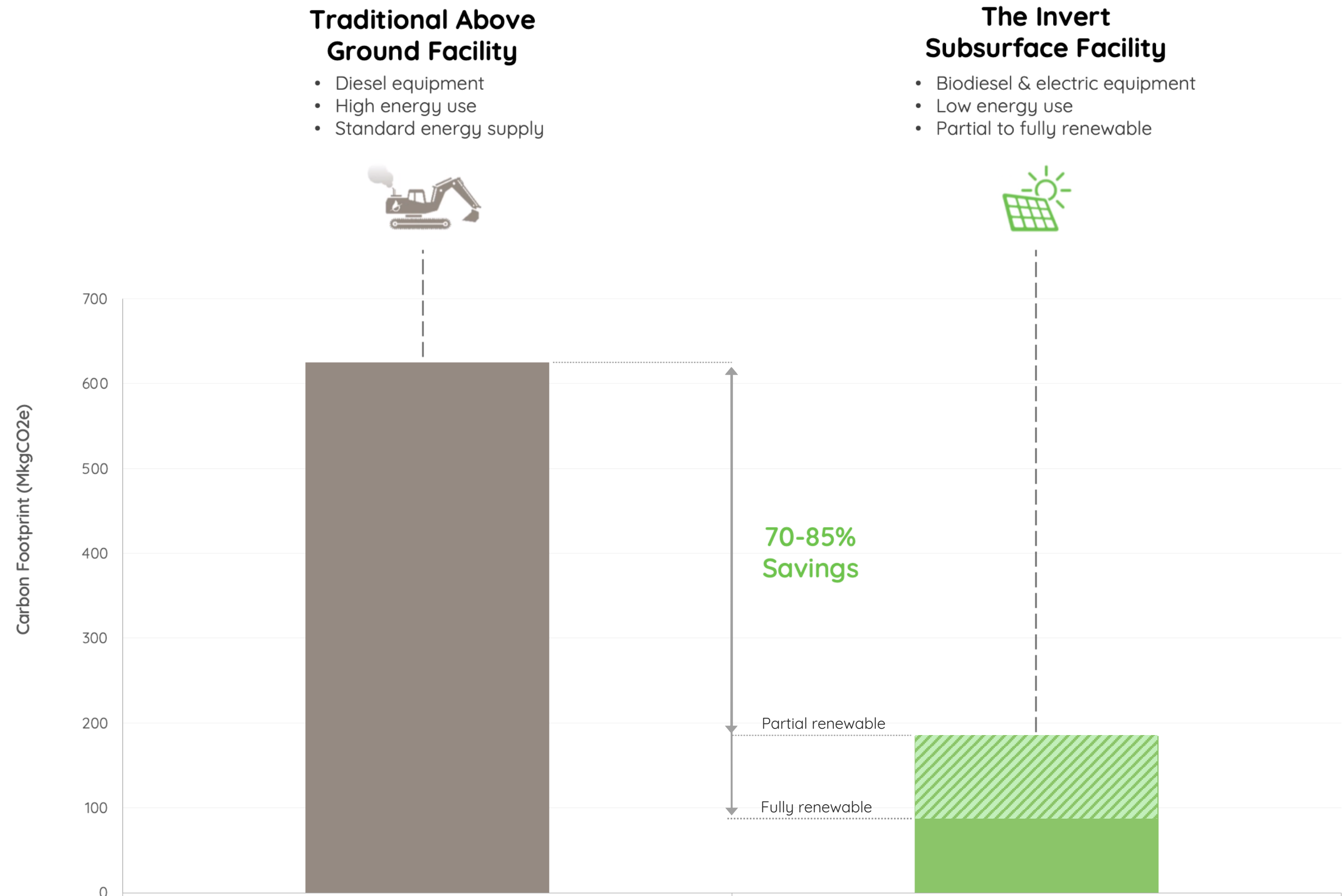
Environmental Impact Summary



The Invert is expected to have a much lower carbon footprint than traditional construction and can achieve Zero Carbon operations.

The proposed below-grade facility is estimated to emit far less carbon emissions than the embodied carbon associated with the construction & operations of traditional above-grade buildings. Given the proven energy and material savings of subsurface facilities, The Invert can achieve the Zero Carbon Certification and plans to pursue net zero carbon operations within the first few years of full operation.

Estimated carbon footprint for construction & operations over a 40-year life cycle.



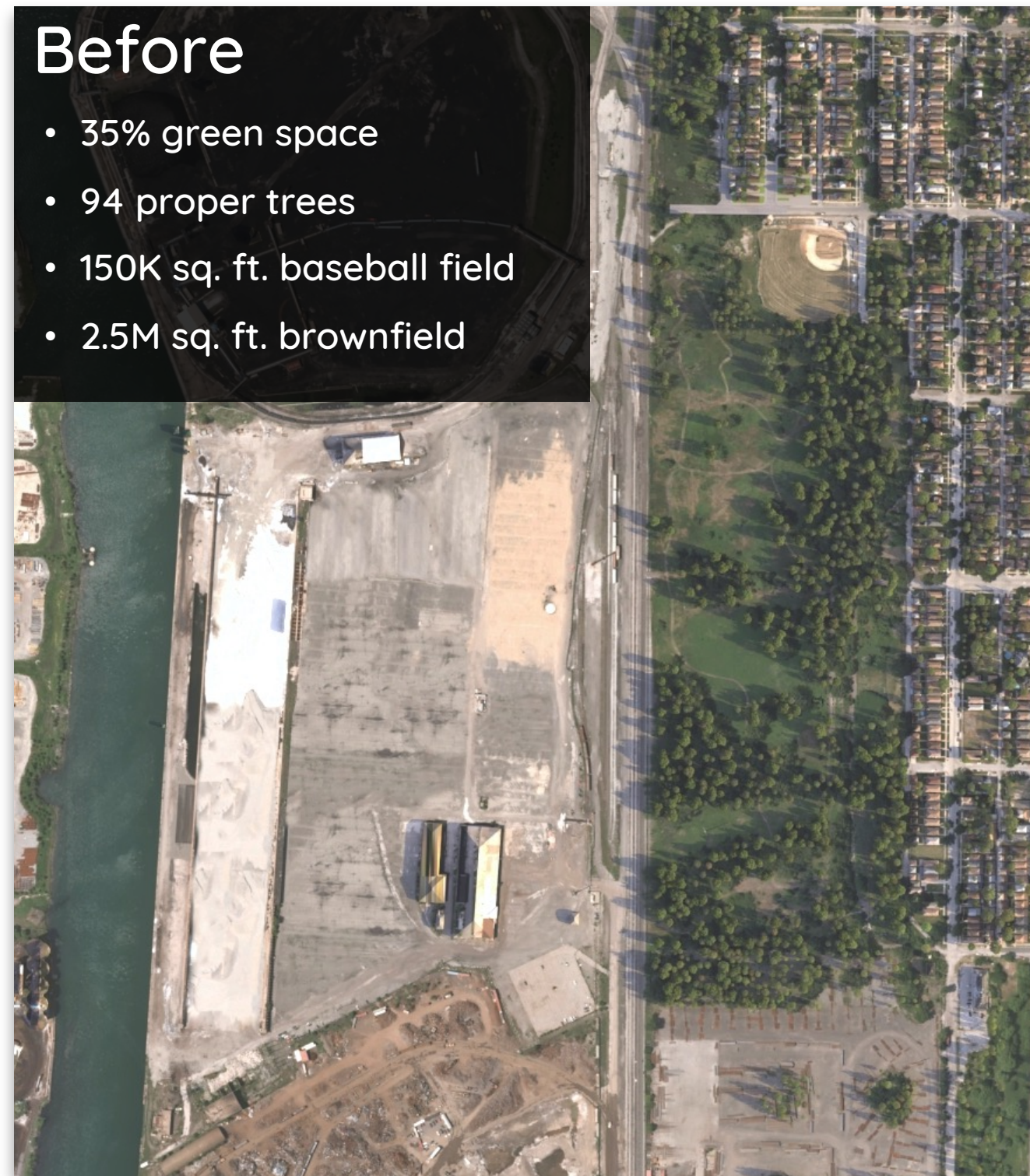
The International Living Future Institute's (ILFI) Zero Carbon Certification is the first worldwide third-party certified standard requiring projects to fully decarbonize. Buildings must demonstrate net zero carbon operations based on a one-year performance period.

The Invert has the unique ability to increase biodiversity on its property and within the region.

Unlike traditional development, The Invert is uniquely positioned to add green space instead of remove it. By aligning with key regional biodiversity efforts, The Invert plans to finalize its design to have a net-positive contribution to local biodiversity. These environmental benefits will be a result of added native landscaping, new recreational areas, new wildlife and pollinator habitat areas, green roofs and green walls, community solar, and other ecological restoration.

Before

- 35% green space
- 94 proper trees
- 150K sq. ft. baseball field
- 2.5M sq. ft. brownfield



After

- 55% green space
- 750+ proper trees
- 15+ acre community park
- 6M sq. ft. new real estate



Benefits of Increasing Biodiversity



Access Nature

The project can create value for the local community by improving access to green space, especially by the Calumet River edge.



Improve Air quality

Plants absorb carbon dioxide and release oxygen through the process of photosynthesis.



Reduce Heat Island

Gray infrastructure (such as roads and parking lots) tends to trap heat in urban areas. Plants can reduce this effect by absorbing heat and providing shade.



Absorb Stormwater

Gray infrastructure can trap water. Plants and soil absorb water and can help to reduce stormwater runoff.

The Invert has the potential to help preserve over 500 acres of local green fields.

Brownfields are large plots of land that were previously developed but are now abandoned. These lands are often, but not always, burdened by pollution. A recent report by the US Environmental Protection Agency (EPA) found that brownfield redevelopment has significant positive environmental and economic benefits. In particular, the study estimates that every 1 acre of brownfield redevelopment can save as many as 4.6 acres of grass lands & forests from being replaced by pavement & rooftops. Vehicle travel is also reduced when brownfields are redeveloped near urban communities.



Photo Credit: Friends of Big Marsh

Key Findings



Jobs Impact

The brownfield sites analyzed in the study could support as many as 1.4M new jobs.



Green Field Preservation

For every brownfield acre redeveloped, 1.28 to 4.6 acres of green fields could be saved.



Lower Vehicle Miles

Brownfield redevelopment is estimated to reduce Vehicle Miles Traveled by up to 9.7 miles per day on average.

The project is aligned with local plans, policies, and initiatives focused on sustainability and equity in the Calumet region.

The sustainability assessment included an extensive review of several important regional plans, policies, and initiatives that were developed by the City of Chicago and local stakeholder groups. The review found that The Invert was either in alignment or in compliance with the goals and merits of these plans that aim to protect the environment, spur equitable development, and maintain healthy communities.

Aligns with Goals



Invest South/West

Aligns with Goals



Calumet Area Land Use Plan

Aligns with Goals



We Will Chicago

Aligns with Goals



Chicago River Corridor Development Plan

Aligns with Goals



Design Excellence

Aligns with Goals



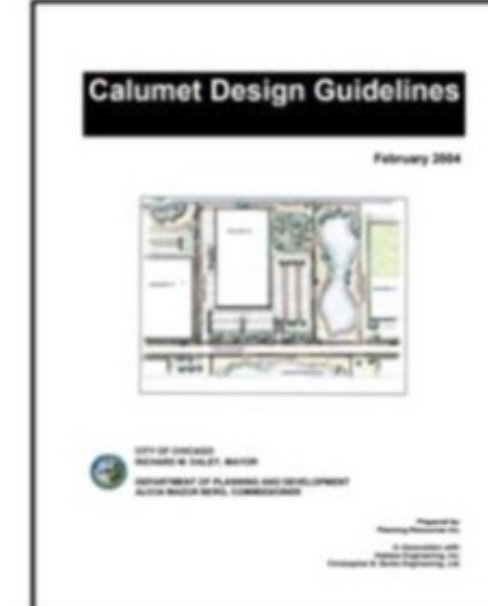
Industrial Corridor Modernization Initiative

Aligns with Goals



Chicago Nature and Wildlife Plan

Meets Requirements



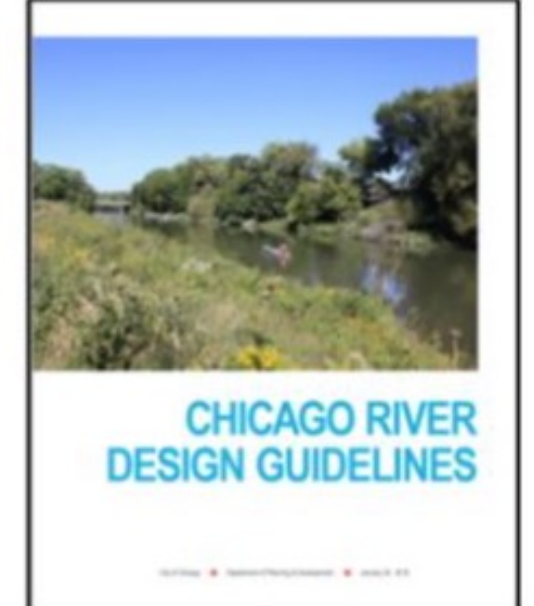
Calumet Design Guidelines

Aligns with Goals



Calumet Open Space Reserve Plan

Meets Requirements



Chicago River Design Guidelines

Meets Requirements



Chicago Sustainable Development Policy

Aligns with Goals



Good Neighbor Policy on Development

Aligns with Goals



Calumet River Communities Planning Framework

Aligns with Goals



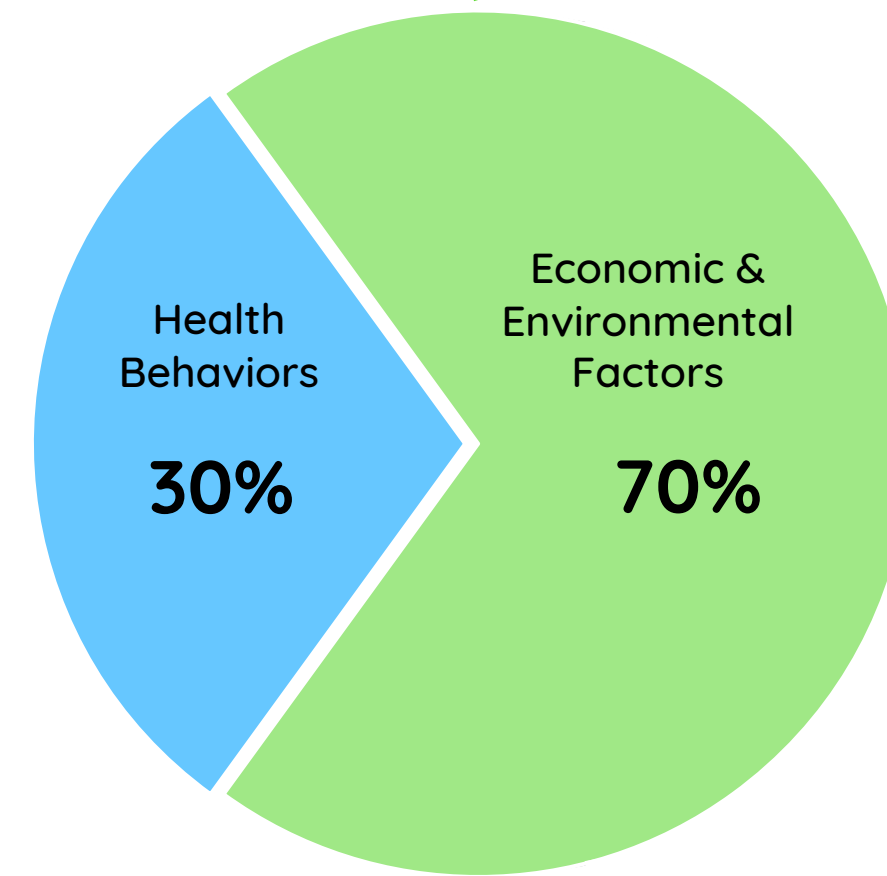
Green Economic Industrial Corridor

The Invert's local impacts are expected to improve quality of life in the local community.

By incorporating feedback from the local community, The Invert has and can continue to invest in notable community amenities that have a proven track-record of improving quality of life for residents, employees, and other local stakeholders. This includes features such as modern transportation infrastructure, new community spaces, recreational areas, green technology, jobs and workforce programs, added tax revenue to local jurisdictions, lower work commute times, and more.

The Social Determinants of Health

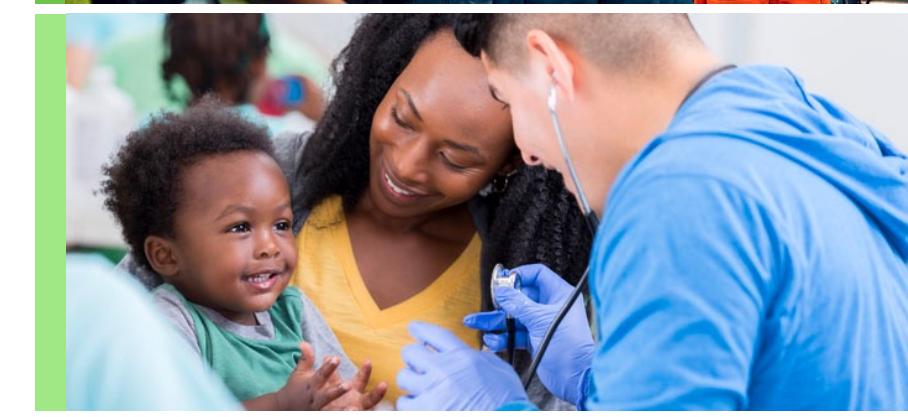
The Invert expects to improve the social, economic, and environmental factors that make a substantive difference in people's lives.



Source: UCLA Health



- 40%**
Socioeconomic Conditions
- Education & Training
 - New Local Jobs
 - Family Support
 - Income



- 20%**
Healthcare Access
- Access to quality care locally and via employment



- 10%**
Physical Environment
- New Local Amenities
 - Cleaner Environment
 - Improved Public Safety

Other Local Impacts

+40%

Greater Social Impact

Based on a Social Cost of Carbon analysis for the project.

+64 Current: 13
Target: 77

Greater Walk Score

Based on new amenities and local infrastructure improvements



Economic Impact

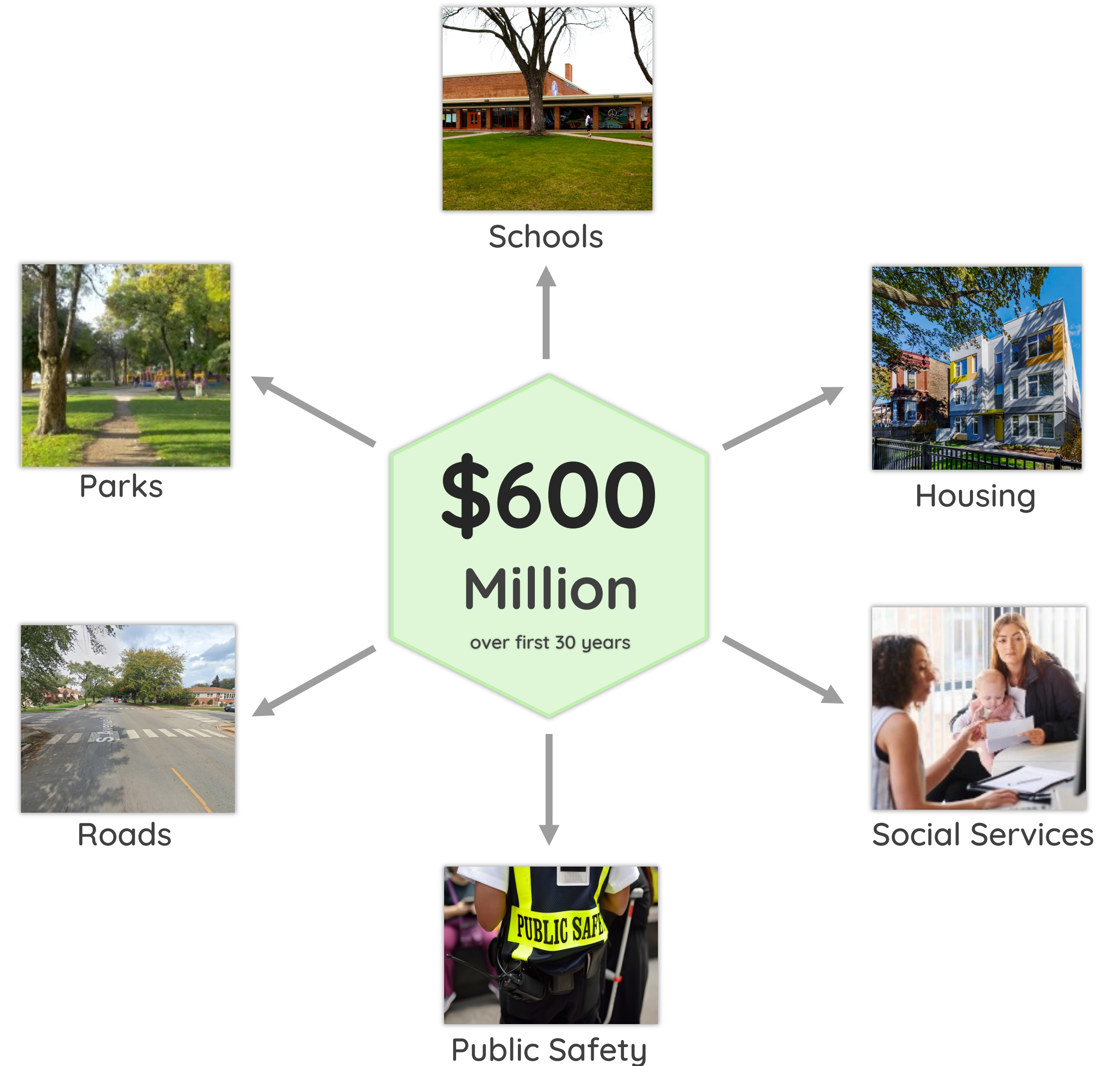
Study by:
Baker Tilly
Impact Data Source

The project is estimated to contribute over \$650 million in fiscal benefits over the first 30 years.

The new economic activity is expected to generate fiscal benefits in the form of new tax revenue for the City of Chicago, Cook County, the State of IL, and other local jurisdictions. After accounting for costs, The Invert is estimated to generate \$655 million in net fiscal benefits over the first 30 years. This revenue funds critical public services that will benefit the local community.

Net Fiscal Benefits

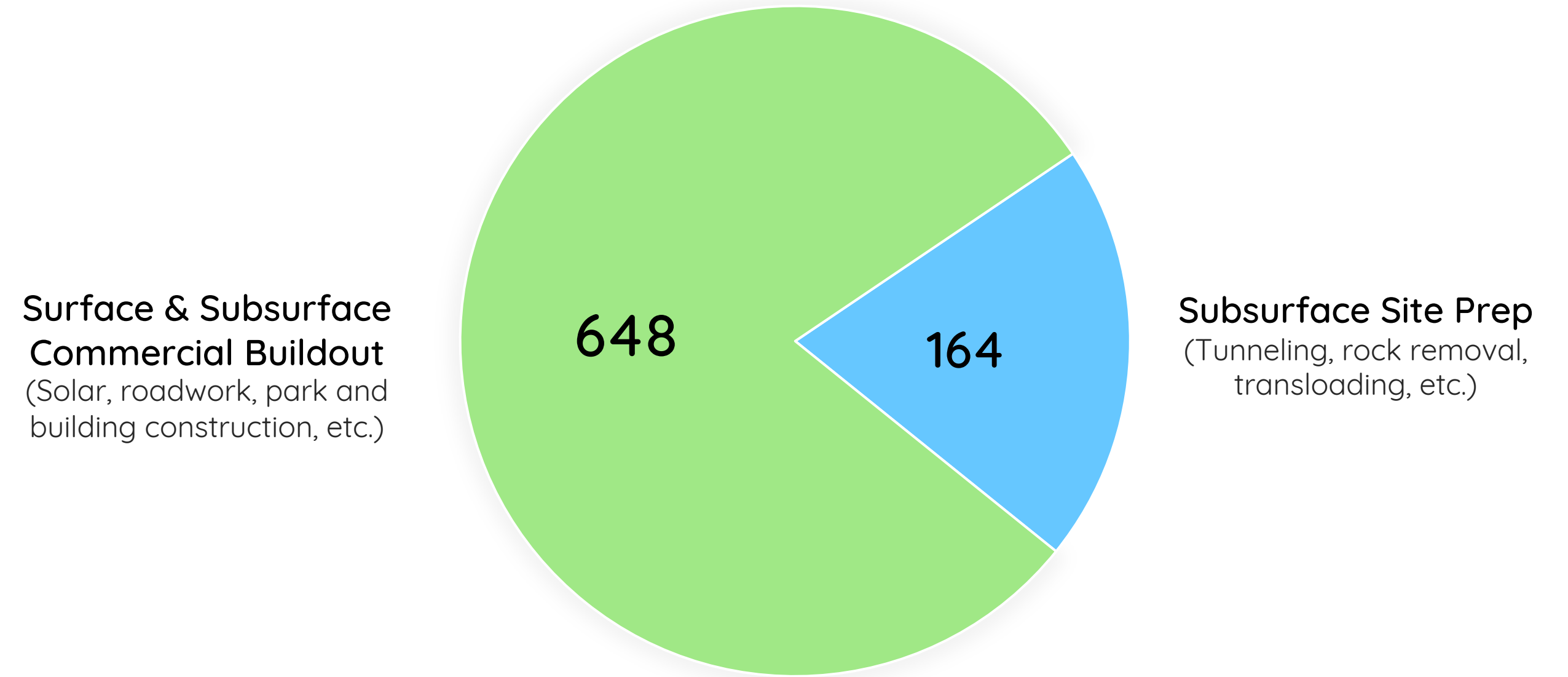
Tax revenue from the project can fund public services such as:



Construction of The Invert is expected to support over 800 annual construction jobs.

The anticipated subsurface construction and commercial buildout during the construction period is expected to support an average annual employment of about 813 construction jobs for the full buildout period. The Invert has agreements with local unions and partnerships with workforce agencies for construction labor. This work will include solar & recreational development, property improvements, and commercial buildout of about 40-60 subsurface buildings for The Invert's anticipated tenants.

Estimated Annual Construction Jobs by Type



\$2.5 Billion
Total Construction Economic Impact

Economic Impact refers to the value of goods & services sold in the economy during construction.

\$711 Million
New Construction Household Earnings

Household Earnings refers to the expected compensation to construction employees.

The Invert is expected to generate over 3,700 well-paying permanent new jobs in the region.

Once fully built, The Invert's anticipated commercial tenants will directly employ about 2,000 workers. This local economic activity will ultimately support as many as 3,776 jobs per year in the State and Chicagoland region and over \$3.75 billion in permanent new annual household earnings for these workers over time. Commercial tenant activity is expected to begin between years 4-6 and will grow gradually until full occupancy is achieved.

1,814

Jobs, Direct Employment

This estimate includes jobs created by commercial tenants at The Invert.

- Light manufacturing
- Cloud computing
- Storage & distribution
- Vertical farming
- Retail & more!

\$14 Billion

Economic Output from Tenant Activity

Total value of goods & services generated by tenant activity through year 30.

1,962

Jobs, Indirect Employment

This estimate includes external jobs supported by The Invert's commercial activity.

- Transport & distribution
- Business services
- Local retail & dining
- Entertainment
- Real estate, legal, & more!

\$3.7 Billion

Household Earnings from Tenant Activity

Total estimated wages, benefits, and income from tenant activity through year 30.

Summary of Key Findings

To the right you will find a bulleted list of key findings from each of the studies covered in this document. Additional information can be found in subsequent pages and in the full reports linked at the end of this document.



Sustainability Assessment

- The Invert performed a thorough review and established a comprehensive set of sustainable development strategies.
 - The Invert's design goals outperform traditional surface facilities on key environmental metrics.
 - The Invert is expected to have a much lower carbon footprint than traditional construction and can achieve Zero Carbon operations.
 - The Invert has the unique ability to increase biodiversity on its property and within the region.
 - The Invert has the potential to help preserve over 500 acres of local green fields, according to recent EPA study.
 - The project's local impacts are expected to improve quality of life for the local community.
-



Economic Impact

- Construction of The Invert is expected to support over 800 annual construction jobs.
- The Invert is expected to generate over 3,700 well-paying permanent new jobs in the region.
- The project is estimated to contribute over \$600 million in fiscal benefits to local governments over the first 30 years.