



**ULI Chicago YL Small Group Discussion Series  
One Chicago: Transforming the Chicago Skyline  
August 11, 2021**

ULI Chicago Young Leaders hosted the first session of a three-part Small Group Discussion Series, “One Chicago: Transforming the Chicago Skyline.” The Young Leaders were joined by the JDL Development team: Jim Letchinger, *Founder and CEO*; Heather Elkins, *Director of Interior Design*; Joey Letchinger, *Project Manager* and Doug Metzger, *EVP Construction*.

The JDL team began this session by providing an overview of the [One Chicago](#) project, discussing the development including methods and designs used for property construction. Jim and Doug provided insight on their decision to provide multiple unit offerings and instill various living experiences within the same project. They also discussed the scope of the project, including tower design, and provided extensive details on the base of the building, including reasons for using a “Top Down Method” during the below grade process, building a wider base, allowing for a more slender tower, and presenting solutions used to reduce sway in the One Chicago tower. Using a “top-down” construction method, Power Construction excavated the basements while building the towers above. As the shorter tower topped off earlier this year, crews were still removing earth from the lower levels. The top-down approach shaved a full year off construction and required what might be considered the largest concrete pour in Chicago history with 500 trucks delivering concrete in a single day.

Overall, the project consists of 735 apartment units, 77 condominiums, and includes retail tenants Whole Foods, Lifetime Fitness, and an eventual restaurant on the first floor. The first ten floors (“The Podium”) cover 1.2 million square feet of retail space, parking, residences, along with various indoor and outdoor amenity spaces for their residents.

All apartments include access to several amenities including a rooftop terrace, and outdoor pool with cabanas and grilling stations, and complimentary memberships to Lifetime Fitness. Jim and team discussed their strategy to offer various unit types to avoid competing against themselves. Jim expressed the desire to provide an experience that differs from the competition, providing different units to retain the residents for years to come. To date, they have signed 43 leases and hope to have over 100 signed prior to the first move-ins on October 1<sup>st</sup>.

Overall, it was a very engaging discussion both by the team and the attendees. We look forward to hearing about Hospitality and INVEST South/West in the last two sessions of our YL SGDS.

*Summary written by Chris Kellas, Associate, Newcastle Limited*