

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting Held on the 9th Day of July 2002 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 9th Day of July 2002


EXECUTIVE SECRETARY
Jennifer Rampke

02-CDC-61

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION NO. 02 -CDC - 61

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
LAKEFRONT ASSOCIATES I L.L.C.
AND
LAKE PARK CRESCENT ASSOCIATES I L.P.
WITHIN THE
LAKEFRONT T.I.F. REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF**

**LAKEFRONT ASSOCIATES I L.L.C.
AND
LAKE PARK CRESCENT ASSOCIATES I L.P.
AS THE DEVELOPER**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the TIF Area is located within the North Kenwood/Oakland Conservation Area, (the "Conservation Area") which was approved by the City Council on October 14, 1992, and amended by Amendment No. 1 approved by City Council in January, 1997; Amendment No. 2 approved by City Council in February 13, 2002; and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 02-CDC-04 and pursuant to the Act, enacted three ordinances on March 27, 2002, in which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Lakefront Tax Increment Financing Redevelopment Project Area (the "TIF Area"), designated the TIF Area as a redevelopment project area and adopted tax increment allocation financing for the Area (such ordinances, collectively, the "TIF Ordinances"). The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Lake Park Crescent Associates I L.P. and Lakefront Associates I L.L.C. have submitted a proposal to develop mixed-income housing on the parcels; and

WHEREAS, DPD requests that the Commission recommend to City Council that the Companies be designated as the developers for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Companies for the redevelopment of the Development Site, and to provide tax increment financing assistance for the Project; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby recommends to City Council that the Companies be designated as the developer for the Project and that the City be authorized to negotiate, execute and deliver a redevelopment agreement with the Companies for the Project, providing for tax increment assistance.

Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be effective as of the date of its adoption.

Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: July 9, 2002

Attachment: Exhibit A, Street Boundary Description

**CITY OF CHICAGO
COMMUNITY DEVELOPMENT COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT
JULY 9, 2002**

**SUMMARY SHEET
LAKEFRONT ASSOCIATES I L.L.C.
AND
LAKE PARK CRESCENT ASSOCIATES I L.P.
LAKEFRONT TIF REDEVELOPMENT PROJECT AREA**

Action Requested: 1.) Authorize the Department of Planning and Development (DPD) to negotiate Redevelopment Agreements with Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed, for the use of tax increment financing incremental tax revenues and/or tax increment financing bond proceeds for the redevelopment of properties in the area generally bounded by approximately 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west, within the boundaries of the Lakefront TIF Redevelopment Project Area (the "Area") and:

2.) Conditionally recommend to the City Council of the City of Chicago (the "City") the designation of Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed, as the designated developers for the property within the Area.

Address/Location: The Project Area is generally bounded by 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west located within the boundaries of the Lakefront Redevelopment Project Area (the "Area") and:

Site Area: The Project is situated on approximately 7 acres of land.

Developer: Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed.

Project: In accordance with CHA's transformation plan, an RFP was issued in 1999 for the Lakefront site. Draper&Kramer was selected as the developer. They plan to construct 291 units of rental and for-sale mixed-income housing. This is Phase I of a larger development which will total 490 units.

Level of Assistance:

The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developers for TIF-eligible costs of \$3,960,000, a portion of the total project cost, currently estimated at \$74,829,000.

Alderman/Ward: Alderman Preckwinkle; Ward 4

SUMMARY

In 2000, the CHA released an RFP for mixed-income housing, for the site now known as the "Lakefront TIF". The Project site was formerly the location of a CHA high-rise development. Draper and Kramer's response was selected by the CHA board as the most responsive. They plan to construct 291 units of rental and for-sale mixed-income housing. The site is along the Lakefront, and will have Lakefront views, as well as a 3-acre park for recreation.

The site will be developed by two separate entities, Lake Park Crescent Associates I L.P. and/or an entity to be formed, will develop the rental component and Lakefront Associates I L.L.C. and/or an entity to be formed will develop the for-sale component. Both entities are owned by DKH, Incorporated. The sale and rental components of the Project must proceed jointly to fulfill the requirements in the RFP, and to ensure the viability and marketability of each.

The response to the RFP was designed to comply with the Gautreaux Federal District Court order of June 1996, as well as the wishes of the surrounding community, regarding the percentage of Public Housing replacement units, affordable rental and for-sale units, and market rate rental and for-sale units. The breakdown of the units will be as follows:

CHA Rental @60% AMI	Affordable Rental @30-60% AMI	Market Rate Rental	CHA units in For Sale Building @60% AMI	Affordable For-Sale @80-120% AMI	Market Rate For-Sale	Total Units
60	52	36	13	29	101	291
Monthly \$38-670/1Bd. \$45-800/2Bd. \$47-830/3 Bd. \$14-800/4 Bd.	Monthly \$392-743/1Bd. \$470-890/2Bd. \$535-930/3Bd.	Monthly \$850/1Bd. \$1075-1300/2Bd. \$1370-1425/3Bd.	Monthly \$670/1Bd. \$800/2Bd.	\$110,000- \$157,000/1Bd. \$170,000 - \$181,000/2 Bd. \$195,000/3Bd.	\$110,000- \$172,000/1Bd. \$180,000- \$270,000/2Bd. \$232,000- \$290,000/3Bd. \$400,000 for 3 Bd. Rowhouses	Price Points

COMMUNITY OUTREACH

There have been many community meetings to present this project, and the community members are largely supportive. Ald. Toni Preckwinkle, of the 4th Ward, is very supportive of this Project.

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT**

JULY 9, 2002

**STAFF REPORT
LAKEFRONT ASSOCIATES I L.L.C.
AND
LAKE PARK CRESCENT ASSOCIATES I L.P.
LAKEFRONT TIF REDEVELOPMENT PROJECT AREA**

MR. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The resolution before the Commission requests the following actions:

- 1.) Authorize the Department of Planning and Development (DPD) to negotiate Redevelopment Agreements with Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed, for the use of tax increment financing incremental tax revenues and/or tax increment financing bond proceeds for the development of 291 housing units, in the area generally bounded by approximately 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west. The project is located within the boundaries of the Lakefront Redevelopment Project Area (the "Area") and:
- 2.) Conditionally recommend to the City Council of the City of Chicago (the "City") the designation of Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed, as the designated developers for the property within the Area.

BACKGROUND

The Project is located within the boundaries of the Lakefront Redevelopment Area, designated by City Council as a TIF district on March 27, 2002. In accordance with the larger CHA redevelopment plan, an RFP was issued in 1999 for the Lakefront site, where, in 1998, four CHA high-rises had been demolished. Draper&Kramer was selected as the developer. They plan to construct 291 units of rental and for-sale mixed-income housing. This is Phase I of a larger development at this site, which will total 490 units. This project is part of an overall effort to redevelop CHA developments into mixed-income communities. Draper and Kramer has a long history of being involved in a variety of development projects in the City of Chicago and surrounding areas.

PROJECT

Property:

The site is approximately 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west, located within the boundaries of the Lakefront Redevelopment Project Area (the "Area"). The Project is comprised of approximately 7 acres of land.

Project Scope:

The Project site was formerly the location of a CHA high-rise development, which was vacant and deteriorating for many years, and finally demolished in 1998. The Developers plan to construct 291 units of rental and for-sale mixed-income housing. The Rental Phase consists of twelve 6-flats and one 76-unit, 8-story mid-rise. The 148 Rental units are comprised of 60 Public Housing Units, 52 Affordable units, and 36 market-rate units. There will be one off-street parking space for each unit, in each rental category.

CHA Rental @50% AMI	Affordable Rental @30-60% AMI	Market Rate Rental	CHA units in For Sale Building @60% AMI	Affordable For-Sale @80-120% AMI	Market Rate For-Sale	Total Units
60	52	36	13	29	101	291
Monthly \$38-670/1Bd. \$45-800/2Bd. \$47-830/3 Bd. \$14-800/4 Bd.	Monthly \$392-743/1Bd. \$470-890/2Bd. \$535-930/3Bd.	Monthly \$850/1Bd. \$1075-1300/2Bd. \$1370-1425/3Bd.	Monthly \$670/1Bd. \$800/2Bd.	\$110,000- \$157,000/1Bd. \$170,000 - \$181,000/2 Bd. \$195,000/3Bd.	\$110,000- \$172,000/1Bd. \$180,000- \$270,000/2Bd. \$232,000- \$290,000/3Bd. \$400,000 for 3 Bd. Rowhouses	Price Points

The Phase I For-sale consists of 46 stacked townhome units, 13 rowhouses, two 6-flats and one 72-unit midrise. The 143 For-Sale units are comprised of 101 units of market-rate, 29 Affordable units and 13 Public housing Units. All unit types will have at least one off-street parking space, with a total of 153 spaces. The developers are planning a quality product for both the Rental and For-Sale, taking advantage of the location along the Lakefront. Many of the units will have Lakefront views, and residents will be able to use a 3-acre park for recreation.

The site will be developed by two separate entities; Lake Park Crescent Associates I L.P. and/or an entity to be formed, will develop the rental component and Lakefront Associates I L.L.C.

and/or an entity to be formed will develop the for-sale component. Both entities are owned by DKH, Incorporated. The sale and rental components of the Project must proceed jointly to fulfill the requirements in the RFP, and to ensure the viability and marketability of each.

Substantial infrastructure development has already begun on the site, with sewer and water lines, as well as streets and sidewalks, all in the process of being constructed. The Developers believe there is an underserved market there for both affordable and market-rate units, and plan to construct housing of a high quality.

The Developer will comply with the Gautreaux Court Order, which requires that the income level of the unit occupants be indistinguishable from the building exterior. The North Kenwood/Oakland Conservation Plan of 1992 requires that the construction must be of all brick masonry or stone and blend in with the architecture of the surrounding community. The Developers have met this requirement with their attractive facades and traditional styles. The building designs will include exterior masonry, varied roof heights, decorative wrought-iron fencing and attractive landscaping. Please see the attachments for the various elevations.

The Developers have also worked with the Mayor's Office for People with Disabilities to ensure that all ADA requirements have been met in the design of the buildings. MOPD has sent letters to the Developers stating that the Project meets their requirements.

The CHA land will be deeded at closing to the for-sale developer for those parcels that are to contain single family attached housing. The purchasers of those units will obtain the land their unit occupies, fee simple, upon purchase of their units. The parcels that are to have multi-family housing built on them will be leased, at closing, to the developers for a period of 99 years under the terms of a ground lease.

Developer:

Draper and Kramer was founded in 1893. They have been involved in a variety of development projects throughout Chicago and the surrounding areas, as well as other parts of the country. Some of their projects have involved the development and management of affordable housing developments, such as Lake Meadows Apartments in Chicago, Prairie Shores Apartments, Chicago, and Lawless Gardens, Chicago.

Development Team:

Draper & Kramer, Developer
Campbell Tiu Campbell, Master Architect
Chicago Consultants Studio, Master Planner
The Community Builders, Tax Credit Consultants

TIF FINANCIAL ASSISTANCE:

The City, through the Department of Planning and Development (DPD), and the Department of Housing, is planning to reimburse the Developers for TIF-eligible costs of approximately \$3,960,000, a portion of the total project cost, currently estimated at \$74,829,000. This assistance will take two forms, a \$3,408,000 TIF Developer Note to be used in the financing of the for-sale component, and a \$552,000 TIF-backed second mortgage for the rental component.

The Developer Note will have a principal of approximately \$3,408,000 and a market interest rate. Increment generated by the for-sale component of the project will be pledged to repayment of the Note. The Developer will use the TIF Note to obtain additional financing for the for-sale component. With respect to the rental component, the city will pledge to the Developer, for reimbursement of TIF eligible costs, the increment that is generated by the rental component of the Project, which increment is estimated to be approximately \$1,500,000 over the life of the TIF. The Developer will use this pledge of increment to obtain a second mortgage with a principal of \$552,000.

The City is prepared to commit 100% of the increment generated from the Project PINs toward financing of the Project. The amount of increment generated by the Project is estimated to be sufficient to cover the budgeted amount of TIF assistance listed in the sources of Project funding. If the final budget for the Project increases after the final refinement of the Project scope and/or cost, and there are additional unallocated TIF revenues, the City is prepared to commit these revenues to the Project, as needed.

Building housing of a high quality on this site requires extensive site preparation, environmental remediation and infrastructure development. The City is requiring that a percentage of the units be affordable, or CHA replacement units, so the cost of development far outweighs the income that will be generated from the project. Because of these extraordinary development costs, without TIF assistance the Developers would not be able to finance the project, and it would not be feasible for the area to be developed

OTHER GOVERNMENTAL ASSISTANCE:

The Project will be financed with other forms of governmental assistance, as well as TIF. Please see the "Budget Summary" to review the other sources of funding. They are as follows; Department of Housing HOME funds, Tax Credit Equity, CHA Development funds, a first mortgage, a second mortgage, IHDA Trust Fund funds, Owner capital contribution, and net proceeds from sales. The Department of Housing will be able to further explain the other financing being used for this project

MBE/WBE and Other City Requirements

The Developer has signed all of the compliance affidavits, and has notified key contractors' associations about the project by mail. Attached to this report are copies of the M/WBE letters sent to the associations, as well as copies of the certified receipts. The Developer is committed to meeting all City requirements, which will be delineated in the Redevelopment Agreement, including the Department's requirement for MBE/WBE participation of 25% and 5%. The City will not make any payments to the Developer unless and until all those requirements are fulfilled.

Public Benefits:

The project will benefit the public in several ways:

1. Redevelopment and remediation of a site currently blighted;

2. Address a lack of quality affordable housing in the area.
3. Address a lack of quality market-rate housing in the area.
4. Provide CHA replacement units
5. Aesthetically improve an unattractive area;
6. 100 temporary construction jobs;
7. 12 full-time permanent jobs
8. Work with MOWD to interview area residents for the new job opportunities.

COMMUNITY OUTREACH

There has been a tremendous amount of community outreach for this deal. The CHA has hosted meetings for the residents, to explain the development and how it would impact their futures. Ald. Preckwinkle and the development team have made presentations for various community organizations, so that any concerns might be addressed. This development is consistent with the North Kenwood/Oakland Plan of 1992, as well as the 2002 TIF Plan.

Compliance With Plan:

The proposed development is in compliance with the land uses set forth in the Lakefront TIF Plan and the North Kenwood-Oakland Conservation Plan.

RECOMMENDATION:

- 1.) Authorize the Department of Planning and Development (DPD) to negotiate Redevelopment Agreements with Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed, for the use of tax increment financing incremental tax revenues and/or tax increment financing bond proceeds for the development of 291 housing units, in the area generally bounded by approximately 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west. The project is located within the boundaries of the Lakefront Redevelopment Project Area (the "Area") and:
- 2.) Conditionally recommend to the City Council of the City of Chicago (the "City") the designation of Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. and/or an entity to be formed, as the designated developers for the property within the Area.

TERM SHEET

Lake Park Crescent Associates I L.P. and/or an entity to be formed, and
Lakefront Associates I L.L.C., and/or an entity to be formed

The Project Area is generally bounded by approximately 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west. The project is located within the boundaries of the Lakefront Redevelopment Project Area (the "Area"). The Project is comprised of approximately 7 acres of land.

The Developers, Lake Park Crescent Associates I L.P. and/or an entity to be formed, and Lakefront Associates I L.L.C. , and/or an entity to be formed, plan to construct an approximately 291 units of housing. The Project site had been vacant and deteriorating for many years. The Project will be comprised of Public Housing Rental Units, Tax Credit Rental Units, Market rate Rental Units, Affordable For-Sale Rental Units and Market-Rate For-Sale Units.

The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developers for TIF-eligible costs, of \$3,960,000, a portion of the total project cost, currently estimated at \$74,829,000. This assistance will take two forms, a \$3,408,000 TIF Developer Note with a market interest rate, to be used in the financing of the for-sale component, and \$552,000 to be reimbursed to the developer of the rental component, on a Pay-As-You-Go basis.

The City is prepared to commit 100% of the increment generated from the Project PINs toward financing of the Project. The amount of increment generated by the Project is estimated to be sufficient to cover the budgeted amount of TIF assistance listed in the sources of Project funding. If the final budget for the Project increases after the final refinement of the Project scope and/or cost, and there are additional unallocated TIF revenues, the City is prepared to commit these revenues to the Project, as needed.

Uses of Funds:	Rental	For Sale	Total Project
Land Acquisition	\$238,000	\$408,000	\$646,000
Construction Hard Costs	\$21,107,000	\$21,909,000	\$43,016,000
Construction Contingency	\$1,224,000	\$1,320,000	\$2,544,000
General Conditions/Overhead	\$3,007,000	\$3,146,000	\$6,153,000
Construction Soft Costs	\$2,197,000	\$5,039,000	\$7,236,000

Architectural & Engineering	\$1,053,000	\$944,000	\$1,997,000
Development Fee	\$2,786,000	\$2,950,000	\$5,736,000
Public Improvements	\$613,000	\$166,000	\$779,000
Financing	\$604,000	\$2,822,000	\$3,426,000
Engineered Barriers	\$1,611,000	\$1,685,000	\$3,296,000
TOTAL	\$34,440,000	\$40,389,000	\$74,829,000
Sources of Funds	Rental	For Sale	Total Project
DOH HOME	\$9,384,000		\$9,384,000
Tax Credit Equity	\$13,225,000		\$13,225,000
CHA Capital	\$7,000,000	\$1,518,000	\$8,518,000
First Mortgage	\$3,529,000	\$29,681,000	\$33,210,000
Second Mortgage		\$2,771,000	\$2,771,000
TIF: Second Mortgage *	\$552,000		\$552,000
TIF Developer Note **		\$3,408,000	\$3,408,000
IHDA	\$750,000		\$750,000
Unit Sales Proceeds		\$2,515,000	\$496,000
Owner Equity		\$496,000	\$2,515,000
TOTAL	\$34,440,000	\$40,389,000	\$74,829,000

*** The City will pledge to the Developer the increment generated by the rental portion of the project, estimated to be approximately \$1,500,000 over the life of the TIF, which the Developer will use to pledge to obtain a second mortgage equal to the indicated amount.**

**** Approximate amount of TIF funds the City expects to give the Developer, in the form of a Developer Note, with market interest rate. The Developer will use the Note and pledge of**

increment to obtain additional project financing equivalent to the indicated amount which represents the principal of the Note.



CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER

CITY HALL - ROOM 209
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-2890

COMMITTEE MEMBERSHIPS

COMMITTEES, RULES AND ETHICS
ENERGY, ENVIRONMENTAL PROTECTION AND
PUBLIC UTILITIES
FINANCE
HISTORICAL LANDMARK PRESERVATION
PARKS AND RECREATION

TONI PRECKWINKLE

ALDERMAN, 4TH WARD
4846 SOUTH DREXEL BOULIVARD
CHICAGO, ILLINOIS 60653
TELEPHONE: 773-536-8103

July 1, 2002

Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle Street, Room 1000
Chicago, IL 60602

Dear Commissioner Berg:

I support the Draper and Kramer developer designation for the Lake Park Crescent project.

Sincerely,

Toni Preckwinkle
Alderman, 4th Ward

EXHIBIT A

**Street Boundary Description of the
Lakefront Tax Increment Financing
Redevelopment Project Area**

The area is bounded by approximately 40th Street on the north, the easterly line of Parcel 20-02-109-037 (the Illinois Central Metra Electric Rail) on the east, 42nd Place on the south, and Lake Park Avenue on the west.

LAKE PARK CRESCENT

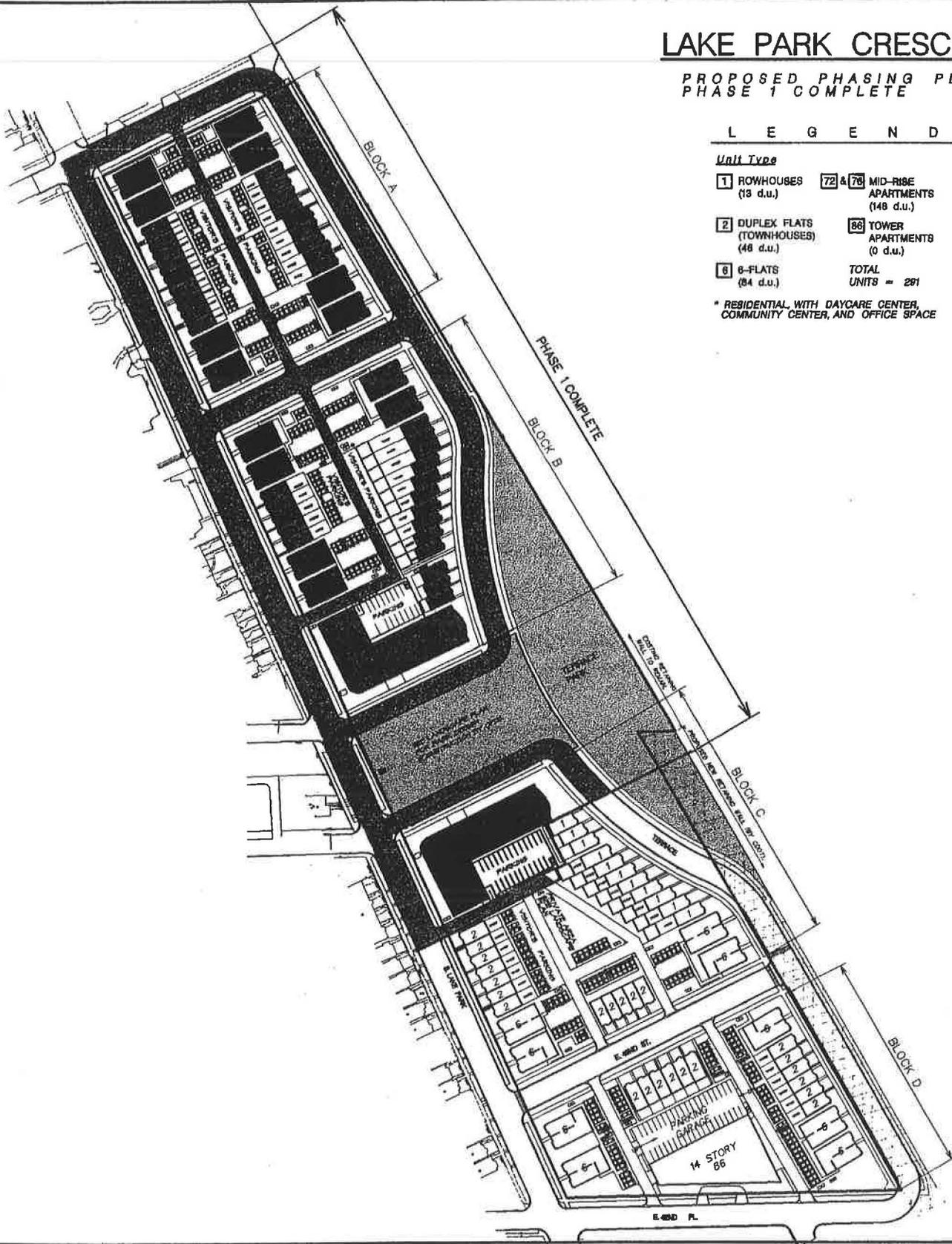
PROPOSED PHASING PLAN
PHASE 1 COMPLETE

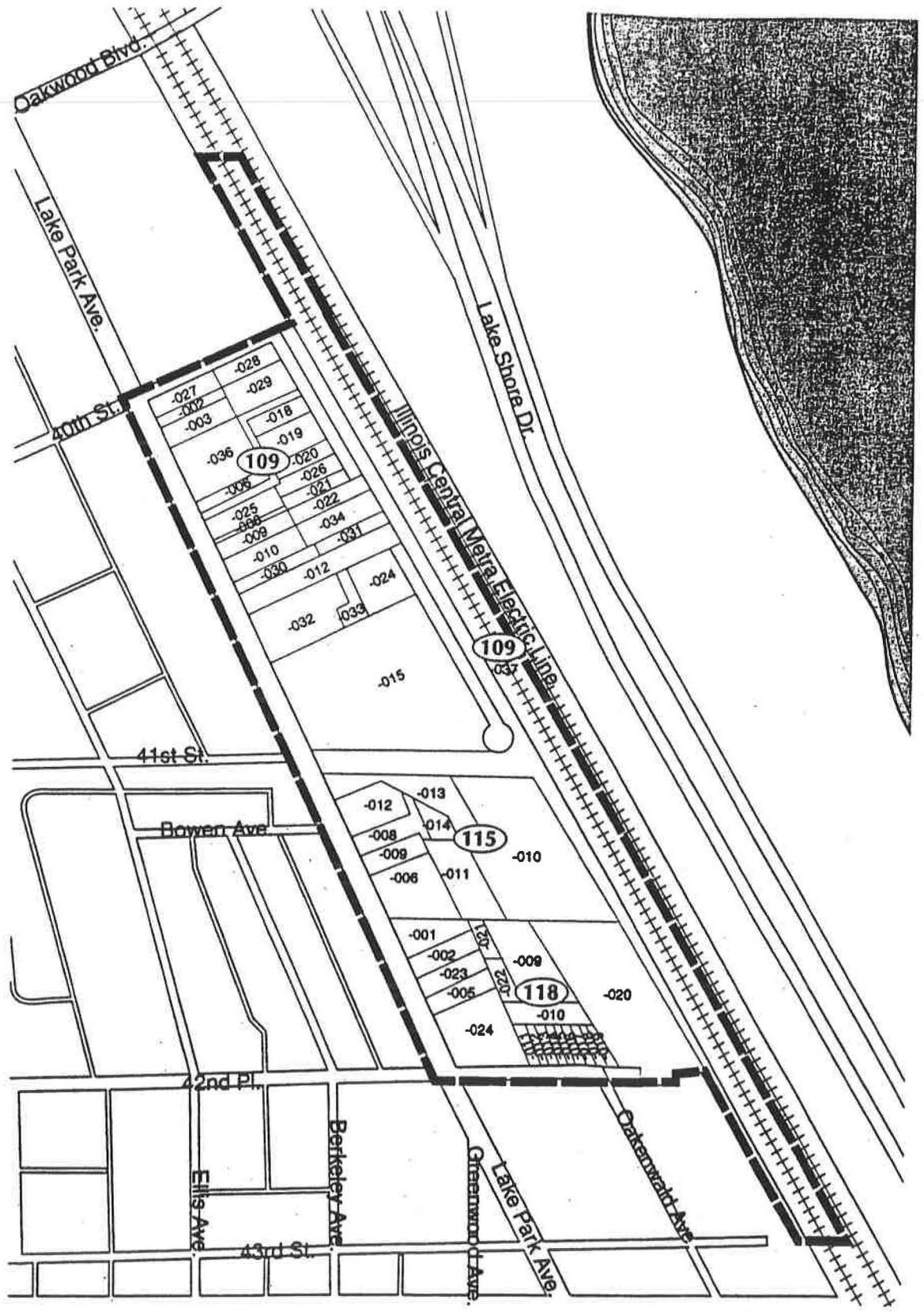
LEGEND

Unit Type

- | | |
|---|--|
| 1 ROWHOUSES
(13 d.u.) | 72 & 78 MID-RISE
APARTMENTS
(148 d.u.) |
| 2 DUPLEX FLATS
(TOWNHOUSES)
(48 d.u.) | 86 TOWER
APARTMENTS
(0 d.u.) |
| 8 8-FLATS
(84 d.u.) | TOTAL
UNITS = 281 |

* RESIDENTIAL WITH DAYCARE CENTER,
COMMUNITY CENTER, AND OFFICE SPACE





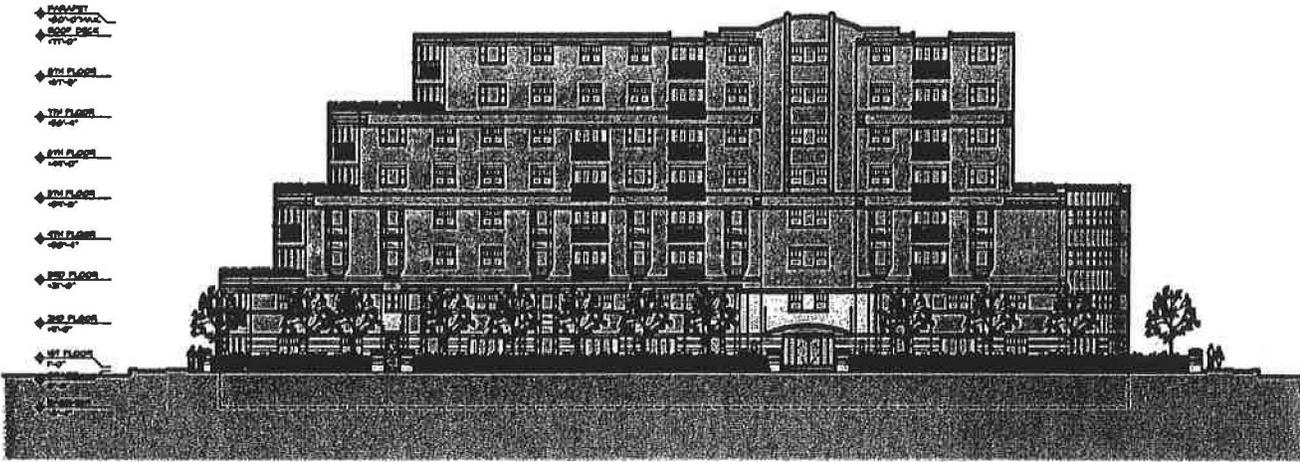
 Project Area Boundary
 Block Number
 Parcels



Figure 1
Project Area Boundary

LAKE PARK CRESCENT

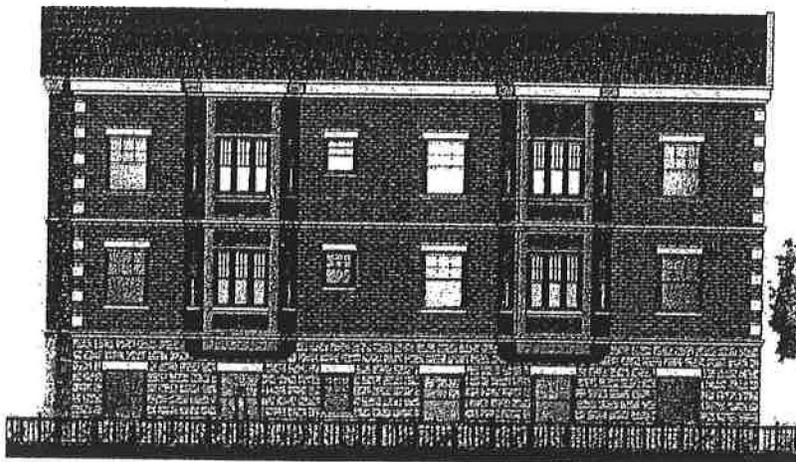
MID-RISE



NORTH ELEVATION
8 STORIES
SCALE: 1/8" = 1'-0"

SIX-FLAT

LAKE PARK CRESCENT



FRONT ELEVATION

TOWNHOUSE

LAKE PARK CRESCENT



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ROWHOUSE

LAKE PARK CRESCENT



FRONT ELEVATION

SCALE: 1/4" = 1'-0"