LAKESIDE DEVELOPMENT

CHUCK COWLEY, COWLEY REAL ESTATE PARTNERS

ADAM BERNES

PURPOSE OF MEETING

- Discuss project concept with Council
- Obtain feedback on the concept
- Decide on whether to enter into an MOU for the project
- Identify and discuss general area of concerns or modifications to the FBC to be included in a future DA

PROJECT: PROGRAMMING AND SCHEDULE

Northern Phase

Programming

- 200 to 300 residential units; and
- 16,000 to 24,000 square feet of retail, commercial, office; and
- Parking counts per Form Based Code
- FBC Modifications as proposed

Schedule

- Design and Permitting: 12 months from Dec. 2021 to Jan. 2022
- Construction: 21 months from Jan. 2023 to Sept. 2024
- Lease-up: 12 months from Oct. 2025 to Sept. 2025
- Schedule Contingency: 3 mo. Oct. 2025 to Dec. 2025

Southern Phase

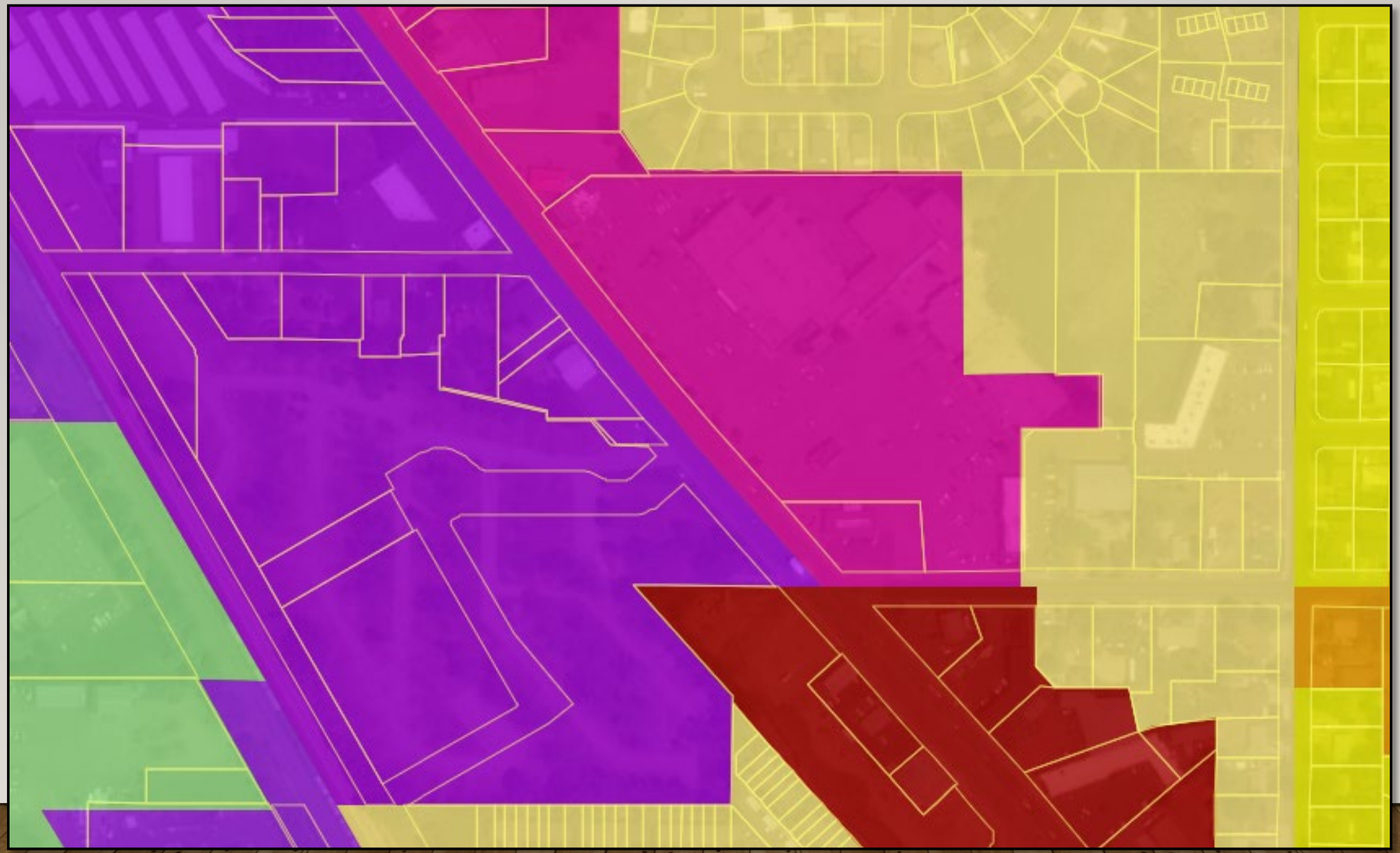
Programming

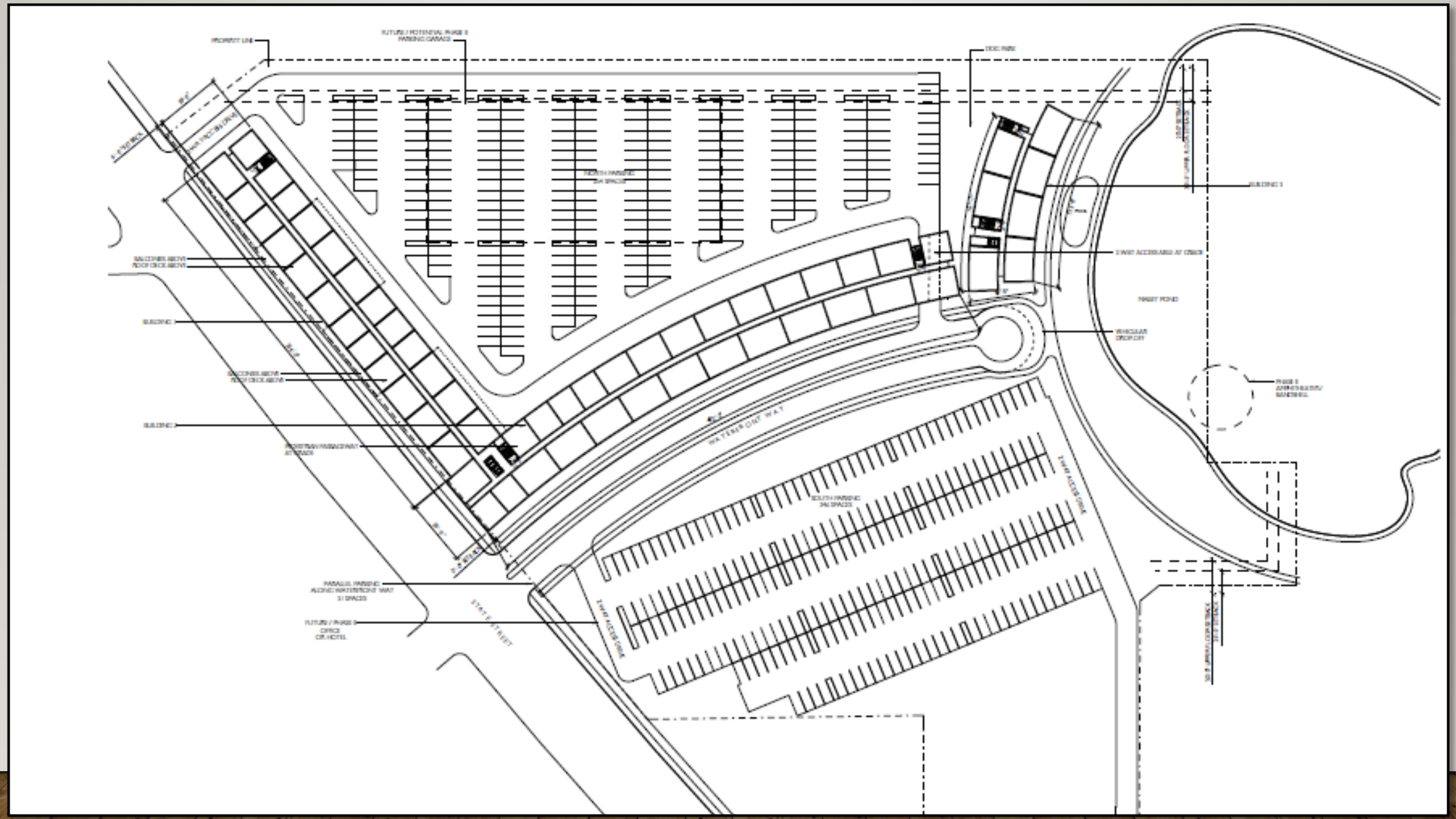
- Minimum of
- 50,000 to 300,000 square feet of office space; or
- 100 to 250 lodging units; or
- 200 to 400 residential units and
- 8,000 to 24,000 square feet of retail, commercial or office; and
- Parking counts per Form Based Code

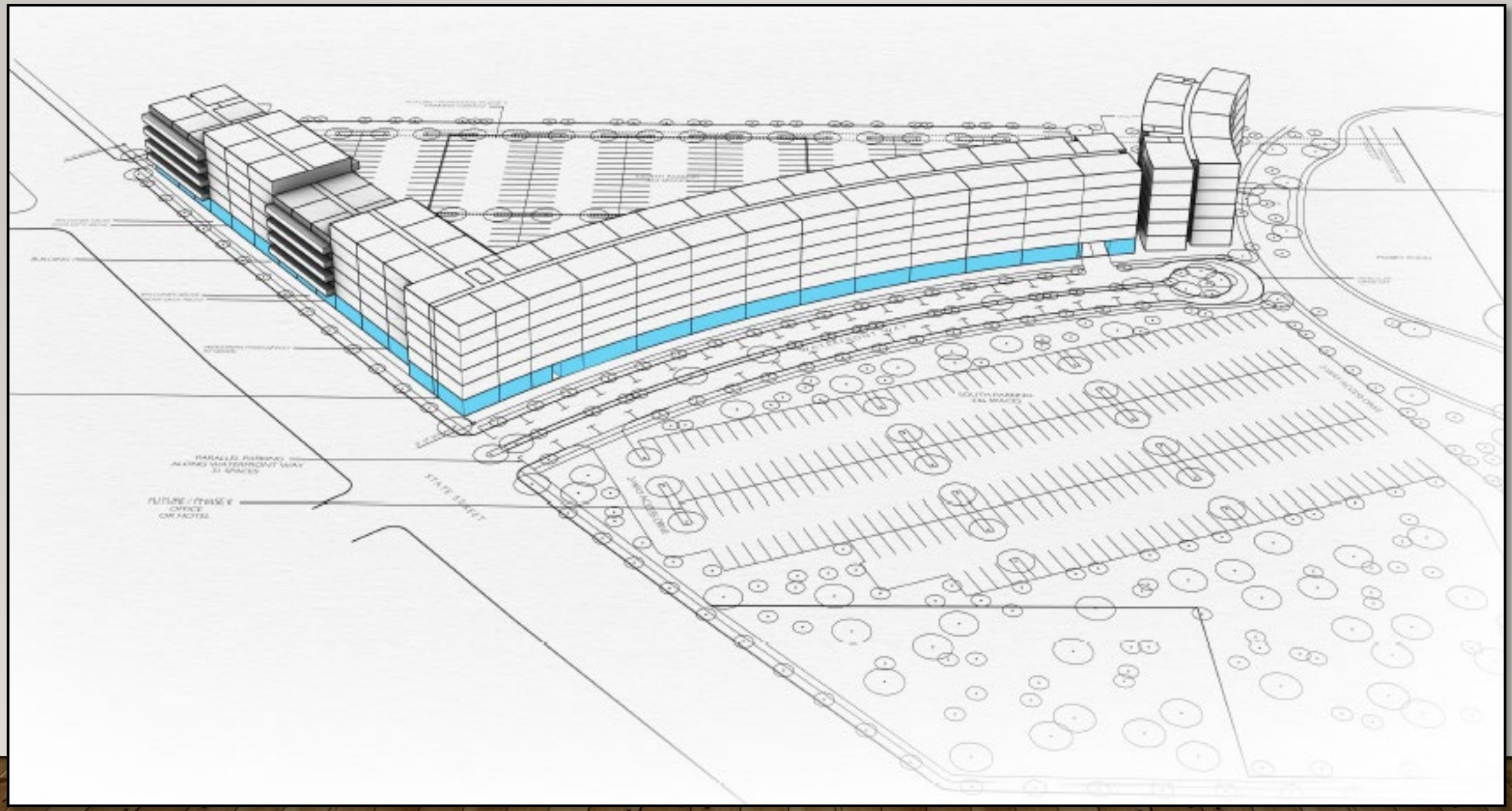
Schedule

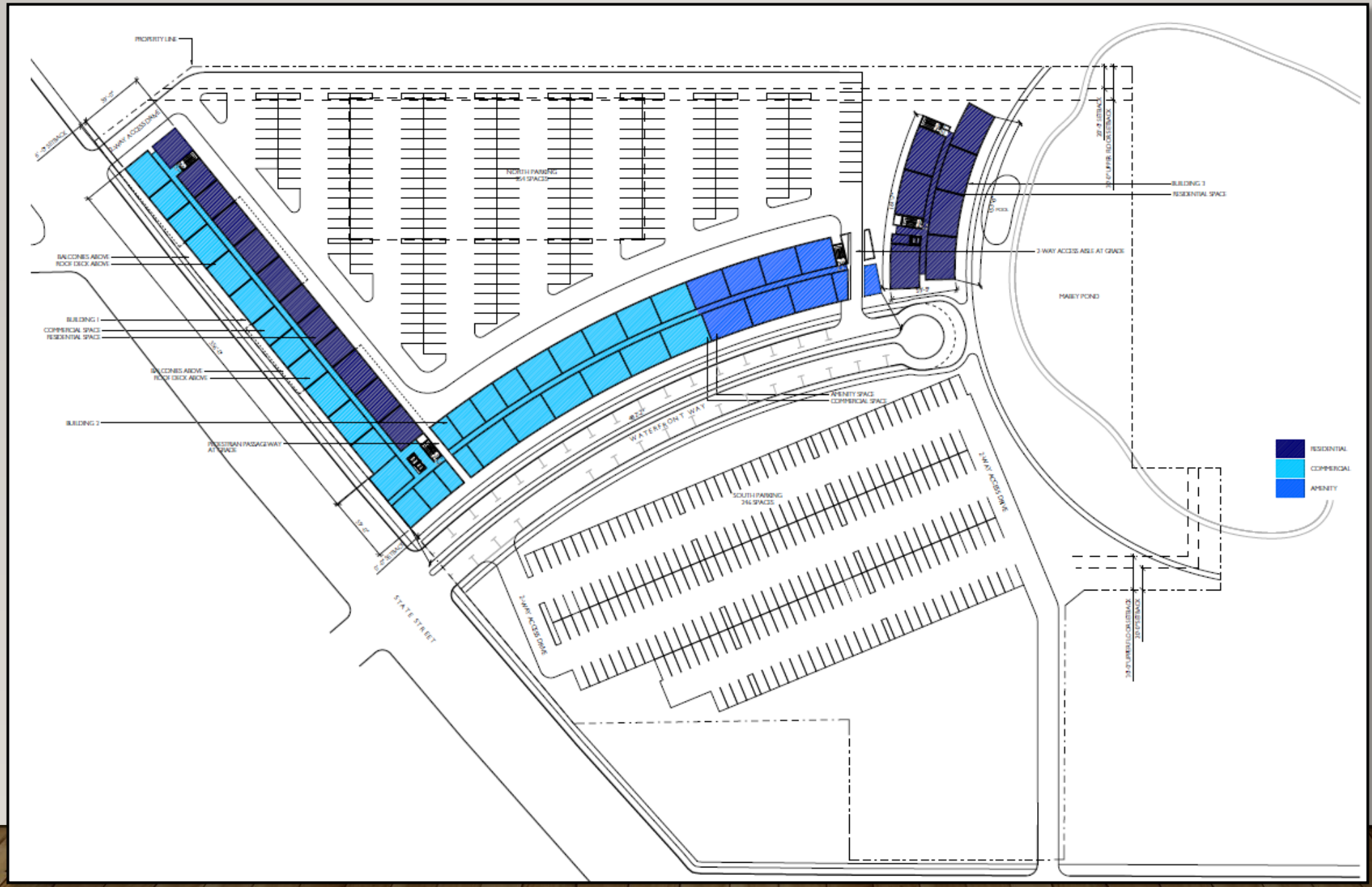
- To be determined

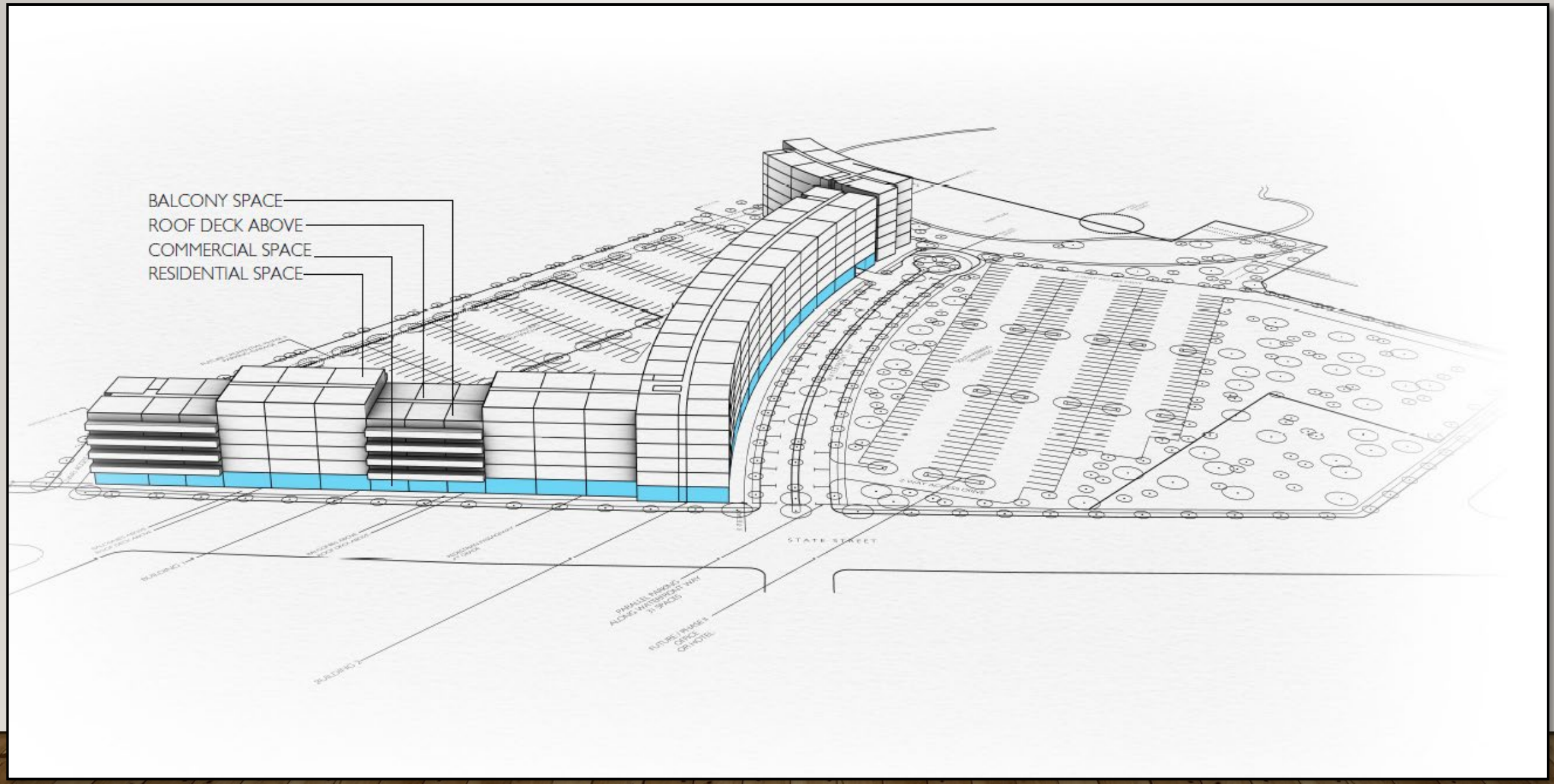
Find address or
Zen Hed Shop
Cloud 99
Pizza Hut
La Choi's Noodle Parlor
Grifols / Biomat USA
Plasma Center
Mabey Pond
Mabey Pond Park
350 South
350 South
State Street
MILE
5
126
Grounds For Coffee
Baskin-Robbins
Elmers Auto Clinic
Bowan Boulevard
State Street
500 East
500 East
450 South
Cantor Lane
State Street
Azteca de Oro Market
500 East

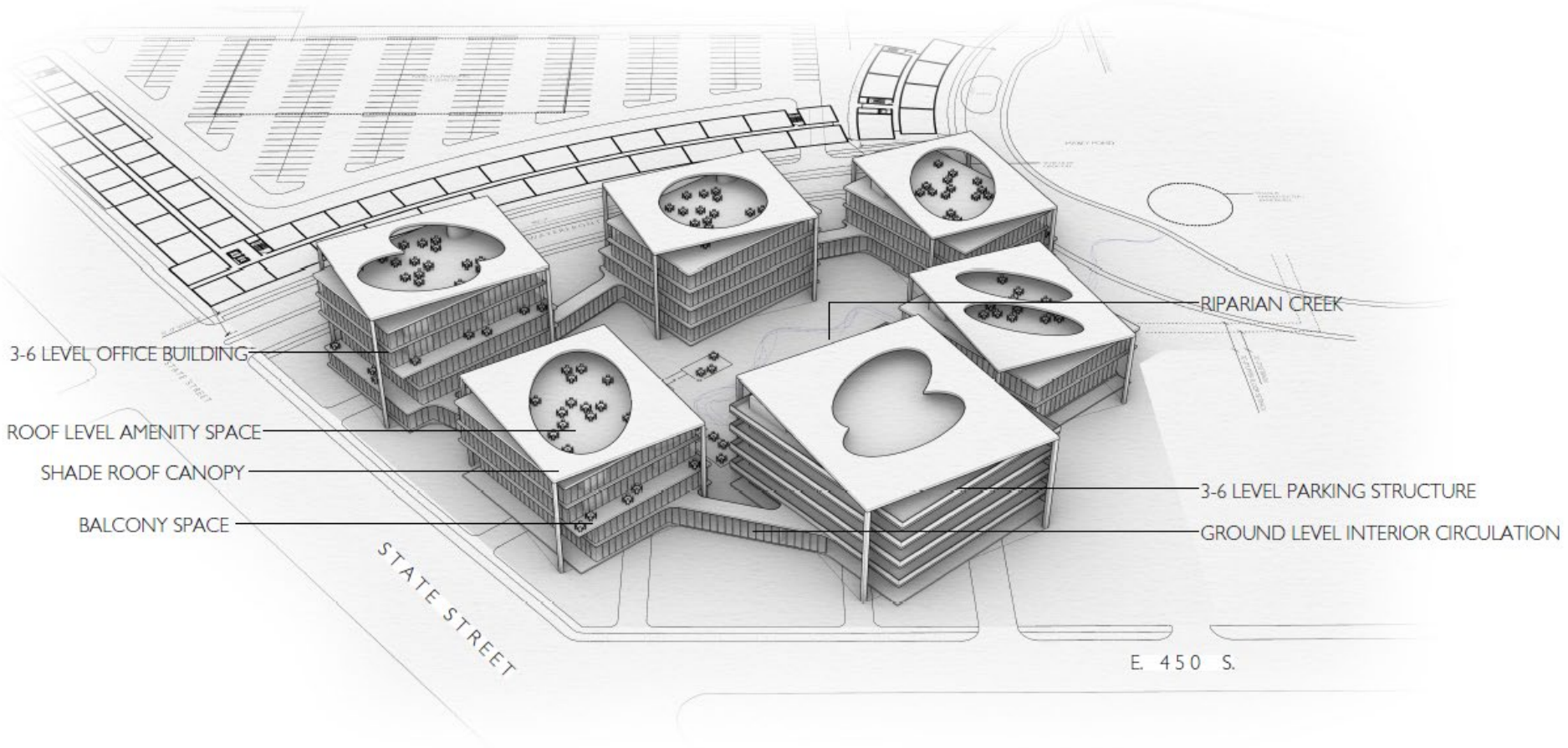



PROPERTY LINE
FUTURE / POTENTIAL PHASE II PARKING GARAGE
DOG PARK
NORTH PARKING 254 SPACES
BUILDING 1
BALCONIES ABOVE ROOF DECK ABOVE
BUILDING 2
BALCONIES ABOVE ROOF DECK ABOVE
BUILDING 3
PEDESTRIAN PASSAGEWAY AT GRADE
PARALLEL PARKING ALONG WATERFRONT WAY 31 SPACES
FUTURE / PHASE II OFFICE OR HOTEL
STATE STREET
WATERFRONT WAY
SOUTH PARKING 241 SPACES
2 WAY ACCESS DRIVE
2 WAY ACCESS DRIVE
2 WAY ACCESS DRIVE
MASSY POND
VEHICULAR DROP OFF
PHASE II AMPHITHEATER/ BANDSHELL
SOUTH PARKING 2 WAY ACCESS DRIVE


PARALLEL PARKING
ALONG WATERFRONT WAY
31 SPACES
FUTURE - PHASE II
OFFICE
OR HOTEL
STATE STREET


PROPERTY LINE
2-WAY ACCESS DRIVE
NORTH PARKING
354 SPACES
BALCONIES ABOVE
ROOF DECK ABOVE
BUILDING 1
COMMERCIAL SPACE
RESIDENTIAL SPACE
BALCONIES ABOVE
ROOF DECK ABOVE
BUILDING 2
PEDESTRIAN PASSAGEWAY AT GRADE
STATE STREET
WATERFRONT WAY
AMENITY SPACE
COMMERCIAL SPACE
SOUTH PARKING
346 SPACES
2-WAY ACCESS DRIVE
2-WAY ACCESS DRIVE
BUILDING 3
RESIDENTIAL SPACE
2-WAY ACCESS AISLE AT GRADE
MARSH POND
RESIDENTIAL
COMMERCIAL
AMENITY

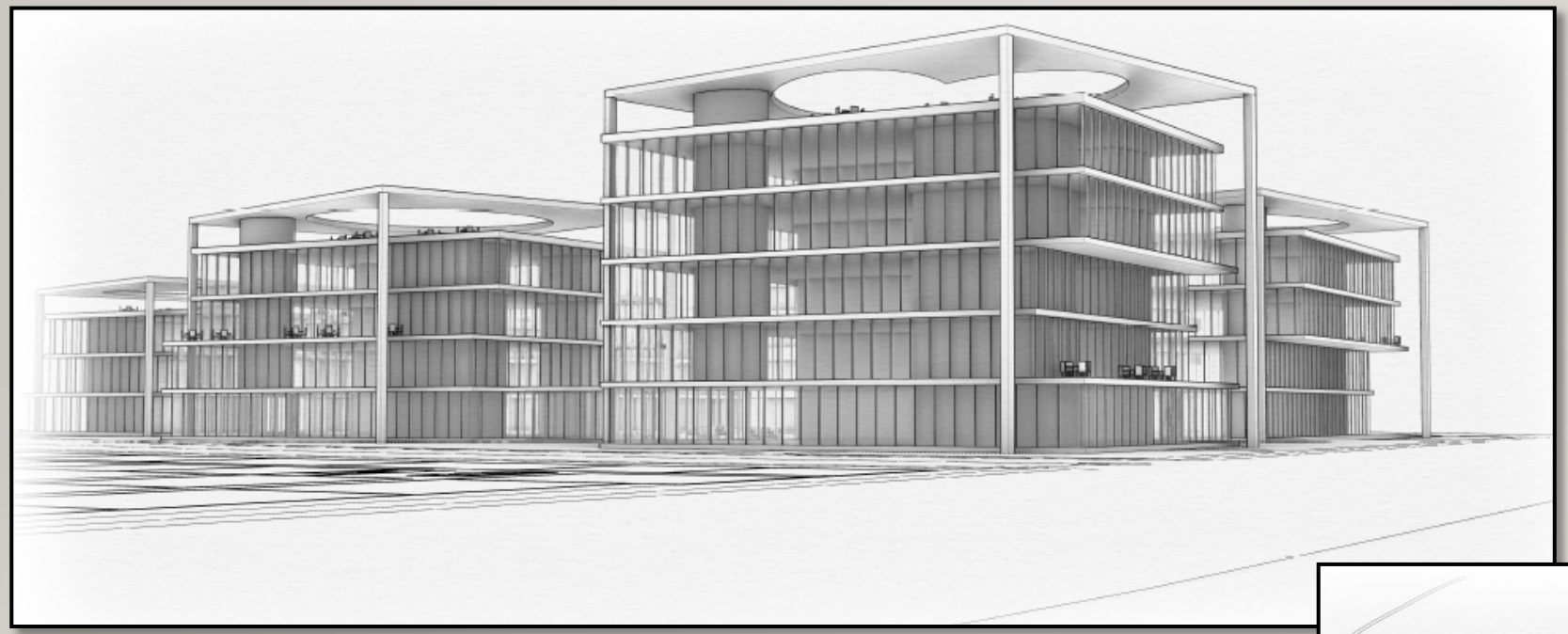

BALCONY SPACE
ROOF DECK ABOVE
COMMERCIAL SPACE
RESIDENTIAL SPACE
STATE STREET

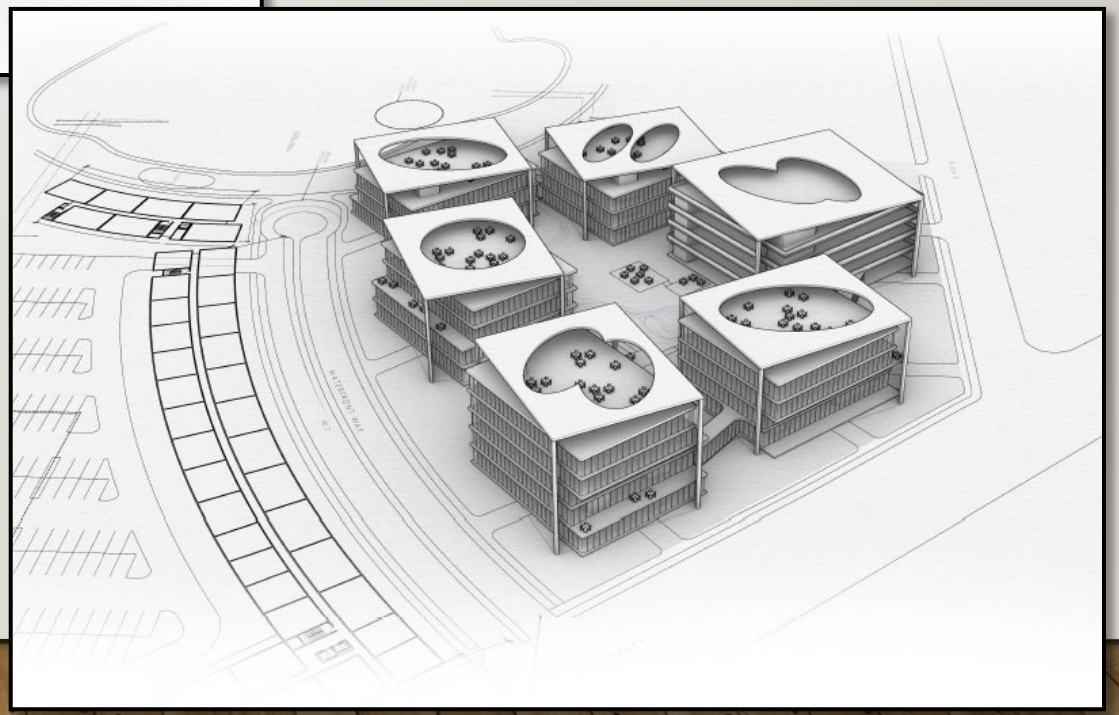


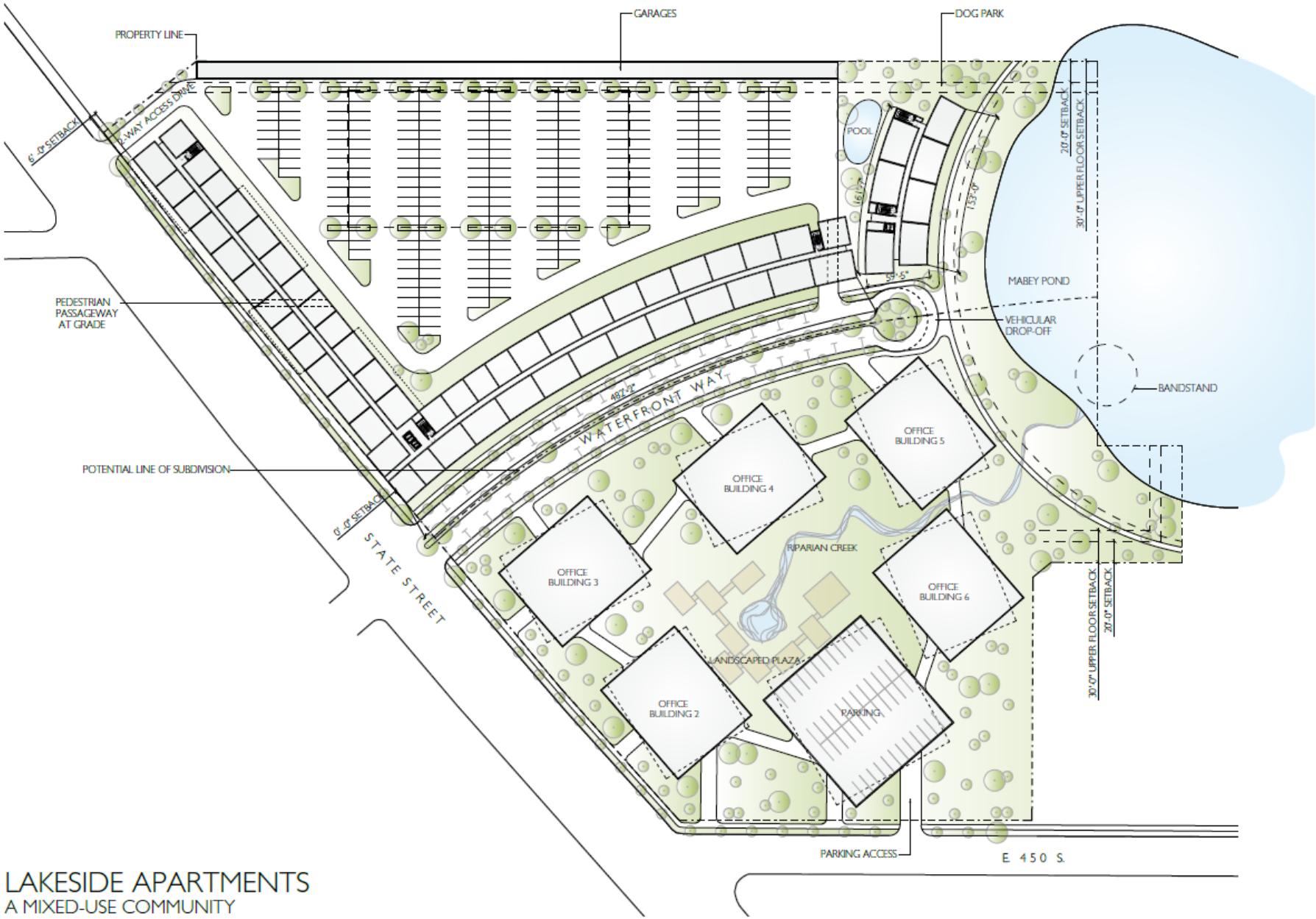
LAKESIDE APARTMENTS

A MIXED-USE COMMUNITY
SOUTH PHASE CONCEPT MASSING PLAN (OFFICE)
LOOKING NORTH EAST ACROSS STATE STREET AND E. 405 S

COWLEY REAL ESTATE PARTNERS
BERNS PROPERTIES







LAKESIDE APARTMENTS

A MIXED-USE COMMUNITY
NORTH & SOUTH PHASE OF LAKESIDE DEVELOPMENT
MIXED-USE NORTH PHASE WITH SOUTH PHASE OF OFFICE PARK

COWLEY REAL ESTATE PARTNERS
BERNS PROPERTIES