

# MIDTOWN 333

Ann Arbor, Michigan



Library Lot RFP

June 1, 2015



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LIBRARY LOT RFP  
319 S. FIFTH AVENUE  
ANN ARBOR, MICHIGAN

Proposal Presented Electronically To  
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June 1, 2015

PRESENTED BY



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In association with



FARR ASSOCIATES



MILLER  
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o'neal construction



June 1, 2015

On behalf of Morningside Equities Group, we thank you for the opportunity to submit the enclosed Library Lot development proposal. Our objective is to work in partnership with the City of Ann Arbor to unlock the site's vast potential for high-density, mixed-use development which will serve as a catalyst for further Midtown investment.

Substantial public use of both the Library Lane Parking Structure and the planned public plaza means that the project will always be identified with the City of Ann Arbor. Consequently, we understand that with this opportunity comes great responsibility. The logistics of integrating high-rise construction with an operating parking structure are complex, but Morningside possesses the proven experience and extraordinary attention to detail required to successfully execute the project.

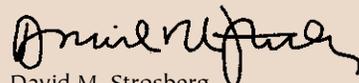
Morningside has actively developed real estate in Ann Arbor since 2003, when we acquired the Eaton Corporation manufacturing plant located in the Old West Side. We redeveloped the property into the acclaimed Liberty Lofts, blending residential and commercial uses. To facilitate the project's historic preservation and site plan approvals, we amassed widespread support from a coalition comprised of neighbors and stakeholders. Our outreach set the standard for new development in Ann Arbor and has earned Morningside a reputation of high integrity, both within City Hall and throughout the community.

Utilizing the same collaborative approach, our Library Lot proposal is informed by the varied insights we amassed from elected officials, staff, stakeholders, and CBRE.

Our intention is not to present our proposal as the final plan, but rather that it serve as a template from which we can plan a mutually beneficial project. Please be assured that Morningside principals will lead as well as execute all aspects of our involvement in the project. The primary contact is Ronald Mucha, who both offices and resides in Ann Arbor.

We are available to meet with you to discuss our proposal at your convenience. In the meantime, please do not hesitate to reach out to us should you have any questions.

Very truly yours,  
MORNINGSIDE EQUITIES GROUP, INC.



David M. Strosberg  
President

DStrosberg@MorningsideUSA.com  
(312) 280-7770 x 114



Ronald S. Mucha  
Senior Vice President

RMucha@MorningsideUSA.com  
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Liberty Lofts, Ann Arbor, MI



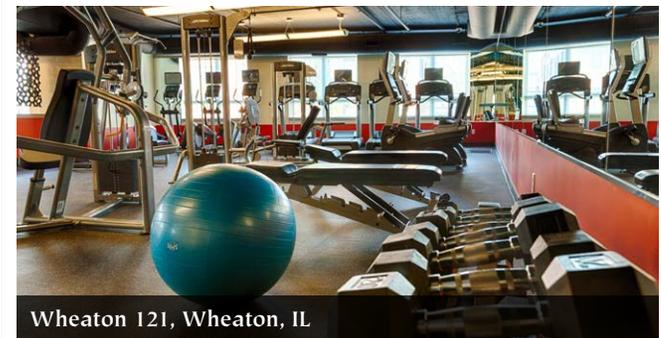
Wheaton 121,  
Wheaton, IL



Metra Station,  
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Wheaton 121, Wheaton, IL



Wheaton 121, Wheaton, IL

## EXECUTIVE SUMMARY

**MIDTOWN 333** realizes the vast economic development potential that City leaders envisioned for the Library Lot. The project creates high density, mixed-use development above the Library Lane Parking Structure.

### MIXED-USE PLAN

Residential	235 units
Retail	5,000 sf
Midtown Plaza	12,000 sf

### FINANCIAL IMPACT

Property Tax	approx. \$1,250,000
Sales Revenue in the Local Economy	approx. \$4,700,000
<b>ANNUAL TOTAL \$5,950,000</b>	

### SCHEDULE

Proposal Submission	June 2015
Project Completion	June 2018

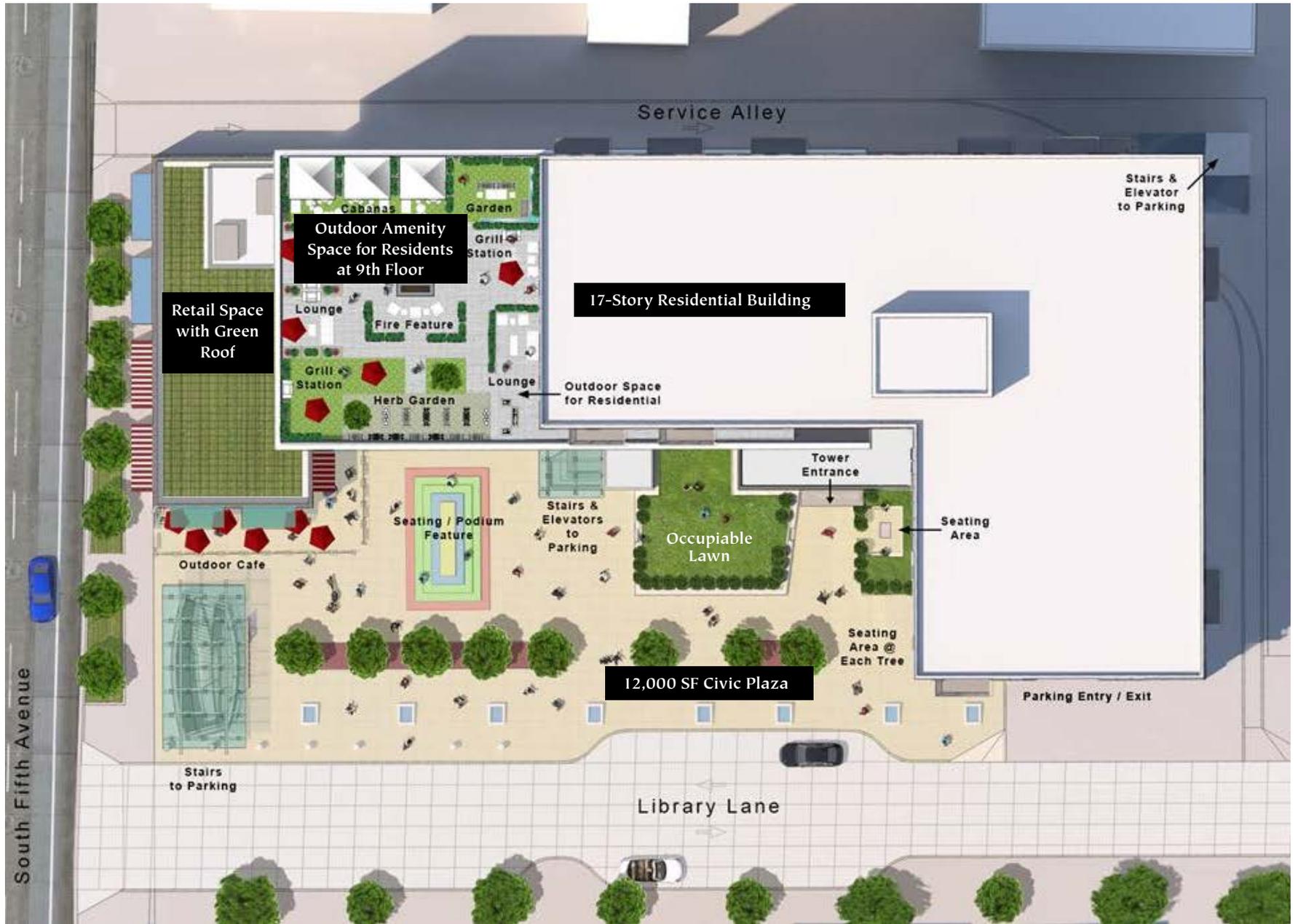
**MIDTOWN 333** expands lifestyle housing opportunities for a growing Ann Arbor population, increasing residential density in the downtown core. The target demographics include working professionals and empty-nesters. The project will be neither constructed nor marketed as student housing.

Midtown Plaza, the project's signature design feature, will be activated by the diverse uses surrounding it, including: the planned ground floor retail, the Library Lane Parking Structure, the Downtown Library, and the Blake Transit Center. Midtown Plaza will also benefit from the presence of substantial "eyes" overlooking it from the residential tower and its elevated, outdoor amenity space, particularly during the evening hours.









## ARCHITECTURE

Located in the Midtown Character District, **MIDTOWN 333** features a modern architectural design expressed through meticulous attention to detail, commensurate with that of the highly acclaimed Library Lane Parking Structure.

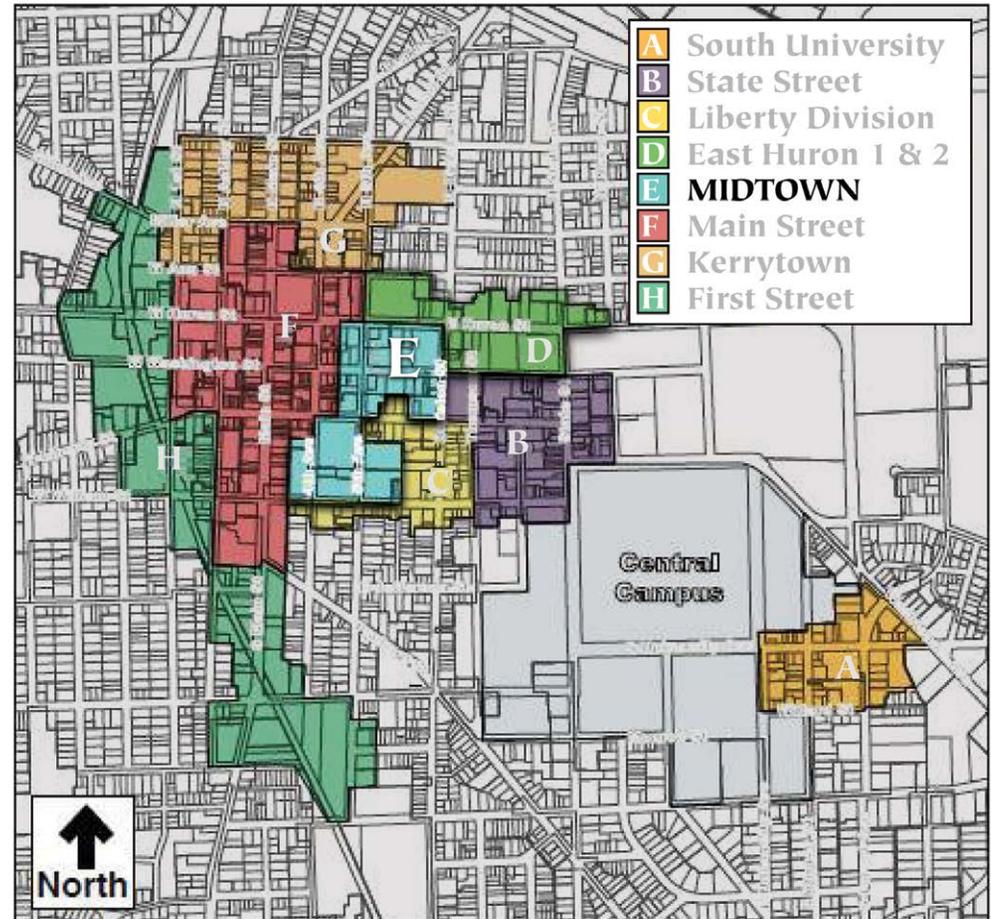
The building's form and positioning derive from the existing site constraints of the underground parking structure from which it ascends. The building's L-shaped plan creates a pedestrian sensitive scale at the commercial structure along Fifth Avenue and then liberally takes to the air as it moves away from Midtown's civic corridor.

A key thematic feature of the building is the uplifted framed portion of the building that frees itself from its base, a gesture to the 12,000-sf Midtown Plaza below. The ascending motif of framed features is repeated higher on the tower, breaking up the massing and reinforcing the imagery of elevated strides.

The brick-clad commercial base structure visually bridges the adjoining building materials at the street level. The massing of the tower portion is clad with floor to ceiling glass, which serves to both maximize the views and generate a lightweight expression.

The glass system alternates playfully with the panels on the residential tower in such a way as to mask the overall scale in pursuit of achieving balance with the adjacent properties.

The building's east-west orientation reinforces the current Midtown connection to and from Main Street and State Street. In addition, the openness of the south portion offers the ability to capture an audience with Midtown Plaza along Library Lane.



**MIDTOWN 333** satisfies the requirements of the City of Ann Arbor Zoning Ordinance. Neither floor area premiums nor variances are being requested.

	<b>EXISTING SITE</b>	<b>PROPOSED PROJECT</b>	<b>ZONING REQUIREMENT</b>
<b>BASE ZONING</b>	<b>D1 (Downtown Core)</b>	<b>D1 (Downtown Core)</b>	<b>D1 (Downtown Core)</b>
Uses	Public Parking	Multiple-family Dwellings Retail / Restaurant	Multiple-family Dwellings Retail / Restaurant
Gross Lot Area	35,112 sq ft.	35,112 sq ft.	No minimum
Usable Floor Area in % of Lot Area	N/A	390% (265,202 sq ft.)	400% MAX normal (271,816 sq ft MAX) Up to 700% MAX with premiums (475,675 sq ft. MAX)
Premiums	N/A	None Used	Up to 203,859 sq ft. additional floor area
<b>CHARACTER OVERLAY DISTRICT</b>	<b>MIDTOWN</b>	<b>MIDTOWN</b>	<b>MIDTOWN</b>
Streetwall Height	N/A	20 ft.	2 stories MIN 4 Stories MAX
Offset at Top of Streetwall	N/A	> 5 ft.	at least 5 ft on average
Building Height	N/A	17 stories 180 ft.	2 stories / 24 ft. MIN 180 ft. MAX
Massing Articulation	N/A	massing articulated	N/A
Side, Rear Setbacks	N/A	12'-2" from north property line 12'-2" from east property line	N/A
<b>BUILDING / FRONTAGE</b>	<b>SECONDARY STREET</b>	<b>SECONDARY STREET</b>	<b>SECONDARY STREET</b>
Fifth Avenue	N/A	0 ft	0 ft MIN 10 ft MAX
<b>PARKING</b>	<b>SPECIAL DISTRICT</b>	<b>SPECIAL DISTRICT</b>	<b>SPECIAL DISTRICT</b>
Parking - Automobiles	Library Lane Parking Structure	200 spaces	0 spaces (since not exceeding normal maximum permitted floor area)
Parking - Bicycles	N/A	200 Class A 10 Class C	106 Class A (1 / 2,500 sq ft. residential) 0 Class C (1 / 10,000 sq ft. non-residential)

SUSTAINABILITY

MIDTOWN 333 will be designed, constructed, and certified to meet the criteria of the LEED Green Building Rating System v3, incorporating features such as the following, which will emphasize:

ENERGY EFFICIENCY

- Energy Star appliances / equipment
- Water Sense plumbing fixtures
- LED and CFL lighting

INDOOR AIR QUALITY

- No-smoking environment
- Make-up air RTU's
- Low VOC materials

CONSERVATION

- Individual utility metering
- Programmable thermostats
- Daylighting and occupancy sensors

RECYCLING

- Construction debris
- Building material content
- Dedicated recycling chute



Walkable to a vast array of employment, service, and entertainment amenities and just steps from the Blake Transit Center, ArborBike and Zipcar, MIDTOWN 333 will greatly reduce auto dependency for its residents.



**Walker's Paradise**  
Daily errands do not require a car.







## ACTIVITY

MIDTOWN 333's defining feature is Midtown Plaza, a tree-lined, south-facing, 12,000 square foot public plaza, comprised of five distinct human microhabitats:

1. Fixed and movable seating support *reading and observing* in the shaded area under the trees.
2. Tabletop seating adjacent to the retail space supports *dining al fresco*.
3. An interactive pyramid suited to *bleacher seating/kid climbing/soapboxing*.
4. An elevated and shrub-screened lawn creates an outdoor room for *sunning and lounging*.
5. A semi-private alcove provides *a point of rendezvous*.



# TEAM



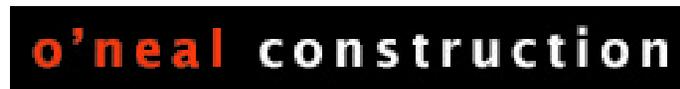
David M. Strosberg  
*President - Managing Principal*

Ronald S. Mucha  
*Senior Vice President - Principal*

FARR ASSOCIATES



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*Team members subject to change*



DISTINGUISHED  
*by* DESIGN



**MORNINGSIDE**

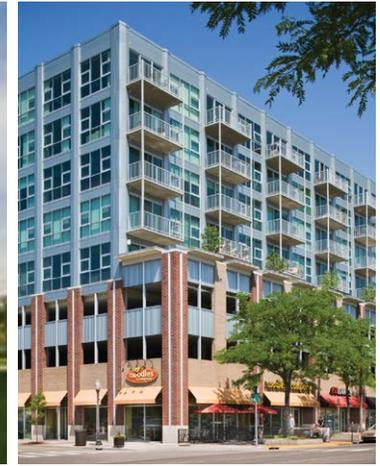
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**MORNINGSIDE**



## COMPANY PROFILE

### DISTINGUISHED *by* DESIGN

Morningside Group creates premier residential retail and mixed-use developments in sought-after cities throughout the Midwest. The firm's renowned team of talented and experienced professionals adheres to the most exacting standards in creating every building. Their principles and commitment to excellence led to Morningside's reputation as a leader in the design and construction of highly acclaimed urban buildings.

David Strosberg, the firm's president and CEO, built a diverse career in real estate before founding Morningside in 1993. His passion for tapping the hidden potential of cities motivates and inspires a passion for excellence in his team. A licensed architect, David brings an urban planner's vision and an original, creative aesthetic to every Morningside project. He meticulously oversees all aspects of a community's design and construction, and is known for his foresight and ingenuity in resolving the multiple layers of a project's planning and development. As entitlements and financing become more complex, Mr. Strosberg sorts through the intricacies to deliver high-quality developments to broad markets—without compromising design, environmental, economic or place-making objectives.

The diversity of Morningside's mixed-use development portfolio has given the company broad experience in a wide variety of applications. The firm has developed residential communities, retail centers, office space, museums, public transportation facilities, parking structures and public plazas. As a vertically integrated organization, in-house expertise ranges from planning and design through marketing and construction.



## **DAVID M. STROSBERG**

### **President & Managing Principal**

*DStrosberg@MorningsideUSA.com*

David Strosberg founded Morningside Group in 1993 as a boutique real estate development firm specializing in creating mixed-use and multi-family buildings on urban and suburban in-fill sites. He has overseen the acquisition and development of the firm's extensive portfolio of successful buildings. These quality developments established Morningside as a market leader in creating exceptional environments for living, work, shopping, and entertainment.

Utilizing his 35 years of experience with the built environment, David oversees each community's development and operation. Prior to founding the company, he was a general partner of a national investment firm, managing partner of a real estate marketing firm, and a development and construction manager for residential and commercial projects in the northeast.

Mr. Strosberg received an MBA in Real Estate from Columbia University in the City of New York and a BS in Architecture from the University of Michigan's College of Architecture and Urban Planning in Ann Arbor. He funds a scholarship at the College in memory of his mother, Charlotte Strosberg.

He is a member of the Urban Land Institute, National Multi-Housing Council, and Chicagoland Apartment Association and is a sponsor of the Chicago chapter of the ULI. He is a licensed architect in Michigan and an instrument-rated, FAA-certified private pilot. He flies missions for Angel Flight Central and Veterans Airlift Command.

For his pioneering work in the revitalization of its downtown, he was named Business Person of the Year by the Greater Royal Oak (Michigan) Chamber of Commerce. In 2011, Morningside's Fort Sheridan Place development was awarded the Chicagoland Apartment Association's prestigious Property Excellence, Exterior Renovation, and Interior Renovation CAMME awards. In 2012, its River 595 development also won the award for Property Excellence.

He is a dual citizen of the United States and Canada, and his wife, Jory, and their three children reside in their historic River North loft in Chicago.



## **RONALD S. MUCHA**

### **Senior Vice President & Principal**

*RMucha@MorningsideUSA.com*

Ronald Mucha leads Morningside's Michigan office, which is based in Ann Arbor. Since joining the firm in 1999, he has played an instrumental role in its growth and success. He has overseen the development of many of Morningside's prestigious mixed-use projects, including the entire Michigan portfolio, which has served as a catalyst for downtown redevelopment throughout southeastern Michigan.

In Ann Arbor, Ron is most well-known for directing the effort to transform the former Eaton plant into the highly acclaimed Liberty Lofts. Other projects to which Ron points with pride include Crescent Court Condominium, in Elmhurst, Illinois, and SkyLofts Royal Oak, in Royal Oak, Michigan.

Over the last 20 years, Ron has earned a reputation for creative work in acquisition, entitlement, financing, design, and construction. In particular, he is well regarded for his expertise in historic preservation and adaptive reuse. Prior to joining Morningside, he worked as a land development specialist for a national home builder.

Ron received an MBA from Northwestern University's Kellogg School of Management and a BS in Civil Engineering from the University of Illinois at Urbana-Champaign. He is a licensed Residential Builder in the State of Michigan.

Ron actively supports local and national organizations, including the Juvenile Diabetes Research Foundation, and is a board member of the University of Michigan Natural History Museum. Ron, his wife Samantha, and their two children, reside in Ann Arbor.



## MARY ELLEN MARTIN

**Executive Vice President  
& Chief Operating Officer**

*MEMartin@MorningsideUSA.com*

Mary Ellen Martin oversees development and operations for Morningside's Chicago office. Mary Ellen's role includes site selection and acquisition, securing financing and entitlement, selection of the design team and overseeing design, construction, marketing, and asset management.

Prior to joining Morningside in 2005, Mary Ellen was a Project Manager with the Walsh Group where she specialized in multi-family and hi-rise construction building projects.

She received a BS in Civil Engineering from the McCormick School of Engineering with a minor in Art from Northwestern University. She is a member of Commercial Real Estate Executive Women of Chicago, CREW, and active with their Programs Committee. She is also a member of the Urban Land Institute and active with their Membership Committee and Women's Leadership Initiative.

Mary Ellen, her husband Bryan, and their two children reside in Chicago and all share a passion for sailing on Lake Michigan.



## BRIAN PAWLIK

**Executive Vice President  
& Chief Development Officer**

*BPawlik@MorningsideUSA.com*

Brian Pawlik leads development and construction in Morningside's Chicago office. Brian's responsibilities include entitlement; securing financing for new projects; selection of the design team; overseeing all aspects of construction including planning, bidding / awarding subcontracts, contract negotiations, site supervision and property turnover.

Prior to joining Morningside, Brian was a project manager with Pepper Construction Company. While at Pepper, Brian managed a wide range of projects including the Hard Rock Hotel - Chicago, and Tellabs Corporate Headquarters.

Brian received a BS in Civil Engineering from the McCormick School of Engineering at Northwestern University.



## **ERIC SLAVIK**

### **Vice President of Asset Management**

*ESlavik@MorningsideUSA.com*

Eric Slavik oversees property management and operations for Morningside's multi-family assets. Eric's responsibilities include the managing of leasing, marketing, maintenance, budgeting, staffing, contract management, loan maintenance, capital improvements, and the overall performance of the asset.

Eric is a member of the Chicagoland Apartment Association, and he is an active participant in the Chicagoland Apartment Marketing and Management Excellence Awards Committee, as well as the Professional Development Committee. Eric is a member of the National Apartment Association where he holds the designation of Certified Apartment Manager. He is also a Certified Property Manager Candidate via the Institute of Real Estate Management.

Prior to joining Morningside in 2007, Eric was the Manager of Customer Service and Warranty for residential home builder Neumann Homes, where he managed quality control and warranty claim resolution for multiple single family subdivisions.



## **ALISON SOLWAY**

### **Marketing Manager**

*ASolway@MorningsideUSA.com*

Alison Solway oversees the marketing efforts for Morningside's Chicago office. Alison's responsibilities include developing and implementing the marketing, advertising, public relations and community engagement strategies for all Morningside properties.

Prior to joining Morningside in 2015, Alison worked as a Senior Account Executive at Remedy. Alison has a BA in Advertising from Michigan State University and a Master's in Integrated Marketing Communications from Northwestern University.

Alison is a licensed real estate broker in the State of Illinois.



## RON WETZEL

### Senior Project Manager

*RWetzel@MorningsideUSA.com*

Ron Wetzel oversees residential construction activity and his responsibilities include construction scheduling, bid solicitation/analysis, negotiating/awarding of subcontracts, value engineering, site supervision, and in-depth collaboration during the design process.

Prior to joining Morningside in 2004, Ron worked for Tishman Construction on the Chicago Public Schools project, managing multi-phase renovations at more than 50 high schools across the City of Chicago.

Ron received a BS in Architectural Studies and an MBA from the University of Illinois at Urbana-Champaign. He is a LEED Accredited Professional and a member of the Real Estate Investment Association.



## ROB GUTH

### Site Superintendent

*RGuth@MorningsideUSA.com*

Rob Guth is a Site Superintendent and he is responsible for overseeing all construction activities.

Prior to joining the Morningside team; Rob was VP of Field operations for Frederick Quinn Corp., building primarily schools, churches, and historical renovations throughout Chicagoland. Most recently Rob was a Site Project Manager/Superintendent for Sjostrom Construction in Rockford, Illinois in which he was in charge of multiple large-scale industrial and municipal construction projects.

Rob received his education in Construction Management from Southern Illinois University, and is a carpenter by trade. He has extensive training in all facets of the OSHA Construction Standards and also served as Safety Director with FQC. Mr. Guth is looking forward to a successful completion of another Morningside project.



## **TOM CAHILL**

### **Senior Project Manager**

*TCahill@MorningsideUSA.com*

In his role as a senior project manager with Morningside, Tom oversees the construction scheduling, vendor negotiations and awards, site supervision and all project details from conception to completion.

Tom has worked in the construction market in Chicago for over 20 years. He has experience managing residential, commercial, mixed-use and healthcare construction projects. Prior to joining Morningside Tom completed mid-rise Projects at 922 W. Washington in Chicago and 1717 Ridge in Evanston, Illinois.

Tom received a BS in Structural Engineering from the University of Illinois.



## **CARLOS LEDESMA**

### **Assistant Project Manager**

*CLedesma@MorningsideUSA.com*

Carlos Ledesma is an Assistant Project Manager, and coordinates the construction management process for Morningside.

Prior to joining Morningside, Carlos worked in design, architecture and project management on residential and commercial projects throughout Chicago. Carlos obtained a BS in Architectural Studies from the University of Illinois and currently serves on the Board of Directors for The Society of Hispanic Professional Architects.



## DAVID LAPIDUS

### Project Manager

*DLapidus@MorningsideUSA.com*

David Lapidus is a Project Manager, helping to oversee field activity, project schedule and cost management.

David has worked in the Chicago construction market for 10 years, most recently at Reed Construction. Throughout David's career he has worked in residential and commercial construction, as well as on projects for the City of Chicago. Early on his career, David worked on the expansion of McCormack Place Convention Center, adding nearly 3 million square feet to the western tower.

David holds a BA in Economics from Ohio State University. He is a LEED Accredited Professional.



## HEATHER ERVIN

### Senior Project Administrator

*HErvin@MorningsideUSA.com*

Heather Ervin oversees the administration of all projects and the office operations for the Morningside headquarters in Chicago. Prior to joining the firm, she was a project manager for Drake, Beam, Morin in Chicago. Heather manages the accounting, technology, and human resources functions.

In 1984, Heather received a BS in Psychology and in 1989, an MA ABS in Counseling Psychology from Valparaiso University.

# Liberty Lofts

*Location: Ann Arbor, Michigan*

*Project Type: New Construction, Mixed-Use & Adaptive Re-use*

*Role: Developer-Construction Manager*

## PROJECT:

- New construction condominium building as well as the adaptive re-use of existing structures
- 5-story, 68-unit urban loft building
- 19,000 sf of retail space
- Construction completed in fall 2006

## PROJECT ADDRESSES:

*Residential: 315 Second Street*

*Retail: 305 W. Liberty Street*

**TOTAL PROJECT VALUE: \$40MM**





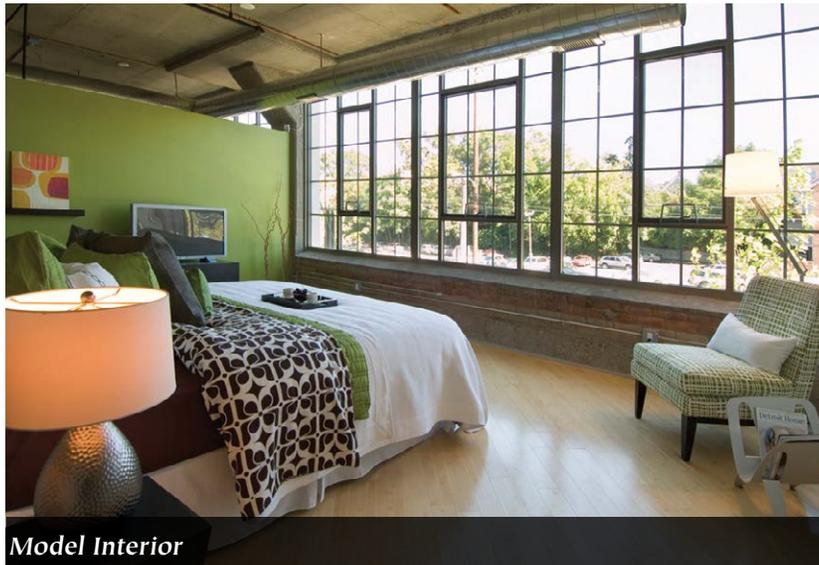
*Liberty Lofts*



*Penthouse Detail*



*Main Entry at Night*



*Model Interior*



*Model Interior*

# Wheaton 121

*Location: Wheaton, Illinois*

*Project Type: New Construction*

*Role: Developer-Builder, Owner and Property Manager*

## PROJECT:

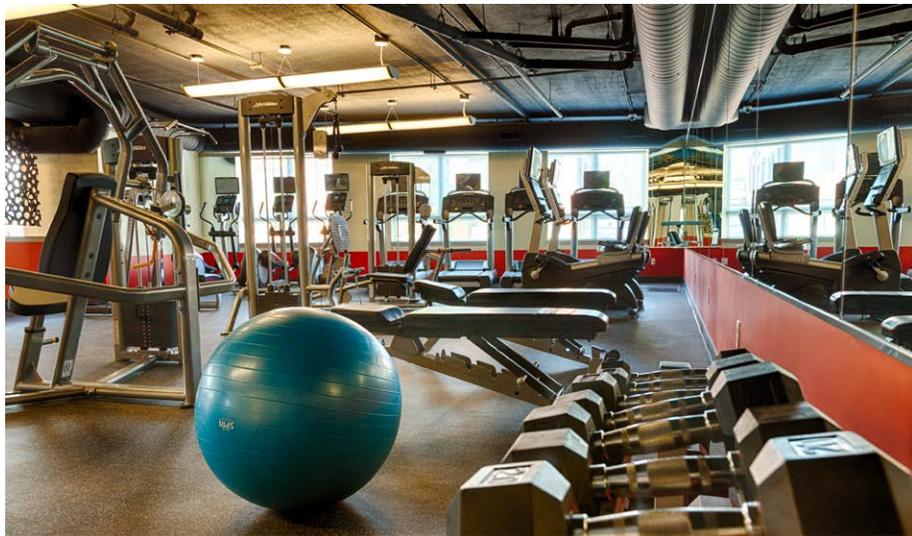
- 7-story, 306-unit luxury apartment building
- 425 garage parking spaces in heated and enclosed 2-story parking deck.
- Common amenities include: community room, theatre with stadium seating, media room, business center, state of the art fitness center with Pilates and massage rooms
- Landscaped interior courtyard of over 2/3 acre including pool, firepit, BBQ stations, dog run, and loggia lounging area

## PROJECT ADDRESS:

*121 North Cross Street*

**VALUE FOR PROJECT: \$96MM**





Wheaton 121

# Northshore 770

*Location: Northbrook, Illinois*

*Project Type: New Construction*

*Role: Developer-Builder, Owner and Property Manager*

## PROJECT:

- 9-story, 347-unit ultra-luxury apartment building
- 599 heated, indoor parking spots and 13 external surface parking spaces
- 101,435 square feet of retail; tenants include Mariano's, Kriser's, Fuddrucker's, Verizon, Zengeler's, Chipotle, PNC, Sleepy's, Noodle's and Company, Hair Cuttery, Panera Bread, and The American Center for Spine & Neurosurgery
- Retail construction to be completed by August 2015, Residential by July 2016
- Common amenities include: pool, business center, virtual golf simulator, putting green, bocce ball court, two landscaped courtyards, car wash, pet wash and dog run

## PROJECT ADDRESS:

*770 N Skokie Boulevard*

**VALUE FOR PROJECT: \$185MM**





Northshore 770

# Elmhurst 255

*Location: Elmhurst, IL*

*Project Type: New Construction*

*Role: Developer-Builder, Owner and Property Manager*

## PROJECT:

- 6-story, 192-unit ultra-luxury apartment building
- 346 residential parking spots and 150 public parking spaces behind retail
- Public/private partnership with city
- 12,000 square feet of retail in the base of the building
- Construction scheduled to be completed Fall 2016

## PROJECT ADDRESS:

*255 Addison Street*

**VALUE FOR PROJECT: \$75MM**



# SkyLofts Royal Oak

*Location: Royal Oak, Michigan*

*Project: Mixed-Use, Retail & Adaptive Re-use*

*Role: Developer-Construction Manager*

## PHASE I: MAIN PLACE

- 2-story, 50,000 sf retail building with Barnes & Noble bookstore occupying 30,000 sf
- Completed in 2002

## PHASE II: SKYLOFTS ROYAL OAK

- 14,500 sf of ground floor retail
- Retail tenants include Noodles & Company, Cold Stone Creamery, EB Games, Mongolian BBQ, among others
- 8-story, 70-unit loft condominium building above retail component
- Project was sold out in 8 months
- Completed in 2003

## PHASE III: 400 S. MAIN STREET

- 6,500 sf of retail space. Renovation of a 1920's era Classic Revival style bank building and conversion of building into a boutique jewelry store, Metals in Time.
- Completed in 2005

## PROJECT ADDRESSES:

*Phase I: 500 S. Main Street*

*Phase II: 100 W. Fifth Street*

*Phase III: 400 S. Main Street*

**PROJECT VALUE: \$62MM**





# SkyLofts MarketSquare

*Location: Royal Oak, Michigan*

*Project Type: New Construction*

*Role: Developer-Construction Manager*

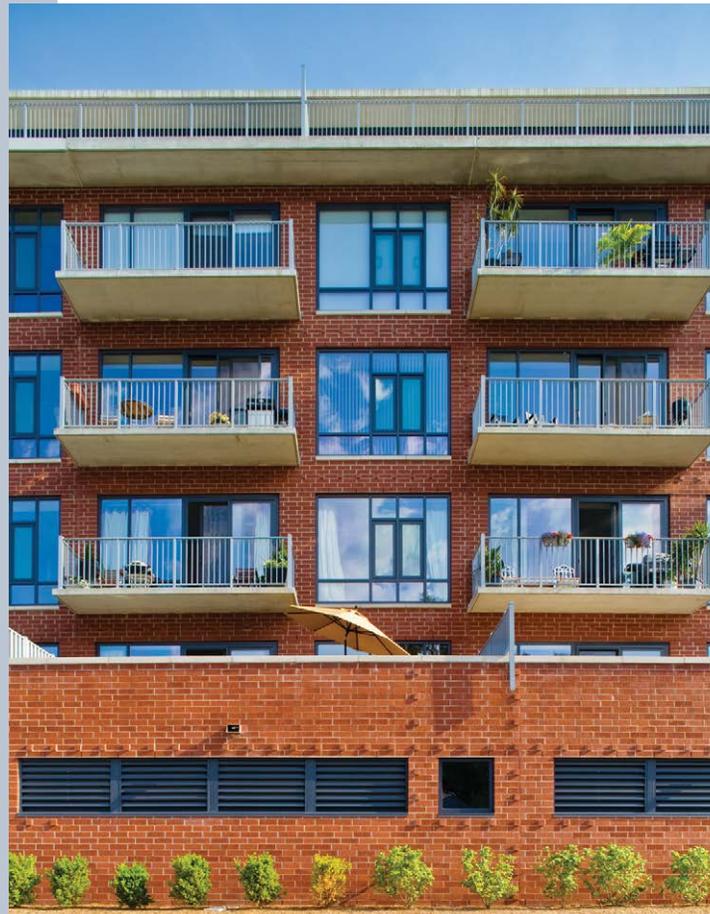
## PROJECT:

- 6-story, 88-unit loft condominium building
- Heated parking garage for 94 vehicles, storage lockers and a fully equipped, on-site fitness facility occupy the ground floor
- Replaced dilapidated motel and revitalized the adjacent residential neighborhood
- Construction completed late 2006

## PROJECT ADDRESS:

*101 Curry Avenue*

## PROJECT VALUE: \$45MM



# Crescent Court

*Location: Elmhurst, Illinois*  
*Project Type: New Construction, Mixed-use & Adaptive Re-use*  
*Role: Developer-Builder*

## 105 S. YORK BUILDING:

- Adaptive re-use of an existing 40,000 sf single-tenant office building into a mutli-tenant mixed-use facility blending ground level retail with upper floor office space
- Building in anchored by Fifth Third Bank

## PHASE I:

- 5-story, 66-unit residential condominium building
- Phase I sold out in eight days
- Construction was completed in 2005

## PHASE II:

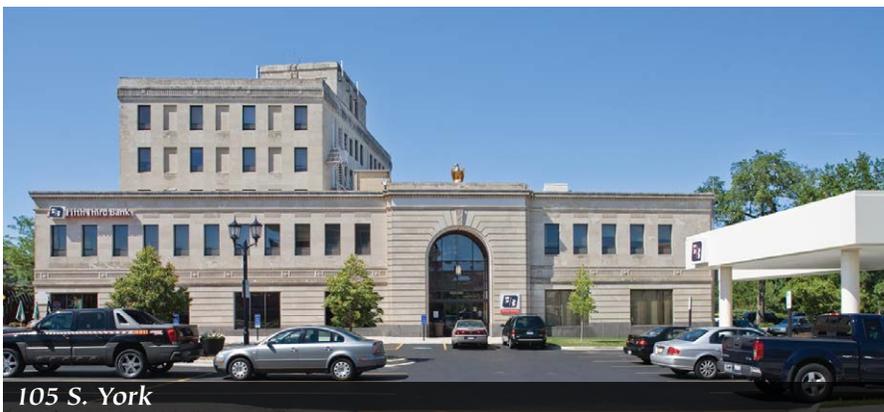
- 5-story, 56-unit residential condominium building
- All Phase II residences were sold within one month
- Construction began in mid-2004 and was completed in late-2005

## PROJECT ADDRESSES:

*Fifth Third Bank Building: 105 S. York Street*  
*Crescent Court Phase I: 145 S. York Street*  
*Crescent Court Phase II: 135 S. York Street*

**TOTAL PROJECT VALUE: \$55MM**





# Oak Lawn Transportation Center Redevelopment

*Location: Oak Lawn, Illinois*

*Project Type: New Construction & Retail*

*Role: Program Manager for the Village for entire site*

*Developer-Builder for retail space and condominium units*

## PROJECT:

- Metra and retail transit station, including 24,000 sf of retail
- Tenants include Citibank, White Hen, Vino Tinto & Dunkin' Donuts
- 5-story, municipal parking deck with 820 parking spaces (Arbor Court)
- 5-story, 84-unit residential condominium building
- Village of Oak Lawn Children's Museum
- Construction completed in 2006

## PROJECT ADDRESSES:

*Metra Station: 9525 S. Tulley Avenue*

*Retail Center: 5102-5116 W. Museum Drive*

*Arbor Court: 5100 W. 96th Street*

*Museum: 5100 W. Museum Drive*

**PROJECT VALUE: \$83MM**





Arbor Court



Retail



Metra Station



Parking Structure

# REFERENCES

## CITY OF ANN ARBOR, MICHIGAN

---

Steve Powers . . . . . City Manager . . . . . (734) 794-6110  
Wendy Rampson . . . . . Planning Manager . . . . . (734) 794-6265  
Susan Pollay . . . . . Executive Director DDA . . . . . (734) 994-6697

## CITY OF ROYAL OAK, MICHIGAN

---

Dennis Cowan . . . . . Mayor (former) . . . . . (248) 901-4000  
Larry Doyle . . . . . City Manager (former) . . . . . (248) 858-0100  
Barbara Bos . . . . . Chairperson DDA (former) . . . . . (248) 398-0735  
Tim Thwing . . . . . Director of Planning . . . . . (248) 246-3280

## CITY OF GROSSE POINTE, MICHIGAN

---

Dale N. Scrace . . . . . Mayor . . . . . (313) 885-5800  
Peter J. Dame . . . . . City Manager . . . . . (313) 885-5800

## CITY OF WHEATON, ILLINOIS

---

Michael J. Gresk . . . . . Mayor . . . . . (630) 260-2014  
Don Rose . . . . . City Manager . . . . . (630) 260-2012



# REFERENCES

## VILLAGE OF NORTHBROOK, ILLINOIS

---

Sandy Frum . . . . . Village President . . . . . (847) 509-5301  
Richard A. Nahrstadt . . . . . Village Manager . . . . . (847) 664-4011  
Tom Poupard . . . . . Director of Development . . . . . (847) 664-4051

## CITY OF ELMHURST, ILLINOIS

---

Thomas D. Marcucci . . . . . Mayor (former) . . . . . (312) 733-2020  
Thomas P. Borchert . . . . . City Manager (former) . . . . . (630) 471-1092  
Bruce Dubiel . . . . . Building Commissioner . . . . . (630) 530-6409

*Please notify Morningside in advance of contacting references so that we can advise to expect your call.*



## FIRM OVERVIEW



For more than 33 years, Pappageorge Haymes Partners (PH) has been at the forefront of urban regeneration, leading the industry in matters of urban housing and the revitalization of neighborhoods. Well known for its collaborative and client-oriented approach, the firm's experience includes hundreds of urban master plans and building projects, many of which have been recognized with industry and community awards for their transformative influence. The firm's diverse and growing staff of more than 50 individuals includes twenty two registered architects, ten LEED® Accredited Professionals and tenured associates with a 20- to 30+ year history with the firm.

**High-rise residential.** PH is acutely aware that successful residential design has to be cognizant of the shifting scales involved with place making. The concept of high-rise living has evolved to become a desirable, and inclusive living condition with a range of configurations reflecting its broad base. The best layouts frame picturesque views, accommodate varied lifestyles, afford privacy, foster social connections, and above all, nurture a space inhabitants do not just live in, but call home. Shifting up to the semi-public, amenity spaces have evolved from a simple pool deck or exercise rooms to a range of activity places that strengthen social interaction and investment returns.

**Mixed-use retail.** Since its inception in 1981, PH has created quality, mixed-use environments centered upon precise architectural vocabulary designed to maintain a clear identity across the project while establishing a sense of aesthetic cohesion in the neighborhood. Our buildings are comfortable and human-scaled, with a fully active ground perimeter that anchors the project and enlivens the streetscape through dynamically articulated facades, and an inviting storefront design that encourages communication between the interior and exterior of the building. Our plans leverage unique qualities of the site to further the interplay of space and materials and enhance the living environment of residents.

**Environmental stewardship and sustainability.** PH embraces an holistic sustainability approach that promotes environmental responsibility at every level to achieve energy efficiency, reduce auto dependency, facilitate watershed protection, maximize existing green space, and create opportunities for outdoor activities that will help enhance quality of life. Since the firm's founding, PH projects have been inherently green, featuring design elements such as roof terraces, green roofs, and recycled building materials, and have always sought to integrate and maximize brown field redevelopment, urban infill, and public transitoriented site planning. Recently completed LEED® certified high-rise projects include; K2 at K Station (LEED® Silver), and Alta at K Station (LEED® Gold). In-progress projects pursuing LEED® certification include; 500 N. Milwaukee, 347 W. Chestnut, Clybourn & Division, 465 N. Park, 2775 N. Hampden, 508 W. Diversey, and 20 E. Fulton.

**DAVID A. HAYMES, AIA**

Co-Founder & Principal, Pappageorge Haymes Partners

As co-founder and principal of Pappageorge Haymes Partners, David has played a significant role in the firm's expansion by contributing both design expertise and unique business acumen. As Vice President and Chief Operations Officer, he oversees all major administrative activities, including asset management, contractual negotiations, and staff development, while being responsible for the coordination and design of some of the firm's most ambitious architectural projects.

He has been widely regarded for his work as the principal-in-charge on such award-winning work in Chicago as, Museum Park at Central Station; the complex multi-phased development that includes nearly 3,000 residential units encompassed within twelve high-rise buildings and multiple townhouse configurations, The Pomeroy Apartments; the adaptive re-use/renovation of a vintage apartment building that achieved LEED® Platinum Certification and became the Chicago Housing Authority's flagship senior living center, University Commons; the residential loft conversion and historic renovation of six landmark buildings formerly comprising the city's wholesale fresh produce marketplace, and Metropolitan Tower; the ambitious adaptive re-use project that transformed an obsolete office building into a mixed-use facility integrating retail, parking spaces and luxury residential condominiums at a downtown site overlooking Grant and Millennium parks.

David is actively involved with various professional organizations and makes regular appearances as guest lecturer and panelist at conferences and symposia. Speaking engagements have included, Roosevelt University Chicago School of Real Estate, Fair Housing Amendment Act Conference, Annual Real Estate Conference (Illinois CPA Society), and National AIA Conference on Housing.



**EDUCATION**

University of Illinois at Chicago, Bachelor of Architecture, James Scholar, 1978

**ACTIVE LICENSES/CERTIFICATIONS:**

Licensed Architect, State of Illinois, 1982  
 Licensed Architect, State of Hawaii, 2012

**SELECTED PROJECTS**

Arlington Downs, Arlington Heights, IL  
 The Shops & Lofts at 47, Chicago, IL  
 One Museum Park East/West, Chicago, IL  
 The Montgomery, Chicago, IL  
 One Museum Park Place, I, II, Chicago, IL  
 Walton on the Park, Chicago, IL

Park Douglas P1, Chicago, IL  
 600 N. Lake Shore Drive, Chicago, IL  
 The Buckingham Student Center, Chicago, IL  
 Museum Park Lofts I, II, Chicago, IL  
 Block X, Chicago, IL  
 The Pomeroy Apartments, Chicago, IL

**PROFESSIONAL ASSOCIATIONS**

American Institute of Architects (AIA), Member  
 Council on Tall Buildings and Urban Habitat (CTBUH), Corporate Member  
 U.S. Green Building Council (USGBC), Member  
 Adjunct (Former) Professor at University of Illinois at Chicago

Metropolitan Tower, Chicago, IL  
 University Village, Chicago, IL  
 Museum Park Towers I, II, III, IV, Chicago, IL  
 University Commons, Chicago, IL  
 SouthShore P1, Newport, KY  
 Division & Clybourn, Chicago, IL



**JEFF RENTERGHEM, NCARB, AIA**

Senior Associate, Pappageorge Haymes Partners

Jeff joined Pappageorge Haymes Partners (PH) in 1994 and quickly became involved in some of the firm’s most celebrated work in Chicago including; Willow Court, Kinzie Park, Park Terrace, and Old Town Square. He later became the senior designer and project manager for Museum Park; the highly acclaimed, multi-phased Chicago lakefront residential development comprising townhouse, mid-rise and high-rise components, including One Museum Park East, the third tallest all-residential tower in the United States and its companion building One Museum Park West. Other notable projects include; SouthShore, a \$165 million luxury mixed-use riverfront project located in Newport, Kentucky; and the multi-award-winning University Commons, an adaptive re-use and historic renovation of six landmark buildings from warehouse structures into 929 residential loft condominiums.



Current work-in-progress includes; Wyndham Grand Hotel, the renovation of Chicago’s flagship boutique hotel, including a full renovation of the ground floor and lobby, the creation of a new restaurant and tavern, and the design of a new penthouse level with outdoor space; Arlington Downs, a \$250 million mixed-use redevelopment in Arlington Heights, Illinois, which will include luxury high-rise residential apartments, hotels, retail and restaurants; and Waihonua at Kewalo, a new 43-story, 345+-unit tower which will be the final high-rise condominium in Honolulu, Hawaii’s premier residential high-rise neighborhood block; and The Collection, a new mixed-use complex comprised of high-rise, midrise, and townhouse components, also located in Honolulu, Hawaii.

Jeff began his professional career at CF Campbell Architects/Contractors, Detroit, Michigan, working as project architect on single-family projects. He later worked at Schervish Vogel Merz, P.C., Detroit, Michigan, and Garnet Cousins and Associates, Royal Oak, Michigan where he expanded his experience with multi-residential and entertainment facilities work. He moved to Chicago in 1993 and worked at Muller & Muller Architects as project architect on various public and commercial projects, including park renovation, athletic, and educational facilities before joining PH.

**EDUCATION**

University of Michigan at Ann Arbor, Master of Architecture, 1990  
 Lawrence Technological University at Southfield, Michigan,  
 Bachelor of Science in Architecture, 1986

**ACTIVE LICENSES/CERTIFICATIONS:**

Licensed Architect, State of Michigan, 1993  
 Licensed Architect, State of Illinois, 1994  
 Licensed Architect, State of Hawaii, 2012

**PROFESSIONAL ASSOCIATIONS**

American Institute of Architects (AIA), Member  
 National Council of Architectural Registration Boards (NCARB), Member  
 U.S. Green Building Council (USGBC), Member  
 The Council on Tall Buildings and Urban Habitat (CTBUH), Member  
 Urban Land Institute (ULI), Member

**SELECTED PROJECTS**

- |   |  |  |
|---|--|--|
| Arlington Downs, Arlington Heights, IL        | SouthShore, Newport, KY                      | Waihonua at Kewalo, Honolulu, HI               |
| Walton on the Park, Chicago, IL               | One Museum Park East/West, Chicago, IL       | University Commons, Chicago, IL                |
| 1600 Museum Park, Chicago, IL                 | Wyndham Grand Hotel, Chicago, IL             | Museum Park Towers I, II, III, IV, Chicago, IL |
| Hoyt’s Restaurant, Chicago, IL                | Museum Park Place, Towers I, II, Chicago, IL |  |
| Christopher House Charter School, Chicago, IL |  |  |



**RON WEBER**

Senior Project Architect, Pappageorge Haymes Partners

Ron’s comprehensive technical experience and relentless endeavor for client fulfillment and project successfulness has earned him a key role in some of the firm’s most exciting new projects, including; Waihonua at Kewalo, a 43-story, 340-unit luxury residential tower in Honolulu, Hawaii, and Christopher House Belmont Cragin, Chicago, Illinois, a new early education school and elementary school, also offering youth development programs, and family support services, including prenatal and parent education.

Prior to architecture Ron served as a Staff Sergeant in the U.S. Armed Forces where he absorbed the value of teamwork, leadership and attention to detail. Early in his professional career, he worked as an intern architect and project manager/designer at Metro. Arch, P.C., Niles, Illinois, where he was in charge of all phases of project planning and design from initial site visit to permit reviews and construction drawings. Responsibilities included residential and commercial design, working drawings, renderings, fly-through videos, and consultant coordination. He later expanded his experience at Soos & Associates, Inc., Lincolnshire, Illinois, where he worked on several simultaneous and aggressively scheduled commercial and restaurant construction projects, including two Enterprise Rent-A-Car locations, twelve Starbucks renovations, and twenty-eight Five Guys Burger & Fries locations, before joining Pappageorge Haymes Partners (PH).



**EDUCATION**

University of Illinois at Chicago, Bachelor of Arts in Architectural Studies, Cum Laude, 2006

**ACTIVE LICENSES/CERTIFICATIONS**

Licensed Architect, State of Illinois, 2015

**PROFESSIONAL ASSOCIATIONS:**

U.S. Green Building Council (USGBC), Member

**SELECTED PROJECTS**

- Waihonua at Kewalo, Honolulu, HI
- Christopher House Belmont Cragin, Chicago, IL
- One Arlington, Arlington Heights, IL

**RECOGNITION/ACHIEVEMENTS**

- Honorable Mention in the International Millennium School Design Competition, 2008
- Departmental Honor, Highest Distinction in Architecture, from UIC School of Architecture
- University Honor, Cum Laude, from University of Illinois at Chicago
- 1st Place Impressions Art Competition, Art Institute of Illinois
- Soldier of the Second Quarter 2002, 88th Regional Readiness Command
- Soldier of the Year 2002, 472nd Chemical Battalion

- The Collection, Honolulu, HI
- Clybourn & Division, Chicago, IL
- The Nurture Nook, Chicago, IL



## One Museum Park

1211 S. Prairie Ave.  
Chicago, IL 60605

### CLIENT

The Enterprise Companies /  
Central Station Development

### SIZE

289 Dwelling Units  
62 Stories  
360 Parking Spaces  
1,000,904 GSF

Uniquely positioned on the prominent southeast corner of Grant Park in downtown Chicago, the building evokes an international style but remains rooted in Chicago's signature modernist tradition. The sleek façade, comprised of blue-and-gray low-emissivity glass with mica-fleck infused silver painted metals, echoes the stunning setting of open sky and reflective waters. The graceful, amorphous massing allows every unit to capture primary views of both the Lakefront and Grant Park. A series of stepped, curved terraces rise up the flanks of the structure, slowly receding to reveal the building's soaring core, which culminates with an illuminated silver elliptical peak that seamlessly conceals mechanical components.



**North Park**

465 N. Park Dr. Chicago, IL 60611

**CLIENT**

Jupiter Realty Company

**SIZE**

- 407 Dwelling Units
- 40+ Stories
- 200 Parking Spaces
- 10,500 SF Commercial
- 752,751 GSF

Located between Navy Pier and the iconic Tribune Tower, this development will include a 35+ story residential tower set atop a four story podium. The base will include parking, a dramatic residential lobby, leasing offices, and commercial lease space.

Distinguishing itself from its context, the floor plan is derived from two angled ellipses that slide apart, permitting a conventional floor plan that beguiles the organic shape, orients windows towards select view corridors, and creates a striking presence.

One edge of the tower will ground the southwest corner of the site highlighting the residential lobby and primary retail space. The tower's glazing will flow to the base in a distinctive form, further enlivening the active Illinois Avenue entertainment



**Museum Park Tower IV**

1235 S. Prairie Ave.  
Chicago, IL 60605

CLIENT

The Enterprise Companies /  
Central Station Development

SIZE

286 Dwelling Units  
37 Stories  
410 Parking Spaces  
515,000 GSF

The building's reflective glass façade looks out over the surrounding Museum Park development, Lake Michigan and the South Grant Park Museum Campus. An elegant exterior sweeps upward with elongated columns and massive windows. The curved glass clad east and west ends flank the structure and act as bookends to the taller core. Multiple balconies are laced into the structure - an invitation to appreciate the striking views of the harbor and Chicago's breathtaking South Chicago Loop skyline. The building offers a variety of floor plans ranging in size from 855 square feet to 1,516 square feet.



**2775 N. Hampden Ct.**

2775 N. Hampden Ct.  
Chicago, IL 60614

CLIENT

Lexington Homes, LLC

SIZE

78 Dwelling Units  
17 Stories  
90 Parking Spaces  
9,831 SF Retail/Commercial  
171,183 GSF

Located in the heart of Chicago's popular Lincoln Park neighborhood, the new mixed-use condominium development includes nearly 10,000 square feet of ground floor retail, two levels of private parking, and an amenity deck on the seventeenth floor centered around a swimming pool and grilling area. The building's floor-to-ceiling window system and use of large, punched openings in architectural concrete offer an interesting dynamic while stylishly exposing city and lake views.



## LEADERS IN THE FIELD

Identified by the New York Times as “the most prominent of the city’s growing cadre of ecologically sensitive architects” and by the Chicago Tribune as “a leader in the anti sprawl movement,” Farr Associates is widely regarded as one of the most sustainable planning and architecture firms in the country. Located in the historic Monadnock Building in Chicago’s Loop since its founding in 1990, Farr Associates’ planners and architects work in integrated design teams to create award-winning designs that provide the most client benefit for the least cost.

## DESIGNING SUSTAINABLE HUMAN ENVIRONMENTS

Our practice is centered on creating great and healthy places that enrich human life while minimizing negative environmental impacts. Using cost-effective strategies and technologies, we create responsive, vibrant urban places, while the high environmental performance of our projects has earned us national recognition.

## A HIGHLY COLLABORATIVE, STRUCTURED APPROACH

As proud as we are of the beauty and high environmental performance places and buildings we design, Farr Associates’ mission to design sustainable human environments puts human social and economic benefit on par with our aesthetic and environmental aims. We are especially drawn to clients and projects that embrace both close-working partnerships and triple-bottom line outcomes. Our best work results from collaboration with clients on projects that aspire to attain social, economic and environmental goals, often at the crossroads of urbanism and architecture.



**DOUGLAS FARR, FAIA, LEED AP**

Founding Principal

Doug Farr is founding principal and president of Farr Associates Architecture and Urban Design, the 2012 AIA Chicago Firm of the Year. Doug is a national leader in planning and designing sustainable neighborhoods and buildings. Under his leadership Farr Associates designed the world's third LEED-Platinum project, the Chicago Center for Green Technology. To date, Farr Associates has designed seven LEED-Platinum buildings, two of which also achieve net-zero energy, and four LEED-ND developments.

Doug was the founding chair of the U.S. Green Building Council's LEED for Neighborhood Development (LEED-ND) Core Committee— the interdisciplinary group of professionals who created the first rating system for sustainable land development. Launching in 2009, LEED-ND integrates smart growth, walkability, and green building practices into standards and metrics that scale up sustainability to a neighborhood level.

Based on the firm's pioneering sustainable design practice and insights gained from chairing LEED-ND, Doug authored the urban planning best-seller Sustainable Urbanism: Urban Design with Nature. Doug currently serves as chairman of the Executive Board of the Congress for the New Urbanism. He also serves on the boards of the BioRegional Development Group and Elevate Energy (formerly CNT Energy). He is an architecture graduate of the University of Michigan and Columbia University.

**AFFILIATIONS**

AIA Licensed Architect, Illinois, Indiana, Wisconsin, and Massachusetts

AIA Committee on the Environment

U.S. Green Building Council

Congress for New Urbanism - Board Member

LEED Steering Committee - Member

LEED Neighborhood Development - Founding Chair

BioRegional Development Group North America - Board of Directors

STAR Community Index Technical Advisory Committee - ICLEI -

Local Governments for Sustainability

Lambda Alpha International, Ely Chapter

**AUTHORED WORKS**

Sustainable Urbanism: Urban Design With Nature. Hoboken: Wiley, 2007.

Contributor: Zelinka, Al and Dean Brennan, eds. SafeScape: Creating Safer, More Livable

Communities Through Planning and Design. Chicago: American Planning Association, 2001.

Contributor: Leccese, Michael, and Kathleen McCormick, eds. Charter of the New Urbanism. New York: McGraw-Hill, 2000.

**DOUGLAS FARR, FAIA, LEED AP**

Founding Principal

## SELECTED EXPERIENCE

**Normal Uptown Redevelopment Plan, Normal, IL**

LEED-ND Silver

Downtown Normal is home to Illinois State University, with a student and staff population of 22,000. Despite the presence of this large market for goods and services, the downtown has been in a prolonged state of decline, marked by reduced retail choices and deferred building maintenance. The preliminary \$211 million redevelopment plan is anchored by a new circular plaza, an Amtrak multi-modal high speed rail facility, a new children's museum, and new retail and mixed-use buildings.

**Harper Court, Chicago, IL**

LEED-NC Gold, LEED-ND Gold

Farr Associates planned the redevelopment of Harper Court in Chicago's Hyde Park Neighborhood as a LEED-ND Gold project and completed the schematic design of the new office building. The under utilized shopping center near the 53rd Street Metra Station has become new mixed use regional destination. A completely new streetscape was developed, with the ground floors of all buildings containing retail and dining to activate the area's pedestrian experience.

**108th Street Redevelopment Plan, Tinley Park, IL**

LEED-ND Target

Farr Associates has been retained by the Village of Tinley Park to create a redevelopment plan for a 280-acre site of a former State of Illinois Mental Health Campus that has been vacated. The site, which sits directly adjacent to the 108th Street Metra Station, offers a rare opportunity to pursue TOD on a large-scale blank canvas in the mostly built-out village.

**Colony Park Master Plan, Austin, TX**

LEED-ND Target

Farr Associates led the master planning effort of the undeveloped 208-acre Colony Park district of Austin, Texas. The site, which will be served by a planned extension of MoKan, Austin's commuter rail, will become a walkable residential area with mixed use nodes to provide for commercial space for residents. The master plan was adopted in spring 2014, with site engineering and PUD approval in fall 2014.

**Chicago Center for Green Technology, Chicago, IL**

LEED Platinum

Constructed as a flagship building to complement the City of Chicago's "green" agenda, this sustainable renovation became the third LEED Platinum building in the nation and the only one in the Midwest. Doug served as lead architect for this building, which was developed through an integrated design process.



**TONY HOLUB, AIA, LEED AP**

Senior Associate

Tony joined Farr Associates as a Senior Associate in 2014. He is an experienced project manager, coordinating all phases of projects from design, construction documentation, bidding, permitting and construction. His work has also focused extensively on sustainable design and LEED certification initiatives. He is formerly the chair of the AIA Iowa Committee on the Environment (COTE) and is an involved member of the U.S. Green Building Council.

## EDUCATION

Iowa State University  
Bachelor of Architecture

## AFFILIATIONS

AIA Licensed Architect  
U.S. Green Building Council



## SELECTED EXPERIENCE

**Harris School of Public Policy, University of Chicago, Chicago, IL**

LEED-NC Platinum Target

Farr Associates worked with the University of Chicago School of Public Policy to redesign an existing Edward Durell Stone Mid-Century Modern building the school will take over in the coming years. The interior renovations include updating the 1960 facility, but also re-imagining the way the building and site interface with the rest of the campus. The design establishes a monumental stair as the most convenient way to move between floors maximizing social cohesion and exchange between faculty and students.

**Lawson House, Chicago, IL**

LEED-NC Target

Opening in 1931, the YMCA's Lawson House is the largest SRO housing site in the Midwest with 583 rooms. New ownership of the building is planning an extensive, green renovation for the historic art deco building, while retaining the affordable units and providing new resident services. Farr Associates will lead the building renovation process, ensuring affordable housing options remain in one of Chicago's most expensive neighborhoods.

**Lake Ellyn Boathouse, Glen Ellyn, IL**

LEED-NC Platinum Target

The Glen Ellyn Park District hired Farr Associates as part of team to develop a new master plan for Lake Ellyn Park. The boathouse, a community gem, is in need of restoration and rejuvenation. The design includes a reconfiguration of the plan to be more suitable for year-round events, restoration of the interior vaulted ceiling and beams, and the installation of new historically-appropriate doors and windows to open to new outdoor community areas and landscapes.

**Rock Valley College Campus Master Plan, Rockford, IL**

In order to update its current Facilities Master Plan, Rock Valley College commissioned the team in 2008 to develop a planning process that would incorporate input from numerous stakeholder groups throughout the College as well as throughout the community-at-large. Once this input was gathered through a series of focus group meetings and electronic surveys, it was combined with an in-depth analysis of existing conditions throughout the College District to develop a prioritized list of issues to be addressed throughout the updated Master Plan.\*

\* Denotes work completed with previous firm.

**Harper Court**

Chicago, Illinois

HARPER COURT DEVELOPMENT  
PARTNERS

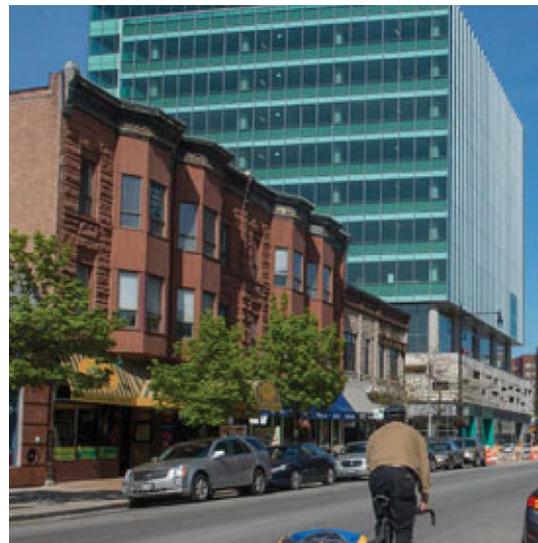
At the gateway to the 53rd Street retail corridor in Chicago’s Hyde Park neighborhood, a transformation is underway. The corridor, which serves as University of Chicago and Hyde Park’s “main street” is seeing renewed investment for the first time in many years, and a Farr Associates’ master plan for the area guided the development.

A new, multiphase development called Harper Court contains a Hyatt Place hotel property, a mixed-use office building whose anchor tenant is the University, condominiums, and streetscape improvements. These changes activated the corridor and transformed the pedestrian experience by adding activity where there were once vast parking lots. Farr Associates provided project developers with a PD scheme that ultimately was chosen by the City of Chicago as the best for the site-winning the team development rights for the project.

Sustainability and innovation lie at the center of the plan, with Harper Court achieving LEED for Neighborhood Development Gold certification for the multi-building site.



LEED-ND Gold Certified



## Uptown Normal Redevelopment Plan

Normal, Illinois

TOWN OF NORMAL

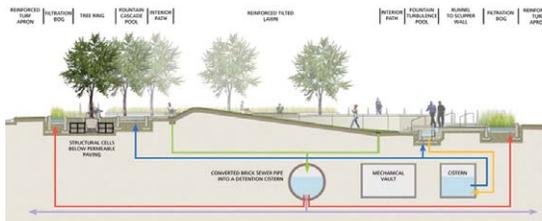
An exemplary model of community planning implementation, the visionary Uptown Redevelopment Plan resulted from a collaboration between the Town of Normal, Illinois, Illinois State University, and Farr Associates.

The community's downtown, known as Uptown, had been in a prolonged state of decline, marked by reduced retail choices and deferred building maintenance. An ambitious plan was undertaken to create a sense of place downtown, where there previously had been none. The plan was built around a new traffic circle and plaza anchored by an existing Amtrak facility.

Now in its implementation phase, the redevelopment plan has far exceeded initial goals. The Uptown Circle has become a major civic attraction, with the added benefit of on-site stormwater treatment. Thanks to a TIGER federal grant, a new multi-modal high speed rail facility replaced the undersized Amtrak station in 2012. A new hotel/conference facility and a LEED Silver certified children's museum located downtown. This redevelopment activity has spurred \$140 million in new private sector investment throughout the area and increased property values 73% since 2003.



LEED-ND  
Silver  
Certified



**Colony Park Master Plan**

Austin, Texas

CITY OF AUSTIN

Farr Associates is leading the master planning effort for Colony Park, a 208-acre community in northeast Austin, Texas. The site, which will be served by a planned extension of MoKan, Austin's commuter rail, will become a walkable residential area with mixed use nodes to provide for commercial space for residents. A goal of the project is to transform Colony Park into a model sustainable neighborhood through energy efficient building design, water conservation strategies, and zero-waste technologies. The project is currently in the planning stages with a master plan expected in 2014.

While the illustrative Master Plan provides the "what" desired for future development, design guidelines provide the "how" by offering specific guidance on future development. The Design Guidelines are descriptive and suggestive in support of broader planning policies and do not dictate architectural style. Rather, they are intended to communicate the desired quality of a place. Design guidelines, without further action, are not codified into law but can be as appropriate. They offer a balance of specificity and flexibility to create high quality development on the site.



LEED for Neighborhood Development (Target)





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