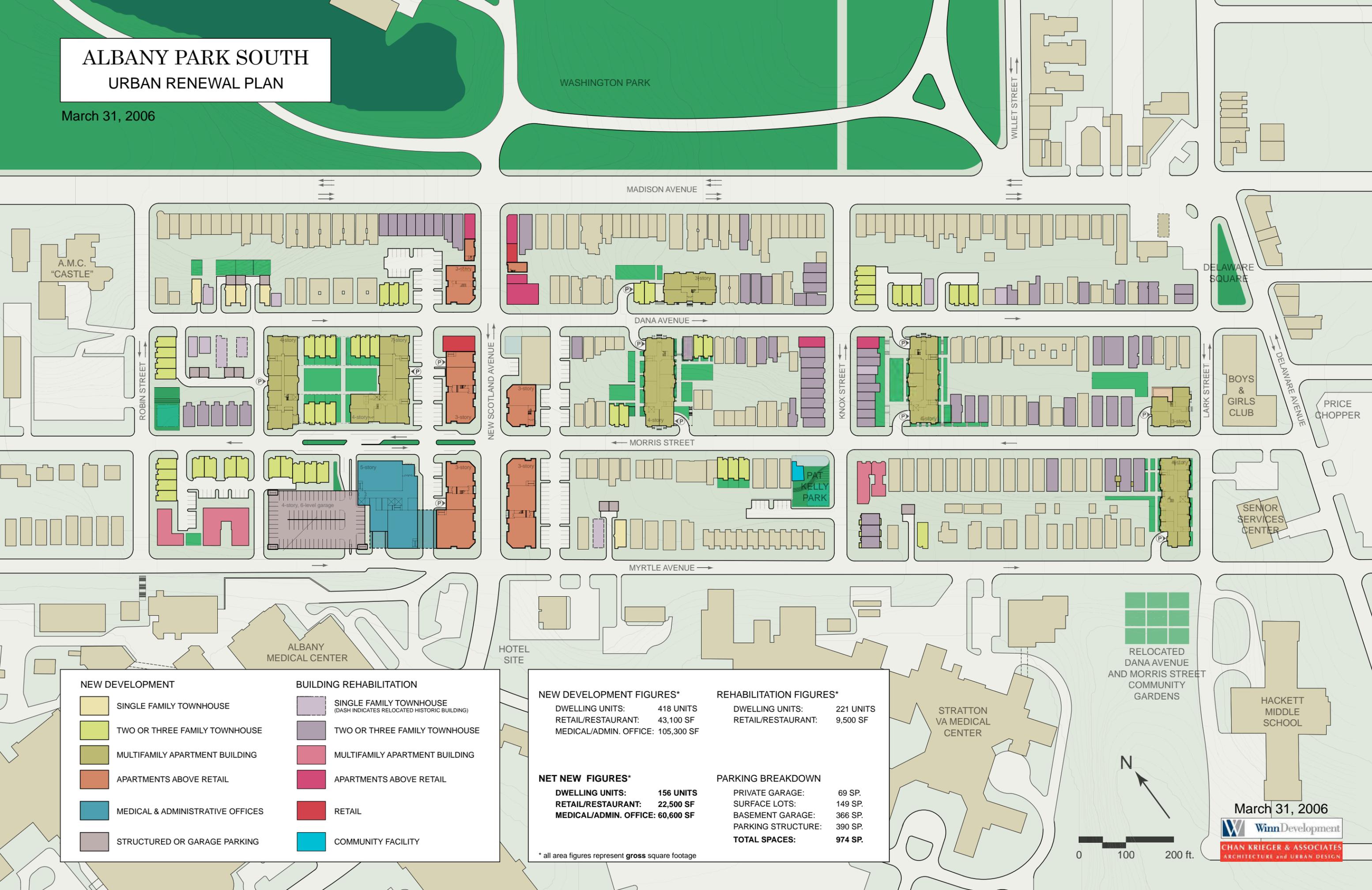


ALBANY PARK SOUTH URBAN RENEWAL PLAN

March 31, 2006



NEW DEVELOPMENT	BUILDING REHABILITATION
SINGLE FAMILY TOWNHOUSE	SINGLE FAMILY TOWNHOUSE (DASH INDICATES RELOCATED HISTORIC BUILDING)
TWO OR THREE FAMILY TOWNHOUSE	TWO OR THREE FAMILY TOWNHOUSE
MULTIFAMILY APARTMENT BUILDING	MULTIFAMILY APARTMENT BUILDING
APARTMENTS ABOVE RETAIL	APARTMENTS ABOVE RETAIL
MEDICAL & ADMINISTRATIVE OFFICES	RETAIL
STRUCTURED OR GARAGE PARKING	COMMUNITY FACILITY

NEW DEVELOPMENT FIGURES*		REHABILITATION FIGURES*	
DWELLING UNITS:	418 UNITS	DWELLING UNITS:	221 UNITS
RETAIL/RESTAURANT:	43,100 SF	RETAIL/RESTAURANT:	9,500 SF
MEDICAL/ADMIN. OFFICE:	105,300 SF		
NET NEW FIGURES*		PARKING BREAKDOWN	
DWELLING UNITS:	156 UNITS	PRIVATE GARAGE:	69 SP.
RETAIL/RESTAURANT:	22,500 SF	SURFACE LOTS:	149 SP.
MEDICAL/ADMIN. OFFICE:	60,600 SF	BASEMENT GARAGE:	366 SP.
		PARKING STRUCTURE:	390 SP.
		TOTAL SPACES:	974 SP.

* all area figures represent gross square footage

RELOCATED DANA AVENUE AND MORRIS STREET COMMUNITY GARDENS

HACKETT MIDDLE SCHOOL

March 31, 2006

WinnDevelopment

CHAN KRIEGER & ASSOCIATES
ARCHITECTURE and URBAN DESIGN

0 100 200 ft.

N

ALBANY PARK SOUTH URBAN RENEWAL PLAN WITH PROPERTY LINES AND ADDRESSES

March 31, 2006



NEW DEVELOPMENT

- SINGLE FAMILY TOWNHOUSE
- TWO OR THREE FAMILY TOWNHOUSE
- MULTIFAMILY APARTMENT BUILDING
- APARTMENTS ABOVE RETAIL
- MEDICAL & ADMINISTRATIVE OFFICES
- STRUCTURED OR GARAGE PARKING

BUILDING REHABILITATION

- SINGLE FAMILY TOWNHOUSE
(DASH INDICATES RELOCATED HISTORIC BUILDING)
- TWO OR THREE FAMILY TOWNHOUSE
- MULTIFAMILY APARTMENT BUILDING
- APARTMENTS ABOVE RETAIL
- RETAIL
- COMMUNITY FACILITY

NEW DEVELOPMENT FIGURES*

DWELLING UNITS: 418 UNITS
RETAIL/RESTAURANT: 43,100 SF
MEDICAL/ADMIN. OFFICE: 105,300 SF

NET NEW FIGURES*

DWELLING UNITS: 156 UNITS
RETAIL/RESTAURANT: 22,500 SF
MEDICAL/ADMIN. OFFICE: 60,600 SF

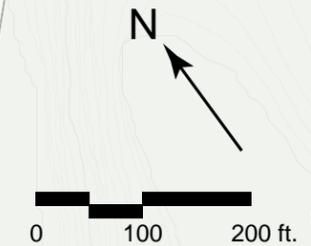
REHABILITATION FIGURES*

DWELLING UNITS: 221 UNITS
RETAIL/RESTAURANT: 9,500 SF

PARKING BREAKDOWN

PRIVATE GARAGE: 69 SP.
SURFACE LOTS: 149 SP.
BASEMENT GARAGE: 366 SP.
PARKING STRUCTURE: 390 SP.
TOTAL SPACES: 974 SP.

* all area figures represent gross square footage



March 31, 2006



CHAN KRIEGER & ASSOCIATES
ARCHITECTURE and URBAN DESIGN

ALBANY PARK SOUTH - URBAN RENEWAL PLAN

NET NEW FIGURES*

ALBANY MEDICAL CENTER 2-BLOCK AREA			
ADDITIONS		LOSSES	
NEW DEVELOPMENT		DEMOLITION	
units	201 units	units	78 units
retail	21,000 SF	retail	16,250 SF
office/misc. commercial	105,300 SF	office/misc. commercial	19,200 SF
CONVERTED USES		CONVERTED USES	
units	19 units	units**	3
retail	0	retail	0
office/misc. commercial	0	office/misc. commercial	24,300 SF
BUILDING REHABILITATION (no addition or loss)			
units	14 units		
retail	2,100 SF		
TOTAL ADDITIONS		TOTAL LOSSES	
units	220 units	units	81 units
retail	21,000 SF	retail	16,250 SF
office/misc. commercial	105,300 SF	office/misc. commercial	43,500 SF
TOTAL NET NEW			
units	139 units		
retail	4,750 SF		
office	61,800 SF		

NON-AMC 7-BLOCK AREA			
ADDITIONS		LOSSES	
NEW DEVELOPMENT		DEMOLITION	
units	217 units	units	159 units
retail	22,120 SF	retail	6,280 SF
office/misc. commercial	0	office/misc. commercial	1,200 SF
CONVERTED USES		CONVERTED USES	
units	1 units	units**	42 units
retail	1,940 SF	retail	0
office/misc. commercial	0	office/misc. commercial	0
BUILDING REHABILITATION (no addition or loss)			
units	207 units		
retail	7,355 SF		
TOTAL ADDITIONS		TOTAL LOSSES	
units	218 units	units	201 units
retail	24,060 SF	retail	6,280 SF
office/misc. commercial	0 SF	office/misc. commercial	1,200 SF
TOTAL NET NEW			
units	17 units		
retail	17,780 SF		
office	-1,200 SF		

TOTAL 9-BLOCK URBAN RENEWAL DISTRICT			
ADDITIONS		LOSSES	
NEW DEVELOPMENT		DEMOLITION	
units	418 units	units	237 units
retail	43,120 SF	retail	22,530 SF
office/misc. commercial	105,300 SF	office/misc. commercial	20,400 SF
CONVERTED USES		CONVERTED USES	
units	20 units	units	45 units
retail	1,940 SF	retail	0
office/misc. commercial	0	office/misc. commercial	24,300 SF
BUILDING REHABILITATION (no addition or loss)			
units	221 units		
retail	9,455 SF		
TOTAL ADDITIONS		TOTAL LOSSES	
units	438 units	units	282 units
retail	45,060 SF	retail	22,530 SF
office/misc. commercial	105,300 SF	office/misc. commercial	44,700 SF
TOTAL NET NEW			
units	156 units		
retail	22,530 SF		
office	60,600 SF		

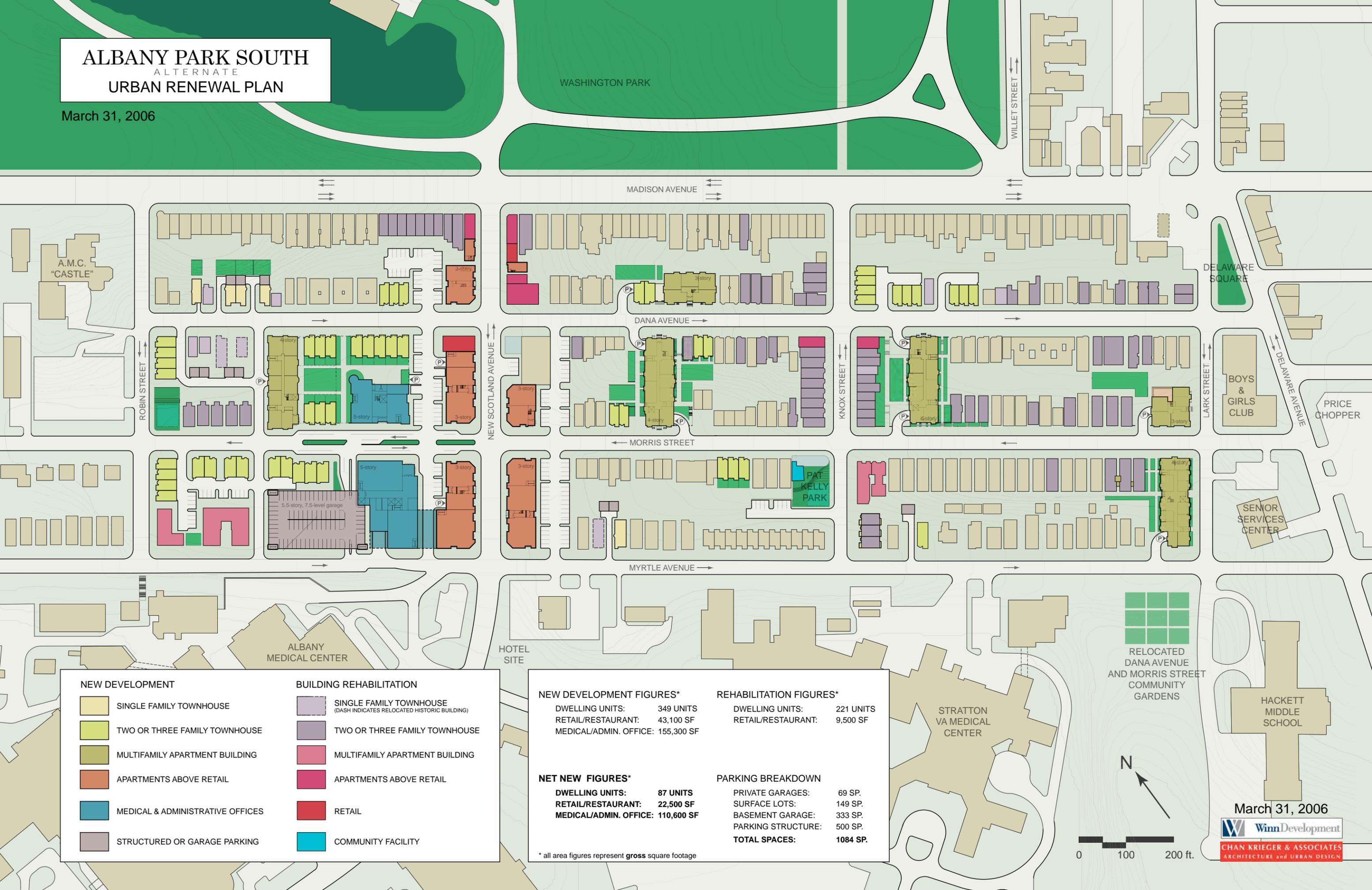
* all area figures represent **gross** square footage

** some units are lost in rehabilitation due to consolidation of small units into reasonably-sized units

ALBANY PARK SOUTH

ALTERNATE
URBAN RENEWAL PLAN

March 31, 2006



NEW DEVELOPMENT		BUILDING REHABILITATION	
	SINGLE FAMILY TOWNHOUSE		SINGLE FAMILY TOWNHOUSE (DASH INDICATES RELOCATED HISTORIC BUILDING)
	TWO OR THREE FAMILY TOWNHOUSE		TWO OR THREE FAMILY TOWNHOUSE
	MULTIFAMILY APARTMENT BUILDING		MULTIFAMILY APARTMENT BUILDING
	APARTMENTS ABOVE RETAIL		APARTMENTS ABOVE RETAIL
	MEDICAL & ADMINISTRATIVE OFFICES		RETAIL
	STRUCTURED OR GARAGE PARKING		COMMUNITY FACILITY

NEW DEVELOPMENT FIGURES*		REHABILITATION FIGURES*	
DWELLING UNITS:	349 UNITS	DWELLING UNITS:	221 UNITS
RETAIL/RESTAURANT:	43,100 SF	RETAIL/RESTAURANT:	9,500 SF
MEDICAL/ADMIN. OFFICE:	155,300 SF		
NET NEW FIGURES*		PARKING BREAKDOWN	
DWELLING UNITS:	87 UNITS	PRIVATE GARAGES:	69 SP.
RETAIL/RESTAURANT:	22,500 SF	SURFACE LOTS:	149 SP.
MEDICAL/ADMIN. OFFICE:	110,600 SF	BASEMENT GARAGE:	333 SP.
		PARKING STRUCTURE:	500 SP.
		TOTAL SPACES:	1084 SP.

* all area figures represent gross square footage

RELOCATED DANA AVENUE AND MORRIS STREET COMMUNITY GARDENS

HACKETT MIDDLE SCHOOL

March 31, 2006

WinnDevelopment

CHAN KRIEGER & ASSOCIATES
ARCHITECTURE and URBAN DESIGN

0 100 200 ft.

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ALBANY PARK SOUTH - ALTERNATE URBAN RENEWAL PLAN

NET NEW FIGURES*

ALBANY MEDICAL CENTER 2-BLOCK AREA			
ADDITIONS		LOSSES	
NEW DEVELOPMENT		DEMOLITION	
units	132 units	units	78 units
retail	21,000 SF	retail	16,250 SF
office/misc. commercial	155,300 SF	office/misc. commercial	19,200 SF
CONVERTED USES		CONVERTED USES	
units	19 units	units	3
retail	0	retail	0
office/misc. commercial	0	office/misc. commercial	24,300 SF
BUILDING REHABILITATION (no addition or loss)			
units	14 units		
retail	2,100 SF		
TOTAL ADDITIONS		TOTAL LOSSES	
units	151 units	units	81 units
retail	21,000 SF	retail	16,250 SF
office/misc. commercial	155,300 SF	office/misc. commercial	43,500 SF
TOTAL NET NEW			
units	70 units		
retail	4,750 SF		
office	111,800 SF		

NON-AMC 7-BLOCK AREA			
ADDITIONS		LOSSES	
NEW DEVELOPMENT		DEMOLITION	
units	217 units	units	159 units
retail	22,120 SF	retail	6,280 SF
office/misc. commercial	0	office/misc. commercial	1,200 SF
CONVERTED USES		CONVERTED USES	
units	1 units	units**	42 units
retail	1,940 SF	retail	0
office/misc. commercial	0	office/misc. commercial	0
BUILDING REHABILITATION (no addition or loss)			
units	207 units		
retail	7,355 SF		
TOTAL ADDITIONS		TOTAL LOSSES	
units	218 units	units	201 units
retail	24,060 SF	retail	6,280 SF
office/misc. commercial	0 SF	office/misc. commercial	1,200 SF
TOTAL NET NEW			
units	17 units		
retail	17,780 SF		
office	-1,200 SF		

TOTAL 9-BLOCK URBAN RENEWAL DISTRICT			
ADDITIONS		LOSSES	
NEW DEVELOPMENT		DEMOLITION	
units	349 units	units	237 units
retail	43,120 SF	retail	22,530 SF
office/misc. commercial	155,300 SF	office/misc. commercial	20,400 SF
CONVERTED USES		CONVERTED USES	
units	20 units	units	45 units
retail	1,940 SF	retail	0
office/misc. commercial	0	office/misc. commercial	24,300 SF
BUILDING REHABILITATION (no addition or loss)			
units	221 units		
retail	9,455 SF		
TOTAL ADDITIONS		TOTAL LOSSES	
units	369 units	units	282 units
retail	45,060 SF	retail	22,530 SF
office/misc. commercial	155,300 SF	office/misc. commercial	44,700 SF
TOTAL NET NEW			
units	87 units		
retail	22,530 SF		
office	110,600 SF		

* all area figures represent gross square footage

** some units are lost in rehabilitation due to consolidation of small units into reasonably-sized units

ALBANY PARK SOUTH

SIDEWALK GUIDELINES

REGIONAL THOROUGHFARES

March 31, 2006



ALBANY PARK SOUTH

SIDEWALK GUIDELINES

NEIGHBORHOOD CROSS STREETS

March 31, 2006

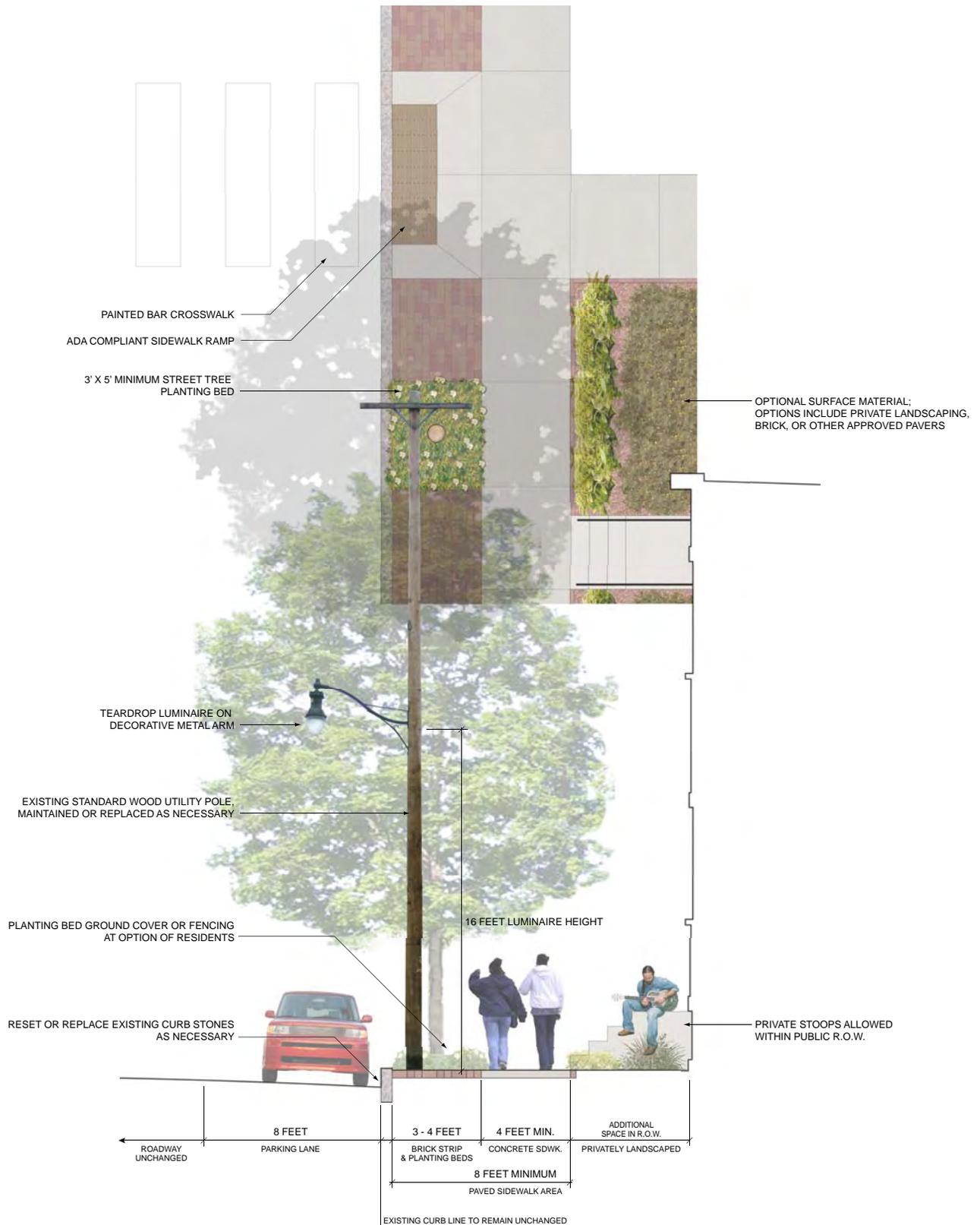


ALBANY PARK SOUTH

SIDEWALK GUIDELINES

RESIDENTIAL SIDE STREETS

March 31, 2006



ALBANY PARK SOUTH

SIDEWALK GUIDELINES

GREEN PERIMETER

March 31, 2006



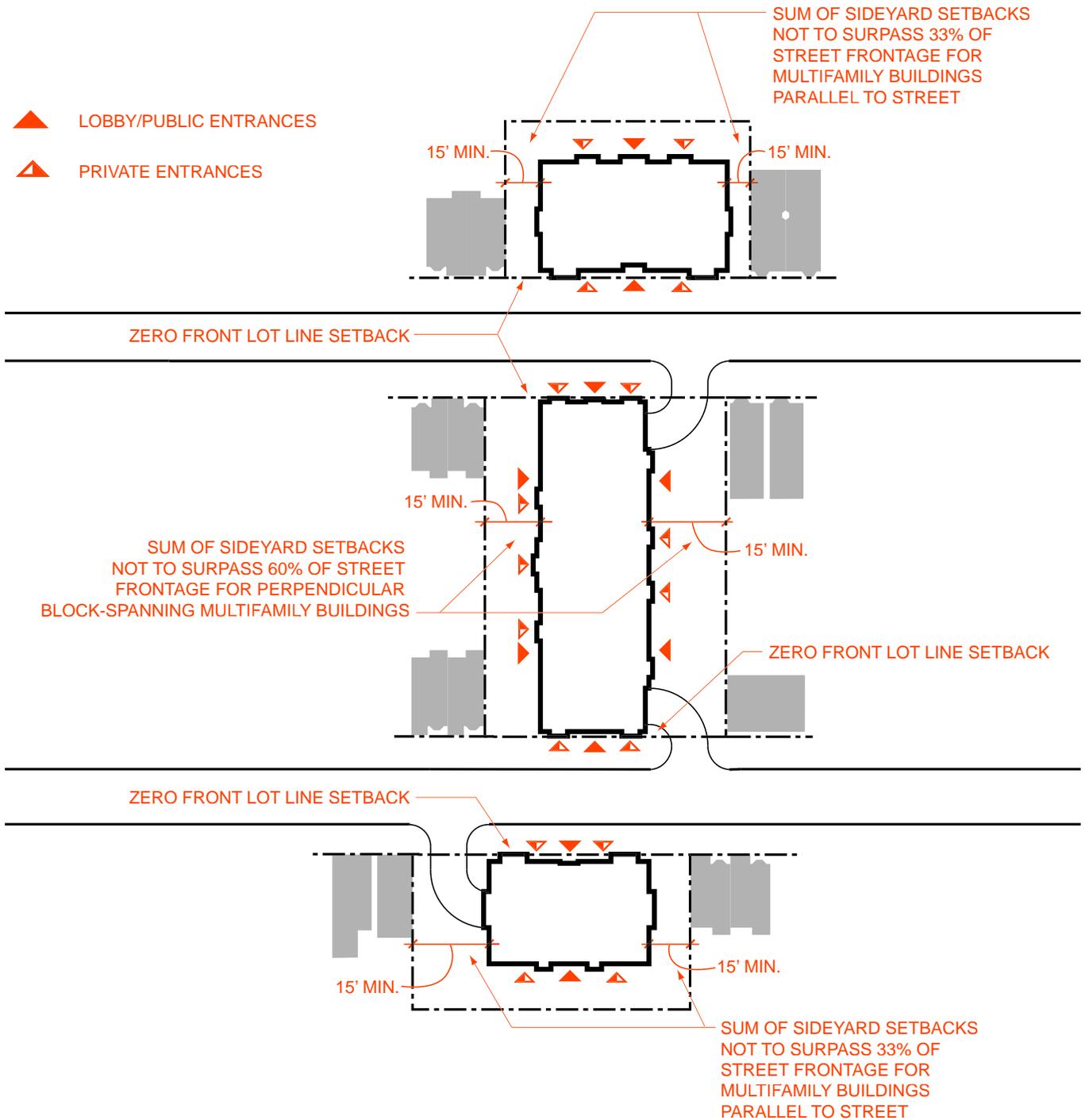
ALBANY PARK SOUTH

DESIGN GUIDELINES

MULTIFAMILY SETBACKS & ENTRANCES

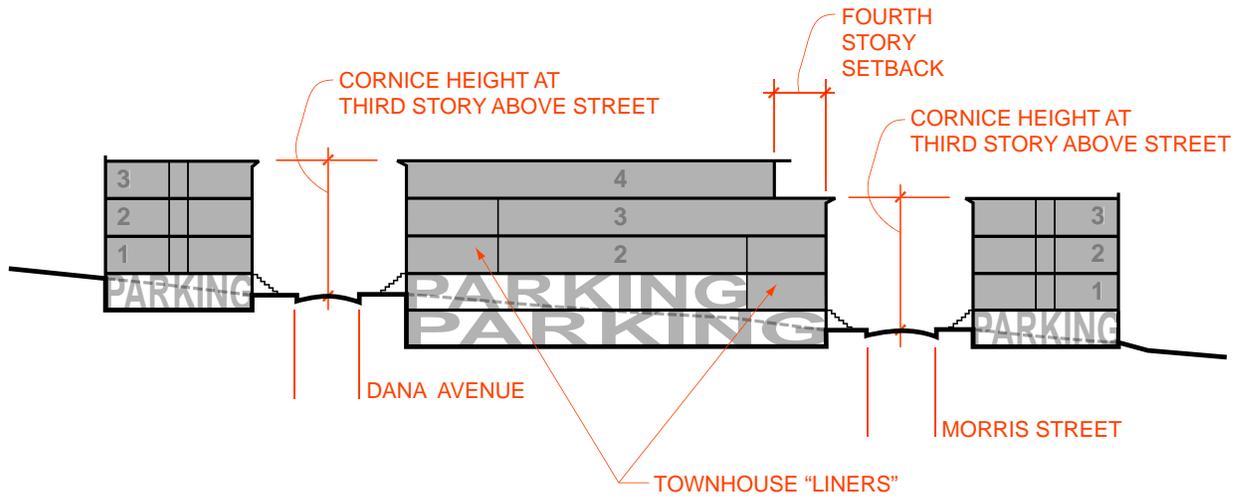
March 31, 2006

-  LOBBY/PUBLIC ENTRANCES
-  PRIVATE ENTRANCES



ALBANY PARK SOUTH
DESIGN GUIDELINES
MULTIFAMILY SCHEMATIC SECTION

March 31, 2006

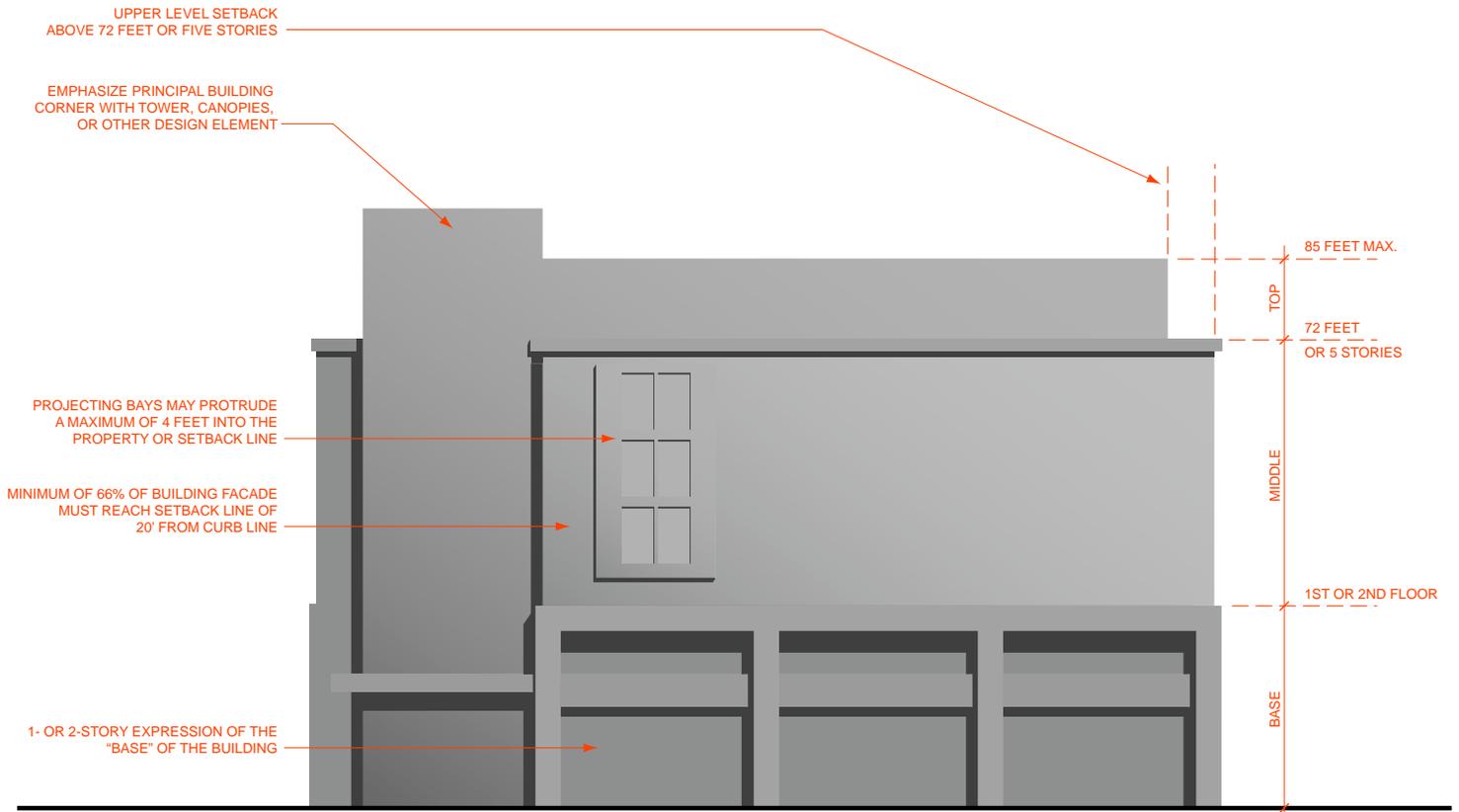


ALBANY PARK SOUTH

DESIGN GUIDELINES

MEDICAL OFFICE ELEVATION

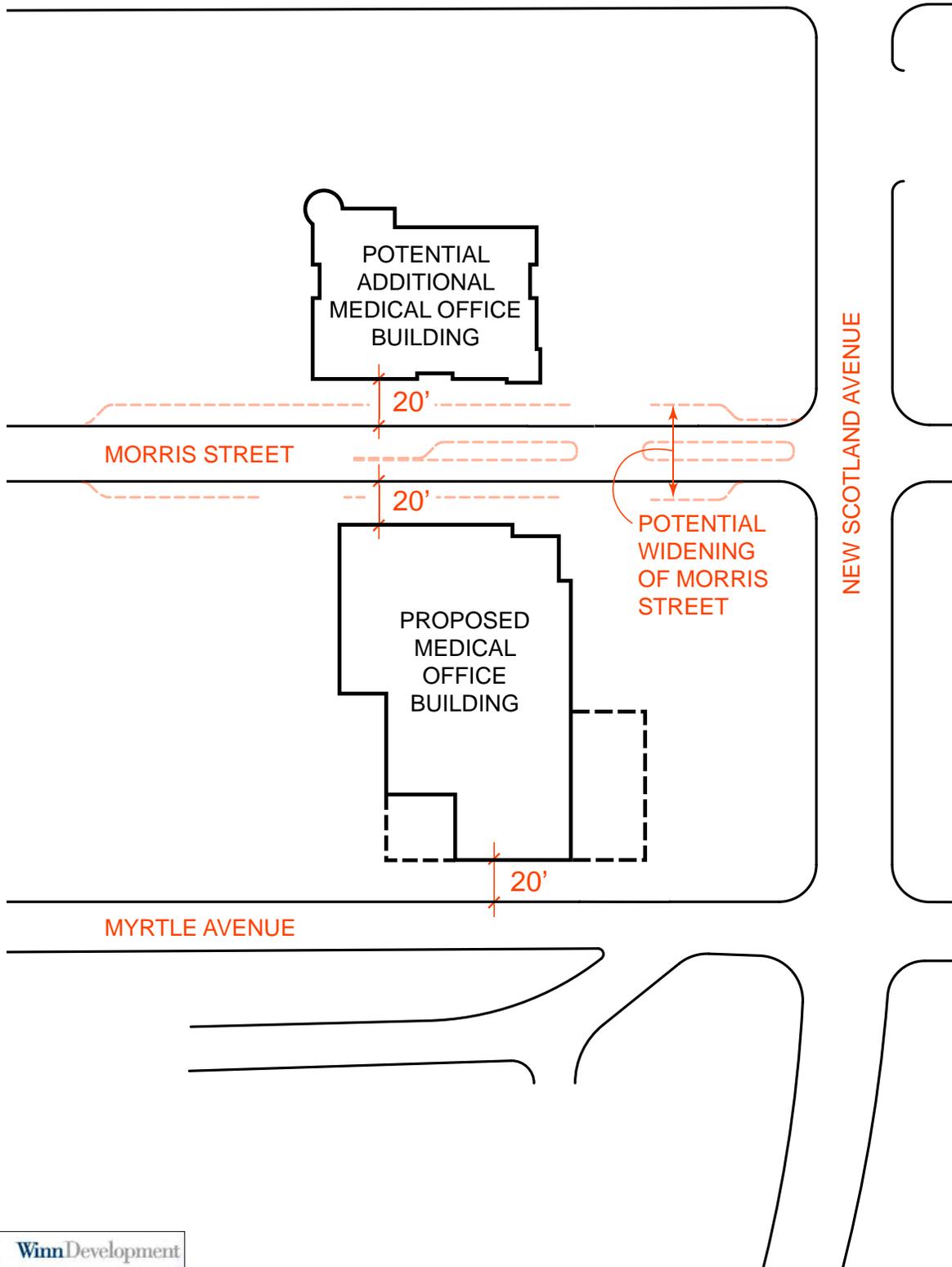
March 31, 2006



MATERIALS:
 BASE OF THE BUILDING SHOULD HAVE LARGE EXPANSES OF TRANSPARENT GLAZING;
 BUILDING FACADE MAY CONSIST OF THE FOLLOWING MATERIALS: BRICK MASONRY CAVITY WALL CONSTRUCTION WITH STANDARD BRICK SIZES, ARCHITECTURAL PRE-CAST CONCRETE, ARCHITECTURAL METAL PANEL SYSTEMS (AS A SECONDARY MATERIAL ONLY), AND GLASS CURTAIN WALL CONSTRUCTION

ALBANY PARK SOUTH
DESIGN GUIDELINES
MEDICAL OFFICE BUILDING SETBACKS

March 31, 2006



ALBANY PARK SOUTH
 DESIGN GUIDELINES
 MEDICAL OFFICE GROUND FLOORS

March 31, 2006

-  LOBBY ENTRANCES
-  SECONDARY ENTRANCES
-  SERVICE ENTRANCES

