

Bradford Allen Arlington Heights Phase I

Design Narrative

PROJECT:

Bradford Allen Arlington Heights Phase I (the “project”) is an 8-story, 301-unit multi-family for-rent apartment building with street level retail. The project architecture, facades and massing will have a contextual, welcoming, and dynamic design, and physical features in conformance with the new Overlay District. Verdant landscaping includes shade trees, ornamental trees, shrubs, perennials, and annuals all around the buildings and parking areas. The project transforms a 3.79-acre lot with 1 to 5 story vacant and dilapidated retail and office buildings into an eco-friendly attractive residential complex, sparking new retail and streetscape vibrancy at this part of Arlington Heights, (AH), a suburban community that is enjoying a new and steady influx of residential units. Arlington Heights needs more quality housing. The project is in the new Overlay Zoning District and seeks to comply with ordinance in terms of use, height, bulk, setbacks, unit density, and parking requirements. The Overlay District focuses on beautification, redevelopment, walkability and placemaking; which is exactly what this new project is all about.



ASSEMBLAGE:

Bradford Allen acquired the commercial buildings at 2355 S Arlington Heights Road and 15 East Algonquin Road in 2007, and 1 and 111 East Algonquin Road in 2014. All tenants subsequently vacated the buildings requiring Bradford Allen to identify the highest and best use of the property going forward. Through this process, Bradford Allen was actively engaged with the Village of Arlington Heights and its Department of Planning & Development. These efforts resulted, in large part, to the commissioning of the South Arlington Heights Road Corridor Plan in 2018. This plan led to a favorable zoning overlay for the subject area in 2019. Then, in 2020, the Village approved a Tax Increment Financing (“TIF”) district for this area, further enhancing the value of the Property as a redevelopment. Advances with the Village and proper land assemblage have attracted the interest of development partners, Mocer+Roszak, to redevelop the site into its highest and best use.



RESIDENTIAL & RETAIL:

Residential units range from 554 SF studios to 1,417 SF 3-bedroom units, with an average unit size of 825 SF. The units consist of 49 studios, 141 one-bedrooms, 19 one-bedrooms with dens, 82 two-bedrooms, and 10 three-bedrooms. Along the street fronts on Arlington Heights Road, Algonquin Road and the new access road, the 24,972 SF of retail will include uses such a coffee shop, dining restaurants, or other service-oriented retail uses.

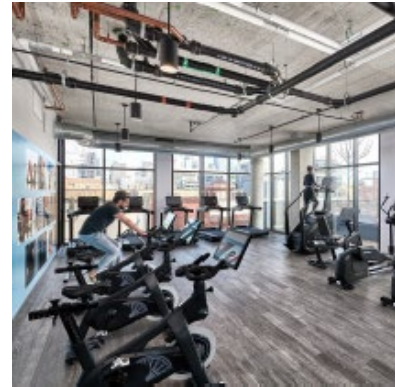
AFFORDABLE HOUSING:

Affordable housing units will be provided for 10% of the total units, or 30 of the total 301 units, on site. These will be supplied per the AH affordable housing requirements at 60% AMI.



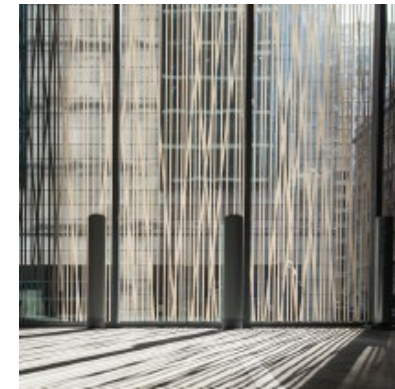
AMENITIES:

This building will include over 21,000 SF of indoor and outdoor amenities. The amenities include: an outdoor pool and spa with a gracious sundeck. Furthermore, fitness area and yoga studio, a golf simulator, social and media room, a library, a business center and “work from home” conference rooms, dog walk and dog spa, trellises and private grilling, a catering kitchen, and indoor/outdoor dining areas. Newly planted butterfly gardens consisting of native perennials with walking paths adorn the site on the north and south of the development.



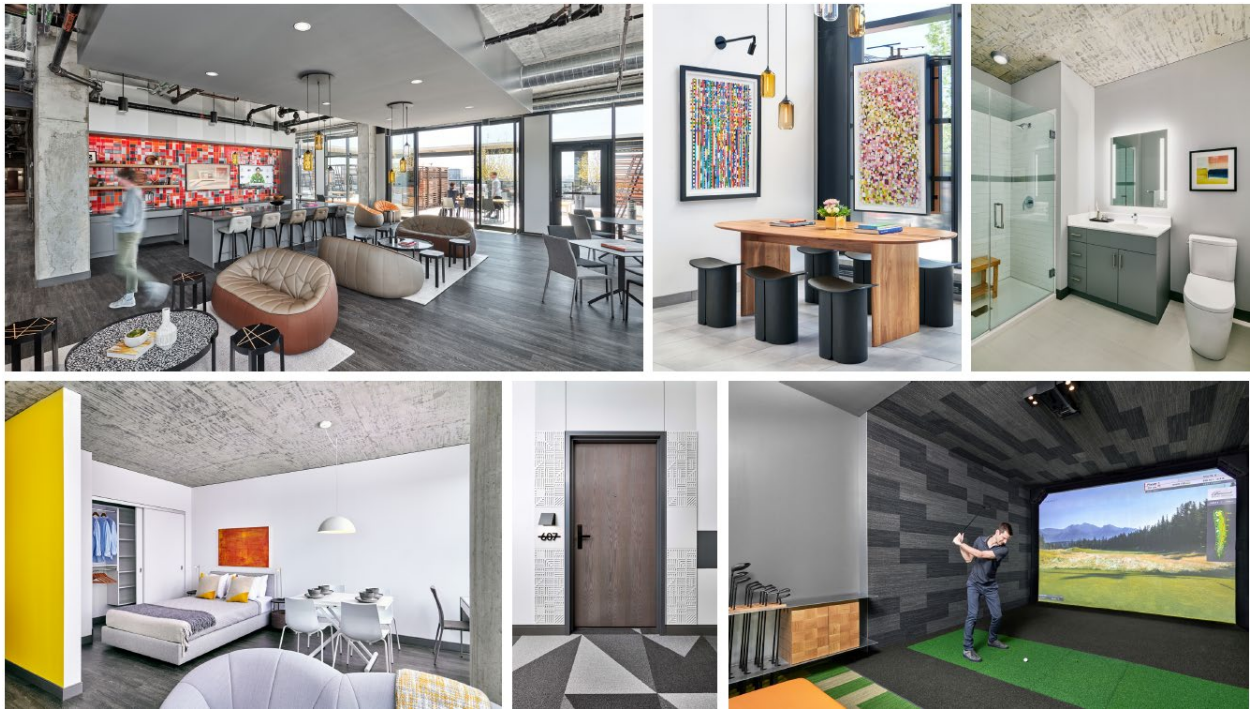
MARKET:

The market units will rent for about \$3.00/sf, and the affordable units will follow the U.S. Department of Housing and Urban Development prescribed rent index at 60% AMI. The apartment rental demand in this suburban market has enough demand to absorb all of these new units in a 12-18 month period.



SUSTAINABLE:

Seeking Energy Star certification, Bradford Allen Arlington Heights Phase I is a 490,392 SF urban infill mixed-use project that will invigorate a once neglected corner lot. Many energy-efficient and eco-friendly strategies will be utilized in the design of this project, including an energy efficient thermal envelope, interior and exterior lighting power reductions by means of 100% LED lights on sensors and timers, high-efficiency plumbing, low volatile organic compound interior materials and finishes, and heating and cooling utilizing efficient heat-pumps. Electrical charging stations at over 30 stalls will be located conveniently, enabling capacity for additional future chargers. Parking areas will provide storm water detention via vaults, reducing the burden on local watershed systems. Planted with indigenous grasses and perennials, the ground level provides residents with abundant outdoor green space and a dog walking area. Additionally, the roof of the residential serves as a green roof and array area for solar panels; all non-landscaped roof surfaces will have a high solar reflective index to reduce heat island effect.



DESIGN:

These modern and urbane residences are smart and desirable in the marketplace: straightforward, efficient, well-lit, and enjoyable. Further, they become catalysts that contribute to the rejuvenation and safety of this overlooked area. This project will replace vacated buildings and parking lots with new residences and retail that will transform this sparsely populated area into an attractive community bustling with life, openness, and healthy green space.

The project takes on a promising site near the I-90 expressway, and on two busy streets, Arlington Heights and Algonquin Roads. By using high-quality materials and innovative design, the project enhances the public realm. Pedestrian friendly and human scale detailing at the street level will make the experience for users very positive. A building of delineated massing enables abundant sunlight to transition graciously across the site and in context with the larger neighborhood as a whole. Exterior building façade materials will include fiber-cement siding, brick masonry, and glass windows, all carefully detailed. Design excellence is incorporated into the selection of high quality and innovative building materials and detailing to provide architectural delight. The white chevrons in key parts of the elevations provide a nice highlight to the other longer elevations which are delineated with light, medium, and dark grays, providing rhythm and creating elegant, proportional, and residential scale. The chevron geometry is accented by the green fins, that depict prairie grass blowing in the wind. The base of the building is anchored by variegated gray colored brick that handsomely complements the smooth siding panels and provide depth and texture. Any part of the garage that is not wrapped by retail or residential uses will be fenestrated with the same materials and window openings to appear congruent to the overall design. The lobby entrance and car drop off area is highlighted with a green portal frame to show residents and visitors where the front door is, and this area is accented with an artful mural celebrating the entrance. The top roof is a TPO system with large expanses of green and colorful sedum and a solar PV array to harness the sun.

Thomas Roszak Architecture, LLC



View looking NE



View looking SE



View looking SW

LANDSCAPE:

Our intent is to create a safe and inviting public realm including high quality paving materials, lighting, wayfinding, plantings, obelisk-sculptures, and bench furnishings. Shade trees and ornamental trees will provide shade and visual interest. Two butterfly gardens will be provided, as well as many pockets of perennial and annual flower beds.



TRANSPORTATION:

Bradford Allen Arlington Heights Phase I is an urban infill mixed-use project in the Overlay Zoning District. Residents of the building have access to world class public transportation including access to I-90, buses and the Metra. Bicycle racks and storage are provided onsite, and all sidewalks will double as 8-foot wide bike paths. Four levels of parking include a total of 480 cars. Retail parking of 85 spaces will be provided on grade near each retail space meeting village requirements. Parking and loading will be accessed from Arlington Heights Road, Algonquin Road, and the new Access Road.



ZONING:

The developer is seeking a PD with the Village of Arlington Heights. Current zoning designation of this site is B-3, and is in the new Overlay District, which provides certain goals to be implemented in order to produce high-quality mixed-use development. The Project consists of a 8-story, 329,872 FAR square foot building containing 301 for-rent apartments, inclusive of 30 on-site affordable units. There is a total of 480 parking spaces on levels one through three and approximately 24,972 square feet of ground floor retail with 85 spaces of ground level parking. The apartments will include studios, convertibles, one, two- and three-bedrooms units ranging from 554 SF to 1,417 SF.

PHASING:

This project is contemplated as Phase 1 of four phases on the entire 18-acre site. Phase 2 is the adaptive reuse of an existing office building formerly known as the Daily Herald newspaper building, into medical offices. Phases 3 and 4 will include new multifamily apartment and hotel projects similar in size and scope to Phase 1.

DEVELOPER:

A partnership between Bradford Allen and Mocer+Roszak will develop the project, called Bradford Allen Arlington Heights Development, LLC.

BRADFORD ALLEN:

Bradford Allen is a Chicago-based alternative asset manager specializing in commercial real estate and private placements with over \$4 billion in assets under management. Founded in 2003 as a real estate brokerage firm, Bradford Allen has continued to grow and provides a full-suite of services such as real estate acquisitions, financing, asset management, development, leasing, and property management. Bradford Allen is providing 100% of the equity and contributing the site to the project.

MOCERI+ROSZAK:

Mocer+Roszak is a design/develop firm with a deep expertise in multi-family. Thomas Roszak is an architect/developer and has a distinguished design, construction, and development portfolio with 34 years of experience specializing in multi-family real estate, with over 3,000 units and a development value in excess of \$3 Billion. Recent design/develop projects include JeffJack Apartments at 601 W Jackson, Linea Apartments at 215 W Lake, 145 S Wells Boutique Offices, Parkline Residences at 60 E Randolph, and Fulbrix Apartments at 160 N Elizabeth in Fulton Market, a residential building currently under construction. Michael Mocer and Paul Baulier are both architect/developers with specialties in integrated building delivery. Thomas Roszak also built over 600 multi-family units in Evanston.

ARCHITECT:

The architect for the project will be Thomas Roszak Architecture (TRA). The company's developments in Chicago and Evanston have been cited for their beauty, ingenuity, and sensitivity to people and the environment. This architect-led process integrates design with construction, development, financing, marketing, and management of real estate. Their design is delineated with subtle, clean-line and warm contextualism, and best in class apartment offerings that lead the market in quality, design, service, and amenities. TRA will also provide interior design and landscape architecture services.

CONSTRUCTION:

Clark Construction will be the general contractor on the project. Moceri+Roszak and Clark have worked together successfully on 5 previous projects of similar scope and quality. Construction will take approximately 16-18 months to complete.

LEASING & MANAGEMENT:

Lincoln Properties (a division of Cadillac Fairview) will be the property manager and leasing agent on the project. Moceri+Roszak and Lincoln have worked together successfully on 4 previous projects of similar scope and quality. It will take approximately 12-18 months to stabilize.

OTHER TEAM MEMBERS & CONSULTANTS:

Integra Realty Resources Chicago will conduct the market study. ECS Midwest will provide the environmental report. KLOA will provide the traffic study and design. V3 Companies will provide surveying and civil engineering services. SteelGrass, an affiliated firm of Thomas Roszak, will be the construction manager overseeing Clark, the general contractor. TR Management + Consulting (TRMC), an affiliated firm of Thomas Roszak, will be the development manager. Thornton Tomasetti will be the structural engineer. Cosentini Associates will be the MEP design consultant. SB Friedman Development Advisors will provide consultancy on all tax increment financing (TIF) matters.