

Antelope Valley Development

Proposed by: NeighborWorks Lincoln
Assurity Life Insurance Company
Russ Meyer, Home Real Estate

Urban Design Review/ Redevelopment Agreement Package

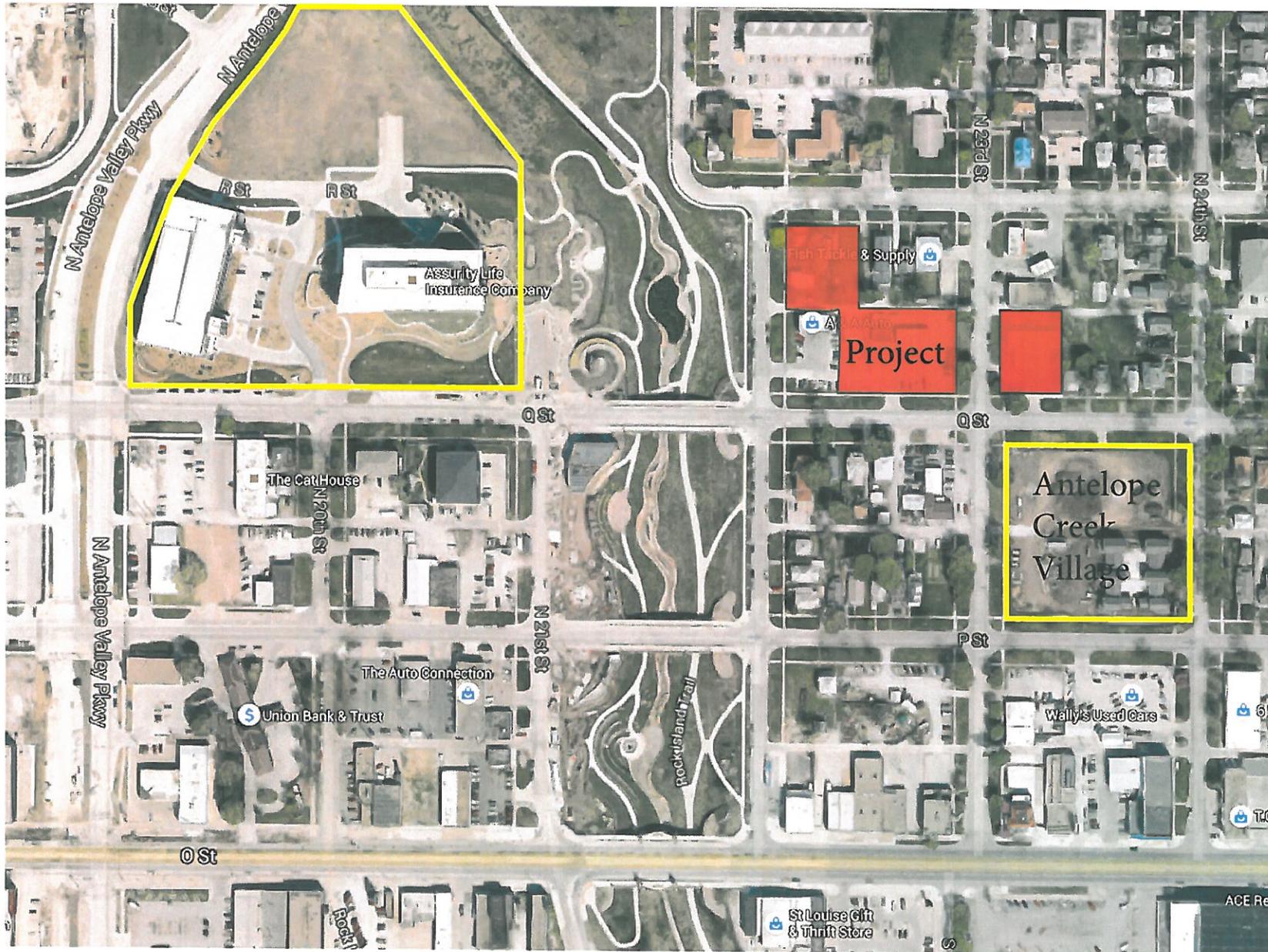
Concept and Schematic Design

2.2.2016

Antelope Valley Project

- Partnership with Neighborworks and Assurity
- Focus is on Owner Occupied Housing
 - Higher End Urban Design
 - Mix of Unit Types and Styles
 - Multiple Price Points from Assisted to Market Rate
- Project-22nd to 23rd Street/ Q to R Street
 - Phase One- 10 Units on Q St
 - Phase Two- 8 Units on Antelope Creek/ 6 Units on Q St

Site Location

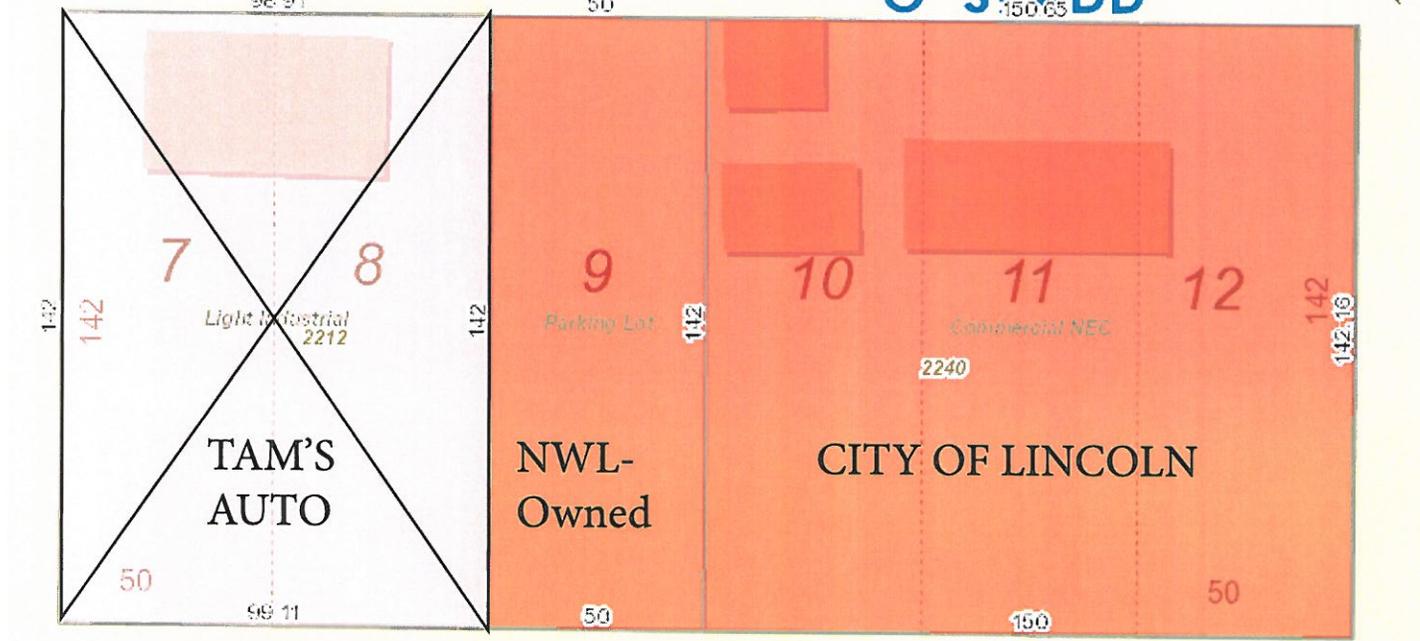
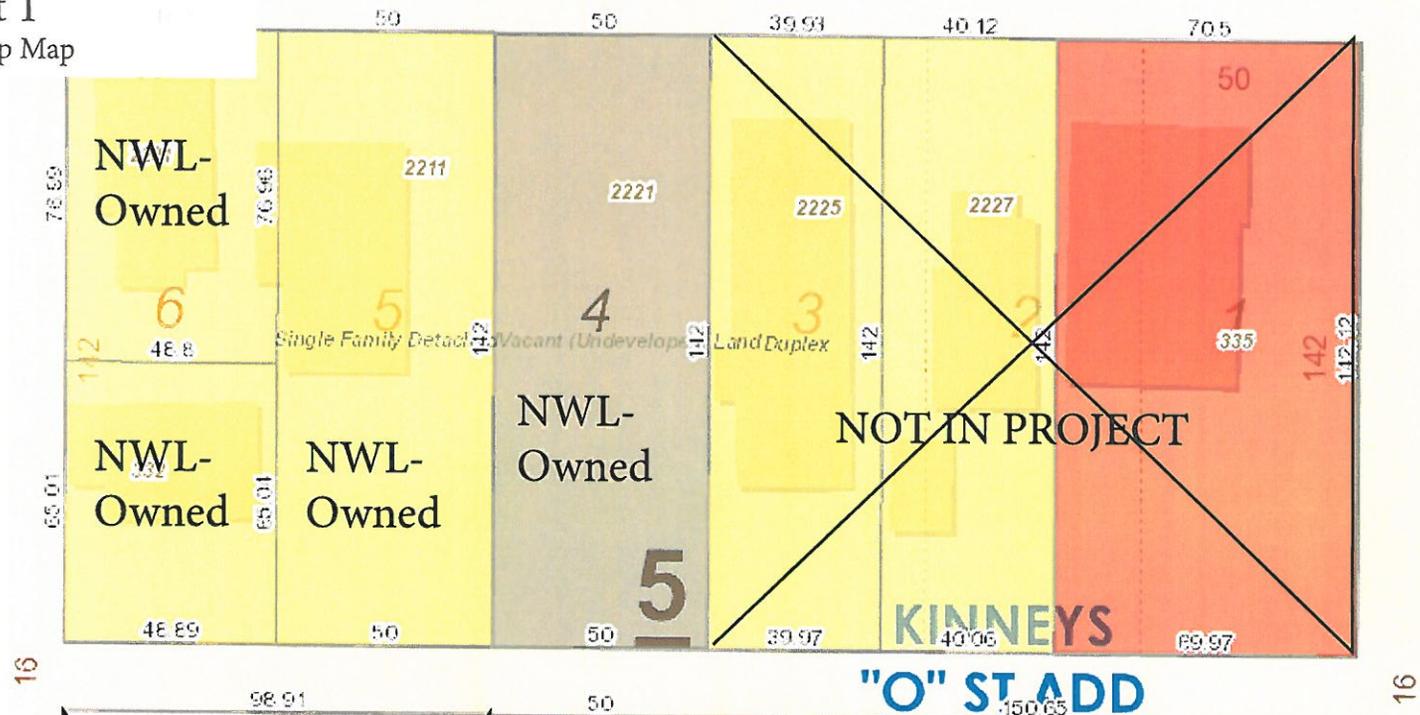


Project

The first project will focus on 22nd Street to 23rd Streets between Q and R Streets. This area includes the land that is owned by the city. Neighborworks owns three properties on the block currently and has two others under contract. The Southwest corner is owned by Tam's Auto and has an above market asking price currently but ultimately we hope to purchase this corner. The development team has approached the three owners on the northeast corner of this block but to acquire those properties would be financially too much for the project to bear and may become a future consideration.

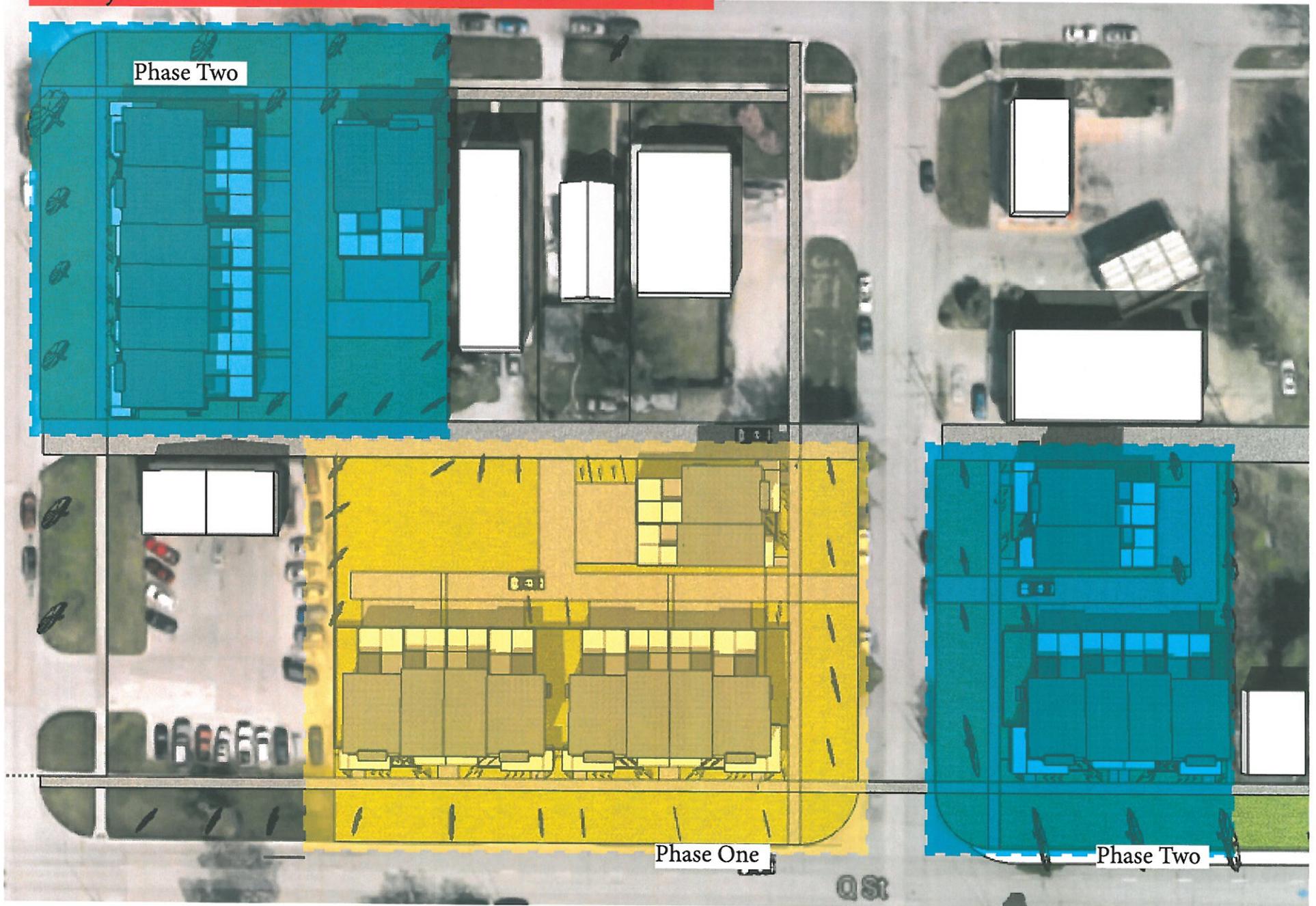


Project 1
Ownership Map



Assurity-
Option

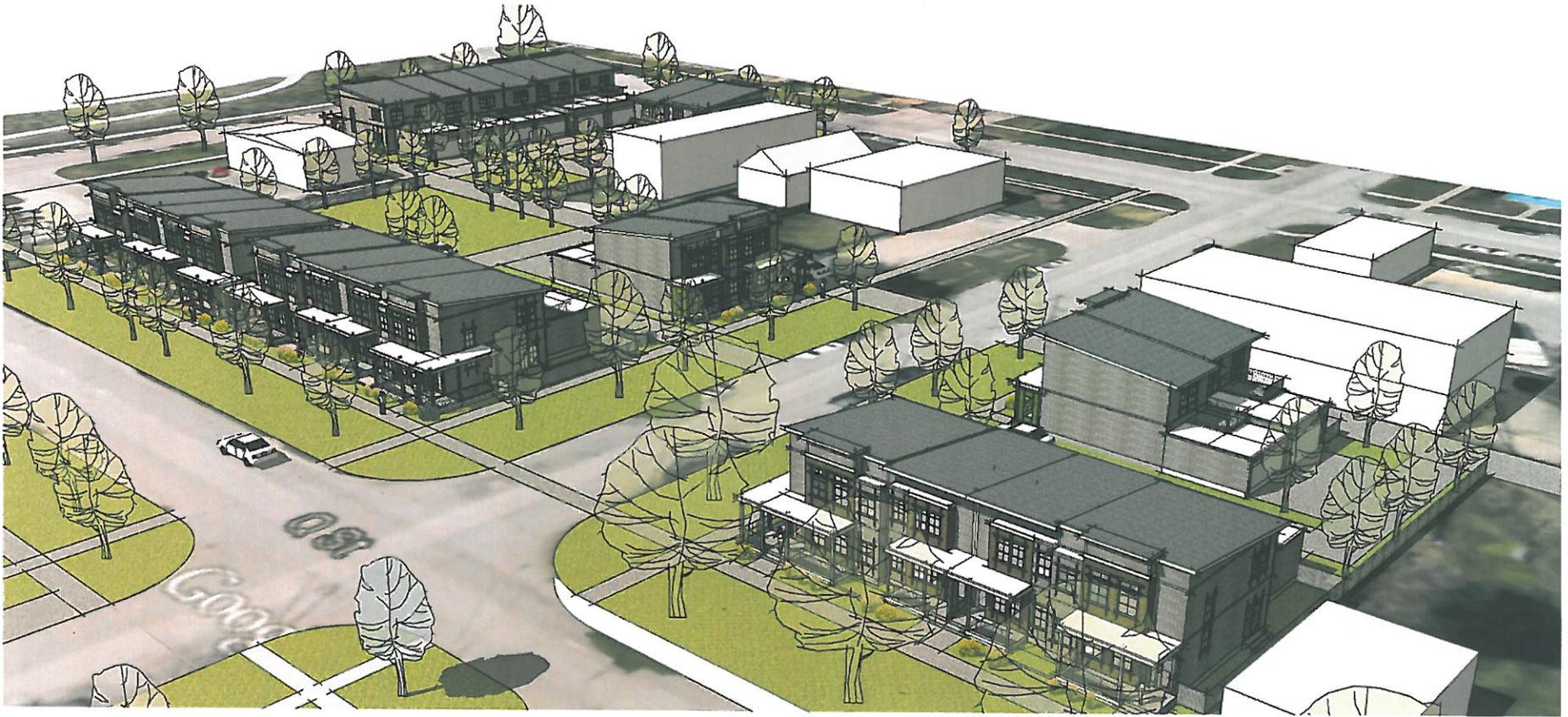
Project 1 Site Plan- Phased Plan



Project 1 Site Plan



Concept Design- Phase One



Southeast Corner

Concept Design- Phase One



Southwest Corner



Phase 1 Views

Concept Design- Phase Two



Northwest Corner



Northeast Corner

Phase One Schematic Design

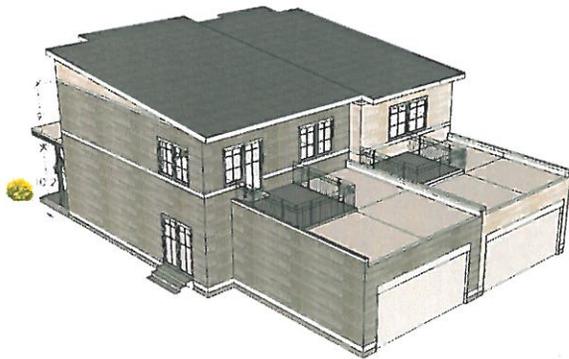


South View

Concept Design- Facade Design



Front Elevation



Rear Elevation



Front Elevation

Concept Design- Facade Design



Sidewalk View



Sidewalk View



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