



MOSAIC ON MICHIGAN

Mosaic on Michigan Team

Development

The Michaels Organization



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Project Architect



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Architectural Associate



43 Green Phases I and II –

Chicago, IL

- **Multi-phased, E-TOD site in Chicago's Bronzeville community**
- **First phase includes 99 residential units with significant ground floor, retail space**
- **Phase two includes 80 residential units with additional ground floor retail space**
- **Project followed Chicago's sustainability goals**



Park Station Lofts –

Chicago, IL

- **One acre, E-TOD site in Chicago’s Woodlawn community**
- **First area project to follow the Woodlawn Preservation Ordinance**
- **Five story, 58-unit building with ground floor retail space, two live-work units aimed at area entrepreneurs, on-site management office, community room, business center, and exercise room**
- **Project followed/exceeded Chicago’s sustainability goals**

Cornerstone Apartments
E. 50th Street, Chicago, IL



COMPLETION YEAR

2015

PROGRAM

Artists' residences + studios

BUILDING HEIGHT

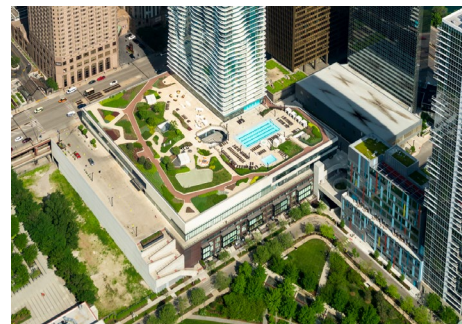
41 feet

BUILDING GROSS AREA

10,889 sf

SUSTAINABILITY

Green Homes Chicago



COMPLETION YEAR

2016

BUILDING GROSS AREA

344,726 sf

SIZE

1.85 acres

LEED CERTIFICATION

Silver

BUILDING HEIGHT

170 feet

City Hyde Park Chicago, IL



Aqua Chicago, IL

COMPLETION YEAR

2010

BUILDING GROSS AREA

1,990,000 sf

SIZE

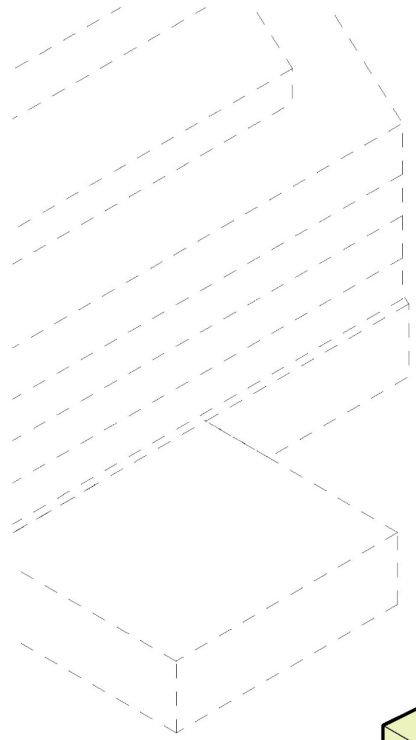
4.13 acres

LEED CERTIFICATION

NC Certified

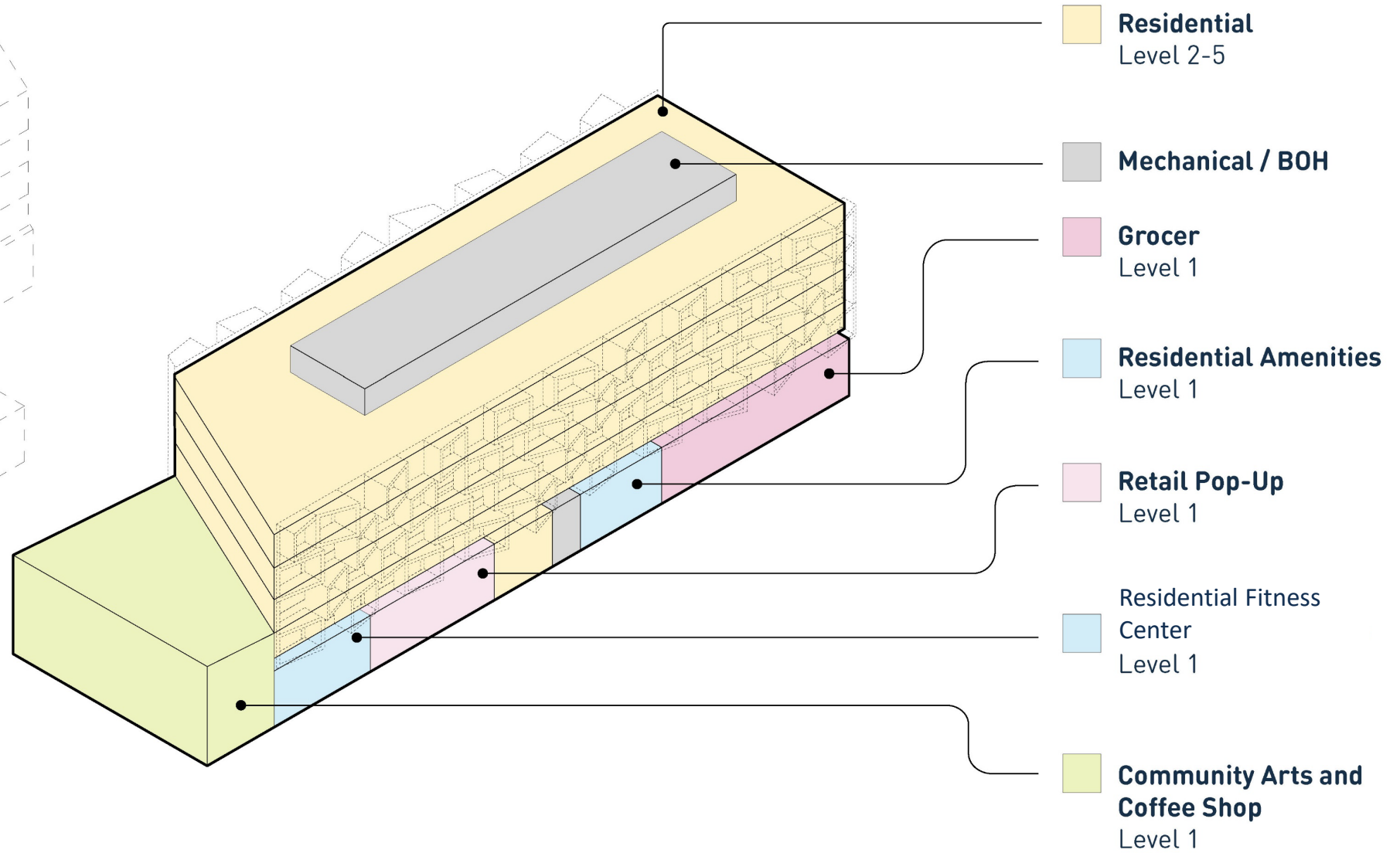
BUILDING HEIGHT

876 feet



A VIBRANT MIX OF USES
Catalyzing Growth

Combining a high-quality grocer with community spaces and affordable housing, Mosaic on Michigan will give rise to a new wave of Transit-Oriented Development at Michigan Station.



Mosaic on Michigan Urban Activation



Civic Lobby



Mosaic on Michigan Urban Activation



Mosaic on Michigan Urban Activation



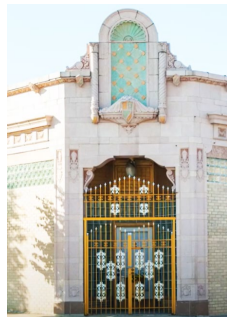
Civic Lobby

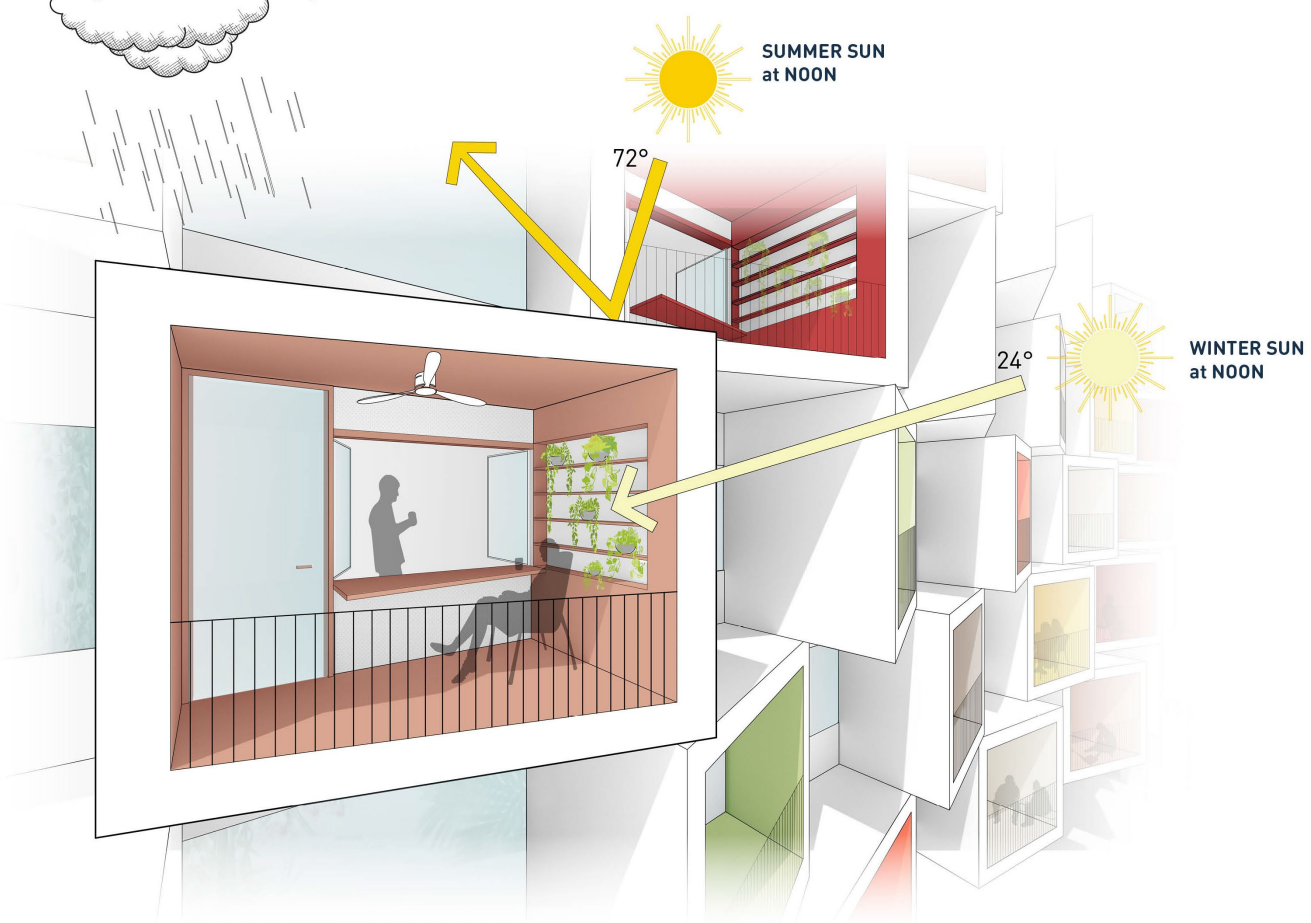




START WITH WHAT'S THERE

Building on Roseland's Vibrant History





CONNECTING PEOPLE TO NATURE

Outdoor Rooms

Each unit will have its own private outdoor space, furnishable and shaded from the elements— a space to relax and enjoy some fresh air!



PROJECT SUMMARY – THANK YOU!



Five story building housing:

- **46 residential units**
 - including 1-, 2-, and 3-bedroom options; all with private outdoor space
- **7500 sf of retail space**
 - including a full-service grocer, café, community art center, and pop-up retail shop

Project anticipated to cost approximately \$39MM, financed as follows:

- Debt supported by project income
- 9% Low-Income Housing Tax Credit (LIHTC) Equity
- City of Chicago Tax Increment Financing (TIF)
- City of Chicago Soft Funds (source TBD)
- ComEd Affordable Housing Grant