



BURNET AVENUE REDEVELOPMENT VISION



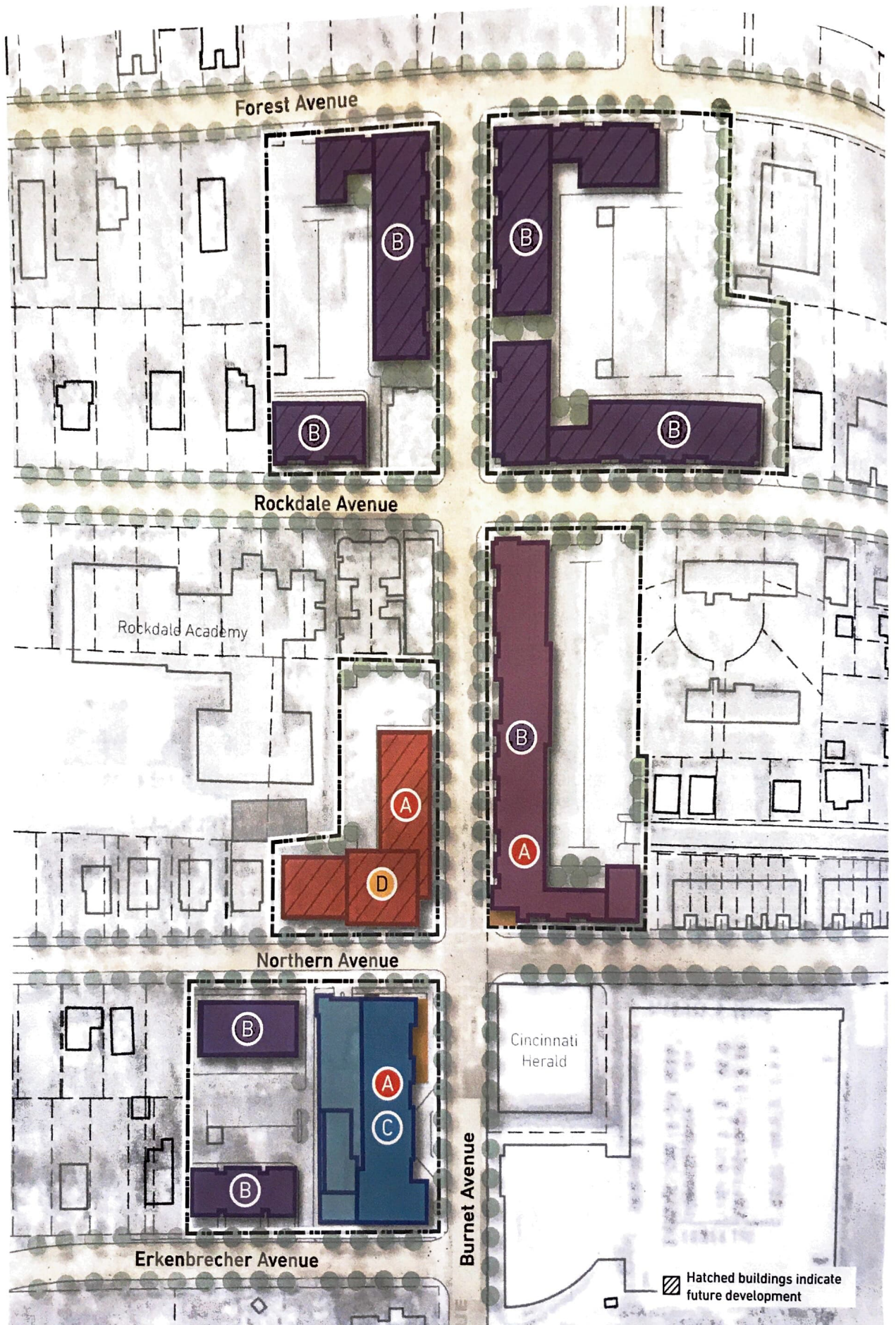
OUR PROJECT TEAM IS EXCITED FOR THE OPPORTUNITY TO WORK IN PARTNERSHIP WITH THE UPTOWN CONSORTIUM, INC. AND IN COOPERATION WITH THE AVONDALE DEVELOPMENT CORPORATION ON THE REDEVELOPMENT OF BURNET AVENUE.

Our goal is to build upon the existing community vision and spirit within Avondale by bridging between the extensive development and construction projects to the South with the established community to the North. The redevelopment of these few blocks of Burnet has the greatest opportunity to weave back together some lost pieces within the fabric of the community. We believe these building projects can meet the desires of the community to bring more services, residents, jobs, amenities and economic prosperity to the area.

We strongly believe this will create a renewed area that can bring together all people and organizations that visit, work, and live within the neighborhood while also supporting the mission of encouraging a safe, attractive, healthy and prosperous community.

ENCOURAGE A
SAFE, ATTRACTIVE,
HEALTHY AND
PROSPEROUS
COMMUNITY.





A - Restaurant + Retail

Steiner's history is in the development, leasing, and management of exciting retail and restaurant destinations. With each project, we and our partners curate a collection of tenants we feel will best support the spirit of the area and the wants and needs of those living, working, and playing in the neighborhood. This project will include a collection of mixed-use buildings that provide a ground floor environment for local retail and restaurant concepts to flourish while serving the community and surrounding employee population. Exciting local restaurant concepts and pop-up retail and dining experiences will help create an innovative mix that will serve as an amenity and social hub for the neighborhood.



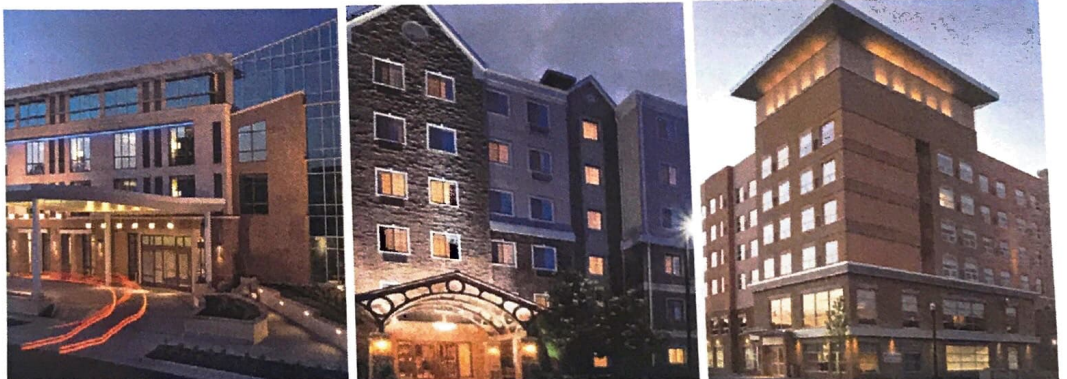
B - Residential

Steiner and its team plan to create a diverse mix of housing types and programs to address the desire for residential developments that strengthen the area and provide exciting lifestyle amenities. Multiple buildings in the first phase will accommodate a mix of approximately 150 market rate and affordable units which include smaller apartments catering to singles and young couples that are positioned over retail and restaurant space. In addition, conventional one, two and three-bedroom flats in smaller scale buildings will seamlessly transition into the neighborhood blocks and attract residents of all ages. Off-street parking will be available for each unit within the development. Future phases will extend the housing program to Forest Avenue further linking together the neighborhood.



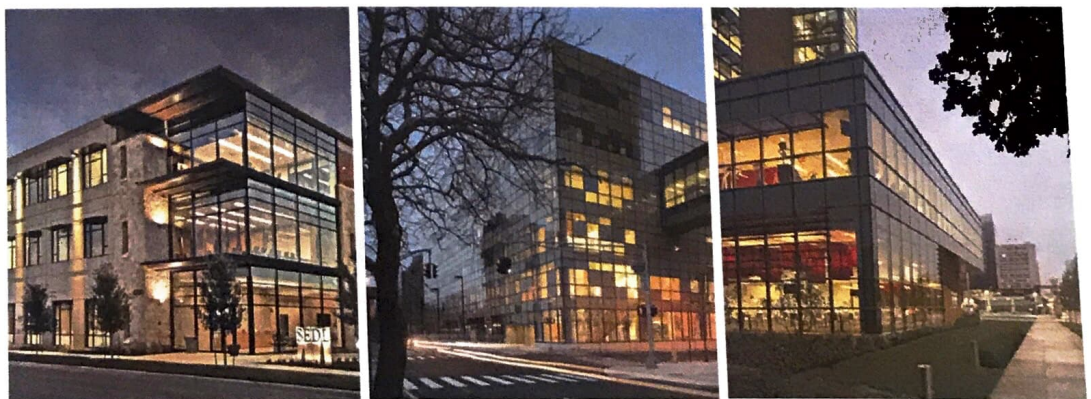
C - Extended-Stay Hotel

A 100-key lifestyle hotel will be an inclusive amenity that is important to the nearby hospital as well as families visiting the neighborhood. Underground parking will allow the building to directly front the street and have a dining venue on the ground level that will serve more than just hotel guests.



D - Future Office

It's important to have consistent energy that results from a 24/7 population of residents and office employees to give this area a dynamic atmosphere. Our future phase includes 50,000 SF of office space that will help promote investment within the community and provide a setting for businesses to grow.





Public Spaces & Amenities

Steiner is a leading expert in "placemaking" and creating public spaces that people love to experience. A great deal of focus will be placed upon studying various details from sidewalk depths to storefront designs and the landscape strategy to unify this entire section of Burnet Avenue while providing exciting pockets for casual meetings, interaction and outdoor dining to enhance community well-being.

