

LAKESHORE BEACH APTS

Cleveland, Ohio

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TYPE OF PROJECT
108 Family Apartments
100% Section 8 (project based)

ARCHITECT
Blumentals Architecture Inc.

CONSTRUCTION MANAGEMENT
JAS Construction, Inc.

DOMINIUM'S RESPONSIBILITY
Real Estate Development
Tax Credit Delivery
Legal and Environmental Services
Management
Property Management
Section 8 Compliance

FINANCIAL PARTNERS
OHFA
US Bank
City of Cleveland

TOTAL DEVELOPMENT COST
\$14,280,000

SIZE
6.42 acres (site)
102,000 sq. ft. (building)

COMPLETION DATE
October, 2009



Lakeshore Beach Apartments is a 108 unit family apartment complex located in Cleveland, OH, and is just over 6 miles outside of downtown Cleveland. The property consists of 5 buildings, all of which are designated 100% project-based Section 8, originally built in 1982.

With its close proximity to downtown Cleveland, the design concept for Lakeshore Beach is meant to fit within an urban environment. The basic building is rectangular and 3 stories high. Most units have excellent views of the rest of the property or surrounding neighborhood.

The substantial rehabilitation of the project will consist of replacing all the exterior siding and insulation on all buildings. The new exterior of the buildings is creatively styled with different color sections of hardi-board on the 2 upper floors of the building and brick on the bottom floor. The buildings are angle-roofed. Large window areas and a great degree of façade articulation complete the modern looking elevations. The rehab also includes the addition of a new community building on site, which provides residents with a computer room, gathering space and conference room.

Its urban setting means Lakeshore Beach is within a very short distance of shopping, banks, restaurants and specialty stores. In addition, it is located within minutes of numerous parks and is only a block away from Lake Erie. The property's proximity to Lakeshore Blvd, Interstate Highway 90 and local bus lines provide easy access to all parts of the greater northeast Cleveland metropolitan area.

Residents of Lakeshore Beach are able to drive or take a bus to downtown Cleveland in 15 minutes or less.

