

# Lakeside at Buena Park

Buena Park, California



Lakeside at Buena Park , Buena Park, California

## Infill Site Becomes a Successful Residential Community

Lakeside was designed to bring a unique amenity to an infill site while helping to solve major site constraints. The infill nature of the project created the need to work with Buena Park city staff, local residents, the Airport Land Use Commission, the adjacent City of Fullerton and many other agencies and concerned parties. The objective was to create a project that was both fiscally responsible and acceptable to the many parties that could be affected by the development.

### Project Summary

- 346-home project centered on a man-made lake with recreational facilities
- Lake-oriented, master-planned residential community
- Entitlement work with Airport Land Use Commission
- Extensive work with public agencies
- Permits through various environmental agencies
- Redevelopment and affordable housing program
- Community improvements, including an eight-acre lake, recreation center and bike trails

## About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

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## A Residential Community

Lakeside includes 346 homes ranging from attached condominiums designated as affordable housing through the City's redevelopment agency to estate homes that have private docks on the lake. The project was designed to allow each of these product types to share the same community by blending architectural styles and colors.

Catellus addressed many concerns about the development by building an eight-acre lake that drew focus away from nearby industrial neighborhoods.

The community is gated with the lake as the major amenity, which allows for fishing and boating. An on-site recreation center provides a community meeting room, barbecue area, a children's wading pool and a junior Olympic swimming pool. A bike trail circles the lake and connects the various neighborhoods.

## Financial Structure

Catellus used its revolving line of credit with Bank of America to fund the development. A commitment was secured from the Redevelopment Agency for reimbursement of certain infrastructure expenses.

## Environmental Challenges

The site was historically entitled for residential and industrial use; therefore, no formal re-entitlement was required by the City. However, Catellus filed an EIR with the City of Buena Park and received approvals in September 1997.



Lakeside at Buena Park aerial, Buena Park, California



For more information, contact Catellus at 303-567-5700 or [www.catellus.com](http://www.catellus.com)

