NARRATIVE STATEMENT

The application before the Board is a request to erect, a total of 299 residential apartments along with 5,143+/- square feet of retail and 16,433+/- square feet of amenity space on Lot 12 located in Block 361 and Lot 3 in Block 362, pursuant to the Redevelopment Plan which consists of Subdistrict A comprised of Block 361, Lot 2 located at the northeast corner of Avenue A and Gertrude Street and Subdistrict B which is comprised of Block 362, Lot 3 located at the southeast corner of Avenue A and Gertrude Street.

Subdistrict A consists of a mixed use building which proposes 177 residential dwelling units along with residential amenities totaling approximately 12,450 square feet that include: a bike storage room, indoor amenity space, surface and structured parking along with retail restaurant space totaling approximately 4,667 square feet, a roof terrace, and related on-site and public improvements in accordance with the Redevelopment Plan.

Subdistrict B consists of a mixed use building with a total of 122 residential dwelling units and residential amenities which include: a green roof, bike storage room, indoor amenity space totaling approximately 3,983 square feet as well as related on-site and public improvements in accordance with the Redevelopment Plan. The two (2) buildings will be connected by an indoor pool and other amenities linking the two (2) structures.

At the hearing, the Applicant will also discuss the automated parking system being proposed, types of commercial space to be located on site along with various other Ordinance and Redevelopment Plan requirements.