

From: [Sean O'Brien](#)
To: [Katherine Holt](#)
Subject: Updated site plan
Date: Thursday, September 24, 2020 11:37:39 AM
Attachments: [SITE PLAN - OPTION 1.pdf](#)

Katherine,

Attached is the updated first floor site plan for Klassiks. We weren't able to pivot away from the 4 stories for reasons that we discussed but were able to reduce the overall scope of the building.

- We reduced the unit count to 75 taking away 4-two bedrooms and 1- three bedroom. We are now proposing 60 units between 30-60% CMI and 15 market rate units
- We reduced the total commercial to 6,895 feet of which will only leave 4,180 feet to be rented that could be divided into two or three spaces
- The reduction pulls the building significantly away from the neighbors, adds a good amount of green space, and allows us to increase the Verona ave setback if desired by the City
- Without allowing for a small amount of parking in front of Rita Ave I don't believe we will get ONB on board to move the Verona Ave entrance more than 10-20 feet further down Verona road.
- The fourth floor will still have set backs. I'll send over the remaining floor plans this afternoon.
- We were awarded \$1,150,000 of below market rate financing from the County's Affordable Housing Fund which will allow us to make key upgrades to the building including a solar system to handle approximately 90% of our common area usage.

Let me know if there is any other info that you need for your staff report

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