

PLANNING COMMISSION STUDY SESSION – PROJECT DESCRIPTION

2 West 3rd Avenue—Mixed Use Residential over Retail with Underground Parking.

The proposed mixed-use building will feature 11 residential units (10 two bedroom and 1 three bedroom unit) over approximately 4,200 square-feet of ground floor retail.

Features of the proposed building include:

- German-made Klaus automatic parking system to park, store and retrieve vehicles underground
- Rooftop deck for the residential occupants with common indoor and outdoor spaces
- Contemporary exterior plaster finish with individual residential unit decks
- 15 Spaces for bicycle parking

The building contains approximately 31,790 square-feet of area. This is comprised of 20,183 square-feet of residential; 4,200 square-feet of retail; and 7,407 square-feet of underground parking.