

# **KURZON**

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## **ARCHITECTS**

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### **Narrative**

#### **152 Washington Apts.**

#### **Plan Review Amendment**

**10/03/19**

As originally proposed and approved by the Planning Board, 35 apartments were to be created at 152 in order to put the mostly vacant office building back into full use. It is now proposed that 1-1Br, 514 s.f. unit at the ground floor facing Washington Ave. be constructed instead as office space. This action of preserving a commercial unit will make the conversion eligible for additional real estate tax exemptions as a commercial property converted to mixed use. The remainder of the project will continue to be residential. The office use will be independent of and unrelated to the residential use. It will be rented to the public on the open market.