



# PROJECT NARRATIVE

City of Rocky River,

The intent of this project seeks to revive a near-blighted building within the Rocky River commercial district. This adaptive reuse venture will look to expand the already established high density multi-family development directly adjacent to the site and reactivate the street level transforming the Westgate Plaza building into a pedestrian destination. We believe this can be accomplished through the integration of an assortment of studio, one-bedroom, and two-bedroom market-rate and high-end apartment units accompanied by an array of amenities and landscape revitalization. Additionally, preservation of the fleeting brutalist style façade will be imperative to the re-beautification of the site.

In the case of being forthright, please see the general project information below:

<b>Zoning:</b>	<b>General Business</b>
<b>Property Area:</b>	<b>1.83 Acres</b>
<b>Floor Count:</b>	<b>8 Above Grade</b>
<b>Total Unit Count:</b>	<b>100 Units</b>
<b>Total Parking Spaces:</b>	<b>230 Spaces</b>
<b>Total Project Square Footage:</b>	<b>191,333 GSF (75,125 SF of Total is Subsurface Parking)</b>

This project strives to be a positively uplifting commodity to the city of Rocky River and we look forward to having a dually informative discussion with you all.