

FREQUENTLY ASKED QUESTIONS

QUESTION 1

WHERE IS THE PROPERTY LOCATED AND WHAT IS ITS SIZE?

ANSWER

IT IS LOCATED ON THE EAST SIDE OF GRAND AVENUE, OPPOSITE THE ISLAND BUFFET HIBACHI GRILL NEAR WEST SEAMAN'S AVENUE, A 1/4 MILE NORTH OF SUNRISE HIGHWAY TRAIN STATION. THE BUILDING WILL RUN APPROXIMATELY 180' ALONG GRAND AVENUE AND BE SET BACK AN +/- 18 FEET FROM AVERAGE CURBSIDE, TO ENHANCE THE PEDESTRIAN EXPERIENCE. THE PROPERTY ENCOMPACES APPROXIMATELY 18,872 SF OF LAND SPACE.

QUESTION 2

WHAT IS CURRENTLY ON THE PROPERTY?

ANSWER

A CHURCH, AND SEVERAL SINGLE STORY COMMERCIAL BUILDINGS.

QUESTION 3

WHAT ARE YOU INTENDING TO DEVELOP ON THE PROPERTY?

ANSWER

A MIXED-USE DEVELOPMENT COMPRISED OF 52 RESIDENTIAL RENTAL UNITS THAT WILL BE SPACIOUSLY DESIGNED, WITH RETAIL SPACES, AND POSSIBLY MEDICAL OFFICES AT THE GROUND LEVEL, WITH VALET ATTENDED PARKING, AND DOOR CONCIERGE. ROOF TOP GYM, RECREATIONAL SPACE, AND A SWIMMING POOL FOR TENANT USE ONLY. IT SHOULD BE NOTED THAT ALL +/- 74 SUB LEVEL & GROUND FLOOR PARKING SPACES FOR BOTH RESIDENTIAL & COMMERCIAL SPACES FOR THIS PROJECT WILL BE CONTAINED ONSITE.

QUESTION 4

WHY ARE YOU SEEKING TO DEVELOP A PROJECT OF THIS TYPE ON THIS PARTICULAR SITE?

ANSWER

TO ADOPT AND BE PART OF THE BALDWIN TRANSIT ORIENT DOWNTOWN REDEVELOPMENT DISTRICT INITIATIVE AND THE LEGISLATIVE INTENT STATED IN THE OVERLAY ORDINANCE.

QUESTION 5

WHY DO YOU THINK THAT IS THE CASE?

ANSWER

WE HAVING TAKEN GREAT CARE WITH FRONT SETBACKS, TO ENHANCE THE PEDESTRIAN EXPERIENCE AND COMPLIMENT THE EXISTING RETAIL STORES ALONG THE STRIP WITH THIS PROPOSED DEVELOPMENT WHICH IS BUILT TO THE RIGHT SCALE.

THE RESIDENTIAL STUDIOS AND ONE BEDROOMS ARE SPACIOUSLY DESIGNED. WE HAVE LIMITED THE NUMBER OF TWO BEDROOMS TO LIMIT THE NUMBER OF POTENTIAL BEDROOMS/UNITS AND RESIDENTS THAT CAN IMPACT THE EXISTING SCHOOL DISTRICT.

QUESTION 6

WHAT ARE YOU DESIGNING FOR THIS PARTICULAR SITE THAT YOU FEEL IS ESSENTIAL TO REALIZE THE BROADER LEGISLATIVE INTENT OF THE ORDINANCE AND THE BOARD?

ANSWER

WE HAVE TAKEN GREAT CARE ONE TO REDUCE THE CARBON FOOTPRINT BY THE INTRODUCTION OF NET ZERO ELEMENTS TAKING INTO CONSIDERATION THE AGING INFRASTRUCTURE. THE SYSTEMS INCLUDE SOLAR FOR ELECTRIC, GEOTHERMAL FOR HEATING AND COOLING, AND A FILTERED STORM WATER RETENTION SYSTEM FOR RAINWATER RE-USE, INCLUDING RAIN GARDENS TO AID IN RAIN WATER PRETREATMENT AND RUNOFF TO MEET SUSTAINABLE GOALS WITHIN THE BUILDING FOOTPRINT, AND SET THE MINIMUM STANDARDS FOR ANY DEVELOPMENT AS PART OF THE BALDWIN INITIATE.

QUESTION 7

WHAT SPECIFICALLY ARE YOU REFERENCING?

ANSWER

WE ARE PROPOSING TO SET THE BUILDING BACK AN ADDITIONAL 14-24 FEET FROM THE CURB LINE ALONG GRAND AVENUE TO INTRODUCE PEDESTRIAN FRIENDLY ELEMENTS SUCH AS SUBSTANTIAL RAIN GARDENS PLANTERS AS STORM WATER COLLECTION SYSTEMS, EXTEND THE EXISTING SIDEWALKS WITH NEWLY INSTALLED BENCHES TO ENCOURAGE PEDESTRIAN, AND CONTINUE THE RETAIL PRESENCE AND OVERALL INCREASED COMMERCIAL ACTIVITY WHILE COMPLIMENTING THE ALREADY EXISTING ENVIRONMENT.

WE WILL ENHANCE THIS WITH PROTECTIVE BOLLARDS ALONG THE SIDEWALK TO FURTHER KEEP PEDESTRIANS AWAY FROM THE EVER SO BUSY GRAND AVENUE TRAFFIC. IN ADDITION, IT IS OUR INTENT TO BRING DAY/NIGHT LIFE TO BALDWINITES WITH COFFEE SHOPS DURING THE DAY, AND RESTAURANTS AT NIGHT. THIS WILL ALLOW LOCALS TO ENJOY THE COMMERCIAL DINING SPACES, KNOWING THEY HAVE SAFETY OF OFF STREET VALET PARKING.

OUR PROPOSED STRUCTURE'S INTENT WILL FURTHER ENHANCE THE EXISTING STREET PRESENCE AND RETAIL STORES FOR BALDWIN RESIDENTS AND RE-PATRIATE ITS KEY CONSTITUENCIES WHO ARE RETURNING DUE TO THE COVID-19 PANDEMIC FROM CROWDED CITIES FROM ALL OVER THE UNITED STATES.

QUESTION 8

WHY ARE YOU DESIGNING A PROJECT TO SPEAK TO THEIR NEEDS?

ANSWER

OUR SUGGESTED NUMBER OF UNITS IS MADE UP OF A MAJORITY OF SPACIOUS ONE BEDROOM UNITS AND ABOUT 15% - 20% PERCENT OF TWO BEDROOM UNITS FOR THE 52 RESIDENTIAL UNIT COUNT. WITH APPROXIMATELY A (7) SEVEN MINUTE WALT TO THE TRAIN GIVEN ITS PROXIMITY TO THE TRAIN, THE SIZE AND NUMBER OF BEDROOMS WERE CAREFULLY CHOSEN NOT TO STRESS THE SCHOOL SYSTEM.

QUESTION 9

IF THE TOWN HAS ADOPTED AN OVERLAY DESIGNATION THAT INCORPORATES THESE GENERAL GOALS, WHY DO YOU NEED DISCRETIONARY RELIEF?

ANSWER

WE ARE ADOPTING THE OVERLAY SINCE WE ARE JUST OUTSIDE OF THE BALDWIN MX_TOD OVERLAY. BESIDES, THIS RELIEF AND LOSS OF FLOOR AREA RATIO TO STAY WITHIN THE TENANTS OF THE INITIATIVE, WILL PROVIDE 100 PERCENT PARKING. WE HAVE RECAPTURED THE RESIDENTIAL UNITS NOT ONLY ADDING ADDITIONAL FLOORS, BUT MAKING THEM MORE LUXURIOUS AND SPACIOUS WITH QUALITY HOUSING ELEMENTS WITH WASHER/DRYER UNITS PER APARTMENT. THE INTRODUCTION OF A FIFTH FLOOR SETBACK IS ELEGANTLY DESIGNED, SO THE BUILDING DOES NOT APPEAR OVERTOWERING. IN ADDITION THIS F.A.R. RELIEF REQUEST IS NEEDED TO MAKE THE BUILDING ECONOMICALLY SUSTAINABLE, BEFORE AND AFTER ITS CONSTRUCTION. IT IS OUR INTENT TO SET THE STANDARD FOR THESE TYPES OF TASTEFULL DEVELOPMENTS WITHIN THE BALDWIN COMMUNITY, WHILE STAYING WITHIN THE TENANTS OF ADAPTATION OF THE BALDWIN DOWNTOWN INITIATIVE FOR REDEVELOPMENT.

THE AREA OF RELIEF SOUGHT AROUND THE GOVERNORS PLACED IN THE LANGUAGE THAT LIMIT THE NUMBER OF UNITS TO 60 PER ACRE, AND THE ACCOMPANYING FLOOR AREA RATIO FOR RESIDENTIAL USE TO A F.A.R., OF $1.5 + 0.5$ (Bonus) = 2.0 TO 2.69.

THIS RELIEF IS REQUESTED ONLY TO MAKE THE LIVABLE SQUARE FOOTAGE OF THE APARTMENTS MORE ATTENABLE FOR THE RESIDENTIAL PORTION OF THE DEVELOPMENT.

QUESTION 10

IF DISCRETIONARY RELIEF IS GRANTED AND THE PROJECT PERMITTED TO BE BUILT, WHAT ARE SOME OF THE BENEFITS BALDWINITES WILL REALIZE?

ANSWER

BALDWINITES WILL IMMEDIATELY REALIZE NEW CONSTRUCTION JOBS, FOR THIS DEVELOPMENT, FROM RETAIL AND SERVICE JOBS AS WELL, NOT LIMITED TO RESIDENTIAL AND MANAGEMENT BUSINESS LEASING, AND SERVICE-ORIENTED JOBS. THIS PROJECT WILL REALIZE AN INCREASE IN IMMEDIATE TAX REVENUE TO BALDWIN, ATTRIBUTABLE TO THIS SITE FROM BOTH THE COMMERCIAL AND RESIDENTIAL USES, SINCE TAX RELIEFS ARE NOT BEING SOUGHT FOR THIS PROJECT.

QUESTION 11

DOES THE DEVELOPER HAVE KNOWLEDGE OF THE AREA?

ANSWER

THE DEVELOPER HAS WALKED THE AREA, WHICH IS 1/4 MILE AWAY FROM THE TRAIN STATION, TRIED THE LOCAL CUISINE TO ENHANCE HIS EXPERIENCE AND ENJOYED A TASTE OF BALDWIN, WHICH HE INTENDS TO CONTINUE, AND ENHANCE FURTHER WITH THIS PROPOSED DEVELOPMENT.