



SUBURBANISM REDEFINED



I. LACKAWANNA AVENUE

AFFORDABLE HOUSING PROPOSAL

LACKAWANNA PROPOSAL

Proposal Overview

	291 Main Street	201 & 205 Main Street	Lackawanna Assemblage	Total
Total Acres	1.23	0.55	3.29	5.08
<u>EXISTING</u>				
Market Rate Units	3	2	3	8
Commercial SF	-	-	46,079	46,079
Units/Acre	2.4	3.6	0.9	
Total FAR	0.14	0.28	0.35	
Total Lot Coverage	15%	48%	80%	
<u>PROPOSED</u>				
Market Rate Units	-	-	37	37
Affordable Units	2	2	3	7
Group Bedroom Units *	6	4	-	10
Commercial SF	-	-	39,850	39,850
Units/Acre	6.5	10.9	12.1	
Total FAR	0.14	0.28	0.57	
Total Lot Coverage	15%	48%	76%	
<u>NET CHANGE</u>				
Market Rate Units				29
Affordable Units				7
Group Bedroom Units *				10
Commercial SF				(6,229)

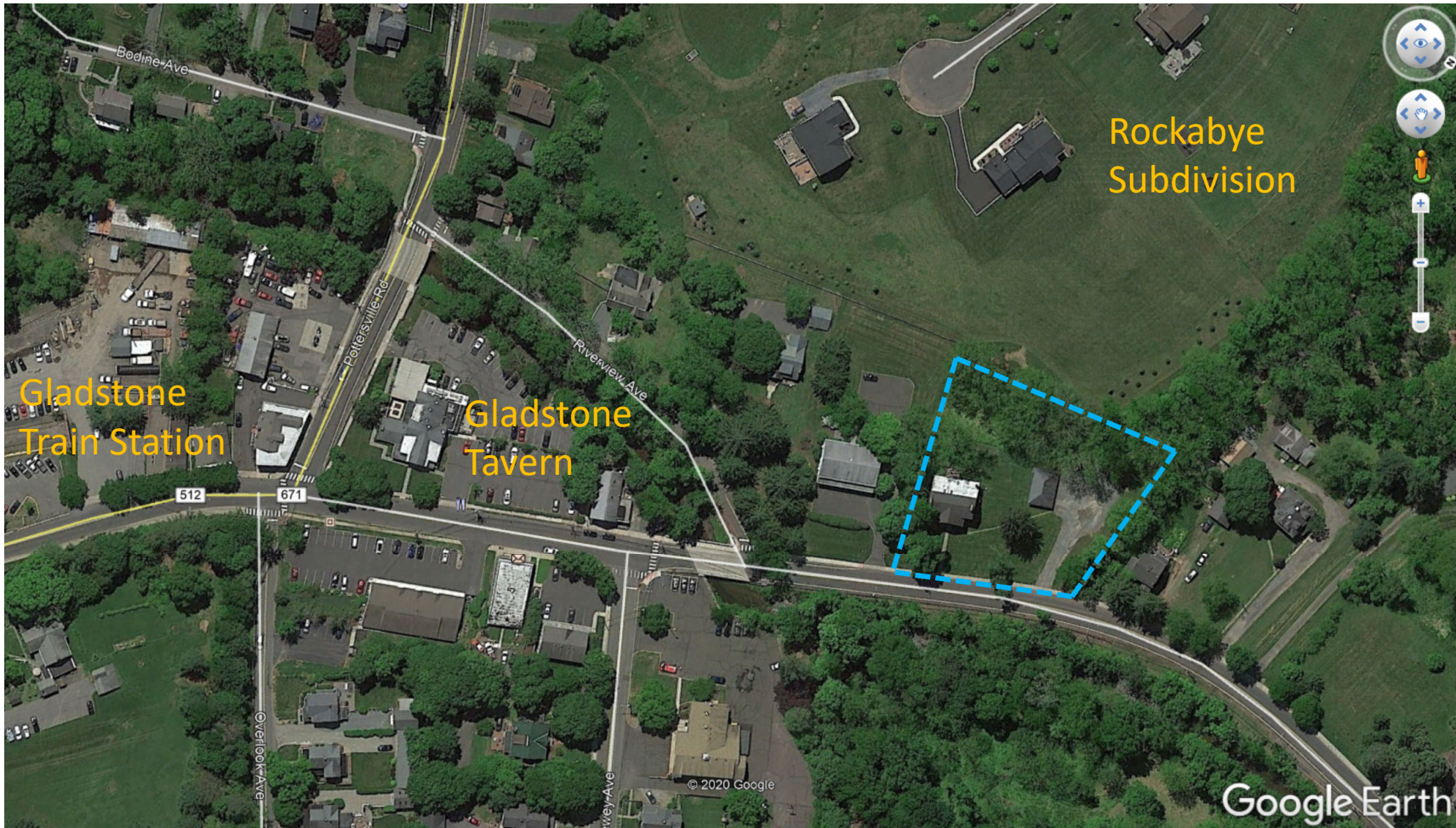
* Group "bedroom" units are housed within one dwelling unit.

Note: In order to obtain the necessary funding, tax credits and other programs to allow this project to succeed, Melillo Equities seeks to work with the Borough Council to have the Lackawanna Assemblage designated an "area in need of redevelopment."

II. 291 MAIN STREET

LACKAWANNA PROPOSAL

291 Main Street – Aerial View



 = 291 Main Street

LACKAWANNA PROPOSAL

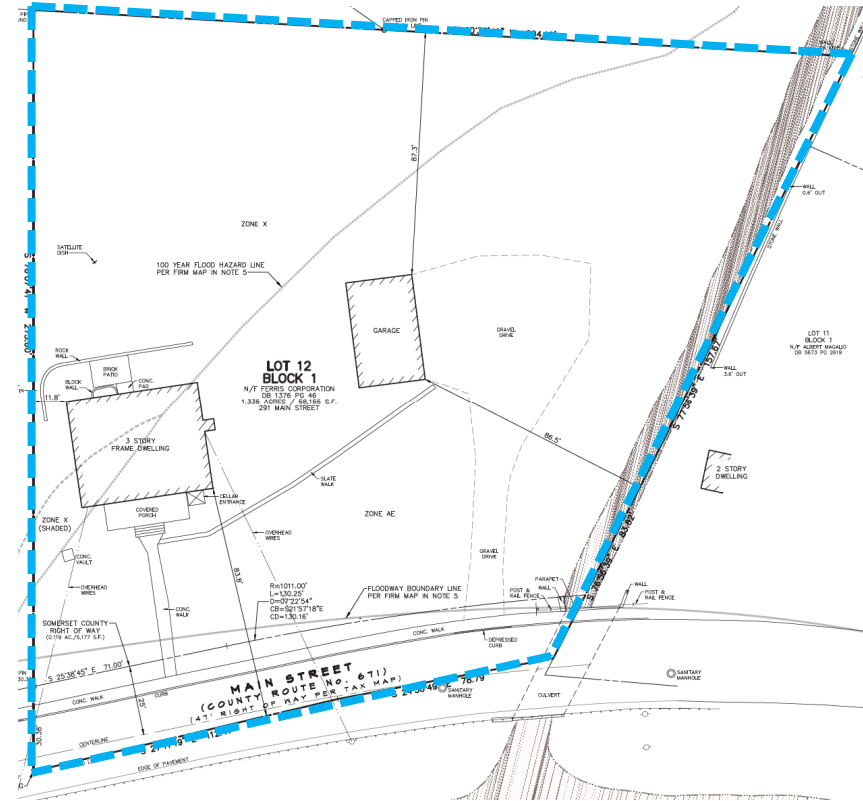
291 Main Street – Street View



LACKAWANNA PROPOSAL

291 Main Street – Survey & Summary

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>(+/-)</u>
Total Acres	1.23	1.23	0.00
Market Rate Units	3	0	(3)
Affordable Units	0	2	2
Group Bedroom Units *	0	6	6
Units / Acre	2.4	6.5	4.1
Total FAR	0.14	0.14	0.00
Total Lot Coverage	15%	15%	0%

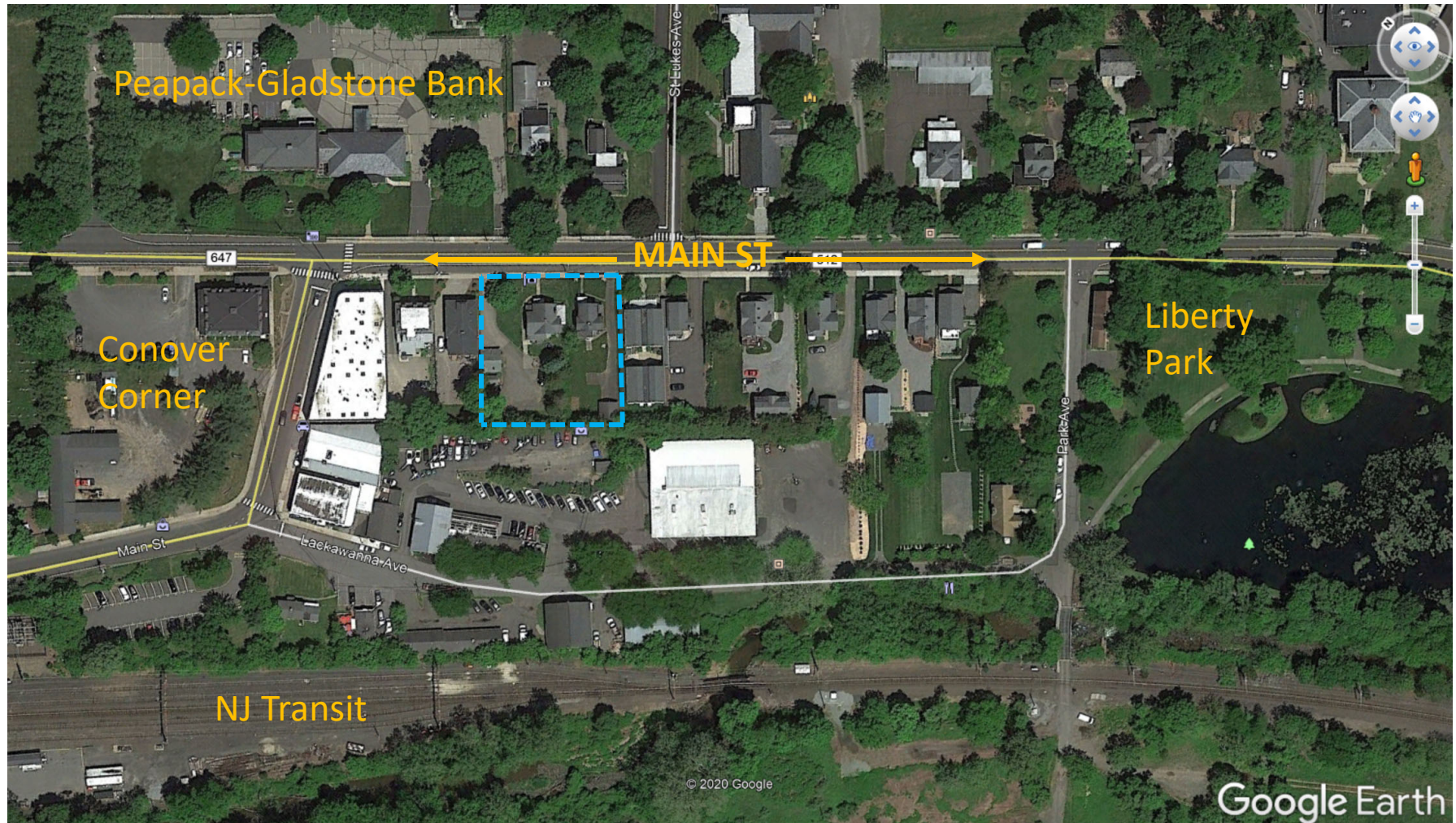


* Group "bedroom" units are housed within one dwelling unit.

III. 201 & 205 MAIN STREET

LACKAWANNA PROPOSAL

201 & 205 Main Street – Aerial View



 = 201 & 205 Main Street

LACKAWANNA PROPOSAL

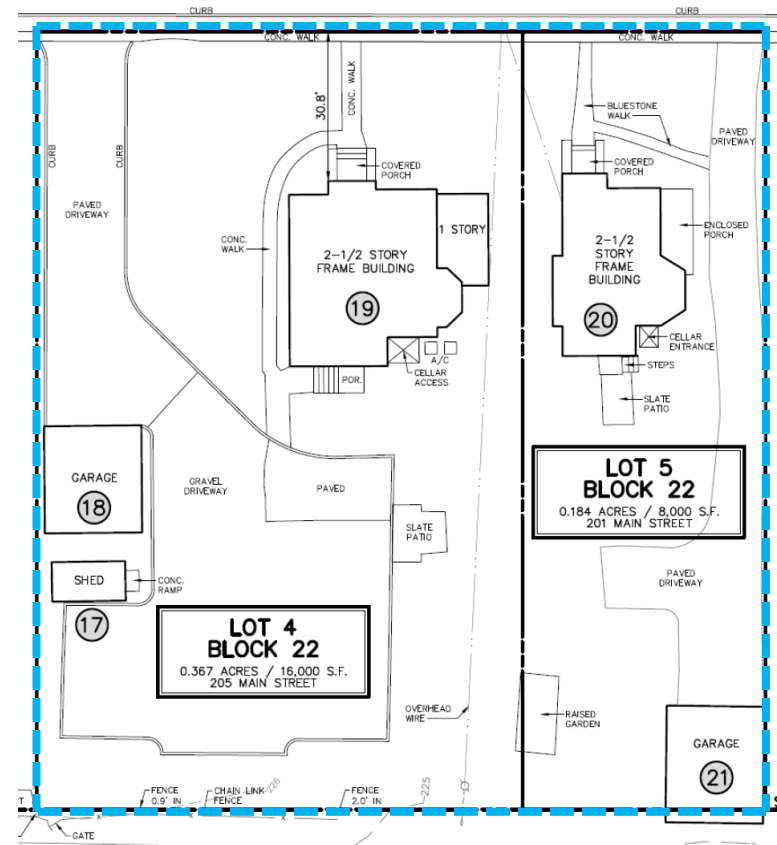
201 & 205 Main Street – Street View



LACKAWANNA PROPOSAL

201 & 205 Main Street – Survey & Summary

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>(+/-)</u>
Total Acres	0.55	0.55	0.00
Market Rate Units	2	0	(2)
Affordable Units	0	2	2
Group Bedroom Units *	0	4	4
Units / Acre	3.6	10.9	7.3
Total FAR	0.28	0.28	0.00
Total Lot Coverage	48%	48%	0%

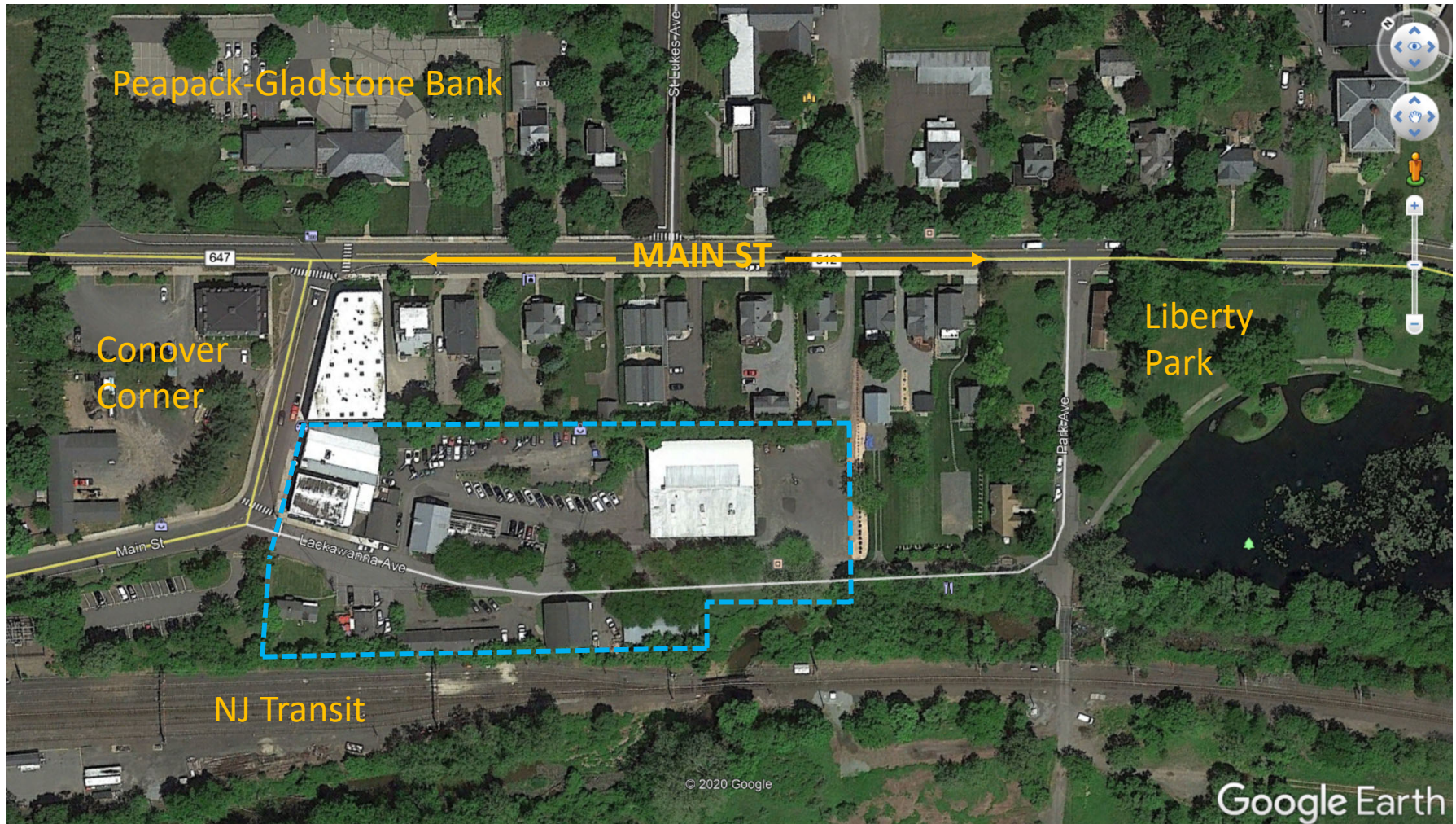


* Group "bedroom" units are housed within one dwelling unit.

III. Lackawanna Assemblage

LACKAWANNA PROPOSAL

Lackawanna Assemblage – Aerial View



 = 219 Main Street, 13-37 Lackawanna Avenue & Lackawanna Avenue

LACKAWANNA PROPOSAL

Lackawanna Assemblage – Street View



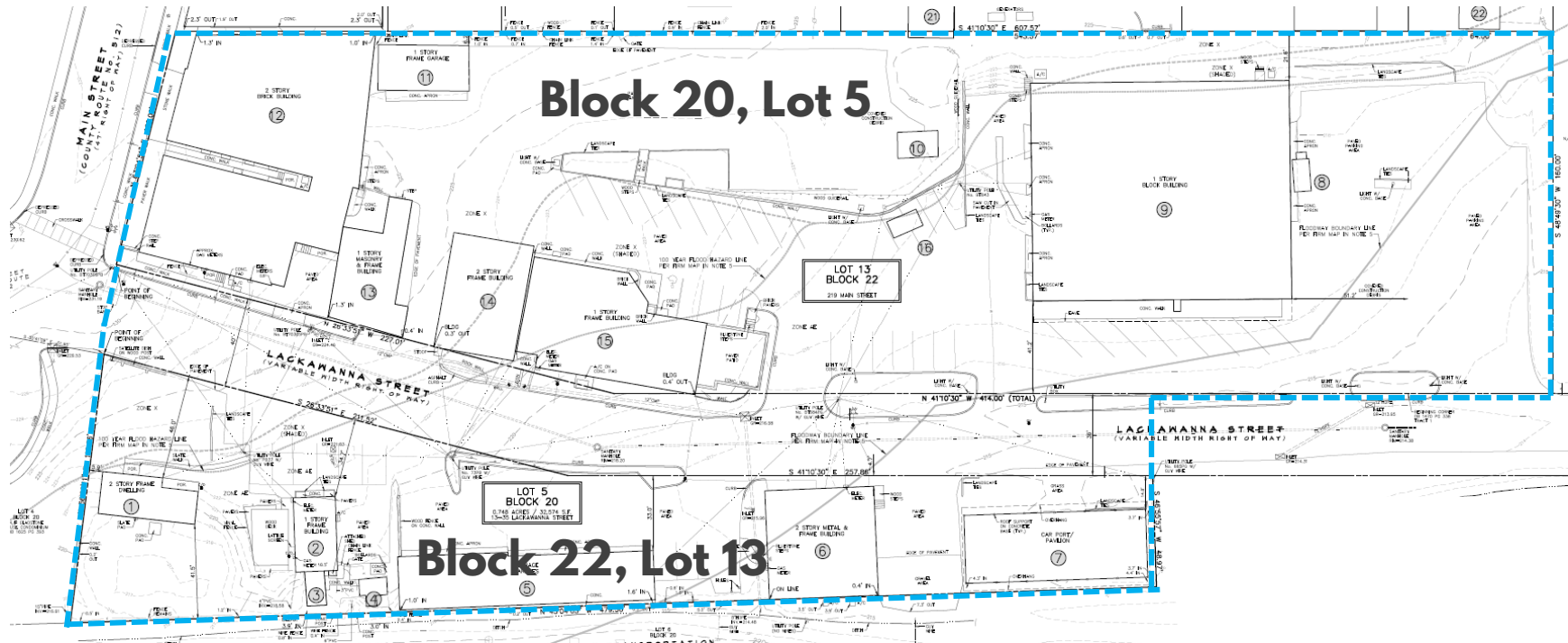
LACKAWANNA PROPOSAL

Lackawanna Assemblage – Street View (con't)



LACKAWANNA PROPOSAL

Lackawanna Assemblage – Survey



Block 20, Lot 5

- Building 1 - Residential
- Building 2 - Dominick's Pizza (737SF)
- Building 3 - Storage
- Building 4 - Storage
- Building 5 - Storage
- Building 6 - Office
- Building 7 - Car Port

Block 22, Lot 13

- Building 8 - Storage
- Building 9 - Retail
- Building 10 - Storage
- Building 11 - Storage
- Building 12 - Equitack (3,200SF) / The Stable (9,700SF)
- Building 13 - The Stable (1,432SF)
- Building 14 - Retail
- Building 15 - Café Sapori (3,336SF)

LACKAWANNA PROPOSAL

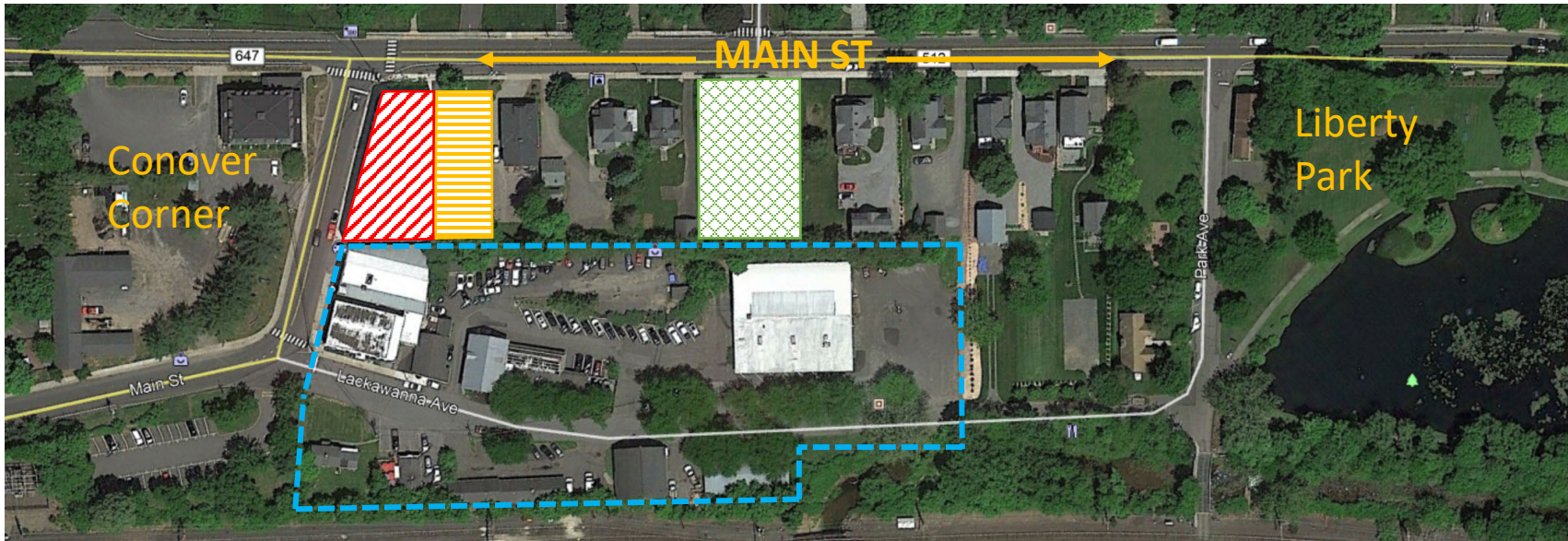
Lackawanna Assemblage – Summary

	<u>EXISTING</u>		<u>PROPOSED</u>		<u>(+/-)</u>
Total Acres	3.29		3.29		0
Market Rate Units	3		37		34
Affordable Units	0		3		3
<u>Total Units</u>	<u>3</u>		<u>40</u>		<u>37</u>
Total Units / Acre	0.9		12.1		11.2
Commercial SF	46,079		39,850		(6,229)
Total FAR	0.35		0.57		0.22
Total Lot Coverage	80%		76%		-4%
	<u>EXISTING</u>		<u>PROPOSED</u>		<u>(+/-)</u>
	<u>SQFT</u>	<u>%</u>	<u>SQFT</u>	<u>%</u>	<u>SQFT</u>
Residential	4,464	8.8%	42,300	51.5%	37,836
Office	6,943	13.7%	21,150	25.7%	14,207
Retail	35,137	69.5%	18,700	22.8%	(16,437)
Storage	3,999	7.9%	-	0.0%	(3,999)
TOTAL	50,543	100.0%	82,150	100.0%	31,607

Note: In order to obtain the necessary funding, tax credits and other programs to allow this project to succeed, Melillo Equities seeks to work with the Borough Council to have the Lackawanna Assemblage designated an "area in need of redevelopment."

LACKAWANNA PROPOSAL

Lackawanna Assemblage – Density Comparables



	Gladstone House	209 Main Street	197 Main Street	Lackawanna Assemblage
Acres	0.25	0.25	0.36	3.29
Dwelling Unit (DU)	14	4	9	40
DU/Acre	56.0	16.0	25.0	12.1
Total FAR	1.65	0.59	0.57	0.57
Total Lot Coverage	97%	82%	75%	76%

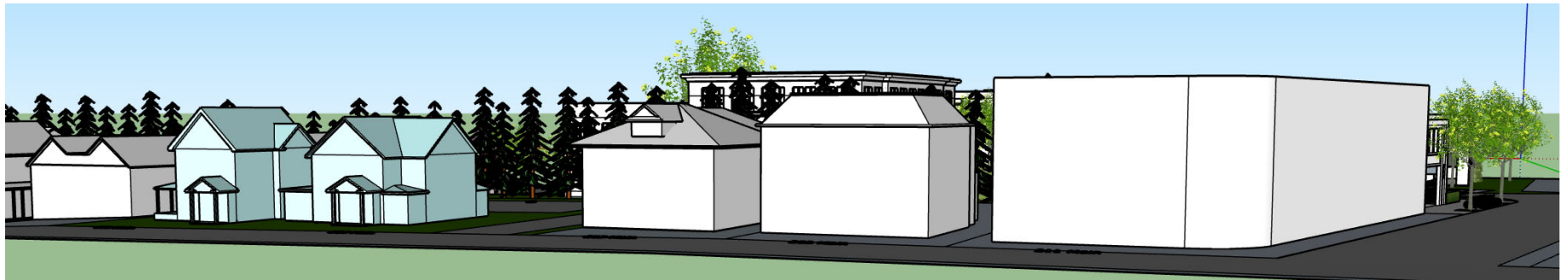
LACKAWANNA PROPOSAL

Lackawanna Assemblage – Renderings (*20' above grade*)

View from West



View from North



View from East



LACKAWANNA PROPOSAL

Lackawanna Assemblage – Renderings (con't)

Entrance to Lackawanna



LACKAWANNA PROPOSAL

Lackawanna Assemblage – Inspirational Imagery

