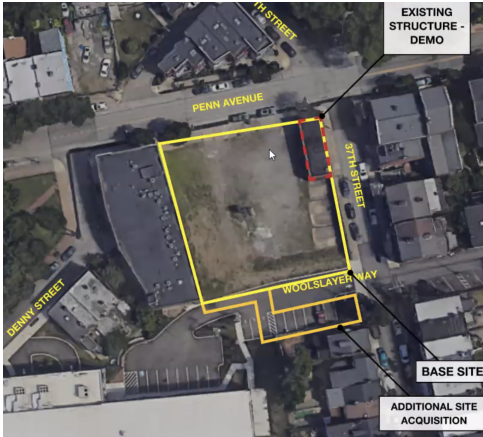


Project Sheet: 3634 Penn Ave



Address	Parcel ID	Zoning	Existing Conditions	Area (sq ft)
3634 Penn Ave	49-N-247	LNC	Vacant Building	10,862
	49-N-246	LNC	Vacant Land	2,904
	49-N-244	LNC	Vacant Land	1,980
	49-N-242	LNC	Vacant Land	2,261
	49-N-271	LNV	Vacant Land	1,641
Project Total:				19,648

Context:

Developer	New Burgh Real Estate		
Architect	AE7		
Timeline	October 26, 2023	Presentation of Initial Plans to LC /LU	
	November 2, 2023	Presentation to LC Community Development Committee	
	December 14, 2023	CDAM	

Development Overview:

- Demolition of one building and consolidation of several parcels
- 50 units: 3 ground floor 1BR+ Townhomes, 4 Ground Floor 1 BR Flats, 2 courtyard-access micros, 16 courtyard access studios, 8 Courtyard-Access 1 BRs, 9 Mezzanine Studio+ Units, 8 Mezzanine 1 BR+ Units
- Basement parking with 1 curb cut on Penn Ave.