

ONE TWO EAST: Community Benefits

1. A Grocery Store + Pharmacy

The project contains a much-needed full service grocery store, plus a pharmacy.

2. The Most Important 35 Feet

On the eastern edge of the project, the project will contain a grocery store and residential units rather than an exposed parking garage.

3. A Better Branch Street

Branch Street will be expanded between Olive and Juniper, and no truck or retail traffic will be on Branch Street. Sidewalks will be installed on the west side of Branch Street. Branch Street will be widened from less than 20 feet to 25 feet of right-of-way. The developer will commit to relocating the retail entry on Branch Street to a new location on 12th Street.

4. Architectural Superiority

One Two East will utilize a 2-tower design versus a more massive courtyard-based building. The project will also feature a three-sided design, rather than a project with its back to Branch Street. Additionally, the project will have a large landscaped area atop the podium, clearly visible from areas east of the project.

5. Traffic

One Two East will deliver the grocery store/pharmacy in a manner that eliminates truck traffic on Branch Street and limits traffic east of the project to neighbors accessing the grocery store/pharmacy.

6. Affordable Housing + Housing Preservation Fund

The project will deliver 17 affordable MF units, plus the developer will contribute \$250,000 to help area residents stay in their homes.

7. Community Meeting Space

Nonprofits. The developer will make the project's meeting room available to area nonprofit organizations on a reservation basis.

8. Employment Center

The project will deliver more than 100 permanent retail jobs to the area.

- ❖ If the project does not deliver the grocery store/pharmacy, no additional height or density will be allowed.