

# Larlen Communications, Inc.

Address: 640 Eastern Avenue SE

Project type: Brownfield Plan Amendment and Neighborhood Enterprise Zone District



- Demolition of existing structurally compromised building
- Construction of a new 16,200 square foot mixed-use building
- 5,600 square feet of commercial space and 260 square feet of retail space
- 12 one-bedroom apartments
  - Two units rented to households earning at or below 60% AMI
  - Remaining units currently anticipated to have rental rates below 70% AMI
- \$4.7 million total project costs
- \$3.4 million construction costs
- Inclusion Plan
  - 10% overall or \$340,000
  - 3% MLBE
  - 4% WBE
  - 3% MBE
- Brownfield TIF and Emerging Developer Grant (\$165,350)
- 15-year Neighborhood Enterprise Zone exemption certificate
- Construction start Fall 2024
- Anticipated project completion Fall 2025

