

PROJECT NARRATIVE

Accordia Harrison Urban Renewal, LLC, the owner and applicant of the property that is the subject of this development application (the "Applicant"), hereby seeks Amended Preliminary and Final Major Site Plan approval, as well as bulk variance approval along with approval of design waivers, to amend the previous approvals granted by the Planning Board (the "Board") for the development (the "Development").

Prior to the acquisition of the subject site by the Applicant, the Board granted Preliminary and Final Major Site Plan approval along with variance approval, to construct 693 residential units and 63,664 s.f. of retail space. The Development was divided into two phases. Phase I, which was under construction when it was acquired by the Applicant, contained 205 residential units and 8,000 s.f. of retail space.

The Applicant examined and evaluated the Development upon acquisition. It was determined that to date, the emphasis of the projects in the redevelopment area has been on the residential units, with insufficient emphasis on the retail and support aspects that are needed to create a truly viable and sustainable urban lifestyle. Given that the site is located adjacent to the new PATH station, it was determined that this site provides a natural location to situate and provide these necessary supporting services.

In furtherance of this goal, and in addition to the originally proposed and approved numerous restaurants, the Applicant proposes retail and personal service uses that are critical to the everyday lives of urban residents. Potential retail service uses under consideration consist of a hair salon/barber shop, Verizon/Sprint store, UPS/Postal Annex store, a drug store, and other similar retail service uses. Potential professional service uses under consideration consist of medical, accountant, lawyer and/or dentist offices. It is believed that incorporating these necessary uses into the Development will bring it stability and sustainability.

The Applicant, in considering its revisions to the approved site plan, respected the approved building footprints and retained those footprints for this proposed site plan. Additionally, the Applicant is sensitive to the goals and guidelines contained within the Waterfront Redevelopment Plan and therefore, its proposed Development is consistent with that Plan.

In particular, the Applicant's development plan calls for Phase II to be developed in two parts. The first part of the Development will consist of a 26-story building containing 620 residential units, a 200 room hotel, a parking garage and 130,526 s.f. of retail/commercial office space. This part of the Phase II development will front on Frank E. Rogers Boulevard and will be adjacent to the Eastbound PATH station. Additionally, this part of the Development and the PATH station will be connected by way of an urban plaza. The second part of the Development will consist of a 17-story building containing 278 residential units, a parking garage and 74,183 s.f. of commercial space. It is anticipated that 60,625 s.f. of commercial space will be developed as a sports/health complex, subject to agreeable negotiation with an appropriate user.

In scope, the quality of this Development has graduated from the typical 4-5 story residential building over ground floor commercial format, to a truly sustainable urban concept. The varying height in the buildings (17 stories to 26 stories) will create a true urban visual image for the future of Harrison.

Approval of the proposed Development will afford the Applicant the ability to become an important asset to the Harrison community by providing housing opportunities for everyone, including families, and by providing the necessary services that residents depend upon in order to conduct their busy everyday lives in a stable, safe, and comfortable urban environment.