

5) Site/Layout

a. A Site Map of the City indicating the location of the proposed project is included in this section.

b. Orinoka Civic House will entail the adaptive re-use and conversion of the five-story, 70,000-square-foot former Orinoka Mills building into 51 units of affordable housing. In addition to the residential development, NKCDC plans to relocate its office space to the basement of the building as well as offer a retail site to a local business. The residential component of the redevelopment will comprise roughly 62,509 square feet, consisting of 30 one-bedroom units and 21 two-bedroom units. The one-bedroom units will range in size from 558 to 778 square feet and have one bathroom; the two-bedroom units will range in size from 844 to 1,073 square feet and have one to two bathrooms. The non-residential component of the redevelopment will comprise roughly 7,181 square feet, consisting of NKCDC's new office space (6118 square feet) and a small retail space in which small businesses may be incubated (1,066 square feet). Please note that this funding application is for the residential portion of the project only. The NKCDC office space, along with the proposed retail space, will be legally and financially a separate project.

c. Site and floor plans are included in this section.

d. The project does not involve any existing units. Photos of the existing building are included as attachments.

e. The project is located on one site and is not scattered site.