

## **Attachment B**

### **Background**

The development site for the West Side Flats Apartments will be assembled upon closing when the City approved plat is filed. At that time the existing Water Street and Levee Road will be vacated. The vacated roadways will be combined with the existing Llewellyn property, a 25 foot piece of land previously conveyed to West Side Flats Urban Development LLC and the 6 foot piece of land conveyed today to create the development site. In exchange the West Side Flats Urban Development LLC will dedicate the Harriet Island Boulevard and West Side Flats Drive as public roadways. At closing the West Side Flats Urban Development LLC will convey the property to West Side Flats Apartments LLC.

The project is zoned TN3 and development must comply with the requirements of the West Side Flats Master Plan. The Harriet Island Boulevard, building heights, underground parking and land use are consistent with the West Side Flats Master Plan. No eminent domain acquisition will be required for this project and no businesses will be displaced. A detailed Project Summary form is contained in Attachment D.