

EXHIBIT A

Project Description

The project, though a single integrated structure will contain 3 components. Along Main Street and extending approximately 145 ft towards Second Avenue a 5 story (58 ft above Main Street) building component will contain 6,000 sf of retail space along Main Street and 15 housing units above. A second component extends along Second Street and approximately 185 ft along Third Avenue. This 15 story (161 ft above Second Street, 189 ft above Main Street) component will contain 135 housing units. The third component is 220 enclosed off street parking spaces serving all the residences and the retail space. The parking will be located in the interior of the site, enclosed by the building. Primary access to the parking will be from Second Street, with secondary access from Third Avenue. Service to the building and the retail use will be from Main St. in an existing easement area shared with the adjacent St. Anthony Main complex.

The exterior of the building along Main Street is proposed as a five-story block to relate to the simple massing and height of its streetscape neighbors to the East and West. This five-story Main Street building component will feature stone and masonry brick facades. Window opening and terraces will be primarily “punched openings” to maintain the character of its neighbors while allowing for a higher degree of transparency for its residents. The second, 15-story, building component of the Phoenix along 2nd Street Southeast at the intersection of 3rd Avenue will be primarily of cast stone and brick utilized in a variety of ways, with the exception of the rooftop where natural metal is used. The terraces on the building are designed primarily as recesses in the cast stone façade