

Project Justification

Saratoga Apartments



The proposed project is located on an approximately two acres site at 80 Saratoga Avenue, on the northwest corner of Saratoga Avenue and Keystone Avenue. Currently, the project site consists of a 1960s era, three-story office building at the corner and a single-story vehicle maintenance facility fronting Keystone Ave. The proposed project would replace the two existing structures with a contemporary, six-story residential building consisting of five-stories of wood frame (type III) over a single-story, concrete (type I) podium.

The project has been submitted for ministerial review under SB-35 and will include 200 affordable rental apartments consisting of 54 three bedroom, 54 two bedroom, 21 one bedroom and 71 studio units. The project will feature a podium level courtyard with a fitness room, play area and outdoor seating area. On the ground level, there will be a lobby and generous community room opening to a courtyard. Additionally, there will be approximately half an acre of ground level open space on the north and west sides of the building. The open space will include a picnic area, a tot lot, exercise stations and a sport court.

Parking will consist of an enclosed, single level, 94-space parking garage below the podium. Additionally, 44 long term bicycle parking spaces will be provided. The project is conveniently located less than half a mile from major transit stops and neighborhood serving retail.

Project affordability will be targeted to households earning less than 100% AMI with the majority of residents earning less than 80% AMI.