

METRO NEWS

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DOWNTOWN APARTMENTS

FHA Ready To Approve Tower Plan

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Federal Housing Administration (FHA) approval is expected shortly to give a major forward thrust to plans for high-rise luxury apartments on West Avenue overlooking the James River in downtown Newport News.

Arrangements have been under way since January when Newport News City Council accepted the proposal of Alan A. Hoffman of Norfolk and Leon H. Perlin, Newport News, for purchase and development of the property, which is now a metered parking lot. The site has been incorpor-

ated into Downtown Renewal Project No. 3, adding residential aspects to the revitalization which has the new City Hall as its focal point.

Final details toward FHA clearance of the developers' loan application were worked out last week at a meeting in the office of NNR&HA director J. Allen Charles.

Present were A. R. Ferry, FHA representative in Norfolk; Mrs. Beatrice Solomine, liaison between FHA and urban renewal in the U.S. Department of Housing and Urban Development, and Miss Judith Lang, urban renewal representative of HUD, both

from the Philadelphia regional office.

Vice Mayor B. M. Millner and Councilman O. J. Brittingham, members of the council committee which negotiated the property sale agreement, also were on hand.

Charles reported today Ferry has sent his endorsement of the project to the Norfolk office of FHA, an intermediate step toward approval from the main office.

According to Hoffman, plans for the 15-story structure are in "good shape," although he declined to guess when it might actually be under construction.

The FHA, he said, must

check and approve each step - including the physical drawings - before it releases the money. That could take several weeks, Hoffman pointed out.

In addition, the City of Newport News standards for construction and zoning must be met.

However, getting FHA approval of the application for loan for the project is a major breakthrough in the effort which has been going on quietly for the past six months.

Hoffman and Perlin, under the name of Newport News Tower, are envisioning an expenditure of some \$3 million. The property itself, between

27th and 28th Streets adjacent to Christopher Newport Park, will cost \$76,000 - \$1.50 per square foot.

Under the agreement with the city, construction must be underway within six months after deed has been transferred, but Millner explained the title will not change hands until the prerequisites of financing and related details are met . . . to insure that the project will be carried out.

Newport Towers will have 135 apartments - 79 one-bedroom, 46 two-bedroom and 10 three-bedroom - each with its own balcony and positioned to afford a view of the river.

There will be 135 on-premise

parking spaces and 1,000 square feet of street-level area for professional and commercial use. A swimming pool, recreation room and laundry facilities also are included.

Main entrance will be on 28th Street and doorman service is planned. The entire building will be served by an intercommunications system. Rents will cover all utilities, including electricity.

Hoffman is one of the developers of the Golden Triangle Motor Hotel in Norfolk and currently is developing Fort Nelson Towers, a similar residential project in Portsmouth's renewal area.