

Executive Summary of Application for Modification to Parcels 2 & 4 in Reservoir District PUD

Basic Information	
Applicant	McMillan Parcel 2 Owner LLC & McMillan Parcel 4 Owner LLC
Property	Parcel 2 and Parcel 4 in the Reservoir District (Square 3128, Lots 809, 814, & 815)
Current Approval	<ul style="list-style-type: none"> 1st Stage and 2nd Stage PUDs for Parcel 2: Mixed-use building (82'-6" tall and 235,513 GSF) with approx. 233 residential units (approx. 27 affordable units) and approx. 18,259 SF retail and 227 parking spaces Consolidated PUD for Parcel 4: Mixed-use building (78'-8' tall and 310,283 GSF) with approx. 281 residential units (approx. 85 are senior affordable units) and 58,705 SF grocery store and 329 parking spaces PUD-related Map Amendment to CR zone (now MU-10)
Application	Modification with Hearing
Proposed Modifications	<ul style="list-style-type: none"> Parcel 2 <ul style="list-style-type: none"> 83' tall; 255,000 GSF; FAR of 4.18 (0.28 non-residential) 17,000 SF of retail 260 residential units (135 senior affordable in East and 125 market rate in West) 122 parking spaces (more than zoning minimum) 2 30-foot loading berths; 2 20-foot service/delivery spaces Removal of pedestrian bridge; two separate buildings (East and West) Parcel 4 <ul style="list-style-type: none"> 84' tall; 350,000 GSF; FAR of 4.14 (0.7 non-residential) 59,000 SF of retail, of which 22,500 SF for grocery store 324 residential units Relocate all senior affordable units to Parcel 2 East 311 parking spaces (more than zoning minimum) 2 40-foot loading berths; 1 75-foot loading berth; 1 20-foot service/delivery space
Proposed Affordable Housing	<ul style="list-style-type: none"> 135 senior affordable units in Parcel 2 East (38 @ 30% MFI; 82 @ 50% MFI; 15 @ 60% MFI) OR If District does not award funding, 88 senior affordable units in Parcel 2 East (25 @ 30% MFI; 53 @ 50% MFI; 10 @ 60% MFI) AND approx. 27 non-senior affordable units in Parcel 2 West and/or Parcel 4 (25 @ 80% MFI; 2 @ 50% MFI)¹
Program & Design Flexibility	<ul style="list-style-type: none"> Parcel 2 <ul style="list-style-type: none"> Increase building height by up to 5' Decrease retail to 5,000 SF Change number of residential units by +/-10% Lodging use in West for 120-226 guest rooms and related change in loading and reduction in building size Reduce number of senior affordable units in East to 88 (if District financing not awarded) and related reduction in building size Change some exterior materials, subject to HPRB approval Parcel 4 <ul style="list-style-type: none"> Increase building height by up to 5' Decrease retail to 16,000 SF, of which min. 10,000 SF for grocery store Change number of residential units by +/- 10% Change number of parking spaces to between zoning min. and zoning excess max. Change loading to zoning minimum and to accommodate retailers' needs Temporary lodging use for up to 20% of residential units during building lease-up Change locations of entrances for residential, retail, loading, and parking Change some exterior materials, subject to HPRB approval
Zoning Flexibility	<ul style="list-style-type: none"> Parcel 2 <ul style="list-style-type: none"> Side yard relief Plaza relief Parcel 4 <ul style="list-style-type: none"> Penthouse setback relief Penthouse multiple enclosure relief Side yard relief Plaza relief Ability to construct Parcel 2 East, Parcel 2 West, or Parcel 4 together or in phases; building permit application for first phase to be filed within 2 years and construction to commence within 3 years; construction of all phases completed within 12 years

¹ The final number of non-senior affordable units would be based on the final total residential unit count, as stated in the LDDA, which requires 20% of all units in the overall PUD to be affordable.



FAQ

Q: What size grocery store will be provided?

A: JL has secured a full-service grocer that will occupy 22,500 SF at Parcel 4.

Q: Why did neither one of the two previous grocery store options not work?

A: Due to years of delays from 2015 to 2021 outside of JL's control, the previous grocery stores walked away from their leases.

Q: Why is the new grocer only 22,500 SF when the previous ones were 55,000 SF?

A: After losing the last grocer in 2022, JL marketed the site without any terms or size requirements and only 2 grocers expressed interest. Both were in the 20,000 to 25,000 SF range and we selected the one best suited for the project. The format for grocers has shifted dramatically towards smaller footprints, particularly in urban areas.

Q: Why is JL requesting flexibility on the grocery size and retail square footage?

A: JL is requesting flexibility for alternatives to reduce the size of the grocery store to at least 10K SF only if this third grocery store pulls out of the project. A 10K SF minimum grocery store size allows faster identification/lease execution and ultimately construction if the current third grocery store exits.

Q: What type of other retailers will you have?

A: We will be targeting a mix of national and local retailers- drugstore, quick service food options, full-service restaurants, neighborhood services (salons, dry cleaners), day care/preschool as starting points.

Q: When will the grocery store open?

A: If the Zoning Commission approves the PUD mod and there are no appeals filed, we can begin construction next summer. Occupancy/opening will be in 2028.



FAQ

Q: Why is the parking being reduced?

A: The parking is being reduced to match the updated program. A smaller grocer requires less parking. The parking will never be reduced below zoning minimums and currently exceeds those minimums while being below DDOT maximums.

Q: What is the impact of the proposed changes on affordable housing?

A: The proposed baseline scenario would increase the overall amount of affordable housing across Parcels 2 and 4 from 85 units to 135 units. The flexibility requested would, at minimum, maintain the previously approved amount of affordable housing and deepen the affordability levels for the senior affordable building.

Q: Will apartment home residents be able to get street parking permits?

A: No, residents of the apartment buildings will not be able to receive residential zoned street parking.

Q: How much traffic will the proposed project bring?

A: A traffic impact study was completed for the proposed modifications and the overall traffic impact of the project will decrease compared to the previously approved PUD modification. A Summary of the findings is included in the appendix.

Q: Why is the affordable building being made a stand-alone building?

A: Moving the senior affordable building to a stand-alone tower on Parcel 2 East will allow for flexibility in the construction starts of both Parcel 4 and Parcel 2 East. Parcel 4, with the grocer, will be able to break ground independent of the available affordable financing options, and Parcel 2 East will be able to break ground independent of the grocer lease.