

Z.C. Case No. 13-14E
Applicant's Updated Retail Program and Increased Commitments
July 16, 2025

Following additional engagement with and feedback from neighboring residents, the Applicant proposes the modified retail program with a greater minimum commitment as follows:

1. The Parcel 4 total retail range will be 33,500-59,000 SF, of which a minimum of 22,500 SF will be for a grocery store.
2. Only if the current grocery store lease is terminated, the Parcel 4 total retail range will be 21,000-59,000 SF, of which a minimum of 10,000 SF will be for a grocery store.
3. For both Parcels 2 and 4, the allowed uses in the ground floor retail spaces will include retail, daytime care, private education, entertainment/assembly/performing arts, and general service. All of these uses are permitted as a matter-of-right in the MU-10 zone.

All other modifications and flexibility remain as previously proposed. An updated executive summary of the application, including commitments and flexibility, are on the next page.

UPDATED 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 (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 (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 266 residential units (141 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"> 141 senior affordable units in Parcel 2 East (39 @ 30% MFI; 86 @ 50% MFI; 16 @ 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"> Vary retail between 5,000-17,000 SF Lodging use in West for 120-226 guest rooms and related change in loading and reduction in building size Reduce senior affordable units in East to 88 (if financing not awarded) and related reduction in building size Parcel 4 <ul style="list-style-type: none"> Vary retail between 33,500-59,000 SF, of which min. 22,500 SF for grocer <u>If current grocer lease is terminated</u>, vary retail between 21,000-59,000 SF, of which min. 10,000 SF for grocer Temporary lodging use for up to 20% of residential units during building lease-up Both Parcels <ul style="list-style-type: none"> Increase building height by up to 5' Allow uses in ground floor retail spaces to include retail, daytime care, private education, entertainment / assembly / performing arts, and general service Vary number of residential units by +/- 10% Convert balance of ground floor to residential, subject to retail minimums Change locations of entrances for residential, retail, loading, and parking Vary number of parking spaces to between zoning min. and zoning excess max. Change loading to zoning minimum and to accommodate retailers' needs 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.
4901-5918-9581, v. 2