



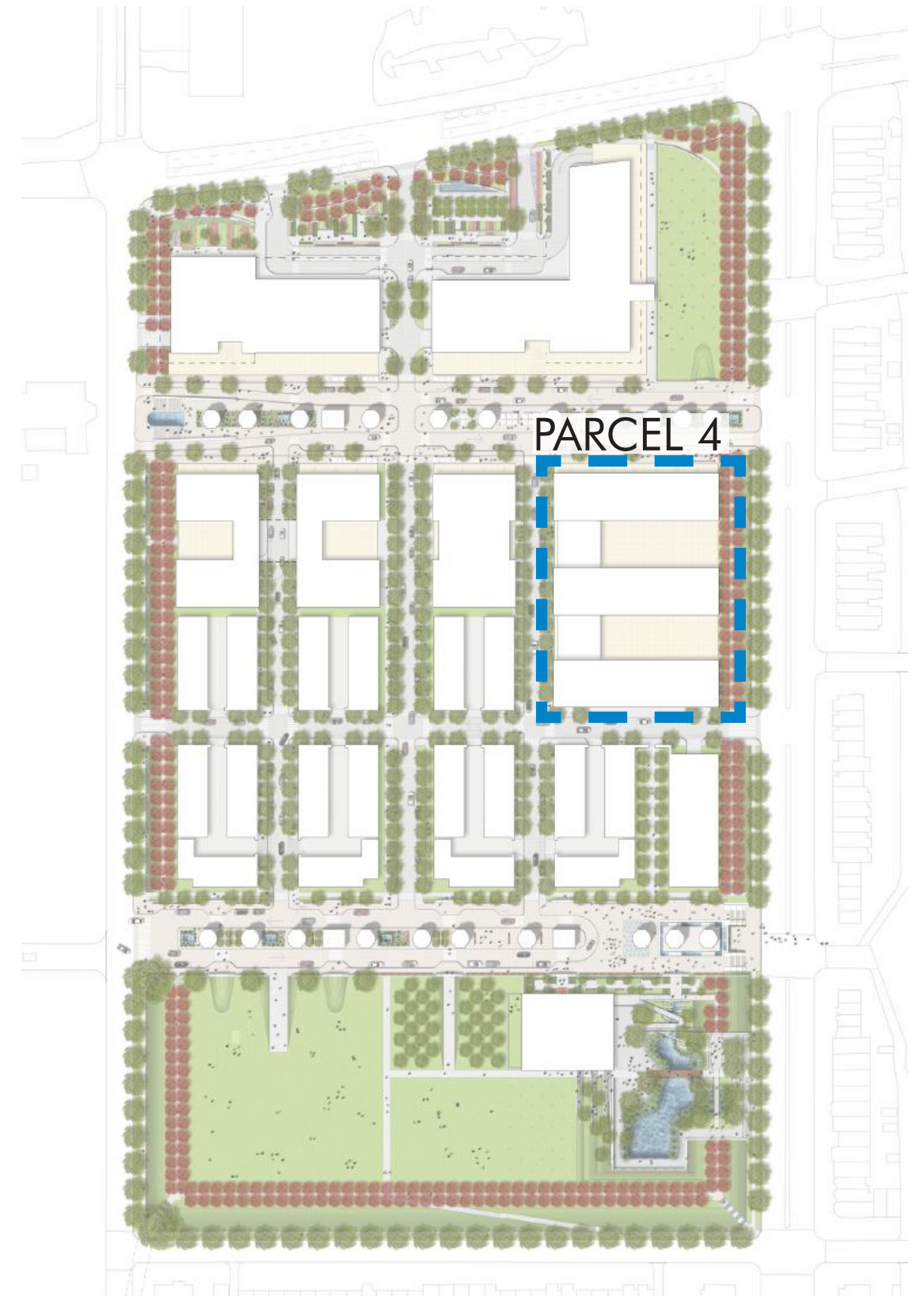
FORMERLY KNOWN AS:  
 **McMILLAN**

## PUD APPLICATION

### PARCEL 4 GROCERY / MULTIFAMILY BUILDING



JAIR LYNCH DEVELOPMENT PARTNERS  
 MV+A ARCHITECTS



NOVEMBER 27, 2024



PARCEL 4 - ZONING TABULATIONS WITH PROPOSED CHANGES

JairLynch  
Real Estate Partners

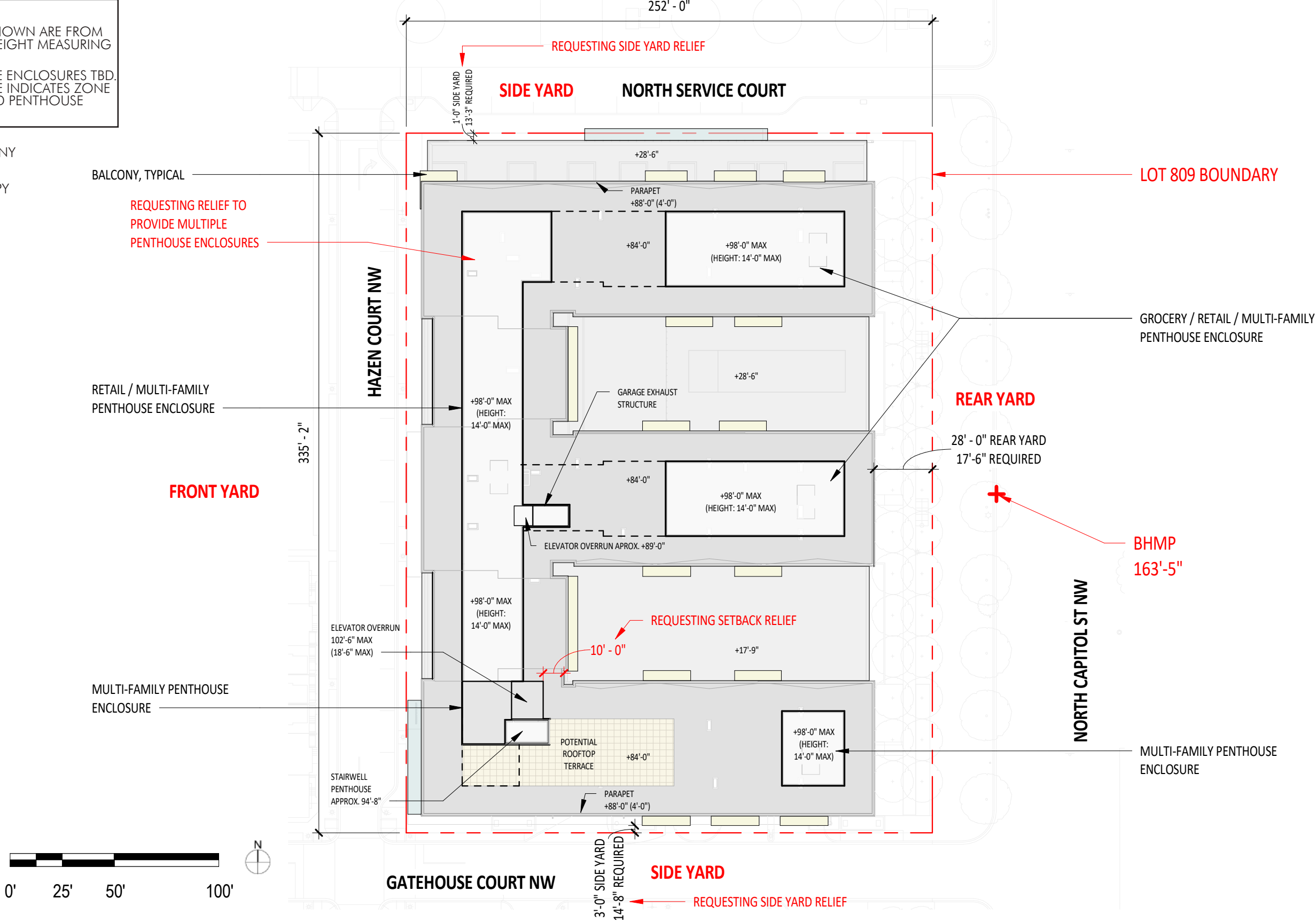
Site Area		Site Area (from Previously Approved PUD)		Street Widths	
Site Area (LOT 809)	84,462 sf	Site Area	95,984 sf	North Capitol Street	130 Ft - used for height act compliance purposes
		Minus Internal Streets / Easements	(32,006 sf)	Gatehosue Court NW (previously referred to as Evarts St)	50 ft (private)
		Effective Total	71,909 sf	Hazen Court NW (previously referred to as Quarter St)	52 ft (private)
				North Service Court, NW	117 ft (private)

ZONING TABULATIONS				
	Permitted/Required	Previously Approved	Proposed	Proposed Flexibility Range
Building Height (ZR16 MU-10 PUD)	110'	78'-8"	84'-0"	Additional +5' above proposed height for a maximum height of 89'-0"
Floor Area Ratio A (ZR16 MU-10 PUD)	8.64 Total 4.0 Non-residential	3.23 Total Actual (4.31 Effective) 0.61 Non-residential Actual (0.82 Effective)	4.14 Total 0.70 Non-residential	Floor Area Ratio to adjust based on proposed flexibility ranges of GFA. Not to exceed permitted values.
Gross Floor Area				
Total	729,752	310,283	350,000	
Non-Residential	337,848	58,705 Including Retail Loading	59,000 Including Retail Loading	Non-residential minimum to be 16,000 (6,000 retail plus a min. 10,000 grocer) Requesting flexibility to convert 20% of units to lodging use
Lot Occupancy A	100% Non-residential 75% Residential	Non-residential: 72% (69,625/95,984) Residential: 53% (51,046/95,984)	Non-res (Level 1): 84% (71,000/84,462) Residential (Level 3): 62% (52,000/84,462)	Flexibility Example: Non-residential / Residential (Level 1): 74% (62,500/84,462)
Unit Count	n/a	281 Residential Units	324 Residential Units	+/- 10%
Parking & Loading				
Residential Parking	1 per 3 dwelling units in excess of 4 units	185 Proposed (94 required)	163 Proposed (min. 108 required)	To vary so long as not below zoning requirement and not above permitted amount under excess parking regulations
Retail Parking	1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft.	159 Proposed (56 required)	148 Proposed (min. 55 required)	
Residential Loading	(1) loading berth (1) delivery space	(1) 40' Berth with 200 sf platform (1) 20' delivery space shared with retail	(1) 40' berth with 100 sf platform (1) 20' delivery space shared with retail	Flexibility to adjust based on tenant requirements, provided that minimum zoning loading requirements are met. Flexibility to relocate retail loading to Hazen Court as shown in reduced retail flexibility example and reduce retail loading 75' berth to a 55' berth.
Retail Loading	(2) loading berths (1) delivery space	(3) 40' berths with (3) 200 sf platforms	(1) 75' berth with 200 sf platform (1) 40' berth with 100 sf platform	
Residential Bicycle Parking	1 per 3 dwelling units	93 Proposed (93 required)	108 Proposed (108 required)	To vary so long as not below zoning requirement.
Retail Bicycle Parking	1 per each 10,000 sq. ft.	8 Proposed (8 required)	6 Proposed (5 required)	
Roof Structure				
Area	0.4 FAR max	0.4 FAR max	0.4 FAR max	
Height	18'-6" max	14'-0" max	14'-0" max typical, 18'-6" max at elevator overrun	
Setback	1:1 min	Flexibility Previously Granted (3'-7" setback at Res Stair/Elev Penthouse)	Requesting setback relief, reduction from previously granted, see zoning diagram.	
Enclosure Continuity		Previously had multiple mechanical penthouse enclosures shown on plans.	Requesting relief for multiple mechanical penthouse enclosures, similar to previous approved PUD.	

**Proposed Revision Notes:**  
A. Lot boundary for site has been adjusted, therefore FAR and Lot Occupancy have adjusted accordingly.

NOTE:  
-HEIGHTS SHOWN ARE FROM BUILDING HEIGHT MEASURING POINT  
-PENTHOUSE ENCLOSURES TBD. DASHED LINE INDICATES ZONE OF ALLOWED PENTHOUSE AREAS

- BALCONY
- CANOPY





SITE PHOTOS - PRIOR TO SITEWORK







1. NEW OLMSTED WALK BRIDGE



2. NEW COMMUNITY CENTER, PARK, AND PLAZA



3. SITE ALONG NEW SERVICE COURT



4. CURRENT EXCAVATION AT PARCEL 4



# VIEW OF NORTH SERVICE COURT FROM NORTH CAPITOL STREET - PROPOSED DESIGN

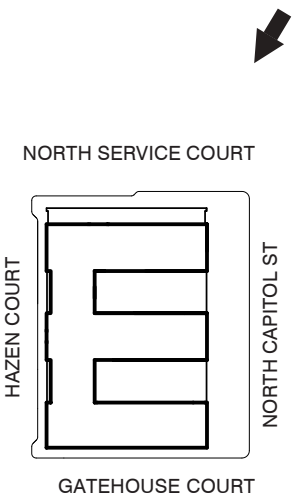




PREVIOUSLY APPROVED



PROPOSED DESIGN

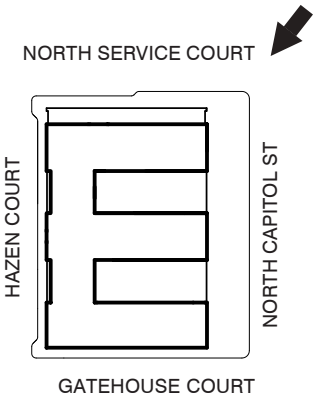




ENTRANCE TO NORTH SERVICE COURT FROM NORTH CAPITOL STREET - PROPOSED DESIGN





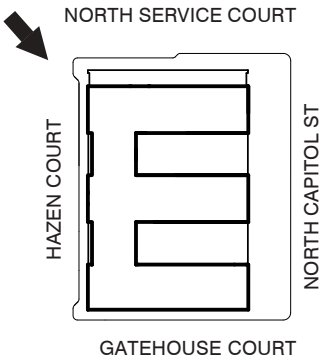




VIEW LOOKING AT INTERSECTION OF HAZEN COURT AND NORTH SERVICE COURT - PROPOSED DESIGN





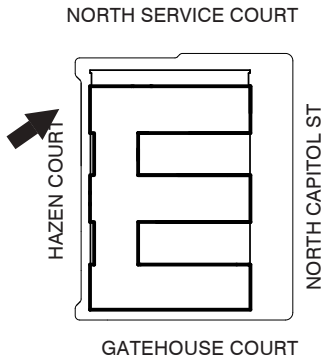




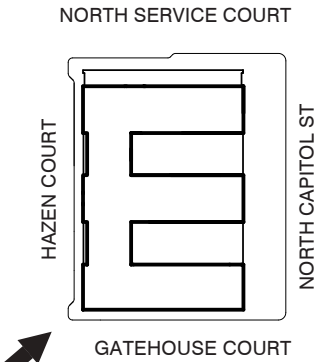
VIEW TOWARDS CATHOLIC UNIVERSITY FROM HAZEN COURT



PREVIOUSLY HPRB APPROVED





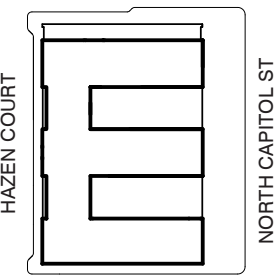




VIEW FROM CORNER OF GATEHOUSE COURT AND NORTH CAPITOL STREET



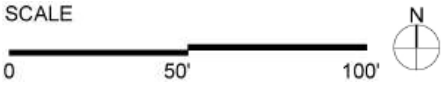
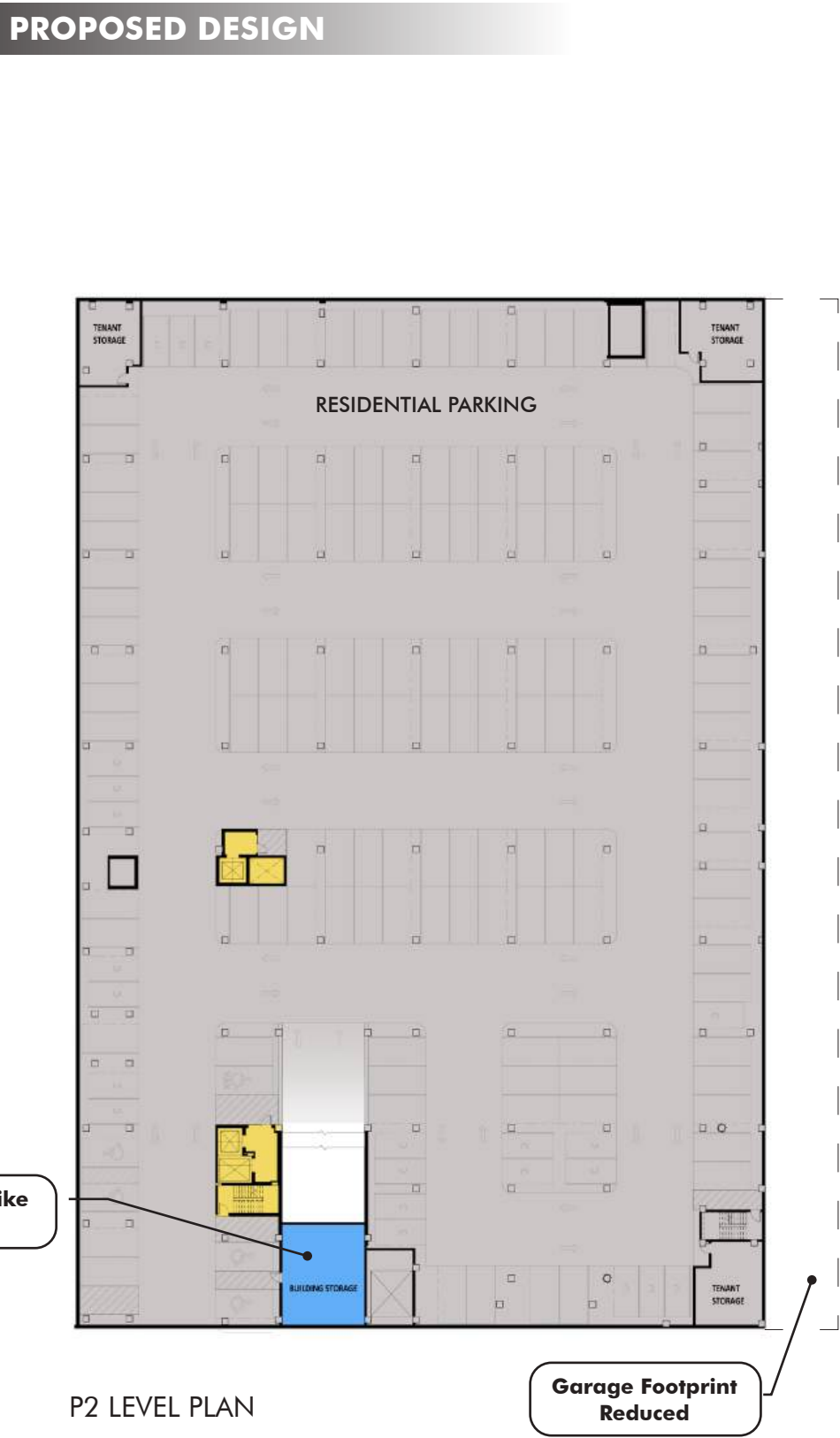
NORTH SERVICE COURT



GATEHOUSE COURT



- GROCERY
- RETAIL/  
COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE  
RESIDENTIAL
- PARKING/  
LOADING/ MEP
- BICYCLE STORAGE,  
CHANGING ROOMS,  
AND LOCKERS





# FLOOR PLANS

- GROCERY
- RETAIL/COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE RESIDENTIAL
- PARKING/LOADING/ MEP
- BICYCLE STORAGE, CHANGING ROOMS, AND LOCKERS

## PREVIOUSLY APPROVED



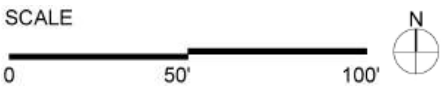
P1 LEVEL PLAN

## PROPOSED DESIGN



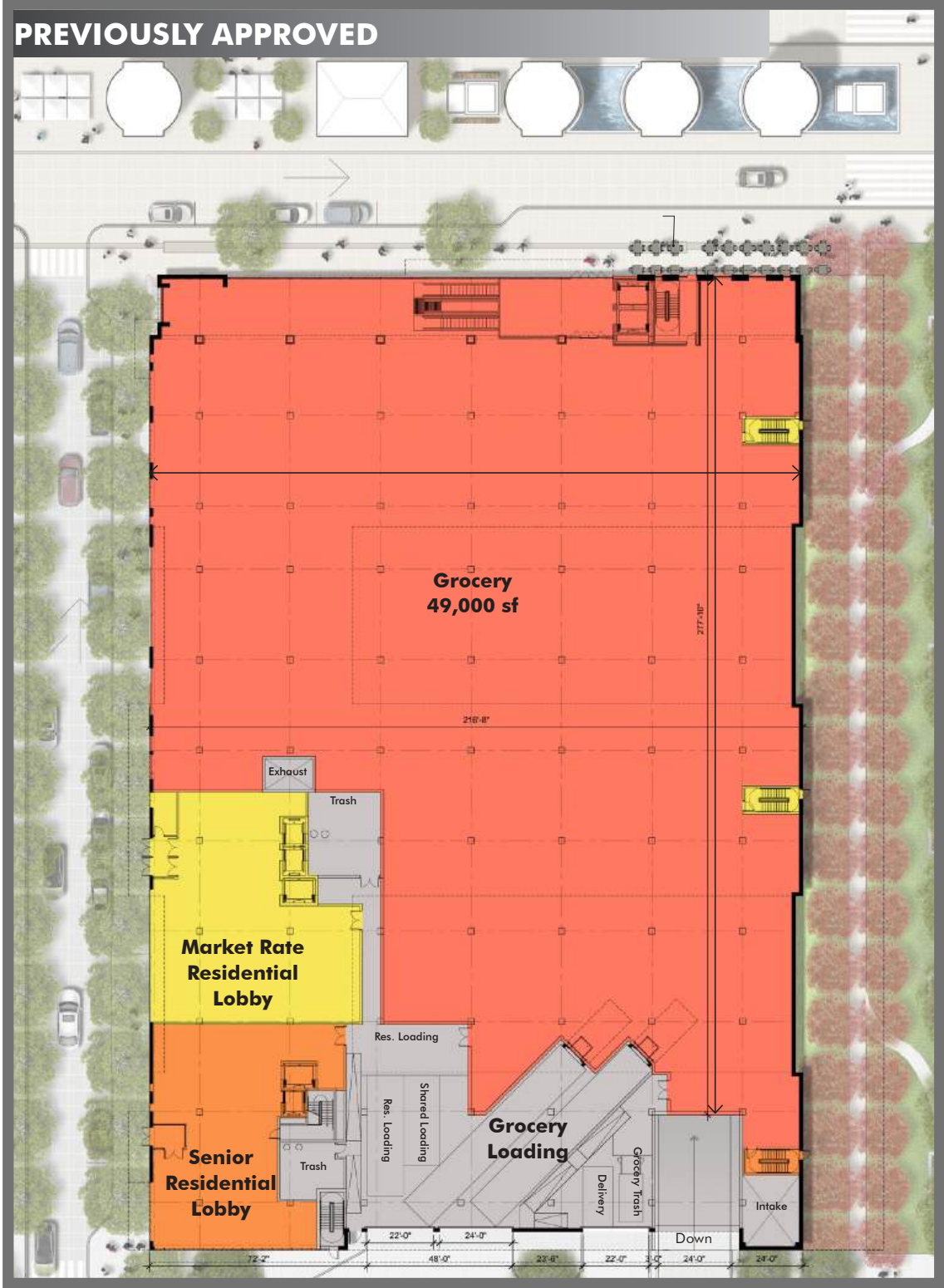
P1 LEVEL PLAN

Garage Footprint Reduced

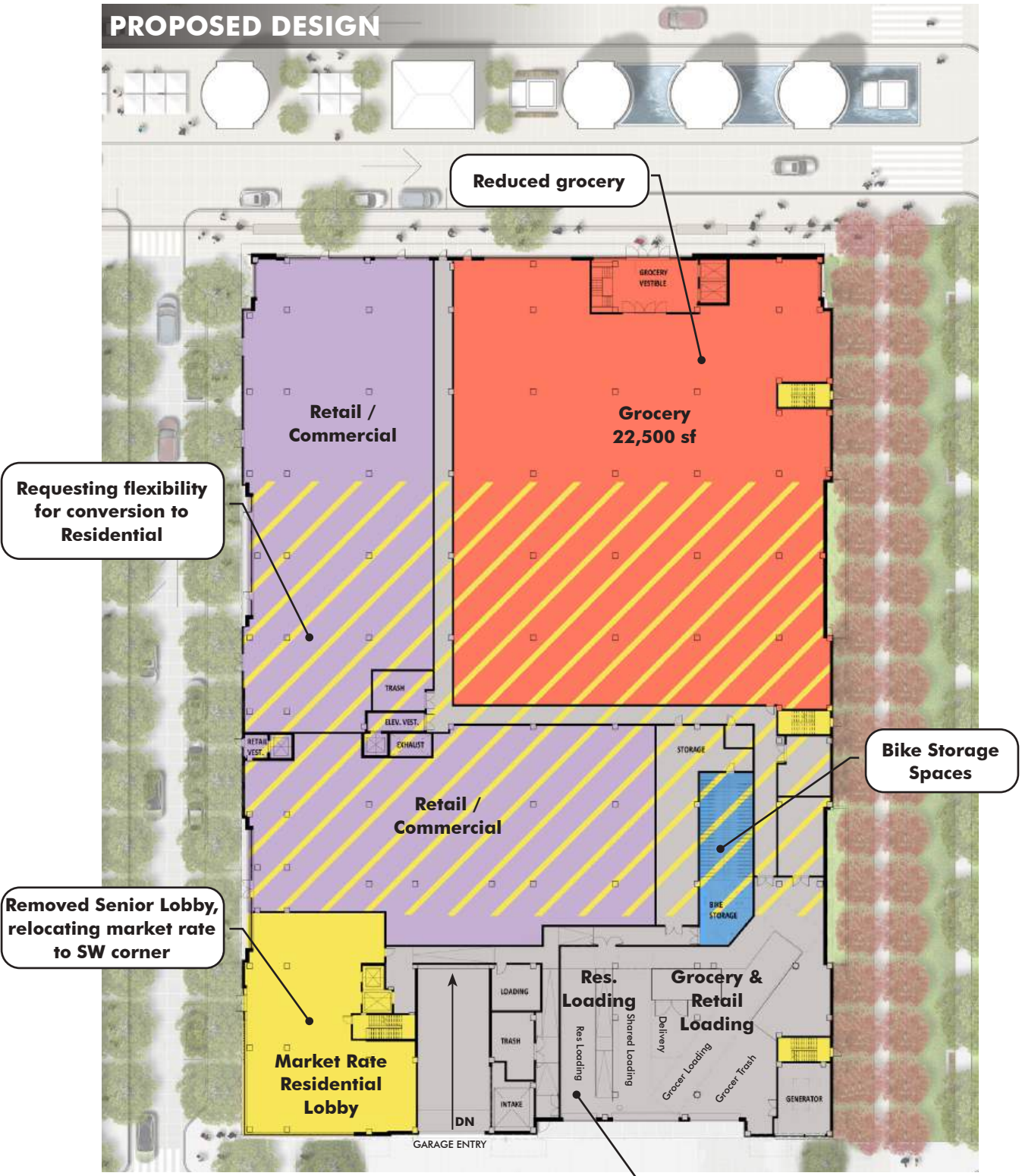




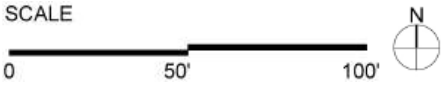
- GROCERY
- RETAIL/  
COMMERCIAL
- RESIDENTIAL
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RESIDENTIAL
- PARKING/  
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GROUND FLOOR PLAN



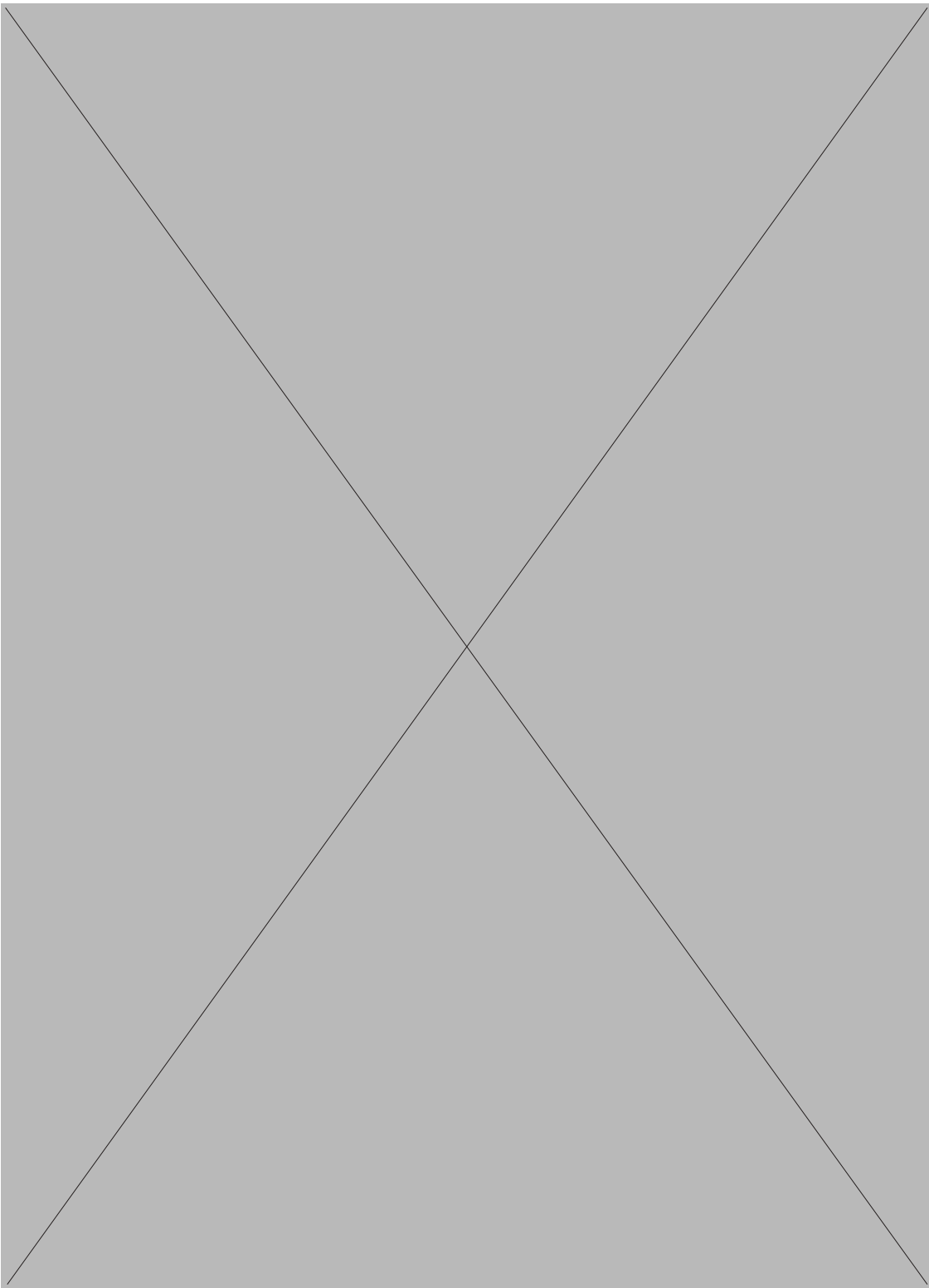
GROUND FLOOR PLAN



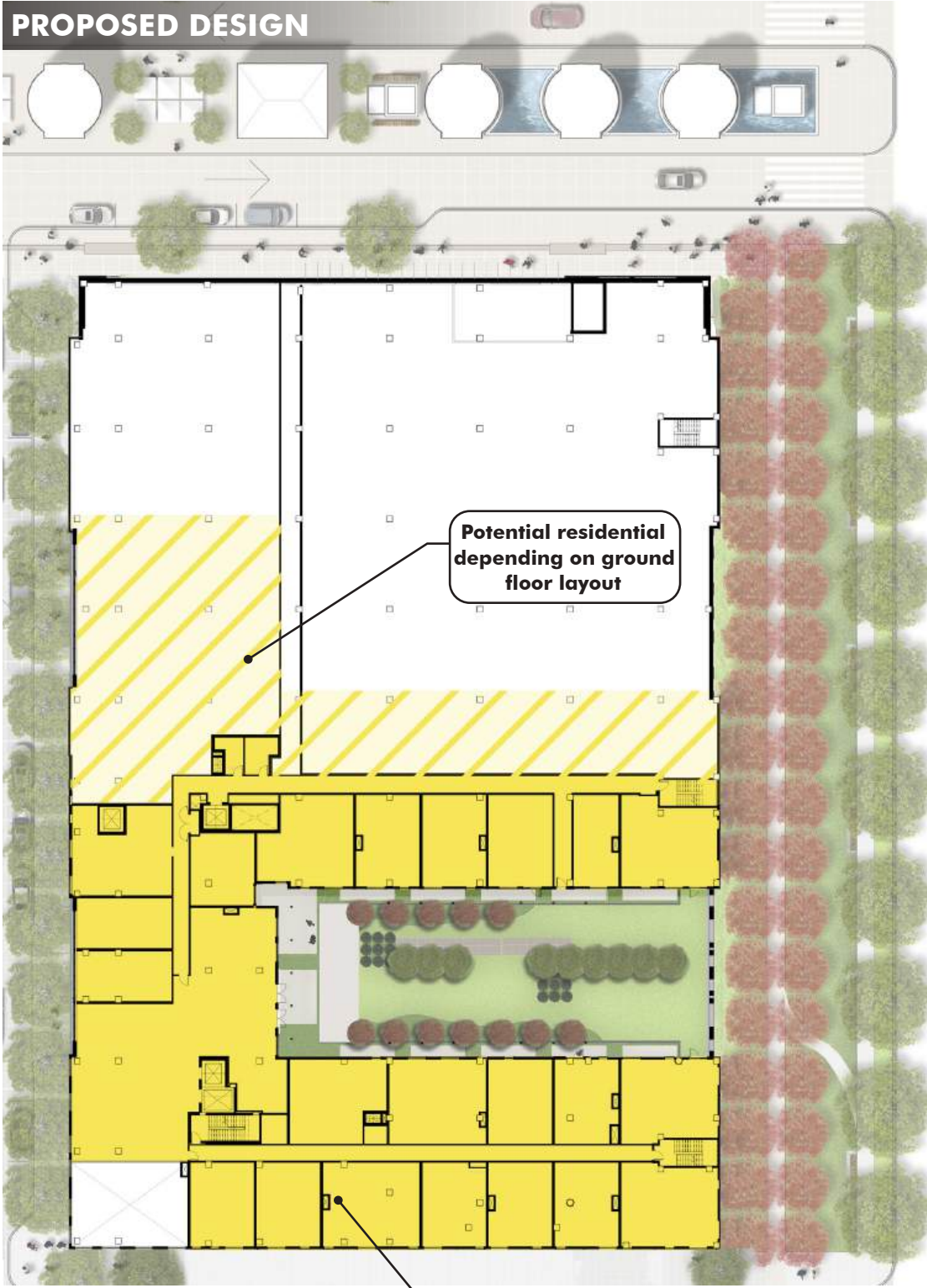


FLOOR PLANS

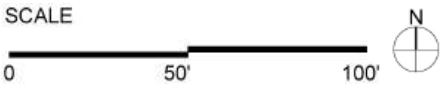
- GROCERY
- RETAIL/  
COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE  
RESIDENTIAL
- PARKING/  
LOADING/ MEP
- BICYCLE STORAGE,  
CHANGING ROOMS,  
AND LOCKERS



PREVIOUSLY NOT APPLICABLE



LEVEL 2 PLAN





- GROCERY
- RETAIL/  
COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE  
RESIDENTIAL
- PARKING/  
LOADING/ MEP
- BICYCLE STORAGE,  
CHANGING ROOMS,  
AND LOCKERS

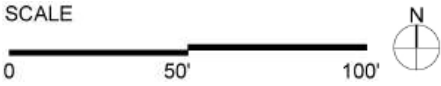


LEVEL 2 - 6 PLAN



LEVEL 3 - 7 PLAN

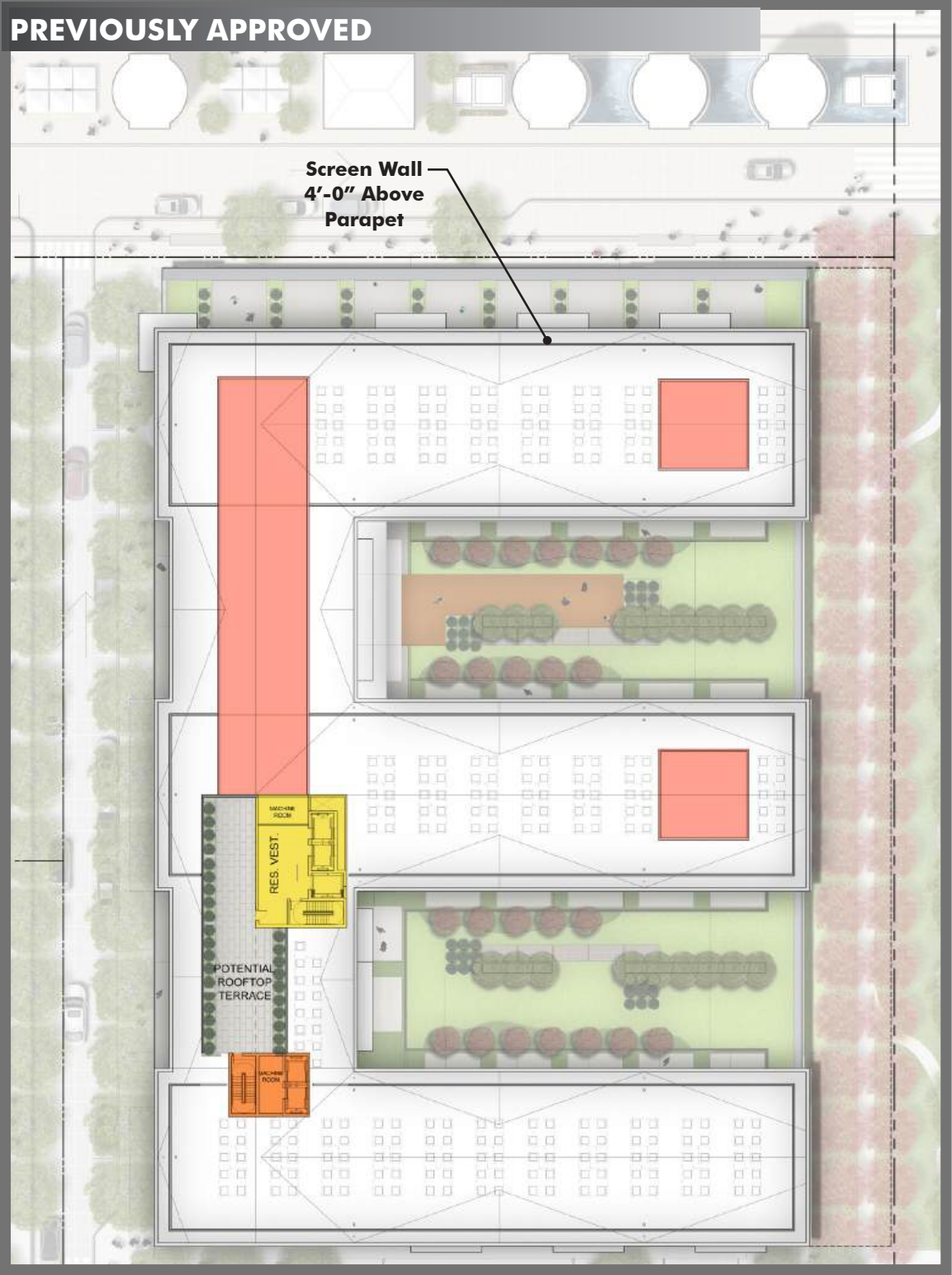
Relocated senior affordable  
to parcel 2



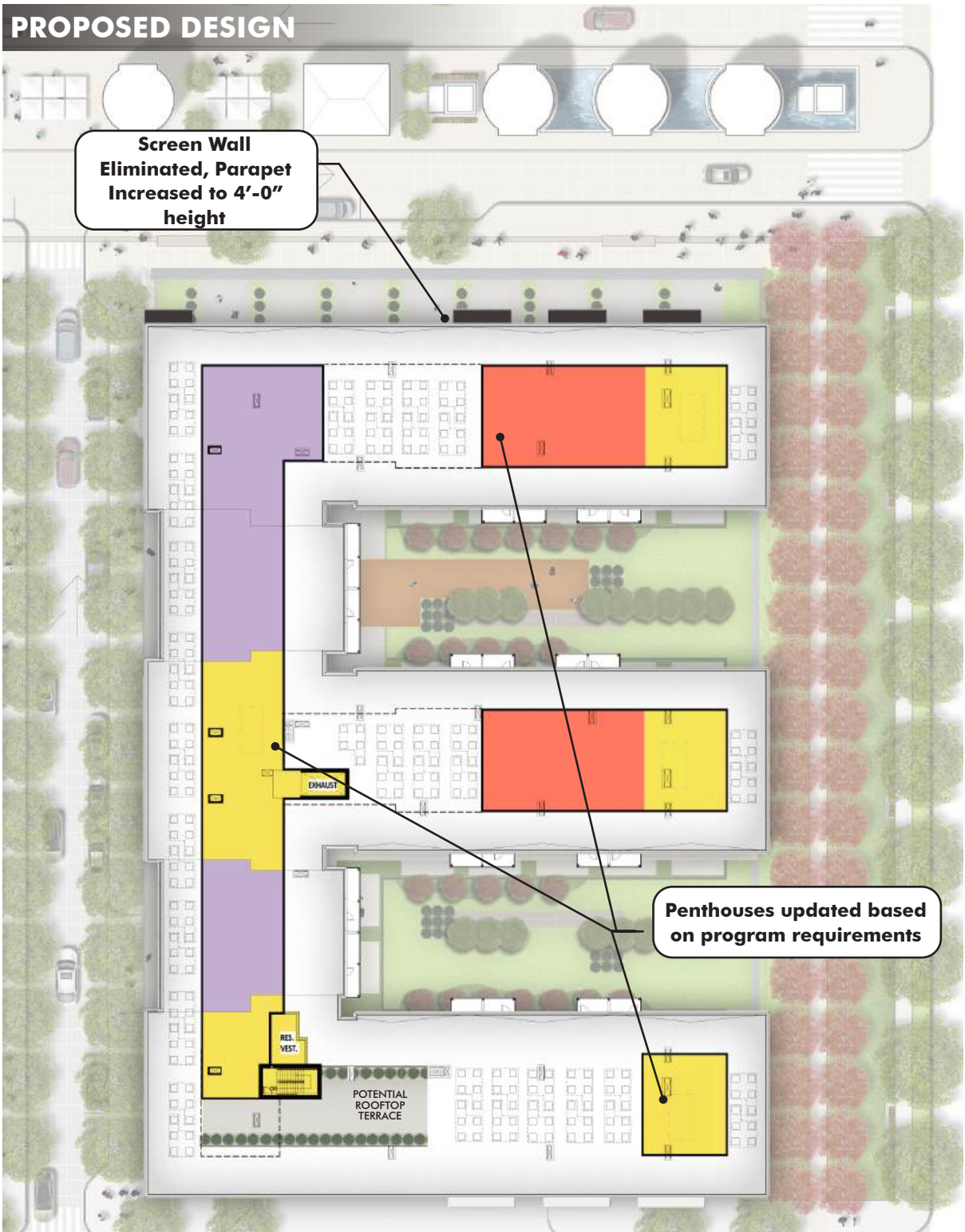


ROOF PLAN

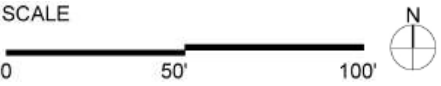
- GROCERY
- RETAIL/  
COMMERCIAL
- RESIDENTIAL
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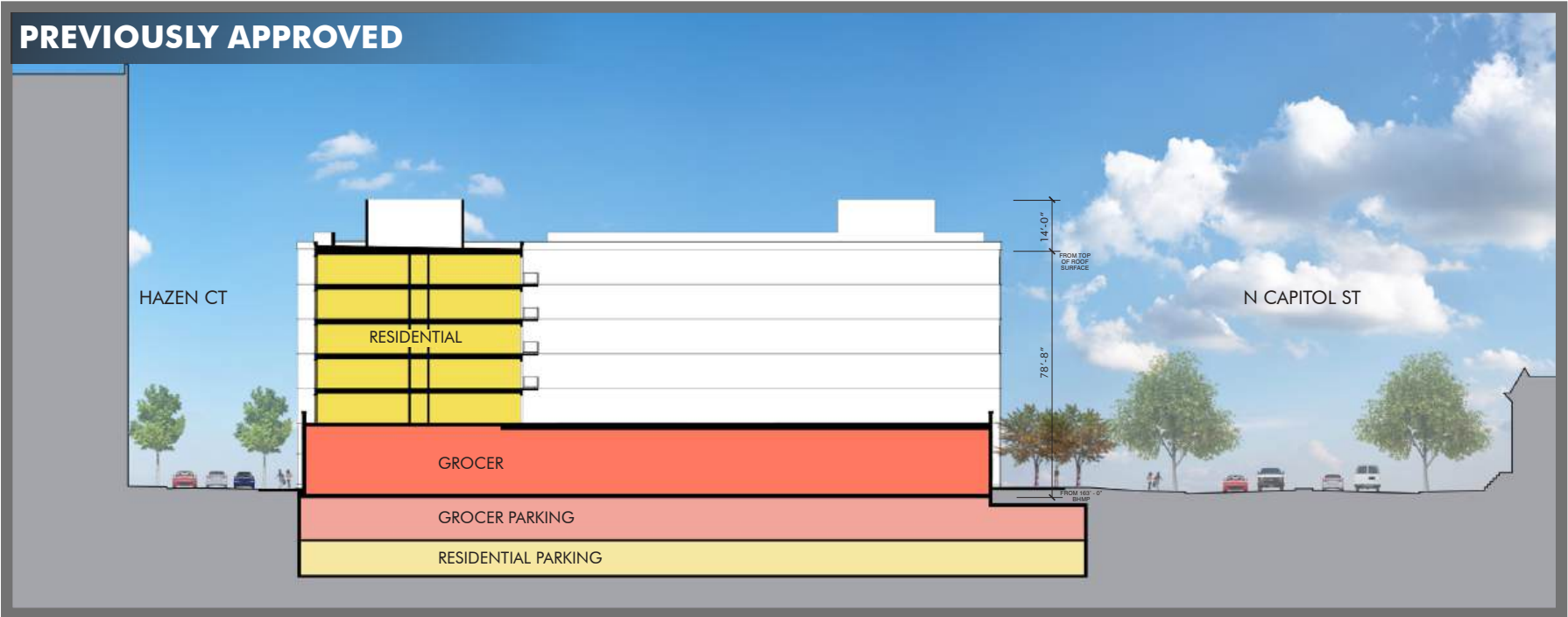
ROOF PLAN



ROOF PLAN

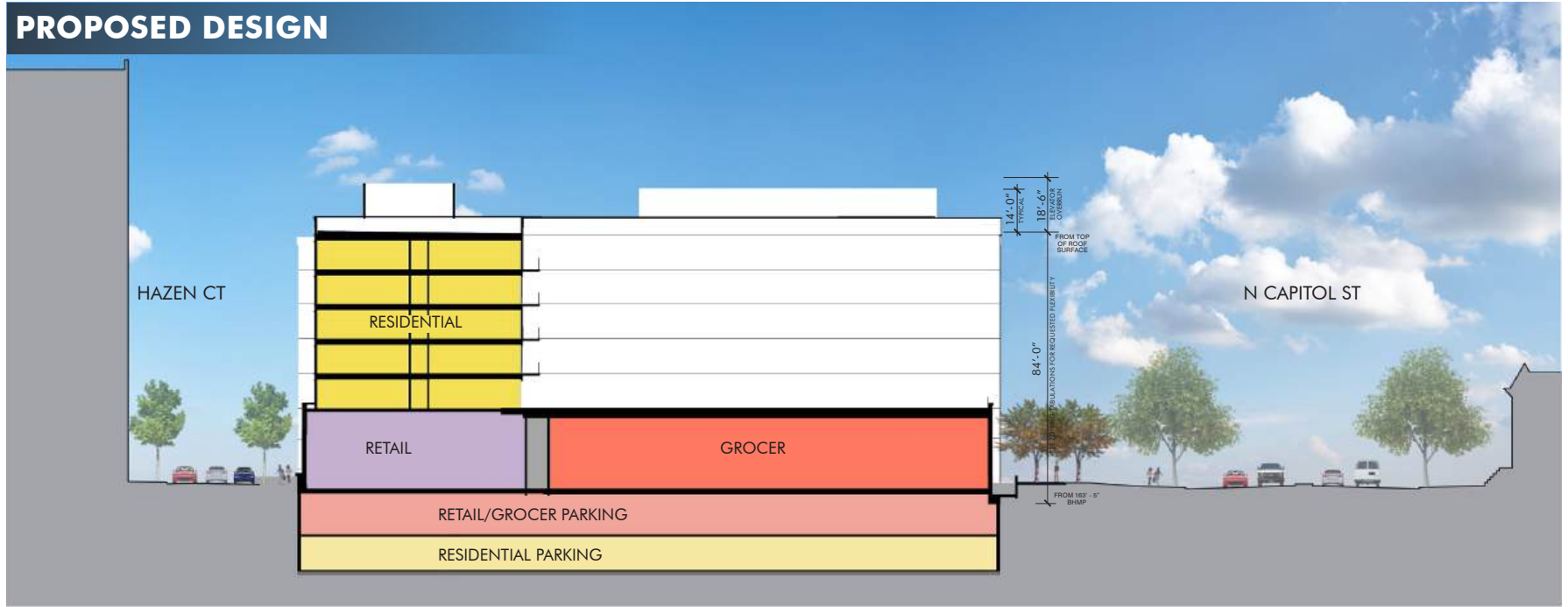




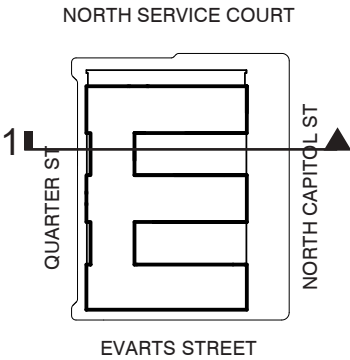


SECTION 1

- GROCERY
- RETAIL/COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE RESIDENTIAL
- RETAIL PARKING
- RESIDENTIAL PARKING
- LOADING/MEP



SECTION 1

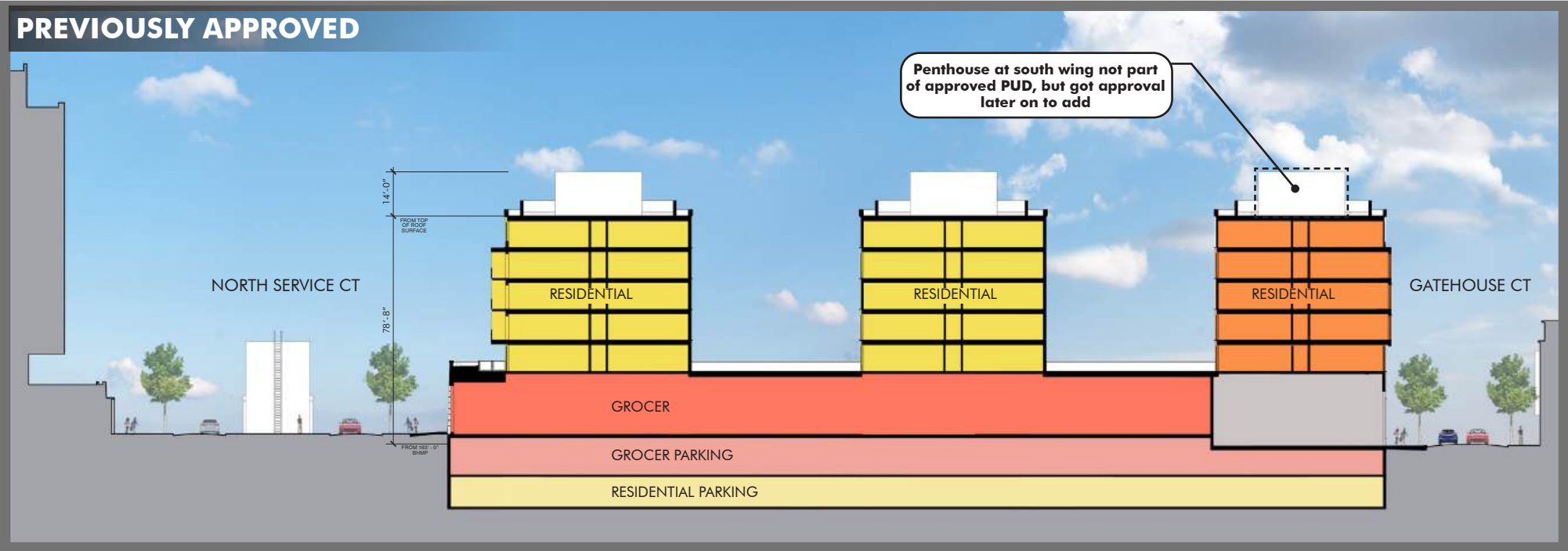




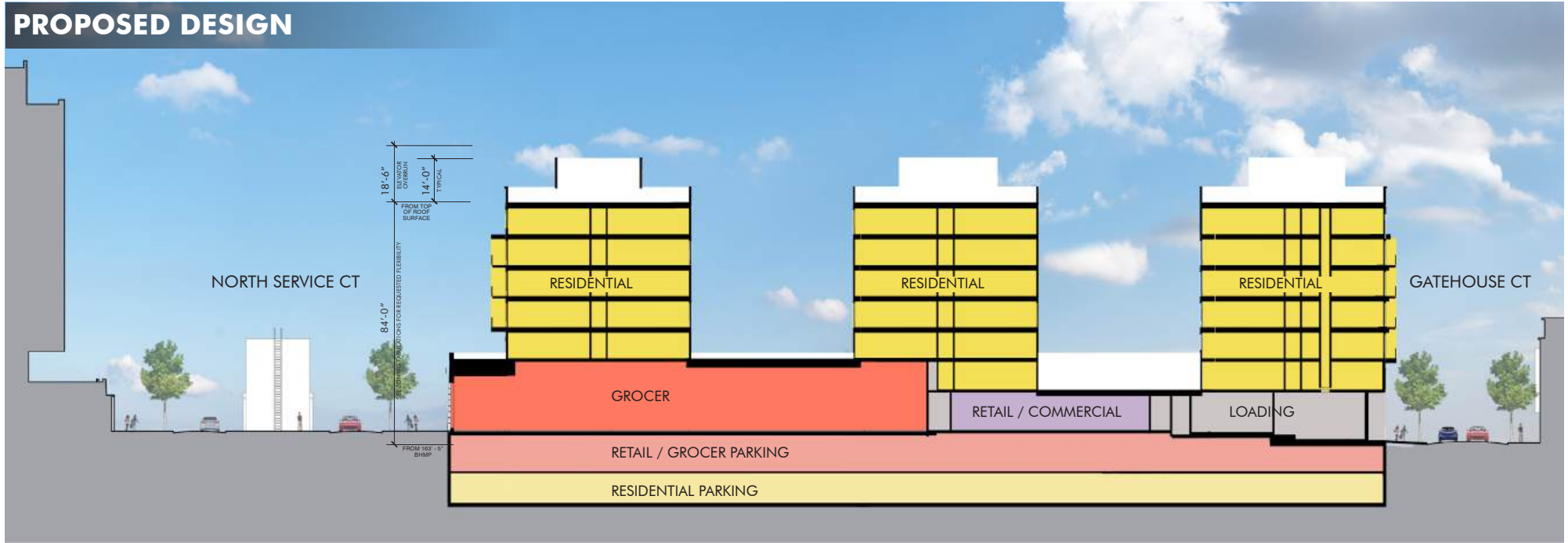
BUILDING SECTIONS



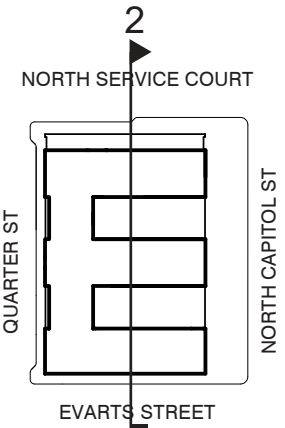
- GROCERY
- RETAIL/COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE RESIDENTIAL
- RETAIL PARKING
- RESIDENTIAL PARKING
- LOADING/MEP



SECTION 2



SECTION 2









ELEVATIONS - WEST ELEVATION

HIGHLIGHT OF CHANGES









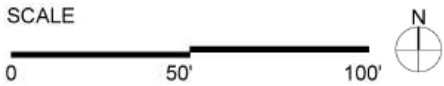
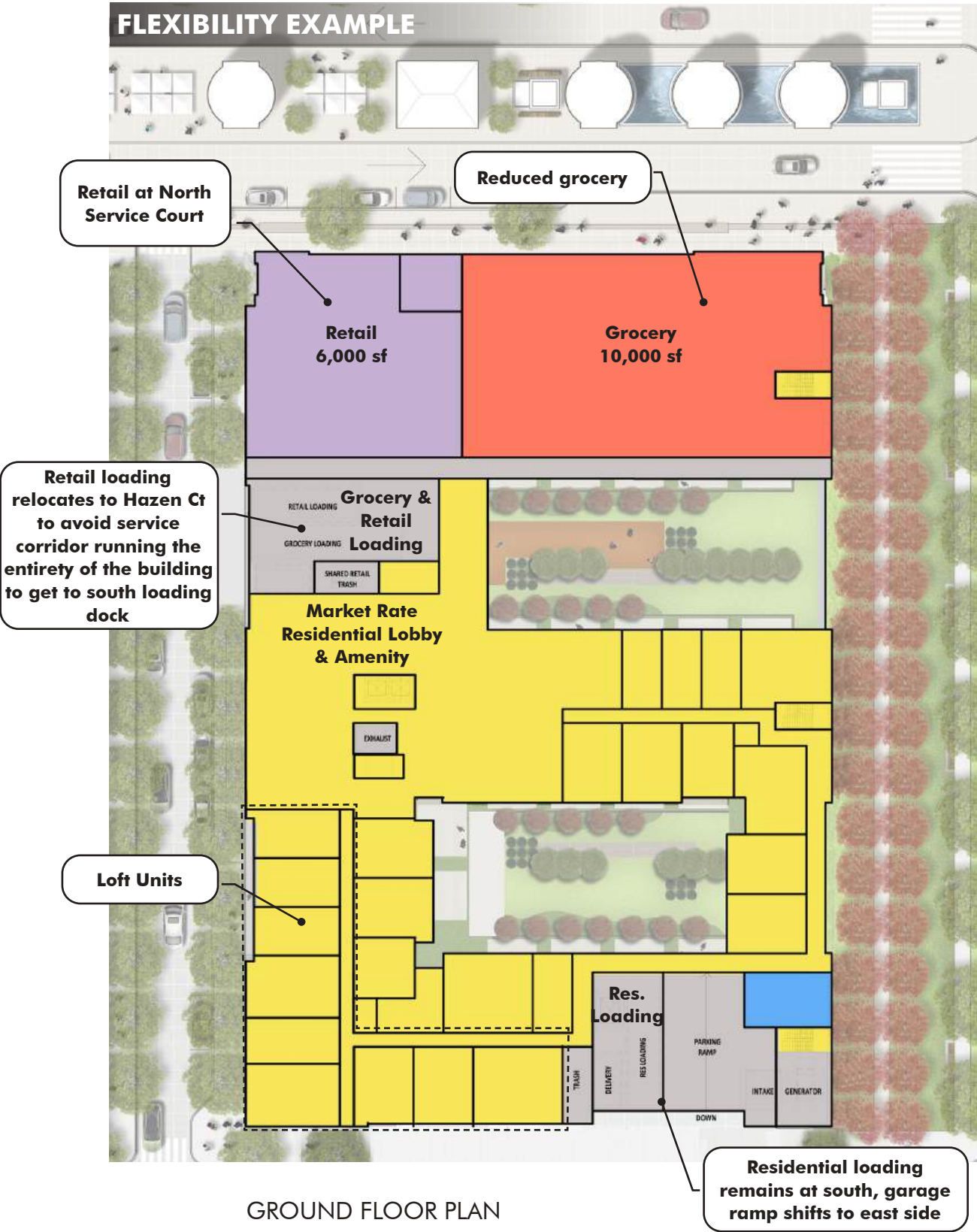
ELEVATIONS - EAST ELEVATION

HIGHLIGHT OF CHANGES





- GROCERY
- RETAIL/COMMERCIAL
- RESIDENTIAL
- SENIOR AFFORDABLE RESIDENTIAL
- PARKING/LOADING/ MEP
- BICYCLE STORAGE, CHANGING ROOMS, AND LOCKERS





# MATERIALS

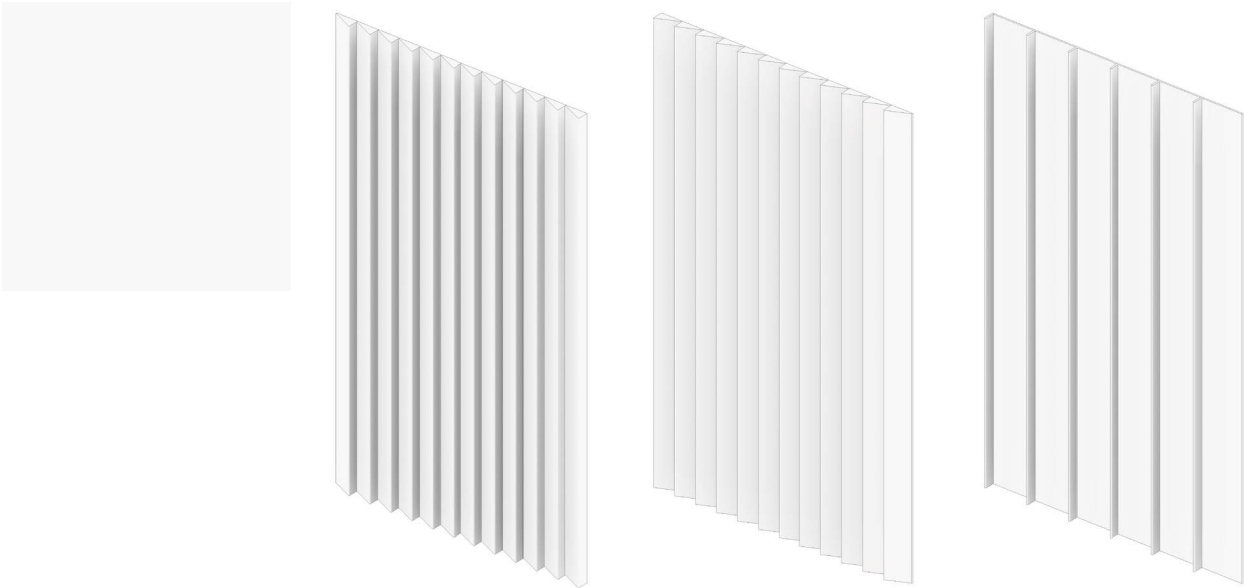
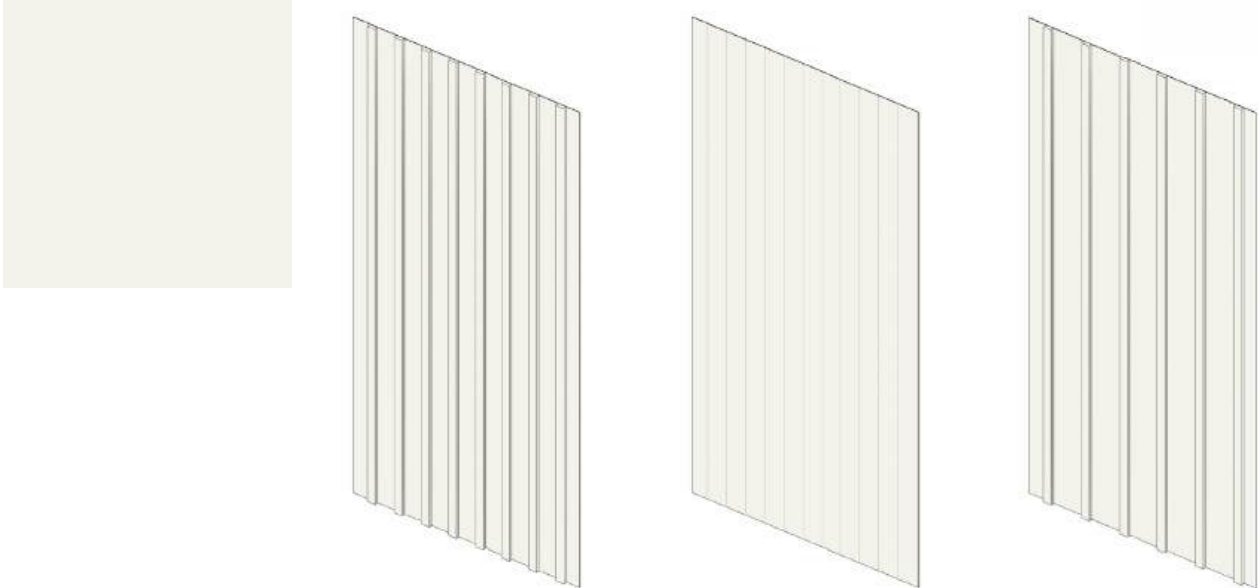





## APPROVED MATERIALS WITH PROPOSED ALTERNATES LISTED



- 01 **WHITE METAL FACADE SYSTEM**  
proposed alternate: FIBER CEMENT FACADE SYSTEM
- 02 **CHARCOAL-COLORED METAL PANEL**  
proposed alternate: CHARCOAL-COLORED FIBER CEMENT FACADE SYSTEM
- 03 **LIMESTONE**  
proposed alternates: CAST STONE, MASONRY UNITS
- 04 **ALUMINUM / PVC FRAME WINDOW**  
proposed alternate: VINYL FRAME WINDOW
- 05 **ALUMINUM STOREFRONT SYSTEM**  
no proposed alternate
- 06 **PHENOLIC PANEL (TENANT SPECIFIC)**  
proposed alternate: TENANT ACCENT MATERIAL - TBD
- 07 **GRANITE BASE**  
proposed alternates: BRICK
- 08 **WOOD OR ALUMINUM WITH WOOD TEXTURE - PROVIDED NEAR RESIDENTIAL LOBBY**  
no proposed alternate
- 09 **BRICK - PROVIDED NEAR LOADING DOCK**  
no proposed alternate
- 10 **GLASS BALCONY RAILING SYSTEM**  
proposed alternate: METAL RAILING SYSTEM

PROPOSED DESIGN






PREVIOUSLY APPROVED MATERIALS PER HPRB SUBMISSION DATED 2/18/2022	PROPOSED ALTERNATES	
<div>01</div> <div>WHITE METAL FACADE SYSTEM</div> <div></div> <div>*PROFILES SHOWN FOR REFERENCE, ACTUAL PROFILE MAY VARY BASED ON FINAL PRODUCT SELECTION. VERTICAL ORIENTATION TO BE MAINTAINED.</div>	<div>FIBER CEMENT FACADE SYSTEM</div> <div></div>	
<div>02</div> <div>CHARCOAL-COLORED METAL PANEL</div> <div></div>	<div>CHARCOAL-COLORED FIBER CEMENT FACADE SYSTEM</div> <div></div>	
<div>03</div> <div>LIMESTONE</div> <div></div>	<div>CAST STONE</div> <div></div>	<div>MASONRY UNITS</div> <div></div>



MATERIALS - PROPOSED ALTERNATES



PREVIOUSLY APPROVED MATERIALS PER HPRB SUBMISSION DATED 2/18/2022	PROPOSED ALTERNATES
04 ALUMINUM / PVC FRAME WINDOW	VINYL FRAME WINDOW
05 ALUMINUM STOREFRONT SYSTEM	NO ALTERNATE PROPOSED
06 PHENOLIC PANEL (TENANT SPECIFIC)	RETAIL ACCENT MATERIAL (TENANT SPECIFIC - TBD) POSSIBLE ALTERNATES: BRICK, STONE, WOOD, METAL PANEL 
07 GRANITE BASE	BRICK
08 WOOD OR ALUMINUM WITH WOOD TEXTURE - PROVIDED NEAR RESIDENTIAL LOBBY 	NO ALTERNATE PROPOSED
09 BRICK - PROVIDED NEAR LOADING DOCK 	NO ALTERNATE PROPOSED
10 GLASS BALCONY RAILING SYSTEM	METAL RAILING SYSTEM