



# Hoffman Blocks 4 & 5

**2410 & 2460 Mill Road**

*Eisenhower East Small Area Plan  
Master Plan Amendment #2017-0009*

*Coordinated Development District  
Concept Plan Amendment #2017-0004*

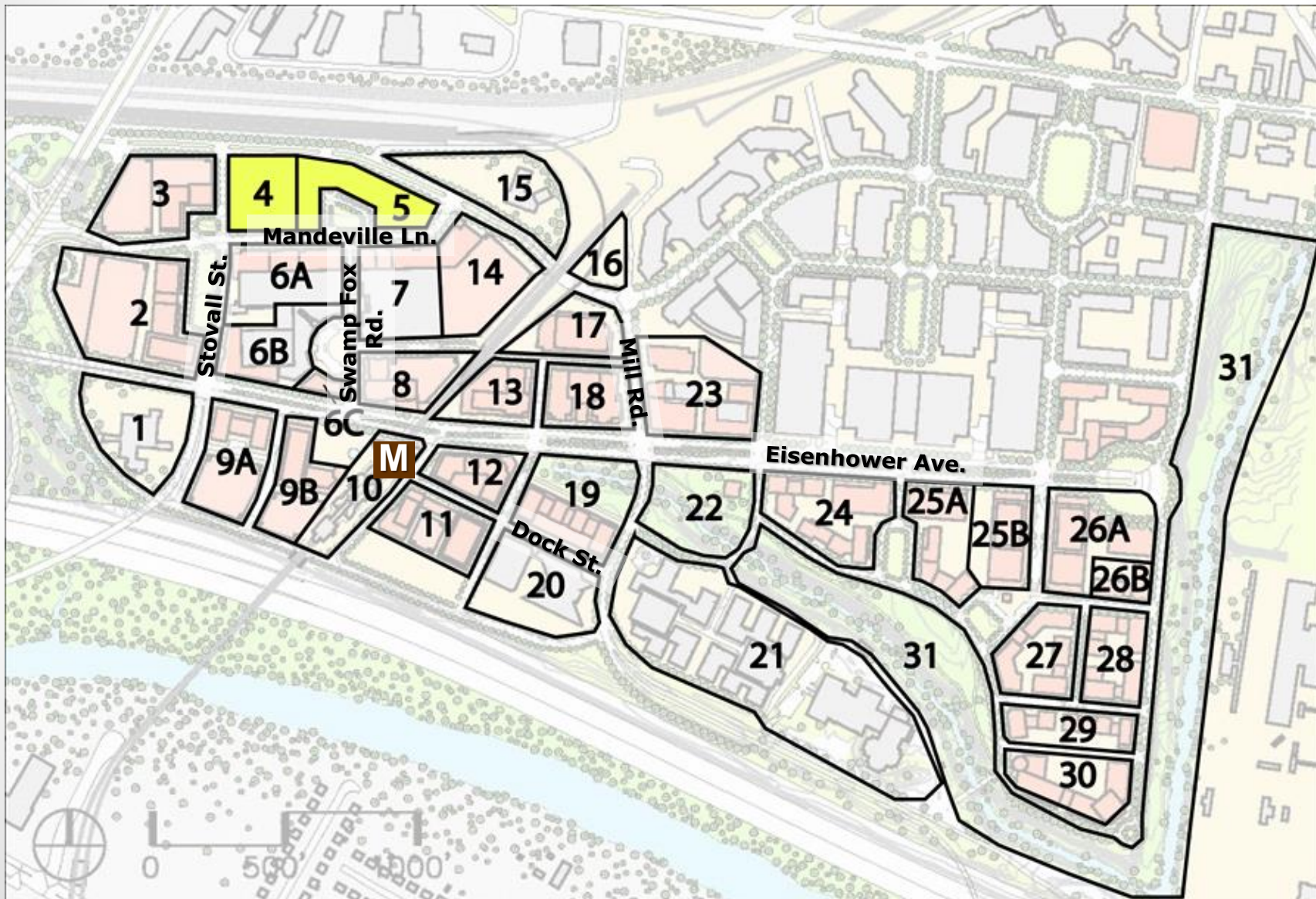
*Stage 1 Development Special Use Permit #2016-0043*

*Transportation Management Plan  
Special Use Permit #2017-0115*

*Vacation #2017-0008*

City Council  
January 20, 2018

# Proposed Amendments – Blocks 4/5 with Regional Grocery Anchor



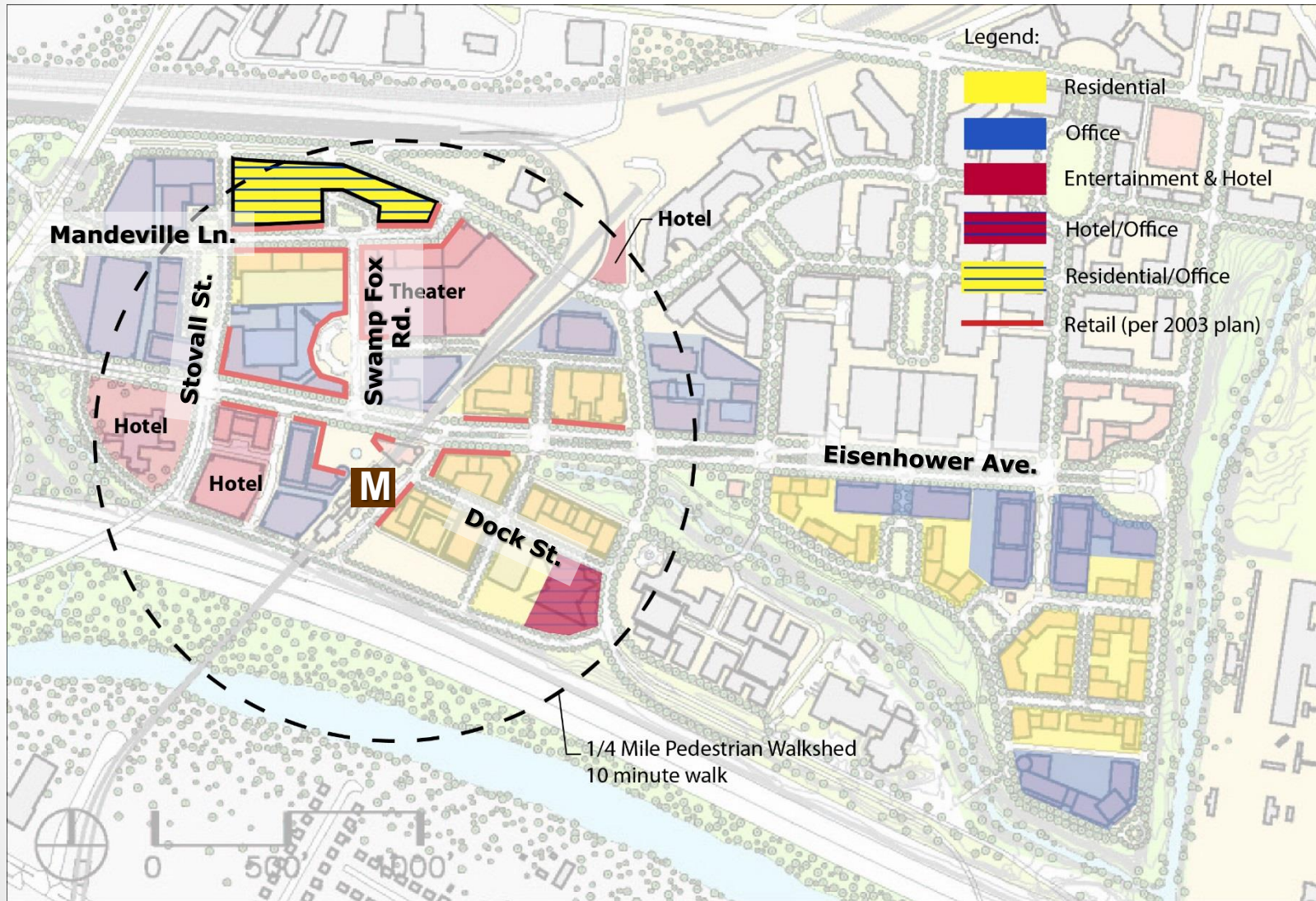
# Summary of Proposed Amendments

## Blocks 4/5 with Regional Grocery Anchor

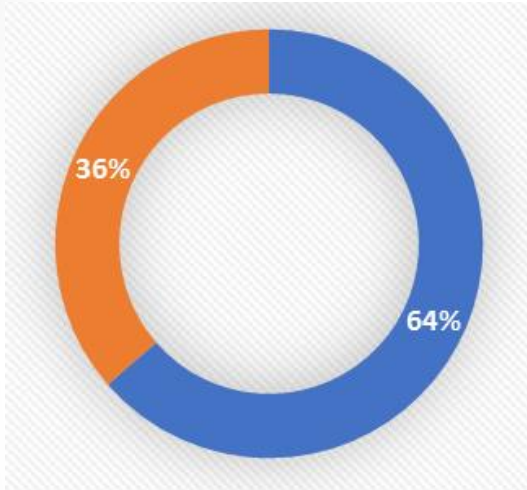
1. Converting principal use in the development table and the land use map to residential/office;
2. Allowing Blocks 4 and 5 to exceed the maximum parking standards;
3. Allowing consolidation of Blocks 4 and 5;
4. Adding 965,651 sq. ft. to the AGFA (657,060 sq. ft. for parking and 255,421 sq. ft. for retail;
5. Amending the number of building stories from 10-15 stories to 10-22 stories.



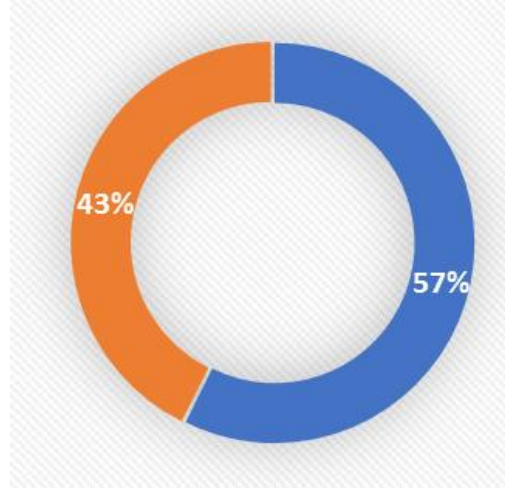
# Proposed Land Use Amendment with Regional Grocery Anchor



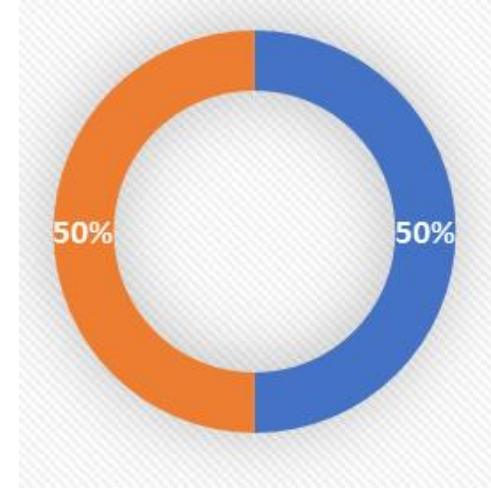
# Ratio of Residents to Employees within ¼ mile of Metro



**Current**





**Proposed**



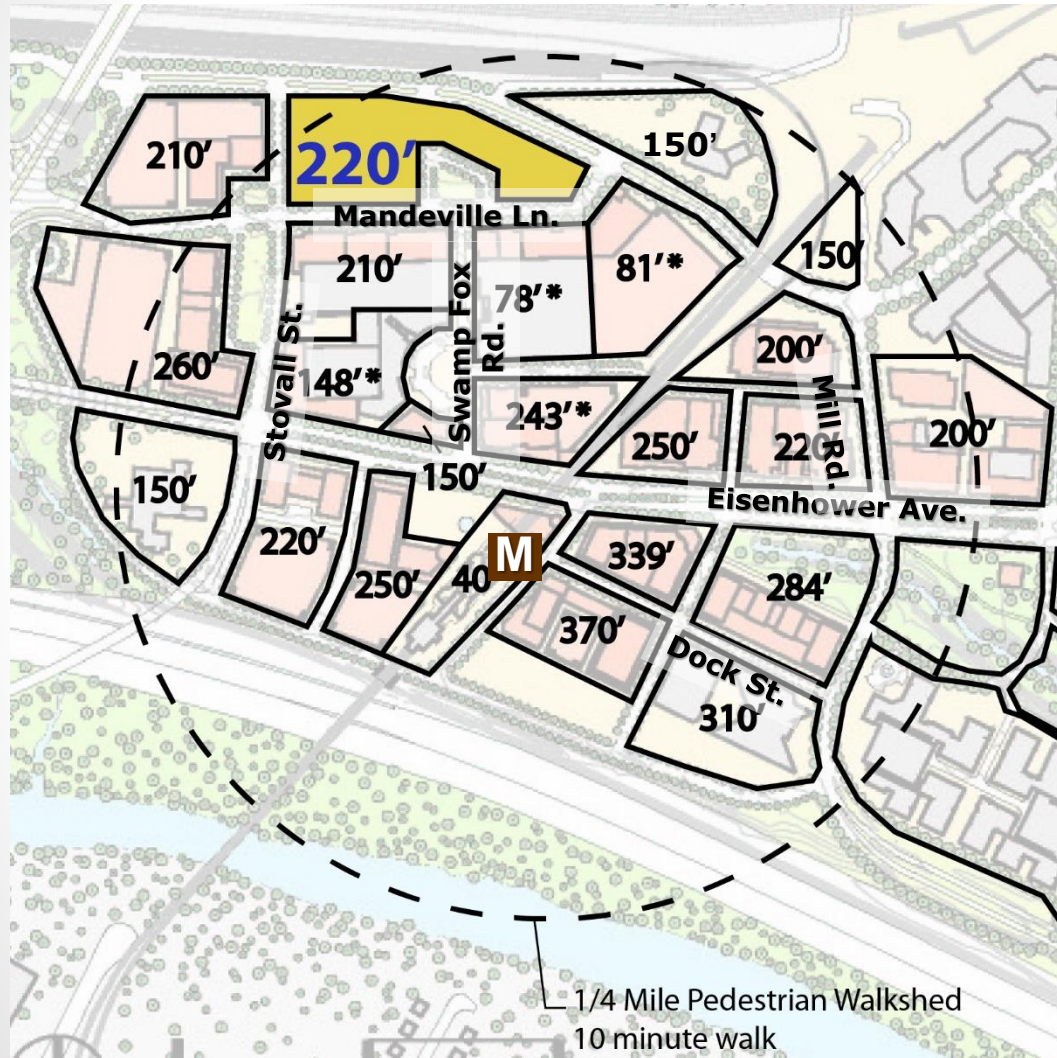
**Goal**

## Legend

-  Residents
-  Employees



# Proposed Amendments – Blocks 4/5 with Regional Grocery Anchor



- Amend building stories from 10-15 to 10-22
- Maintain approved 220' height

Note: \* Existing building heights



# Project Context



DSUP2016-0043 (Stage 1) Hoffman Blocks 4 & 5



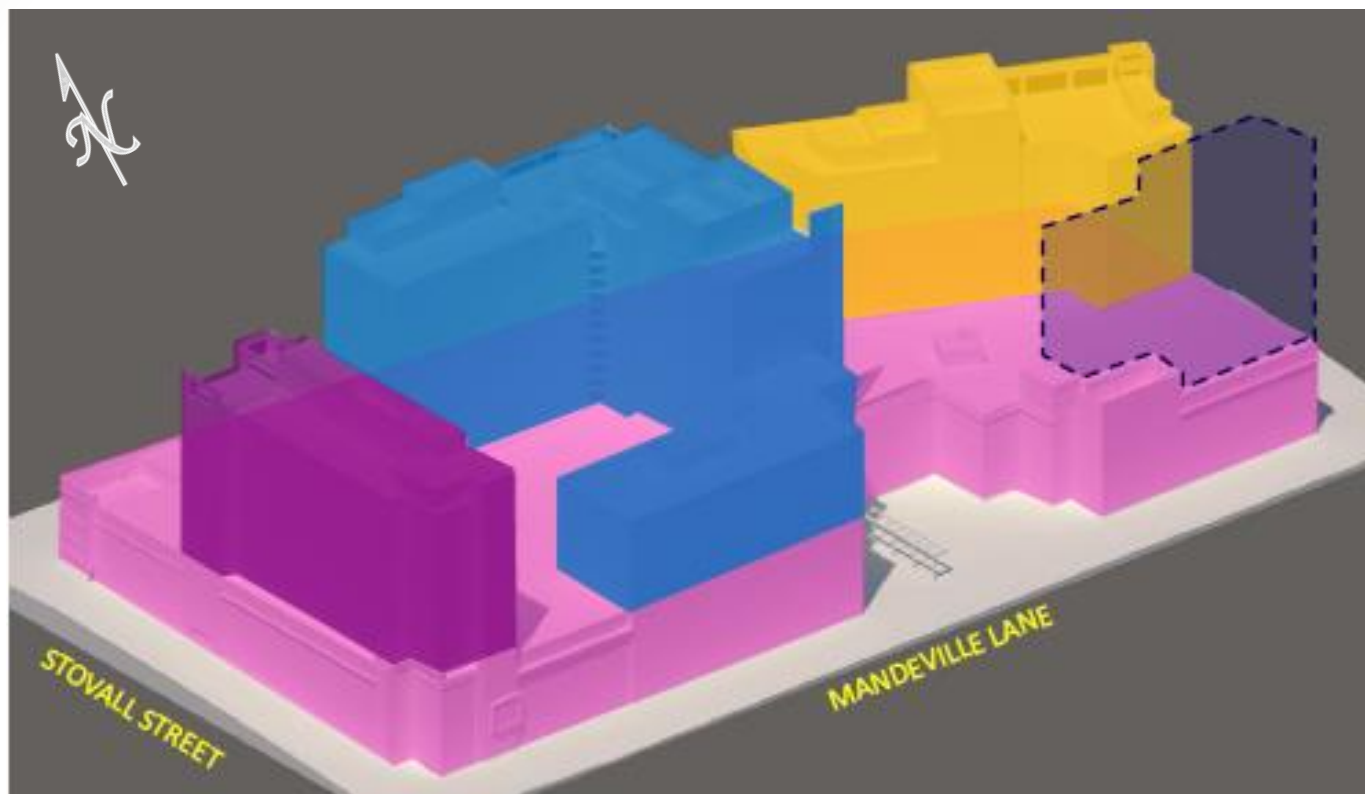
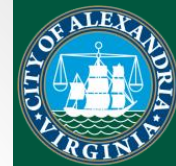
# Project Summary






- 5.07 acres
- Retail
  - 80,000 sf grocery (Wegman's)
  - 129,000 other retail
- Maximum of 800 Dwelling Units. As Proposed:
  - 134 Condominium
  - 430 Rental Apartments
  - 139 Senior Living
- 1,590 Parking Spaces
- 10,900 sf Open Space (minimum)
- \$3.4m Affordable Housing Contribution
- Street Improvements and Site Amenities
- Rooftop Resident Amenities



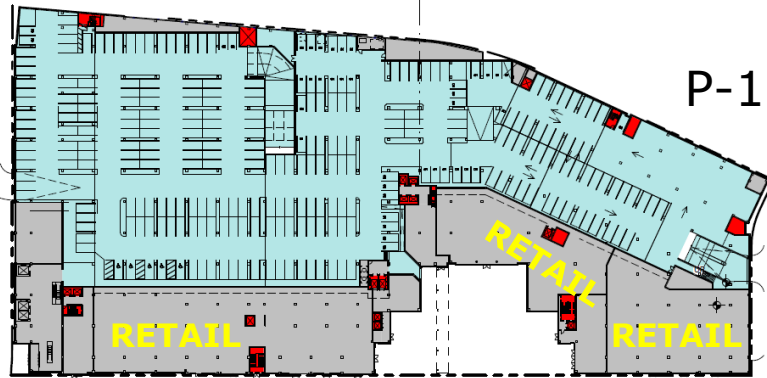





# Project Description

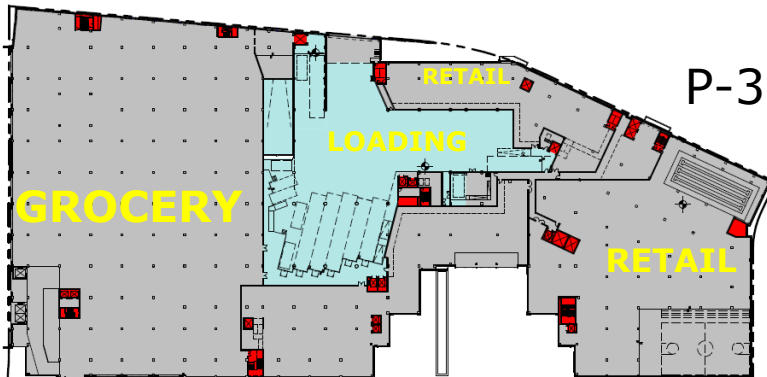
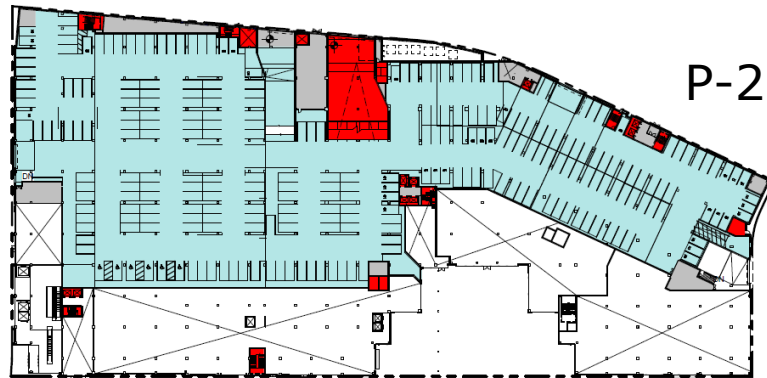


-  Podium with Major Grocery Tenant, Retail, Parking
-  Residential Condominiums
-  Residential Apartments
-  Senior Living
-  Potential Affordable Housing Building

# Podium Description



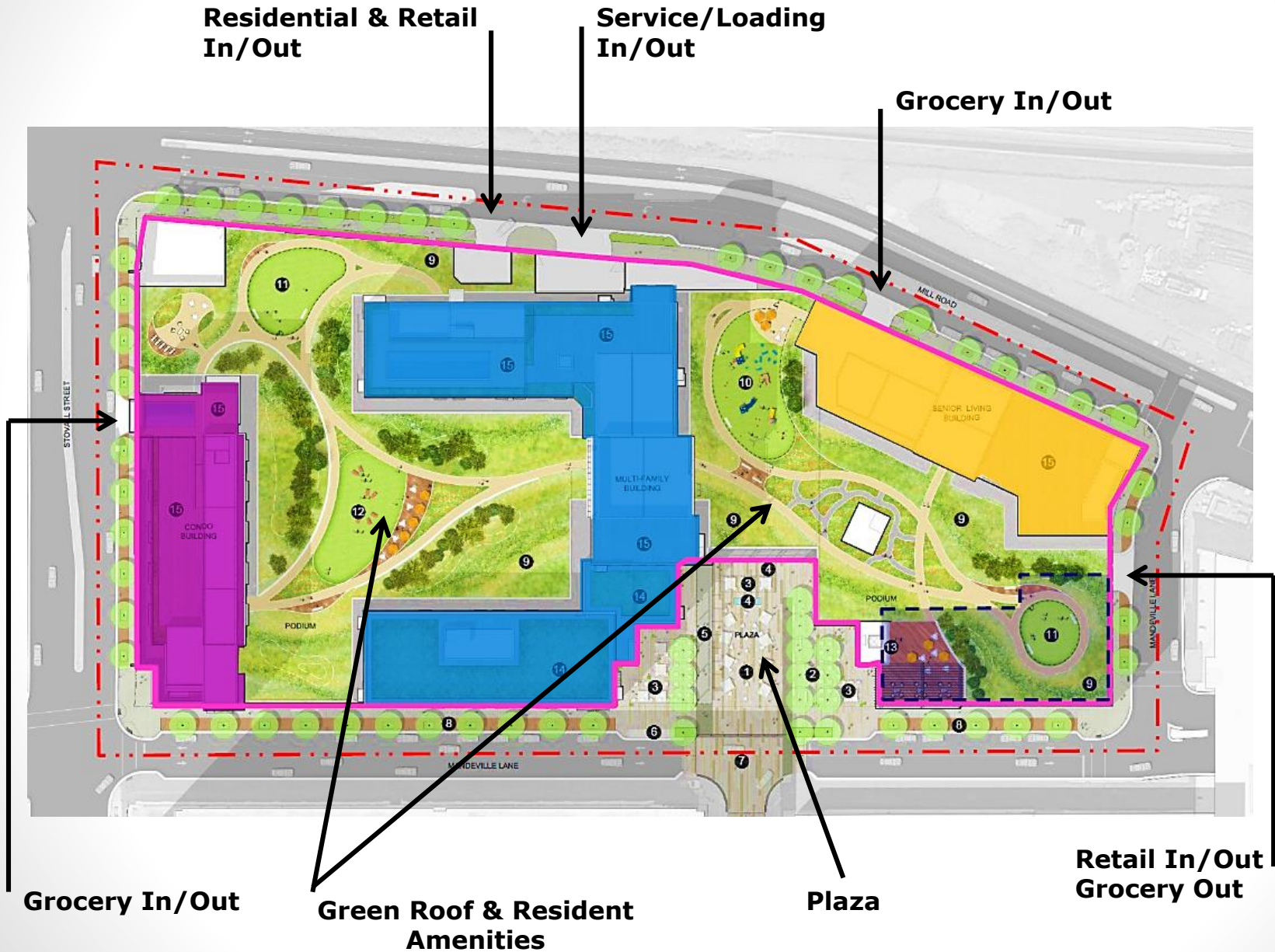
-  Parking/Loading
-  Retail/Grocery
-  Atrium/Open



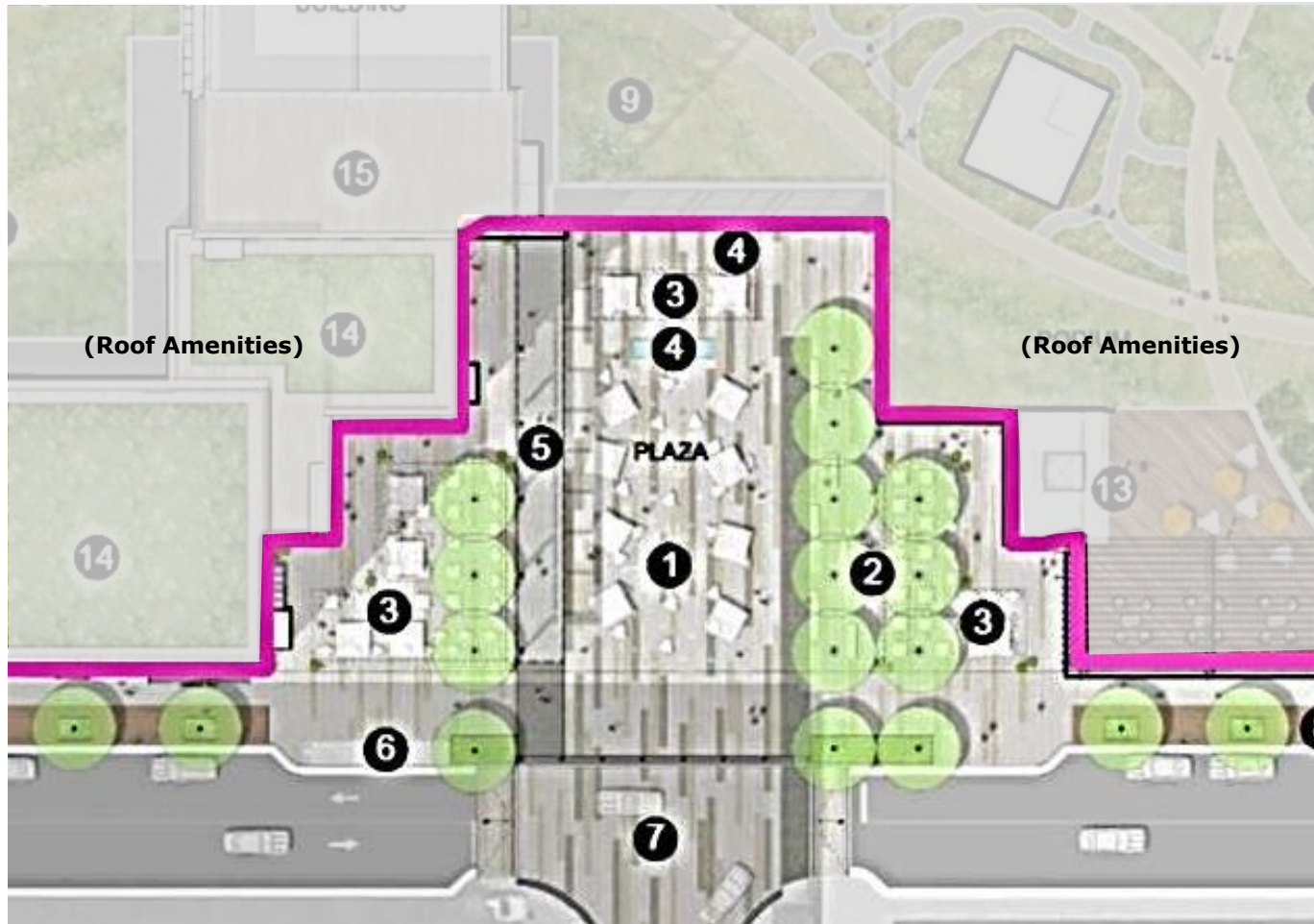
P-4 & P-5, All parking



# Site Plan



# Plaza

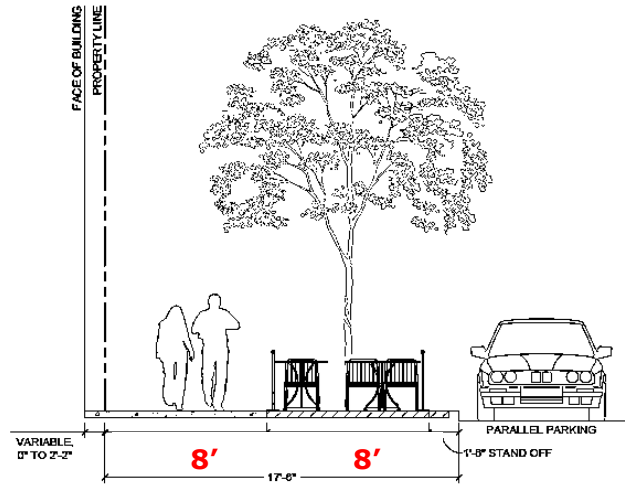


- 1 - Open Flexible Hardscape Area
- 2 - Tree Grove with Seating
- 3 - Tenant Outdoor Dining
- 4 - Public Art Locations  
(In Plaza and On Building)

- 5 - Overhead Architectural Trellis
- 6 - Bikeshare Station
- 7 - Raised Tabletop Intersection



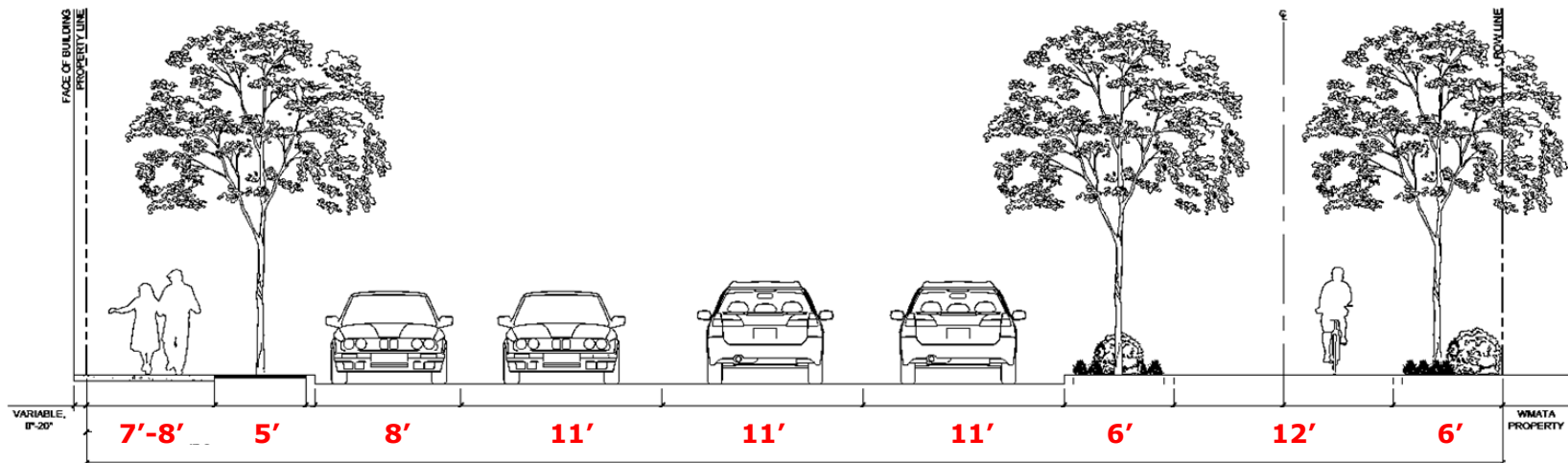
# Street Improvements



3 MANDENVILLE LANE AT DINING ZONE  
L3.0 SECTION

1/4" = 1'-0"

- Mandeville Lane: 8' sidewalks or greater, dining zone, tree pits, 2 travel lanes, 2 parking lanes.
- Mill Road: 7'-8' sidewalks, tree pits and landscape strips, 12' multi-use path, 2 travel lanes, 1 turn lane, 1 parking lane.
- Other: Minimum 6' 6" sidewalks with standard 5' x 8' tree pits.



3 MILL ROAD - EAST  
L3.1 SECTION

1/4" = 1'-0"



# Community Benefits

- Economic development of a vacant block in close proximity to Metro into neighborhood-serving and regional attraction.
- 80,000 sf regional destination grocer in a rapidly growing neighborhood.
- Plaza with minimum 10,900 sf of publicly accessible space.
- Street and streetscape improvements.
- Affordable housing contribution of \$3.4 million, or provision for on-site units of equivalent value.
- \$120,000 contribution for bikeshare programs.
- Design and installation of public art features valued at \$300,000.



# Amendment Requests

Several amendment requests were recommended by the Planning Commission, including:

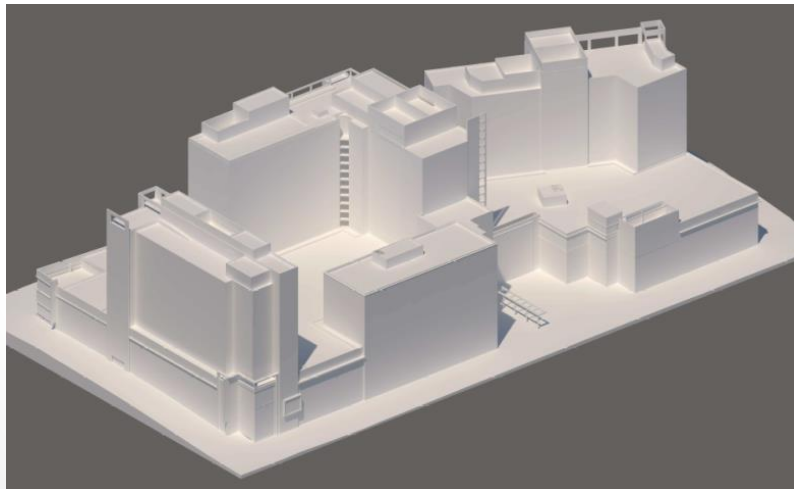
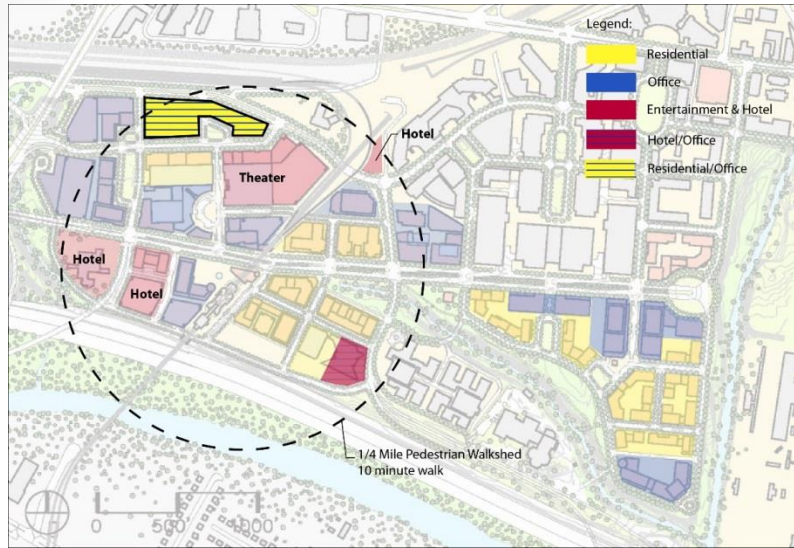
## **Hoffman Companies**

- Clarification that DSUP supersedes only Blocks 4/5

## **Applicant**

- Flexibility in Floor Area
- Flexibility in Residential Units and Parking
- Condition change re: Secondary Retail Anchor
- Street Improvement clarification
- Corrections & Clarifications

# Staff Recommendation



- Staff and the Planning Commission recommend **approval** of an amendment to the Master Plan to update the Eisenhower East Small Area Plan.
- Staff and the Planning Commission recommend **approval** of the Stage 1 Development Special Use Permit with site plan and all other applications.
- Subject to compliance with all applicable codes and staff recommendations.