



# **Hoffman Blocks 4 & 5**

## **West Tower Amendment**

**2410 & 2460 Mill Road**

*Development Special Use Permit #2019-0018*

*Encroachment #2019-0002*

City Council  
July 9, 2019

# Project Location



# Project Summary

- 5.07 acres
- Retail
  - 85,000 SF grocery (Wegman's)
  - 126,000 SF other retail
- Dwelling Units
  - 721 (max.)
- 1,563 Parking Spaces (max.)
- 10,900 SF Open Space (min.)
- \$3.4m Affordable Housing Contribution
- Street Improvements and Site Amenities
- Rooftop Resident Amenities



# West Tower (Previously Approved)



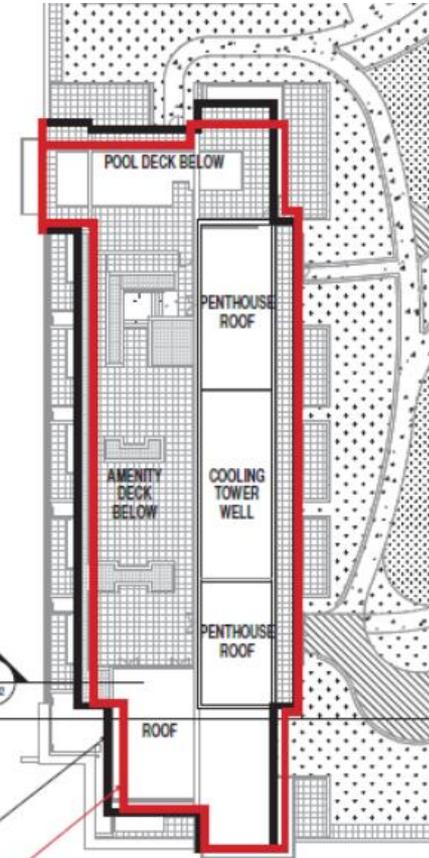
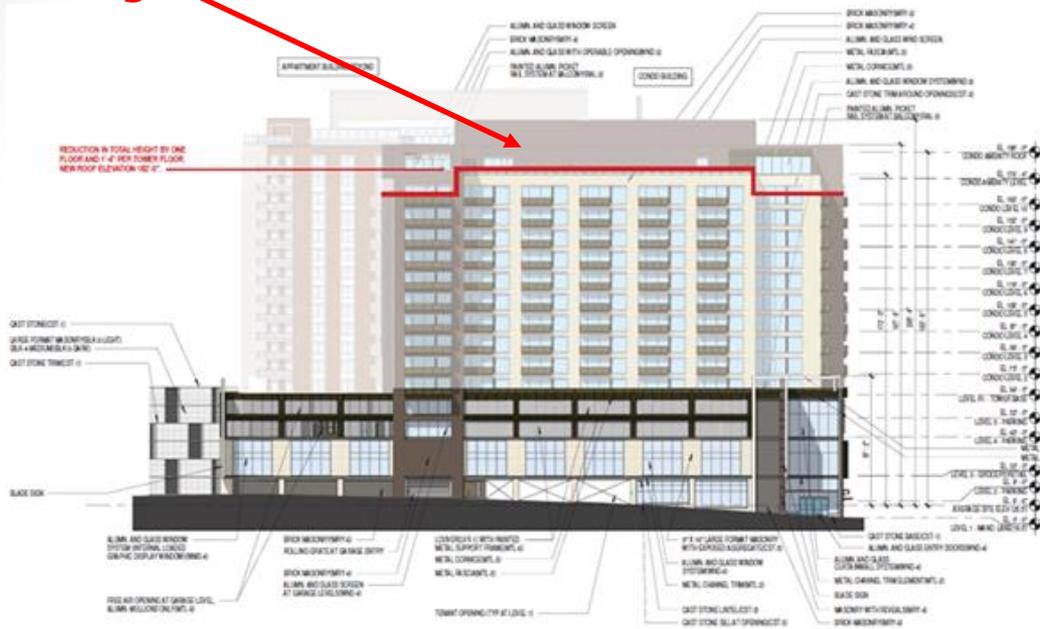
**Corner of Mandeville and Stovall**



**Stovall Street elevation**

# West Tower (Proposed Modifications)

Height



EXISTING TOWER FOOTPRINT.

REDUCTION AND SHIFT IN TOWER FOOTPRINT.

Footprint

- 18' height reduction
- 5' shift in building footprint

# Staff Recommendation



- Staff and the Planning Commission recommend **approval** of the Development Special Use Permit with site plan and all other applications.
- Subject to compliance with all applicable codes and staff recommendations.





# Condition #10

**CONDITION AMENDED BY STAFF:** The building design shall be consistent with the elevations dated December 15, 2017 and the January 18, 2018, and subject to building design alterations as per conditions of approval by the Carlyle/Eisenhower East Design Review Board (DRB).

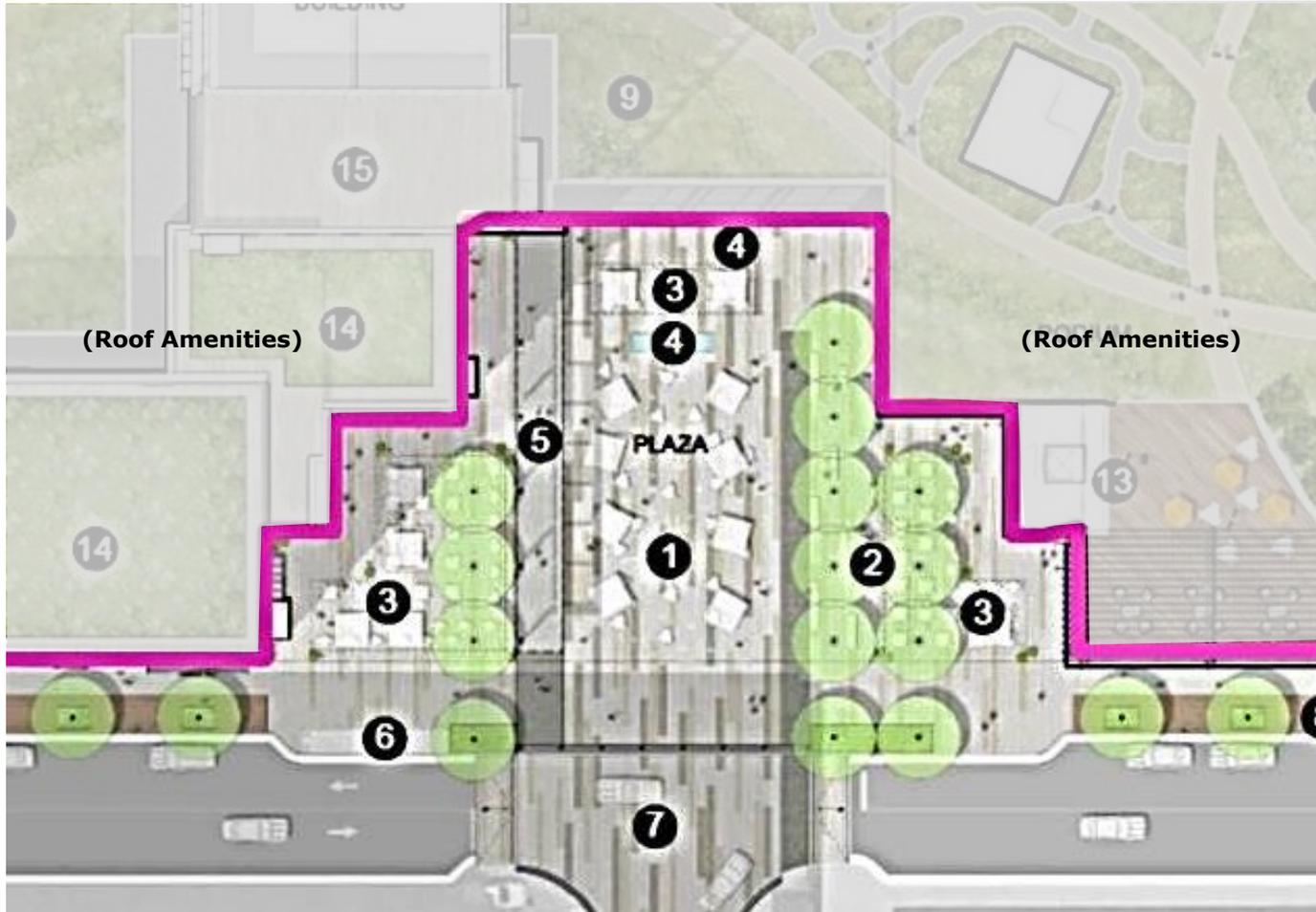
- a. Applicant will work with Staff to bring the podium landscape to the forefront/podium edge at the hyphen locations and investigate exposing structure at the southeast corner
- b. DRB recommends that the Applicant further study and coordinate with Staff to revise the top treatment of the vertical expression on the condominium building.
- c. DRB recommends the Applicant further study the Mill Road façade to adjust the pattern yet continue to be playful in character. This could include working with the mechanical openings, glass in the service corridor and subtle changes to masonry pattern and color. (DRB)
- d. This DSUP approval establishes the range of building envelopes and building heights as shown on the preliminary plan submission. The approval of the West Tower building shall be reviewed and approved by the Carlyle/Eisenhower East Design Review Board, prior to release of the final site plan for that building. The DRB review shall include but not be limited to massing, architecture, entrances, and building interface with the open space. (P&Z)
- e. Decisions of the Board may be appealed to the city council by the applicant. Such an appeal shall be filed in writing with the Director of Planning and Zoning within 15 days of the Board's decision, and shall be heard by council with 75 days of the filing. (P&Z)



# Community Benefits

- Economic development of a vacant block in close proximity to Metro into neighborhood-serving and regional attraction.
- 85,000 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.

# Plaza



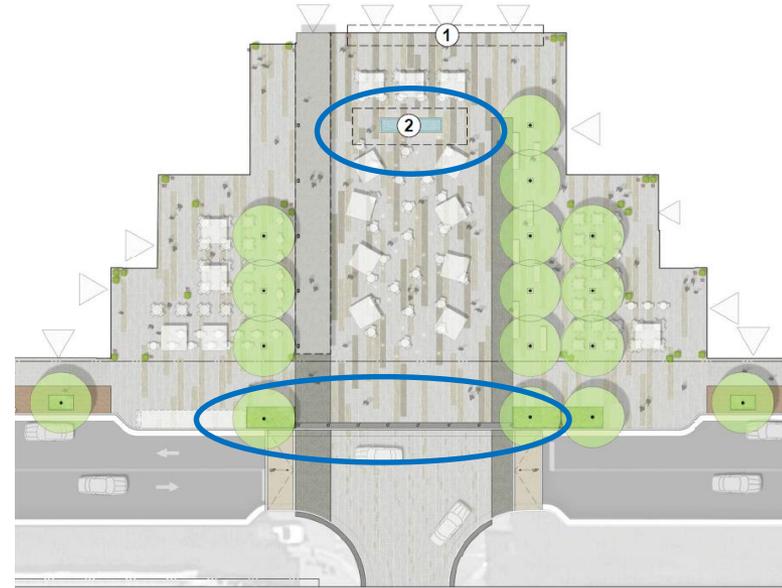
- 1 - Open Flexible Hardscape Area
- 2 - Tree Grove with Seating
- 3 - Tenant Outdoor Dining
- 4 - Public Art Locations  
(In Plaza and On Building)

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

# Conditions Summary



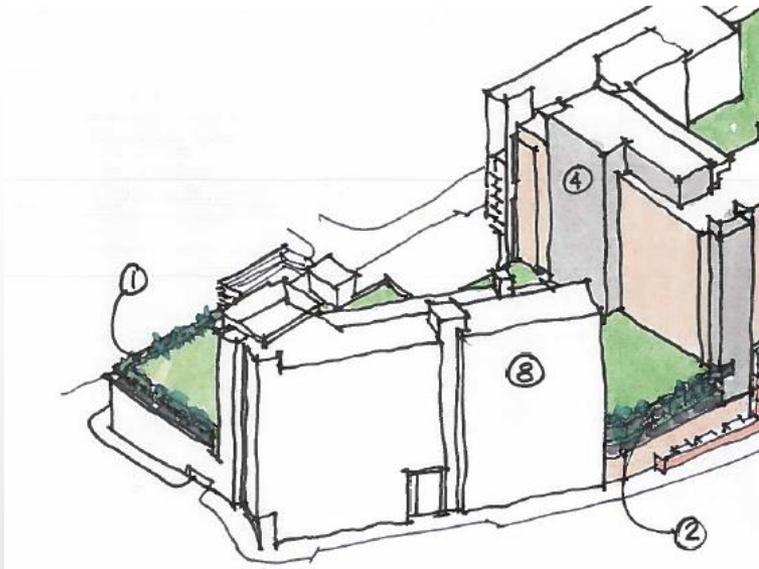
**5.a: 24/7 pedestrian connection**



**5.b: water feature**

**5.c: plaza design, visual plane, intersection**

**5.d: events infrastructure**

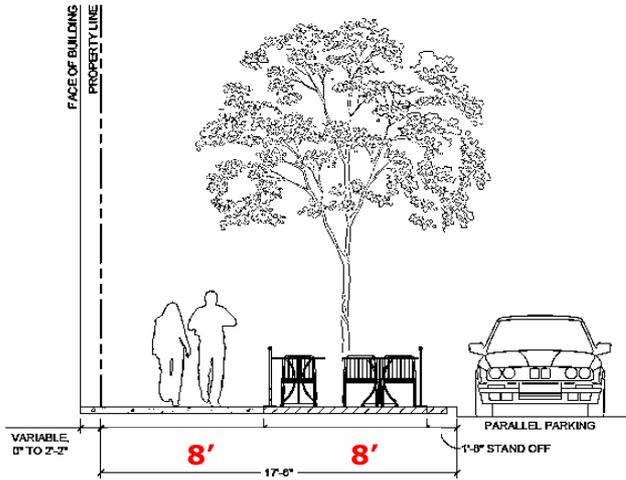


**10.a: selected locations, landscape to podium edge**

# Street Improvements

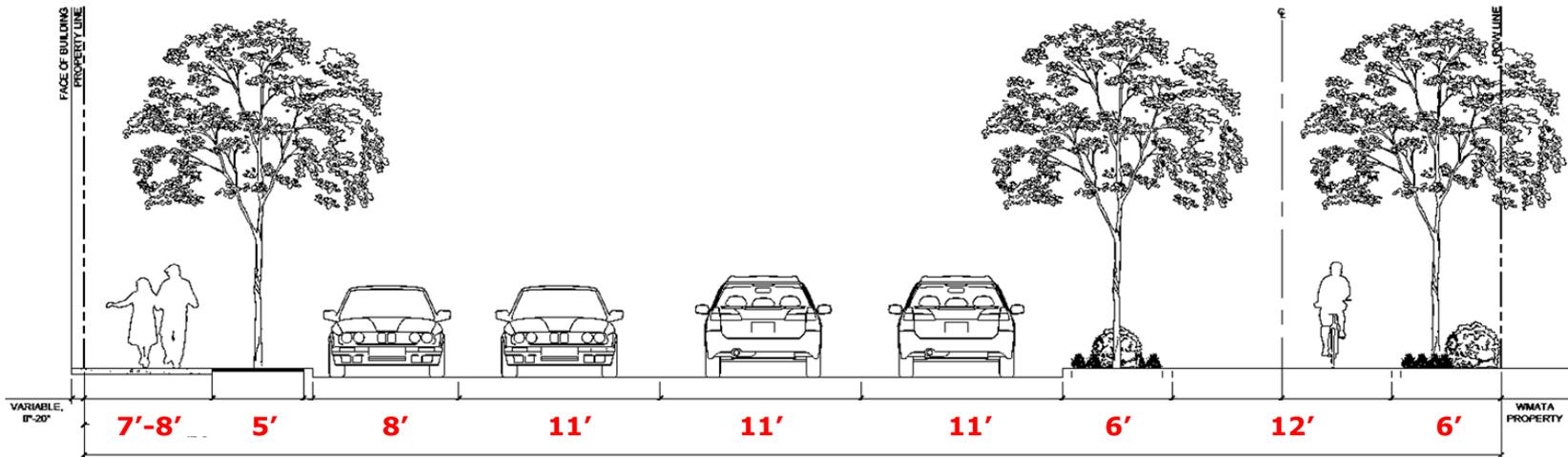


- Mandeville Lane: 8' sidewalks or greater, dining zone, tree pits, 2 travel lanes, 2 parking lanes.
- Mill Road: 7'-8' sidewalks, tree pits and landscape strips, 12' multi-use path, 2 travel lanes, 1 turn lane, 1 parking lane.
- Other: Minimum 6' 6" sidewalks with standard 5' x 8' tree pits.



3 L3.0 SECTION MANDEVILLE LANE AT DINING ZONE

1/4" = 1'-0"



3 L3.1 SECTION MILL ROAD - EAST

1/4" = 1'-0"

# Conditions Summary



**10.b:** top treatment, condo vertical  
**12.a:** parking deck façade, level 4&5



**11.a:** condo penthouse integration



# SUP's, Encroachments, Modifications

## ENC#2019-0002

- Residential balconies
- Architectural projections

## SUP: Penthouse Number and Height

- Condominium: 3.5' increase in height
- Apartment: 2 additional. 3' increase to one.
- Senior: 2 additional. 3' increase, 4.19' increase.

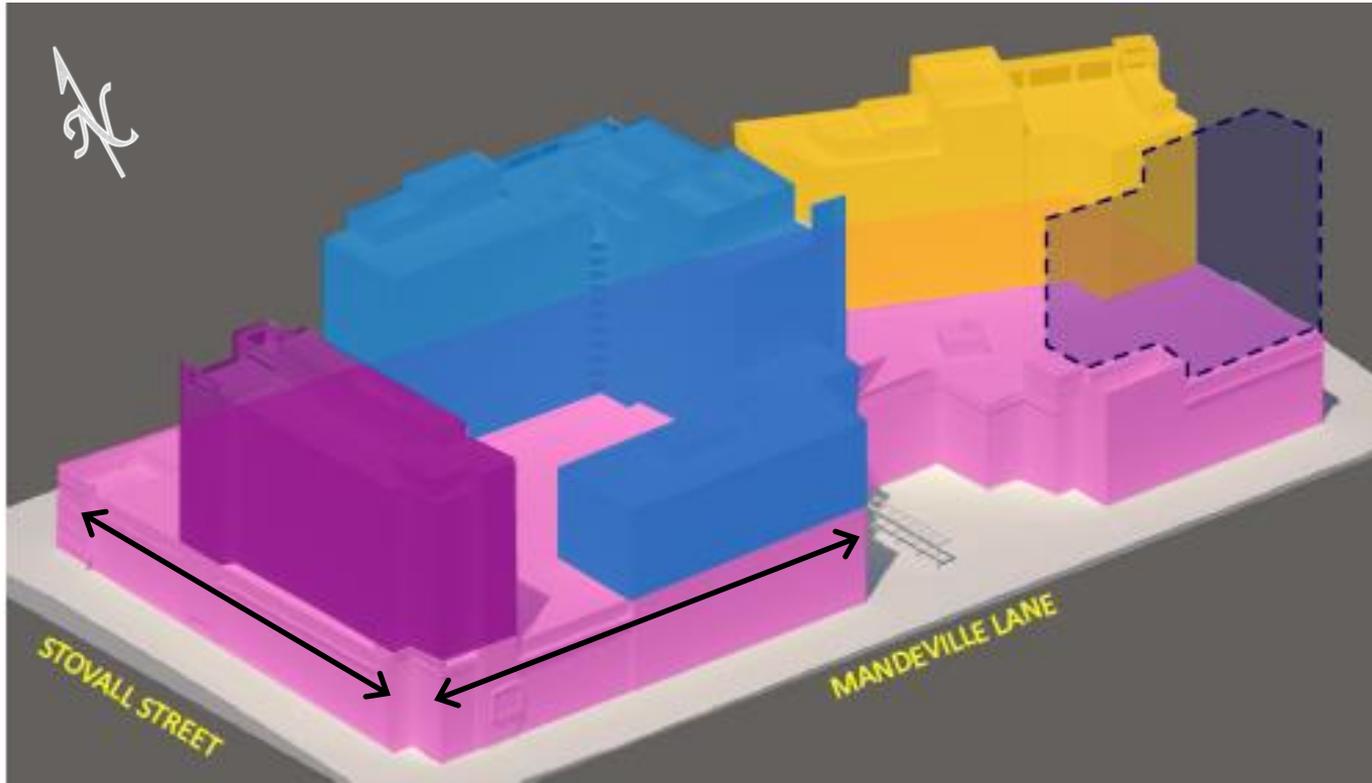
## Modifications

- Reduction in Vision Clearance Requirement
- Reduction in Crown Coverage



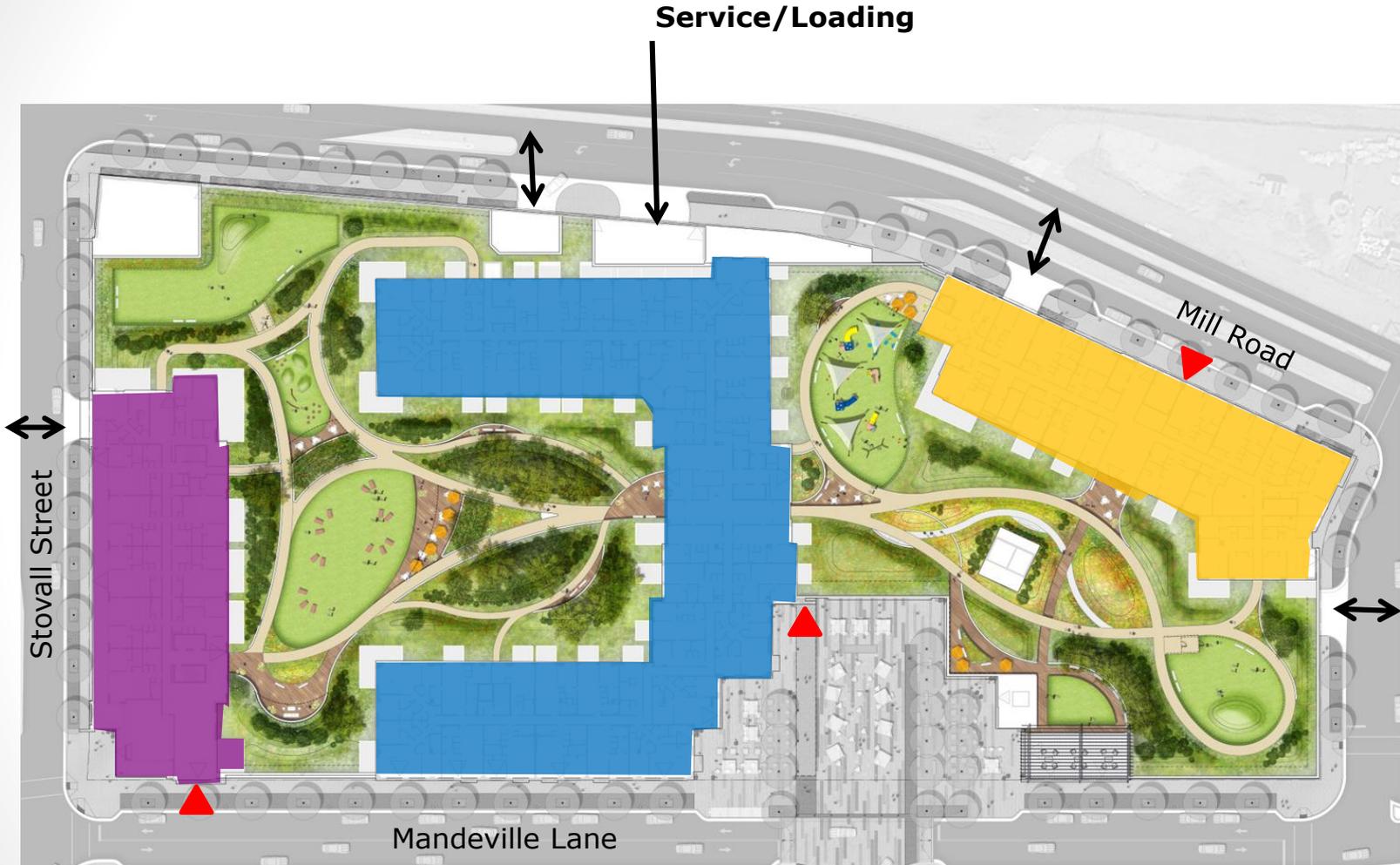
DSUP2019-0018 Hoffman Blocks 4 & 5 - Amendment

# Project Description



-  Podium with Major Grocery Tenant, Retail, Parking
-  Residential Condominiums
-  Residential Apartments
-  Senior Living
-  Potential Affordable Housing Building
-  Grocery Level 2

# Site Plan



**Garage Access**



**Residential Pedestrian Access**