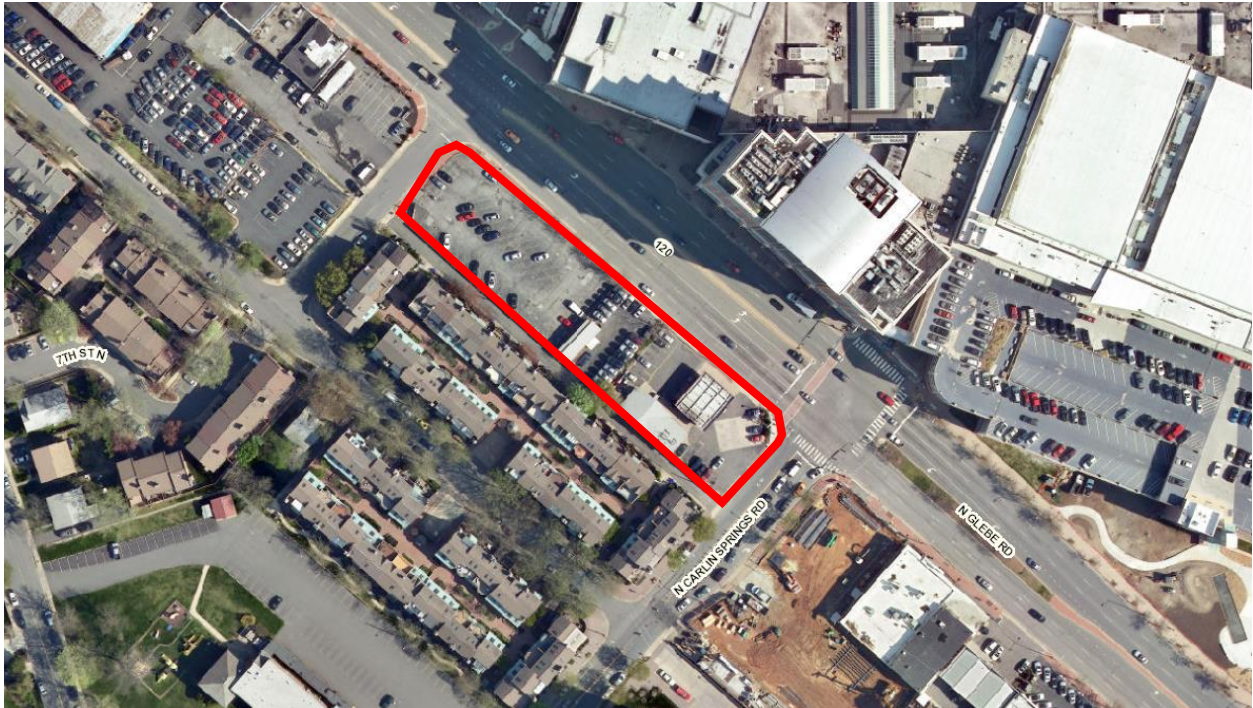


## **Project Name: SP #437, 672 Flats**

**Project Location:** 670 N. Glebe Road



### **Project Background:**

- GLUP Designation: High-Medium Residential Mixed-Use
- Current Zoning: “C-2” Service Commercial-Community Business District
- Proposed Zoning: “R-C” Apartment Dwelling and Commercial District
- Site Area: 43,936 square feet (1.008 acres)

### **Development Proposal:**

- 6-story 178-unit residential building with 4,509 square feet of ground floor retail.
- Density: 178 units per acre, 4.19 FAR including retail
- Height: 6 stories; 75.5’ (main roof); 85.5’ (penthouse structure)
- Parking: 178 spaces at 1.0 spaces per unit; no parking allocated to retail. Proposal includes two levels of below-grade parking.
- Requested Modifications:
  - Building height; 65’ including the penthouse permitted by-right, which may be modified up to 95’ not including the penthouse by site plan approval.
  - Retail parking, loading spaces (one provided for two uses)
  - Exclusions: utility rooms on P1 and P2 parking levels.

- Bonus Density
  - LEED Silver certification: 0.20 for retail and 0.25 for residential uses
  - Affordable Housing: 23% bonus density (per Article 15.6)

**Timeline:**

- Site Plan filed on December 31, 2014
- SPRC has not yet been scheduled
- Anticipate Planning Commission and County Board hearings Summer-Fall 2015.