

2443 Webster Ave Mixed Use Development

Hill DRP Presentation

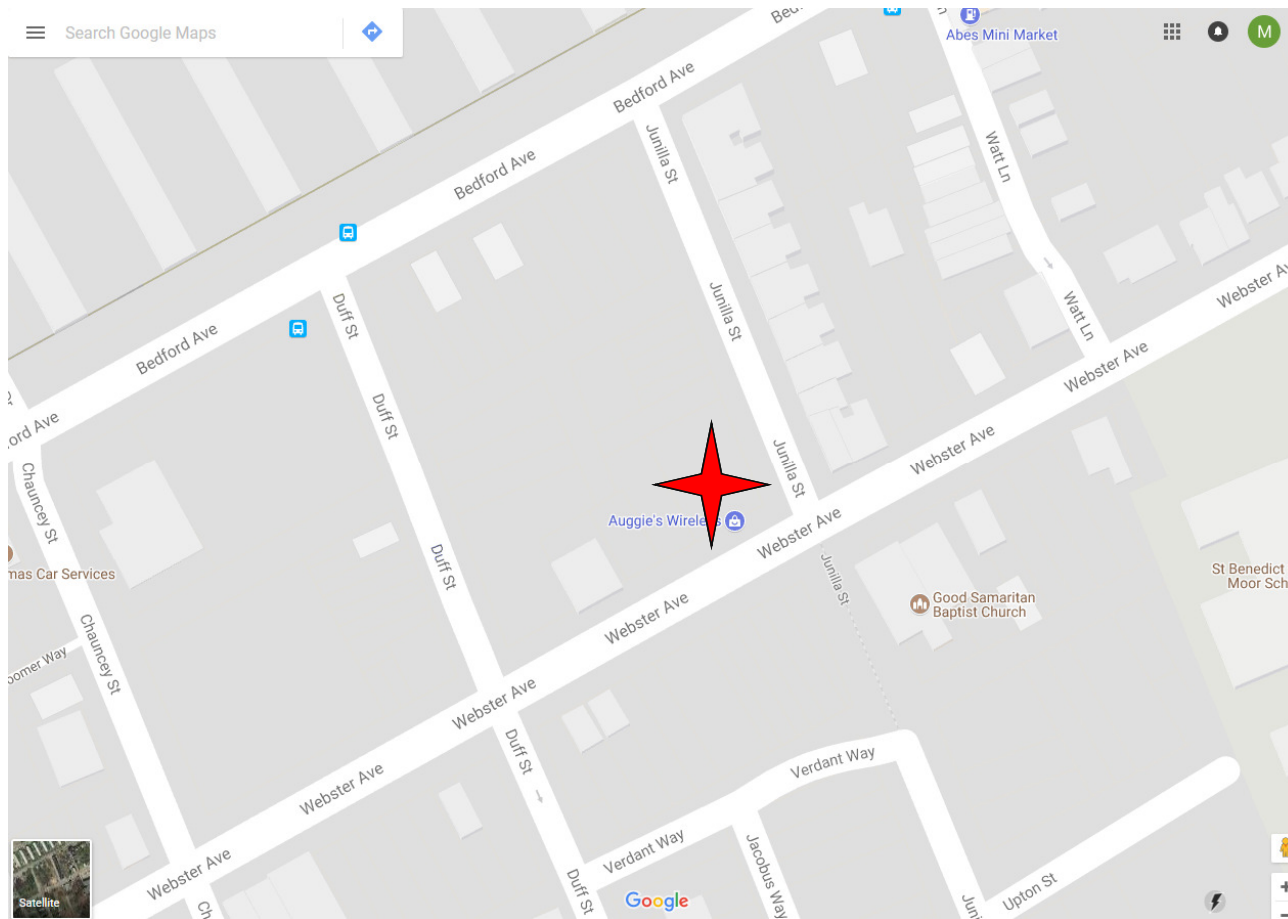
July 5, 2017



Project and Team

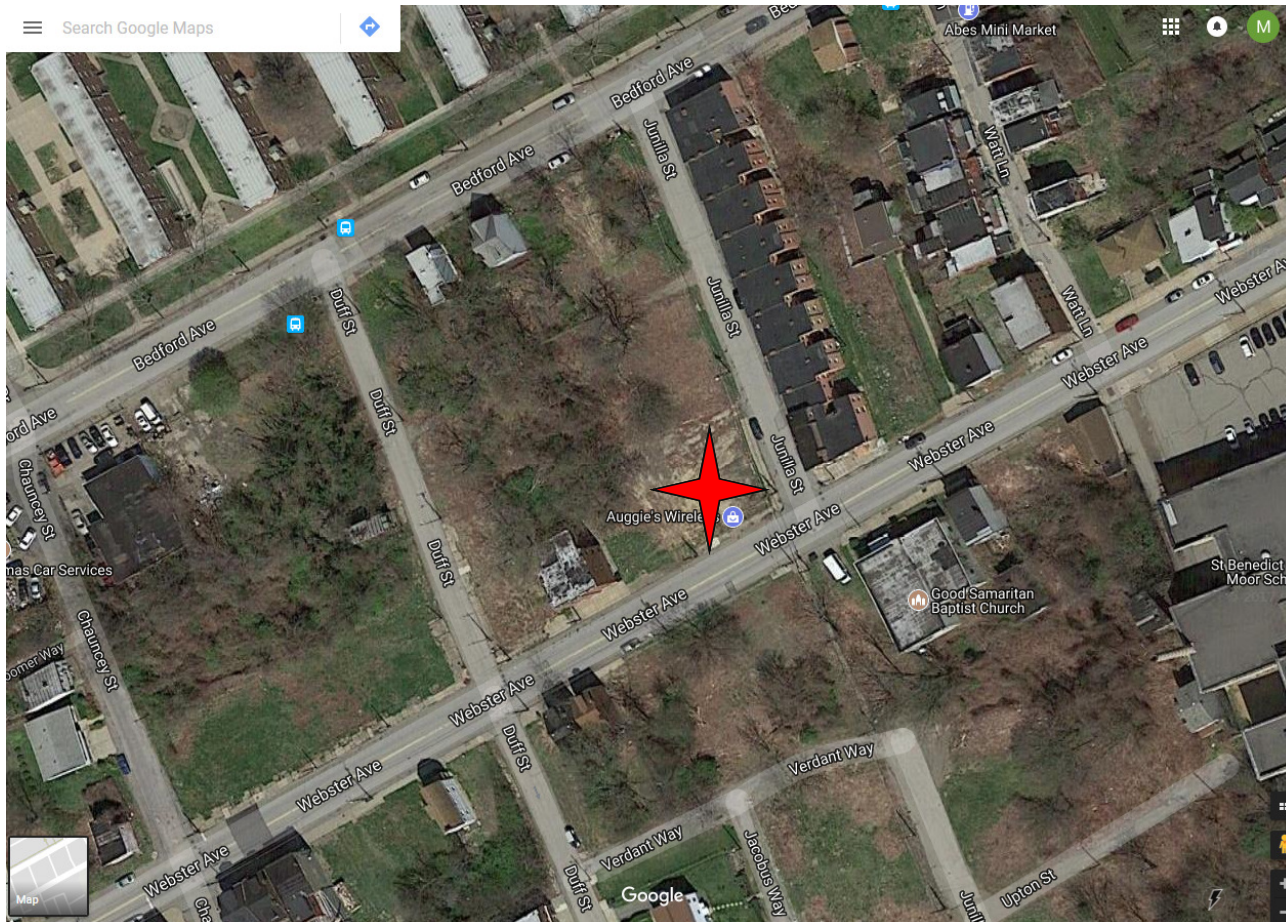
- Project: Ground floor retail and four apartments above at 2443 Webster Ave
- Team
 - Owner: Salah Suliman
 - Development consultant: citySTUDIO
 - Architect: Milton Ogot
 - General Contractor: Eric Roberson, HNMS Inc





MAP VIEW





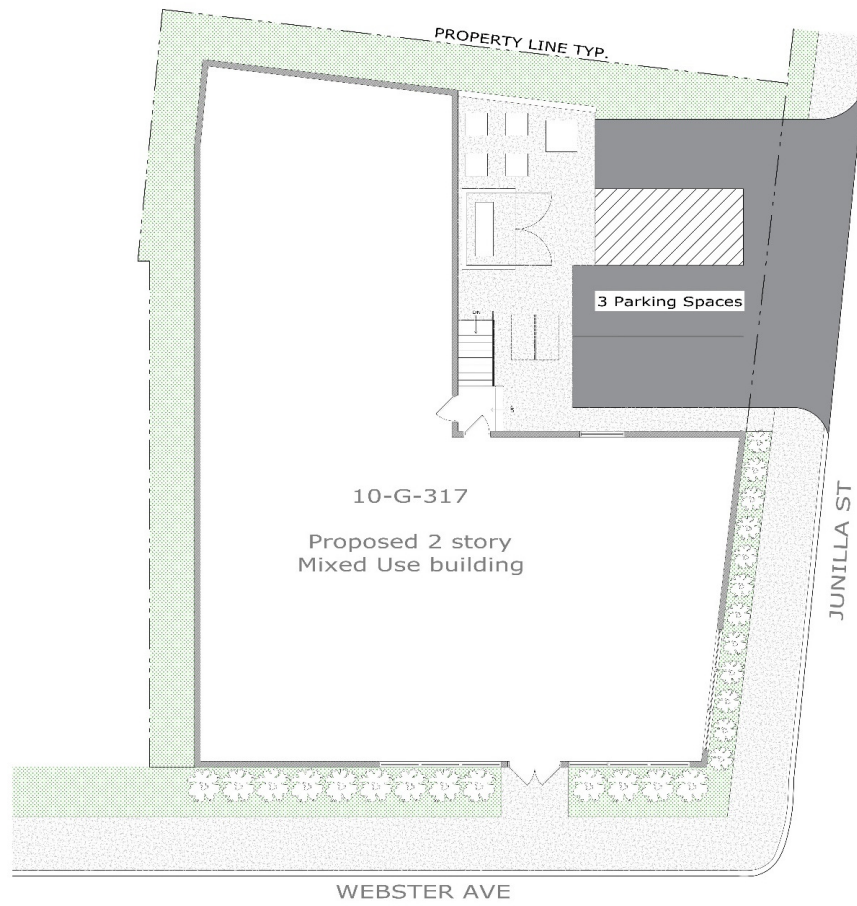
SATELLITE VIEW



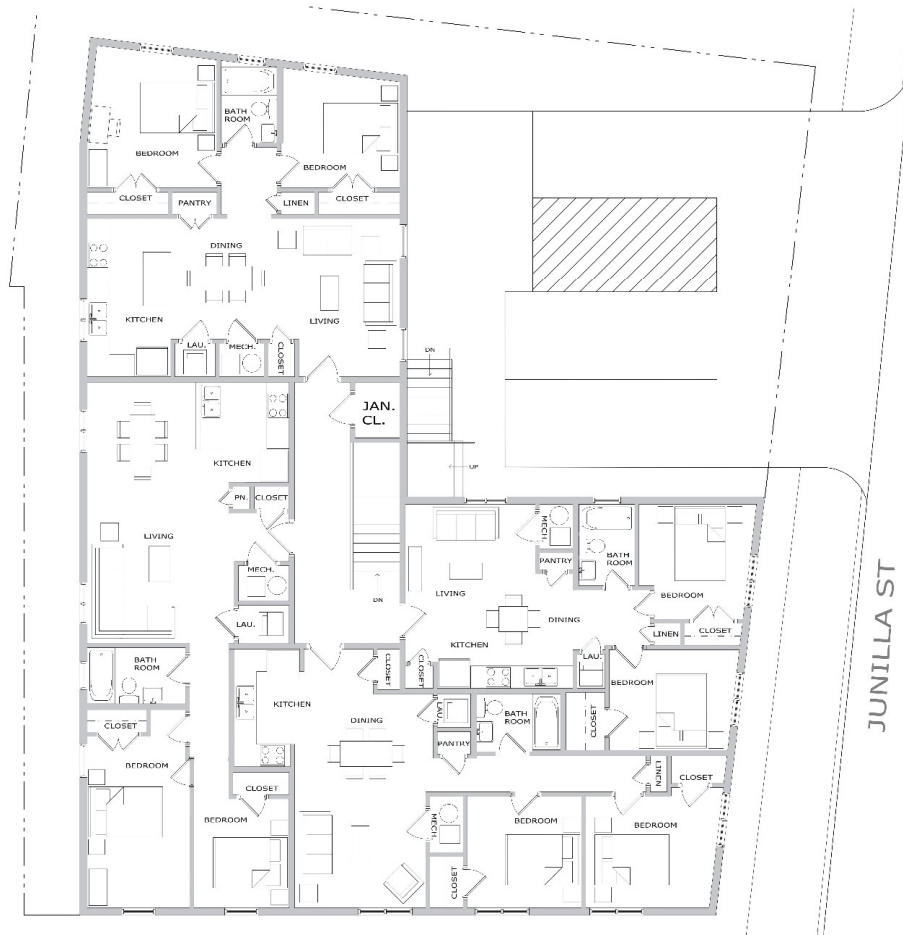
STREET VIEW



FRONT ELEVATION



SITE PLAN



SECOND FLOOR PLAN



WEBSTER AVENUE ELEVATION



JUNILLA STREET ELEVATION

Project Details

- Retail
 - Fresh produce, prepared foods, and convenient grocery and household items
 - No lottery, alcohol or pornography
 - Operated by Salah Suliman, a hill resident
 - Will provide 3-6 jobs, glad to prioritize local partners to advertise and refer candidates
- Apartments
 - Four two bedroom apartments
 - Rents set at HUD Fair Market Rent, \$822 for 2017, housing choice voucher accepted
 - Willing to work with a non-profit partner or a program to identify tenants



Project Details (continued)

- Parking:
 - Three automobile parking spaces, one handicap aisle
 - One bike rack with space for two bicycles
 - Parking available for customers, employees, and tenants. Most customers will walk, others will use street parking
- Noise, traffic, nuisances
 - Trash: Two yard dumpster in enclosure will be emptied 1-2 times per week during daylight hours
 - AC condensers: four small apartment condensers and one medium sized commercial condenser. 79.8 dB when all running. Provide distance and screening to meet 55 dB at lot line



Hill Master Plan Context

- Only tangentially addressed in plan, is in the midst of potential Bedford Dwellings redevelopment as drawn in master plan
- No displacement
- Provide good housing, jobs, and retail to Hill District residents
- Energy star construction, stormwater management beyond code requirements, and durable materials



Governmental

- Zoning variances requested
 - 0' front setback on Webster and Junilla, 15' required
 - 5' interior side and rear setback, 10' required
 - Lot size per unit 1,070 sq ft requested, 1,800 required
 - All requested dimensional variances are typical of context
- Public subsidy requested
 - URA façade grant \$5,000
 - LERTA: 5 year tax abatement on commercial space only, local economic revitalization tax abatement



Summary and Questions

