

# 4401 LIBERTY AVENUE



**Project Summary:** Developer: Milhaus Development

Project Architect: Dwell Design Studio

Property Information

Address: 4401 Liberty Avenue

Lot and Block: Assemblage of 8 parcels

Lot Size: 1.96 acres

Zoning: LNC – Local Neighborhood Commercial District

**History:** The grocery store building began operating as a Kroger in 1975, then was replaced by Foodland, ShurSave and today is an IGA. The 2 commercial buildings on Gangwish Street most recently operated as a VFW post until 2003 and has remained unoccupied ever since. The residence on Gangwish Street is currently being used as an office and the residence on Ella Street is currently rented.

**Project overview:** Milhaus seeks the Community’s support to demolish the existing buildings on the property in order to develop a new mixed-use building consisting of 237 apartment units and amenities such as a gym, resident clubroom, pool, outdoor kitchen, courtyards and storage lockers above a new grocery store, parking and a leasing office.

**Current Status:** The ShurSave is still operating out of this location, but the 2 commercial buildings are unoccupied. The residence on Gangwish Street is currently being used as an office and the residence on Ella Street is currently rented.

**Requested Zoning Variances:** Height – 3 stories / 45 FT allowed, 5 stories /60 FT requested  
FAR – 2:1 ratio allowed, 2.9:1 ratio requested  
Loading parking spaces – 2 required, 1 requested  
Grocery Store use requires a special exception  
Retail / Grocery store in excess of 10K SF requires administrator exception

**Date and time of ZBA hearing:** TBD