

# Park Residences

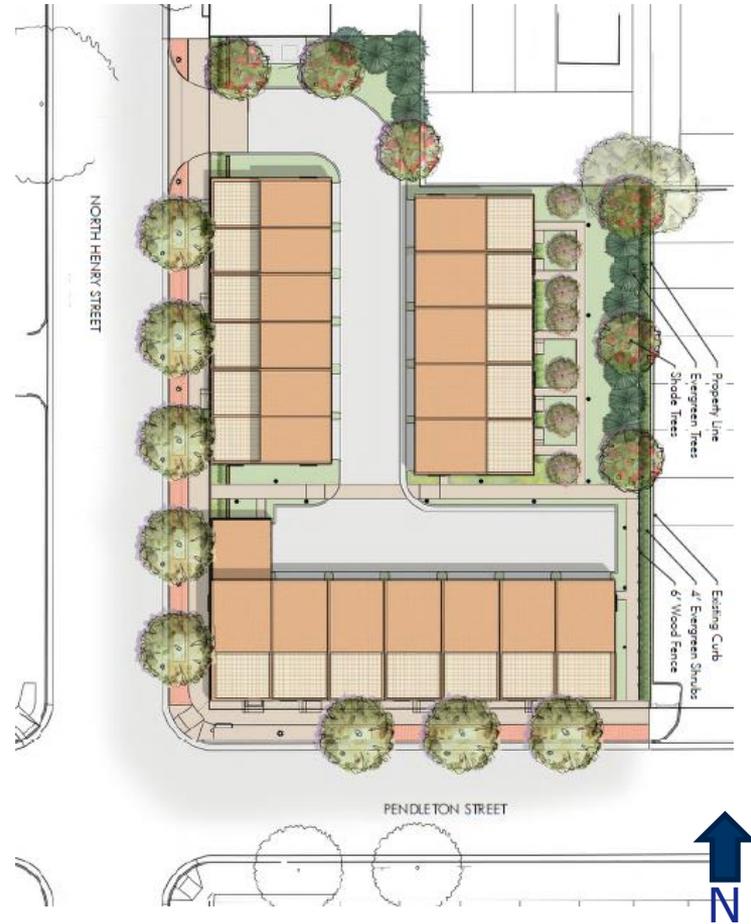
MPA#2015-0002 / REZ#2015-0002  
DSUP#2014-0017 / SUB#2015-0005

City Council  
October 17, 2015

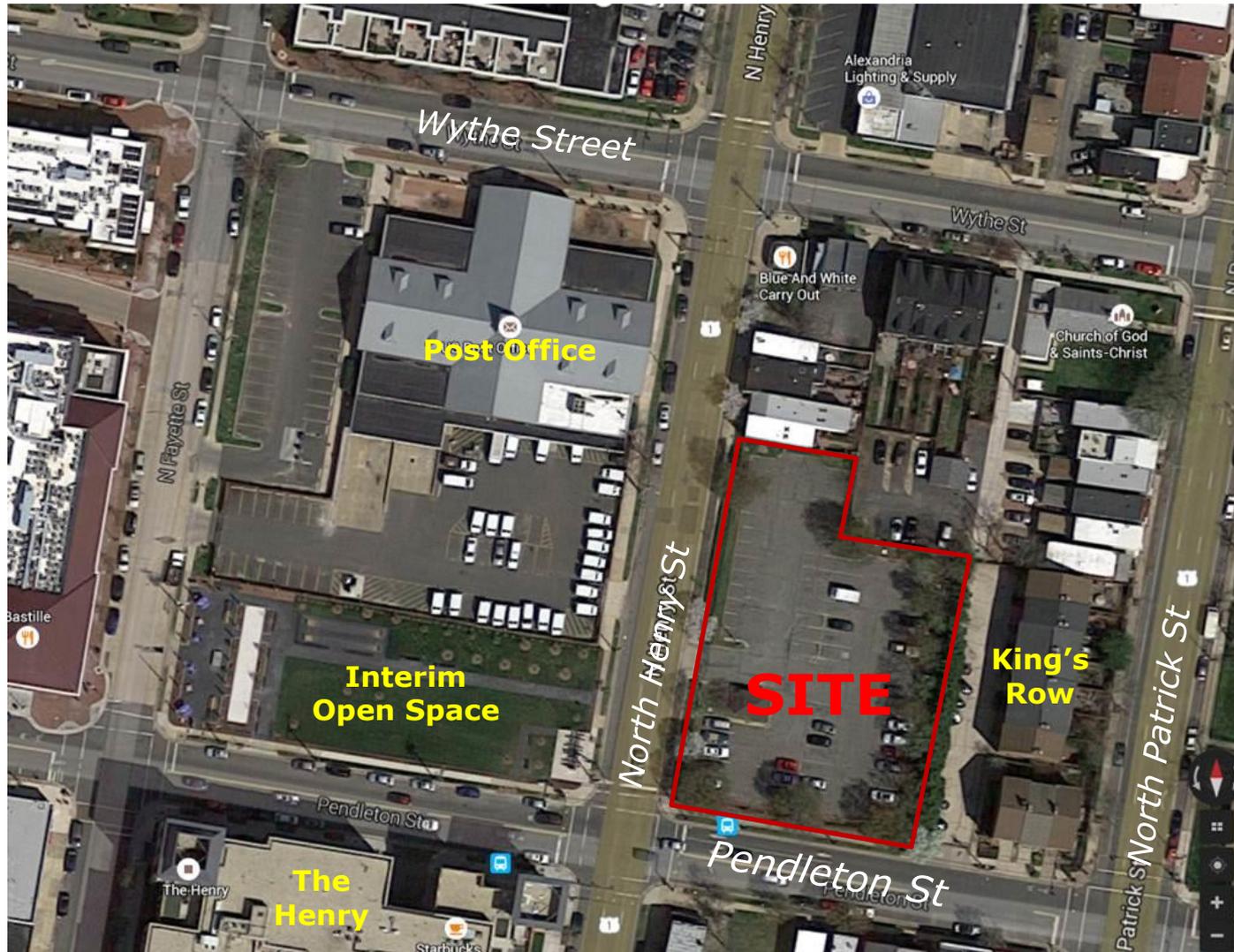


# Project Description

- 18 residential townhouse units
- 44,204 net square feet
- Four stories, approximately 43'
- Ground-level open space and rooftop amenity space
- Two parking spaces/unit

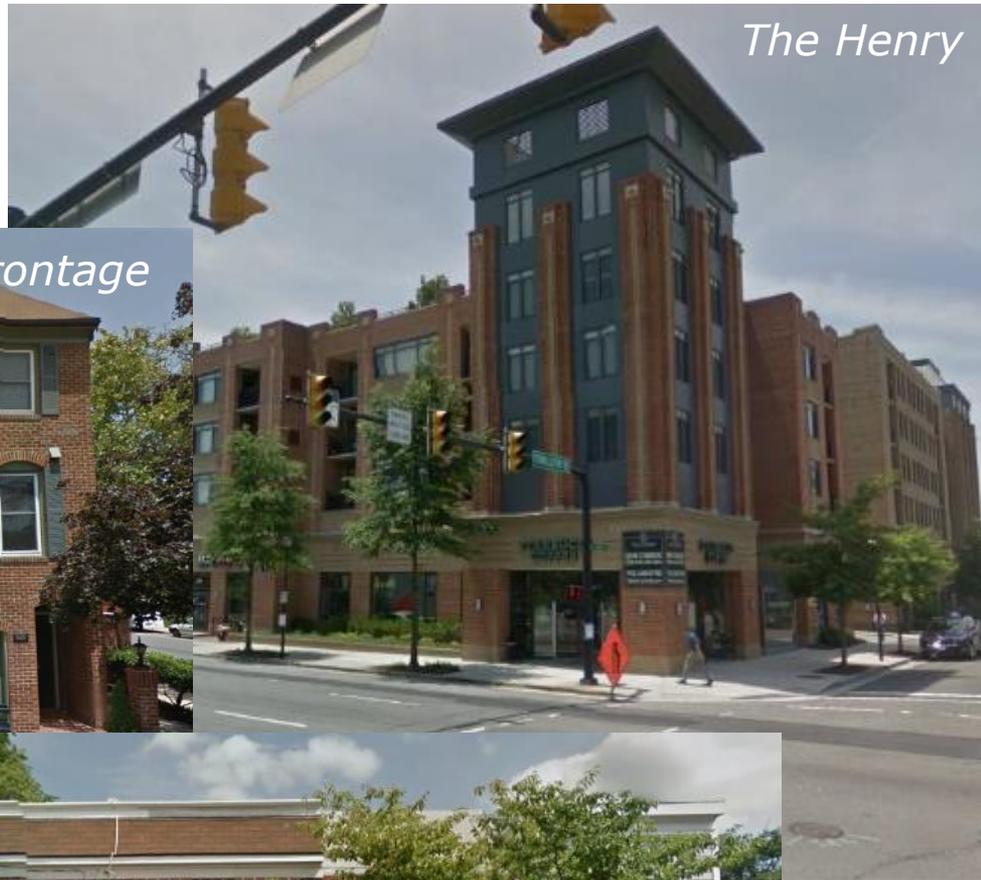


# Site Context



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*The Henry*



*King's Row, Pendleton Street frontage*



*N. Henry Street Townhouses*



# Project Approvals Requested

- Master Plan Amendment
- Rezoning from CSL to CRMU-M
- DSUP with modification for:
  - Front, side, and rear setbacks
  - Vision clearance
- SUP – FAR increase
- SUP – Land without frontage on public street
- 19-lot subdivision



# Master Plan Amendment and Rezoning Requests

- Change in land use designation in Small Area Plan
- CSL to CRMU-M zone with proffer
- Proffer would limit FAR to 1.5 vs. 2.0 maximum allowed by SUP in CRMU-M
- FAR increase from 0.75 (CSL) to requested 1.5
- Conformance with rezoning policy



# Conformance with Small Area Plan

- One of 13 redevelopment sites identified in 2008 Neighborhood Plan
- Residential or office uses anticipated for this site
- Proposal under 50-foot height
- Conformance with the Plan Design Guidelines
- Provides transitional height/scale
- Enhances walkability and safety of neighborhood



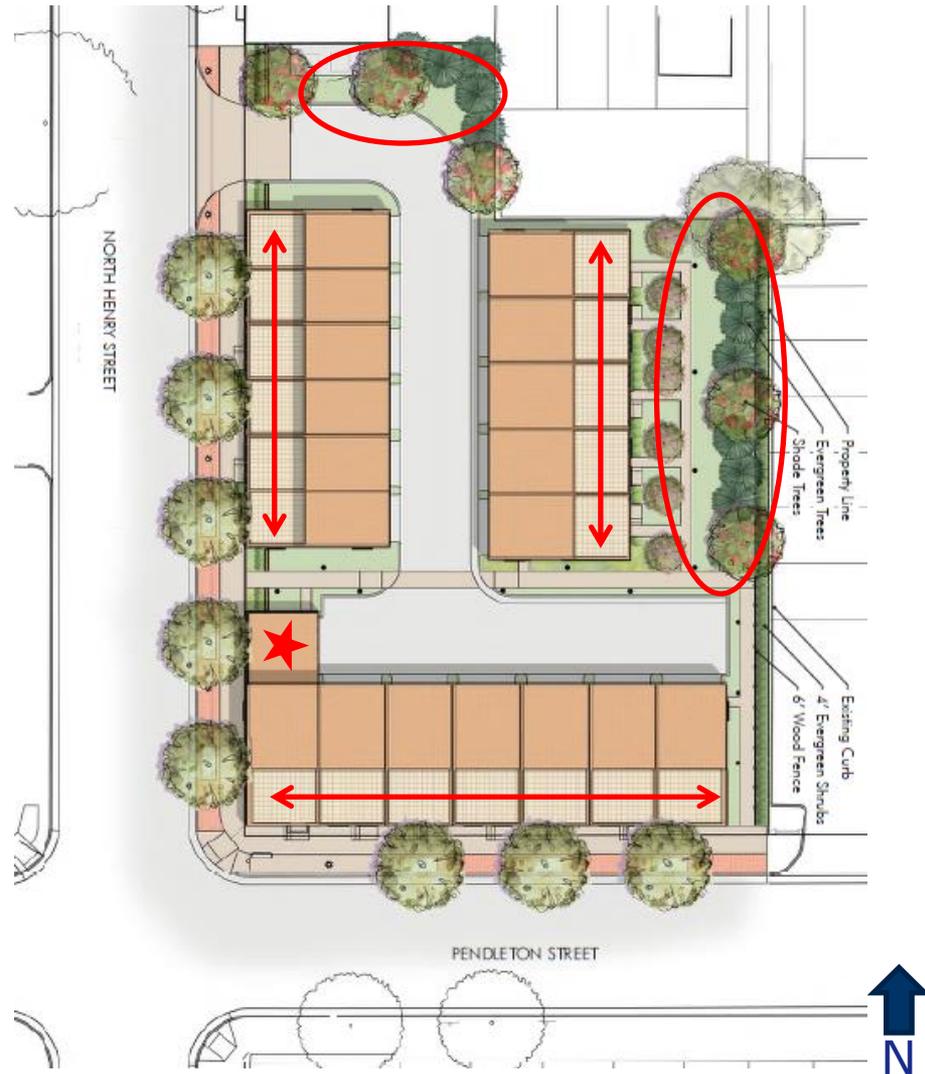
# Site Design

- Layout challenges due to curb cut location and lack of alley
- Corner unit garage masks view of rear of townhouses that face Pendleton
- Buffer from adjacent King's Row townhouses
- Modified front setback, vision clearance similar to other homes in area
- Modified side and rear setbacks concentrate ground-level open space



# Open Space

- 41.3% open space provided in total
- 25% ground-level green area
- 16% in-lieu rooftop amenity space
- Significant contributions to open space/amenity funds



# Building Design



# Building Design Refinements

- Revised ground-level floor plan, compact garage spaces for Units #1-6
- Potential corner unit roofline change (Unit #7) and potential staggered rooftop deck location
- Potential for larger windows on ground level
- Potential for new exterior color palette



*Potential Color Alternative*

# Potential Reconfiguration of Rooftop Spaces



# Project Benefits

- Enhanced streetscape including new sidewalks, trees, lighting, and undergrounding of utilities
- Over \$240K in open space/amenity contributions
  - Braddock Open Space/Amenity Funds
  - Braddock Neighborhood Interim Open Space
- Voluntary affordable housing contribution (\$178K)
- \$14,710 voluntary public art contribution
- Redevelopment of site identified in neighborhood plan as one of 13 redevelopment sites



# Community

- The applicant reached out to the following community groups:
  - King’s Rowe Townhouses
  - Braddock Metro Citizens Association
  - West Old Town Citizens Association
  - Braddock Implementation Advisory Group



# Recommendation

- Staff recommends APPROVAL subject to conditions contained in staff report

