



**701 North Henry Street**

**Master Plan Amendment #2020-00002**

**Rezoning #2020-00001**

**Development Special Use Permit #2019-00028**

**Transportation Management Plan SUP #2020-00009**

City Council

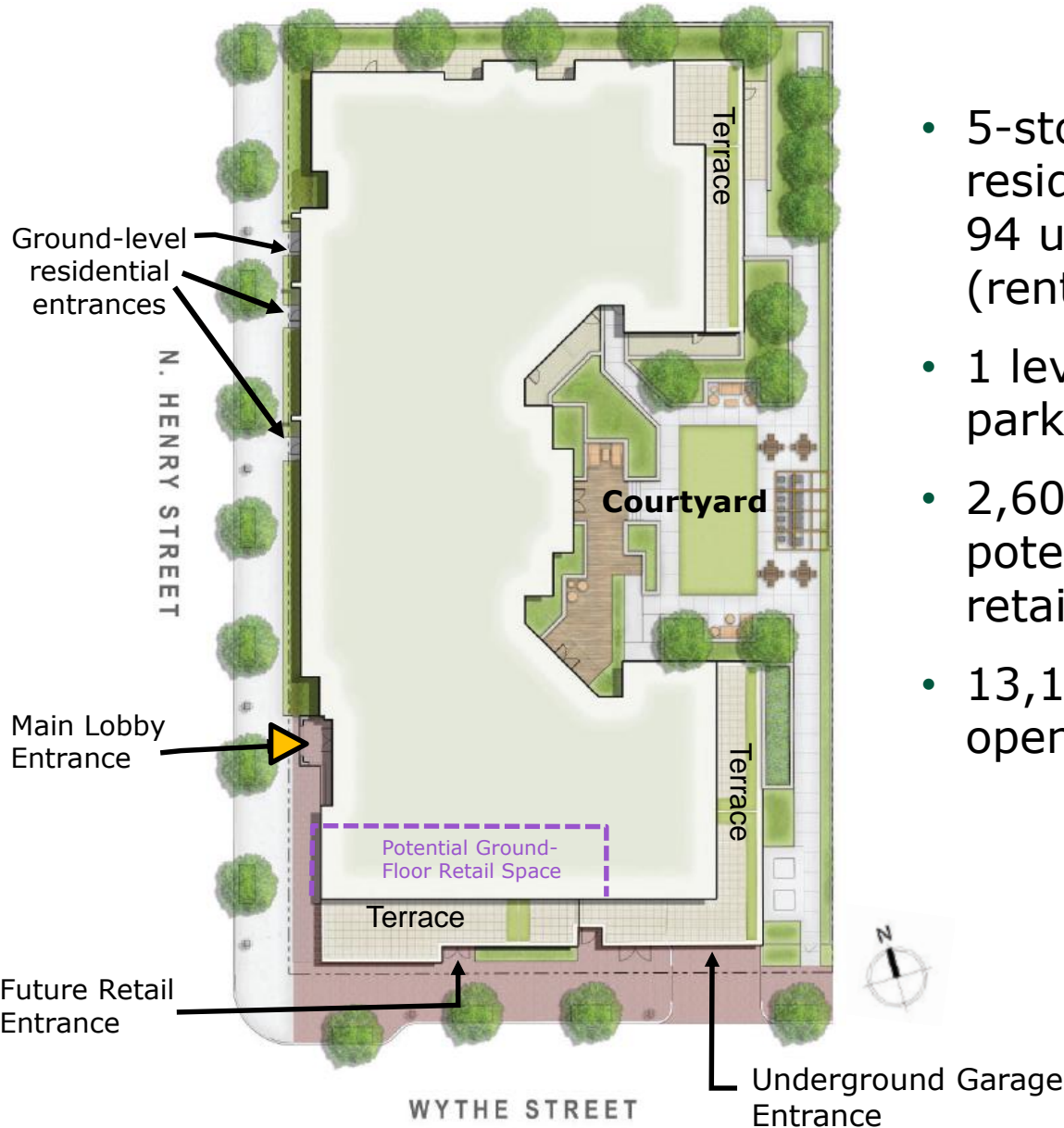
July 7, 2020

# Project Location



DSUP2019-0028 701 N. Henry Street

# Project Description



- 5-story multifamily residential building with 94 units (rental or condominium)
- 1 level of below-grade parking with 85 spaces
- 2,600 square feet of potential ground-floor retail space
- 13,136 square feet of open space



# Building Design



Ground-level residential entrances

## West View

KEYPLAN



# Building Design

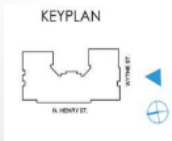


Wythe Street

**South View**

Future Retail Entrance

Underground Garage Entrance

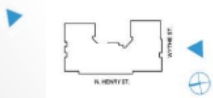


# Building Design



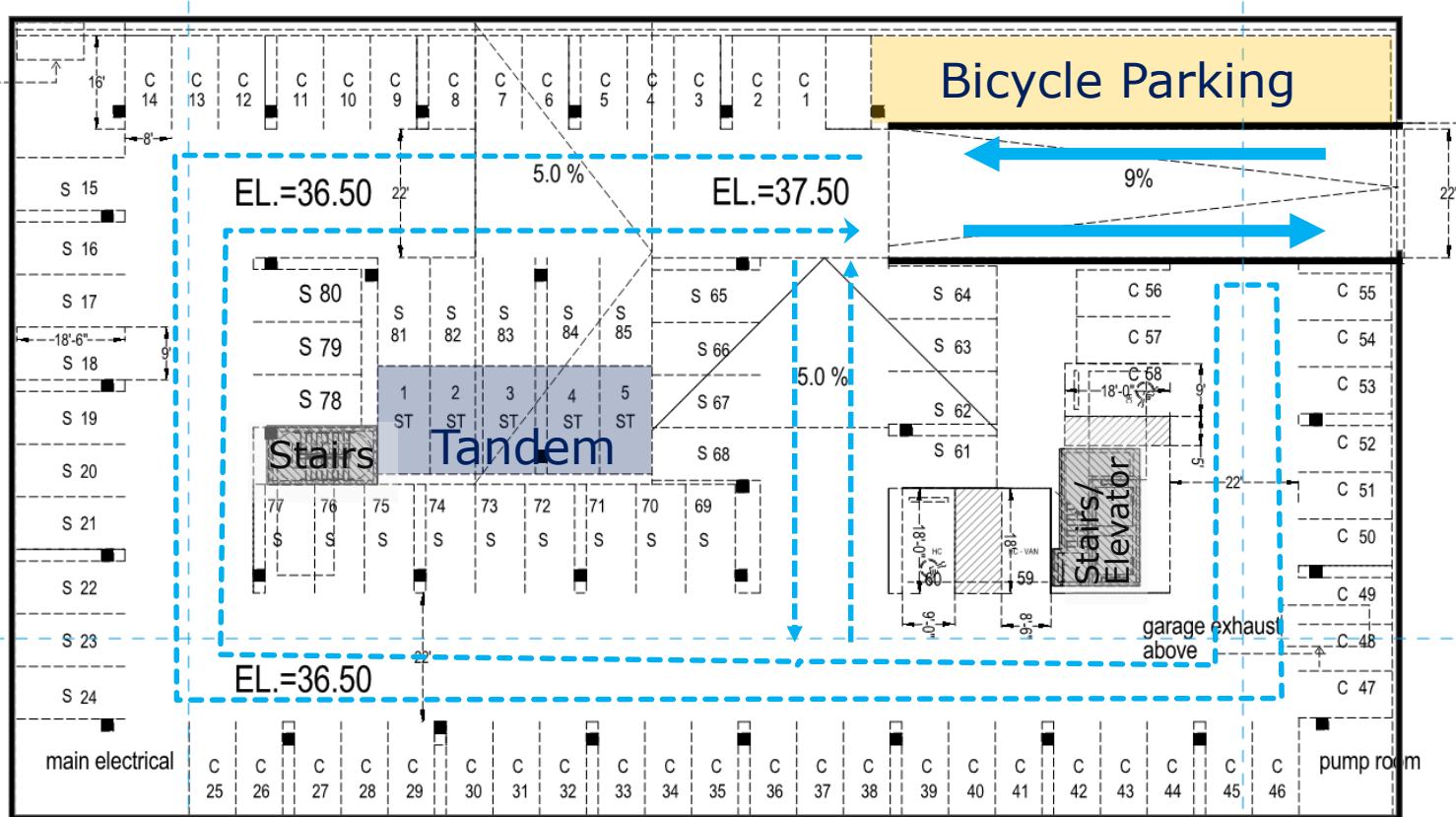
**Courtyard View- Eastern Side**

KEYPLAN





# Underground Parking



WYTHE STREET

N. HENRY STREET





# Rezoning, Master Plan Amendment & Special Use Permits

- **Master Plan Amendment** to Land Use Table and Development Table of the Braddock Metro Neighborhood Plan
- **Rezone** from Commercial Service Low/CSL to Commercial Residential Mixed Use-Medium/CRMU-M
- **Special Use Permits:**
  - 2.0 FAR in the CRMU-M zone
  - 30% bonus density for the provision of affordable housing (per Section 7-700)
  - Transportation Management Plan
- **Modification Request:**
  - Street tree space requirements along Wythe Street

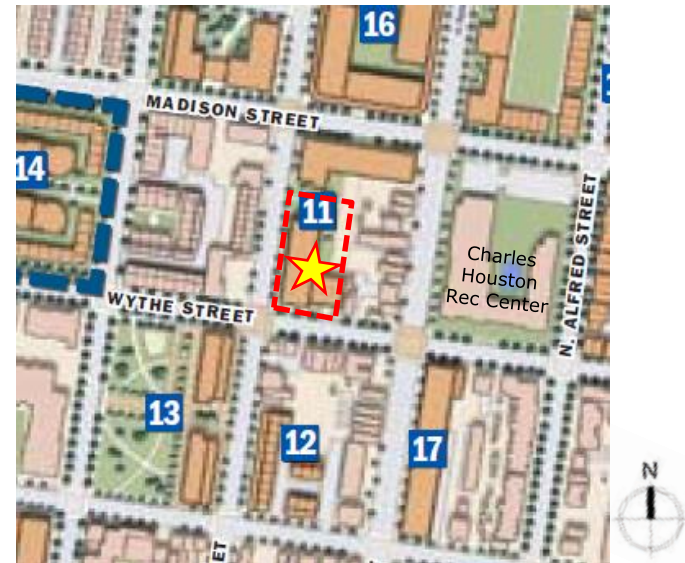


# Compliance with Small Area Plan

Project complies with the Braddock Metro Neighborhood Plan:

- Creates a sense of place with neighborhood identity, vitality and diversity.
- Provide walkable neighborhoods that are secure and feel safe.
- Encourage community-serving retail and services.
- Manage multimodal transportation, parking and road infrastructure.
- Achieve varying and transitional heights and scales.

Braddock Metro Neighborhood Plan Development Sites





# Project Benefits

- 7 dedicated affordable units;
- Monetary Contribution of approximately \$319,113 to the Housing Trust Fund;
- Monetary Contribution of approximately \$49,474 to the Braddock Community Amenities Fund;
- Monetary Contribution of approximately \$321,952 to the Braddock Open Space Fund;
- A \$15,000 contribution towards the City's Capital Bike Share Fund; and
- Public art contribution of approximately \$28,789.

# Conclusion

Planning Commission and Staff recommend **approval** subject to compliance with all applicable codes and the recommended conditions.

