

Samuel Madden Homes

899 & 999 North Henry Street

MPA#2022-00006

REZ#2022-00009

DSUP#2022-10020

SUP TMP#2022-00104

SUP (Restaurant) #2022-00105

SUP (Medical Care Facility) #2022-00115

SUP (Athletic Club/Fitness Studio) #2022-00116

Planning Commission (February 7, 2023)

City Council (February 25, 2023)

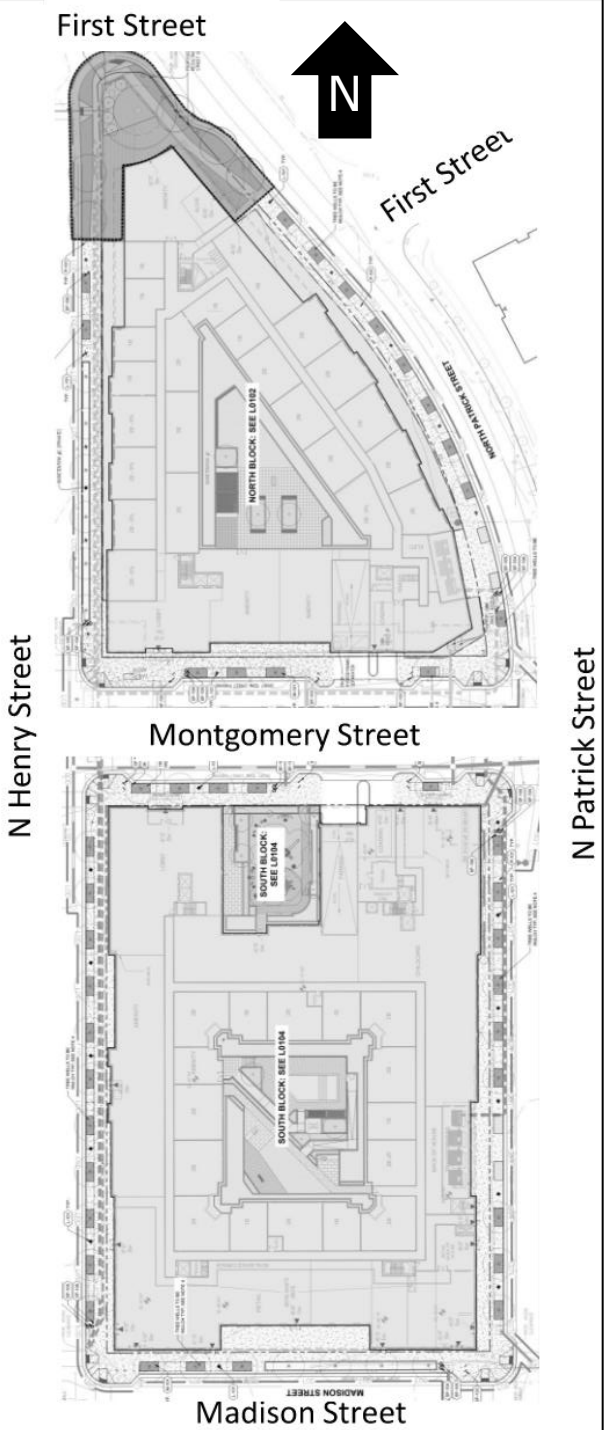


Project Description

- Parker-Gray District
- 66 existing units
- 532 proposed units (326 affordable units of which 291 are committed affordable units)
- Ground floor day care and retail
- Two buildings operated as a single community with separate ownership



	30% AMI	50% AMI	60% AMI	80% AMI	Market	Total
North building	77	27	52	51	0	207
South building	84	0	0	35	206	325
Percent of affordability	30%	5%	10%	16%	39%	532



North Building



NW elevation



W elevation

South Building



SW elevation



NW elevation



Land Use Requests

Master Plan Amendment

- Braddock East Master Plan overlay update to the Land Use and Development Framework tables

Rezoning

- RB/Residential Townhouse Zone to the RMF/Residential Multifamily Zone

DSUP

With modification

- A multifamily building with an increase in FAR from 0.75 to 3.0
- Height and density bonus for the provision of affordable housing
- Crown coverage modification

SUP

- Transportation Management Plan
- Restaurant with outdoor dining
- Medical Care Facility
- Athletic club/fitness studio

Benefits, Community & Recommendation



Benefits

- Substantial increase in affordable housing units (326 units)
- Enhanced streetscapes and design of two-way street conversion
- Exceeding Green Building Policy requirement for N building
- High quality architecture and public art (or contribution)
- Open space and tree protection as well as monetary contributions to Urban Forestry and Bikeshare funds
- Stormwater quality: 9% more phosphorous removed than required

Community	Meeting host	# of Meetings
	Applicant	7
	City	12
	ARHA resident engagement	13, plus other events

Recommendation

Staff recommends **approval** of the requests subject to the conditions in the staff report

