

# Braddock Gateway

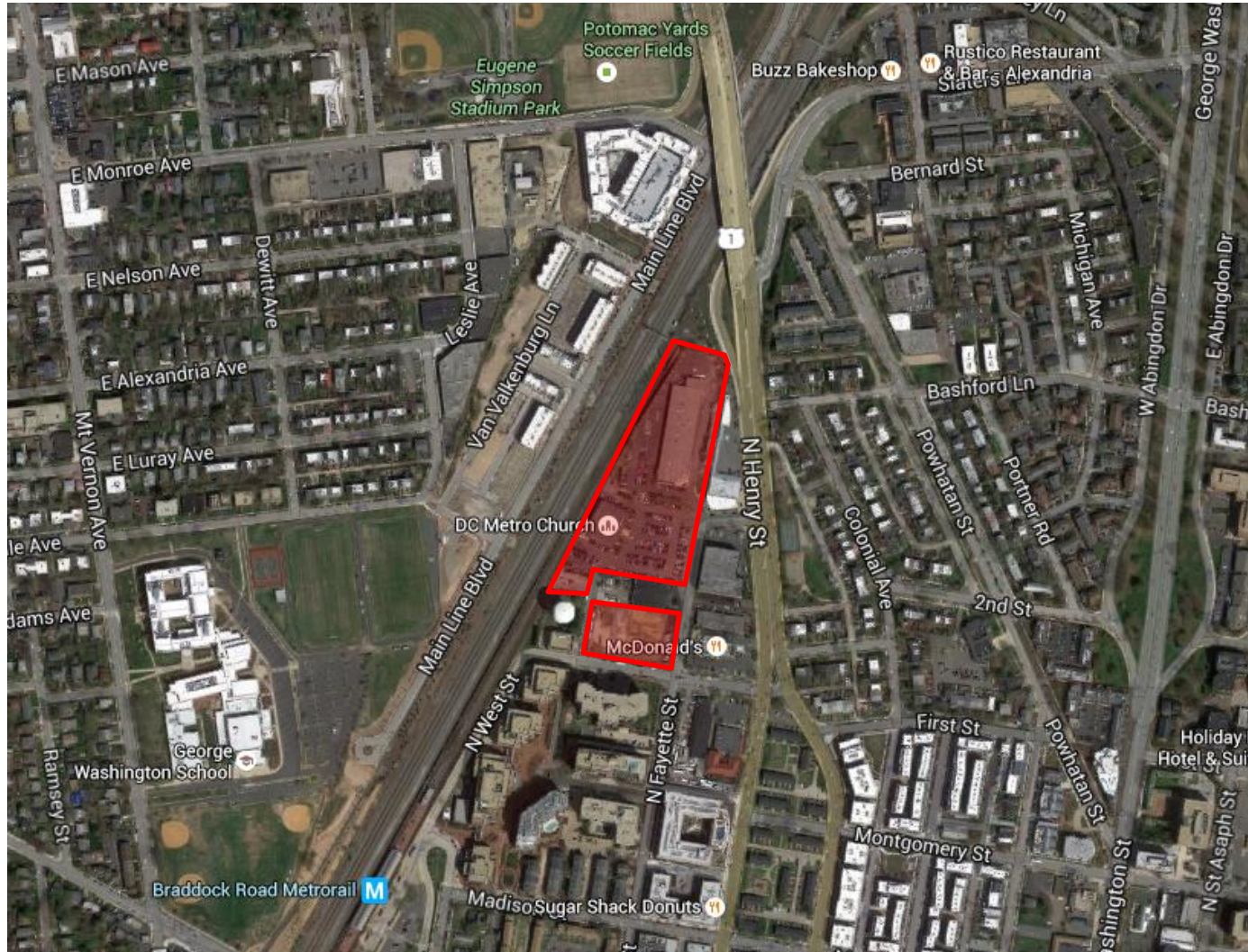
*CDD Amendment #2015-0005*

City Council



April 16, 2016

# Project Location





# Existing Conditions



# Project Evolution

- **2008:** CDD approved
- **2011:** CDD amendments approved
- **2011:** Phase 1 DSUP approved
- **2012:** Phase 2 DSUP approved
- **2014:** Phase 1 DSUP extended
- **2015:** Phase 2 DSUP expired
- **2015:** Phase 1 under construction
- **2016:** CDD amendments proposed





# Project Description



# Project Description

Phase	Program
Phase 1 Under construction	<ul style="list-style-type: none"><li>• 15-story mixed-use building</li><li>• 270 residential units</li><li>• 1,500 square feet of retail</li></ul>





# Project Description

Phase	Program
Phase 1 Under construction	<ul style="list-style-type: none"><li>• 15-story mixed-use building</li><li>• 270 residential units</li><li>• 1,500 square feet of retail</li></ul>
Phase 2	<ul style="list-style-type: none"><li>• 5-7-story mixed-use building</li><li>• 253 residential units</li><li>• 9,000 square feet of retail</li><li>• 2/3 acre community park</li></ul>



# Project Description

Phase	Program
Phase 1 Under construction	<ul style="list-style-type: none"> <li>15-story mixed-use building</li> <li>270 residential units</li> <li>1,500 square feet of retail</li> </ul>
Phase 2	<ul style="list-style-type: none"> <li>5-7-story mixed-use building</li> <li>253 residential units</li> <li>9,000 square feet of retail</li> <li>2/3 acre community park</li> </ul>
Phase 3	<ul style="list-style-type: none"> <li>5-7 story mixed use building</li> <li>288 residential units</li> <li>8,000 square feet of retail</li> <li>Fayette connection to Slaters</li> </ul>





# Changes to the CDD Concept Plan

- Phasing
- # of buildings
- Height
- Uses
- Street network



# Changes to the CDD Concept Plan

- Street network

**Original**



**Proposed**





# Changes to the CDD Concept Plan

- Street network – Payne Street

**Original**



**Proposed**



# Changes to the CDD Concept Plan

- Street network – Payne Street

**Original**



**Proposed**





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- Street network – Payne Street

**Original**



**Proposed**



# Changes to the CDD Concept Plan

- Street network – Fayette Street

**Original**



**Proposed**





# Changes to the CDD Concept Plan

- Street network – Fayette Street

**Original**



**Proposed**



# Changes to the CDD Concept Plan

- Street network – Fayette Street

**Original**



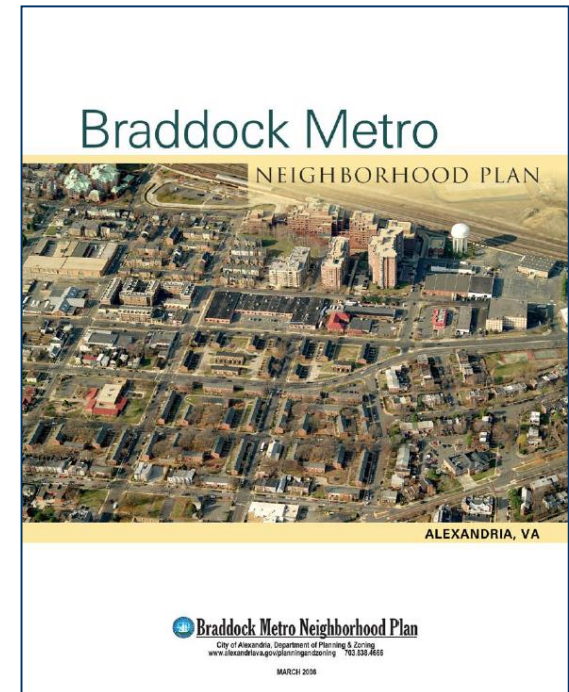
**Proposed**





# Conformance to Small Area Plan

- Gateway Feature
- Building scale on Fayette
- Neighborhood serving retail
- Community park
- Additional bicycle routes



# Building and Site Design

*Building 2 – Park side elevation*





# Building and Site Design

*Building 3 – Park side elevation*



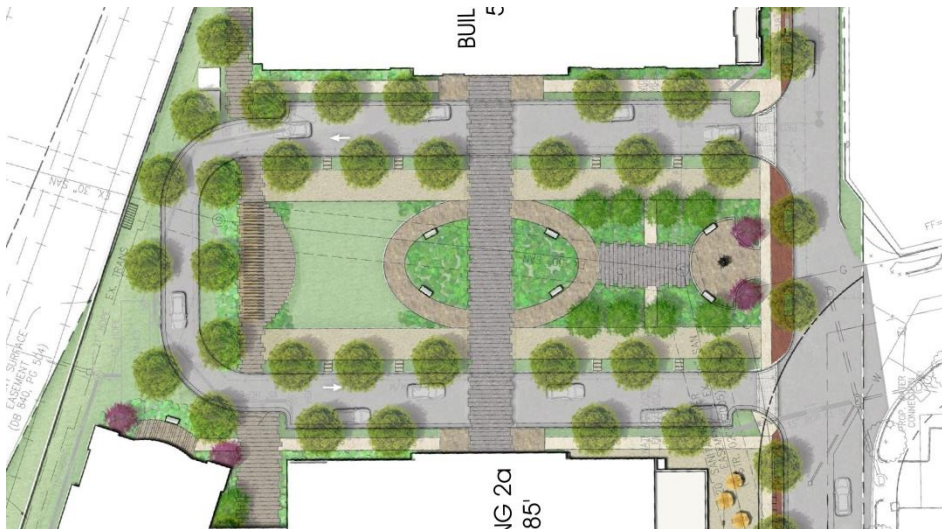
*Building 3 – Fayette Street Elevation*



# Community Park

- 2/3 acre community park
- Provides passive recreation space for the neighborhood
- Creates an open space link to Powhatan Park east across route 1 as called for by the SAP

	Required	2008 Approval	Proposed
<b>Ground-Level Open Space</b>		36.0%	34.0%
<b>Outdoor Amenity Space (above-grade)</b>		2.4%	2.0%
<b>Total</b>	35.0%	38.4%	36.0%





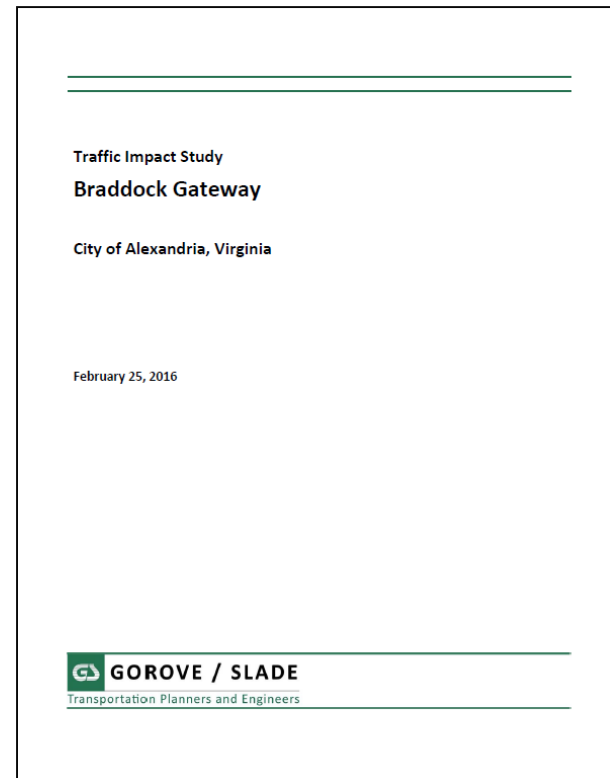
# Parking

- Phase 1
  - Residential: per released Final Site Plan
  - Retail: per released Final Site Plan
- Phase 2 & 3
  - Residential: per multifamily zoning ordinance regulations
  - Retail: per small area plan (3 space per 1,000 gsf)

Building #	# of spaces
Building 1	281 spaces
Building 2	240 spaces
Building 3	295 spaces

# Traffic and Transportation

- Off-site improvements
- Traffic impacts





# Public Benefits

- Activation of a large gateway site
- A new 2/3 acre community park
- A \$5,000,000 affordable housing contribution
- New retail amenities for the neighborhood
- \$250,000 contribution for improvements and maintenance in Powhatan Park
- Over \$1,000,000 contribution to neighborhood improvement funds (exact contribution to be calculated during DSUP process for each phase)



# Community Outreach

- Presented to Braddock Implementation Advisory Group (BIAG)
  - May 11<sup>th</sup> 2015
  - January 28<sup>th</sup> 2016





# Conclusion



