

Braddock Gateway Phase II

DSUP#2016-0040
TMP SUP#2017-0056

City Council

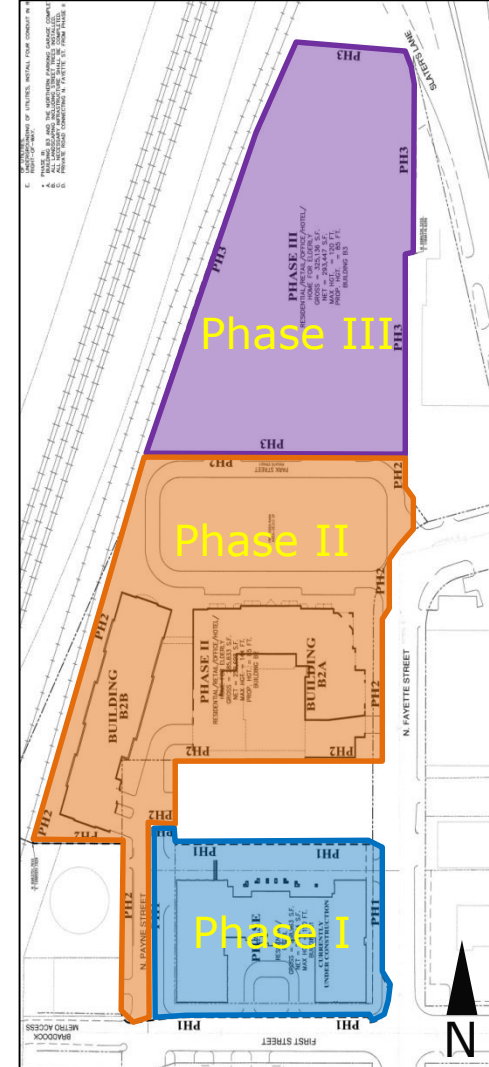


June 24, 2017

Project Location



CDD#15 Phasing Map



Existing Conditions

Site looking north



Site looking west



View of site from N. Fayette St.



Phase 1 under construction



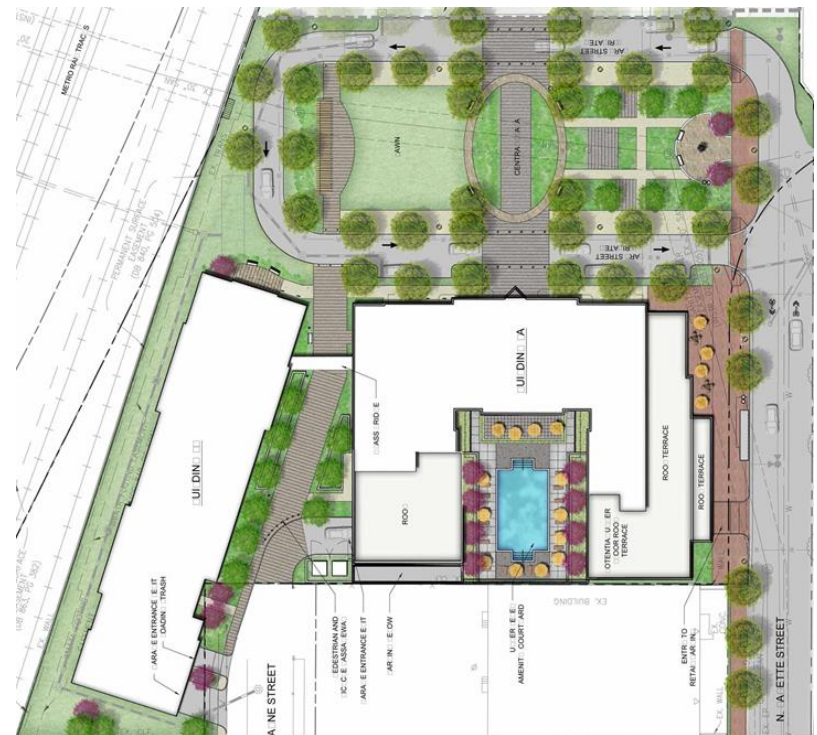
View of site from N. Payne St.



Project Description



- 258 multi-family units
- 8,100 sf ground floor retail
- 28,500 sf community park
- New road around park
- Pedestrian/bicycle extension of Payne St



Building Design

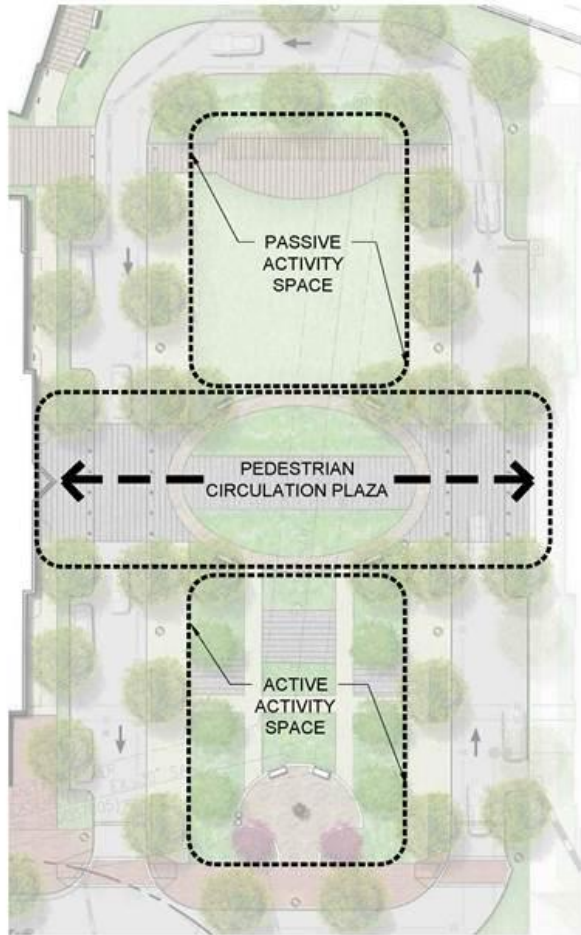
North Elevation (facing park)



West Elevation (facing rail tracks)



Park Design



POTENTIAL PASSIVE SPACE AMENITIES

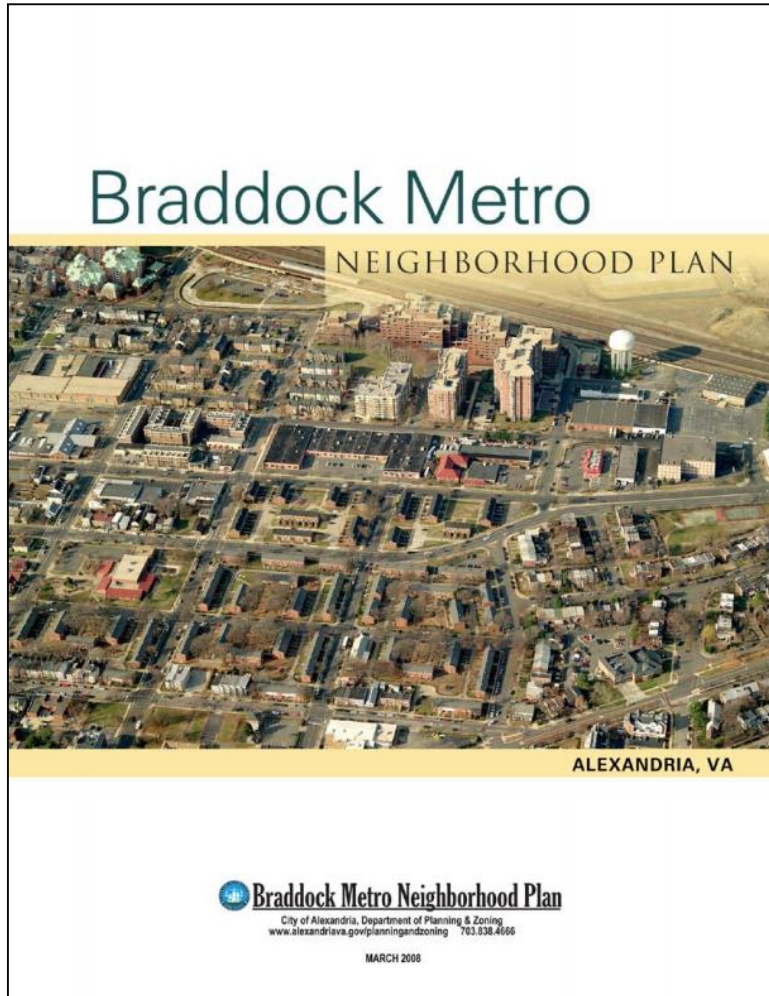


POTENTIAL ACTIVE SPACE AMENITIES

POTENTIAL LOCATIONS OF CENTRAL PLAZA AMENITIES

GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN AND AMENITIES ARE SUBJECT TO CHANGE DURING THE SITE PLAN DESIGN PROCESS AND WITH COMMUNITY INPUT.

Conformance to Small Area Plan



- Pedestrian-oriented blocks
- New community park
- Building heights, shoulder on Fayette
- Neighborhood serving retail
- Streetscape improvements to promote Fayette as a “walking street”

Special Use Permit Requests

- More than 1 mechanical penthouse
- Transportation Management Plan

Modification Requests

- Loading space reduction



Parking

	Residential	Retail	Total
Spaces Required	223 (min) 248 (max)	21	244 (min) 269 (max)
Spaces Provided	225	21	246

- Meets zoning ordinance requirements for parking



Community Benefits

- New community park
- \$1.84 affordable housing contribution (4 on-site units)
- New bikeshare station
- On-site public art contribution
- New traffic light at Fayette St. & Route 1
- Enhanced streetscape on N. Fayette Street
- Extension of Payne Street for Pedestrians/Bicycles



Community Outreach

- Met with:
 - Braddock Implementation Advisory Group (BIAG) - May 2017
 - Federation of Civic Associations – May 2017
- Summary of issues discussed
 - Traffic
 - Building height transitions
 - Retail space design
 - Open space



Conclusion

Staff recommends approval with conditions



