



**1200 N. Henry Street**

**1200 & 1230 N. Henry Street**

**Master Plan Amendment #2018-0002**

**Rezoning #2018-0002**

**Development Special Use Permit #2017-0020**

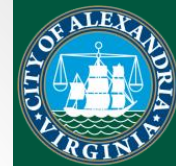
**Encroachment #2018-0006**

**Transportation Management Plan SUP #2018-0042**

City Council

September 15, 2018

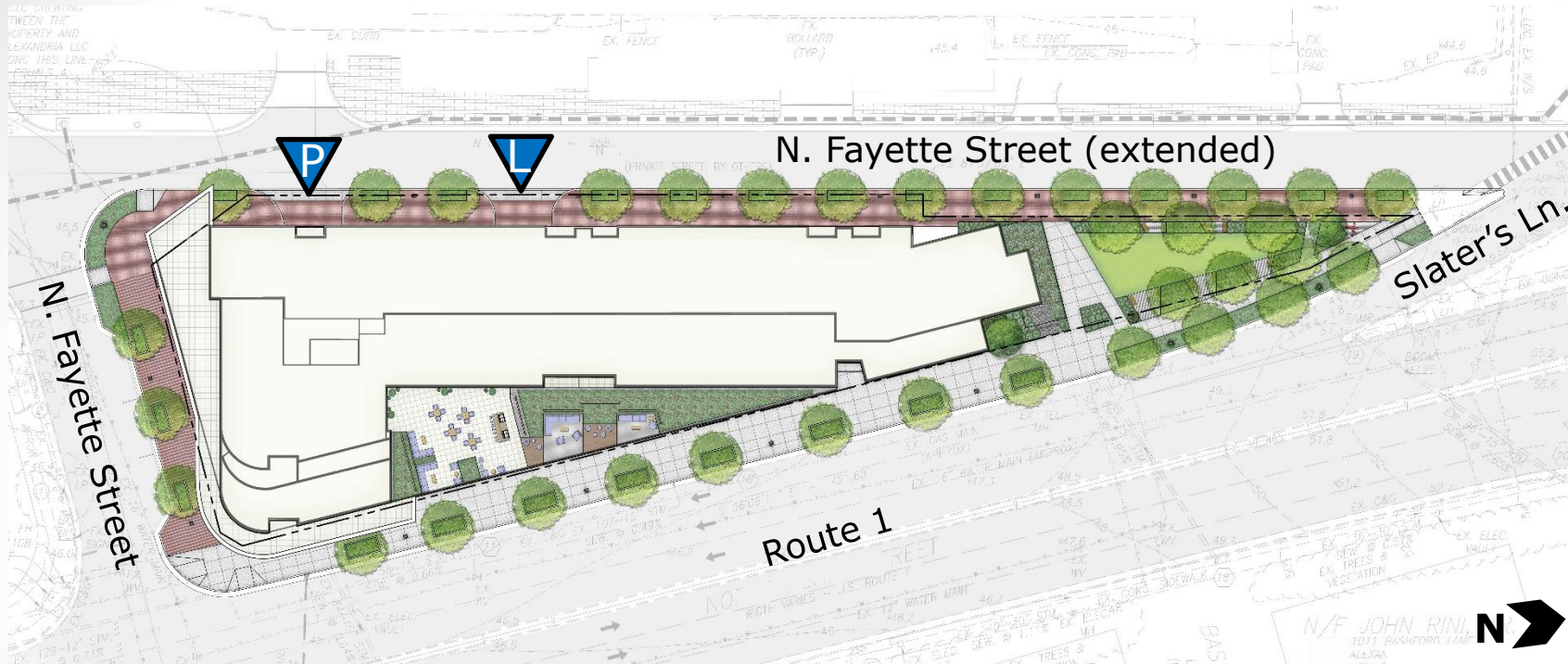
# Project Location



DSUP2017-0020 1200 N. Henry Street



# Project Description



- 7-story mixed-use building with 17,000 square ft. retail, 10,000 square ft. daycare and 115 residential apartments
- 2 levels of below-grade parking
- Pick-up and drop-off activities for daycare located within the parking garage
- Signature gateway tower at the north entrance to the plan area
- Parking and loading accessed from the N. Fayette Street extension

1200 N. Henry Street

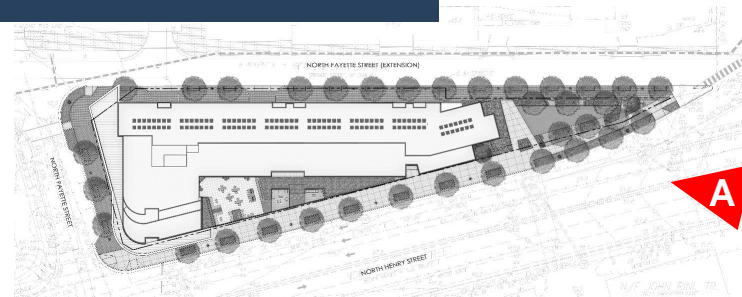
DSUP2017-0020



# Project Benefits

- High quality architectural design and building materials;
- Transit-oriented development near the Braddock Road Metro Station;
- 11 dedicated affordable dwelling units;
- LEED Certification consistent with the City's Green Building Policy;
- Community serving retail and day care services;
- A publicly accessible, ground-level park/plaza;
- On-site public art integrated with the architectural design of the building;
- Streetscape improvements including bioretention (BMP) tree wells along North Henry Street (Route 1) and N. Fayette Street;
- Rooftop amenity space to serve the residents of the building;
- Undergrounding of all utilities serving the site and along the frontage of the property; and
- A monetary contributions towards the City's Capital Bike Share Fund and monetary contributions the Braddock Community Amenities Fund and the Braddock Open Space Fund.

# Building Design





# Building Design



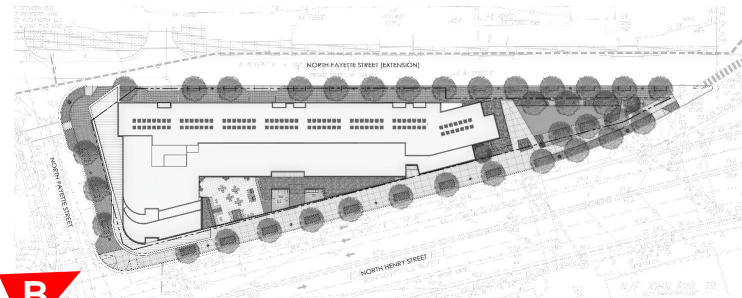
DSUP2017-0020 1200 N. Henry Street



View B: Perspective View – Retail Corner



Elevation – East Facade



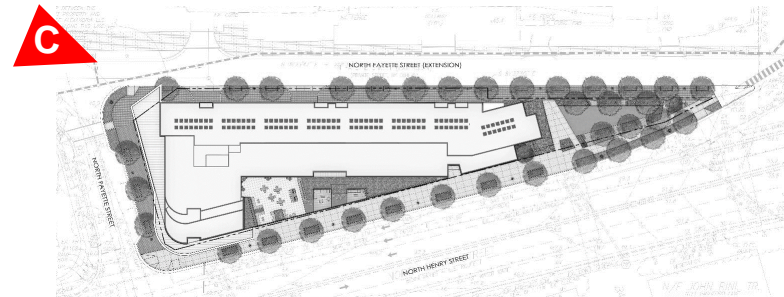
# Building Design



DSUP2017-0020 1200 N. Henry Street



View C: Perspective View – Residential Lobby and West Façade





# 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 OCM(50) to CRMU-H
- **Special Use Permits:**
  - 2.5 FAR in the CRMU-H zone
  - 30% bonus density and 15-foot height bonus for the provision of affordable housing (per Section 7-700)
  - Transportation Management Plan



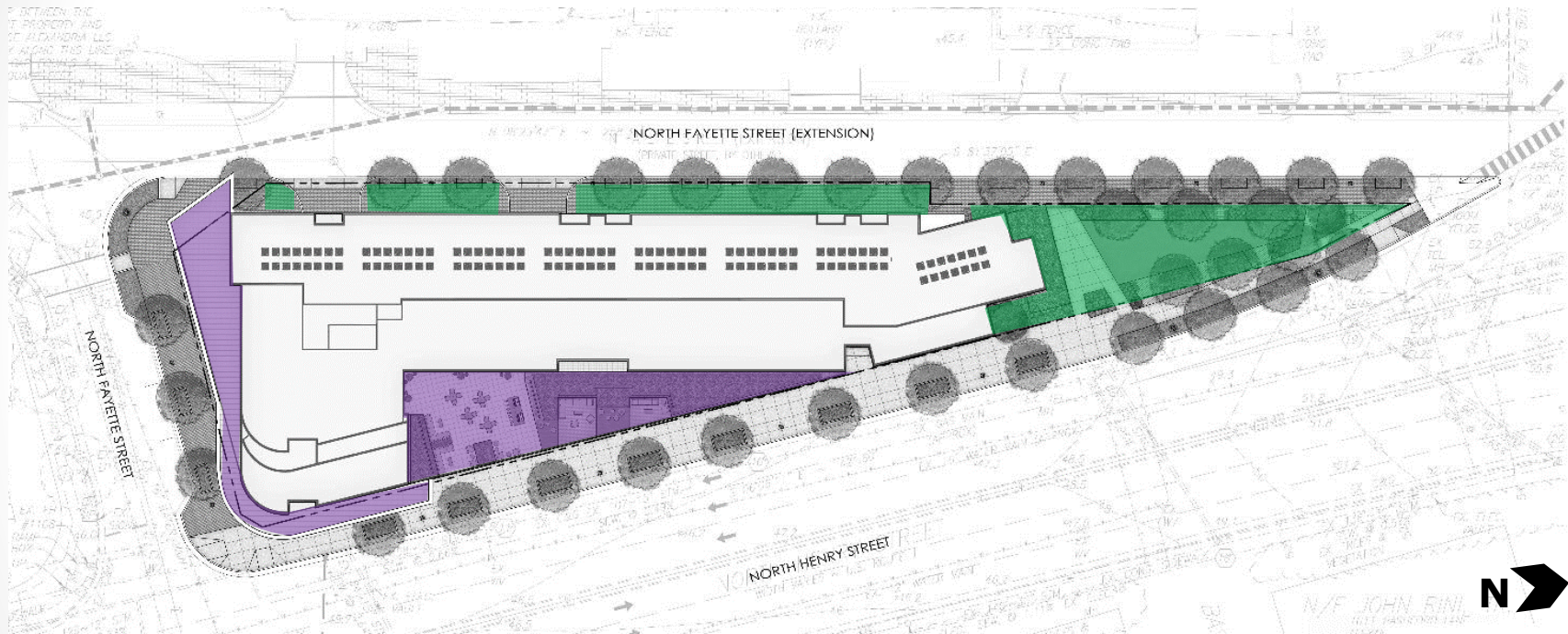
1200 N. Henry Street



DSUP2017-0020



# Modifications

- Open Space Requirements



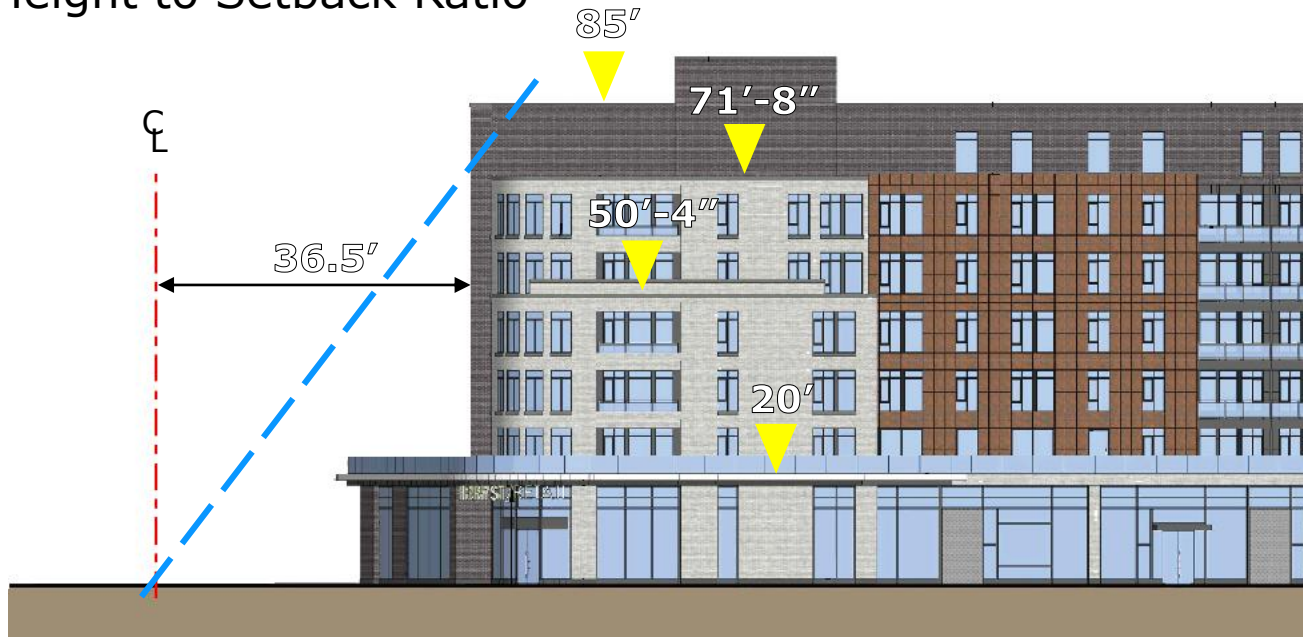
	Rooftop Open Space – Private	(16.5%)
	Ground-level Open Space – Public	(16.6%)

---

**Total Open Space: 33.2%**

# Modifications

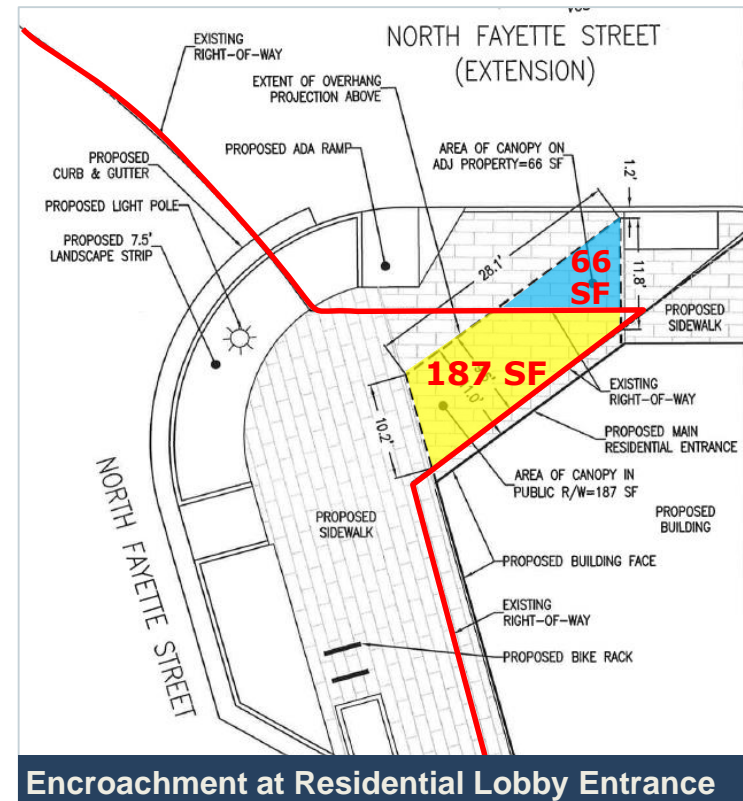
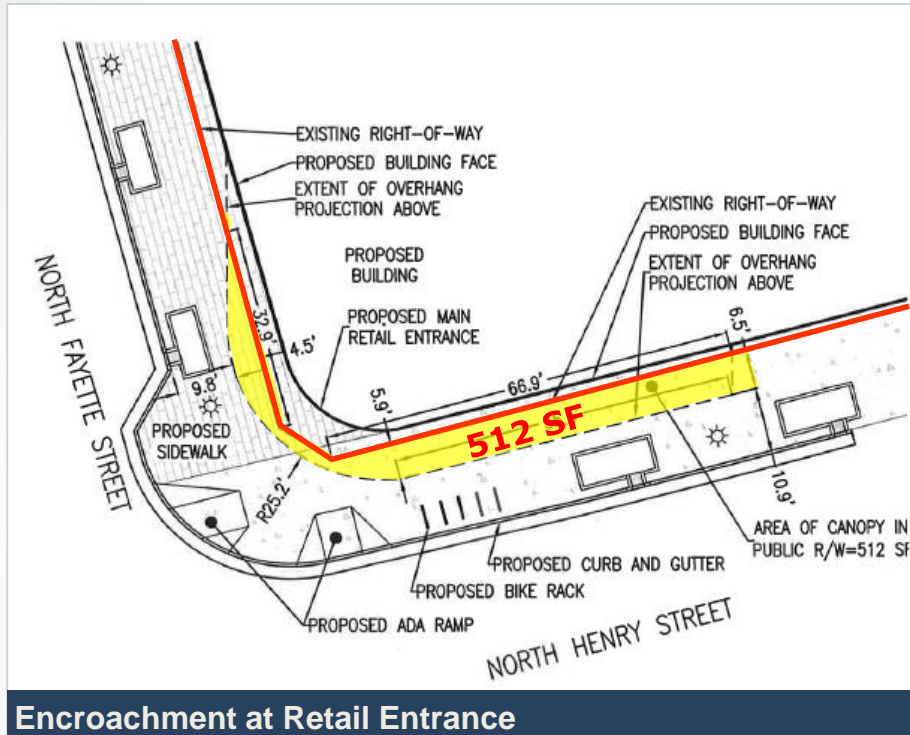
- Height to Setback Ratio



--- Setback required



# Encroachment



- Public ROW
- Encroachment Area - ROW
- Encroachment Area - Private



# Compliance with Small Area Plan

This proposal is consistent with the Principles established by the Braddock Metro Neighborhood Plan:

- Creates a sense of place with neighborhood identity
- Provides walkable streetscapes and community-serving open space
- Encourages community-serving retail and services
- Manages multimodal transportation, parking, and infrastructure
- Achieves varying and transitional heights and scales

Contributions to the Braddock Open Space and Amenities Funds

- Adopted by Council in 2009
- Based upon the gross square footage of development
- Rates are recalculated at the time of the project's first Certificate of Occupancy.



# Community

Meeting Date	Community Group
12/19/17	Braddock Metro Citizens Coalition
01/24/18	North East Citizens Association
06/20/18	North East Citizens Association
07/18/18	Braddock Metro Citizens Coalition
05/07/18	Braddock Implementation Advisory Group



1200 N. Henry Street

DSUP2017-0020

# Conclusion

Staff & the Planning Commission recommend **approval** subject to compliance with all applicable codes and the staff recommendations.





