

Development Table			EXISTING PARCEL							PROPOSED DEVELOPMENT		
Site		Character Area	Parcel Area		Existing Development	Current Zoning	Current Allowable F.A.R. ⁽¹⁾	Current Allowable Height ⁽¹⁾	Current Allowable Development ⁽¹⁾	Total Development	Proposed F.A.R.	Proposed Max Height
			SF	ACRES	SF			FEET	SF	SF		FEET
1	Jaguar Site	Gateway Area	308,000	7.07	102,000	OCM-50 & CRMU/H	1.5 to 2.5	77 to 90	496,500	770,000	2.5 ⁽²⁾	50 to 150
2	Yates Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	2.5	77 to 90	57,500	57,500	2.5 ⁽²⁾	50 to 90
3	Water Tower and Adjacent Site	Gateway Area	25,000	0.57	8,000	OCM-50 & UT	0.5 to 1.5	50 to 77	30,000	50,000	2.5 ⁽²⁾	90 to 120
4	Tony’s Auto Site	Mid-Neighborhood Area	41,600	0.96	10,000	CRMU/H	2.5	77 to 90	104,000	104,000	2.5	50 to 90
5	1261 Madison Site	West Neighborhood Area	49,000	1.12	0	CRMU/H	2.5	77	122,500	122,500	2.5	77
6	Metro Site	West Neighborhood Area	139,000	3.19	0	UT	0.5	50	69,500	291,000 ⁽⁴⁾	3.0 ⁽⁴⁾	30 to 77
7	Fayette Warehouses Site	West and Mid-Neighborhood Area	42,000	0.96	32,000	CRMU/M & CRMU/H	2.0 to 2.5	50 to 70	95,000	95,000	2.0 to 2.5	40
8	Route 1 Triangle Site	Gateway Area	126,000	2.89	110,000	OCM-50 & CRMU/H	1.5 to 2.5	77 to 90	242,000	242,000	2.0	50 to 70
8A	Route 1 Triangle Site	Gateway Area 1200 & 1230 N Henry	34,921	0.80	16,884	OCM-50	1.5	77 to 90	52,381	87,303	2.5	50 to 70
8B	Route 1 Triangle Site	Gateway Area 1022 & 1024 N Henry	35,034	0.80	99,000	OCM-50	1.5	77 to 90	52,551	52,551	1.5	50 to 70
8C	Route 1 Triangle Site	Gateway Area 1018 & 1020 N Henry	20,277	0.47	7,800	CRMU/H	2.5	77 to 90	20,693	50, 693	2.5	50 to 70
8D	Route 1 Triangle Site	Gateway Area 1000 & 1002 N Henry	34,465	0.79	3,750	CRMU/H	2.5	77 to 90	86,163	86,163	2.5	50 to 70
9	Carpenter’s Shelter Site	Mid-Neighborhood Area	36,000	0.83	18,500	CRMU/H	2.5	77 to 90	90,000	90,000	2.5	50 to 90
10	Madison Site	Mid-Neighborhood Area	113,000	2.59	70,000	CRMU/H	2.5	77	283,000	283,000 ⁽⁸⁾	2.5	50 to 90
11	Henry Street—Site A	Mid-Neighborhood Area	56,000	1.29	24,000	CSL	0.75	50	42,000	42,000	0.75	40 to 50
12	Henry Street—Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	0.75	50	22,500	22,500	0.75	50
13	Post Office Site	Mid-Neighborhood Area	87,000 ⁽⁶⁾	2.00	19,000	CRMU/M	2.0	50 to 77	174,000	174,000 ⁽⁷⁾	2.0 ⁽⁶⁾	40 to 77
	TOTAL		1,075,600	24.69	405,500				1,828,500	2,343,500 (total new sf)		
									NET TOTAL: 1,938,000 (total sf less existing development sf)			
									TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOPMENT: 515,000 (total new sf less current allowable sf)			
PROPERTIES TO BE DETERMINED THROUGH BRADDOCK EAST PLANNING PROCESS ⁽⁹⁾												
14	Andrew Adkins Public Housing Site	West Neighbhood Area	175,000 ⁽⁵⁾	4.02	148,000	RB	0.75	45	131,000	350,000 to 525,000	TBD	TBD
15	James Bland and Bland Addition Public Housing Site	Parker-Gray Area	370,000	8.49	166,000	RB	0.75	45	277,500	462,500 to 745,000	TBD	TBD
16	Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	0.75	45	112,500	300,000 to 375,000	TBD	TBD
17	Ramsey Homes Public Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	0.75	45	21,000	21,000	TBD	TBD
	TOTAL		723,000	16.59	392,000				542,000	1,133,500 to 1,666,000 (total new sf)		
									NET TOTAL: 741,500 to 1,274,000 (total sf less existing development sf)			
									TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOPMENT: 591,500 to 1,124,000 (total new sf less current allowable sf)			

NOTES

- 1.Current Allowable Floor-Area-Ratio (FAR), Height and Allowable Development calculations based on SUP.
2. An overall FAR of 2.5 is shown, since the parcels are part of the overall Northern Gateway CDD Site along with the Jaguar development site
3. Conceptual analysis has shown that the current maximum FAR of 0.75 is not enough to allow for mixed-income housing redevelopment to occur on the public housing sites. A refined FAR recommendations will be developed during the Braddock East planning process.
4. Based on FAR of 3.0 and a 97,000 sf parcel size, net of circulation space for buses, taxis and other vehicles
5. Based on a 175,000 sf site area net of Payne Street extension.
6. 1.3 acre park proposed leaving 30,000 sf site area
7. Total modeled for traffic impact analysis, should development occur other than the park.
8. 282,838 Sf approved with DSUP.
9. Height and density of these sites will be determined during the Braddock East planning process.
- Numbers shown here are for the purpose of traffic impact analysis only.

Land Use

SITE		CHARACTER AREA	PARCEL AREA		EXISTING DEVELOPMENT	CURRENT ZONING	RECOMMENDED ZONING	REQUIRED LAND USE	PREFERRED LAND USE ⁽¹⁾
			SF	ACRES	SF				
1	Jaguar Site	Gateway Area	308,000	7.07	102,000	OCM-50 & CRMU/H	CDD	Ground Floor Retail (GFR)	Residential/Office
2	Yates Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	CDD		Residential/Office
3	Water Tower and Adjacent Site	Gateway Area	25,000	0.57	8,000	OCM-50 & UT	CDD		Office
4	Tony's Auto Site	Mid-Neighborhood Area	41,600	0.96	10,000	CRMU/H	no change		Residential/Office
5	1261 Madison Site	West Neighborhood Area	49,000	1.12	0	CRMU/H	no change		Office, Park
6	Metro Site	West Neighborhood Area	139,000	3.19	0	UT	CDD	Office or Hotel, GFR	Office or Hotel, Retail
7	Fayette Warehouses Site	West and Mid-Neighborhood Area	42,000	0.96	32,000	CRMU/M & CRMU/H	no change		Residential/Office
8	Route 1 Triangle Site	Gateway Area	126,000	2.89	110,000	OCM-50 & CRMU/H	no change	GFR	Residential/Office
8A	Route 1 Triangle Site	Gateway Area 1200 & 1230 N Henry	34,921	0.80	16,884	OCM-50	CRMU/H	GFR	Residential/Office
8B	Route 1 Triangle Site	Gateway Area 1022 & 1024 N Henry	35,034	0.80	99,000	OCM-50	no change	GFR	Residential/Office
8C	Route 1 Triangle Site	Gateway Area 1018 & 1020 N Henry	20,277	0.47	7,800	CRMU/H	no change	GFR	Residential/Office
8D	Route 1 Triangle Site	Gateway Area 1000 & 1002 N Henry	34,465	0.79	3,750	CRMU/H	no change	GFR	Residential/Office
9	Carpenter's Shelter Site	Mid-Neighborhood Area	36,000	0.83	18,500	CRMU/H	no change		Residential/Office
10	Madison Site	Mid-Neighborhood Area	113,000	2.59	70,000	CRMU/H	no change	GFR	Residential/Office/Retail
11	Henry Street—Site A	Mid-Neighborhood Area	56,000	1.29	24,000	CSL	no change		Residential/Office
12	Henry Street—Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	no change		Residential/Office
13	Post Office Site	Mid-Neighborhood Area	87,000 ⁽²⁾	2.00	19,000	CRMU/M	no change	GFR	Residential/Office/Retail

PROPERTIES TO BE DETERMINED THROUGH BRADDOCK EAST PLANNING PROCESS³

14	Andrew Adkins Public Housing Site	West Neighborhood Area	175,000 ⁽³⁾	4.02	148,000	RB	CDD	TBD	TBD
15	James Bland and Bland Addition Public Housing Site	Parker-Gray Area	370,000	8.49	166,000	RB	CDD	TBD	TBD
16	Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	CDD	TBD	TBD
17	Ramsey Homes Public Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	no change	TBD	TBD

NOTES

1. As market conditions warrant
2. 1.3 acre park proposed leaving 30,000 sf site area
3. Based on a 175,000 sf site area net of Payne Street extension