



Braddock Gateway Phase 3

1200 N. Fayette Street

**Development Special Use Permit
#2018-0007**

**Transportation Management Plan SUP
#2018-0062**

City Council
December 15, 2018



Project Context & Location

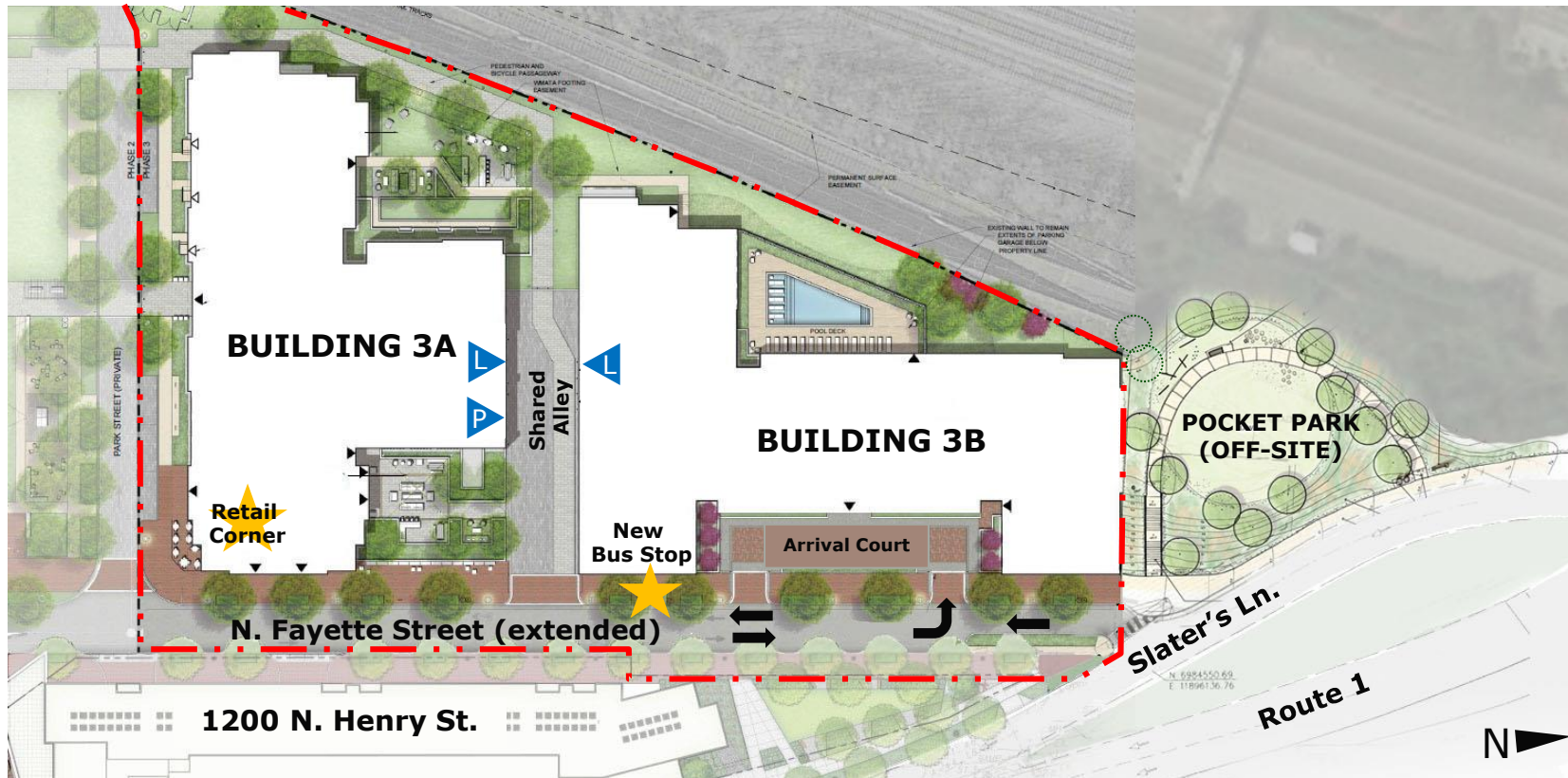


KEY

- - - - - CDD BOUNDARY
- CDD PHASE LINE
- PREVIOUS PHASE
- CURRENT PHASE



Project Description



- 2 building footprints with 370 apartment units and 2,700 sf of ground floor retail
- 2 levels of below-grade parking
- Extension of N. Fayette Street to intersect with Route 1
- Pick-up/drop-off and loading provided off-street within a shared alleyway and entrance plaza
- Streetscape improvements
- Enhanced bicycle and pedestrian circulation
- High-quality architecture with a signature gateway element on the north façade
- On-site open space and off-site park improvements



Project Benefits

- High quality architectural design and building materials;
- Transit-oriented development near the Braddock Road Metro Station;
- Extension of N. Fayette Street to Slater's Lane with streetscape improvements and a new bus stop/shelter;
- 4 dedicated affordable dwelling units;
- LEED Certification consistent with the City's Green Building Policy;
- Community serving retail;
- Off-site public park improvements;
- Public art elements incorporated on-site;
- Rooftop amenity space to serve the residents of the building;
- Construction of an off-street shared pedestrian and bicycle pathway that enhances connectivity to the Braddock Road Metro Station; and
- A \$40,000 monetary contribution towards the City's Capital Bike Share Fund,
- \$1,080,000 to the Affordable Housing Trust Fund, and
- \$154,724 the Braddock Community Amenities Fund and \$356,539 the Braddock Open Space Fund (in 2018 dollars).

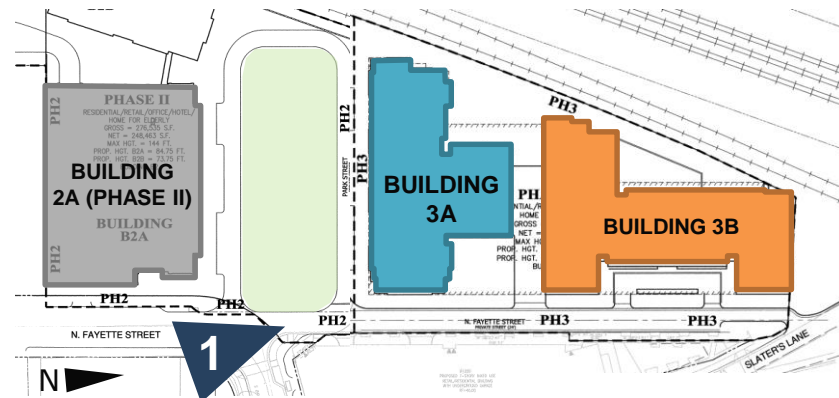
Building Design



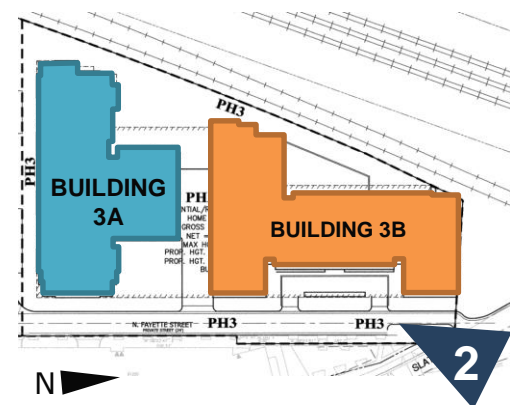
VIEW 1: Perspective View – Looking South



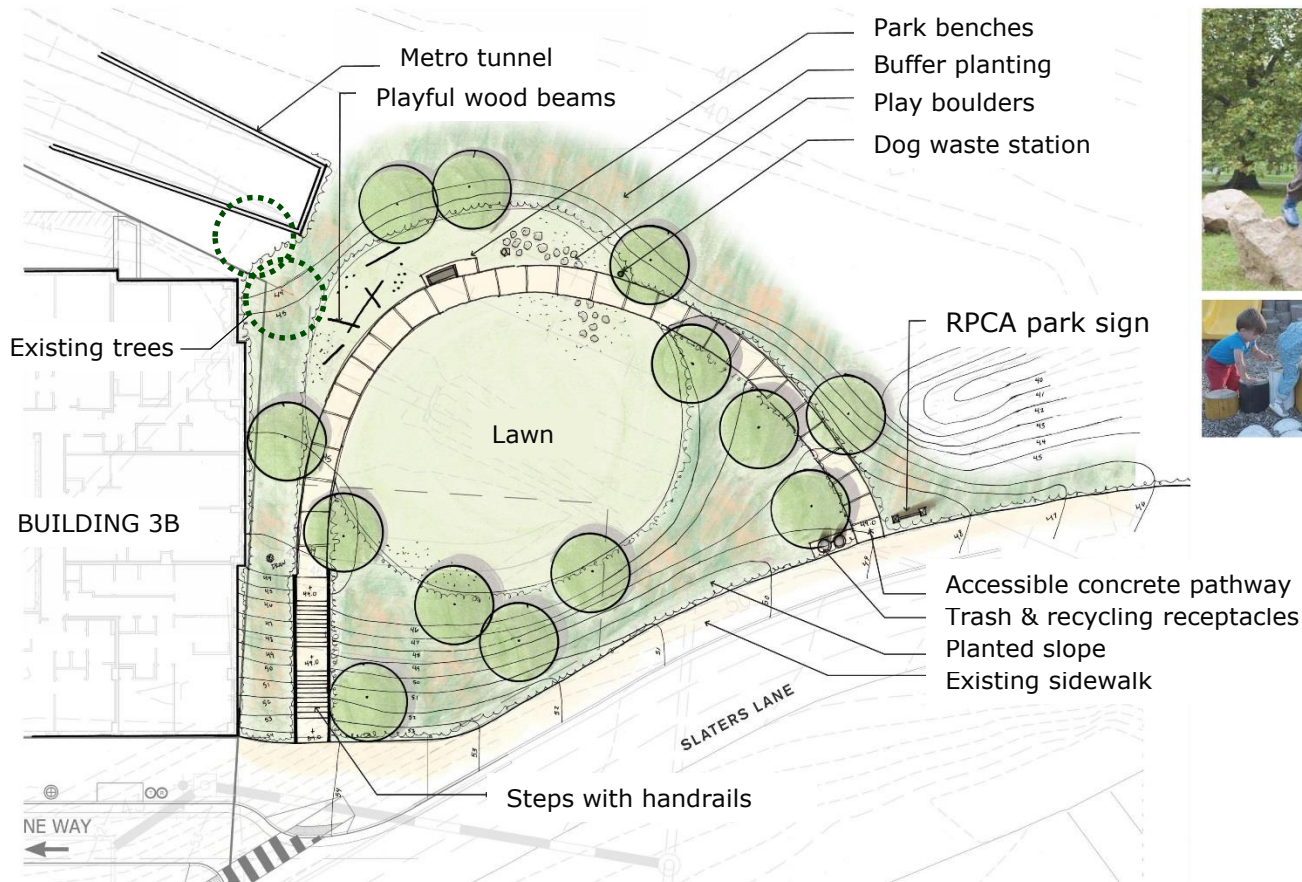
Building 2A (Phase II)



Building Design



Pocket Park Design



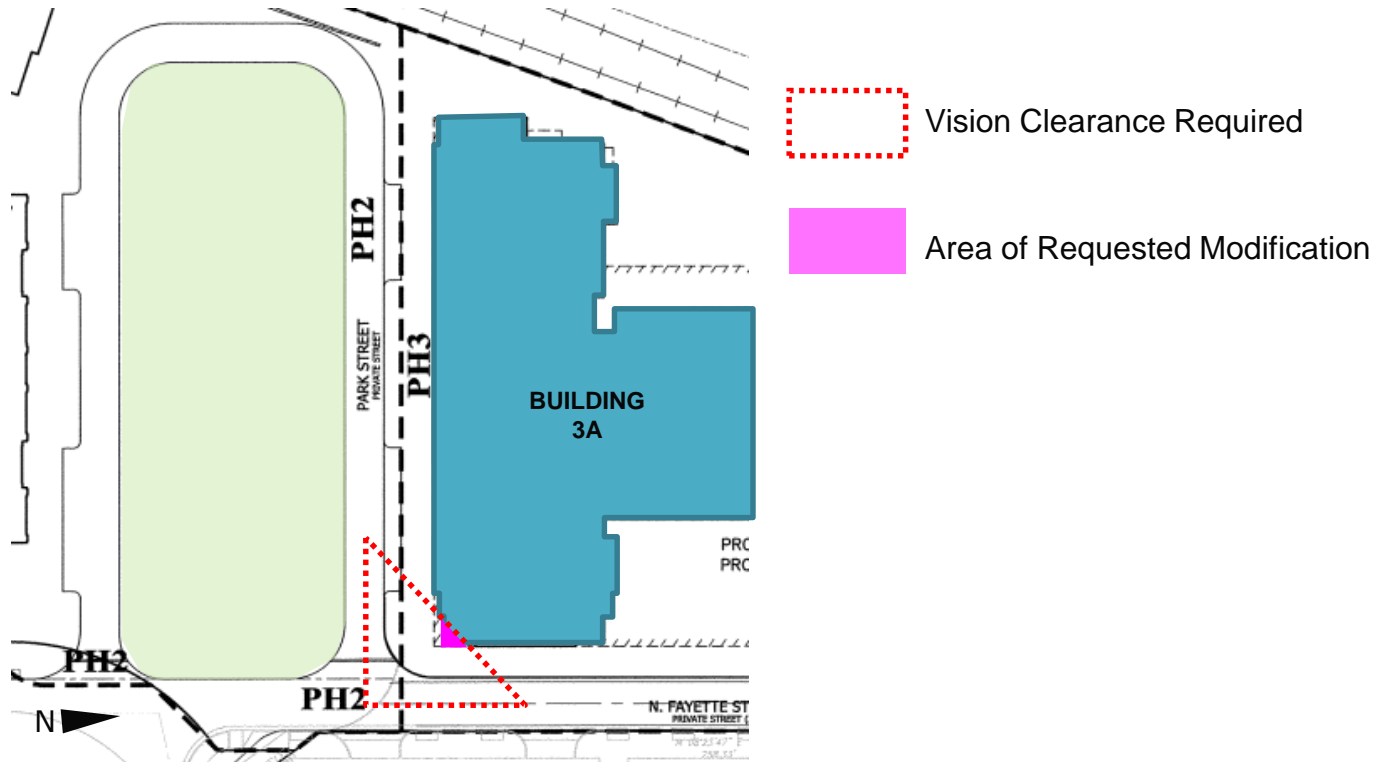
Example Images



Modifications & Special Use Permits

Modification:

- Vision Clearance Requirement



Special Use Permits:

- Transportation Management Plan Special Use Permit



Compliance with Small Area Plan

Consistency with Braddock Metro Neighborhood Plan Principles:

- 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
- Contributes to the Braddock Open Space & Community Amenities Funds

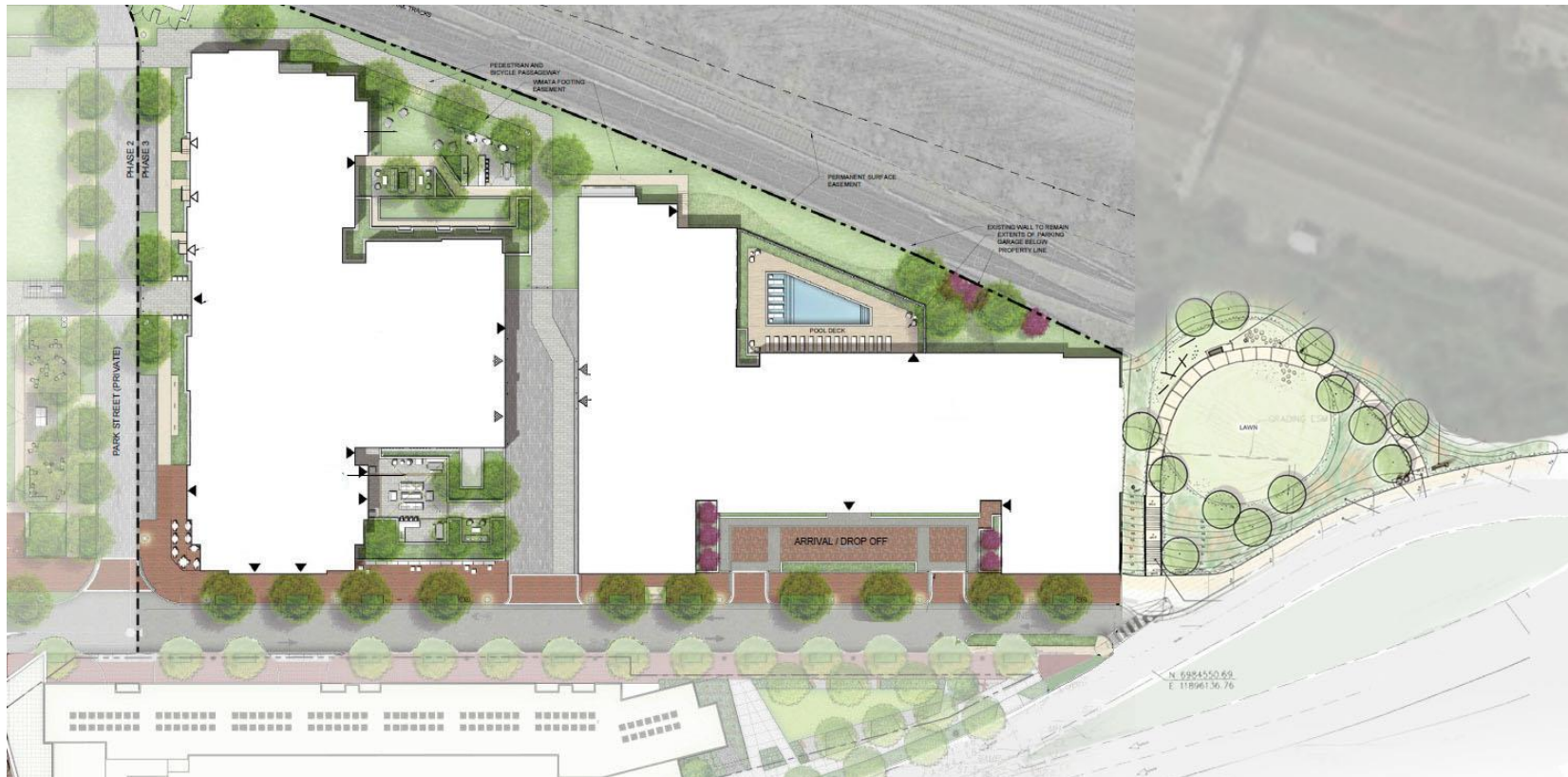
Community



Meeting Date	Community Group
12/14/17	Braddock Implementation Advisory Group (BIAG) – Phase II + Phase III Concepts
05/07/18	Braddock Implementation Advisory Group (BIAG)
10/10/18	Members of Braddock Implementation Advisory Group (BIAG)
10/18/18	Braddock Metro Citizens Coalition (BMCC)
11/08/18	West Old Town Civic Association (WOTCA)

Conclusion

Staff and the Planning Commission recommends **approval** subject to compliance with all applicable codes and the staff recommendations, as amended.



Building 3B-Building Materials



West Elevation - Materials

Additional metal at stair tower & added spandrel glass

One additional by of fiber panel (previously brick)



South Elevation - Materials

Fiber panel (previously metal)



East Elevation - Materials

Fiber panel (recessed portions only)



North Elevation - Materials

Additional metal at stair tower & added spandrel glass

- Brick
- Metal
- Panel
- Primary Change

