



1112 First Street (Aspire)

Development Special Use Permit #2019-00007

Special Use Permit #2019-00109

Special Use Permit #2019-00110

Transportation Management Plan SUP #2019-00108

City Council

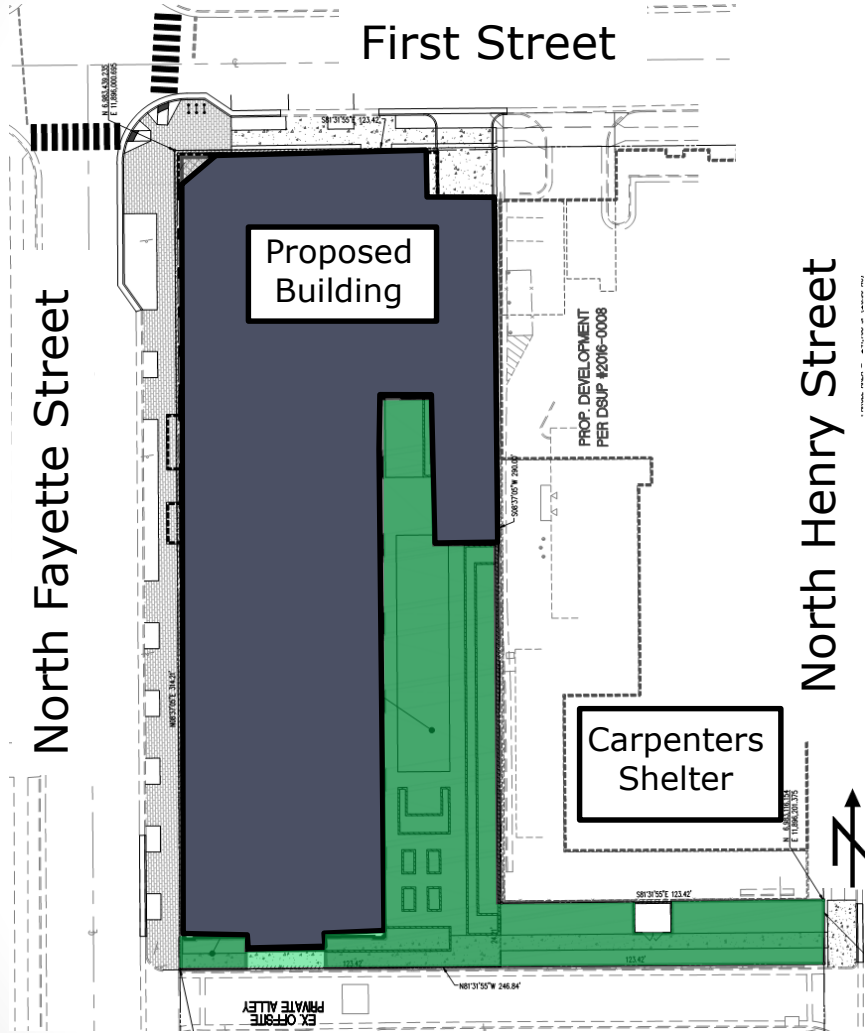
February 22, 2020

Project Location



DSUP2019-00007 1112 First Street

Project Description



- 6-story mixed-use building with 133 age restricted multifamily apartments
- 1 level of below-grade parking
- Pedestrian connection to N. Henry Street

DSUP2019-00007 1112 First Street

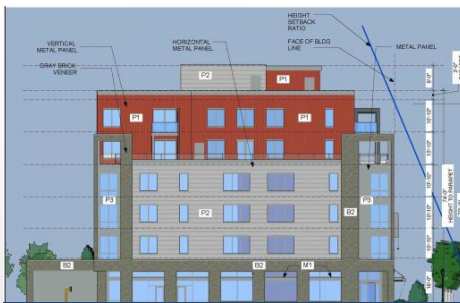
Project Benefits

- High quality architectural design and building materials;
- Transit-oriented development;
- 9 dedicated affordable dwelling units;
- LEED Certification;
- Community serving restaurant;
- Open space and improved pedestrian connectivity;
- Streetscape improvements;
- Undergrounding of all utilities serving the site; and
- Monetary contributions
 - Capital Bike Share Fund
 - Braddock Community Amenities Fund
 - Braddock Open Space Fund
 - Affordable Housing Trust Fund

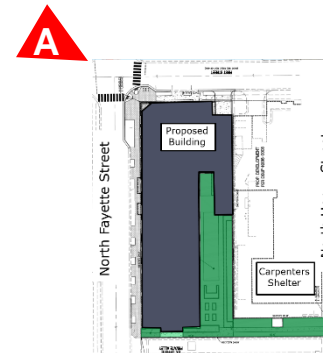
Building Design



View A: Perspective View – Northwest Corner



Elevation – North Facade



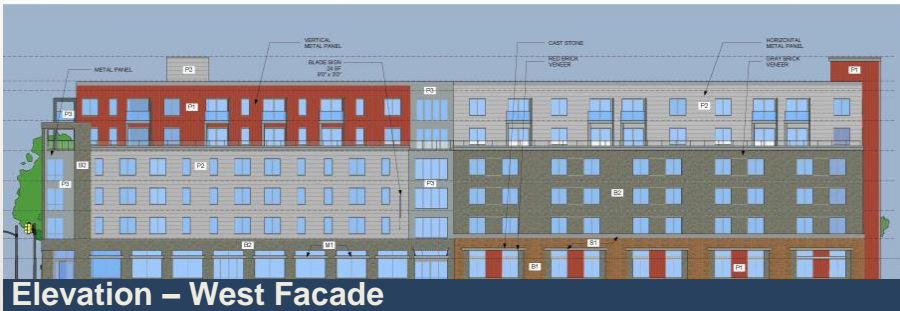
Building Design



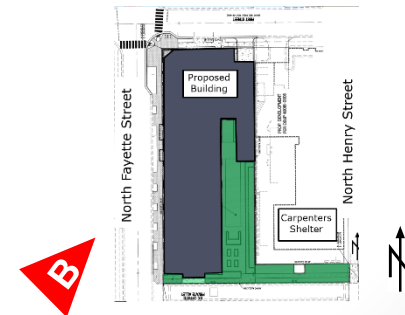
DSUP2019-00007 1112 First Street



View B: Perspective View – West elevation



Elevation – West Facade



Building Design



DSUP2019-00007 1112 First Street



View C: Perspective View – Southeast Corner



Elevation – East Facade





Special Use Permits

- 2.5 FAR in the CRMU-H zone
- Bonus density for the provision of affordable housing (per Section 7-700)
- Restaurant Use
- Parking Reduction
- Transportation Management Plan



Parking Reduction SUP

Parking Requirements	
<i>Use</i>	<i>Required Spaces</i>
Multifamily Residential	119
Restaurant	5
Total	124
<i>Total Provided</i>	75
<i>Proposed Reduction</i>	49



Ground-level Open Space – (25%)

Total Open Space: 29%



Compliance with Small Area Plan

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 base square footage of development
- Rates are calculated at the time of the project's first Certificate of Occupancy.

Community

Meeting Date	Community Group
10/16/19	Braddock Implementation Advisory Group (BIAG)
12/16/19	Commission on Aging



Conclusion



Planning Commission recommended **approval** with amended conditions, 6-0.

Staff recommends **approval** subject to compliance with all applicable codes and updated recommendations.