



1200 N. Henry Street

1200 & 1230 N. Henry Street

Development Special Use Permit #2020-0001

Encroachment #2020-0002

Transportation Management Plan SUP #2020-0006

Planning Commission

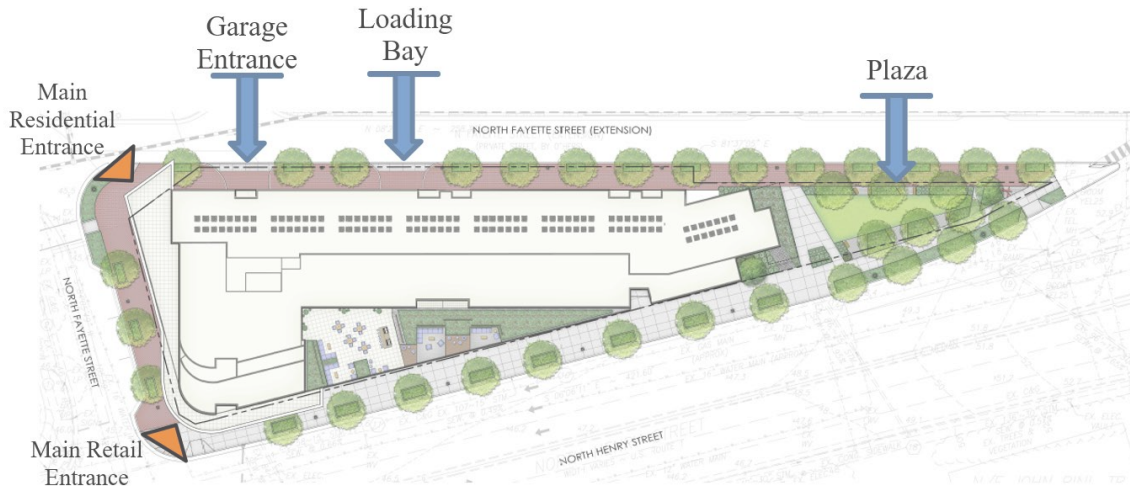
June 2, 2020

Project Location

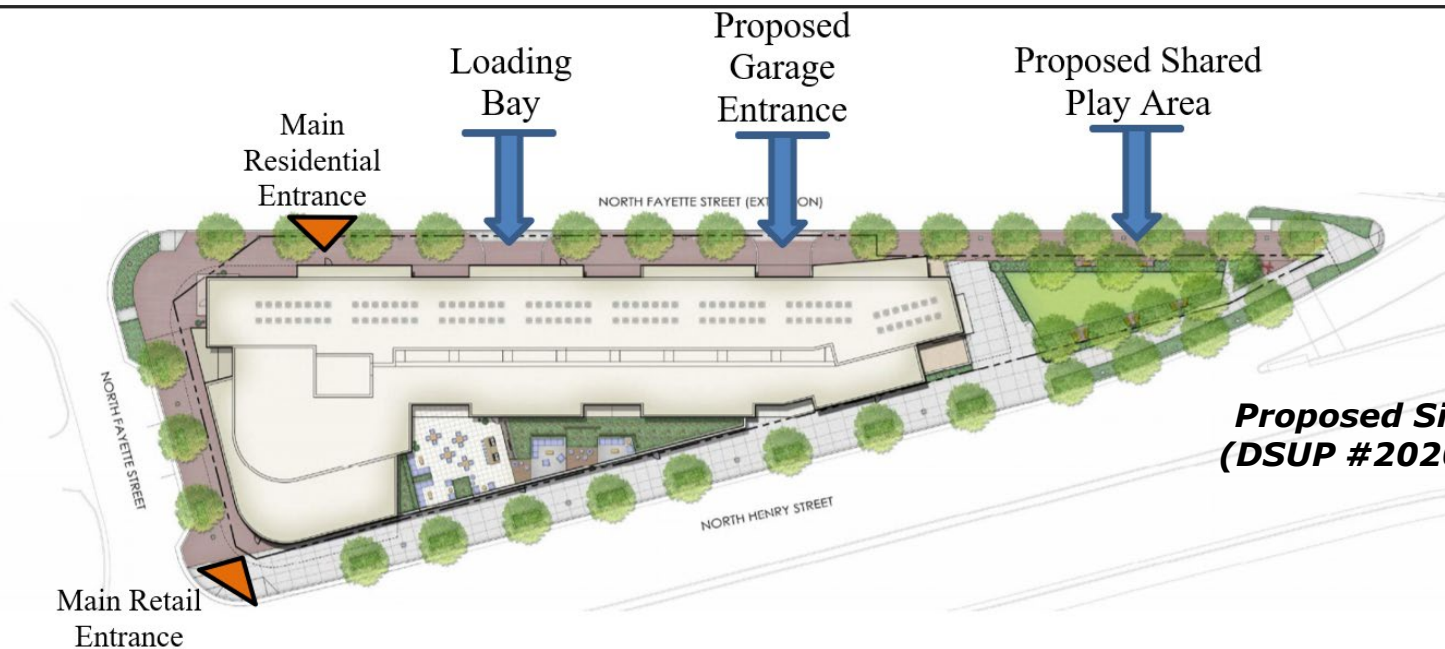


DSUP2020-0001 1200 N. Henry Street

Proposed Amendments

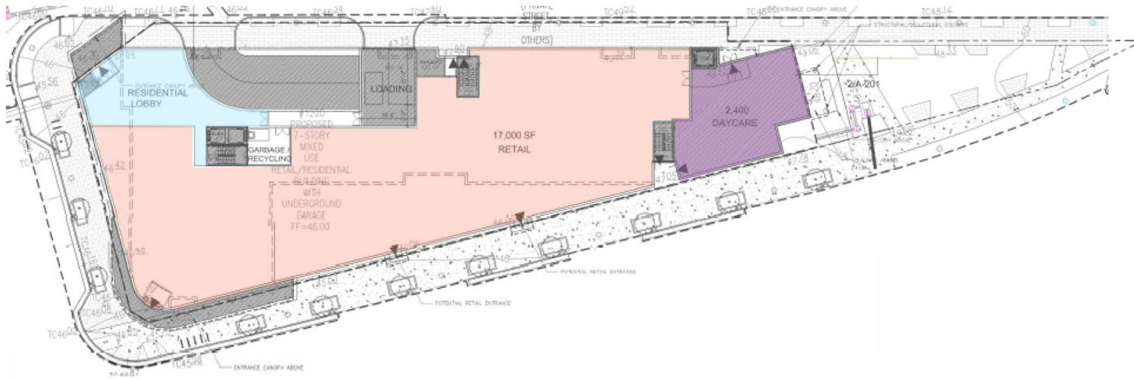


**Approved Site Plan
(DSUP#2017-0020)**

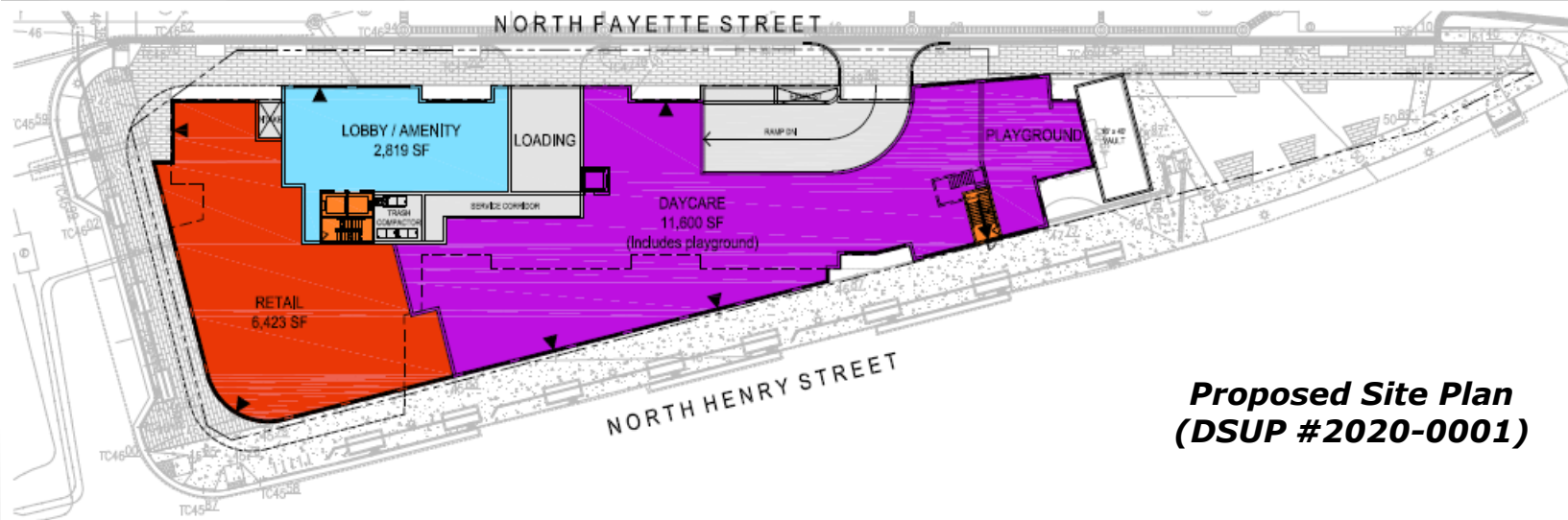


**Proposed Site Plan
(DSUP #2020-0001)**

Proposed Amendments



**Approved Site Plan
(DSUP#2017-0020)**



**Proposed Site Plan
(DSUP #2020-0001)**

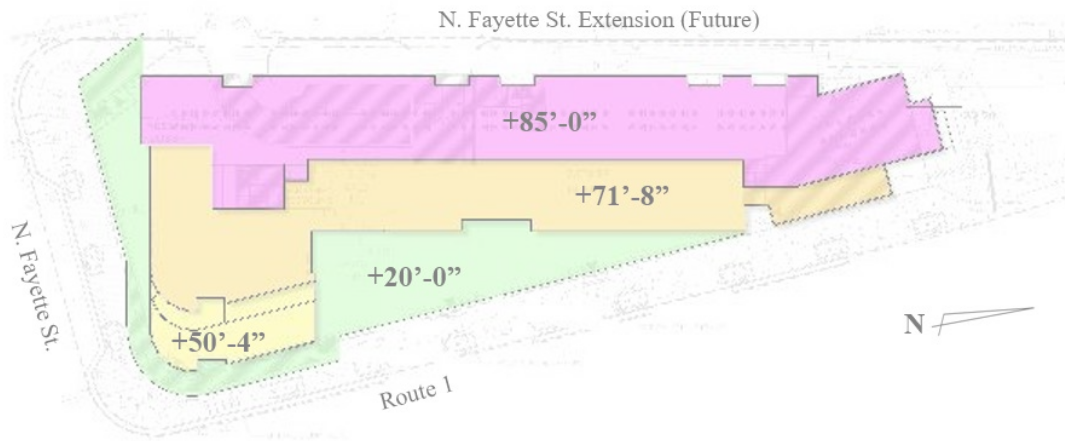
1200 N. Henry Street

DSUP2020-0001

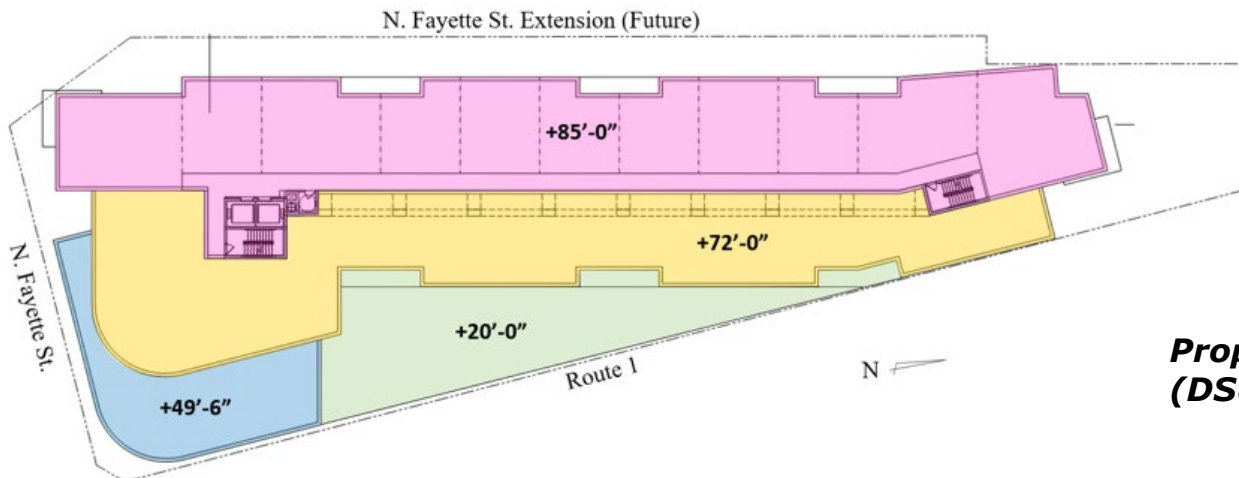
Building Massing & Height

1200 N. Henry Street

DSUP2020-0001

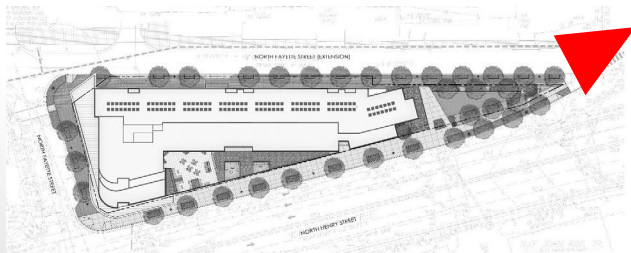


**Approved Site Plan
(DSUP#2017-0020)**



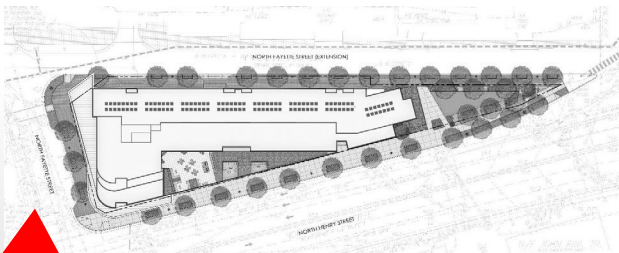
**Proposed Site Plan
(DSUP #2020-0001)**

Building Design

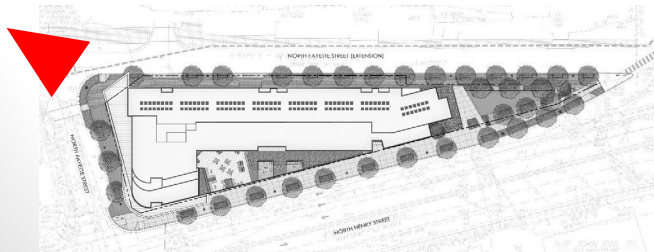


Building Design

1200 N. Henry Street
DSUP2020-0001



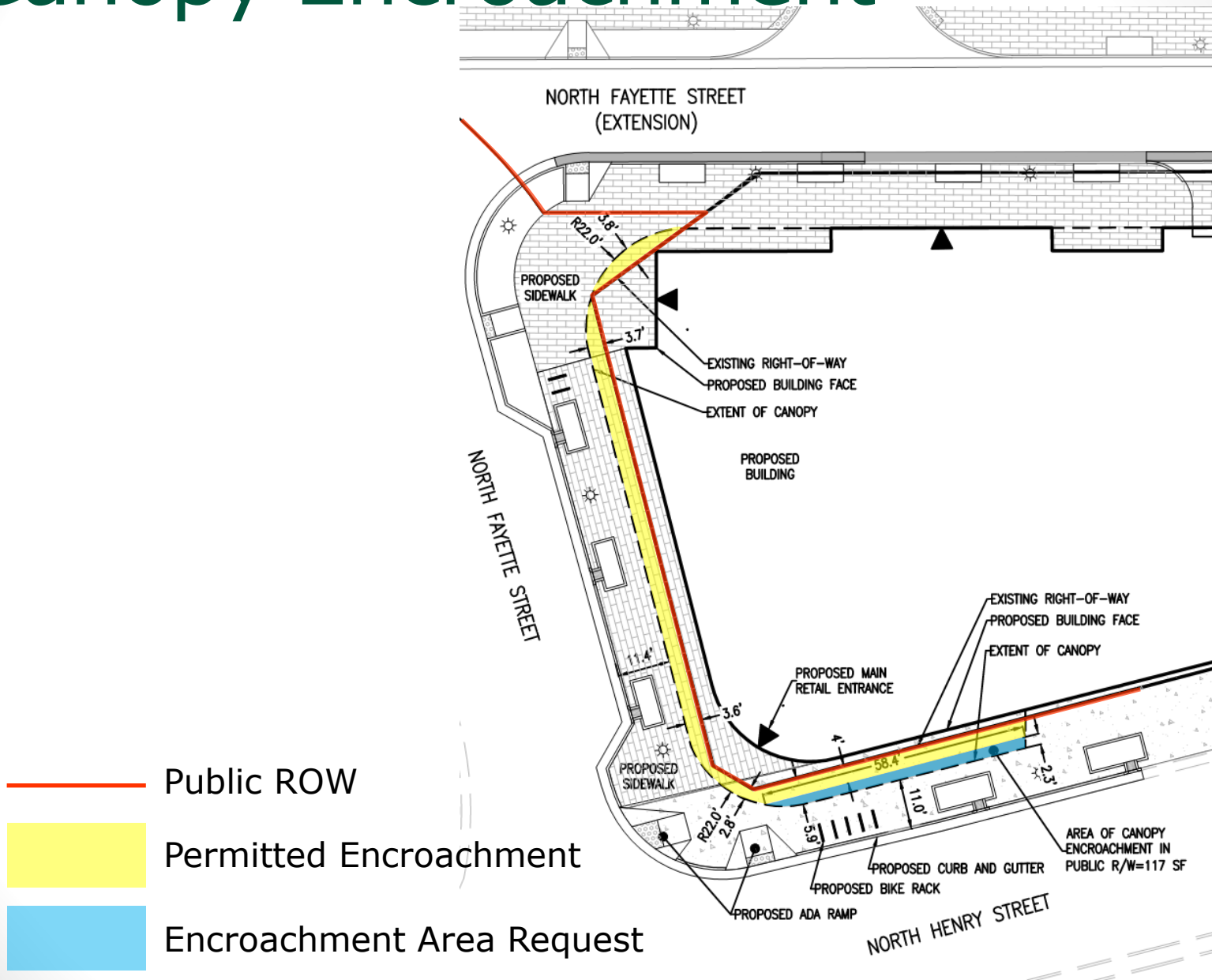
Building Design



Canopy Encroachment



DSUP2020-0001 1200 N. Henry Street



Project Benefits

- 11 dedicated affordable dwelling units;
- Monetary Contributions:
 - Approximately \$336,403 to the Housing Trust Fund;
 - Approximately \$66,118 to the Braddock Community Amenities Fund;
 - Approximately \$430,261 to the Braddock Open Space Fund;
 - Approximately \$56,024.10 to public art; and
 - \$20,000 contribution towards the City's Capital Bike Share Fund;
- Shared-use play space for both day care and public.

Conclusion

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



Building Design – Notch Detail



DSUP2020-0001 1200 N. Henry Street

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Project Background

- In September 2018, the City Council approved
 - DSUP #2017-0020,
 - Master Plan Amendment #2018-0002,
 - Rezoning from OCM(50) to CRMU-H;
 - SUP to increase the maximum permitted floor area ratio to 2.5;
 - SUP for bonus density and height for the provision of affordable housing;
 - Modifications to the open space requirements and the required height to setback ratio for N. Fayette Street;
 - Encroachment #2019-0006 for two canopies into the public right of way; and
 - a Transportation Management Plan Special Use Permit #2019-0042.



Proposed Amendments

Interior Changes:

- Daycare space relocated entirely to ground level with 11,600 SF.
- Retail square footage reduced by 10,834 SF to accommodate ground-level daycare.
- Second-floor daycare space replaced with four residential units, increasing amount of units from 115 to 119.
- Reconfiguration of underground parking and reduction of 17 parking spaces.