



701 North Henry Street

Master Plan Amendment #2020-0002

Rezoning #2020-0001

Development Special Use Permit #2019-0028

Transportation Management Plan SUP #2020-0009

Planning Commission

June 25, 2020

Project Location



DSUP2019-0028 701 N. Henry Street

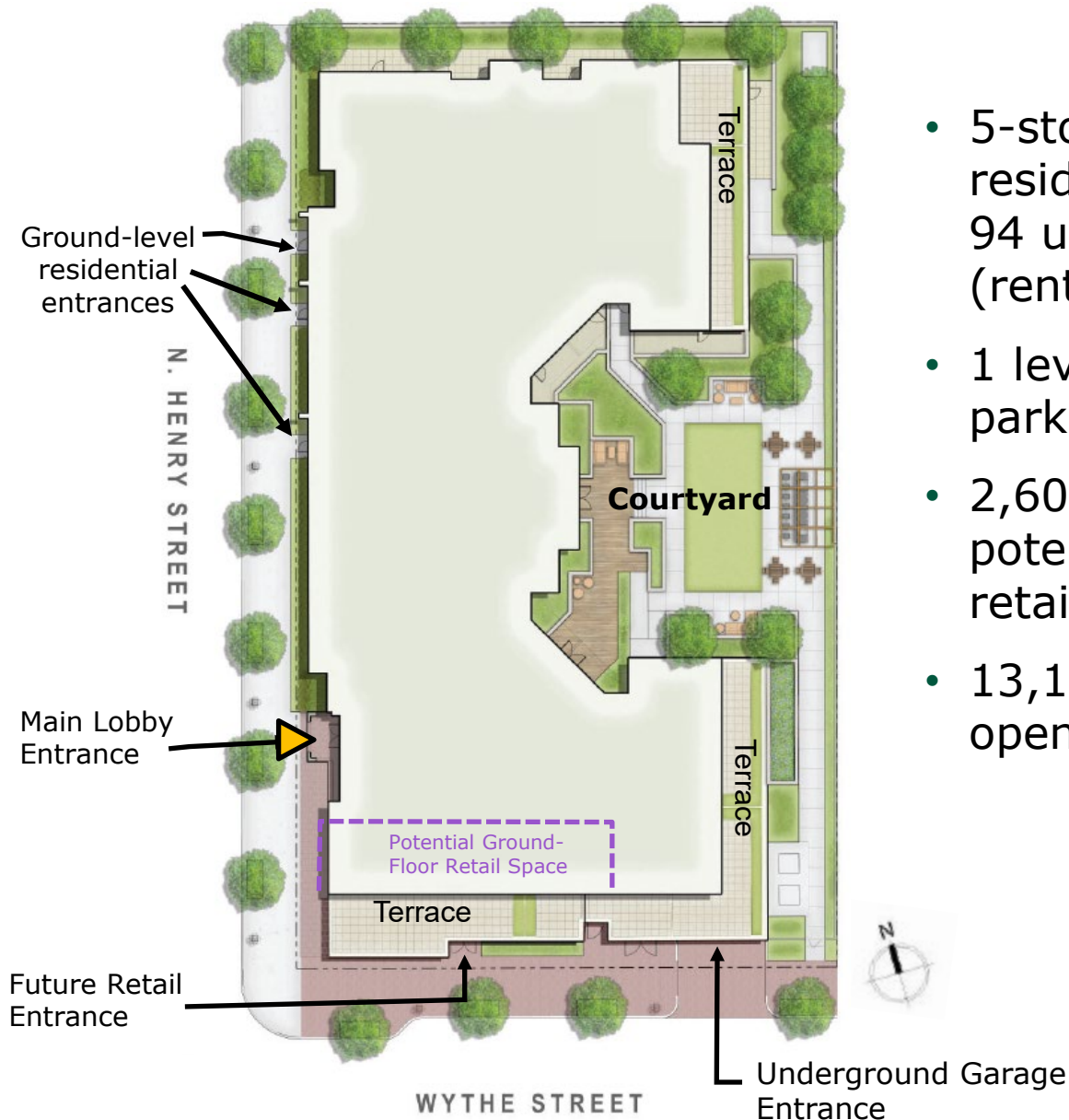
Project Description



701 N. Henry Street

DSUP2019-0028

[3]



- 5-story multifamily residential building with 94 units (rental or condominium)
- 1 level of below-grade parking with 85 spaces
- 2,600 square feet of potential ground-floor retail space
- 13,136 square feet of open space

Building Design

701 N. Henry Street

DSUP2019-0028



Ground-level
residential entrances

West View

KEYPLAN



Building Design



South View

Future Retail
Entrance

Underground Garage
Entrance

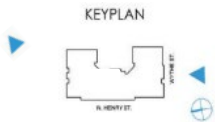
KEYPLAN



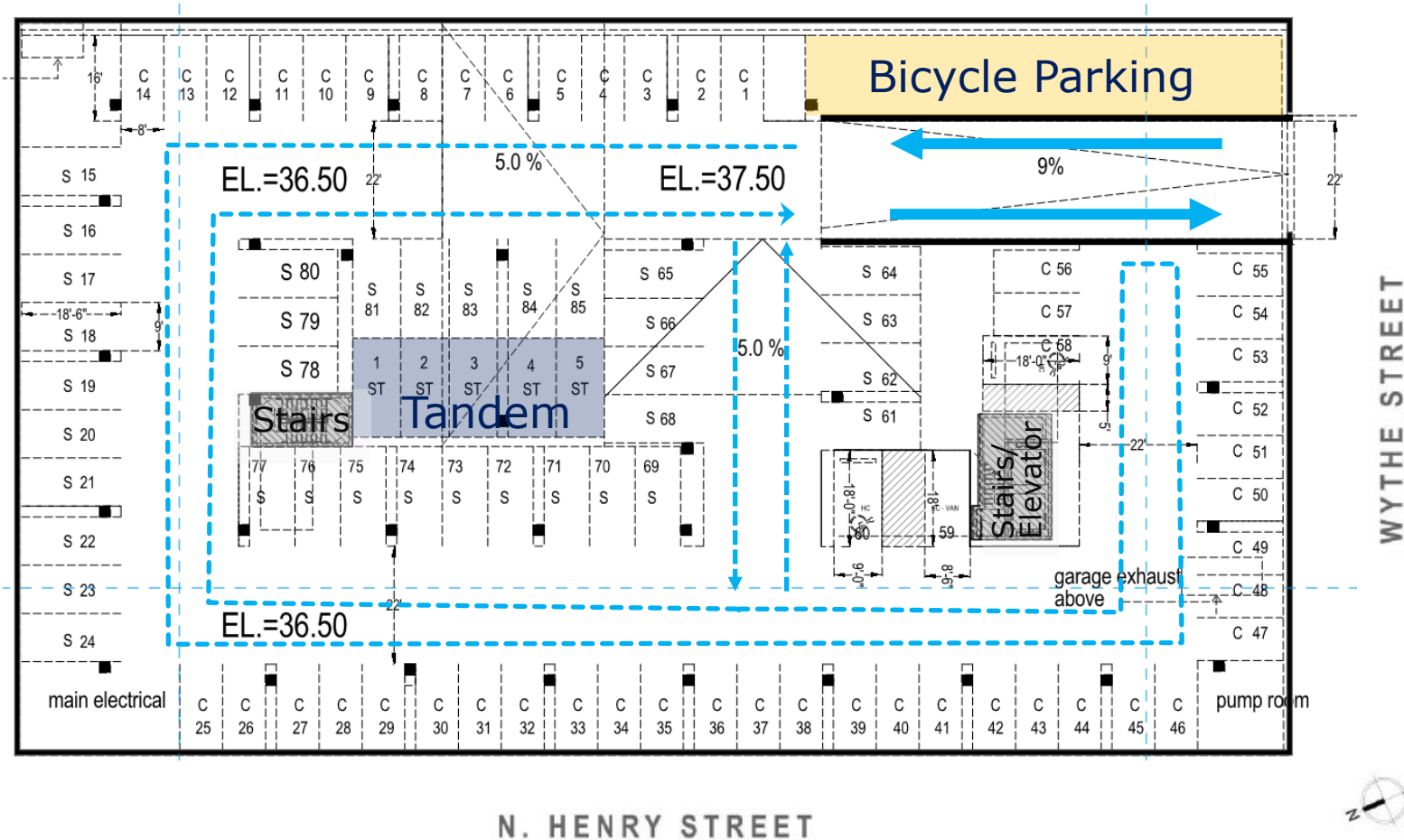
Building Design



Courtyard View- Eastern Side



Underground Parking



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 Commercial Service Low/CSL to Commercial Residential Mixed Use-Medium/CRMU-M
- **Special Use Permits:**
 - 2.0 FAR in the CRMU-M zone
 - 30% bonus density for the provision of affordable housing (per Section 7-700)
 - Transportation Management Plan
- **Modification Request:**
 - Street tree space requirements along Wythe Street

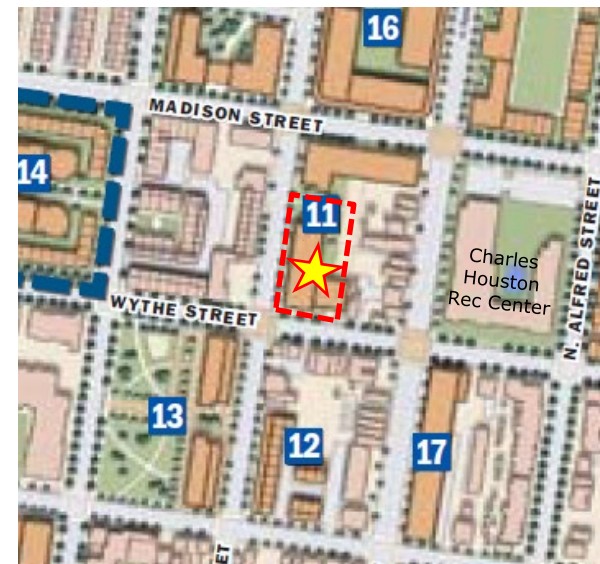


Compliance with Small Area Plan

Project complies with the Braddock Metro Neighborhood Plan:

- Creates a sense of place with neighborhood identity, vitality and diversity.
- Provide walkable neighborhoods that are secure and feel safe.
- Encourage community-serving retail and services.
- Manage multimodal transportation, parking and road infrastructure.
- Achieve varying and transitional heights and scales.

Braddock Metro Neighborhood Plan Development Sites



Project Benefits

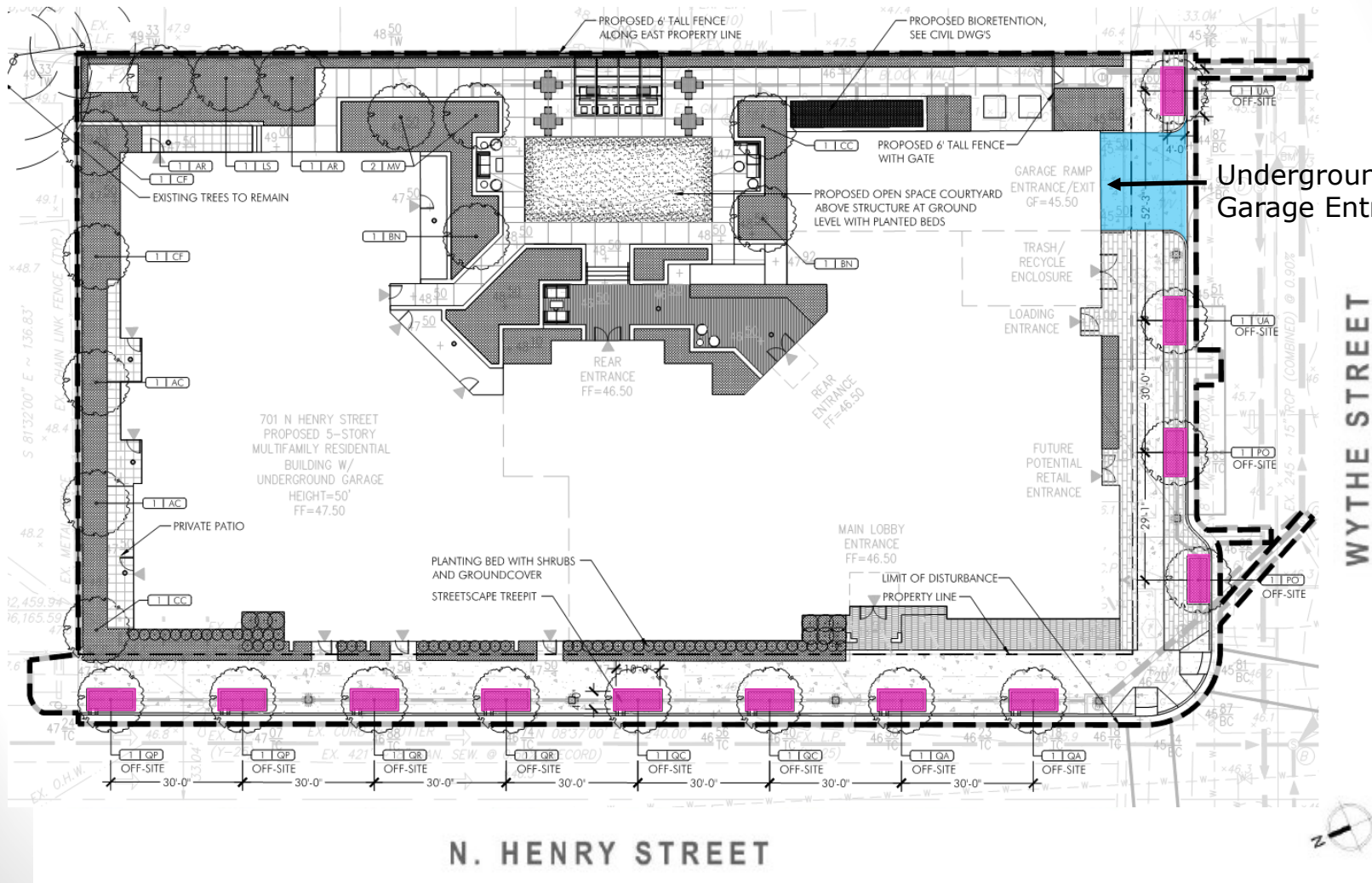
- 7 dedicated affordable units;
- Monetary Contribution of approximately \$319,113 to the Housing Trust Fund;
- Monetary Contribution of approximately \$49,474 to the Braddock Community Amenities Fund;
- Monetary Contribution of approximately \$321,952 to the Braddock Open Space Fund;
- A \$15,000 contribution towards the City's Capital Bike Share Fund; and
- Public art contribution of approximately \$28,789.

Conclusion

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



Modification Request



DSUP2019-0028 701 N. Henry Street

Building Height and Massing

