

DEVELOPMENT SPECIAL USE PERMIT (DSUP) FOR APPROVAL OF PHASE TWO OF THE BRADDOCK GATEWAY CDD-15

- ▶ Phase One is Under Construction
- CDD 15 was amended in April of 2016 to combine Phases Two and Five into one phase.
- Moving Forward for approval of the buildings in Phase Two and the central park located between Phases Two and Three



- ► Mixed Use Buildings with:
 - 253,213 square feet of residential and 8,150 square feet of Retail in two structures connected by a glass hyphen;
 - ▶ 258 Residential units:
 - ▶ 244 Parking spaces in two levels of an underground garage and surface retail parking behind the retail, but under cover of the residential building above, accessed off N. Fayette Street and N. Payne Streets. (No parking reduction required, complies with the City's new multifamily residential parking standards);
 - ▶ Height varies up to 85 feet;
 - ▶ Significant Open Space Provided in the Central park space and beyond: 55,131 sq. ft. at grade and 5,170 above grade.

Braddock
Gateway –
Phase Two
Central Park
Space



Spaces Potentially Divided by Type of Activity



Buildings are in Keeping with the Approved CDD Concept Plan Guidelines.

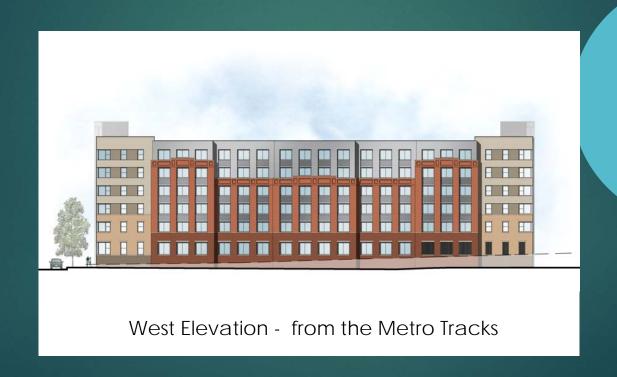


Elevations of the Buildings are in Keeping with the Approved CDD Concept Plan Guidelines.



North Elevation - from the Park

Elevations of the Buildings are in Keeping with the Approved CDD Concept Plan Guidelines.



Significant Public Benefits:

- Large Central Park Space, maintained by the Developer;
- ► Affordable Housing Contribution -\$1.84 million divided into 4 on-site units and \$920,000 contribution (\$5 million total for all phases);
- ► Adding a signal to the intersection of Fayette and Route One, in addition to significant streetscape improvements on N. Fayette.



Next Steps:

- ▶ Planning Commission meeting June 6th, 7:00 p.m.
- City Council Meeting June 24th, 9:30 a.m.
- Further detailed park planning during the Final Site Plan Process which will include the community.

