



# Braddock Gateway – Phase Two

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

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- ▶ 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



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- ▶ 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 multi-family 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



The image displays a site plan on the left and a collage of photographs on the right. The site plan is divided into three main zones: a 'PASSIVE ACTIVITY SPACE' at the top, a 'PEDESTRIAN CIRCULATION PLAZA' in the center with a double-headed arrow, and an 'ACTIVE ACTIVITY SPACE' at the bottom. The photographs on the right are organized into two sections: 'POTENTIAL PASSIVE SPACE AMENITIES' and 'POTENTIAL ACTIVE SPACE AMENITIES'. The passive amenities include a covered walkway, a movie screen, people sitting on a lawn, and a chess table. The active amenities include people playing pool and a person playing a sport on a table.

**POTENTIAL LOCATIONS OF CENTRAL PLAZA AMENITIES**

GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN AND AMENITIES ARE SUBJECT TO CHANGE DURING THE SITE PLAN DESIGN PROCESS AND WITH COMMUNITY INPUT.



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



East Elevation - N. Fayette St. and the Park

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.



West Elevation - from the Metro Tracks



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## 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.



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## Next Steps:

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

