

805 N. COLUMBUS

Braddock Implementation

Advisory Meeting

May 17, 2021

805 N. COLUMBUS

PROJECT TEAM

DEVELOPER

P.T. Blooms Development
7905-C Cessna Ave.
Gaithersburg, MD 20879

Patrick Bloomfield
Mike Boyd

ARCHITECT

Penney Design Group
8120 Woodmont Ave, Suite 750
Bethesda, MD 20814

Lori Hall
Jonathan Penney

LAND USE ATTORNEY

Wire Gill, LLP
700 North Fairfax Street, Suite 600
Alexandria, VA 22314

Ken Wire

CIVIL ENGINEER

Walter L. Phillips
207 Park Avenue
Falls Church, Virginia 22046

Aaron Vinson
Travis Brown



Braddock Rd Plan

Development Framework



Zoning Comparison

EXISTING ZONING- RB

- Permitted Uses - Primarily Town homes, also single family, churches and public uses
- Density - FAR - .75
- Units - 1600 SF of land Per DU
- Height - 45
- Open Space - 800 SF per unit

PROPOSED ZONING- CMRU-H

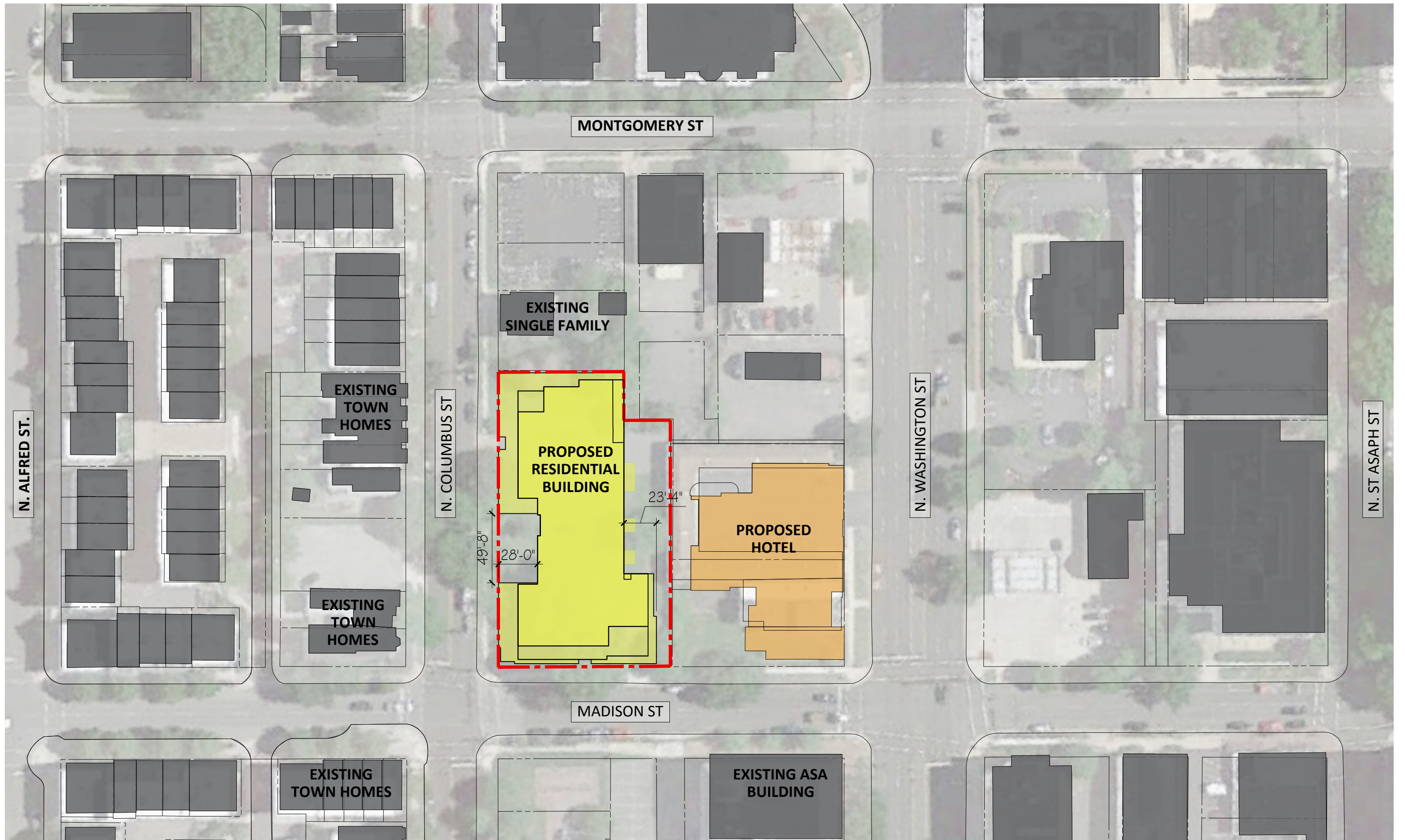
- Permitted Uses - Mixed Use, Residential Multifamily
- Density - FAR -2.5 with SUP
- Height - Per SAP
- Open Space - 40% of land area

COMMUNITY OUTREACH

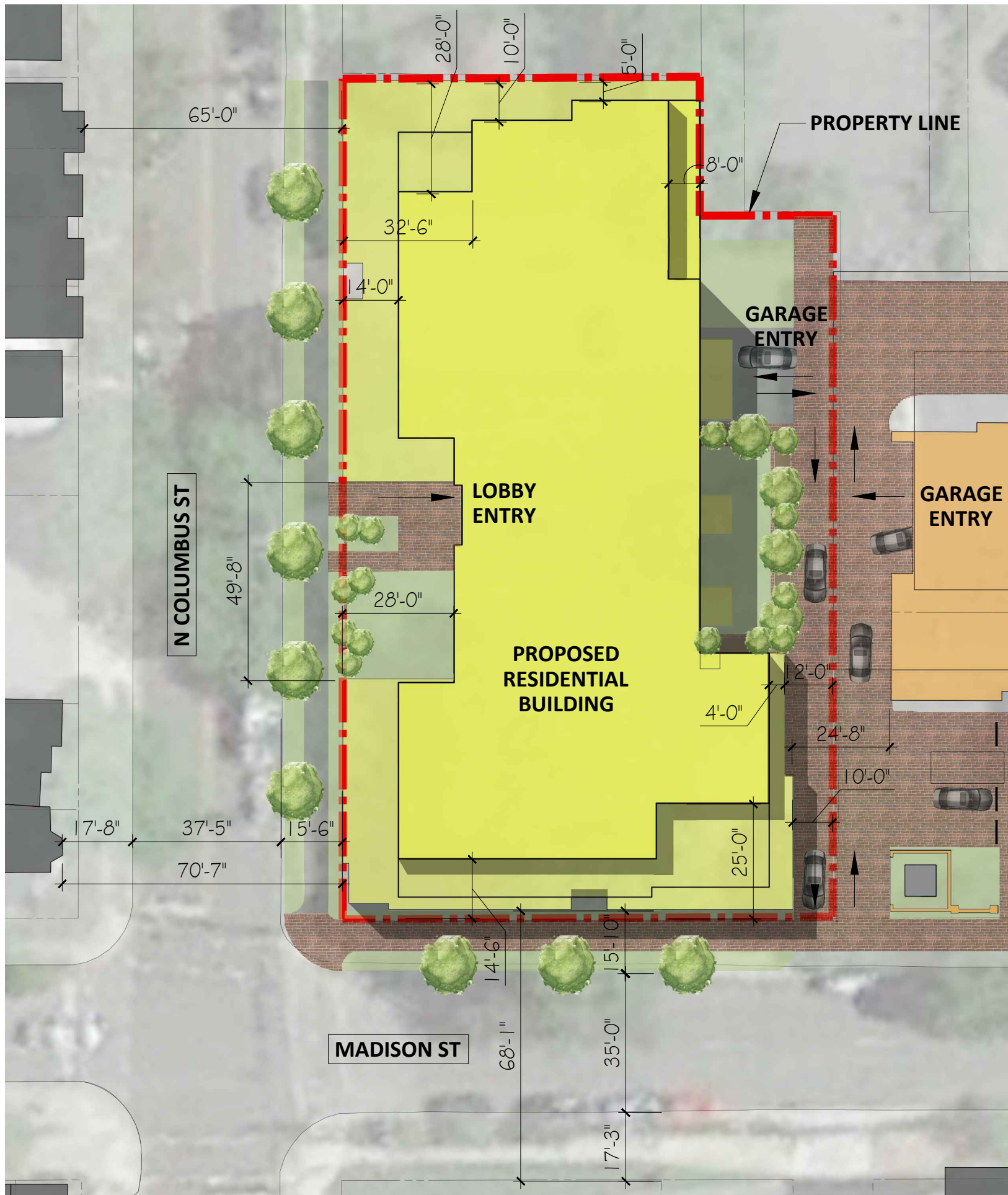
1. Hand delivered notices to all adjacent properties
2. Personally communicated with neighbors directly adjacent to the site.
3. Community Meeting held 4/20/2021
4. Notification Posted on project site.
5. Emailed all adjacent community associations
6. Re-notified all adjacent properties.
7. BAR Meeting held on 2/17/2021
8. Scheduled BAR Meeting 5/19/2021

PROJECT FACTS

1. Rezoning from RB to CMRU-H
2. 74 total Units
3. 8 Affordable Units Provided
4. Approximately 76,000 SF Total FAR
5. Approximately 1 parking space per unit
6. Setbacks provided on all 4 side of the building.
7. Open Space Provided- approximately 44%

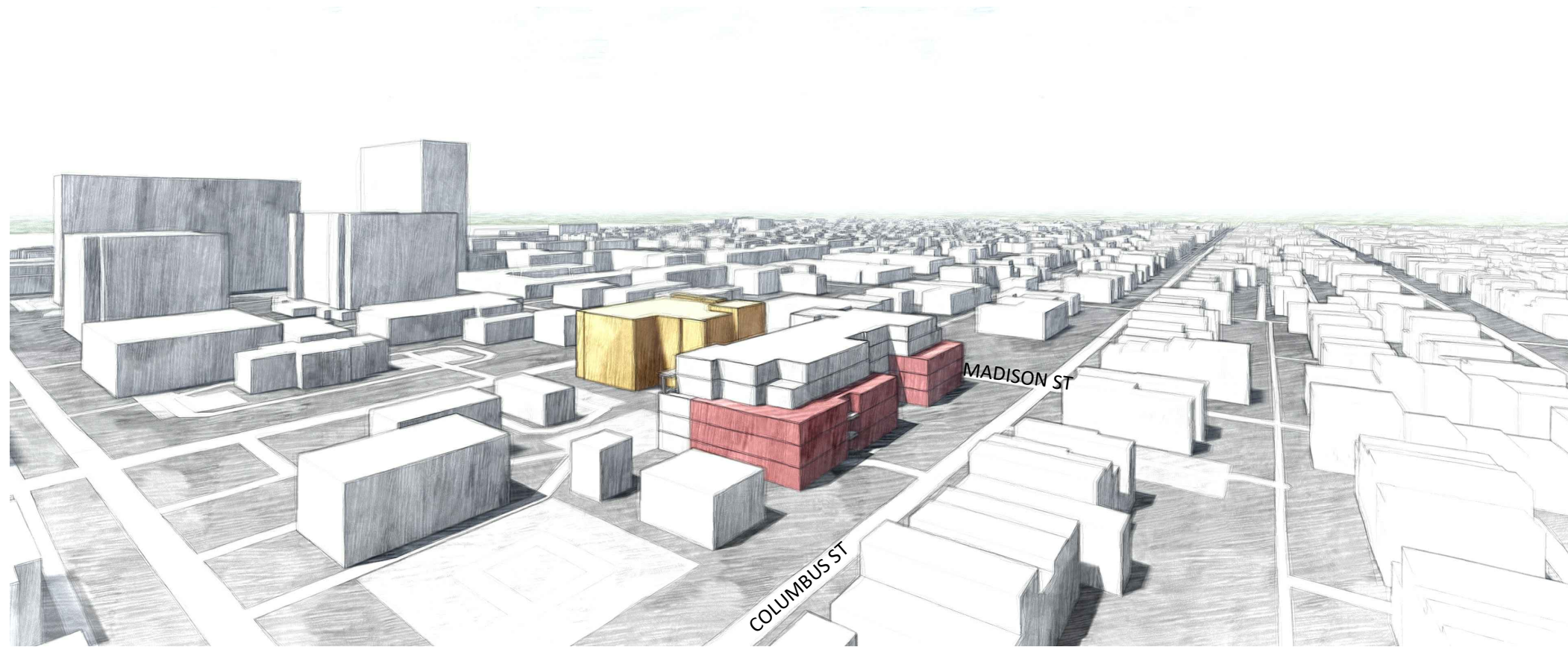




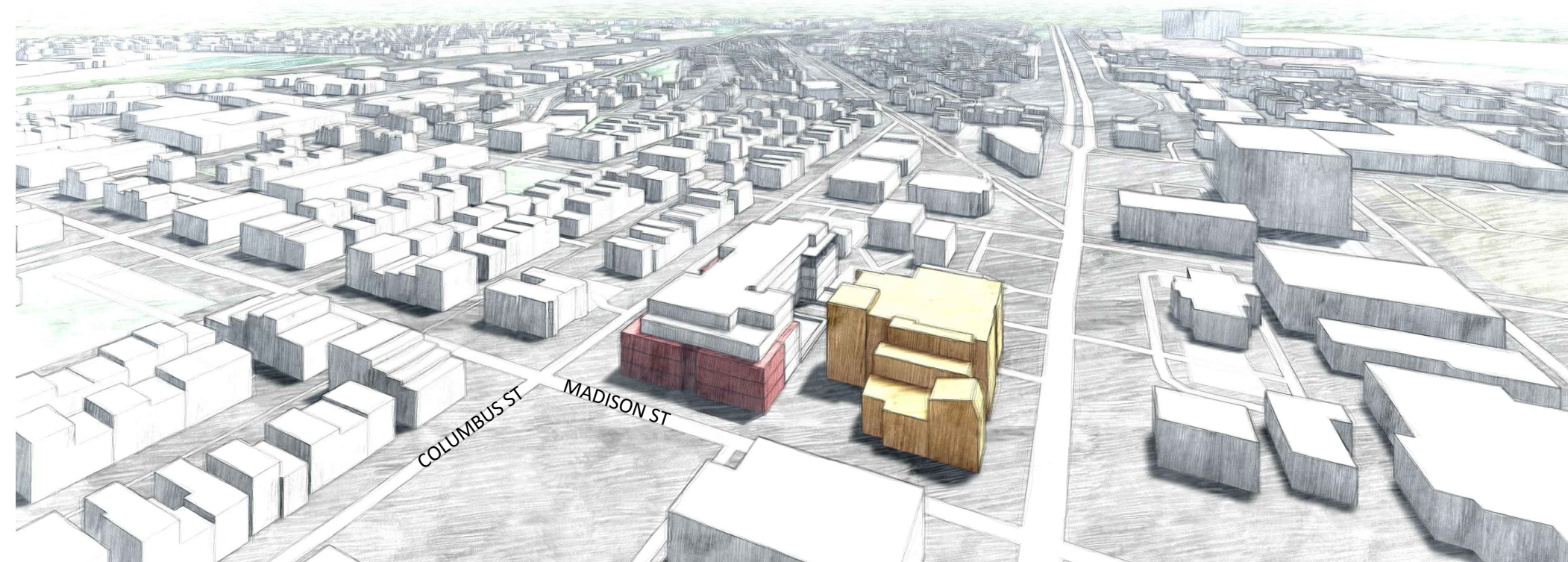


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Site Plan Comparison

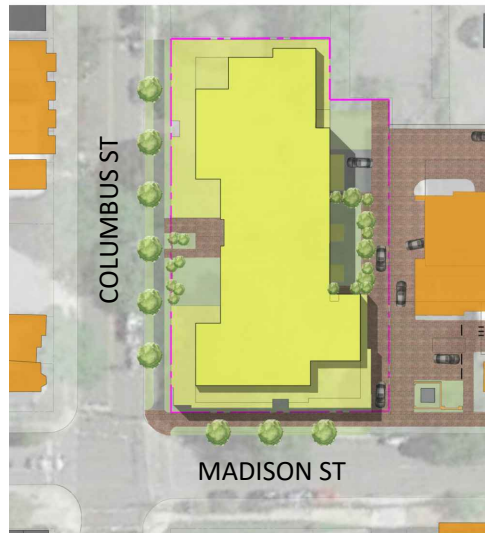


VIEW 1- SOUTH ON COLUMBUS

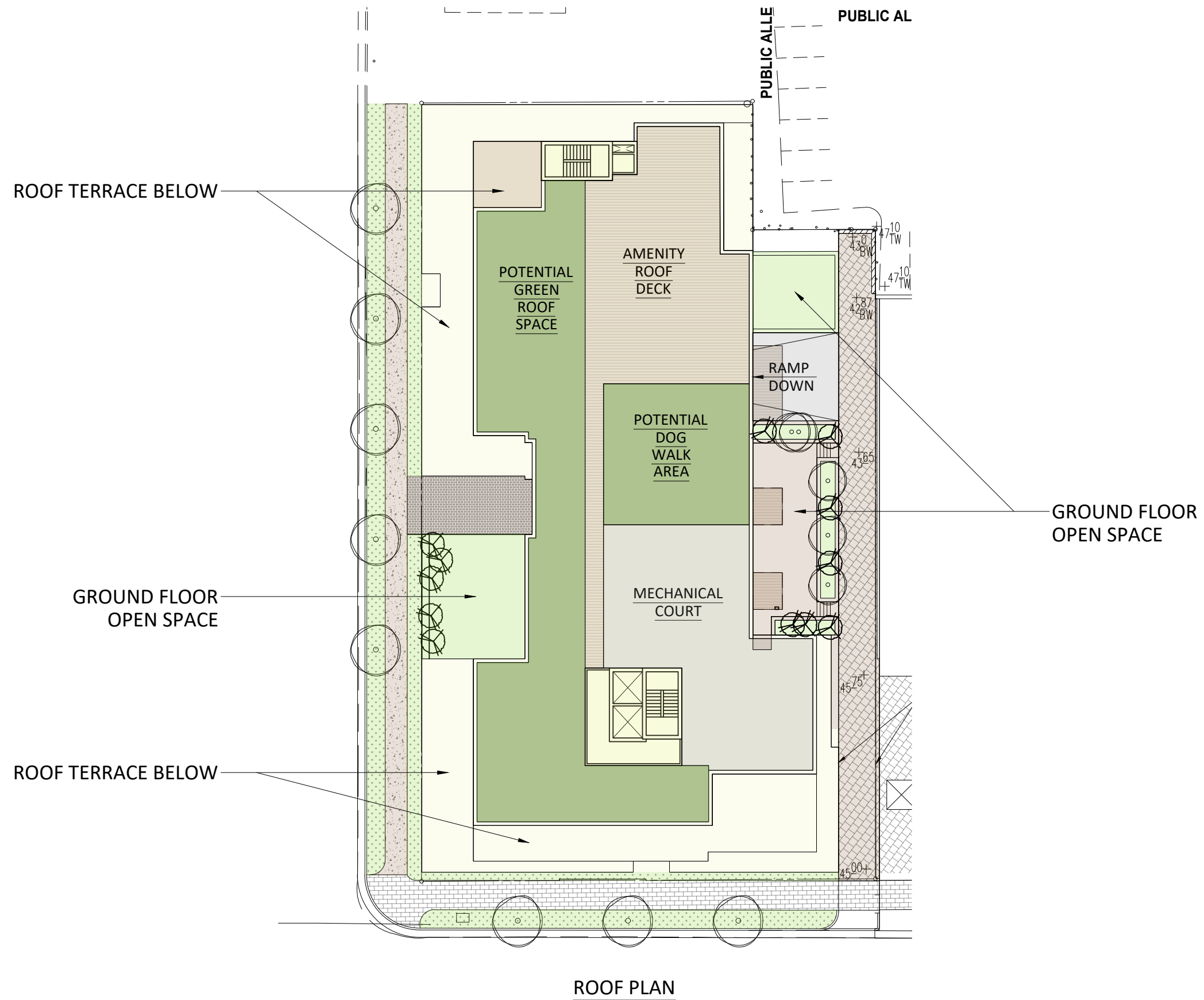


VIEW 2- MADISON ST

1

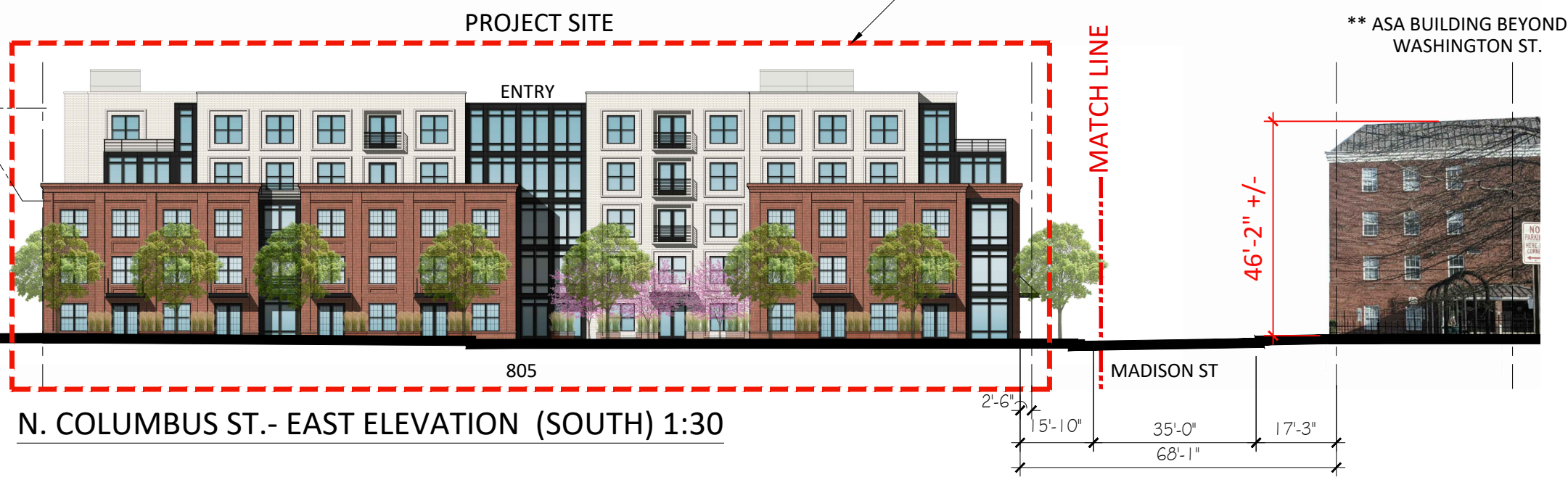


2

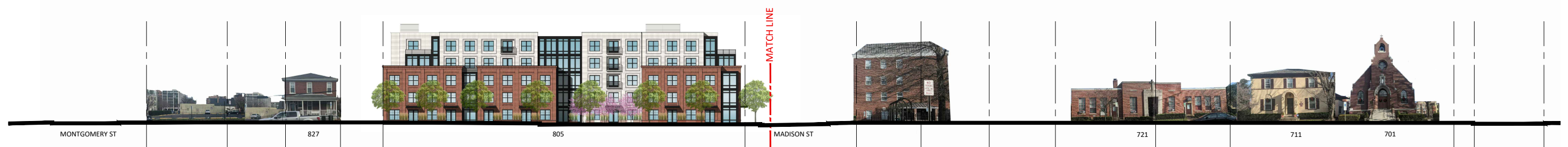




N. COLUMBUS ST.- EAST ELEVATION (NORTH) 1:30



N. COLUMBUS ST.- EAST ELEVATION (SOUTH) 1:30



N. COLUMBUS ST.- EAST ELEVATION OVERALL 1:60



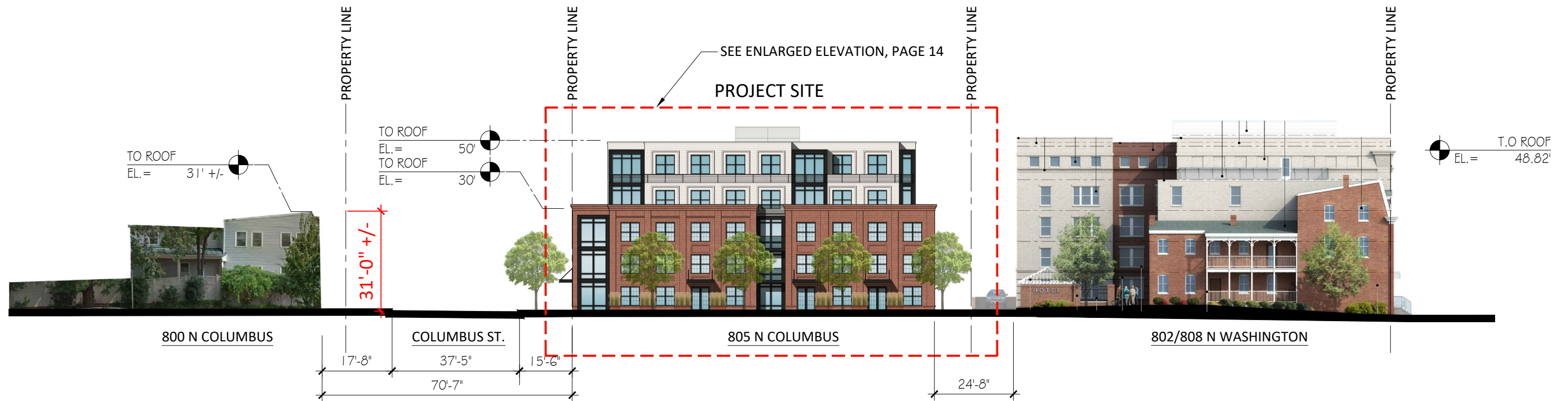
800/802 N. COLUMBUS ST.



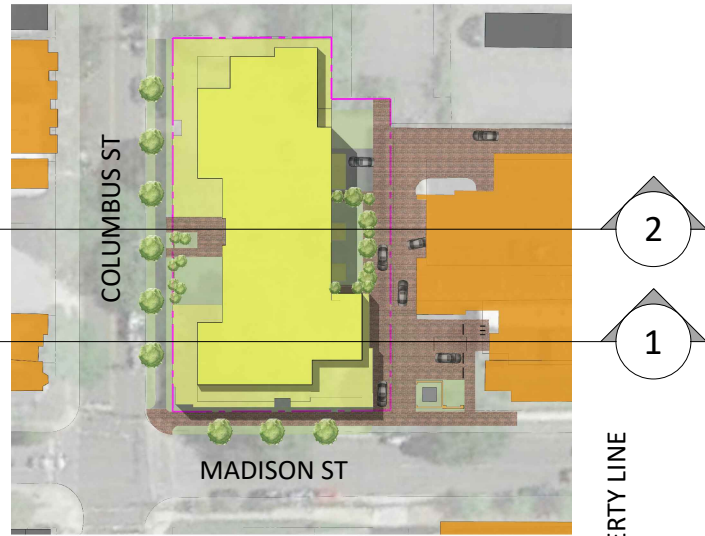
816-822 N. COLUMBUS ST.



N. COLUMBUS ST.- WEST ELEVATION 1:30

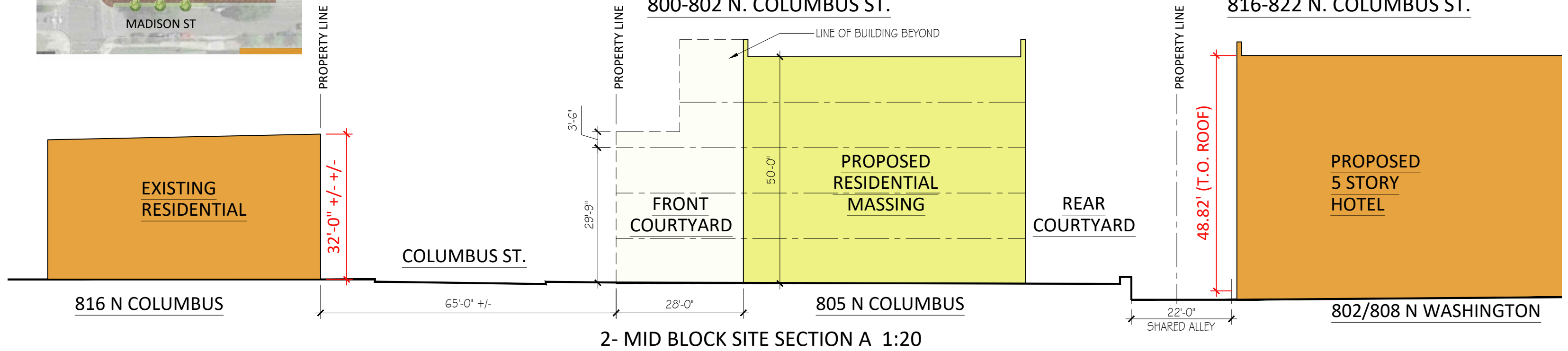


MADISON ST.- SOUTH ELEVATION 1:30

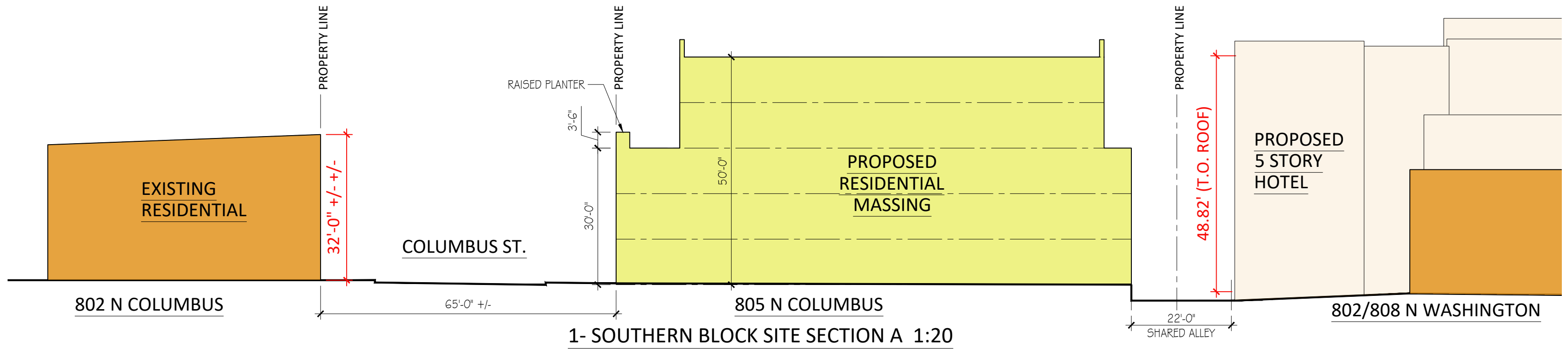


800-802 N. COLUMBUS ST.

816-822 N. COLUMBUS ST.

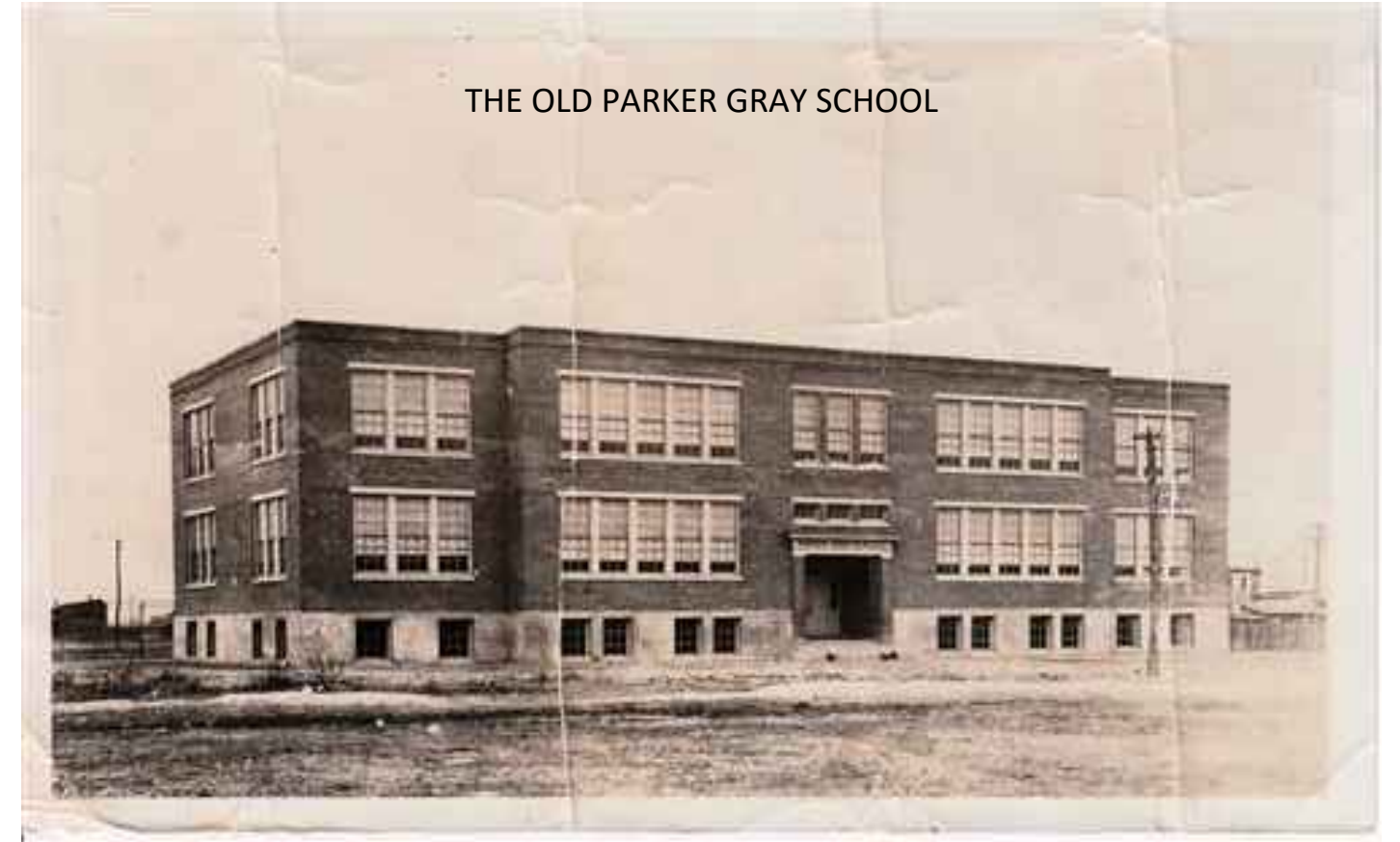


2- MID BLOCK SITE SECTION A 1:20



1- SOUTHERN BLOCK SITE SECTION A 1:20

HISTORICAL PRECEDENCE



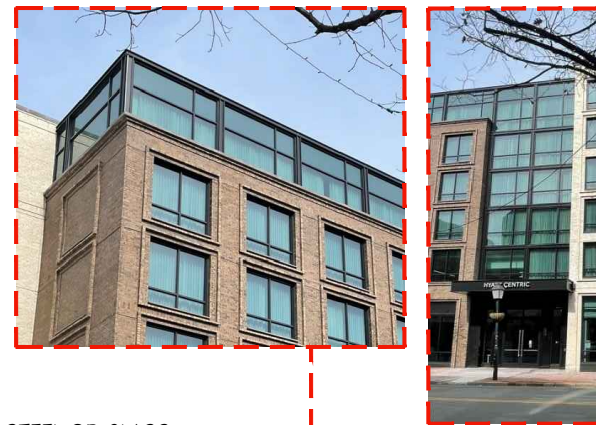
- BRICK CORNICE
- STRONG VERTICAL COLUMNS
- REPEATING ELEMENTS
- SIMILAR SCALE AND MASSING
- DIVIDED LIGHT WINDOWS
- WATERTABLE



LEGEND

-  TRADITIONAL AGED BRICK (SIM. TO BOTTLING HOUSE)
-  WHITE BRICK
-  PAINTED STEEL

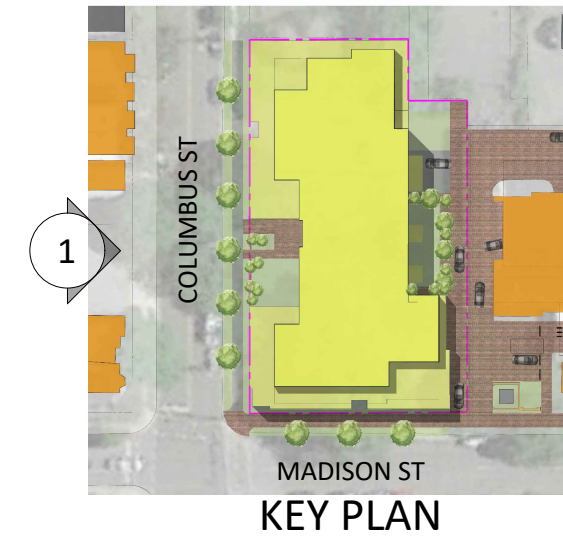
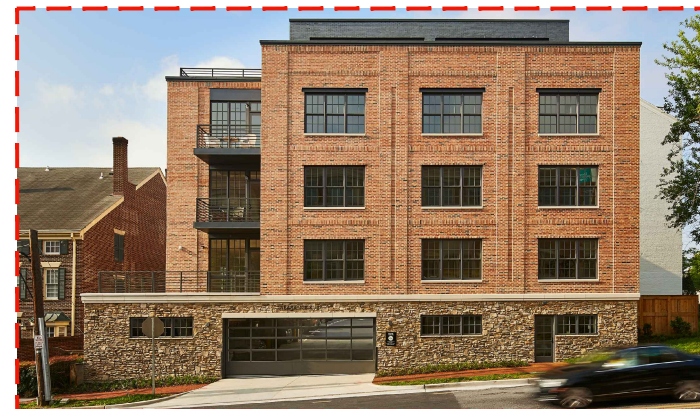
HYATT CENTRIC



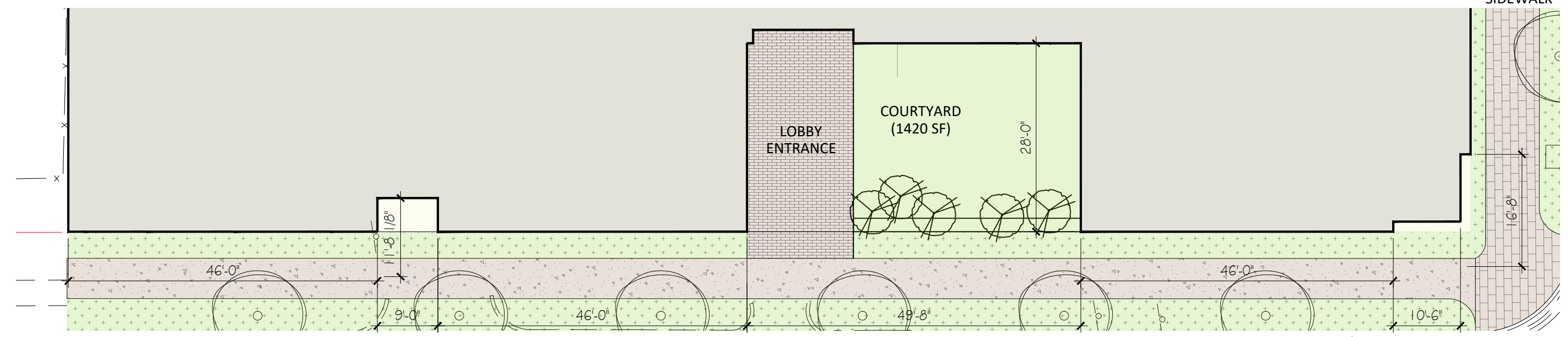
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BOTTLING HOUSE



1- WEST ELEVATION - N. COLUMBUS ST



LEGEND

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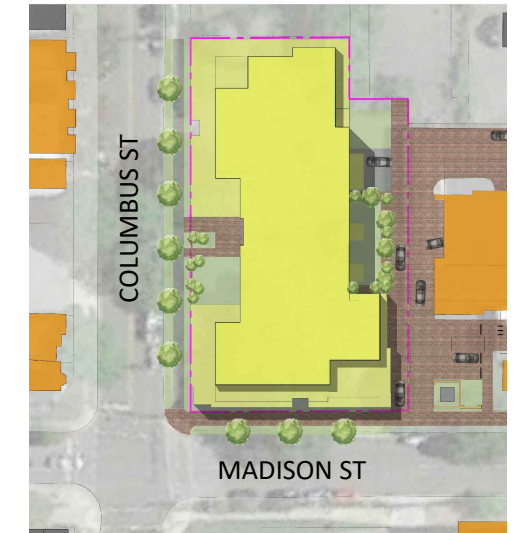
HYATT CENTRIC



BOTTLING HOUSE



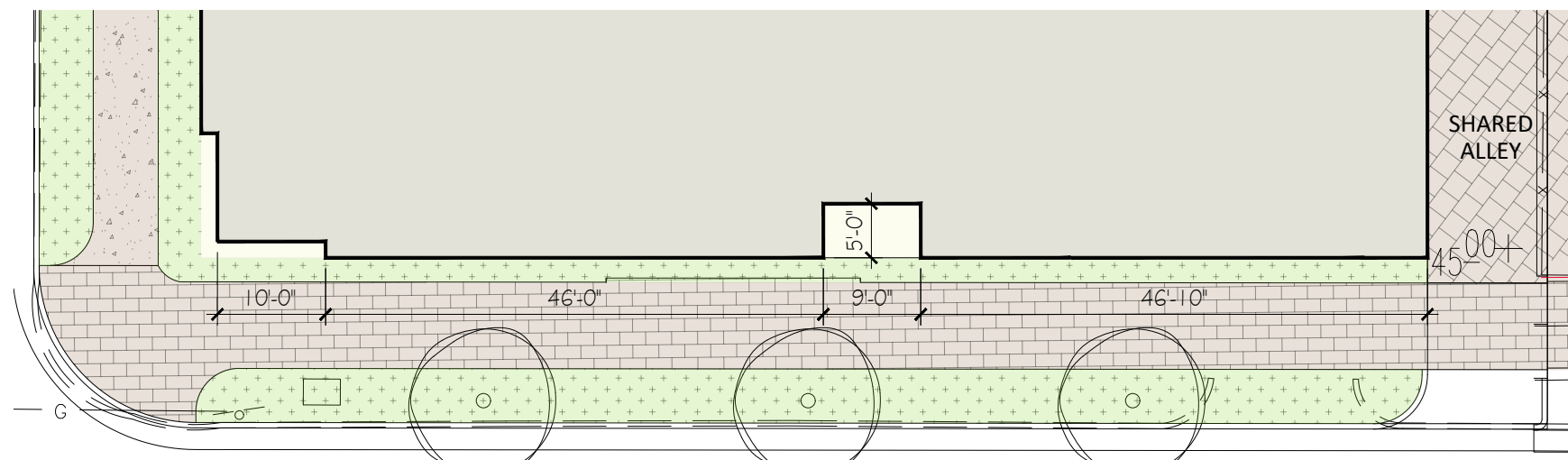
1




KEY PLAN



1- SOUTH ELEVATION - MADISON ST

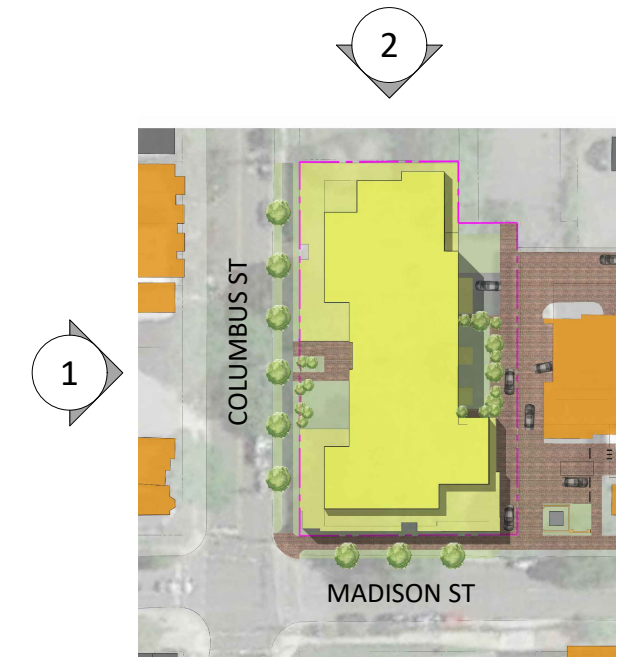


LEGEND

-  TRADITIONAL AGED BRICK (SIM. TO BOTTLING HOUSE)
-  WHITE BRICK
-  PAINTED STEEL
-  HARDI PANEL- REAR ALLEY



2- NORTH ELEVATION

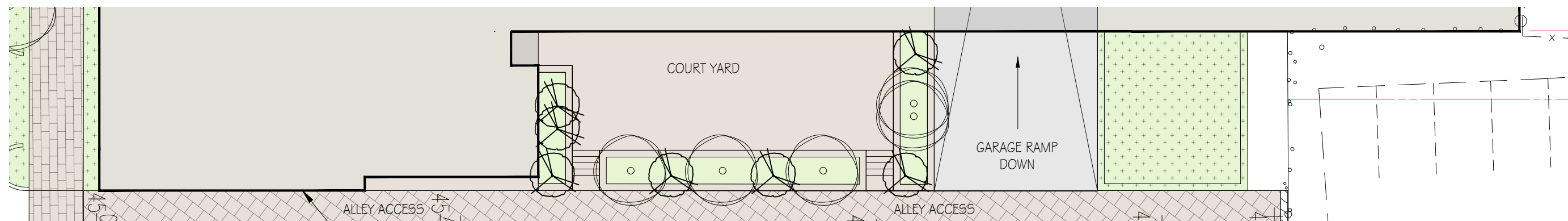


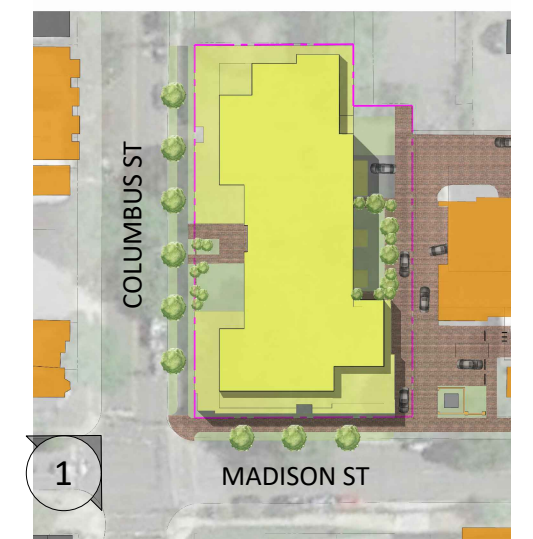
KEY PLAN



1- EAST ELEVATION - ALLEY

GARAGE ENTRY





KEY PLAN

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Perspective Views

QUESTIONS?



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Perspective Views