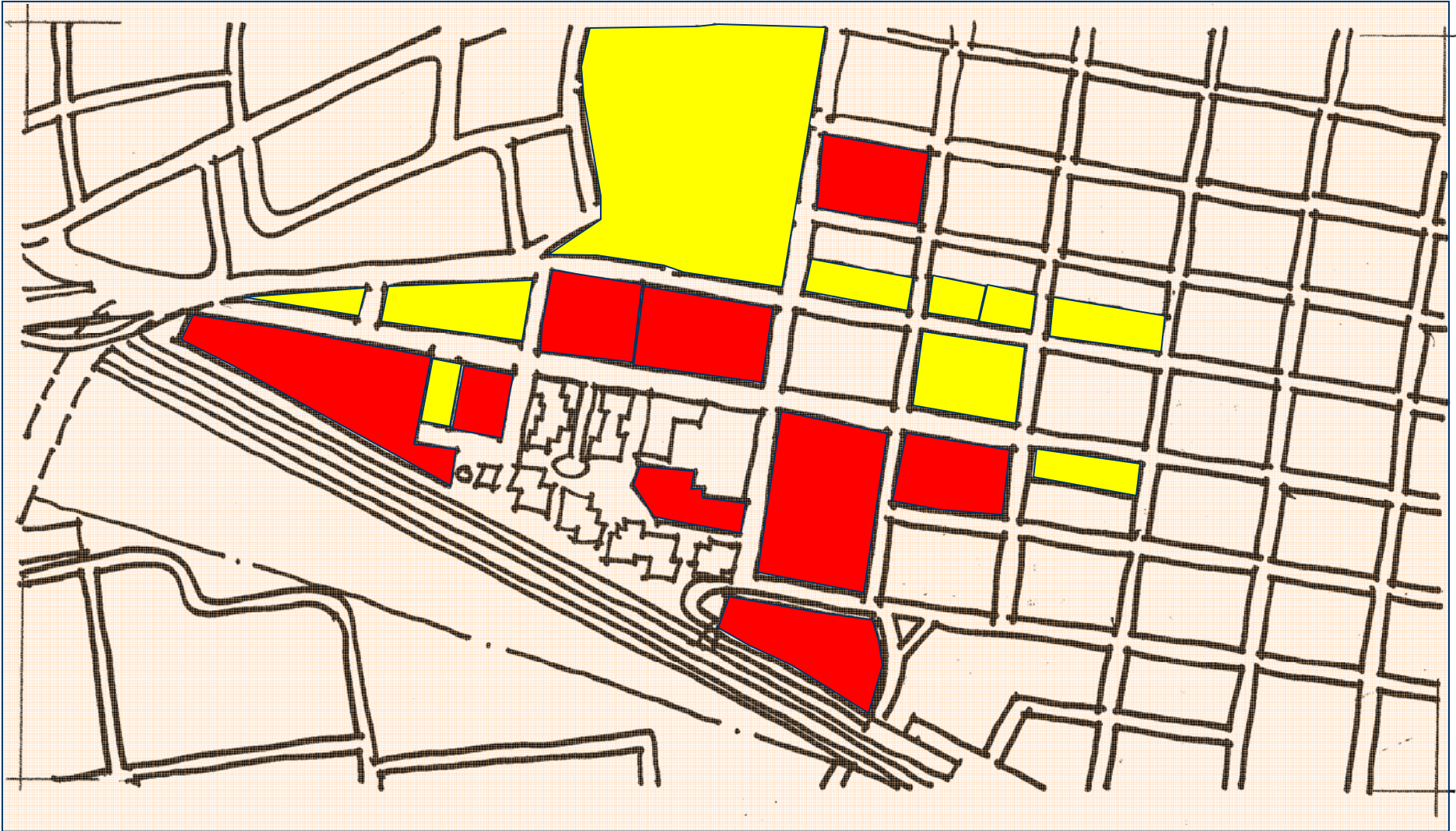




Braddock Neighborhood Development Standards

POTENTIAL REDEVELOPMENT BLOCKS



A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites

General Building Standards:

- Build to the Street
- Human Scale
- High Quality Buildings
- Local Character
- Mix of Uses
- Building Entrances
- Underground Parking



General Building Standards:

- Buildings Parallel to the Street
- Courtyards and Porte Cocheres
- Street-Level, Pedestrian Uses
- High Quality Materials
Concrete, Stone, Metal
etc.



General Building Standards:

TOP

- Articulated Skyline
- Strong Cornice, Setback, Etc.

MIDDLE

- Façade Articulation
- Multiple Rhythms

BASE

- Pedestrian Scaled
- Highly Articulated Façade



General Building Standards:

- Building Step-back of 7-20 FT for Buildings Between 40-60 FT
- Simple Geometric Shapes in Plan and Elevation
- Vertical Fenestration
- Articulated Skyline
- Primary Pedestrian Entrances



General Building Standards:

- Highest Quality Materials and Details at the Pedestrian Level.
- Horizontal Expressions - such as Frieze Band are Encouraged.
- Balance in the Glass to Wall Predominantly Solid.



General Building Heights



Cotton Factory Building

50 Feet



Embassy Suites

90 Feet



120 Feet



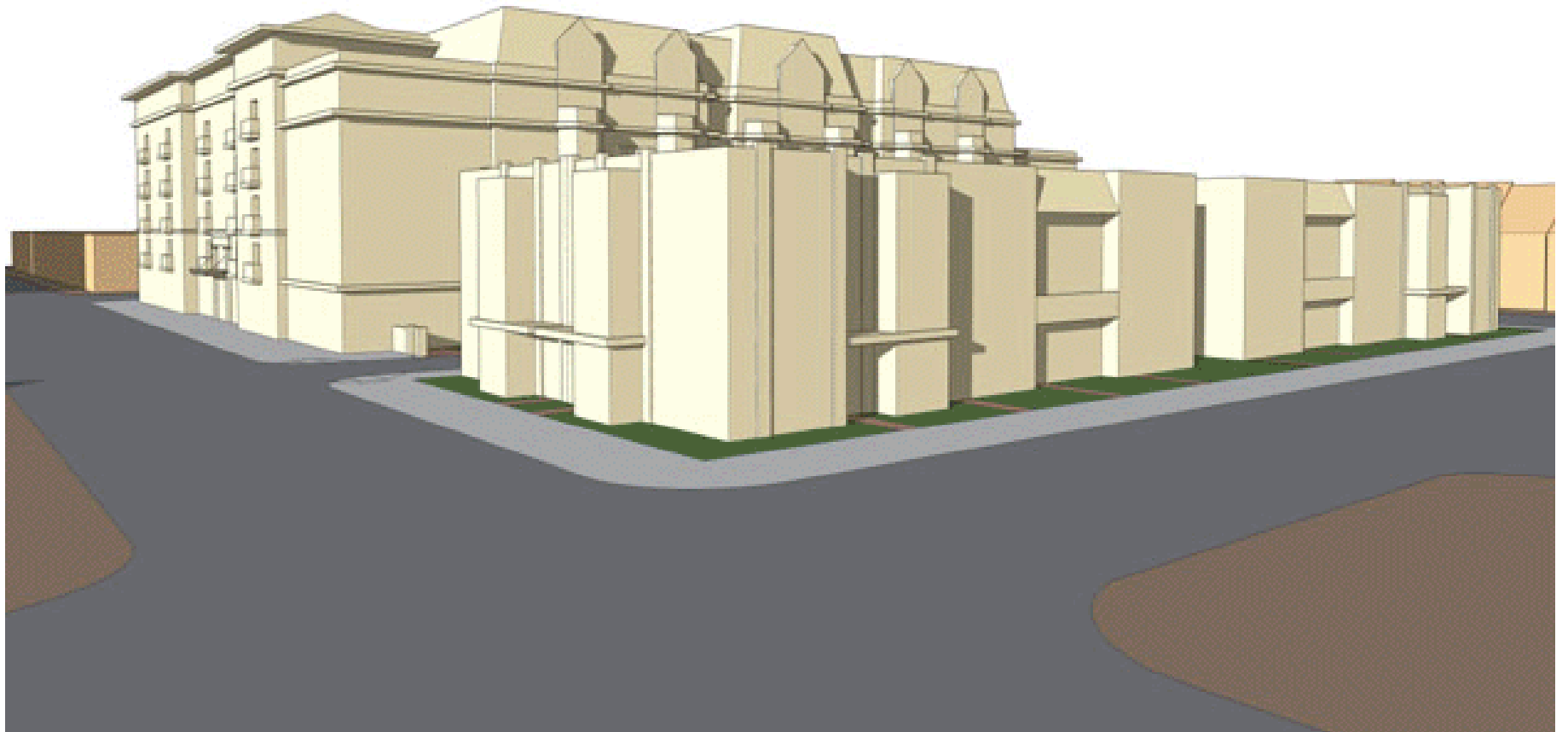
Holiday Inn

70 Feet



160 Feet

Development Standards and Principles





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Current Use:

Warehouse and car rental

Current Zoning:

OCM(50) and CRMU/H

Site Area:

307,544 SF

Current Max Height:

77 ft (w/SUP)

Current Max FAR:

1.5

Block A, B Standards

- Comprehensive-Unified Development
- Extension of Fayette and Payne Streets to Create Three new Blocks within the Neighborhood.
- Block - 300 Ft X 300 Ft.
- Centrally Located Public Passive Open Space Park of 30,000 SQ.FT. (270ft.x120ft.)



Development Concept

Block A, B Standards

- Open-Space/Sidewalk Connection Along the Western Portion of the Block
- Minimum of 30% Ground Level Open Space and 40% Overall Open Space.
- A 5,000 Sq Ft Ground Live-Work Units or Retail.



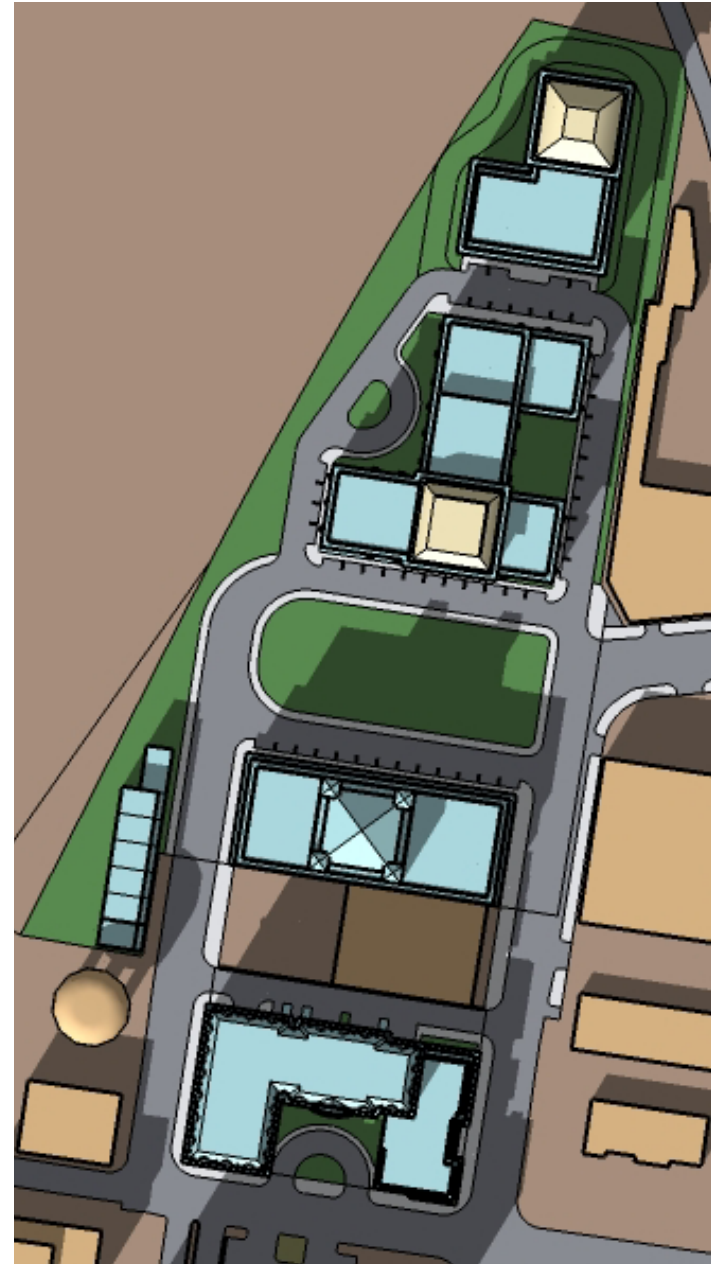
Block A, B Standards

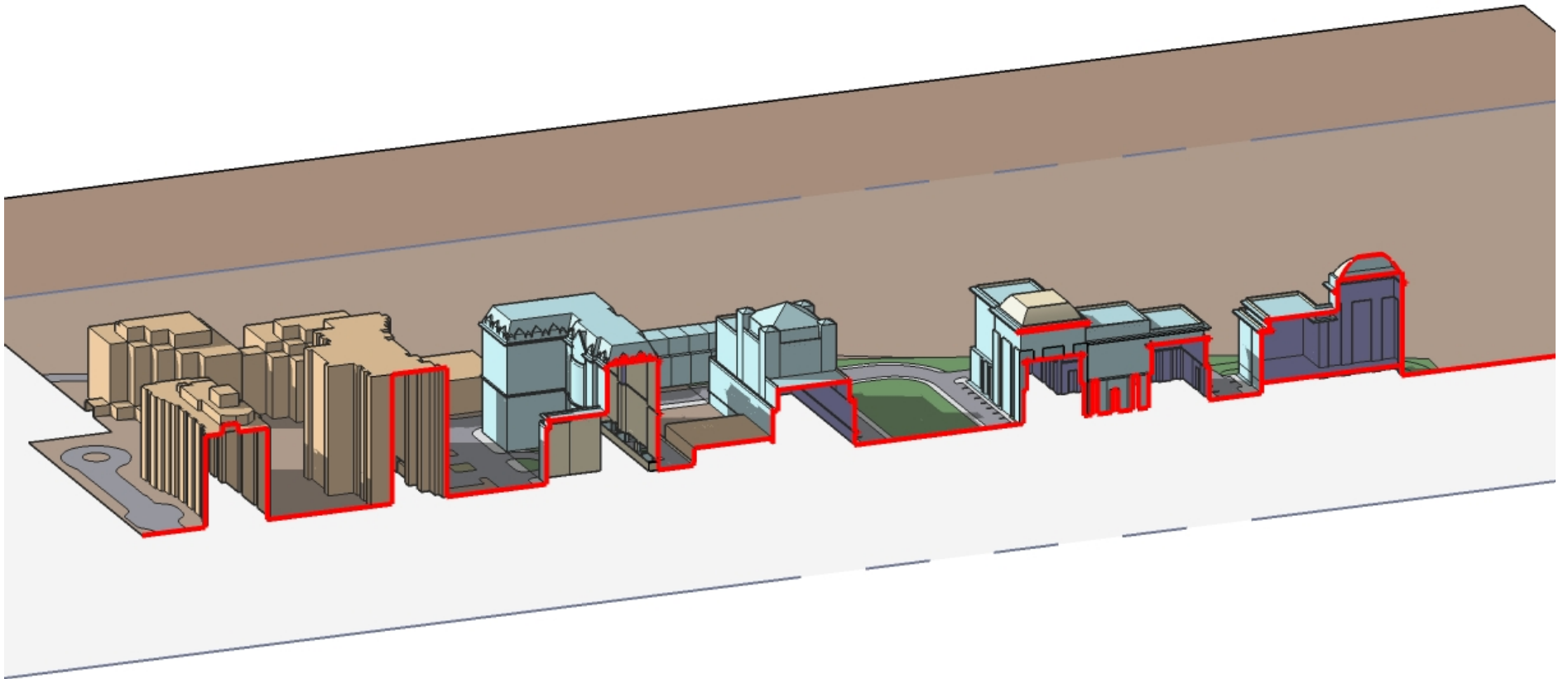
- Northern Gateway
- Major bulk oriented east-west
- Building massing shall provide a stepping in height



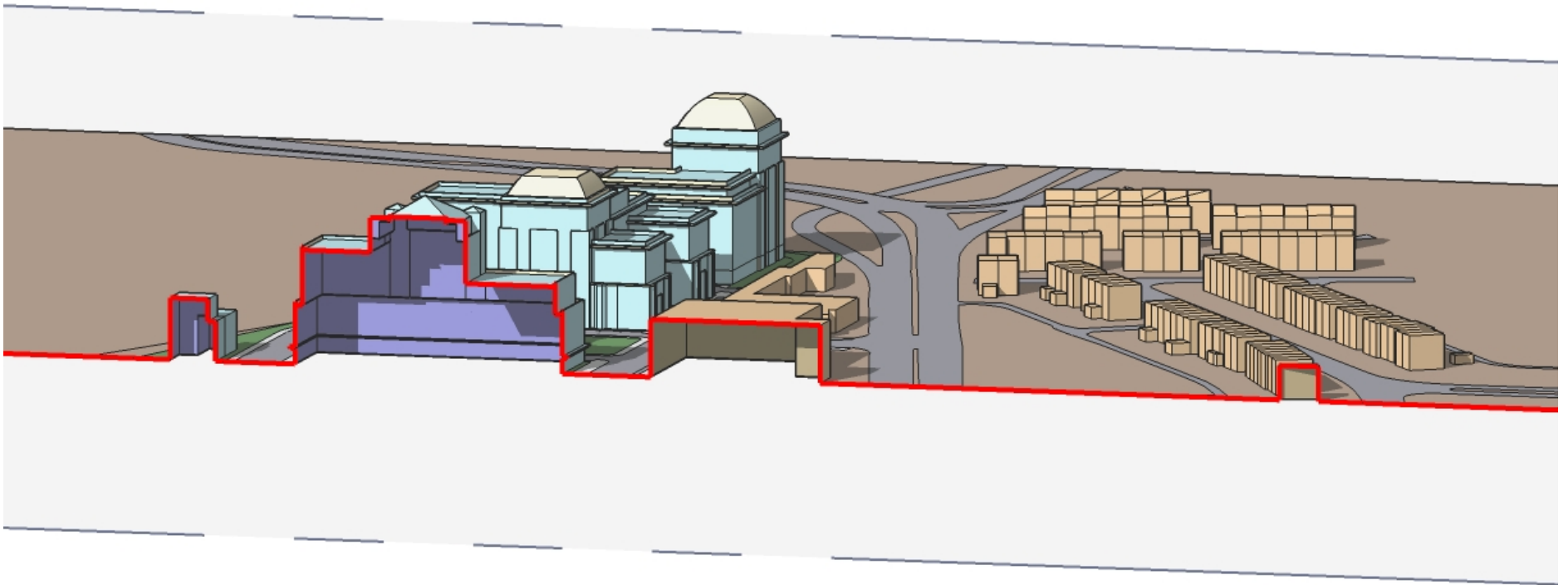
Block A, B Standards

- ◆ Significant public open space to define the neighborhood
- ◆ Pedestrian connection
- ◆ 30% minimum At ground-level and 40% minimum overall
- ◆ Building heights that step down from Metro and from west To east to relate to scale of the existing neighborhoods





Site Section – Looking West



Site Section – Looking North



Shadows on Open Space





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Existing Context

Current Use:

Auto repair and
Carpenter's Shelter

Current Zoning:

CRMU/H

Site Area:

77,392 SF

Current Max Height:

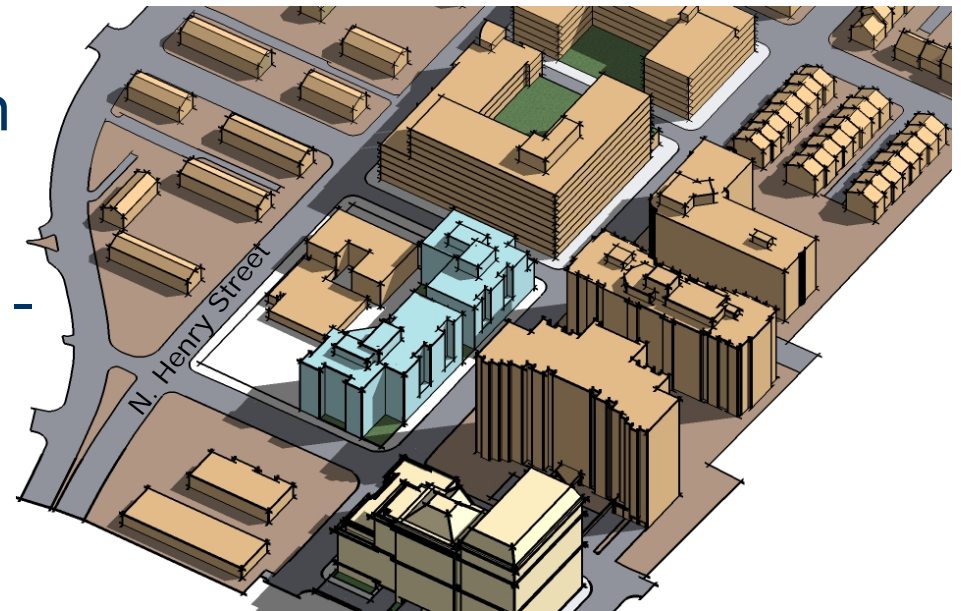
77 – 90 feet

Current Max FAR:

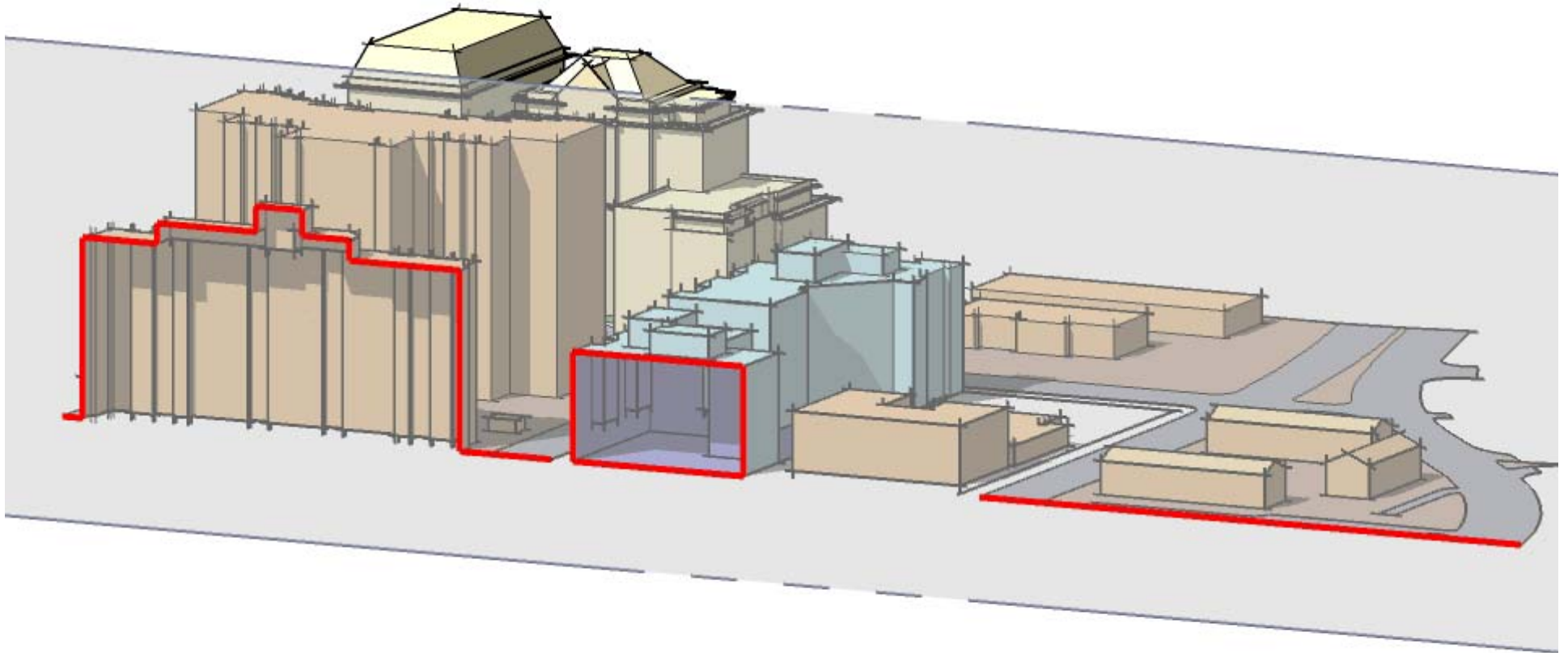
2.5 (w/SUP)

Block C Standards

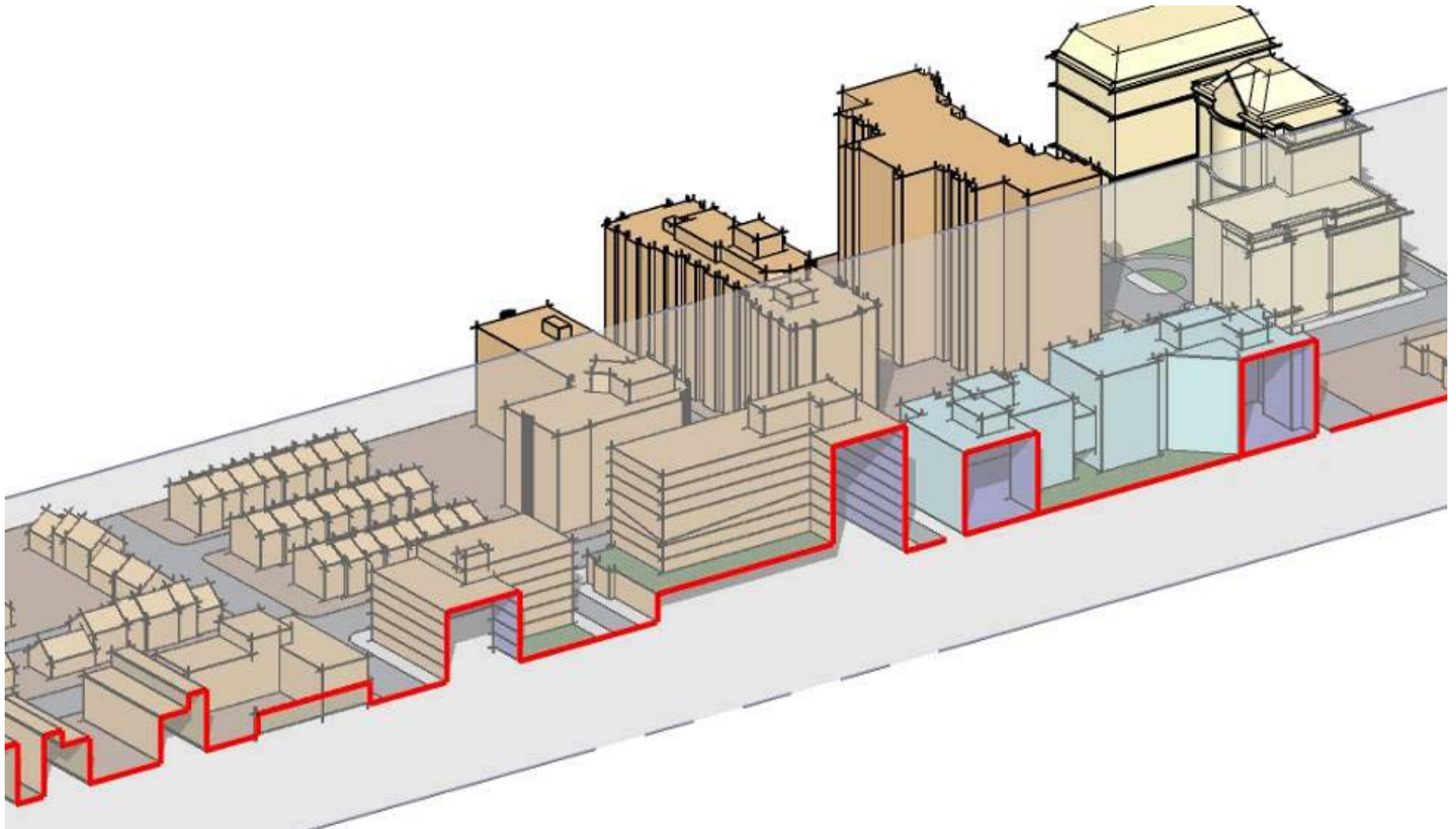
- ◆ Parking access from south - coordinated with Block D.
- ◆ Min 30% ground level open space.
- ◆ Min 3,000 Sq Ft retail First - Henry Street.
- ◆ Building heights:
 - Henry – 50 feet
 - First – 50 to 77 feet
 - Fayette – 77 to 90 feet
- ◆ Building break articulation of Fayette Street



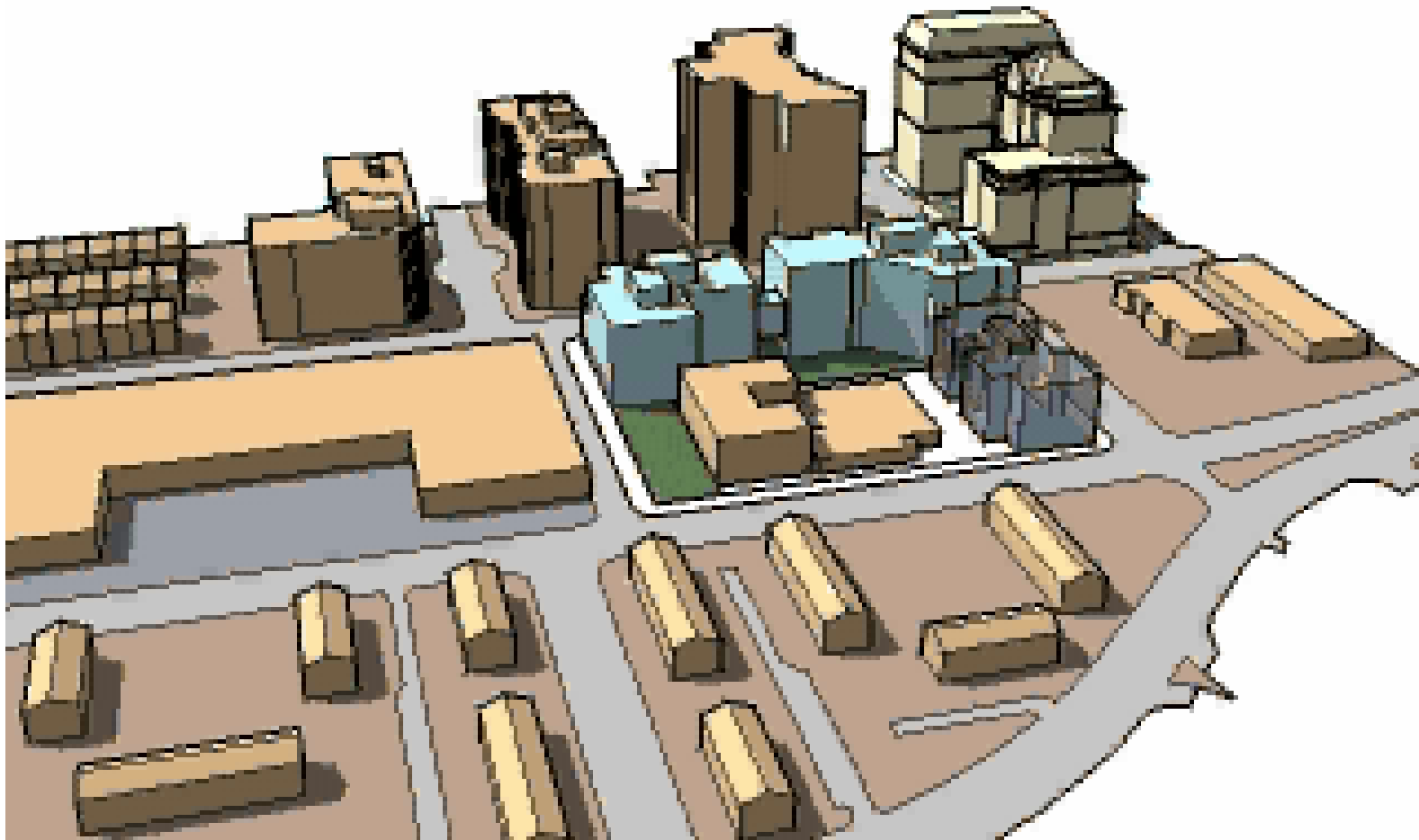
Development Concept



Site Section – Looking North



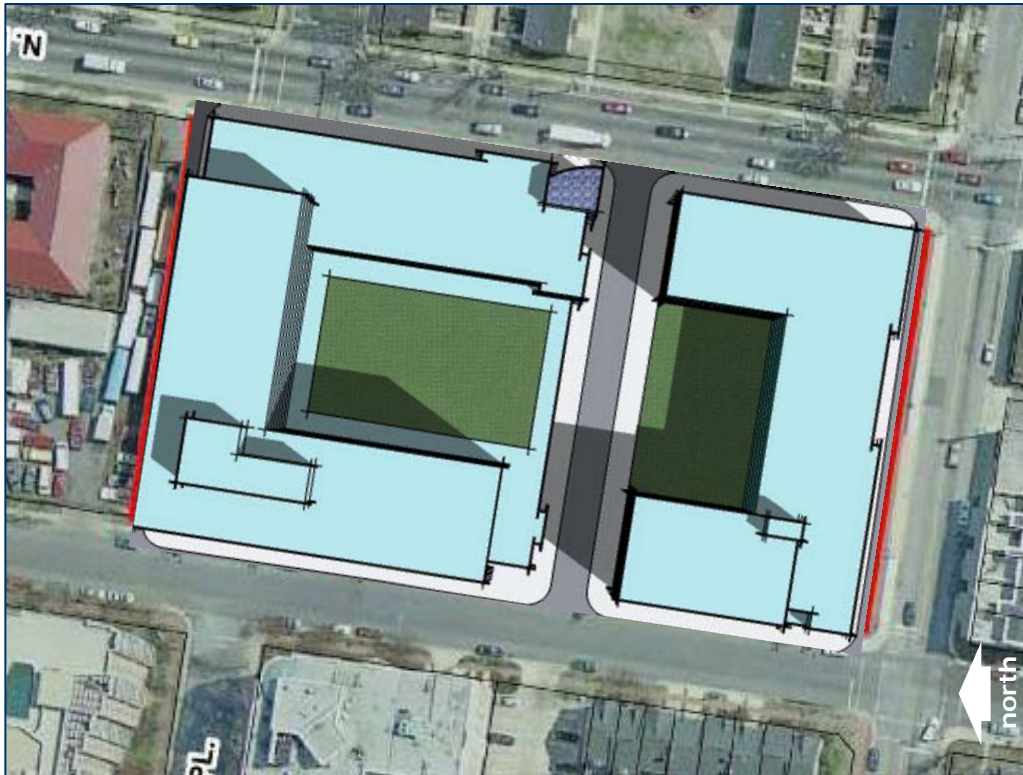
Site Section – Looking West





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Current Use:

Warehouse

Current Zoning:

CRMU/H

Site Area:

112,710 SF

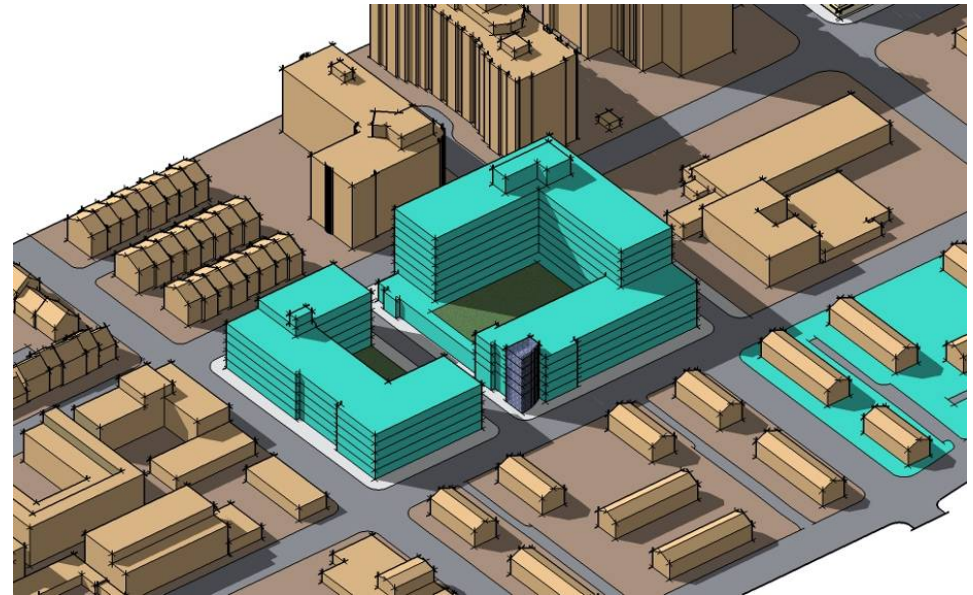
Current Max Height:

77 – 90 feet

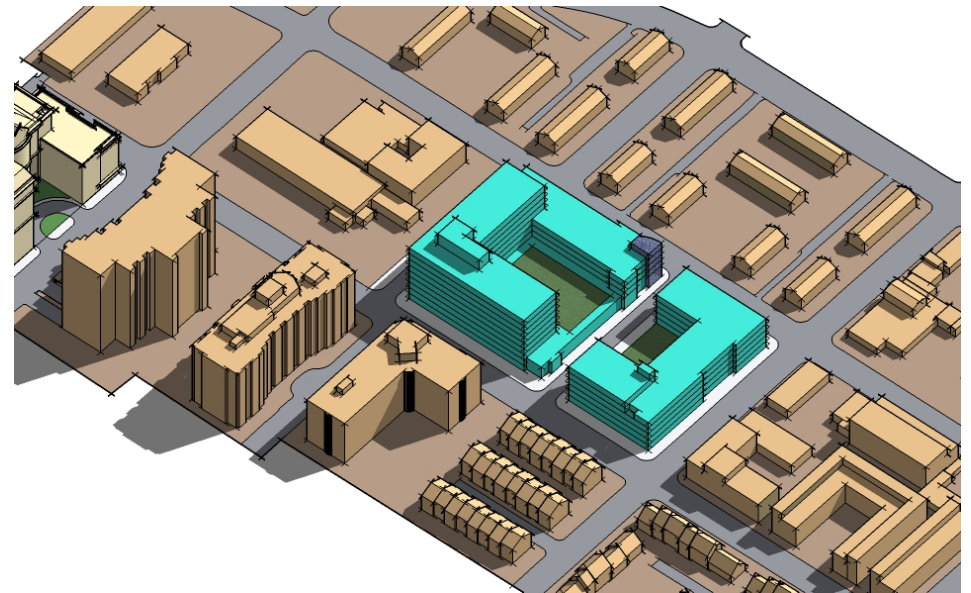
Current Max FAR:

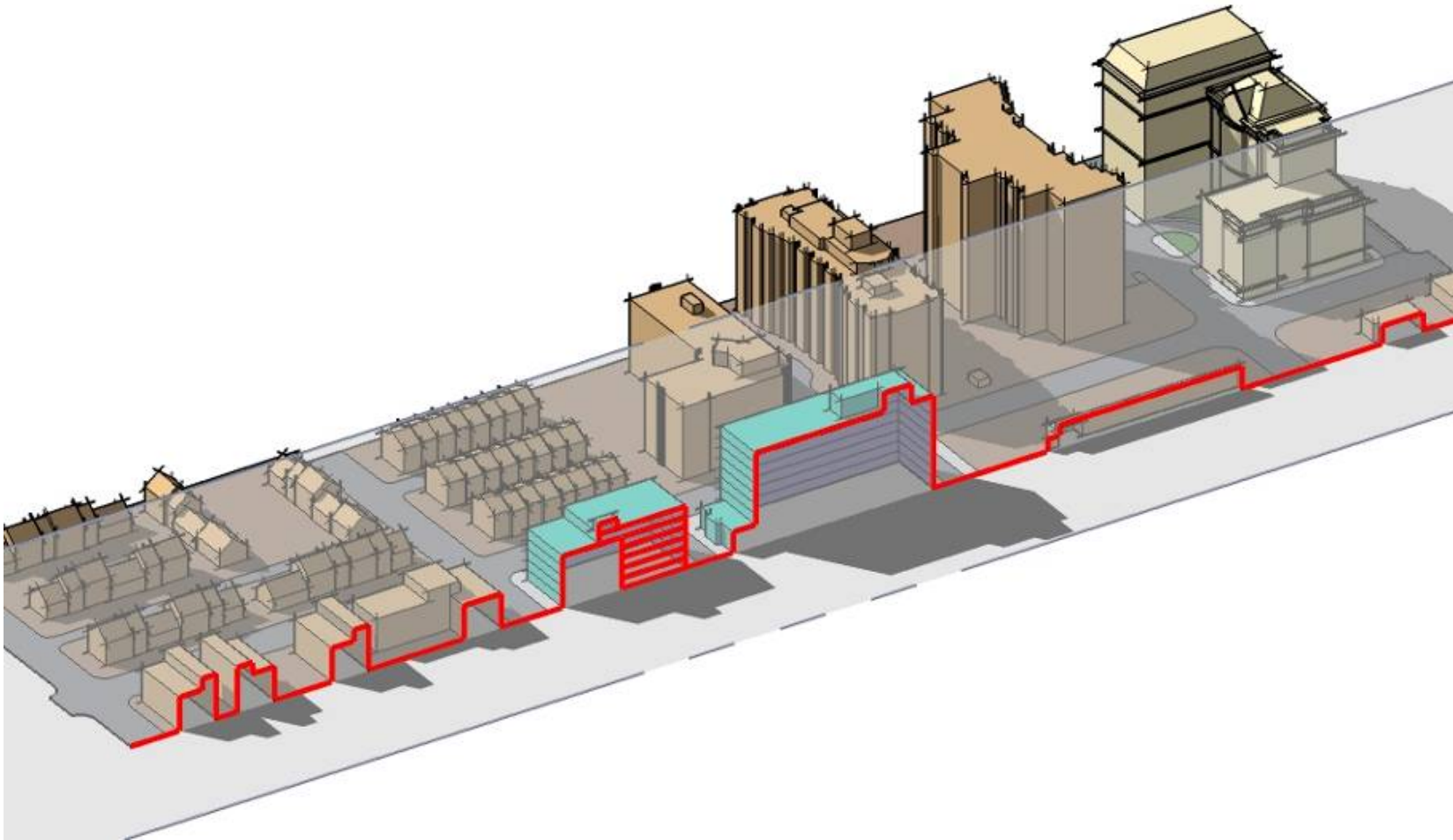
2.5 (w/SUP)

- ◆ High quality mid-block street (approximately 60 ft wide) building face to building face.
- ◆ A service alley on the northern portion of the site – coordinated with Block C.
- ◆ Access to underground parking from Madison Street and/or the northern alley. Loading to be from the northern alley.

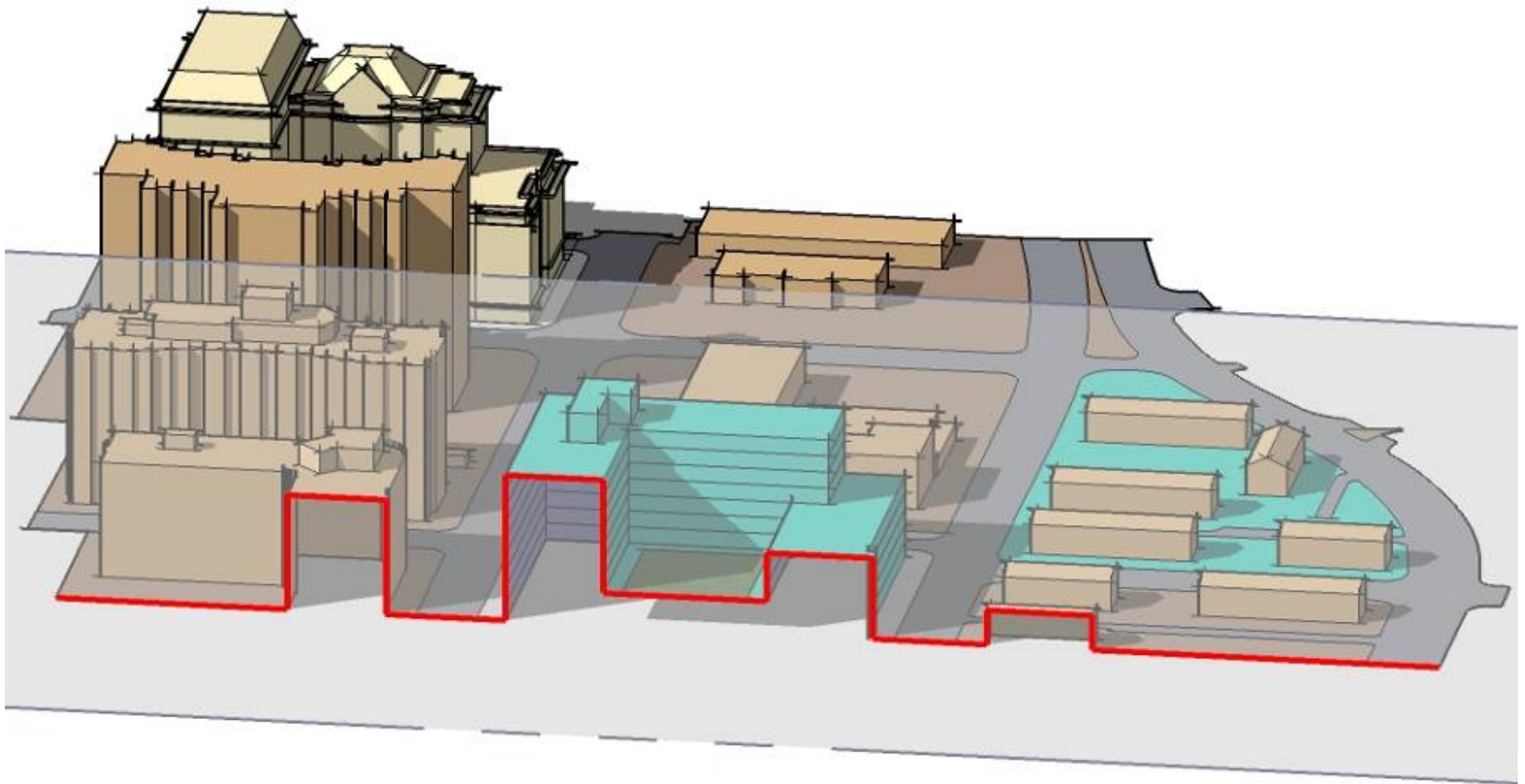


- ◆ A minimum 65,000 Sq. Ft. of retail on Henry and Madison Street Frontages.
- ◆ A minimum 25% ground level open space, 40% total open space.
- ◆ Heights limited to the following:
 - Henry – 50 feet
 - Madison – 50 feet
 - Fayette – 50 to 90 feet

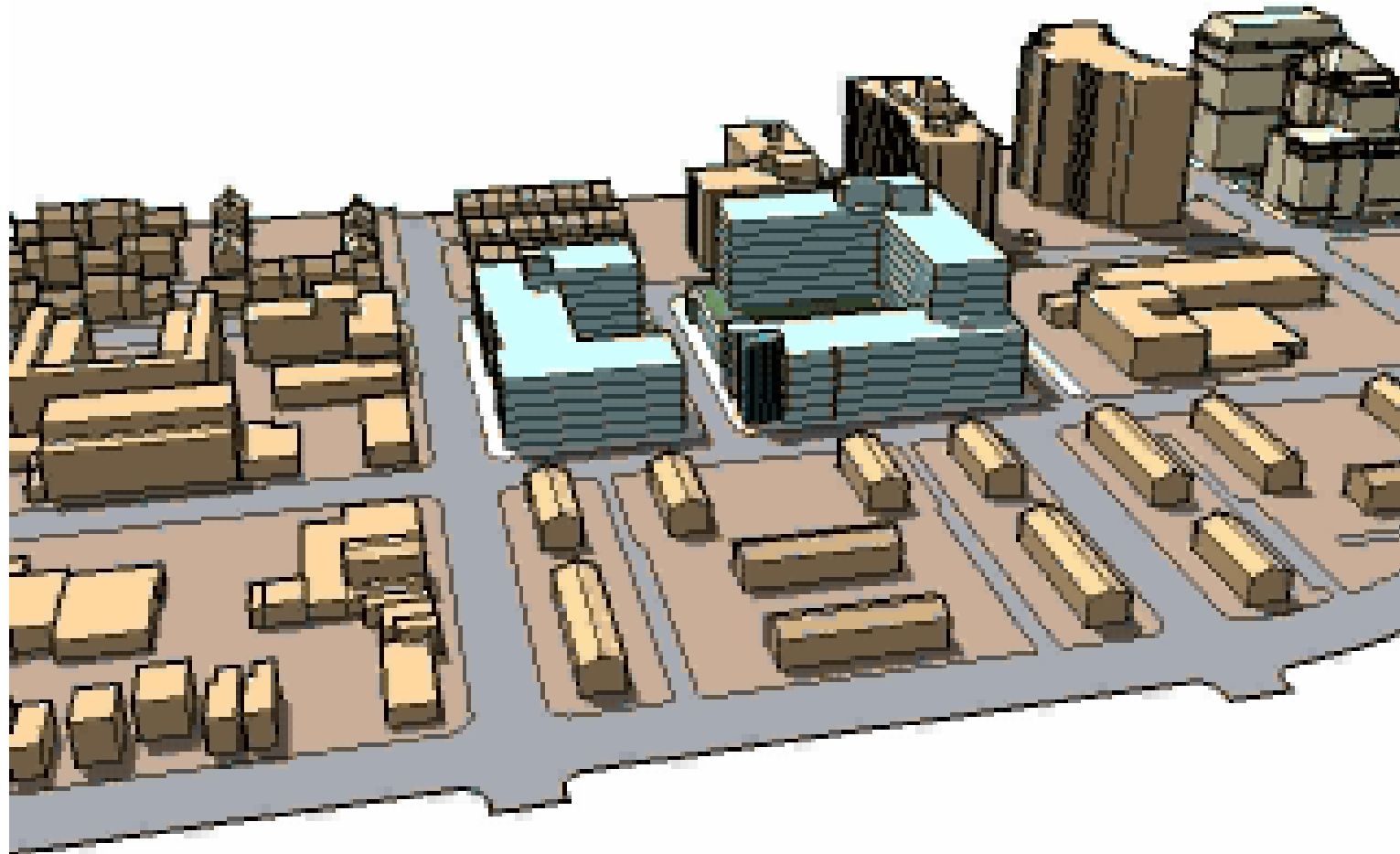




Site Section – Looking West

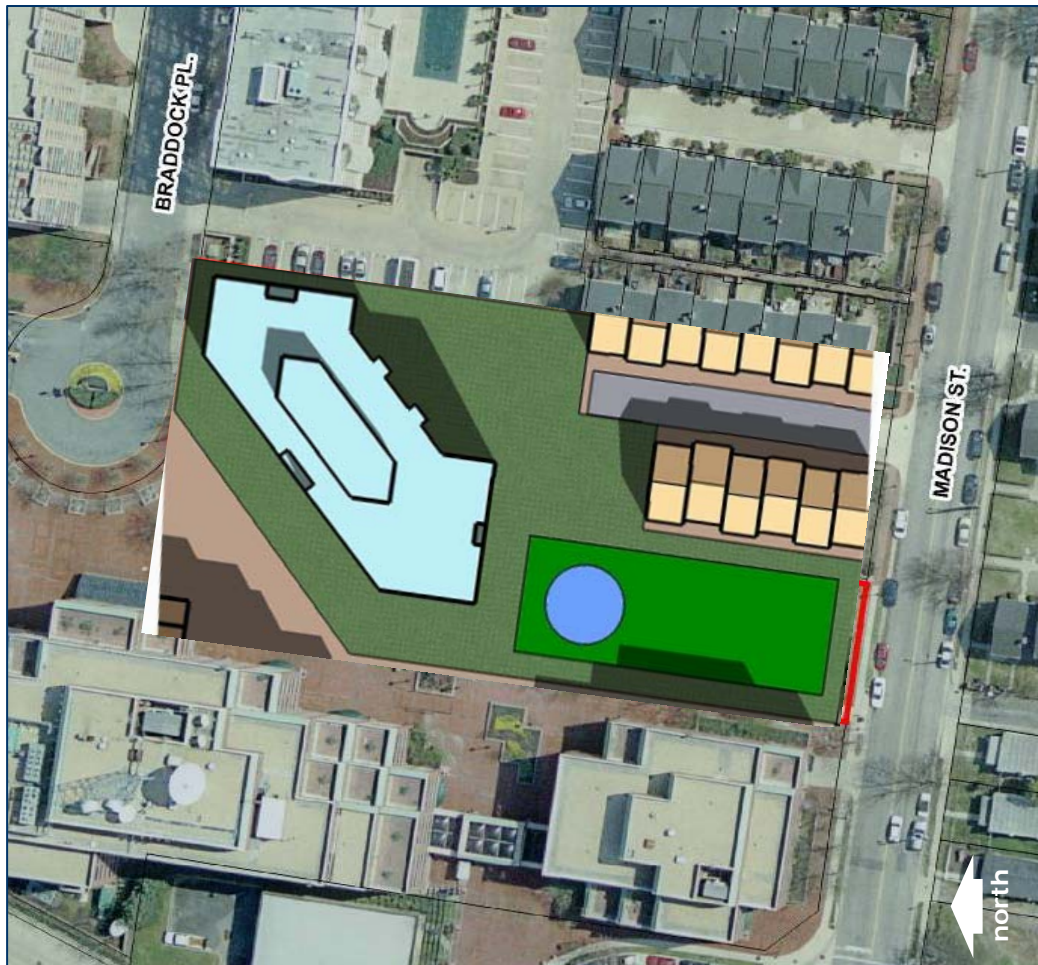


Site Section – Looking North



A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Existing Context

Current Use:

Vacant

Current Zoning:

CRMU/H

Site Area:

48,642 SF

Current Max Height:

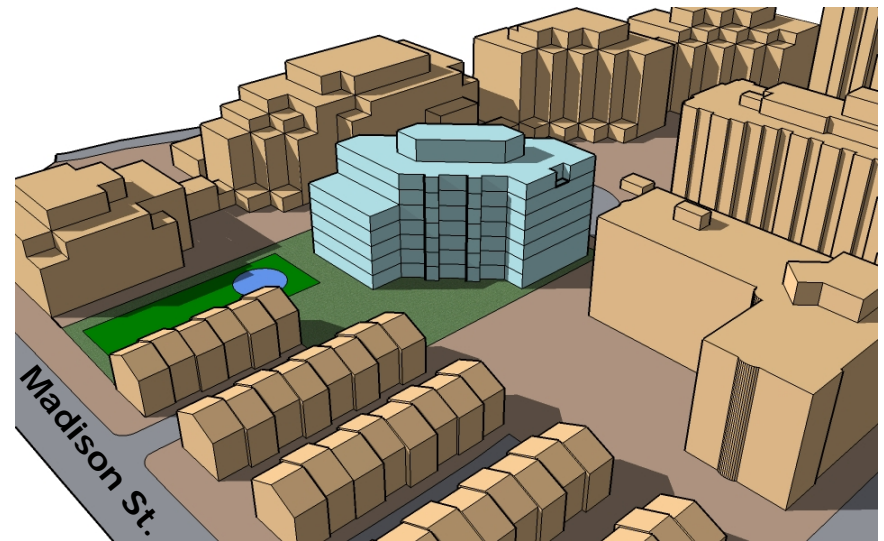
77 feet

Current Max FAR:

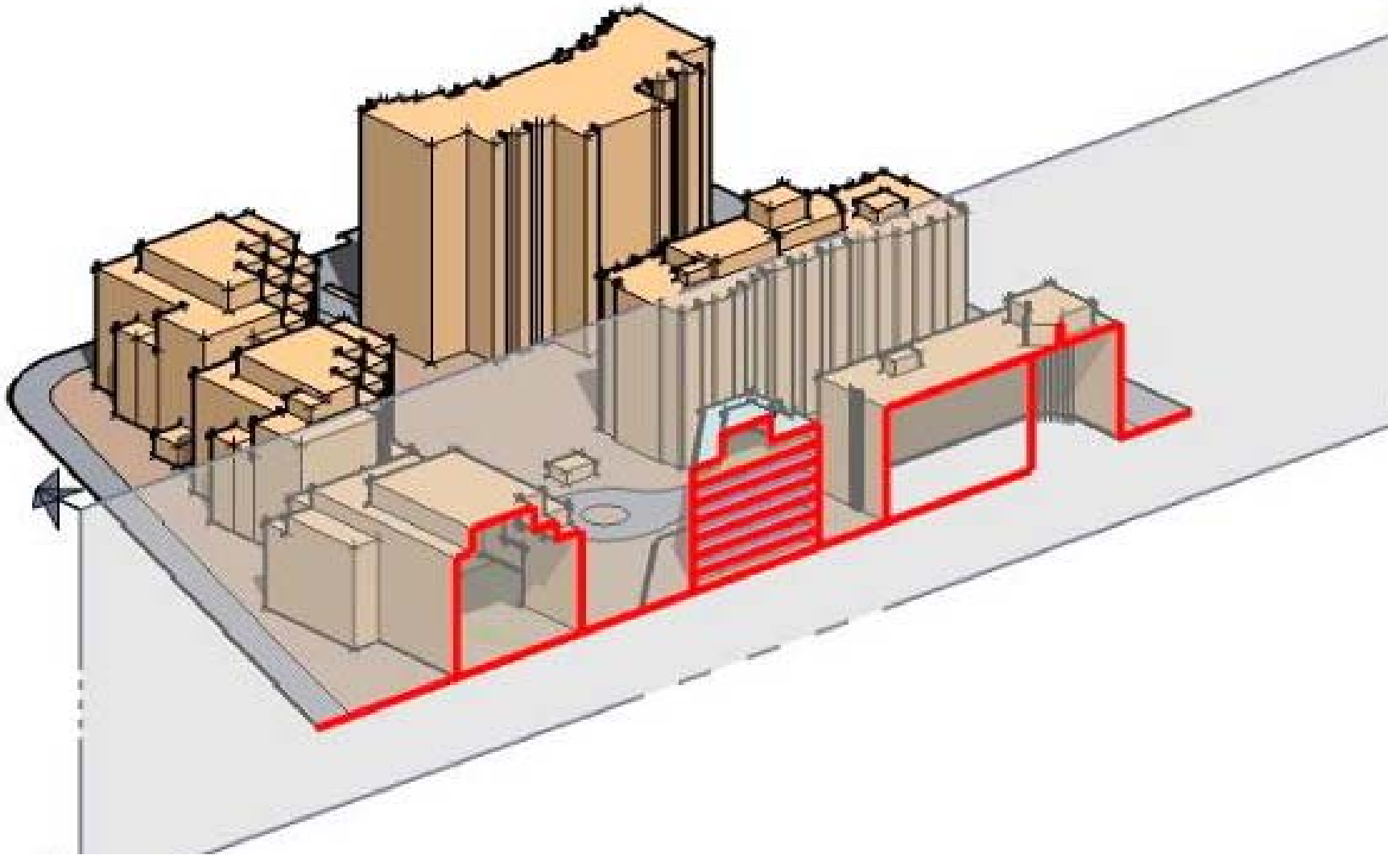
2.5 (w/SUP)

Block E Standards

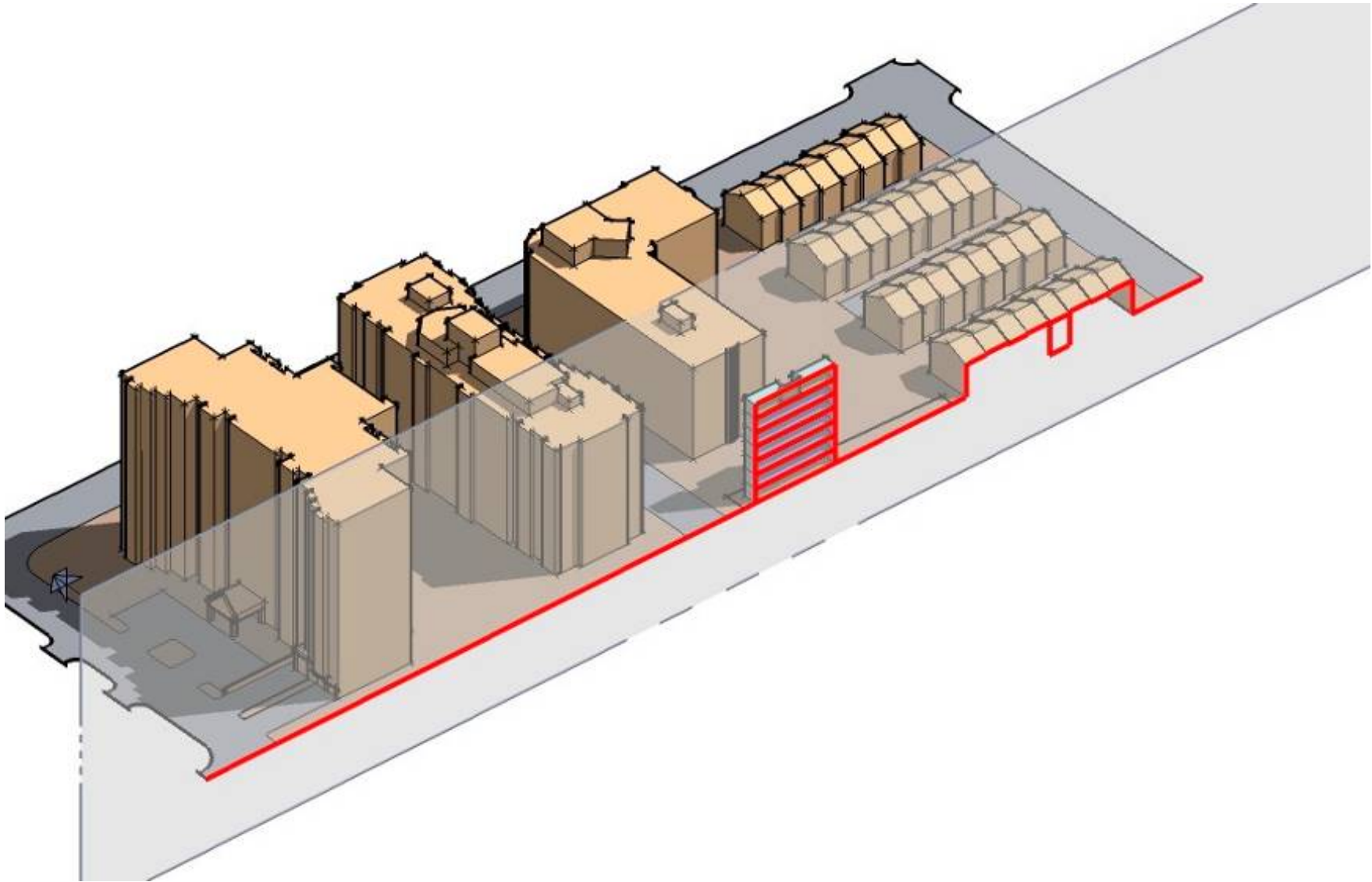
- ◆ Access to underground parking from Braddock Place.
- ◆ Align Building Footprint to Align with the Braddock Place Condominium Building on Braddock Place and the Braddock Place Office Building.
- ◆ A minimum 50 Ft X 150 Ft open space – accessible to public.
- ◆ “Step-Down” in Scale to Adjoining Townhouses and Condominium Building



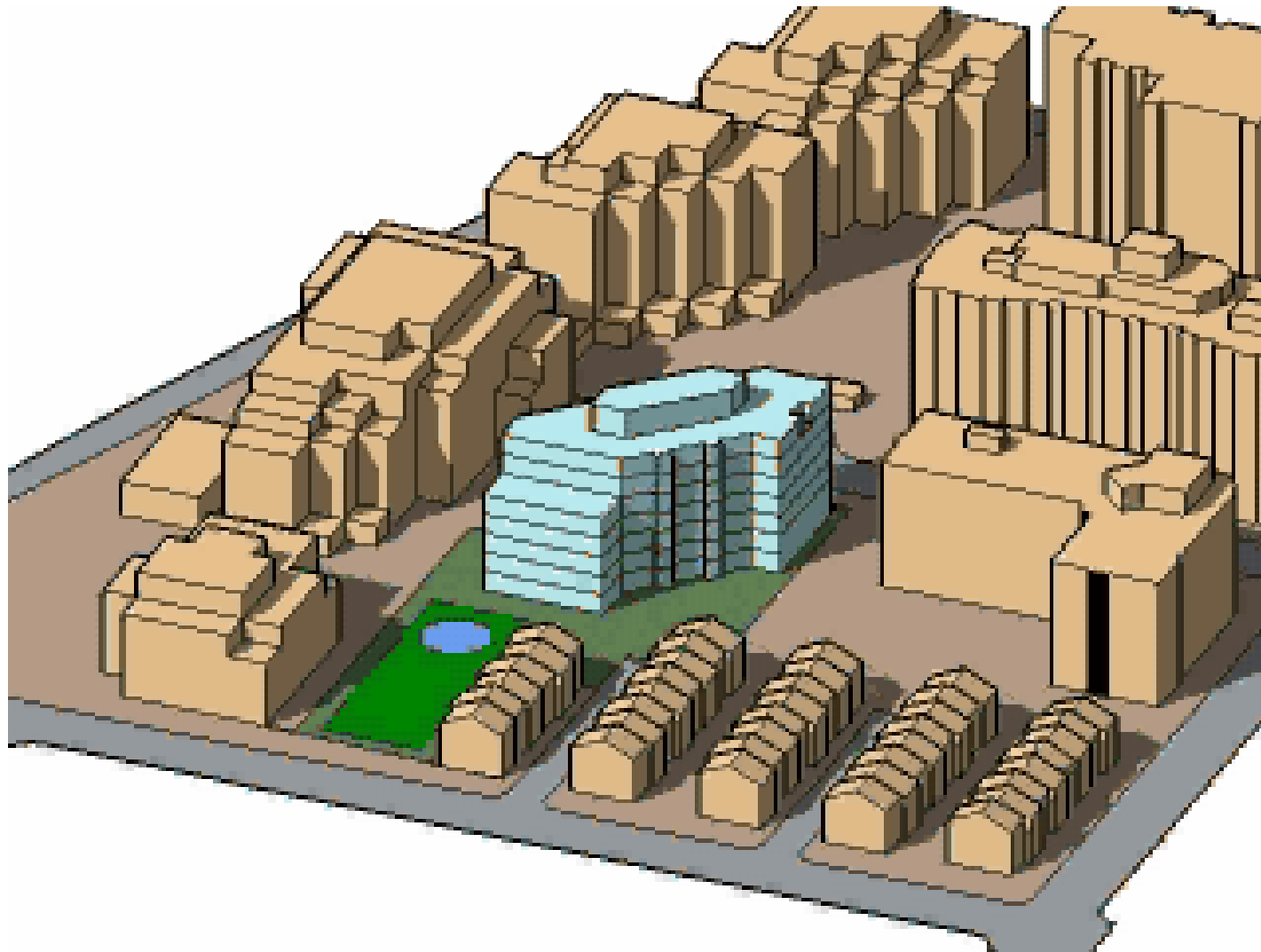
Development Concept

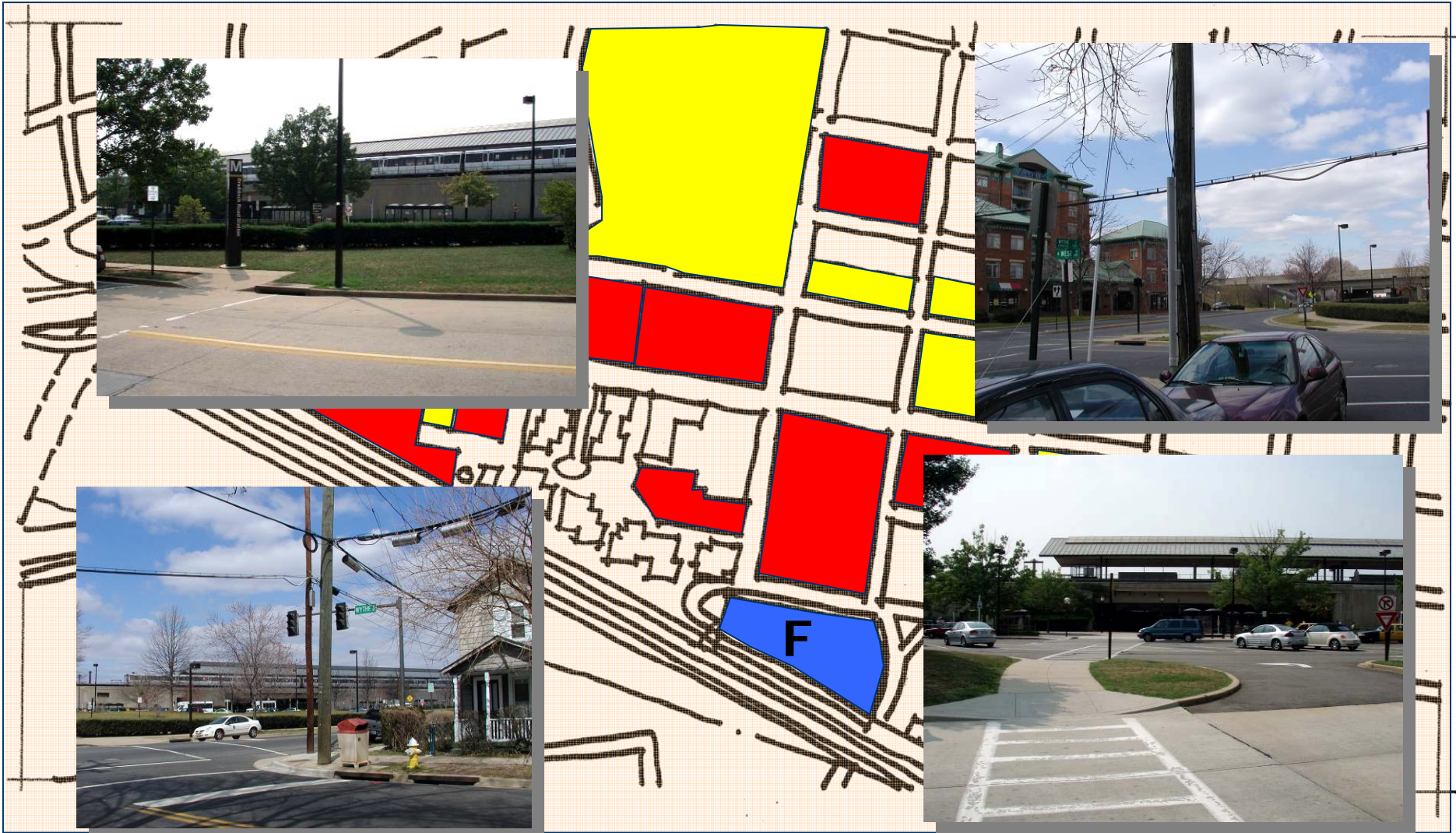


Site Section – Looking North



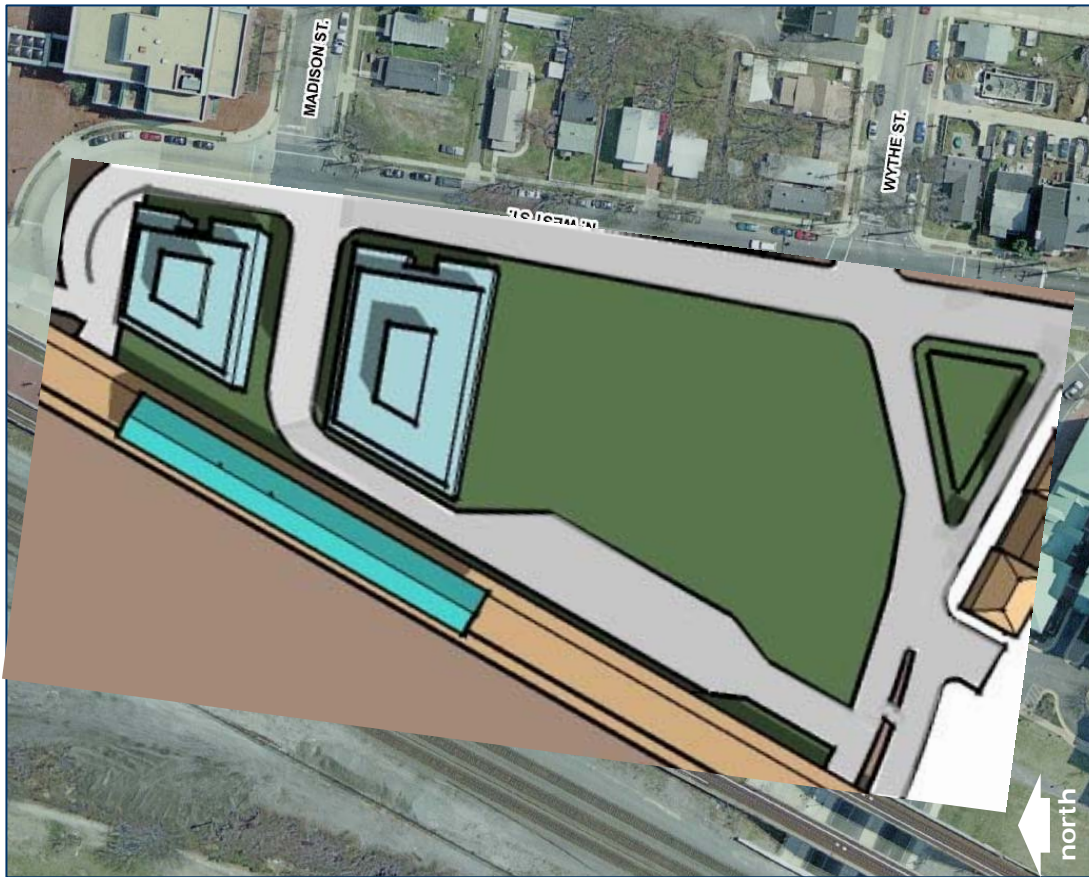
Site Section – Looking East





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Existing Context

Current Use:

Metro station,
parking and bus
drive aisles

Zoning:

UT

Site Area:

129,033 SF

**Current Max
Height:**

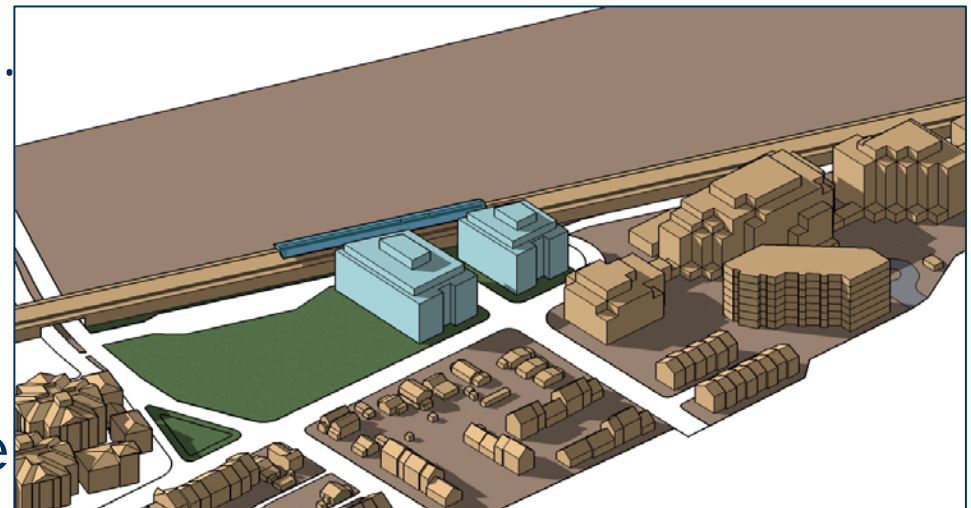
50 ft w/ SUP

Current Max FAR:

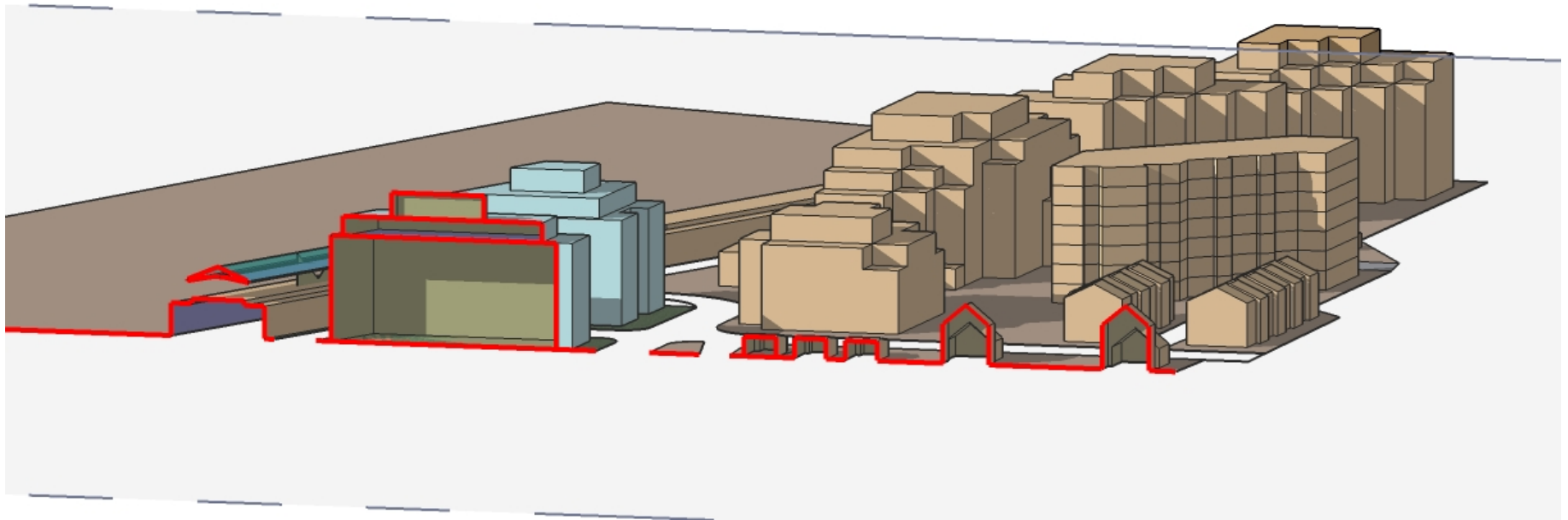
0.5 w/SUP

Block F Standards

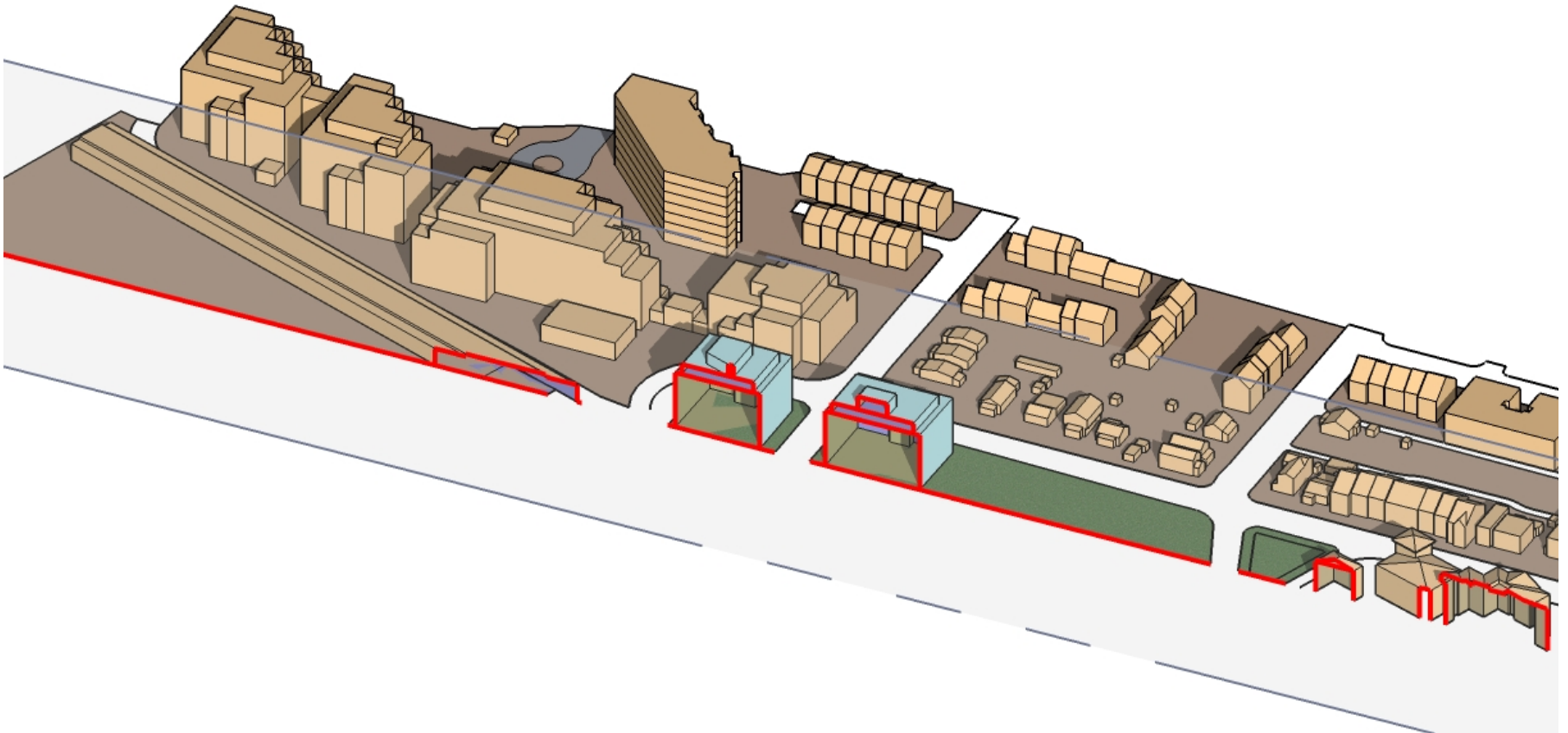
- ◆ Extend the Madison Street grid.
- ◆ Maintain metro station as the visual terminus of Madison Street.
- ◆ Provide an 180 x 300 sq.ft. civic open space on the southern portion of the site.
- ◆ Locate mass next to the existing office buildings on the northern portion of the site.
- ◆ Maximum height of 77 ft.
- ◆ Maintain on-site bus drop-off and circulation.



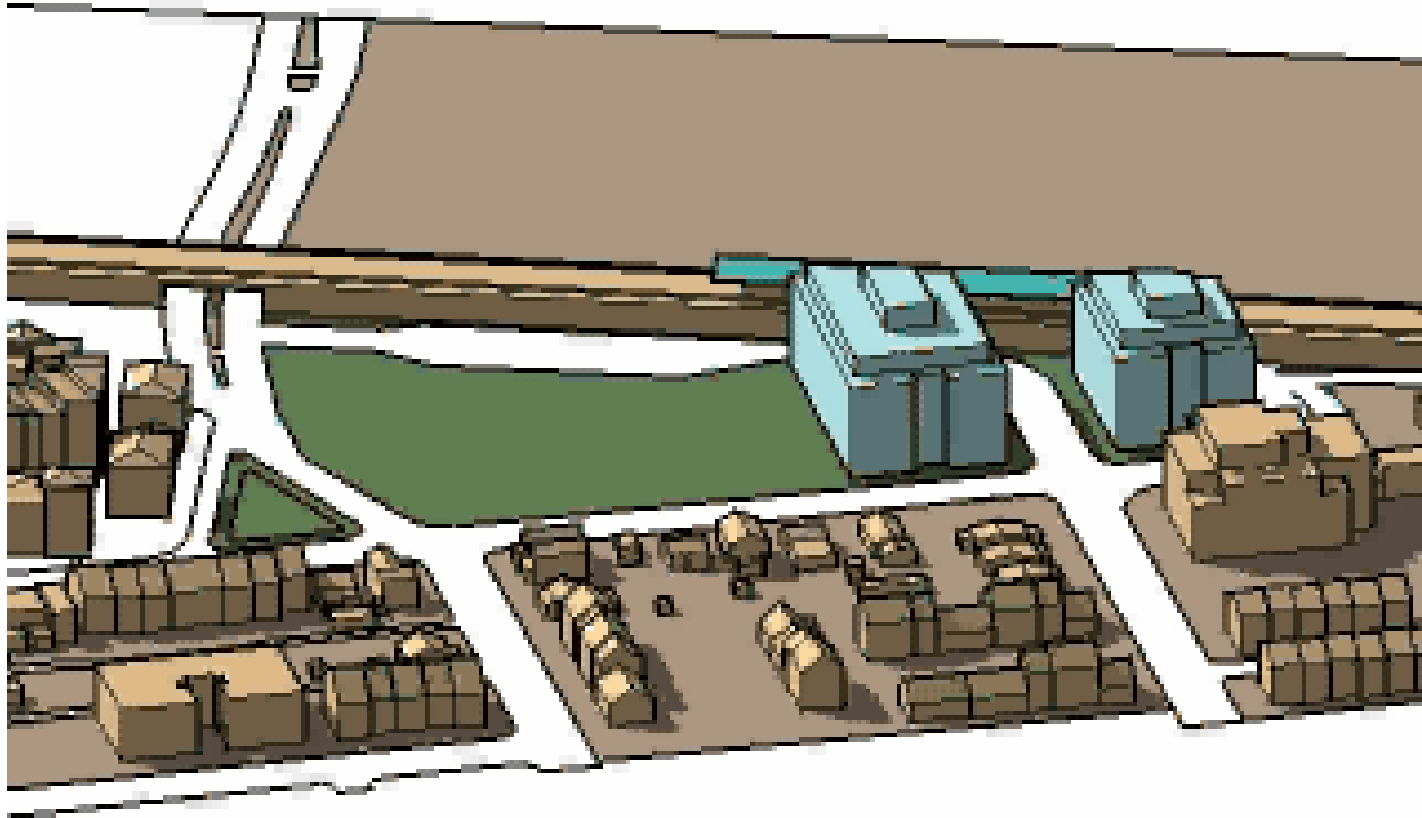
Development Concept



Site Section – Looking North



Site Section – Looking East





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Existing Context

Current Use:

Residential

Zoning:

RB

Site Area:

201,600 SF

Current Max Height:

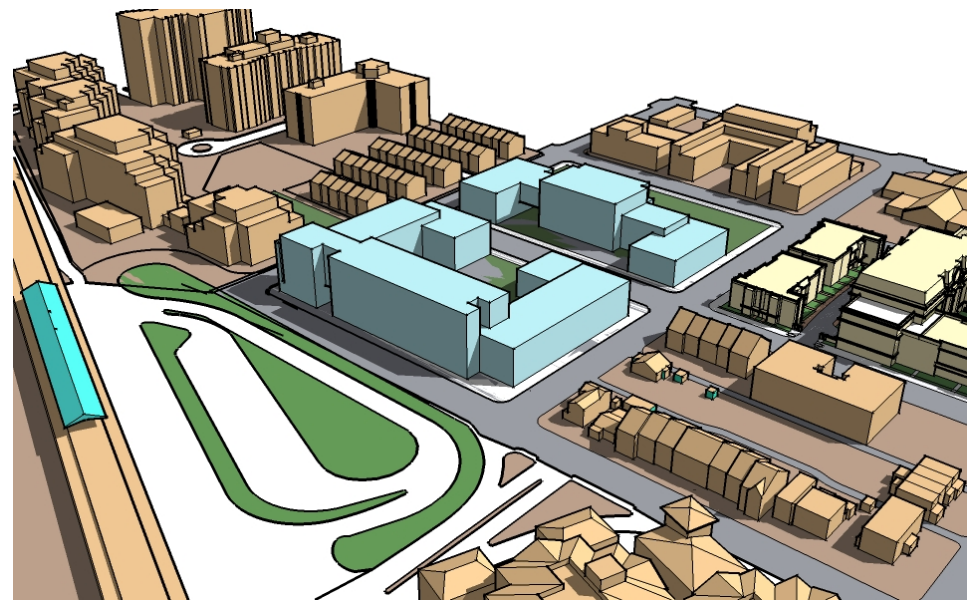
45 feet

Current Max FAR:

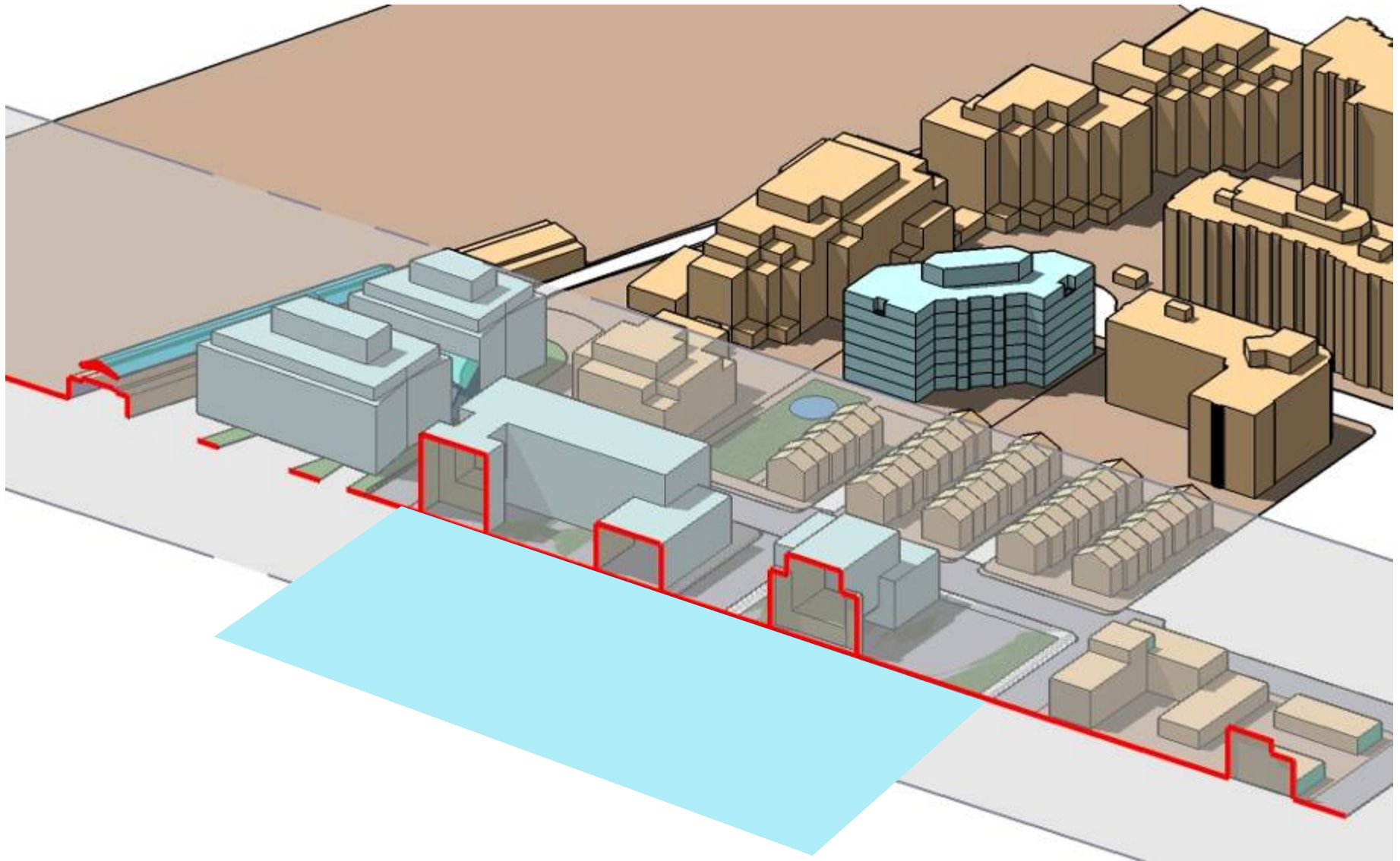
0.75

Block G Standards

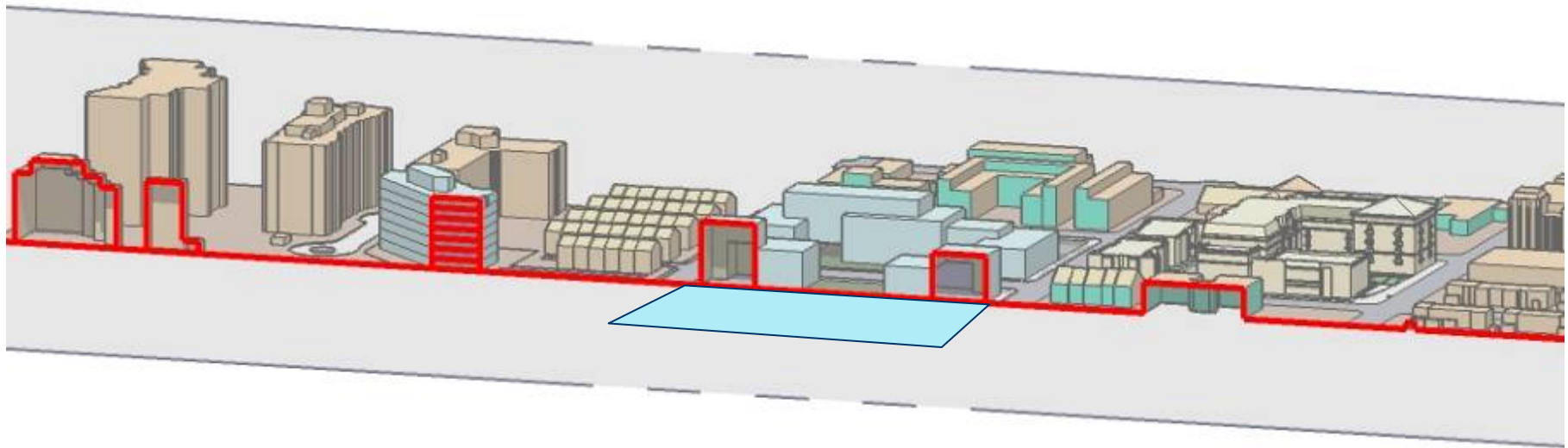
- Extend the Payne Street grid.
- Provide a 120 x 300 ft. open space on the eastern portion of the site.
- Maximum height of 77 ft.
- Height Transitions



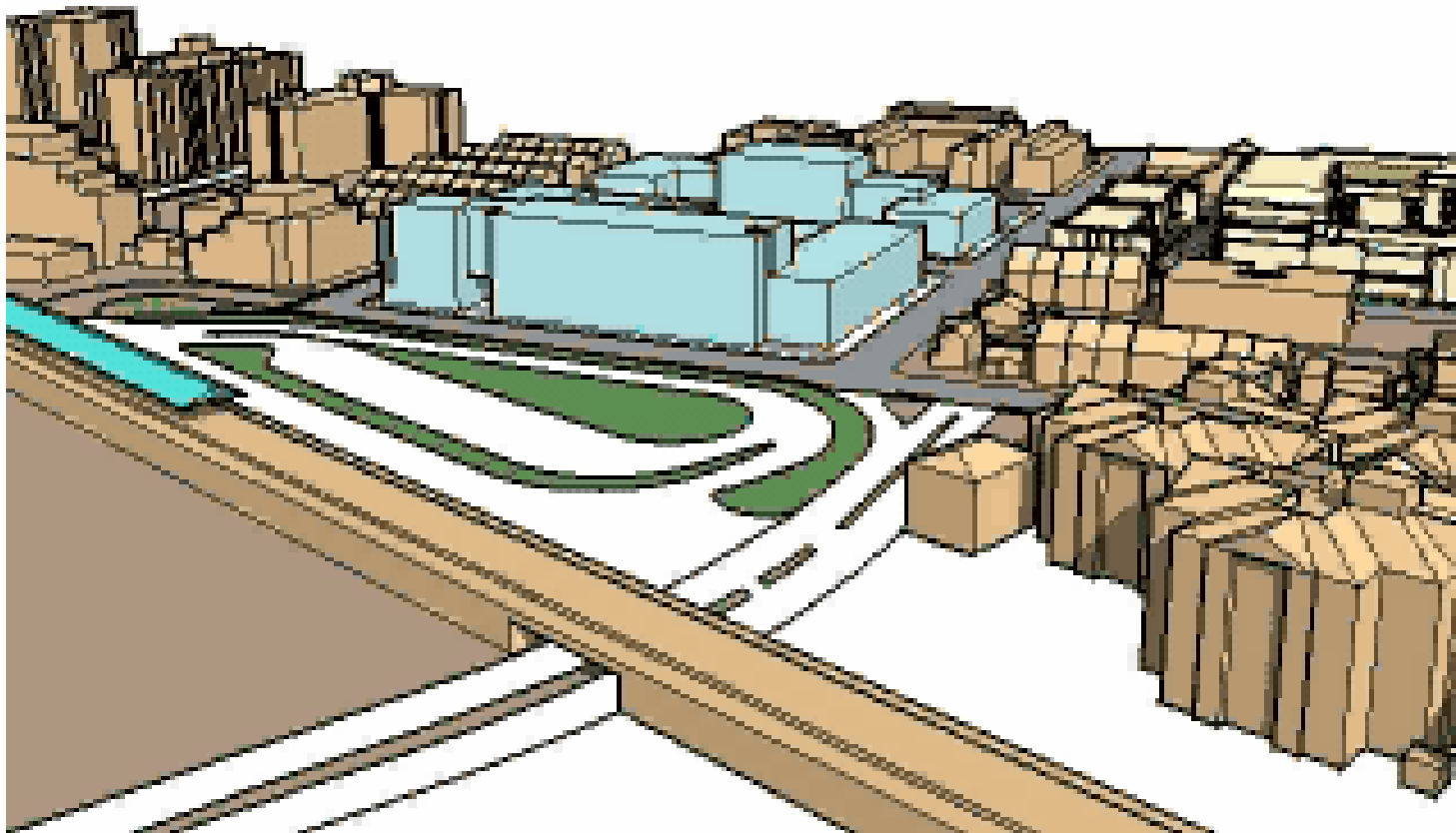
Development Concept

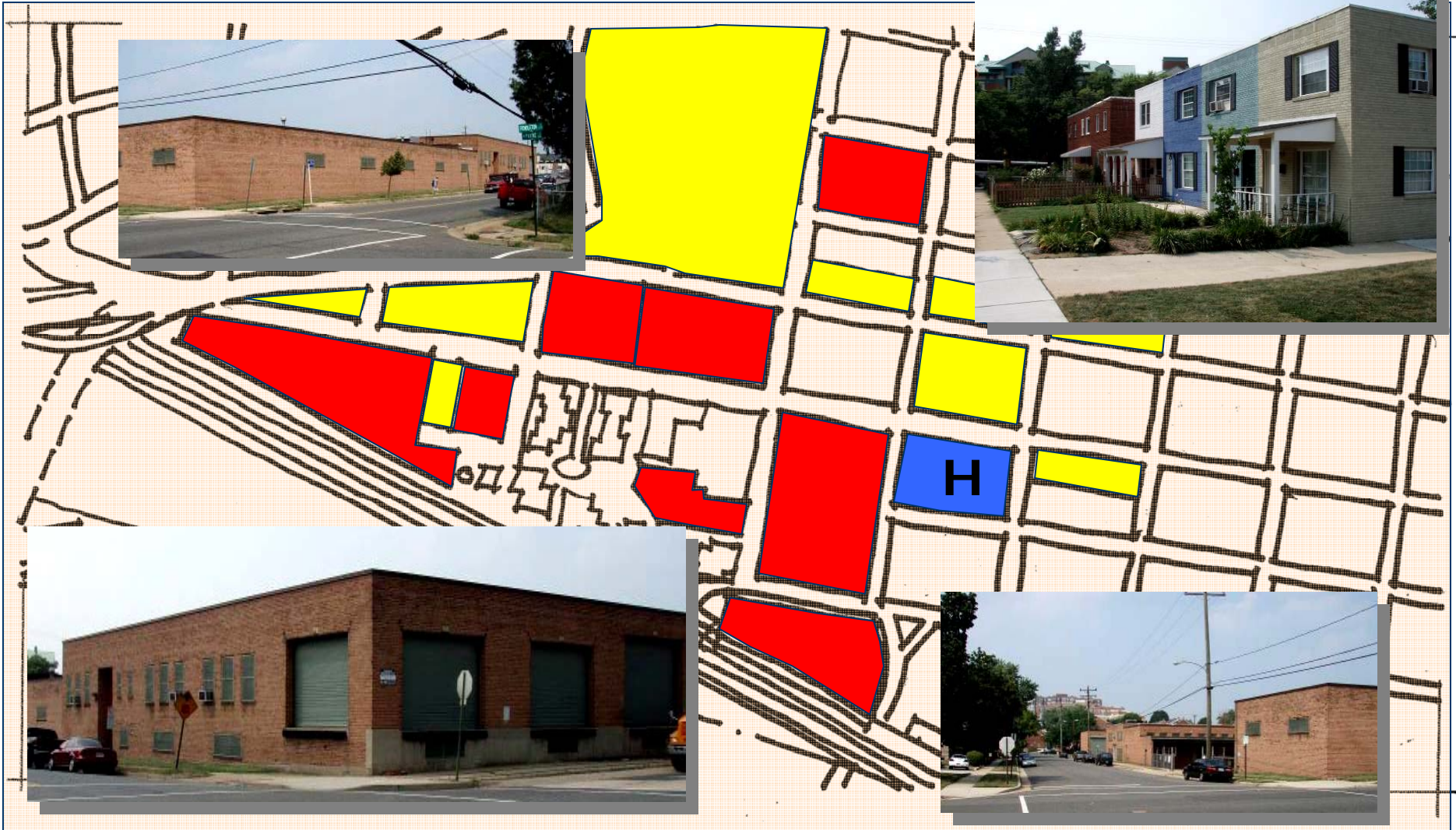


Site Section – Looking North



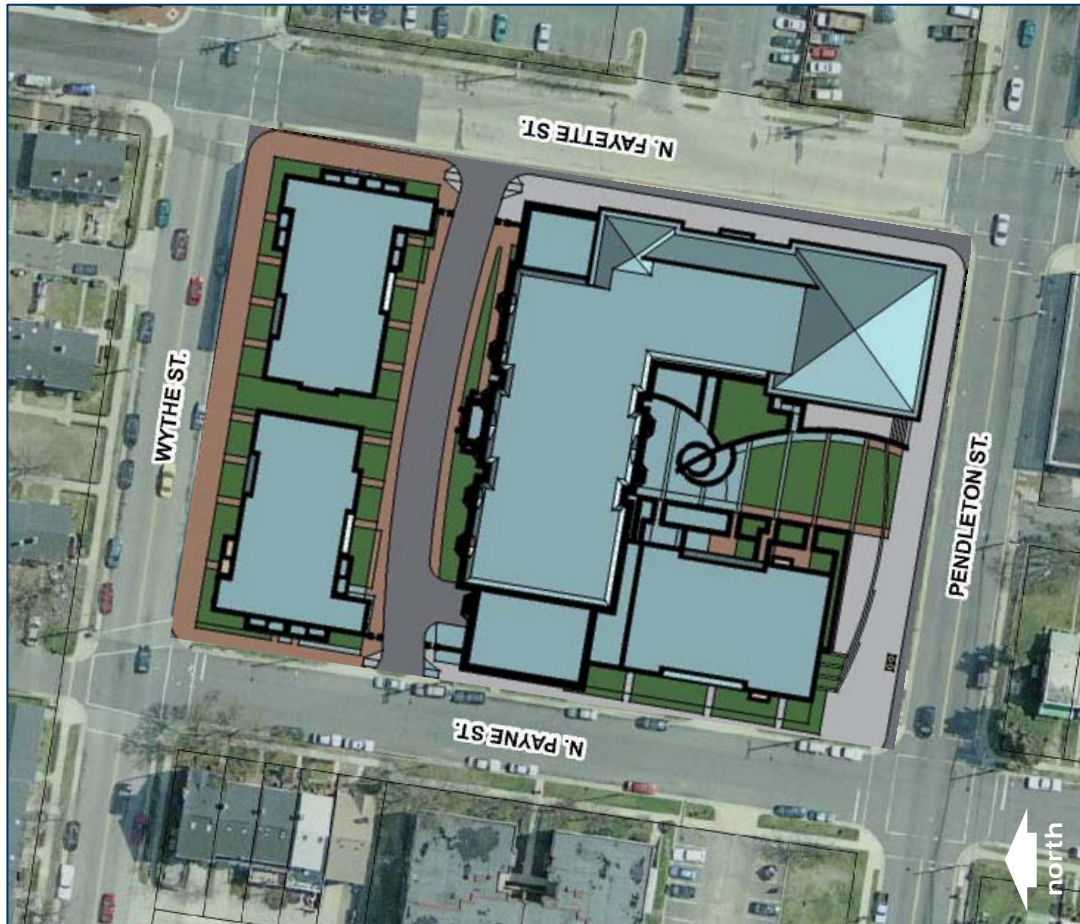
Site Section – Looking East





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Existing Context

Current Use:

Office/Warehouse

Zoning:

CRMU/H

Site Area:

87,137 SF

Current Max Height:

50 – 77 feet

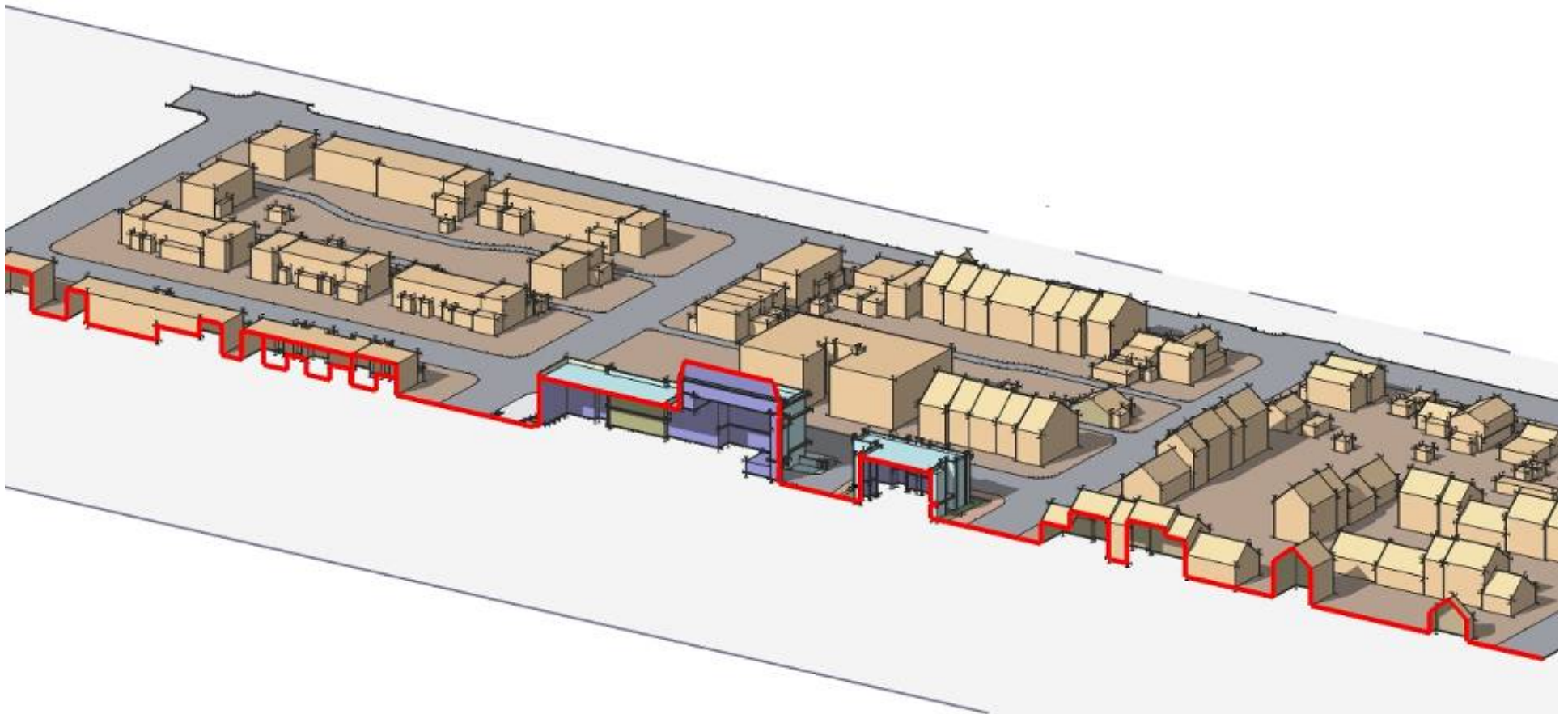
Current Max FAR:

2.5 w/SUP

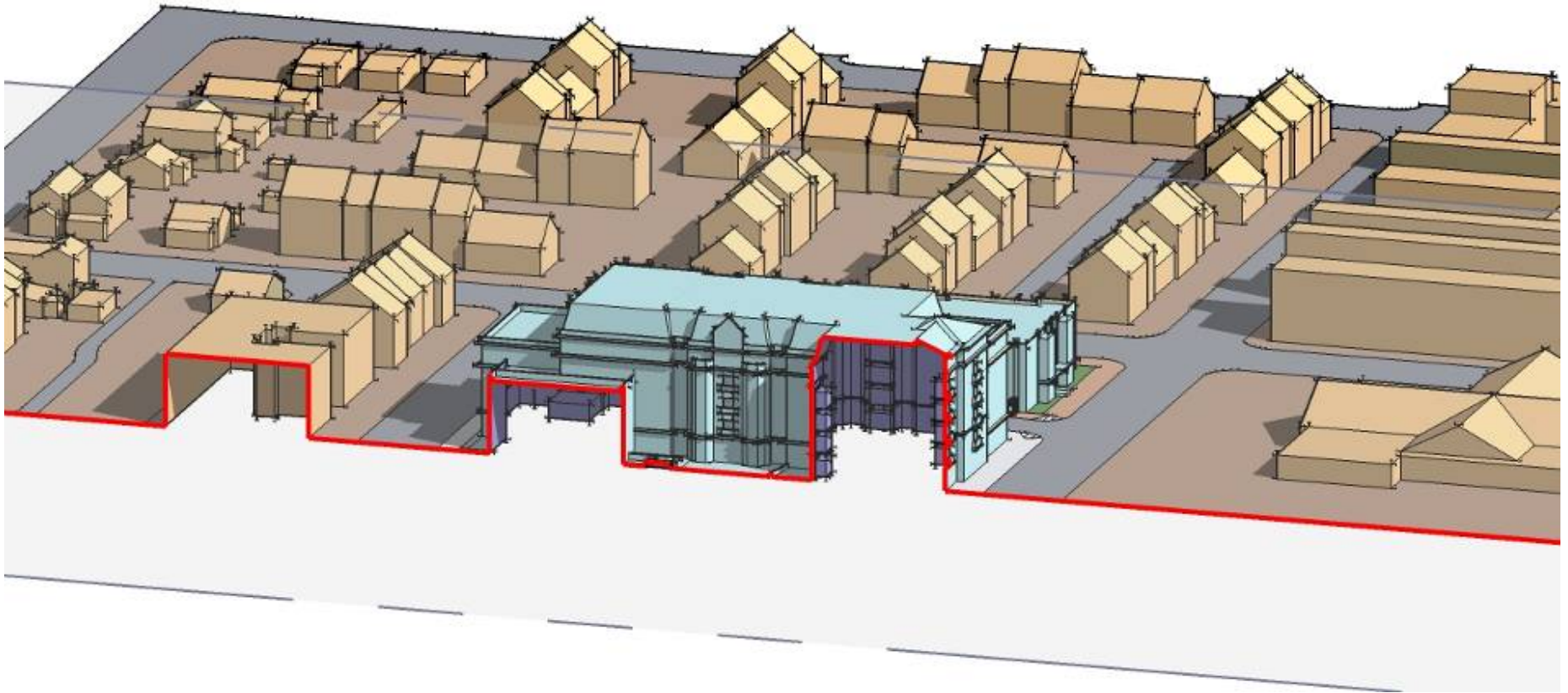
Block H Standards

- ◆ Open space and primary entrance on Wythe Street.
- ◆ Variety in building heights – maximum height limited to Ft.
- ◆ Limited amount of surface parking on northern portion of site.
- ◆ Taller Building within the center (77 Ft)

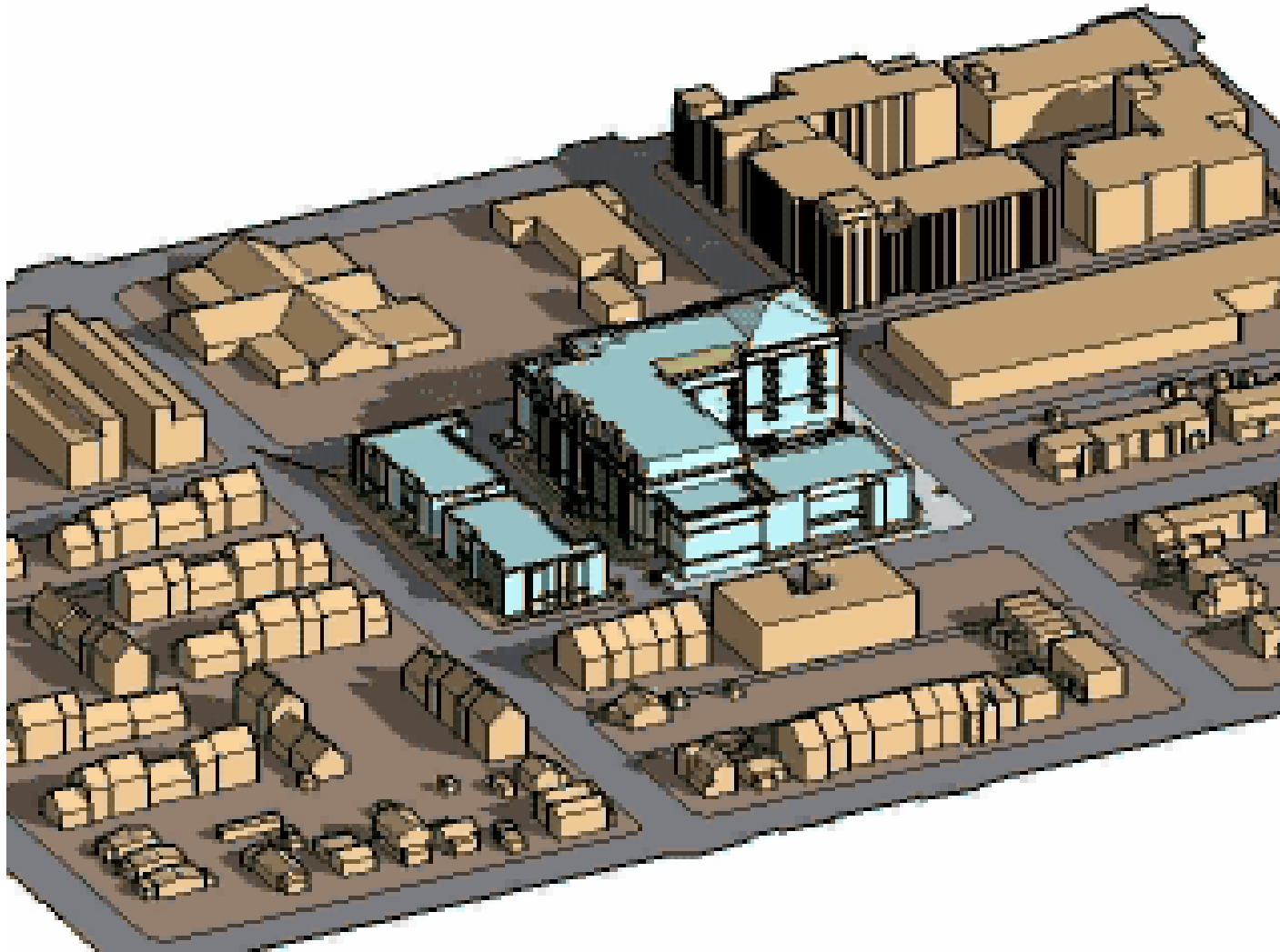




Site Section – Looking West



Site Section – Looking North





A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites



Existing Context

Current Use:

Recreation Center

Zoning:

POS/Public Open Space

Site Area:

87,191 SF

Current Max Height:

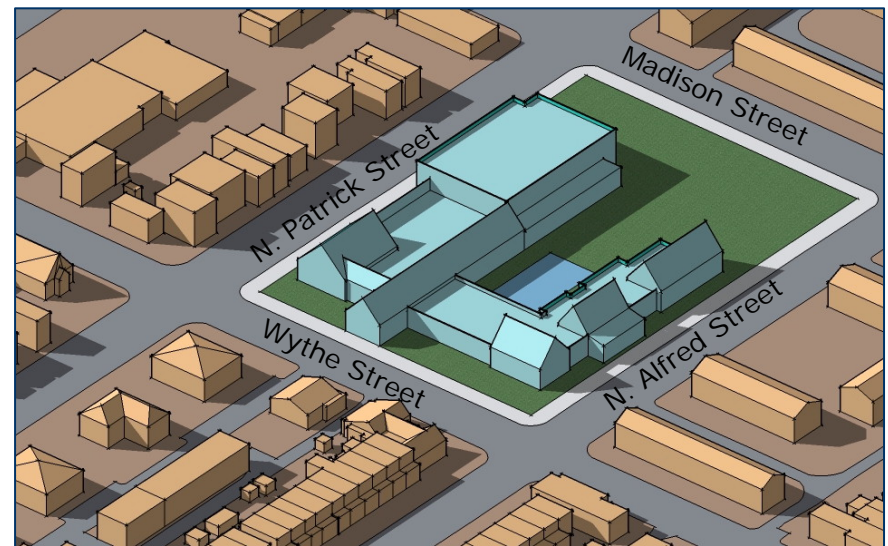
30 feet w/ SUP

Current Max FAR:

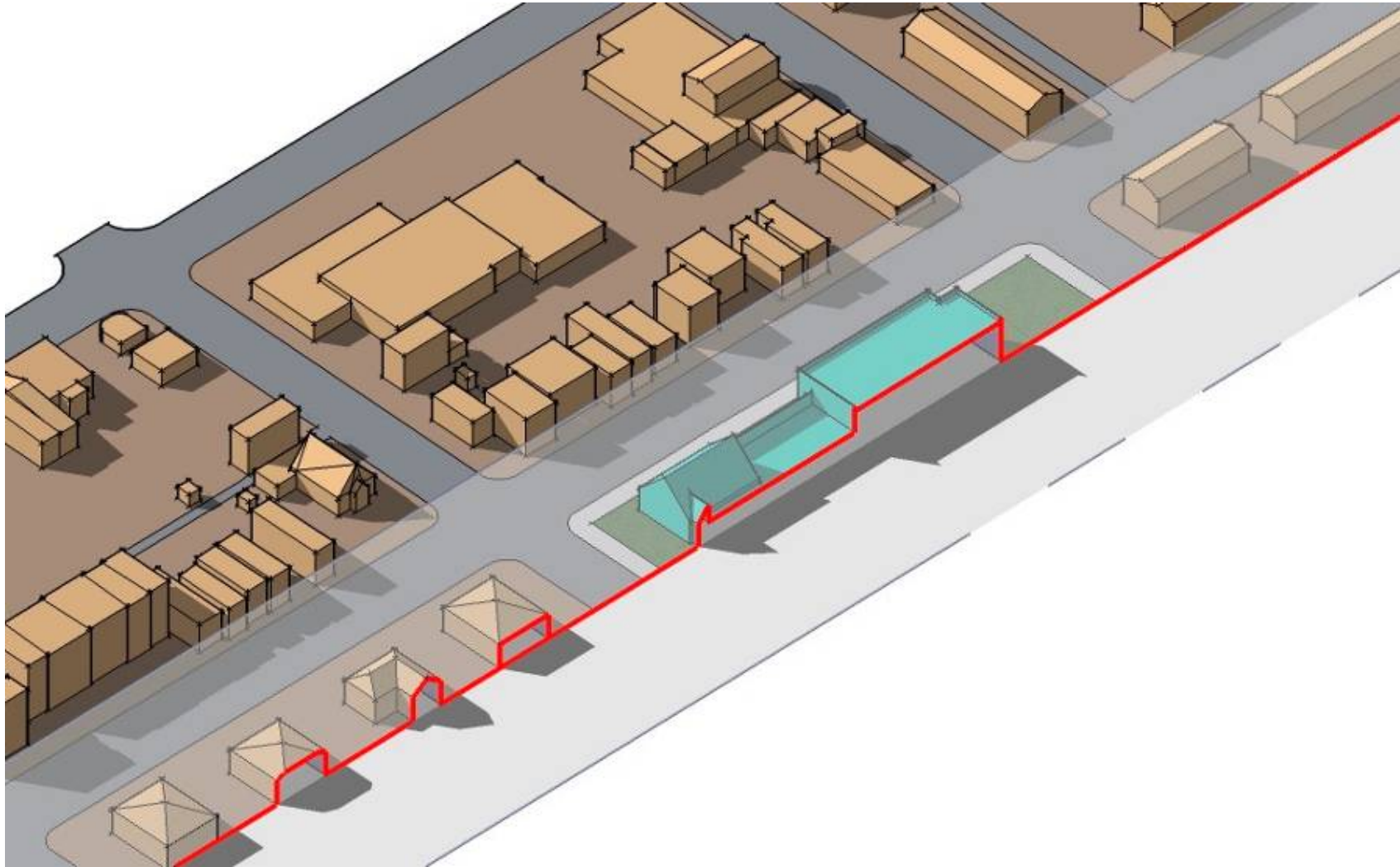
N/A

Block I Standards

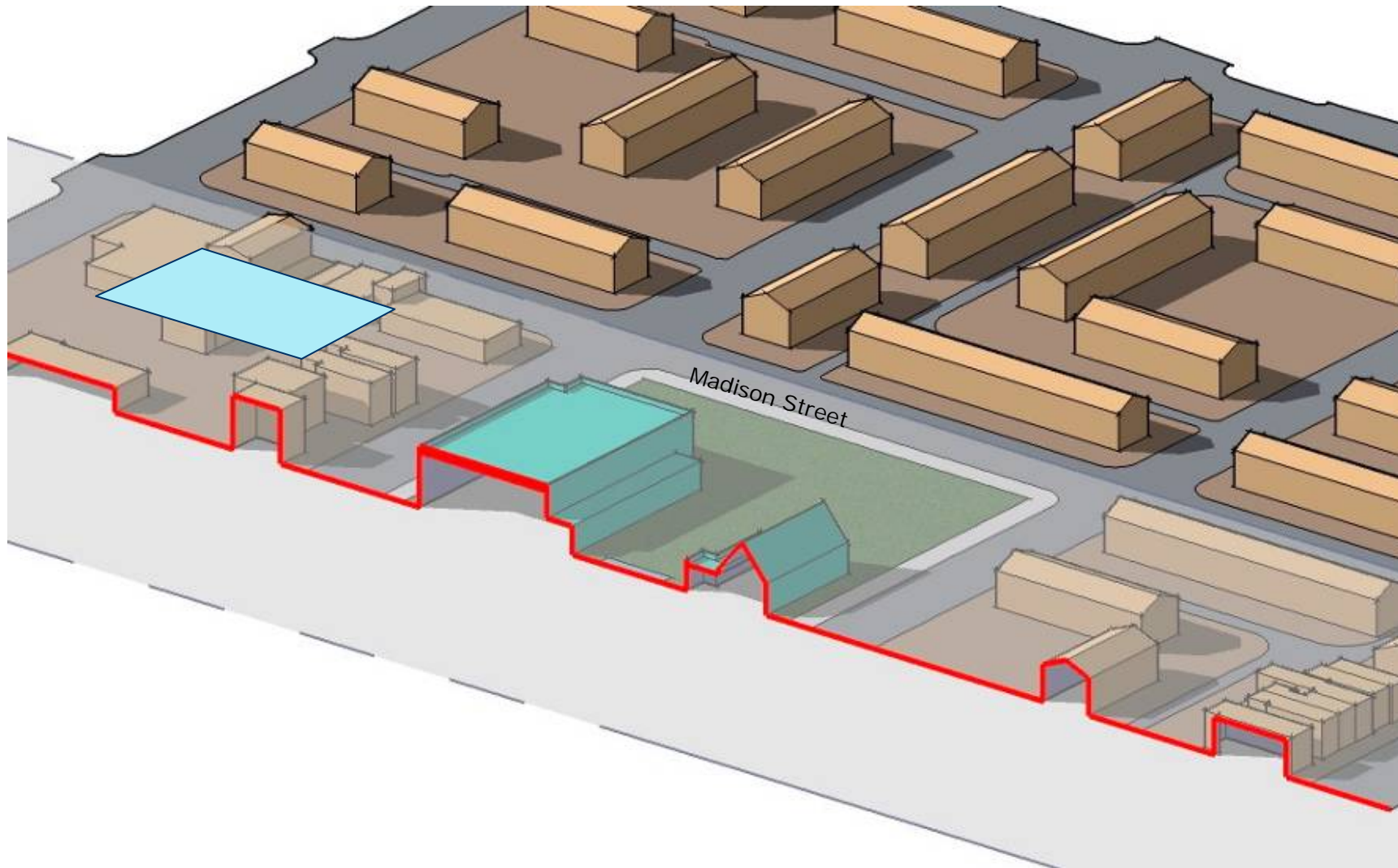
- Civic open space and primary entrance on Wythe Street.
- Variety in Building Heights – Maximum Height limited to 45 feet.
- Variety in Heights, scale to relate to adjoining neighborhood.
- Limited amount of surface parking on northern portion of the site.



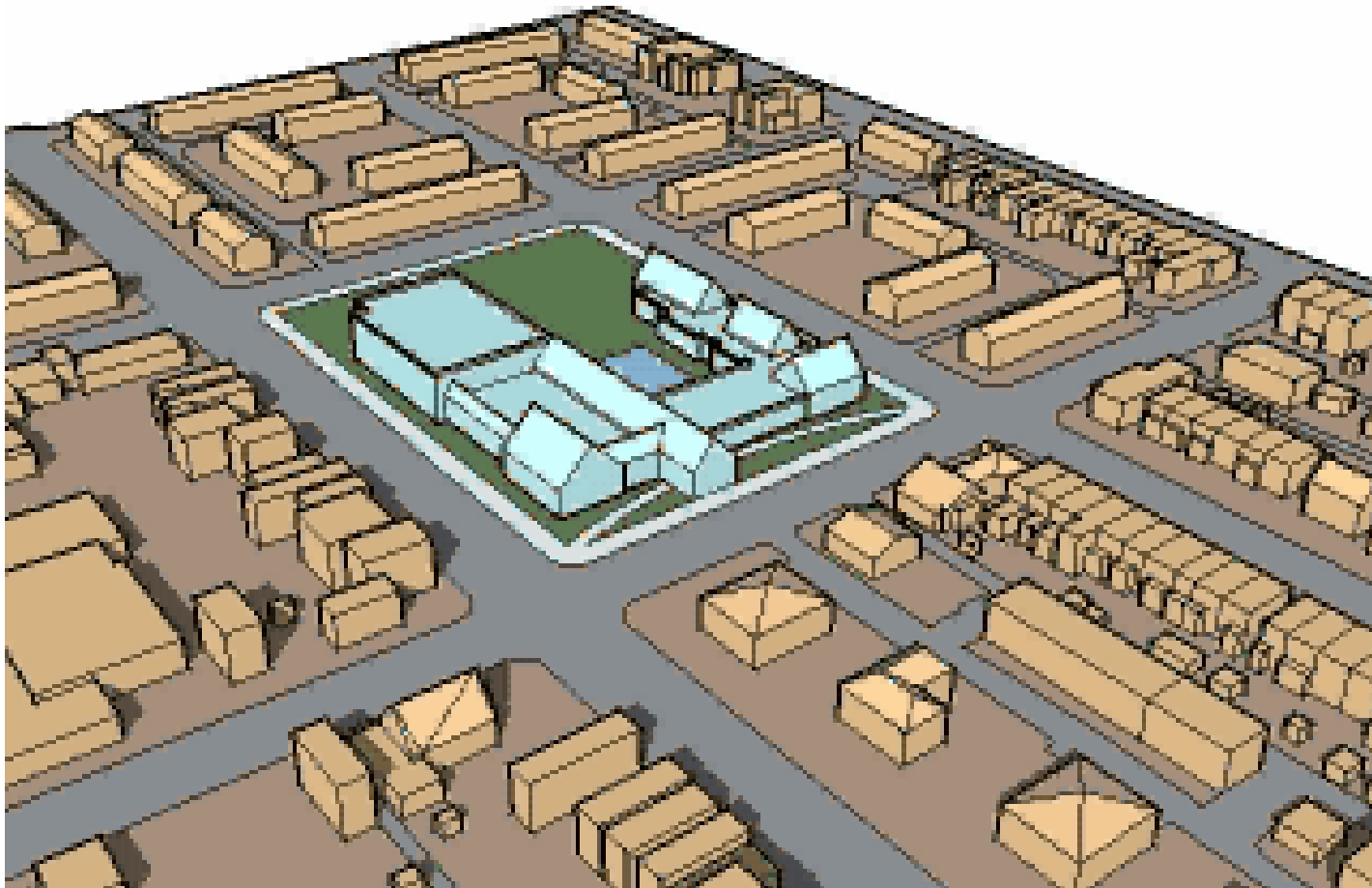
Development Concept



Site Section – Looking West



Site Section – Looking North



Development Standards and Principles

