

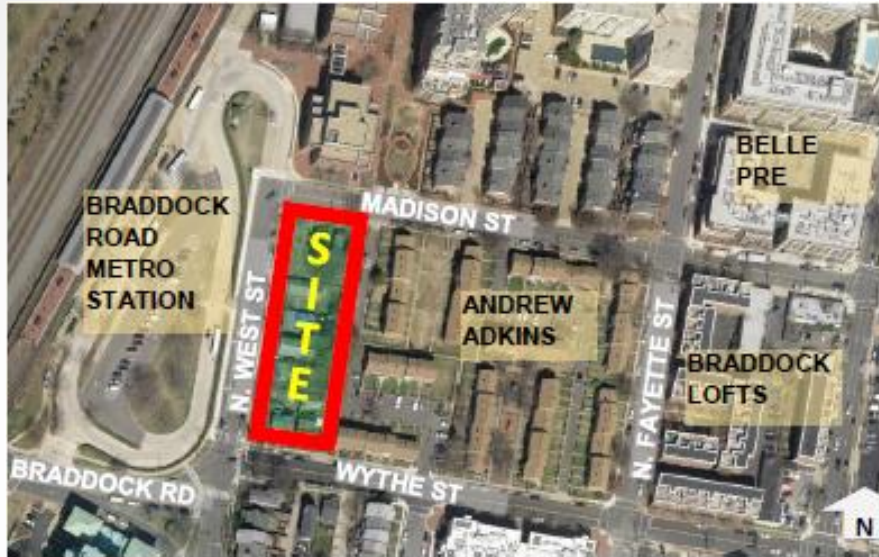


Braddock West

DSUP #2020-10027

ARHA Redevelopment Work Group
October 15, 2020

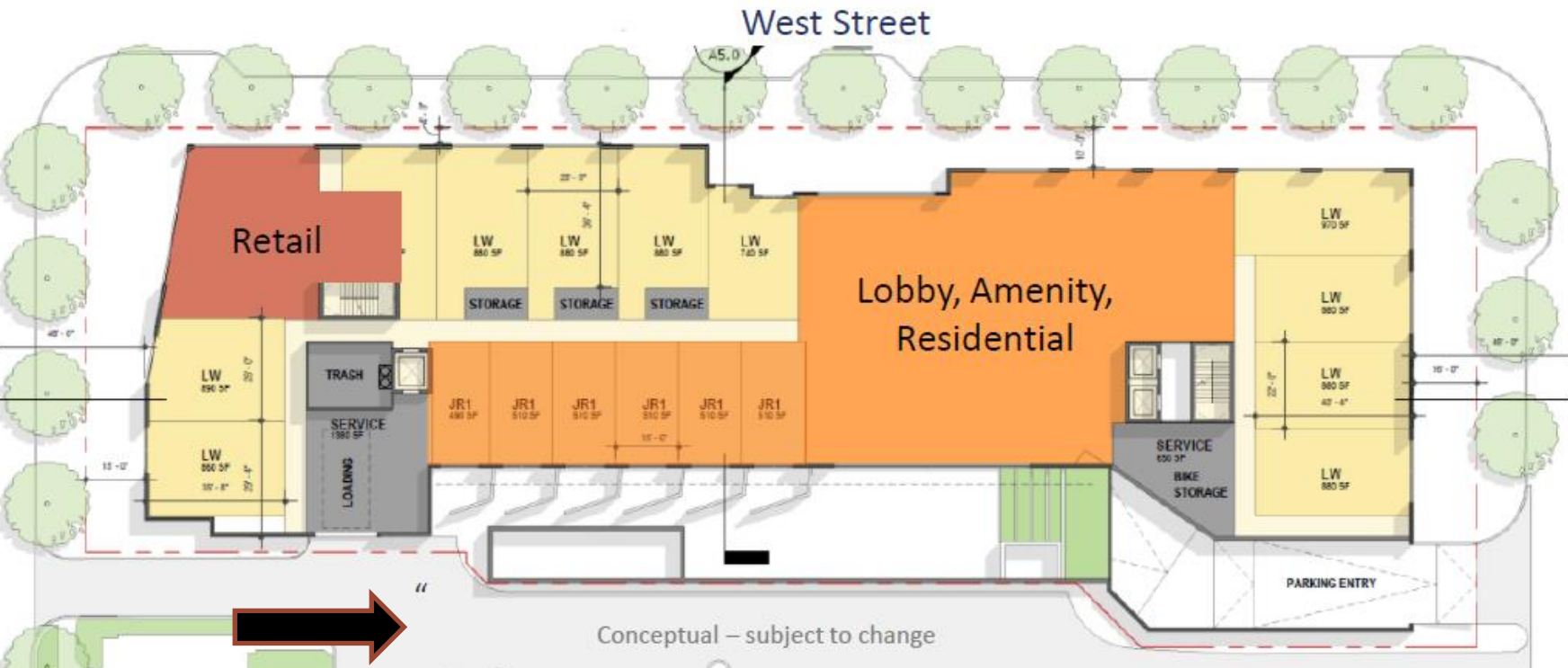
Project Overview



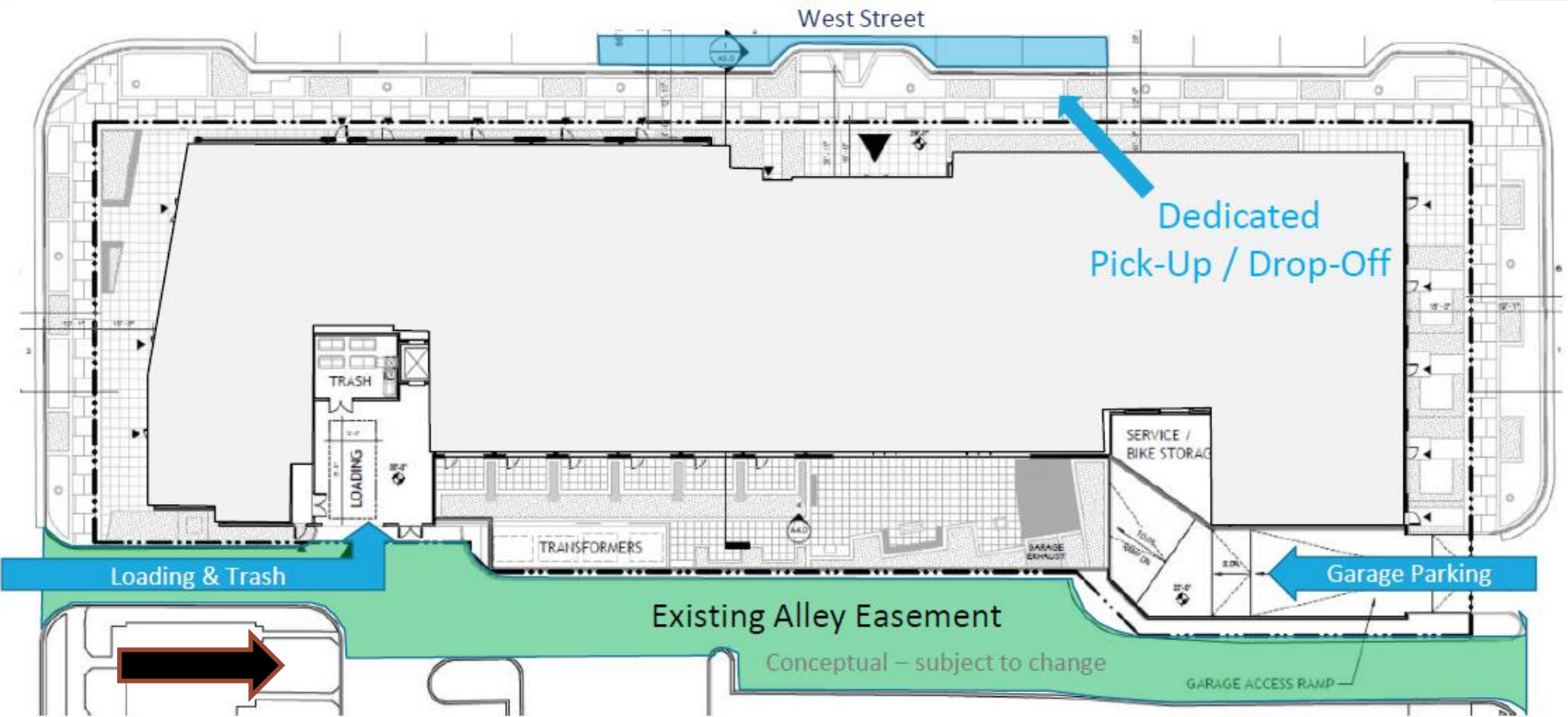
Applicant	CRC Companies LLC
Site Address	727 N. West Street
Lot Area	0.95 acres (41,398 square feet)
Current Zone	RB and RC (Townhouse residential)
Proposed Zone	OCH (Office commercial high)
Proposed Use	Multifamily residential and ground-floor commercial
Small Area Plan	Braddock Metro Neighborhood Plan

Proposed Site Plan

- 180 units (12 committed affordable units)
- 95' height / 7 stories
- 179K sf gross and 153K sf net floor area / 3.71 FAR
- Ground-floor retail + retail-ready flex units
- 108 parking spaces



Alley Access, Parking + Loading



Architecture





Requested Special Use Permits and Modifications

- **Master Plan Amendments** to the Braddock Road Metro Station Small Area Plan (and related plans) to document changes in zoning, land use, FAR and height
- **Rezoning** from RB to OCH
- **DSUP (Development Special Use Permit)** for a building with multifamily dwellings and ground-floor commercial space
- **SUP** for development up to 3.0 FAR in the OCH zone
- **SUP** for bonus density for affordable housing (Section 7-700)
- **SUP** for parking reduction
- **SUP** to allow for restaurant, retail, personal service and fraternal or private club uses on the ground floor in the OCH zone
- **Modifications** to crown coverage requirement, street tree spacing requirement in the Landscape Guidelines and the zone transition line setback
- **Vacation** of two public alleys