Project Description

The City has received an application for a mixed-use development directly to the east of the Braddock Road Metrorail Station.

- The applicant plans to construct approximately 174 multifamily residential units in a seven-story building with ground floor commercial and one level of underground parking.
- The ground floor will contain commercial units, “retail-ready” spaces that are residential units that can be converted to commercial use and an approximately 2,000 square foot pedestrian plaza at the corner of Wythe and N. West streets.
- The applicant is requesting a rezoning and a density bonus for the provision of affordable housing units, which will be provided on-site.

Project Data

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

Requested Special Use Permits & 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 and personal service 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

For more information about this application or to tell us what you think:

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This fact sheet was updated in July 2020. The information on this sheet is subject to change.