Braddock Neighborhood Development Standards
Development Standards and Principles

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 Cochères
- Street-Level, Pedestrian Uses
- High Quality Materials: Concrete, Stone, Metal etc.
Development Standards and Principles

General Building Standards:

TOP
- Articulated Skyline
- Strong Cornice, Setback, Etc.

MIDDLE
- Façade Articulation
- Multiple Rhythms

BASE
- Pedestrian Scaled
- Highly Articulated Façade
Development Standards and Principles

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.
Development Standards and Principles

General Building Heights

- Cotton Factory Building: 50 Feet
- Embassy Suites: 90 Feet
- Holiday Inn: 70 Feet
- 120 Feet
- 160 Feet
Development Standards and Principles
Development Standards and Principles

Block A, Block B

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.)
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
Development Standards and Principles

Block A, Block B
Development Standards and Principles

Block A, Block B

Shadows on Open Space
Development Standards and Principles

Block C

A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites
**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 Standards and Principles

Site Section – Looking West

Block C
**Development Standards and Principles**

**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
Development Standards and Principles

Site Section – Looking West
Development Standards and Principles

Site Section – Looking North
**Development Standards and Principles**

**Block E**

**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 Standards and Principles

Site Section – Looking East
Development Standards and Principles

Block E
Development Standards and Principles

Block F

A-I: Redevelopment Sites  J-S: Potential Redevelopment Sites
Development Standards and Principles

**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.
Site Section – Looking North
Development Standards and Principles

Site Section – Looking East

Block F
Development Standards and Principles

Block G

A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites
Development Standards and Principles

**Current Use:** Residential

**Zoning:** RB

**Site Area:** 201,600 SF

**Current Max Height:** 45 feet

**Current Max FAR:** 0.75

Existing Context
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
Site Section – Looking North
Development Standards and Principles

Site Section – Looking East
Development Standards and Principles
Development Standards and Principles

Block H

A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites
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)
Development Standards and Principles

Block H

Site Section – Looking West
Site Section – Looking North
Development Standards and Principles

Block I

A-I: Redevelopment Sites

J-S: Potential Redevelopment Sites
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 Standards and Principles

Block I

Site Section – Looking West
Site Section – Looking North
Development Standards and Principles
Development Standards and Principles