



City of Alexandria

Braddock West Extension

DSUP #2025-10028

City Council Public Hearing

November 15, 2025



Agenda



1. Summary
2. Stormwater Management
3. Building Height and Setbacks
4. Key Findings and Insights
5. Recommendation



Summary



Request:

3-year extension to previously approved DSUP #2025-10004 and DSUP #2020-10027

Action:

Planning Commission recommends approval

Discussion Items:

- Stormwater management
- Building height and setbacks
- Alternate condition language



**Braddock West Extension
DSUP2025-10028
727 North West Street**



Stormwater Management (On-Site)

- Proposal decreases stormwater runoff by 30% above requirement on site
- Ground floor retail and residential resilient for extreme rain event scenarios (100-year storm events)



Stormwater Management (Off-Site)

Flooding at nearby intersection:

- Staff considering feasibility of spot improvement project in the area to mitigate issue
- Confirm state of good repair:
 - If needed, additional inlets installed
- Potential long-term flood mitigation large capacity project in FY 2027 – 2036 Capital Improvement Program.



Building Height and Setbacks

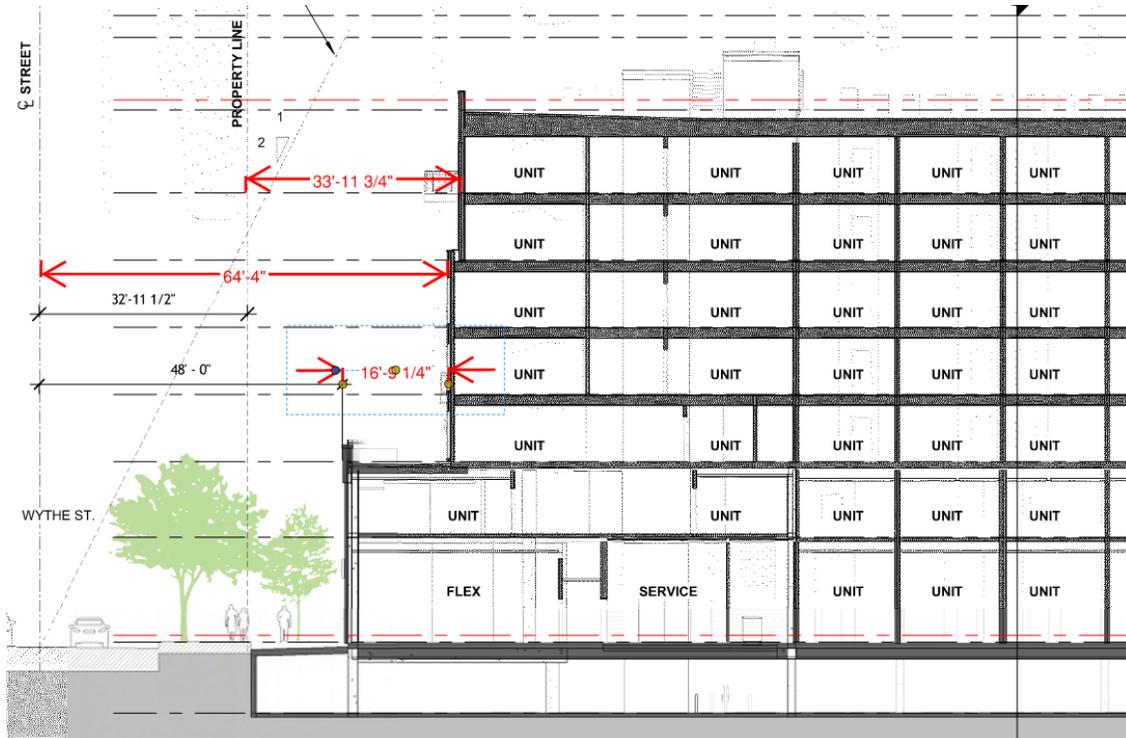


Figure 1: Wythe Street Building Setbacks



Figure 2: Braddock East Small Area Plan Height Map – Braddock West Site



Figure 3: Site Plan Showing Building Height Variation (Hatched)

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Key Findings and Insights

Highlights:

Schools – Approximately 8 new students generated

Transportation – Removal of a curb cuts and creation of mid-block crossing to Metro station

Sanitary – Upsized and reconnected sewer system for excess capacity

Stormwater – Installation of new vault to meet runoff reduction requirement

Benefits:

180 transit-oriented units, including 14 committed affordable units

Compliance with current City policies

Outreach:

Community meeting – May 22, 2025



Alternate Proposed Condition

Applicant's October Proposal: To provide space to a locally-based non-profit or community organization, the applicant proposed an amended condition that eliminated two affordable units and the voluntary affordable housing contribution.

Staff's Alternative: Staff proposes an alternative condition that incorporates a locally-based non-profit, maintains all 14 affordable units, and allows for a partial reduction of other monetary contributions:

- Braddock Open Space Fund: \$942k
- Braddock Community Amenities Fund: \$145k
- Capital Bikeshare: \$20k
- Housing Trust Fund: \$531k



City of Alexandria

Staff and the Planning Commission recommend approval of Development Special Use Permit #2025-10028 subject to conditions.





APPENDIX I:

Staff Proposed Language, Condition #133:

The applicant will provide a finished space to a locally-based non-profit or community organization for use by the organization through a sale or a long-term lease (for a minimum period of 30 years from the space being finished). The space shall be at least 2500 square feet and be provided in a turn-key condition. The following shall be done to the satisfaction of the Director of Planning & Zoning:

- a. Prior to issuance of the building permit:
 - i. The applicant will be required to depict on the plans where the space will be located;
 - ii. The applicant will be required to submit a document signed by both parties indicating the intent to lease or sell the space to the non-profit or community organization, fit out the space to a turn-key condition and an intent to occupy at the time of delivery; and
 - iii. Estimated construction budget for the space.
- b. Prior to issuance of the first Certificate of Occupancy:
 - i. The applicant must submit an itemized list of expenses for construction costs for fitting out the space in a turn-key condition to determine the total eligible amount to be credited. Staff will review and confirm eligible expenses. Required contributions for the Braddock Open Space Fund, the Braddock Community Amenities Fund, the Capital Bikeshare contribution and the Housing Trust Fund, in this order of priority, will be reduced by 2/3 of the documented construction costs and the reduction is not to exceed \$1.3 million.
 - ii. Provide and transfer the finished space to the proposed user.



APPENDIX II:

Optional Language to add to Condition #133:

- c. In the event that a good faith effort has been made by the applicant, in consultation with staff, to identify a user to commit to using the space upon delivery by issuance of the Building Permit but is unable to find a locally-based non-profit or community organization to occupy the space, then the applicant can submit materials to the Director's satisfaction that establish such. The applicant will not be required to provide and construct the space and will proceed with paying the monetary contributions as outlined in the approval.