City of Alexandria

Braddock West Extension

DSUP #2025-10004

Planning Commission Public Hearing

June 4, 2025

Agenda

1. Summary

2. Background Information

3. Parking Update

4. Key Findings and Insights
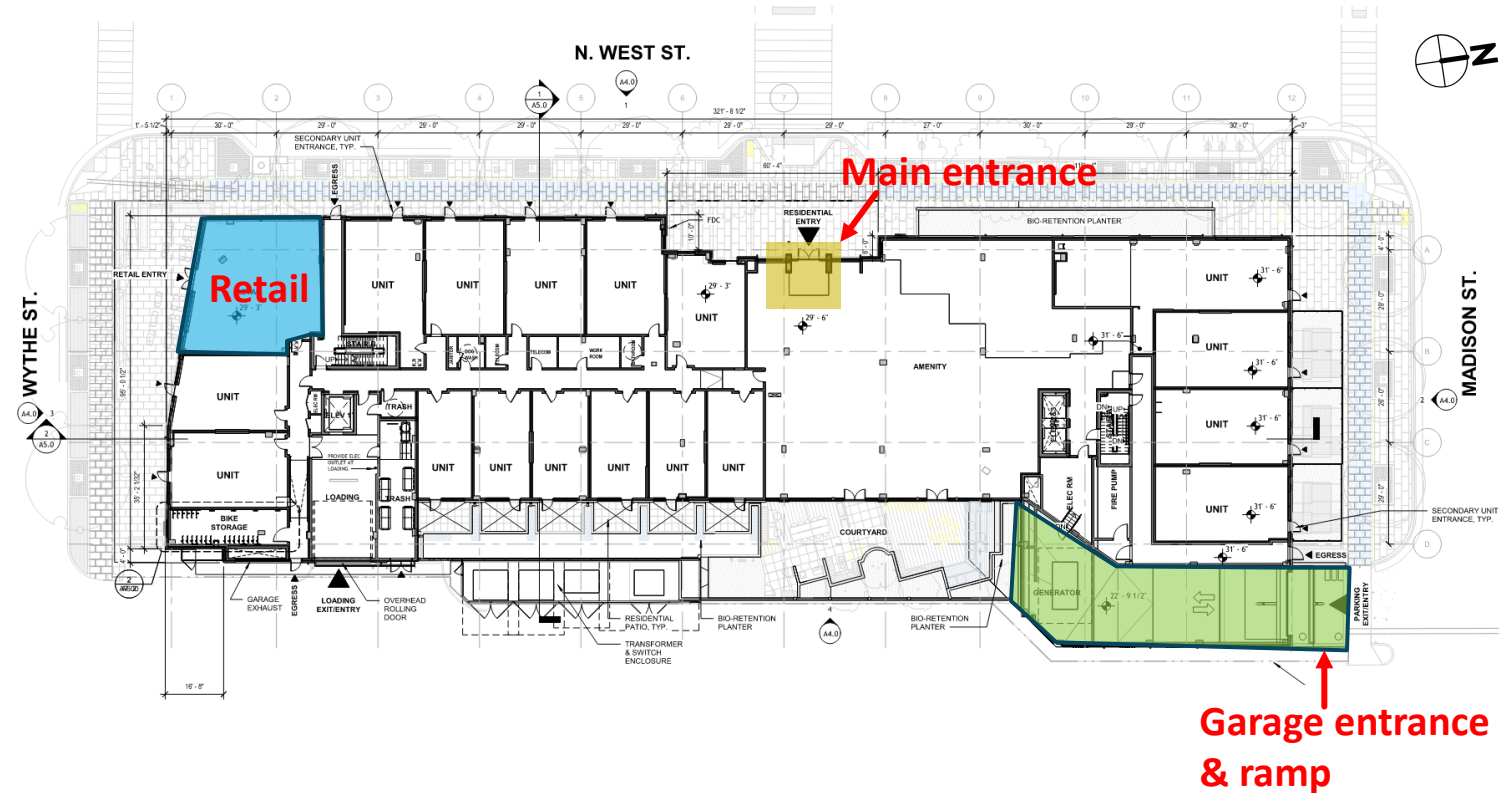
5. Recommendation

Summary

Request:

- 3-year extension to previously approved DSUP #2020-10027

Action:

- Recommend approval

Key Elements:

- Flexibility with parking

- Sanitary, stormwater, and pedestrian improvements

Braddock West Extension
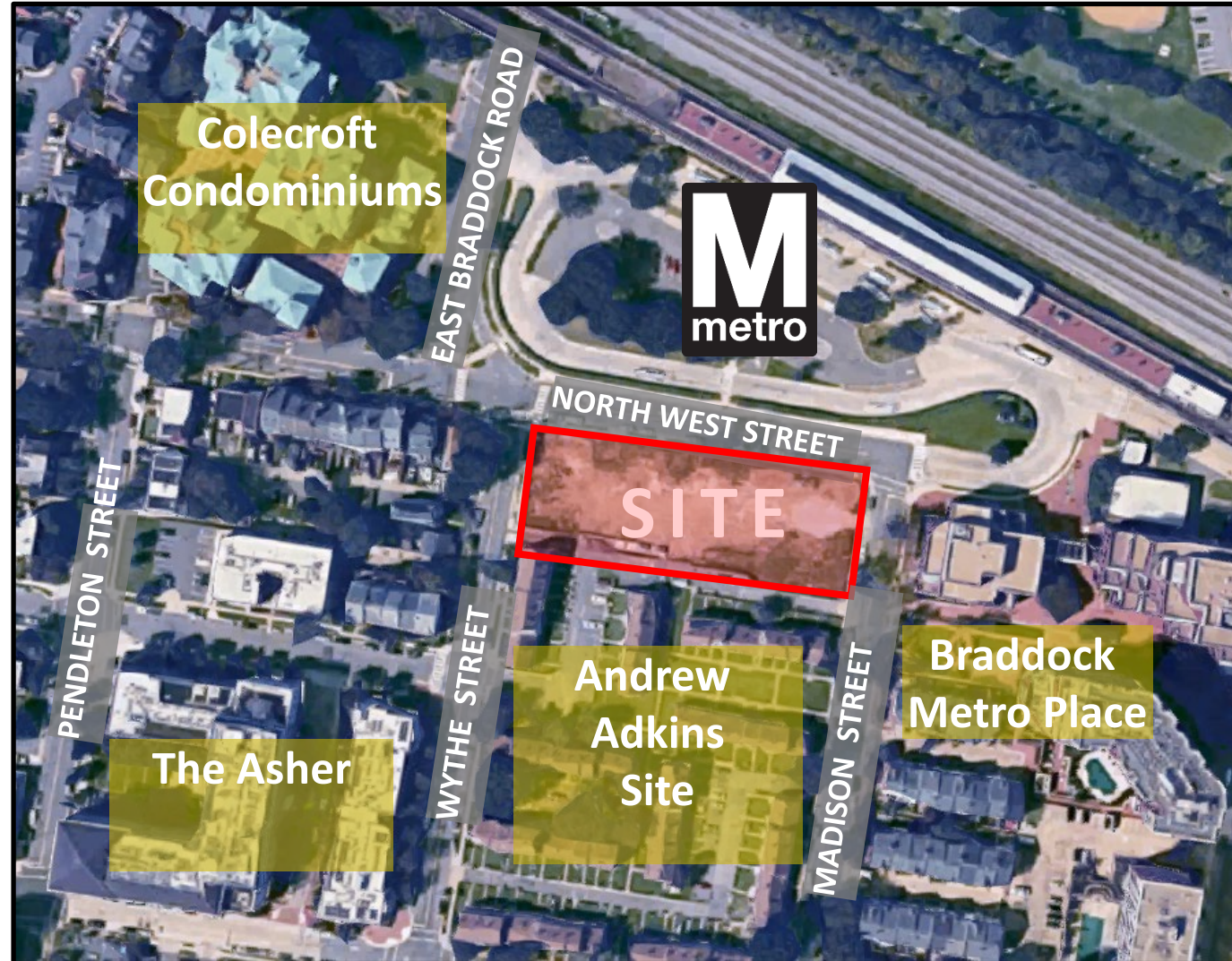**DSUP2025-10004**
727 North West Street

Background Information

- 180-unit mixed use building located across from Metro station

- SAP: BMNP & BEMP** overlay

Project Evolution:

- **Partial Site Plan release –** September 2022

- **Full Site Plan release –** December 2024

*Small Area Plan (SAP)
**Braddock Metro Neighborhood Plan (BMNP)/Braddock East Master Plan (BEMP)

4

Parking Update

- Two parking options:

Parking Tabulations	Permitted/Required	Proposed/Provided
Minimum:	139 spaces	**Option A** (1-level garage)
		108 spaces*
Maximum:	196 spaces	**Option B** (2-level garage)
		191 spaces
*Option A reflects the SUP for a parking reduction approved with DSUP2020-10027. Option B does not necessitate a parking reduction.		

Key Findings and Insights

Highlights:

- Schools – Approximately 8 new students generated

- Transportation – Removal of a curb cuts and 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:

- More housing provided, including 14 affordable units

- Completion of construction site near Metro station

- Compliance with current City policies

Outreach:

- Community meeting – May 22, 2025

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DSUP #2025-10004
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Staff recommends <u>APPROVAL</u> subject of DSUP #2025-10004 subject to Conditions

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