



City of Alexandria

Braddock West Extension

DSUP #2025-10028

Planning Commission Public Hearing

October 9, 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:

Recommend approval

Discussion Items:

Stormwater management

Building height and setbacks



**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

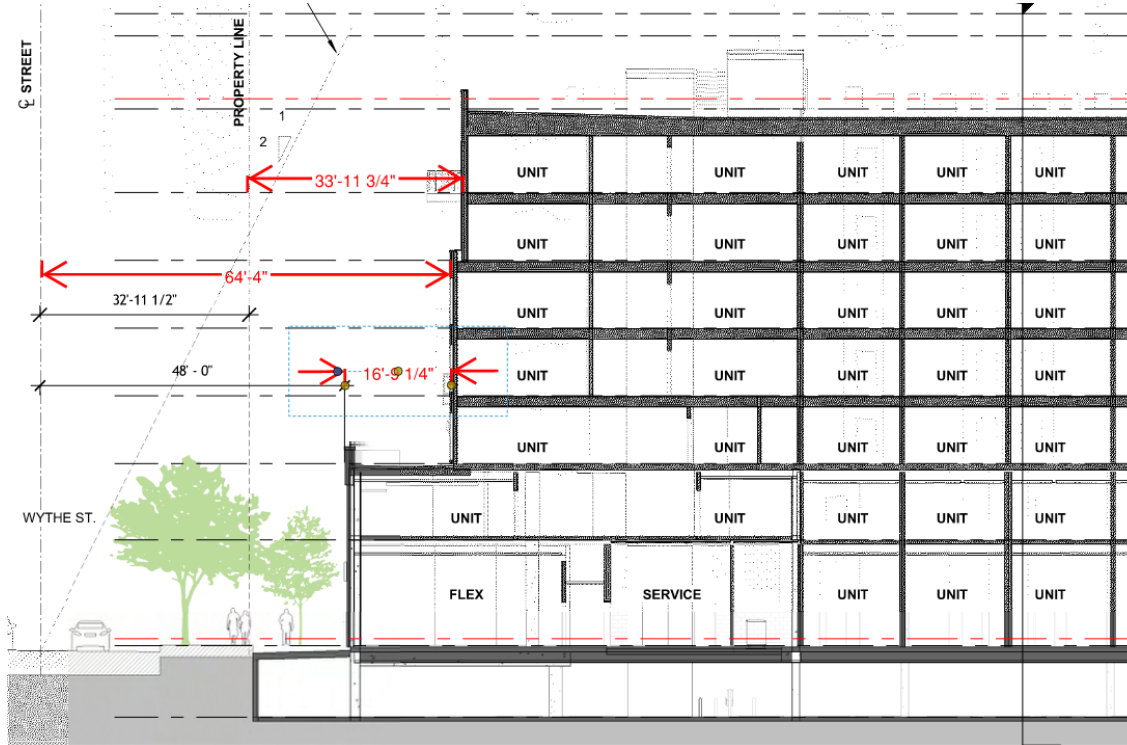


Figure 1: Wythe Street Building Setbacks



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

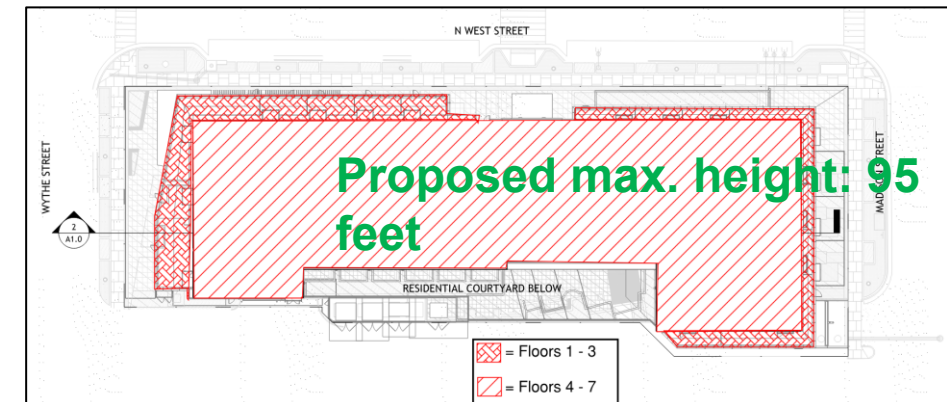


Figure 3: Site Plan Showing Building Height Variation (Hatched)



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:

180 transit-oriented units, including 14 affordable

Compliance with current City policies

Outreach:

Community meeting – May 22, 2025



City of Alexandria

**Staff recommends approval
subject to conditions**

