



City of Alexandria

# Braddock West Extension

**DSUP #2025-10004**

**City Council Public Hearing**

June 14, 2025



# Agenda



1. Summary
2. Background Information
3. Parking Update
4. Key Findings and Insights
5. Recommendation



# Summary

## Request:

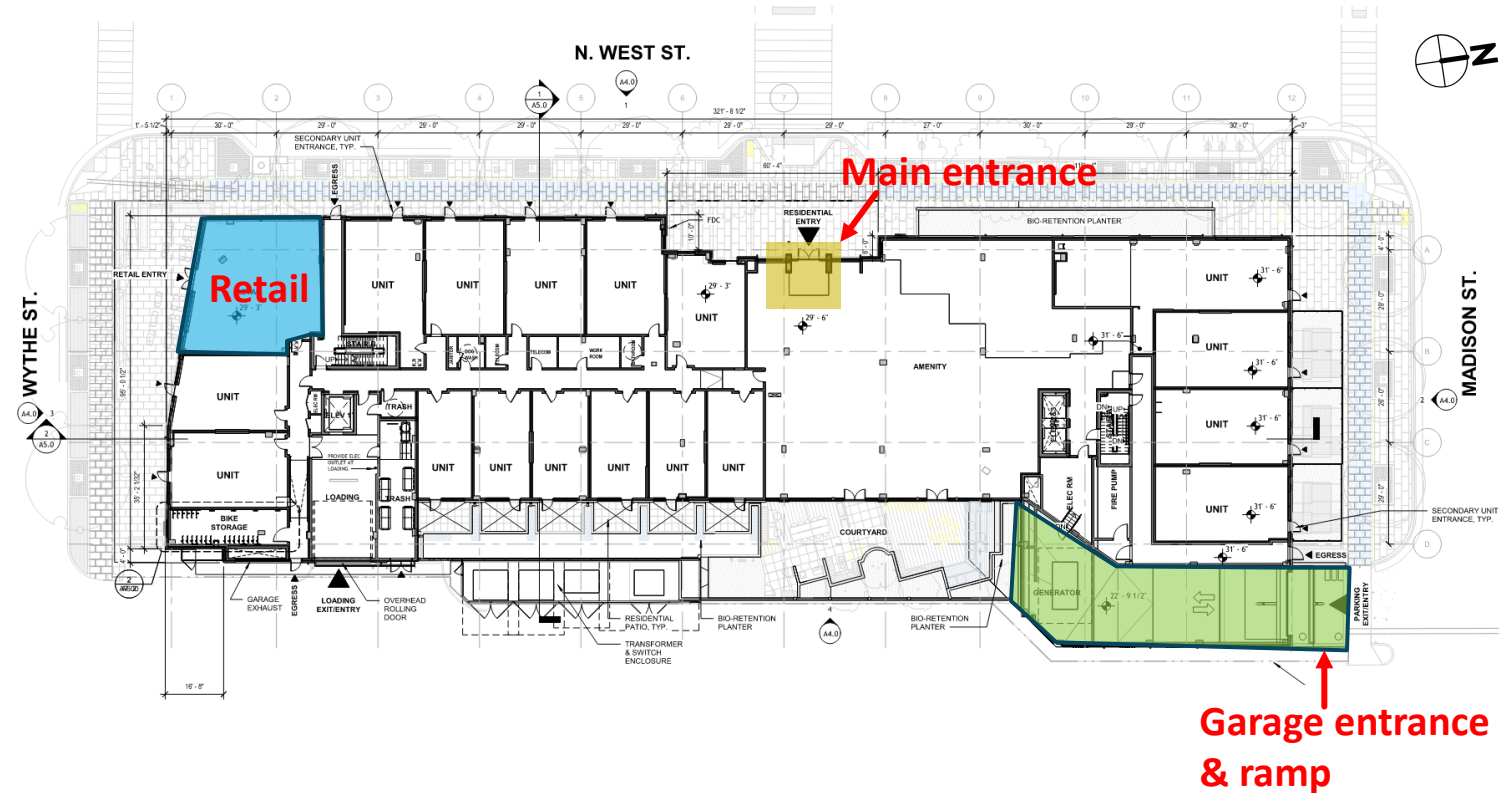
- 3-year extension to previously approved DSUP #2020-10027

## 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



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

\*Small Area Plan (SAP)

\*\*Braddock Metro Neighborhood Plan (BMNP)/Braddock East Master Plan (BEMP)



# Parking Update

- Two parking options:

Parking Tabulations	Permitted/Required	Proposed/Provided
Minimum:	139 spaces	<u>Option A</u> (1-level garage)
		108 spaces*
Maximum:	196 spaces	<u>Option B</u> (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

**Braddock West Extension  
DSUP #2025-10004  
727 North West Street**





City of Alexandria

# Staff Guidance

**Staff and Planning  
Commission recommend  
approval of DSUP  
#2025-10004 subject to  
Conditions**

Braddock West Extension  
727 North West Street

