



Braddock West

727 N. West Street

Master Plan Amendment #2020-00008

Rezoning #2020-00004

Development Special Use Permit #2020-10027

Transportation Management Plan Special Use Permit #2020-00076

Vacation #2020-00004

Planning Commission

December 1, 2020

Project Location



Braddock West – DSUP2020-10027

Project Description



Braddock West – DSUP2020-10027



- Mixed-use building with 7 stories, 180 units, ground-floor commercial and “retail-ready” units
 - Includes 14 committed affordable housing units
- Publicly accessible plaza at southwest corner of site
- Streetscape improvements, including mid-block crossing to Metrorail Station
- Includes vacation of two public alleys and contribution to City’s Open Space Fund
- Applicant will seek LEED Silver and Performance Points in 2019 Green Building Policy

Building Design



Braddock West – DSUP2020-10027



View from Metrorail Platform

Building Design



Wythe Street Elevation



Madison Street Elevation

Braddock West - DSUP2020-10027



Master Plan Amendment, Compliance and Rezoning

- Proposal complies with the Braddock Metro Neighborhood Plan (BMNP) and Braddock East Master Plan (BEMP)
 - Proposal implements BMNP principles with walkable development including pedestrian improvements and publicly accessible open space
- Master Plan Amendments needed to separate site from Andrew Adkins site, increase of base density level to 3.0 FAR and rezoning to OCH zone
 - Applicant is providing 2 of its 14 affordable units with increase of base density from 2.5 to 3.0 FAR
- Rezoning to OCH permits development consistent with recommendations of Master Plan

SUPs and Modifications

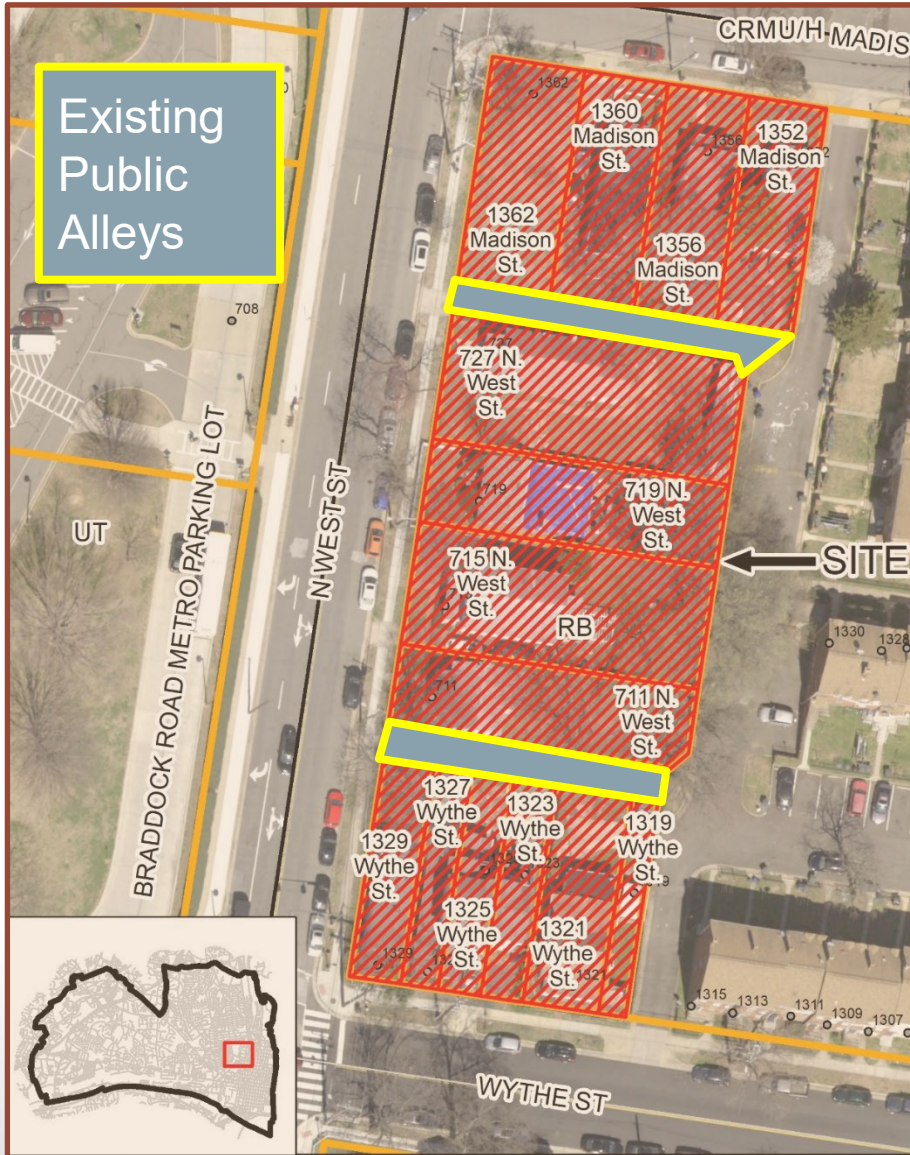
Special Use Permits (SUPs)

- Increase in floor area ratio to 3.0 in the OCH zone
- Section 7-700 density and height bonus for provision of affordable housing
- Parking reduction for residential and commercial uses
- Retail and personal service uses in the OCH zone
- Fraternal or private club
- Transportation management plan

Site Plan Modifications

- Crown coverage
- Zone transition line setback

Vacation



- Site includes two public alleys
- Alleys total 2,724 SF and the land proposed to be rezoned and used for the building footprint
- Staff supports vacation request as the alleys only serve the existing houses and not new development
- Applicant will provide contribution to the Open Space Fund based on alley valuation

Stormwater

- Stormwater improvements are conditioned for this site based on area storm sewer capacity and flooding/drainage issues
- Staff conditioned applicant to ensure post-development stormwater runoff does not exceed 70 percent of 2- and 10-year storm levels
- Applicant will provide additional study during Final Site Plan to confirm proposal addresses 100-year storm impacts to the site

Sanitary Sewer

Braddock Metro



NEIGHBORHOOD PLAN

"Sanitary sewers for development projects in the Braddock Metro area will be connected to the Potomac Yard Trunk Sewer, which was built with significant excess capacity."

- Project site currently flows to the Commonwealth Interceptor sewer
 - Sewers do not have available sewer capacity resulting in sanitary sewer back-ups in homes during wet weather events



Sanitary Sewer Recommendations

- Approve sanitary sewer conditions
- Staff condition 68 requires project to connect to the Potomac Yard Trunk Sewer (per BMNP)
- Staff condition 69 allows for credits to be applied to sewer tap fee for connecting offsite areas to the Potomac Yard Trunk Sewer

Community

Community Meetings

July 29, 2020

Applicant-hosted meeting (virtual)

September 10, 2020

Braddock Implementation Advisory Group (virtual)

City Meetings

October 7, 2020

Landlord-Tenant Relations Board (virtual)

November 5, 2020

Alexandria Housing Affordability Advisory Committee (virtual)

Project Benefits

- High-quality building design and materials
- 14 committed affordable housing units on-site and affordable housing contribution (\$531,927)
- New retail space and residential units adjacent to Braddock Road Metrorail Station (including retail-ready units)
- Addition of open space, streetscape and pedestrian improvements
- Compliance with 2019 Green Building
- Addressing of stormwater impacts on site and in vicinity
- Contributions to Braddock Community Amenities and Open Space Funds, Public Art, Capital Bikeshare, Citywide Open Space Fund and Urban Forestry Fund

Conditions Updates



- Condition 65e (public alley vacation):
 - e. If staff determines that the two public alleys within the site area are private and not City-owned, the applicant will not be subject to the provisions of this condition. (T&ES) (P&Z) *
- Conditions 77 and 78 (solid waste):
 - Removal of “per blockface” for trash and recycling receptacles to be provided by applicant

Conclusion

Staff recommends approval



Braddock West – DSUP2020-10027

Affordable Housing Contributions



FAR	Affordable Housing Contribution Summary
0-2.5	\$531,927 voluntary monetary contribution consistent with City procedures
2.5-3.0	2 affordable units (10% of development increase provided as affordable housing)
3.0-3.71	12 affordable units consistent with Section 7-700 (bonus density)