



# **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**

**City Council**

**January 23, 2021**

# 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

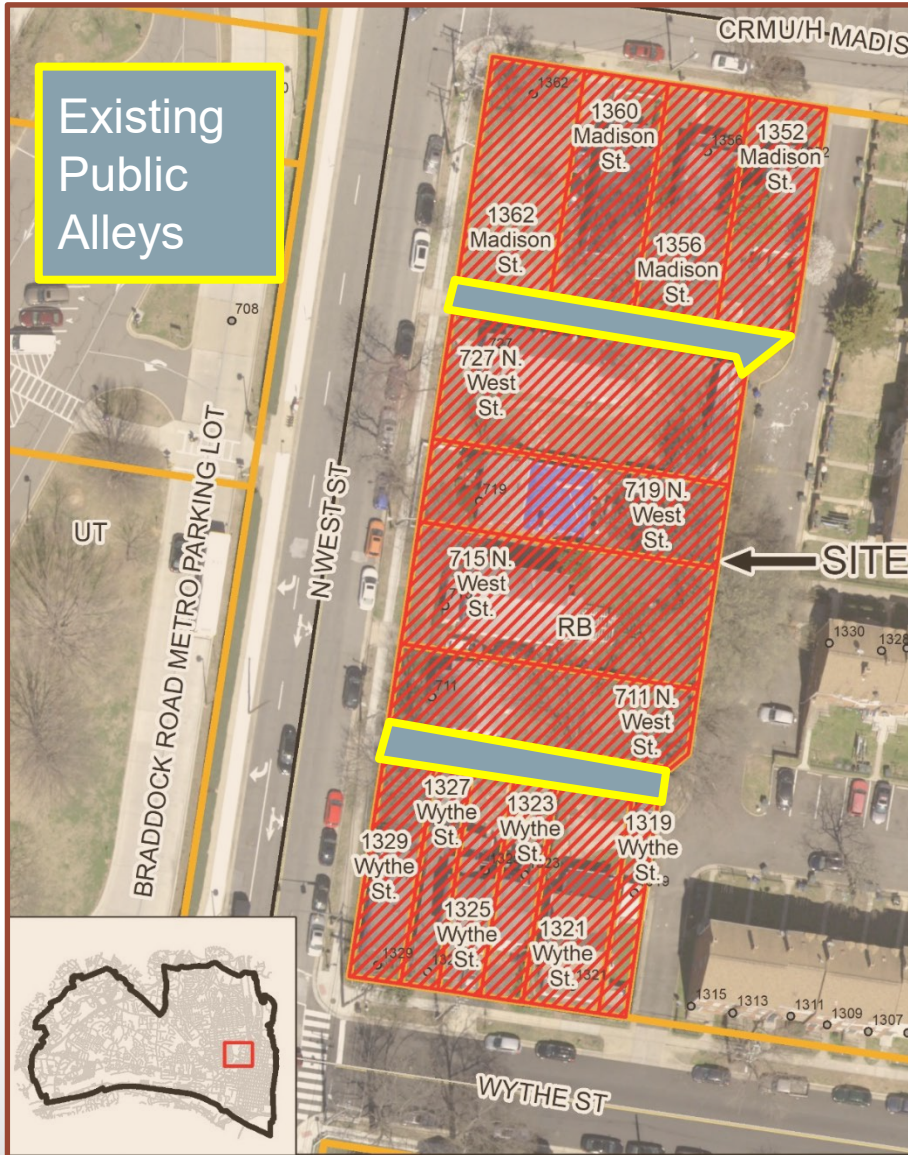
## **Special Use Permits (SUPs)**

- 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

# Conclusion

***Staff and Planning Commission recommend approval***



Braddock West – DSUP2020-10027





# Conditions Updates

- Conditions 77 and 78 (solid waste):
  - Removal of “per blockface” for trash and recycling receptacles to be provided by applicant



# Affordable Housing Contributions



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