



# **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**

**May 15, 2021**

# Timeline Update

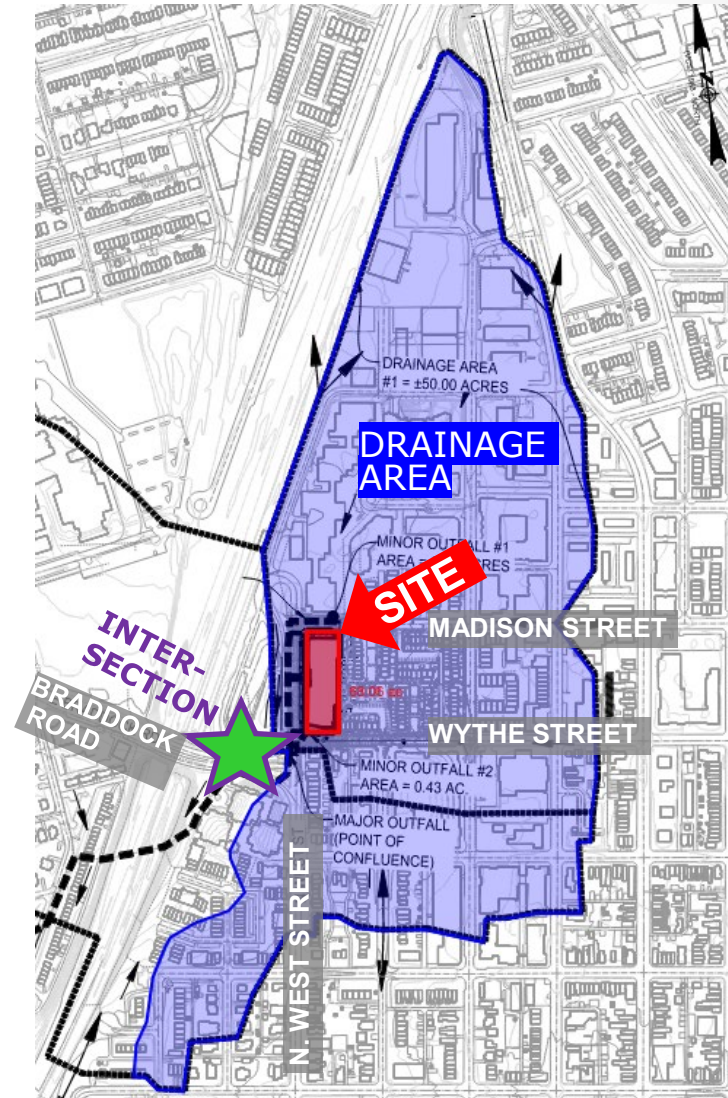
- **March 13** – City Council voted to deny the Planning Commission recommendation to approve the Master Plan Amendment, Rezoning, DSUP and Vacation requests
- **April 5** – Applicant hosts an outdoor and virtual community meeting at Andrew Adkins after reaching out to residents and ARHA via email and in person
- **April 6** – At a Council Legislative Meeting, Councilman Aguirre stated that he would request to rescind the denial motion at a future Council meeting or hearing
- **April 27** – Council voted 5-2 at a Legislative Meeting on Motion to Rescind previous denial

# Sewer Connections

- Applicant agreeing to condition 68 and staff recommended change to condition 69
- Sanitary connection to Potomac Yard Trunk Sewer and connection of offsite properties will help to reduce potential for sewer back-ups for downstream residents

# Stormwater

- Site is only 1.8% of the drainage area contributing to flooding at Braddock/West/Wythe intersection
  - Site has limited onsite options for areawide flood reduction due to size of the site
- Proposal will reduce site runoff by 30%
  - Stormwater runoff will be reduced through installation of planter boxes, permeable pavement and underground detention vaults



# Conclusion

- Staff recommends approval of the requested Master Plan Amendments, Rezoning, DSUP and Vacation
- Applicant agrees to staff conditions per staff report and staff-recommended changes, including regarding sanitary sewer construction, and the valuation of public alleys to be vacated
- Staff recommends an update to Condition 69 (sanitary sewer) and “clean up” updates to 2, 77 and 78







# Project Location



Braddock West – DSUP2020-10027

# Project Description



- 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)**

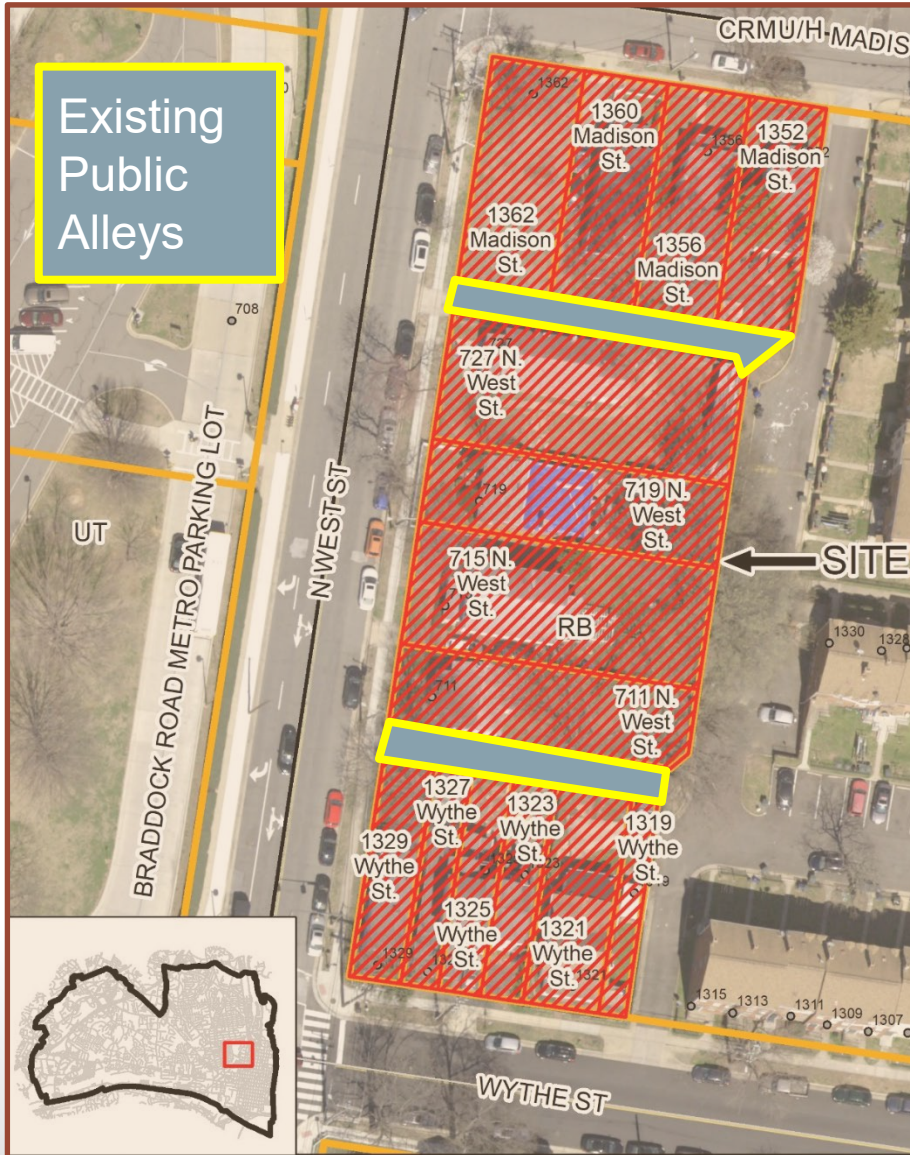
- Increase in floor area ratio to 3.0 in the OCH zone
- Section 7-700 density and height bonus for provision of affordable housing
- Parking reduction for residential and commercial uses
- Retail and personal service uses in the OCH zone
- Fraternal or private club
- Transportation management plan

## **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





# 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)