

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MAY 10, 2021

**TO:** MAYOR WILSON AND MEMBERS OF CITY COUNCIL

**FROM:** KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

**SUBJECT:** DSUP #2020-10027 / BRADDOCK WEST

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### **ISSUE:**

This memorandum serves as an update on the Braddock West development special use permit (DSUP) case since the DSUP request was denied by City Council on March 13. Since the denial vote, the applicant has done the following:

- Based on feedback from City Council, the applicant has reached out to residents of the adjacent Andrew Adkins community. This included talking with residents in the community and sharing flyers with residents about the project and meeting information. The applicant hosted an outdoor community meeting on-site for residents on April 5<sup>th</sup> where they presented the development proposal and answered questions from community members. The meeting was also streamed online and allowed for questions from online participants.
- The applicant has agreed to the conditions related to constructing the sanitary sewer which will connect to the Potomac Yard Trunk Sewer, consistent with staff's recommendation and with the Braddock Metro Neighborhood Plan. The applicant agrees to the staff-recommended change to Condition 69, outlining the size of the sanitary sewer to be installed by the applicant and how the applicant is entitled to sewer tap fee credits based on the City Code. Tap fee credits apply to the installation of sanitary sewer larger than what is needed to serve their site and for connection of offsite properties to this new sewer line.
- The applicant has also agreed to the staff report condition related to the valuation of the two public alleys located within the site. The applicant has agreed to paying the approximately \$650,000 valuation of the two alleys as determined by the Office of Real Estate Assessments (OREA) pending vacation approval. The OREA memo from March has been attached for reference.

### **UPDATED CONDITIONS:**

Staff requests City Council recommend approval of the minor conditions changes below, which are identical to the condition changes recommended by staff for the March City Council hearing. For Condition 2, the City Council Legislative Meeting date where the DSUP approval validity period was extended based on the COVID-19 pandemic has been updated. Staff is also requesting amendments to conditions 77 and 78 to clarify the number of trash and recycling receptacles to be provided are per the

site and not per blockface. The changes to conditions 77 and 78 were mistakenly omitted from the Planning Commission recommendation action.

1. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (plus any extensions per the July 7 October 6, 2020 City Council Docket Item 19 due to the COVID-19 emergency) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
- ~~69. The applicant shall be provided with a credit to be applied towards the sanitary tap fee, if the applicant connects offsite sanitary flow that currently discharges to the Commonwealth Interceptor, to the proposed sanitary sewer serving the development, which shall connect to the Potomac Yard Trunk Sewer. Based on separating the existing 8-inch sanitary sewer on N West Street, the tap fee credit shall not exceed \$600,000 unless otherwise mutually agreed upon by the applicant and the City. The applicant shall be responsible for determining the feasibility of such connection(s) prior to the first Final Site Plan submission. (T&ES) \*~~
69. The applicant is required to install a 12-inch sanitary sewer from their project site to the Potomac Yard Trunk Sewer; this exceeds the requirement to provide service to the property of a 10-inch sanitary sewer. The applicant shall be provided a sewer tap fee credit for the installation of the 12-inch sanitary sewer versus the 10-inch sanitary sewer in accordance with Section 5-6-25.1(b)(2). In addition, the applicant shall be provided with a sewer tap fee credit for the connection of any offsite sanitary sewers, including the existing 8-inch sanitary sewer on N West Street. The applicant shall be responsible for determining the feasibility of such connection(s) prior to the first Final Site plan submission. (T&ES)
77. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid ~~per block face~~ dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) \*
78. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of three (3) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band ~~per blockface~~ dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in ~~[AB1] [AB2] [AB3]~~ the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) \*

**STAFF:**

Karl Moritz, Director, P&Z  
Robert M. Kerns, AICP, Chief of Development, P&Z  
Catherine Miliaras, AICP, Principal Planner, P&Z  
Michael Swidrak, AICP, Urban Planner, P&Z  
Lalit Sharma, PE, Deputy Director, T&ES  
William Skrabak, Deputy Director, T&ES  
Erin Bevis-Carver, PE, Acting Division Chief, T&ES

**ATTACHMENTS:**

1 – Memo on Vacation (VAC #2020-00004) of Two Public Alleys in 700 Block of N. West Street from Bryan Page, Office of Real Estate Assessments, dated March 9, 2021


# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MARCH 9, 2021

**TO:** KARL MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

**FROM:** WILLIAM BRYAN PAGE SRA, RM, REAL ESTATE ASSESSOR  
OFFICE OF REAL ESTATE ASSESSMENTS (OREA) 

**SUBJECT:** VACATION OF TWO PUBLIC ALLEYS ON THE EAST SIDE OF N. WEST STREET BETWEEN ITS INTERSECTION WITH MADISON STREET AND WYTHE STREET

**ADDRESS:** 700 BLOCK NORTH WEST STREET, ALEXANDRIA, VA 22314

**PROJECT:** VACATION #2020-0004

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Per your request, we have reviewed the proposed vacation of two public alleyways located on the east side of North West Street between that artery's intersection with Madison Street and Wythe Street across from the Braddock Road Metro Station. They are primarily asphalt-paved measuring 11.58 feet wide by 107.1 feet (Southwest Alley) and an average of 120.71 feet deep (Northwest Alley). Both are recorded among the City land records within Deed Book 88, at Page 152. They contain a combined land area of 2,724 square feet (1,244 SF Southwest Alley; 1,480 SF Northwest Alley) and are part of a proposed development plan (DSUP 2020-10027) by West Street Acquisitions LLC to rezone (REZ 2020-0004) 41,398 square feet from RB to OCH for the development of 180 multi-family rental units with ground floor retail and flex space. Fourteen of the 180 units will be developed and maintained as affordable, leaving 166 market rate units. The project will be known as Braddock West. The land area of both alleys were used in the calculation of density (number of units).

Neither of the alleyways can be individually developed, and assemblage with the redevelopment of single-family uses does not constitute the highest and best use. It would also be contrary with recommendations within the Braddock Road Metro Station Small Area Plan which envisions redevelopment of higher density hotel or office uses with streetscape neighborhood retail. Given the lack of demand for either hotel or office, the redevelopment with mixed-use multi-family represents the current highest and best use. As such, the West Street Acquisitions LLC is requesting a Master Plan Amendment (MPA 2020-00008) for this type of development.

The value of the proposed vacation was estimated using the CY 2021 assessed land values of stick built midrise multi-family parcels in the immediate neighborhood and those that possess similar characteristics located elsewhere in the City. It has been OREA's experience that affordable

dwelling unit land values are essentially revenue neutral. In other words, their value in isolation from the market rate units closely approximate the hard and soft costs to construct the improvement components. Recent multi-family land sales were also used in the analysis.

Research indicates that assessments and recent sales range from \$68,000 per unit to \$90,700 per unit. However, unlike other projects the subject will incur additional site development costs ranging from \$1,750,000 to \$2,000,000 in order to provide sanitary sewer to the property. These additional costs act to place significant downward pressure on the per unit rate. Given all the factors that impact the economic feasibility of this property relative to site development, the OREA is of the opinion that an as-is assessed value of **\$58,500 per unit to \$60,000 per unit** is reasonable. Using a proportional relationship of units to acreage, it is estimated that the two alleyways will support 11 of the proposed 180 multi-family units.

Based on the foregoing discussion, the proposed vacation of the two alleyways have a combined prospective estimated assessment ranging from **\$643,500 (11 units x \$58,500 per unit)** to **\$660,000 (11 Units x \$60,000 per unit)**.

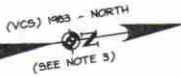
**Six Hundred Forty-Three Thousand Five Hundred Dollars**  
**to Six Hundred Sixty Thousand Dollars**

**This analysis does not constitute a fully documented real property appraisal report and should not be purported as such.** The analysis is based on 2021 assessed land values of similarly zoned parcels intended for multifamily development and complies with City policies and guidelines regarding vacations.

**Attachments**

Vacation Plat: August 12, 2020  
Legal Descriptions: Metes and Bounds (Deed Book 89, Page 125)

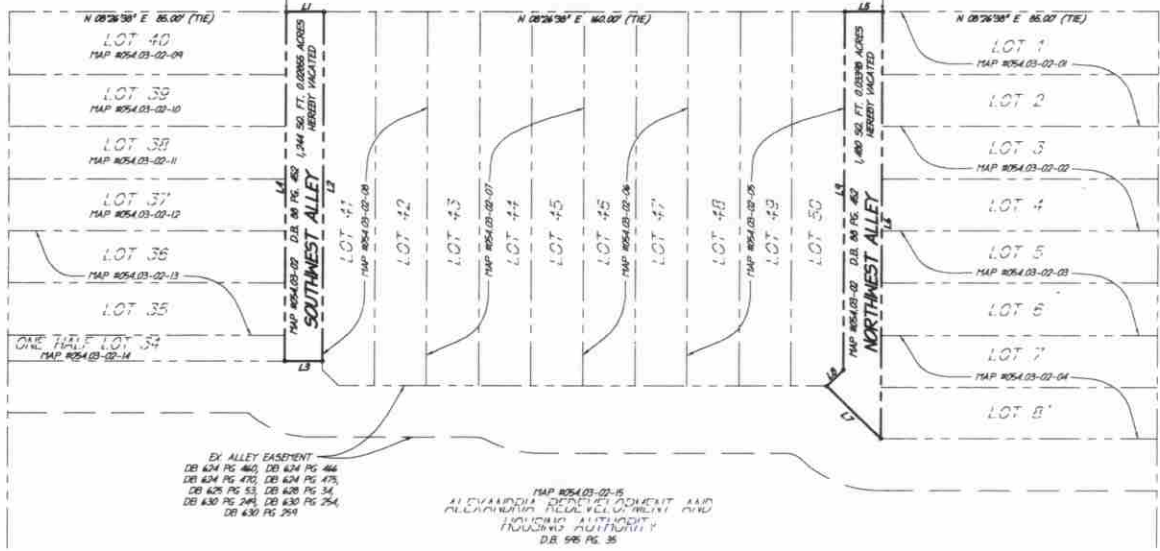
cc: Michael Swidrak AICP, Urban Planner  
Catherine Miliaras, Principal Planner



WEST STREET  
44.00' PUBLIC RIGHT-OF-WAY

WYTHE STREET  
44.00' PUBLIC RIGHT-OF-WAY

MADISON STREET  
44.00' PUBLIC RIGHT-OF-WAY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°26'30" E	11.68'
L2	S 87°33'22" E	107.41'
L3	S 08°26'30" N	11.68'
L4	N 87°33'22" W	107.41'
L5	N 08°26'30" E	11.58'
L6	S 87°33'22" E	131.41'
L7	S 53°08'15" N	23.33'
L8	N 36°53'22" W	7.07'
L9	N 87°33'22" W	102.00'



**christopher consultants**

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Alexandria, VA 22304  
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VACATION PLAT OF AREAS IDENTIFIED AS

**NORTHWEST ALLEY & SOUTHWEST ALLEY**

**BRADDOCK WEST**

CITY OF ALEXANDRIA, VIRGINIA

PROJ: 1067.003.00

SCALE: 1"=30'

DATE: 08/02/20

REV:

DRAWN: PJS

CHECKED: KLS

SHEET NO.

**2 of 2**

DESCRIPTION

**NORTHWEST ALLEY**  
(Deed Book 89 Page 1)

Square bounded by N. West Street to the West, Wythe Street to the South,  
N. Fayette Street to the East and Madison Street to the North  
Lying and being in  
City of Alexandria, Virginia  
But more particularly described by metes and bounds as follows:

Beginning at a remote point of beginning being the intersection of the easterly line of N. West Street and the southerly line of Madison Street;

Thence departing the southerly line of Madison Street and with the easterly line of N. West Street and the westerly line of Lot 1 - S 08°26'38" W a distance of 85.00 feet to a point being the northwest corner of a Public Alley (Deed Book 89 Page 1) and the true point of beginning;

Thence departing N. West Street and with the southerly lines of Lots 1 through 8 - S 81°33'22" E a distance of 131.41 feet to a point on the westerly line of N/F Alexandria Redevelopment and Housing Authority (Deed Book 595 Page 35) said point also being the westerly line of an existing Alley Easement (Deed Book 624 Page 460 et al);

Thence departing the southerly lines of Lots 1-8 and with the westerly line of N/F Alexandria Redevelopment and Housing Authority S 53°08'55" W a distance of 23.33 feet to a point on the northerly line of Lot 50;

Thence departing the westerly line of N/F Alexandria Redevelopment and Housing Authority and with the northerly line of Lot 50 N 36°33'22" W a distance of 7.07 feet to a point and N 81°33'22" W a distance of 110.00 feet to a point on the easterly line of N. West Street;

Thence departing the northerly line of Lot 50 and with the easterly line of N. West Street N 08°26'38" E a distance of 11.58 feet to the point and place of beginning.

**Containing an area of 1,480 square feet or 0.0340 acres, more or less.**



## DESCRIPTION

### SOUTHWEST ALLEY (Deed Book 89 Page 1)

Square bounded by N. West Street to the West, Wythe Street to the South,  
N. Fayette Street to the East and Madison Street to the North

Lying and being in  
City of Alexandria, Virginia

But more particularly described by metes and bounds as follows:

Beginning at a remote point of beginning being the intersection of the easterly line of N. West Street and the northerly line of Wythe Street;

Thence departing the northerly line of Wythe Street and with the easterly line of N. West Street and the westerly line of Lot 40 - N 08°26'38" E a distance of 85.00 feet to a point being the southwest corner of a Public Alley (Deed Book 89 Page 1) and the true point of beginning;

Thence continuing with the easterly line of N. West Street N 08°26'38" E a distance of 11.58 feet to a point on the southerly line of Lot 41;

Thence departing N. West Street and with the southerly line of Lot 41 - S 81°33'22" E a distance of 107.41 feet to a point on the westerly line of N/F Alexandria Redevelopment and Housing Authority (Deed Book 595 Page 35) said point also being the westerly line of an existing Alley Easement (Deed Book 624 Page 460 et al);

Thence departing the southerly line of Lot 41 and with the westerly line of N/F Alexandria Redevelopment and Housing Authority S 08°26'38" W a distance of 11.58 feet to a point on the northerly line of the western half of Lot 34;

Thence departing the westerly line of N/F Alexandria Redevelopment and Housing Authority and with the northerly lines of Lots 34-40 N 81°33'22" W a distance of 107.41 feet to the point and place of beginning.

Containing an area of 1,244 square feet or 0.0286 acres, more or less.