Braddock Gateway Phase II
DSUP #2012-0004

2008 Model
City of Alexandria City Council June 16, 2012
Development Applications

- **CDD #2012-0002 CDD #15 – Third Amendment**
  - Reallocate 4,200 sq ft of retail to Third Phase
  - Remove live/work use from the CDD

- **DSUP #2012-0004 Braddock Gateway Phase II**
  - 2/3 Acre Publicly Accessible Park
  - Streetscape Improvements
  - Underground Parking
  - Refined Architecture
  - Transit Oriented Development
  - LEED Certified or Equivalent for a Mixed Use Building
  - Contributions to Affordable Housing Fund
  - Contributions to the Braddock Neighborhood Funds

City of Alexandria City Council June 16, 2012
Current Approved Redevelopment in the Area
Braddock Gateway CDD #15 Site
Braddock Gateway CDD #15 Site

Existing Conditions
Braddock Gateway Phase II Site

The Yates Property

Landbay II

Landbay VI

N. Payne

N. Fayette

City of Alexandria City Council June 16, 2012
Publicly Accessible Park
Ground Level Open Space

Conceptual Open Space Layout
Pedestrian Improvements
Quality Architecture
Narrower Building Foot Print

83 Feet At its widest point

64 Feet At its widest point
North and East Facades
South and West Facades
Braddock Gateway Phase II

Proposed Conditions along Fayette Street

Existing Conditions along Fayette Street
Monetary Contributions:

• A $1,000,000.00 Contribution to the City’s Housing Trust Fund

• Braddock Metro Neighborhood Implementation Formulas
  • Contributions for:
    • Neighborhood Open Space Fund
    • Neighborhood Amenities/Streetscape Fund
Braddock Metro Implementation Formulas:

<table>
<thead>
<tr>
<th>BLOCK #</th>
<th>Site</th>
<th>Applicable Tier</th>
<th>Total Allowable Devt. (SF)</th>
<th>OSF rate (per square foot)</th>
<th>OSF contribution</th>
<th>Credit for provision of park required by BMNP</th>
<th>Net OSF contribution</th>
<th>CAF rate (per square foot)</th>
<th>CAF contribution</th>
<th>TOTAL Contribution to both funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Jaguar</td>
<td>Catalyst</td>
<td>770,000</td>
<td>$ 0.92</td>
<td>708,400</td>
<td>375,000</td>
<td>333,400</td>
<td>$ 0.40</td>
<td>308,000</td>
<td>641,400</td>
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<tr>
<td>3</td>
<td>Payne Street</td>
<td>Catalyst</td>
<td>227,600</td>
<td>$ 0.92</td>
<td>209,392</td>
<td></td>
<td>209,392</td>
<td>$ 0.40</td>
<td>91,040</td>
<td>300,432</td>
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<tr>
<td>10</td>
<td>Madison</td>
<td>Catalyst</td>
<td>283,000</td>
<td>$ 0.92</td>
<td>260,360</td>
<td></td>
<td>260,360</td>
<td>$ 0.40</td>
<td>113,200</td>
<td>373,560</td>
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<td>2</td>
<td>Yates</td>
<td>Non-Catalyst</td>
<td>57,500</td>
<td>$ 3.67</td>
<td>211,025</td>
<td></td>
<td>211,025</td>
<td>$ 0.96</td>
<td>32,200</td>
<td>243,225</td>
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<td>4</td>
<td>Tony’s Auto</td>
<td>Non-Catalyst</td>
<td>104,000</td>
<td>$ 3.67</td>
<td>381,680</td>
<td></td>
<td>381,680</td>
<td>$ 0.96</td>
<td>38,240</td>
<td>439,920</td>
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<td>1261</td>
<td>Madison</td>
<td>Non-Catalyst</td>
<td>122,500</td>
<td>$ 3.67</td>
<td>449,575</td>
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<td>449,575</td>
<td>$ 0.96</td>
<td>68,800</td>
<td>518,175</td>
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<td>7</td>
<td>Fayette Warehouses</td>
<td>Non-Catalyst</td>
<td>96,000</td>
<td>$ 3.67</td>
<td>348,650</td>
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<td>348,650</td>
<td>$ 0.96</td>
<td>53,200</td>
<td>401,850</td>
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<td>8</td>
<td>Route 1 Triangle</td>
<td>Non-Catalyst</td>
<td>242,000</td>
<td>$ 3.67</td>
<td>888,140</td>
<td></td>
<td>888,140</td>
<td>$ 0.96</td>
<td>135,520</td>
<td>1,023,660</td>
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<td>9</td>
<td>Carpenter’s Shelter</td>
<td>Non-Catalyst</td>
<td>90,000</td>
<td>$ 3.67</td>
<td>330,300</td>
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<td>330,300</td>
<td>$ 0.96</td>
<td>50,400</td>
<td>380,700</td>
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<td>11</td>
<td>Henry Street—Site A</td>
<td>Non-Catalyst</td>
<td>42,000</td>
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<td>154,140</td>
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<td>154,140</td>
<td>$ 0.96</td>
<td>23,520</td>
<td>177,660</td>
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<td>12</td>
<td>Henry Street—Site B</td>
<td>Non-Catalyst</td>
<td>22,500</td>
<td>$ 3.67</td>
<td>82,575</td>
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<td>82,575</td>
<td>$ 0.96</td>
<td>12,600</td>
<td>95,175</td>
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<td>6</td>
<td>Metro Site</td>
<td>Bonus Density</td>
<td>291,000</td>
<td>$ 5.75</td>
<td>1,676,160</td>
<td>517,500</td>
<td>1,158,660</td>
<td>$ 0.70</td>
<td>203,790</td>
<td>1,362,450</td>
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<td><strong>TOTALS</strong></td>
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<td><strong>2,347,109</strong></td>
<td></td>
<td><strong>4,807,897</strong></td>
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<td><strong>3,620,220</strong></td>
<td></td>
<td><strong>5,958,117</strong></td>
<td></td>
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</table>
Braddock Metro Implementation Formulas:

- Development Contributions Based on Projects’ Catalyst or Non-catalyst Status
  - The Braddock Gateway phases are required to adhere to a 24 month construction schedule between each phase to maintain catalyst status
  - The Planning Commission recommends changing the phasing to 36 months.
  - Braddock Gateway Phase II “catalyst” combined contributions could be approximately one million less to the two Neighborhood Funds
  - Braddock Gateway Phase II contributions to the Neighborhood Funds are further reduced with due to the construction of the park and other off site improvements
  - The Planning Commission recommends that the proposed new sidewalks connecting to the Phase I be credited towards the contributions to the neighborhood amenity fund
**Potential Contributions:**

<table>
<thead>
<tr>
<th>Braddock Gateway Phase II, Block 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building’s Gross Square Footage</strong></td>
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<tr>
<td><strong>Fund Account</strong></td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
</tr>
<tr>
<td><strong>Community Amenities</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td><strong>Potential Contribution Amount</strong></td>
</tr>
</tbody>
</table>

**The second phase of the development has additional deductions pursuant the adopted recommendations of the Braddock Metro Neighborhood Plan Implementation Formulas and CDD #15 conditions of approval. These deductions include a credit for part of the park construction and a credit for the improvements to the off-site portion of N. Fayette Street.**
Conclusion:
Dear Mrs. Wright

I request that the following condition be added to the application for approval of the building.

*The materials and detailing in final site plan must be commensurate with the quality of design.*

The concept approval was predicated on the design of the original application, which the applicant has requested be changed. That is unfortunate, for it was a superior design that would have given a distinctive character to the area. The original on the left is has detailed and intricate design features, some of which are lost in the new design on the right.

For many years, Ed Braswell stated that architecture is very much dictated by CFO, and to a lesser extent, architects. Today it is not uncommon for superior designs to be replaced with lesser ones, especially at the final site plan, where original architecture is being replaced with in-kind, which lacks the detailing originally envisioned in the original drawings. For that reason, I request the additional language to preserve the aims and goals of the architecture being approved here today.

Poul
APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2012-0004       Project Name: Braddock Gateway

PROPERTY LOCATION: 1050, 1100 & 1200 A N. Fayette Sts.
TAX MAP REFERENCE: 044.03-06-03, & -03L2       ZONE: CDD-15

APPLICANT:
Name: Jaguar Development, L.C.
Address: 46859 Harry Byrd Hwy, Suite 202, Sterling, VA 20164

PROPERTY OWNER:
Name: Force Alexandria, LLC
Address: 46859 Harry Byrd Hwy, Suite 202, Sterling, VA 20164

SUMMARY OF PROPOSAL Request for approval of Building 2, Phase 2 as well as Phase 6 of the approved CDD Concept Plan for Braddock Gateway.

MODIFICATIONS REQUESTED None.

SUPs REQUESTED DSUP for Landbays 2 and 6 under approved CDD-15. SUP for increase in mechanical penthouse height.

[ ] THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

[ ] THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs
Print Name of Applicant or Agent
307 N. Washington St.
Mailing/Street Address
Alexandria, VA 22314
City and State and Zip Code

Signature
703-836-5757 703-548-5442
Telephone # Fax #
mch.hcgk@verizon.net
Email address
April 16, 2012
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: Received Plans for Completeness: 
Fee Paid and Date: Received Plans for Preliminary: 

ACTION - PLANNING COMMISSION: Recommended Approval with amendments 5-0 6/8/12
ACTION - CITY COUNCIL: CC approved PC recommendation 7-0 6/16/12
APPLICATION
CDD DEVELOPMENT CONCEPT PLAN

CDD # 15

[must use black ink or type]

PROPERTY LOCATION: 1050, 1100, 1200A and 1200 N. Fayette St.
TAX MAP REFERENCE: 044.03-06-03, -.03.L2 and -01.L1 ZONE: CDD-15

APPLICANT'S NAME: Jaguar Development, L.C.
ADDRESS: 46859 Harry Byrd Hwy., Suite 202, Sterling, VA 20164

PROPERTY OWNER NAME: Force Alexandria, LLC
ADDRESS: 46859 Harry Byrd Hwy., Suite 202, Sterling, VA 20164

REQUEST: Amendment to CDD-15 Concept Plan to relocate a portion of the retail from B2 to B3 and remove the live-work units, so that retail frames the central park area on both sides.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs
Print Name of Applicant or Agent
Hart, Calley, Gibbs & Karp, P.C.
307 N. Washington St.
Mailing/Street Address
Alexandria, VA City and State
Signature
703-836-5757 Telephone #
703-548-5443 Fax #
22304 Zip Code
8/29/11 Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: Recommended Approval
ACTION - CITY COUNCIL: CC approved PC
Date and Fee Paid: $ 5-0 5-13
Application CDD development plan.pdf
8/1/06 Proz/Applications, Forms, Checklists/Planning Commission
6/10/12