



# Braddock Gateway Phase II



# DSUP #2012-0004



2008 Model

City of Alexandria City Council June 16, 2012

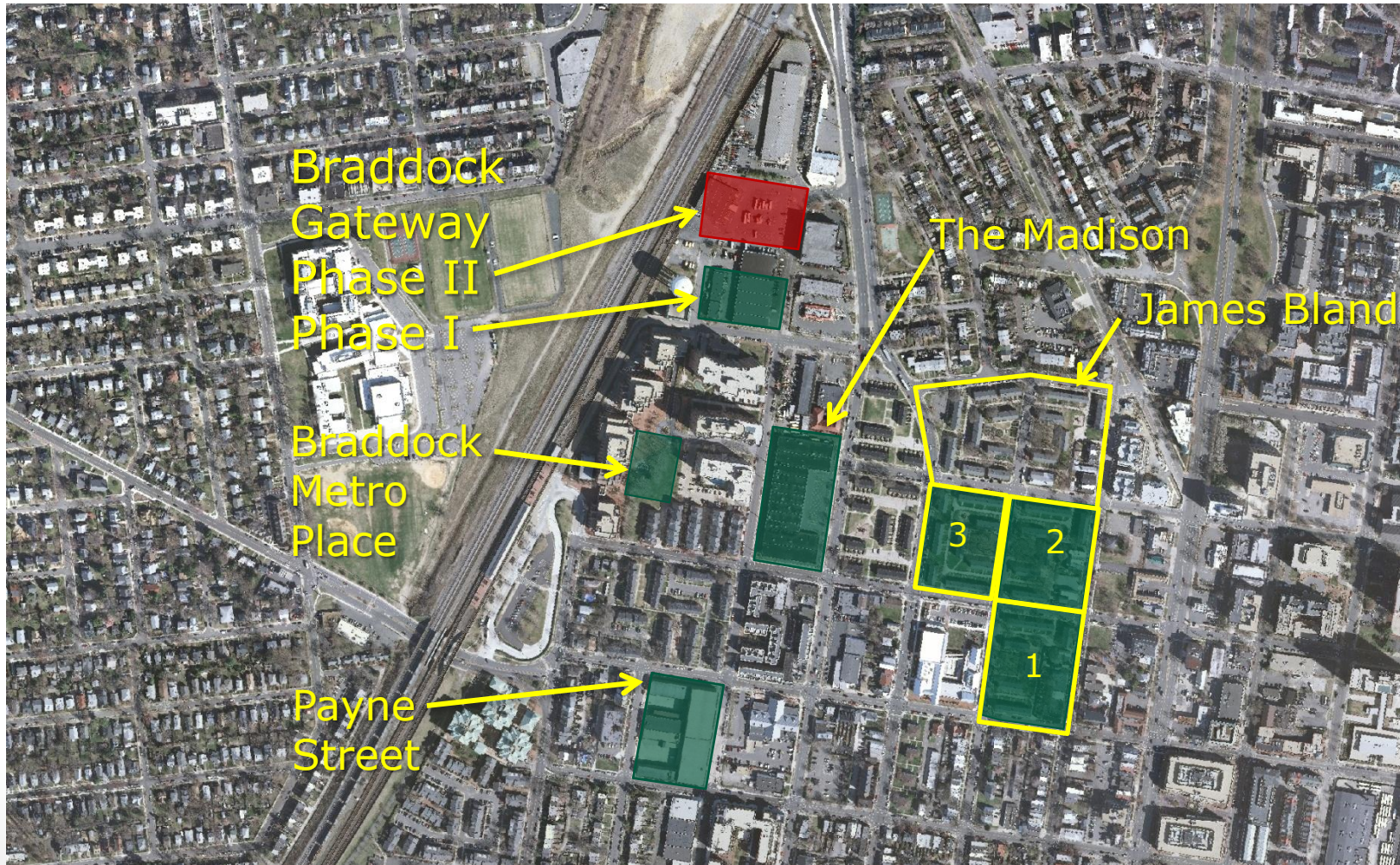


# Development Applications

- 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



# Current Approved Redevelopment in the Area





# Braddock Gateway CDD #15 Site





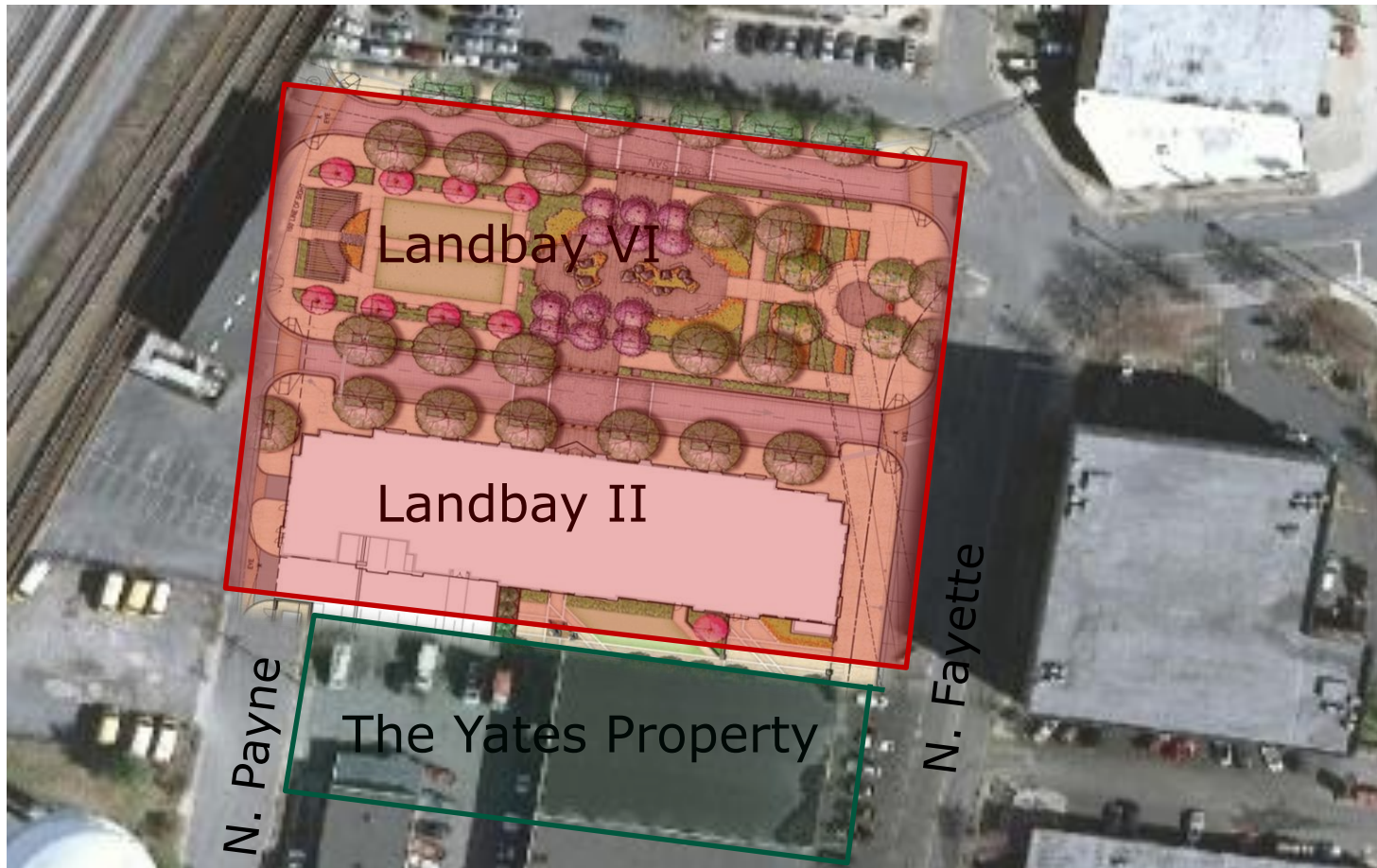
# Braddock Gateway CDD #15 Site



## Existing Conditions



# Braddock Gateway Phase II Site





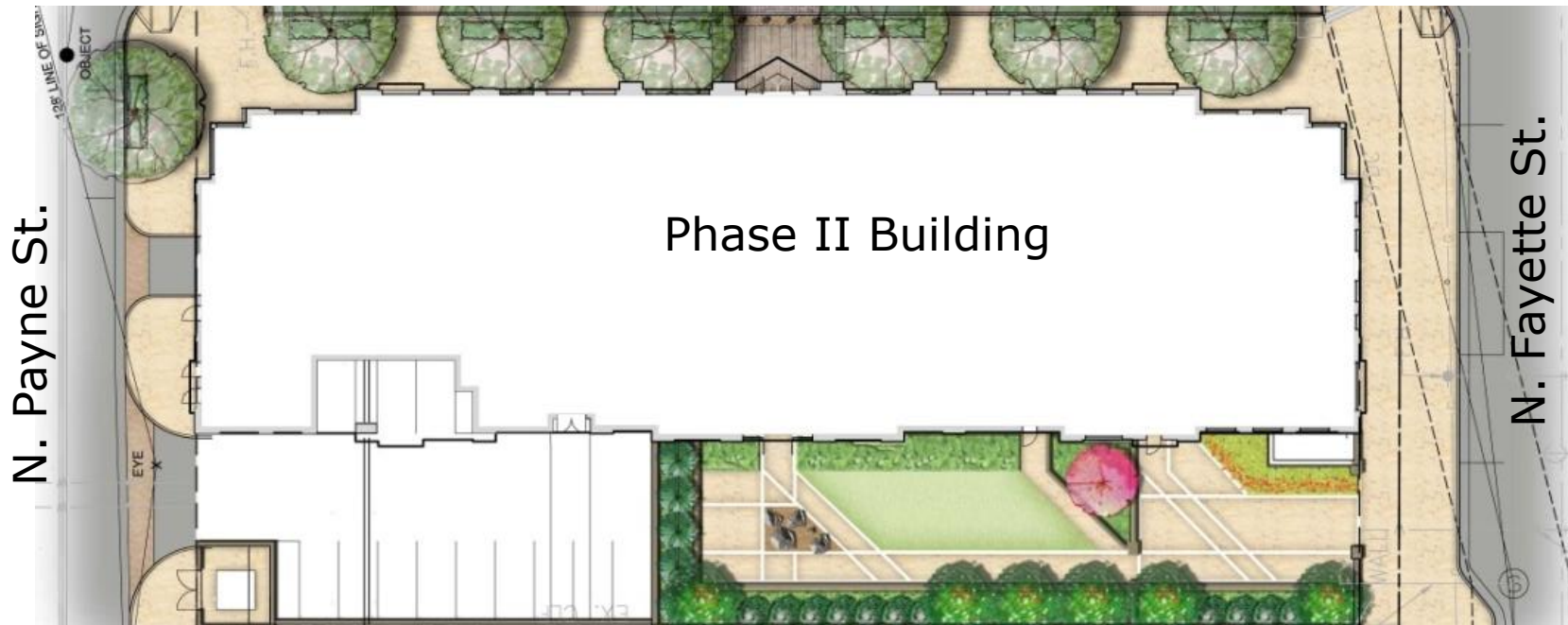
# Publicly Accessible Park







# Ground Level Open Space



Conceptual Open Space Layout



# Pedestrian Improvements





# Quality Architecture



THE GATEWAY  
CDD #15, 09.28.07



Braddock Gateway - Landbay II - Building 2  
DSUP 2012 - 0004, 04.16.12

May 9, 2012

PROPOSED ELEVATIONS

NTS

Braddock Gateway - Landbay II - Building 2  
12.000



# Narrower Building Foot Print



83 Feet At  
its widest  
point

64 Feet At  
its widest  
point

DSUP 2012 - 0004, 04.16.12



# North and East Facades





# South and West Facades



①

WEST FACADE ELEVATION



SOUTH FACADE ELEVATION

# 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:

Total Developer Contributions by Site

BLOCK #	Site	Applicable Tier	Total Allowable Devt. (SF)	OSF rate (per square foot)	OSF contribution	Credit for provision of park required by BMNP	Net OSF contribution	CAF rate (per square foot)	CAF contribution	TOTAL Contribution to both funds
1	Jaguar	Catalyst	770,000	\$ 0.92	708,400	375,000	333,400	\$ 0.40	308,600	641,400
3	Payne Street	Catalyst	227,600	\$ 0.92	209,392		209,392	\$ 0.40	91,040	300,432
10	Madison	Catalyst	283,000	\$ 0.92	260,360		260,360	\$ 0.40	113,200	373,560
2	Yates	Non-Catalyst	57,500	\$ 3.67	211,025		211,025	\$ 0.56	32,200	243,225
4	Tony's Auto 1261	Non-Catalyst	104,000	\$ 3.67	381,680		381,680	\$ 0.56	58,240	439,920
5	Madison	Non-Catalyst	122,500	\$ 3.67	449,575		449,575	\$ 0.56	68,600	518,175
7	Fayette Warehouses	Non-Catalyst	95,000	\$ 3.67	348,650		348,650	\$ 0.56	53,200	401,850
8	Route 1 Triangle	Non-Catalyst	242,000	\$ 3.67	888,140		888,140	\$ 0.56	135,520	1,023,660
9	Carpenter's Shelter	Non-Catalyst	90,000	\$ 3.67	330,300		330,300	\$ 0.56	50,400	380,700
11	Henry Street—Site A	Non-Catalyst	42,000	\$ 3.67	154,140		154,140	\$ 0.56	23,520	177,660
12	Henry Street—Site B	Non-Catalyst	22,500	\$ 3.67	82,575		82,575	\$ 0.56	12,600	95,175
6	Metro Site	Bonus Density	291,000	\$ 5.75	1,671,150	517,500	1,153,650	\$ 0.70	203,700	1,357,350
	<b>TOTALS</b>		<b>3,347,100</b>				<b>4,907,897</b>		<b>1,160,220</b>	<b>6,068,117</b>



# 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:

## Braddock Gateway Phase II, Block 2

<b>Building's Gross Square Footage</b>	177,923 sq ft		
<b>Fund Account</b>		Catalyst Project	Non- Catalyst Project Plus Density Bonus (pertinent if Implementation Policy deadlines are not met)
<b>Open Space</b>		\$0.98	\$6.13
<b>Community Amenities</b>		\$0.42	\$0.74
<b>Total</b>		\$1.40	\$6.87
<b>Potential Contribution Amount**</b>		\$249,092.00	\$1,222,331.00

\*\* 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:



Poul Hertel

17  
6-16-12

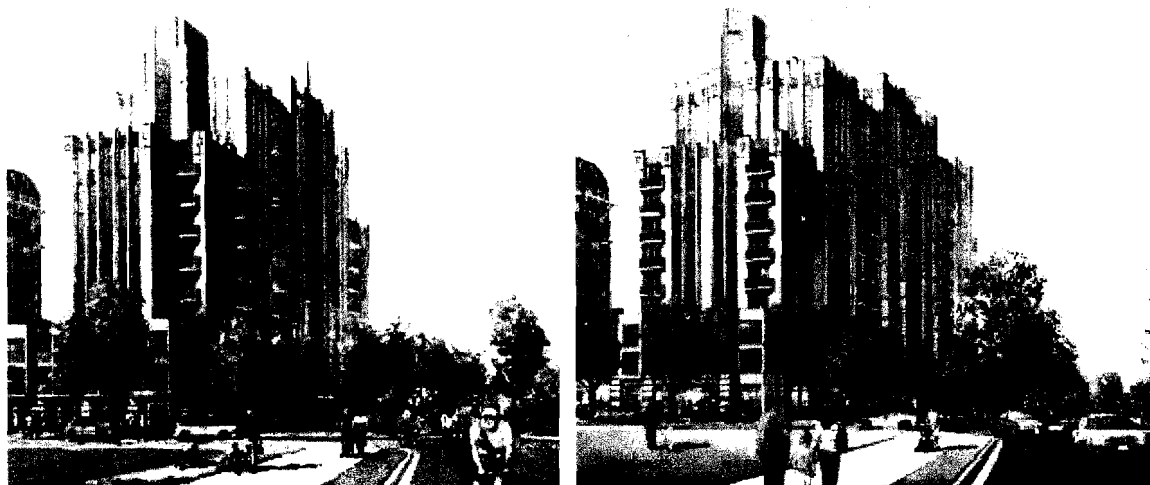
Dear Mrs. Wright,

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.



ORIGINAL  
2008.06.27.01

BRADDOCK GATEWAY - JANUARY - BUILDING 2  
2011.01.20.004.04.1.02

PREPARED BY: WJMS

Braddock Gateway - January - Building 2  
1/11

RUST | ORLING  
ARCHITECTURE

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

REVISED  
4/17/12



**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 Zip Code

Mary Catherine Gibbs  
Signature

703-836-5757 703-548-5442

Telephone # Fax #

mcg.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: <u>Recommended Approval w/amendments 5-0 6/5/12</u>	
ACTION - CITY COUNCIL: <u>CC approved PC recommendation 7-0 6/16/12</u>	



**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

Mary Catherine Gibbs  
Signature

703-836-5757      703-548-5443  
Telephone #      Fax #

22304      8/29/11  
Zip Code      Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date and Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: Recommended Approval      ACTION - CITY COUNCIL: CC approved PC  
5-0 10-5-12      Recommendation 7-0

6/16/12