

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 25, 2011

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR *FH by SEMN*
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: STATUS REPORT ON THE REDEVELOPMENT OF 401-411 EAST BRADDOCK ROAD AS REQUIRED BY SUP #2008-0095.

I. BACKGROUND

On April 18, 2009, the City Council approved SUP2008-0095 to extend the operation of a 7-Eleven convenience store located at 411 East Braddock Road, subject to the following condition:

This permit shall expire on March 14, 2012 or three years from City Council approval, whichever is later. This permit shall be re-docketed two years from City Council approval to update and discuss what is happening on consolidation of the properties and to take whatever other action is appropriate at that time. (P&Z) (City Council)

The following memorandum provides the required update as to the status of the consolidation of the properties, including the future redevelopment of the property. It will be presented to both the Planning Commission and City Council during the April dockets.

A. SITE DESCRIPTION

The subject site encompasses three separate parcels, which equal 1.02 acres if combined:

1. The largest parcel (owned by Southland Corporation (7-Eleven) is one lot of record with 234 feet of frontage on East Braddock Road, 76 to 233 feet of depth, and a total lot area of 31,450 square feet. The site is developed with a small neighborhood retail center that contains approximately 5,064 square feet and is divided into four commercial spaces which include the 7-Eleven, a beauty salon, a cleaners, and a Subway restaurant.
2. The next largest parcel is 7,961 square feet in size and fronts on Mount Vernon Avenue. It is owned by Yates Holdings LLC and is developed with a small building that is currently used for temporary storage of automobiles for an adjacent auto service use.
3. The smallest parcel is owned by the City of Alexandria. It is at the corner of E. Braddock Road and Mount Vernon Avenue and is 5,069 square feet in size. It is unimproved.

To the north of the site is the George Washington Middle School. To the east is the Braddock Road Metro Station and Colecroft development. To the west is a one story auto service/commercial building. To the south are single family and townhouse residences.

B. HISTORY

There have been conversations about assembling the three parcels noted above and redeveloping this site for a number of years. Goals for redevelopment of the site include creating a well-designed and neighborhood-compatible commercial area adjacent to the Braddock Metro Station. It has taken time to work out agreements between the owners to move forward with this effort and, in the interim, the existing commercial uses on the site have operated.

Keys dates for the SUP that relates to the 7-Eleven on the largest of the three parcels are as follows:

- On May 14, 2005, the City Council approved Special Use Permit #2005-0016, to operate a nonconforming convenience store use. At the time of approval of the SUP, it was anticipated that the site would be redeveloped within two years. Based on this anticipated time table, staff recommended that the SUP be reviewed in two years from the date of approval so as to coincide with the anticipated redevelopment of the property.
- Approximately two years later, on March 17, 2007, City Council approved Special Use Permit #2006-0121 for the continued use of the convenience store while plans for redevelopment continued. At that time City Council conditioned an expiration date of May 2009 for the Special Use Permit.
- In April of 2009, the City Council approved an extension of the SUP for three years until April 18, 2012 to afford the applicant more time to complete redevelopment plans and obtain City approval. The approval was conditioned on the Council receiving a status update in terms of the consolidation of the properties and the redevelopment plans, with this update to be docketed two years from the date of Council approval, in April 2011.

Over the past 5+ years, there have been a number of meetings about the potential for redevelopment of this site. Yates Holdings LLC is the primary developer for the project, and has been working to assemble the three parcels. Yates Holdings LLC and Southland Corporation have reached an agreement to combine the two larger parcels on the site. Additionally, in December 2010, Yates Holdings LLC submitted to the City an unsolicited offer for the City-owned parcel at 401 East Braddock.

II. UPDATE

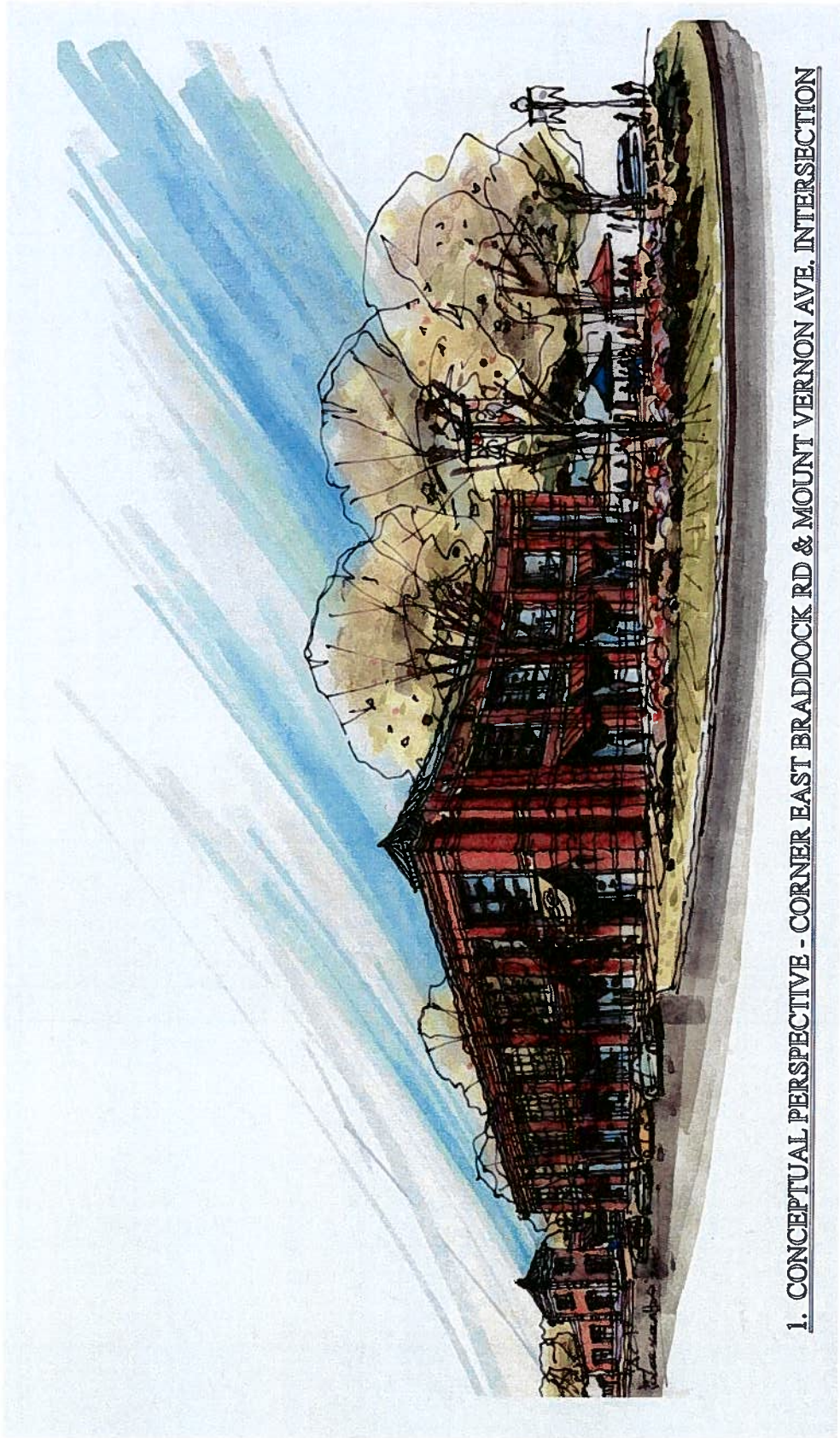
On March 22nd, Council discussed the fact that an unsolicited offer for the City-owned real estate at 401 East Braddock Road had been received by the Department of General Services and voted unanimously to declare the property at 401 East Braddock as surplus. Consistent with the City's disposal process described in Section III F of the City's Real Estate Disposition Policy (Acceptance of Unsolicited Offers), Council's action allows City staff to proceed with negotiations on the disposition of this property. The City has ordered an appraisal for the

property, which will be received in the near future and negotiations can proceed with Yates Holdings LLC after it has been completed.

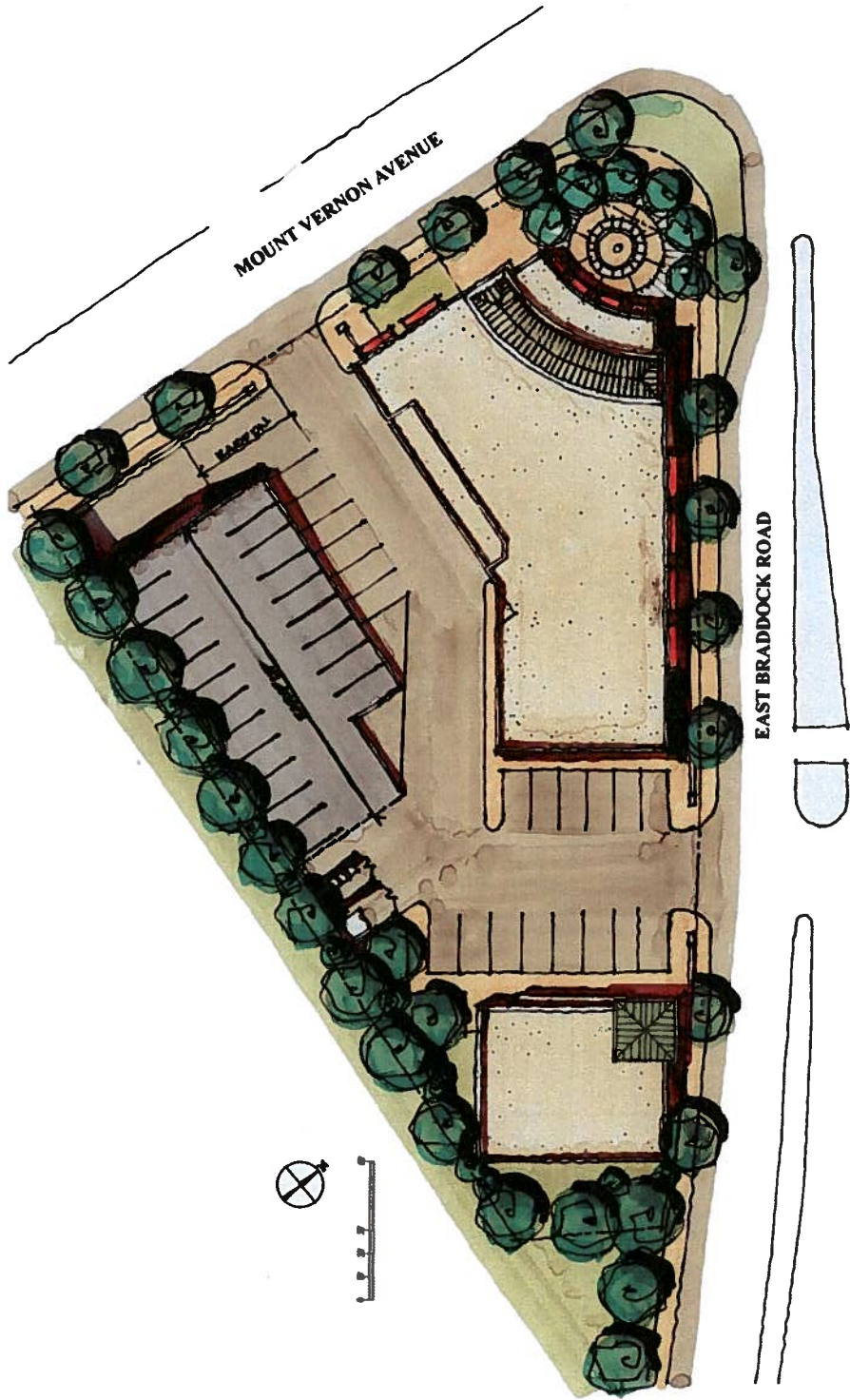
On the regulatory front, the applicant submitted a Concept Plan on December 10, 2010 and City comments were issued to the applicant on January 6, 2011. The proposal is for a new commercial mixed-use development consisting of a free-standing 3,000 square-foot 7-Eleven building on the east end of the site; an 18,000 square-foot two-story retail/office/auto service building on the west part of the site; and a two-level parking structure (one level below grade) behind the buildings with a small surface parking lot between the two buildings. The existing auto storage and service function is proposed to continue in the rear portion of the new main building. A large circular-shaped pedestrian plaza at the corner of Braddock Road and Mount Vernon Avenue, as well as other landscape and streetscape improvements, are proposed. Illustrations from the Concept Plan are attached.

The applicant has begun meeting with the community on the Concept Plan, including a recent meeting with the Rosemont Civic Association Executive Board. The Executive Board has seen the plans and is unanimously very positive about them. They support having this project move along quickly. The applicant has also contacted the Del Ray Land Use Committee of the Del Ray Citizen Association and plans to make a presentation on this project to the group in April.

Staff understands that the applicant intends to submit revised plans that address the City's comments on the Concept Plan in the near future. The development case will be docketed as soon as feasible, taking into account when the complete application is filed, when negotiations on the City-owned property are completed, and allowing sufficient time for community outreach and staff review.



1. CONCEPTUAL PERSPECTIVE - CORNER EAST BRADDOCK RD & MOUNT VERNON AVE. INTERSECTION



2. CONCEPTUAL SITE PLAN SCALE: N.T.S.