

BRADDOCK IMPLEMENTATION ADVISORY GROUP MEETING

June 2, 2014

7PM

Charles Houston Recreation Center

www.alexandriava.gov/Braddock



AGENDA

- Braddock Land Use Applications
 - SUP2014-0032 Application
 - 601 N. Henry Infill Development
- Developer Contributions Update
- Open Space Update
 - Interim Open Space
 - 1-Acre Community Park
- Neighborhood Streetscape
 - Recap of Streetscape Tour
 - Braddock IAG Priorities
 - Next Steps
- Development Projects: Inconsistencies with BMNP
- Redevelopment of Braddock Metro Station

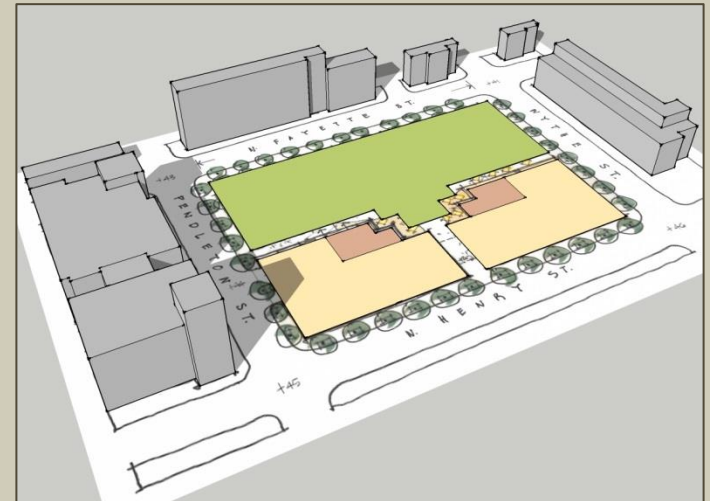
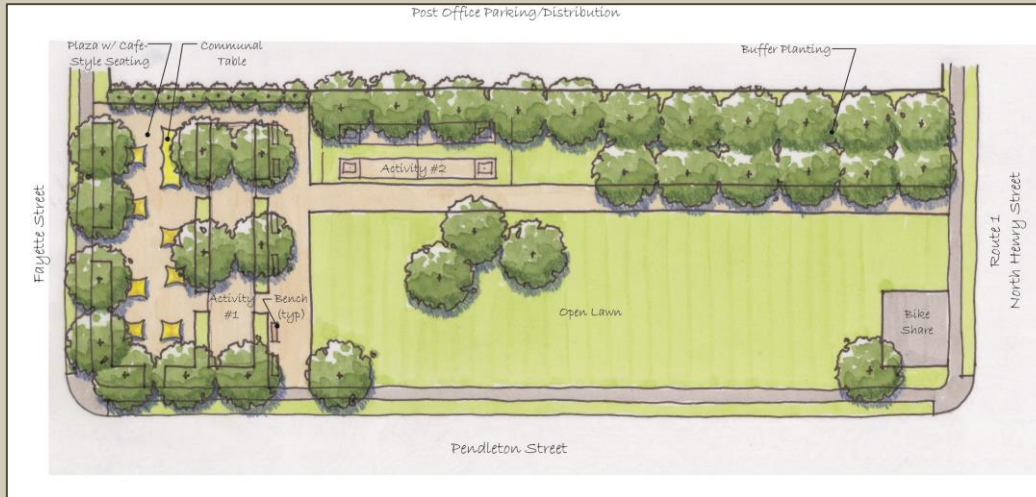
DEVELOPER CONTRIBUTIONS

<i>DEVELOPMENT PROJECT</i>	<i>TOTAL Community Amenities Fund (CAF)</i>	<i>Streetscape Improvements Portion of CAF</i>	<i>Retail Enhancement Portion of CAF</i>	<i>Anticipated Receipt Date</i>	<i>Received To-Date</i>
The Asher (621 Payne St)	\$90,969	\$70,956	\$20,013	RECEIVED	\$90,969
The Belle Pre (800 N. Henry St)	\$155,025	\$120,920	\$34,106	RECEIVED	\$155,025
Braddock Metro Place (1260 Braddock Place)	\$91,077	\$71,040	\$20,037	FY15	
Braddock Gateway: Phase 1 (1219 First St)	\$119,754	\$93,408	\$26,346	TBD	
Braddock Gateway: Phase 2 (1100 N. Fayette St)	\$119,671	\$93,343	\$26,328	TBD	
TOTAL	\$576,496	\$449,667	\$126,829		\$245,994

The City will match developer contributions 1:1 → Balance: **\$491,988**

OPEN SPACE UPDATE

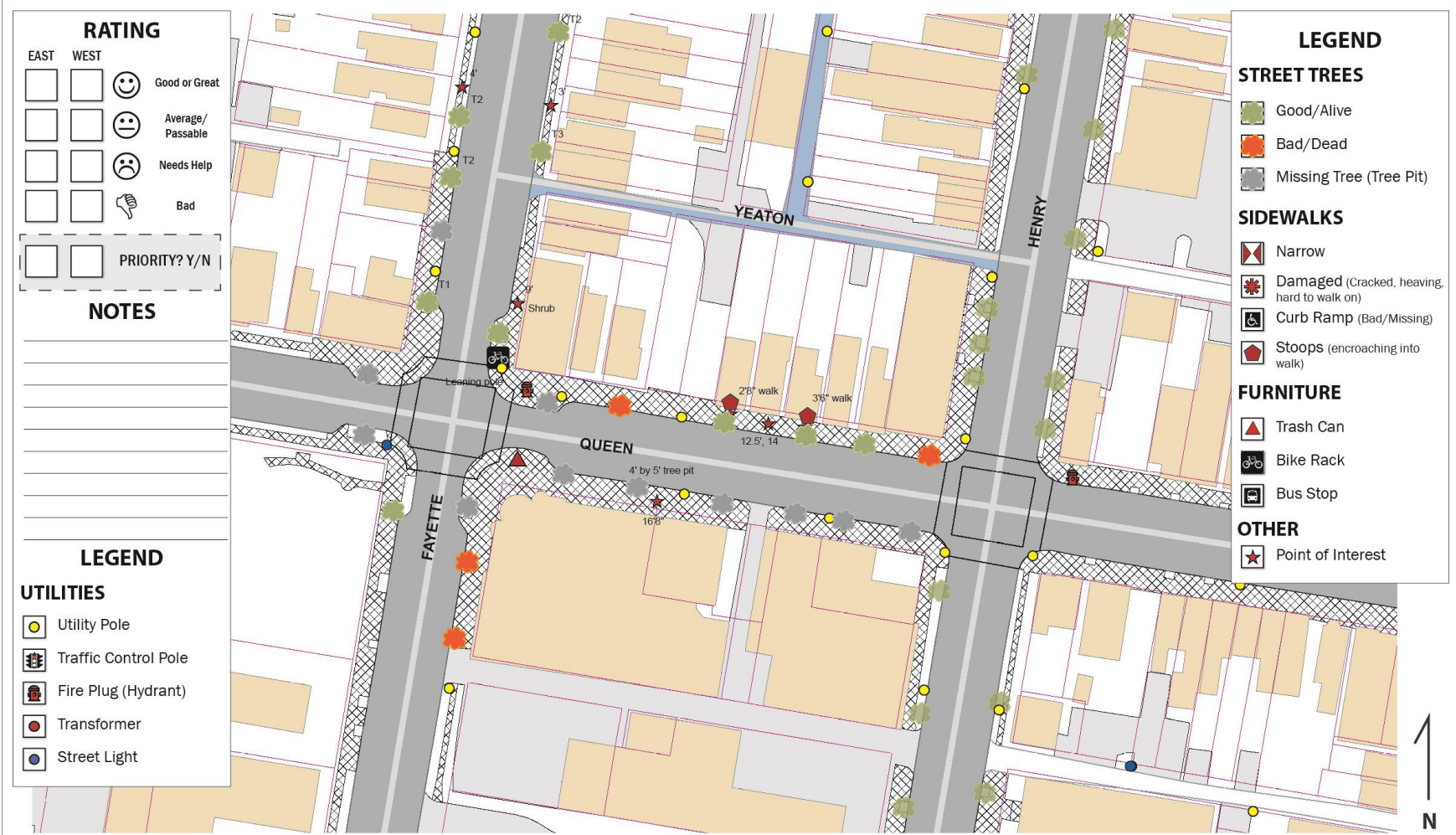
- Interim Open Space (600 N. Henry Street)
- 1-Acre Community Park



STREETSCAPE TOUR: PURPOSE AND PROCESS

- Prioritization of blocks for streetscape improvements
- Primary focus on designated walking streets
- Initial analysis to create Scorecards
- Scorecard collection and tally
- Confirm results

For the streets that you think should be prioritized for improvements, please check the corresponding box.



RATING

EAST	WEST	☺	Good or Great
☐	☐	☹	Average/Passable
☐	☐	☹	Needs Help
☐	☐	👎	Bad
☐	☐		PRIORITY? Y/N

NOTES

LEGEND

UTILITIES

- ☐ Utility Pole
- ☐ Traffic Control Pole
- ☐ Fire Plug (Hydrant)
- ☐ Transformer
- ☐ Street Light

LEGEND

STREET TREES

- ☐ Good/Alive
- ☐ Bad/Dead
- ☐ Missing Tree (Tree Pit)

SIDEWALKS

- ☐ Narrow
- ☐ Damaged (Cracked, heaving, hard to walk on)
- ☐ Curb Ramp (Bad/Missing)
- ☐ Stoops (encroaching into walk)

FURNITURE

- ☐ Trash Can
- ☐ Bike Rack
- ☐ Bus Stop

OTHER

- ☐ Point of Interest

 Queen Street - Between Henry and Fayette
Braddock Neighborhood Streetscape Tour Scorecard

STREETSCAPE TOUR: RESULTS

Braddock Implementation Advisory Group
 Streetscape Tour - Scorecard Results
 April 5, 2014

Street	Block	E/N	W/S	Notes
Wythe	Alfred - Patrick	2	2	straighten sign, sidewalk on south should be brick, narrow sidewalk, improve historic sign, need ped. Lighting, dead tree
Wythe	Patrick - Henry	2	3	need trees on north side, sidewalks narrow, need ped. lighting
Pendleton	Payne - West		1	narrow sidewalk, few trees on north side, move bus stop
Pendleton	Fayette - Payne	2	4	need trees and green strip on south side, not accessible, narrow sidewalk, lack of pedestrian scale, no street trees (south), profound change would be achievable and dramatically change the look of this corner
Fayette	Oronoco - Pendleton	3	5	need trees but wait for developer, brick sidewalks per plan, concrete in good condition, no trees or lighting (west side), profound change is possible & feasible
Fayette	Princess - Oronoco	8	5	Possibly bump out curb to narrow street & widen sidewalk, brick sidewalks per plan, fill in trees on west side, poles in sidewalk, very narrow, disconnect with accessibility, no ped scale lighting, reduce roadway to widen sidewalk
Fayette	Queen - Princess	7	6	Priority due to proximity to park, retail, and closeness to King Street, add trees to east, narrow sidewalk, no ped scale lighting, street trees not continuous
Queen	Henry - Fayette	2	3	lack of ped scale lighting, missing trees, opportunity for benches, concrete patchy, park is a focal point for families - let's make the corner feel more inviting
Others - Large Map				
Fayette	Wythe - Madison	1	1	
Fayette	Pendleton - Wythe	3	3	
Wythe	Payne - West	2	2	
Wythe	Fayette - Payne	2	2	
Payne	Princess - Oronoco	1	1	
Payne	Oronoco - Pendleton	1	1	
Payne	Pendleton - Wythe	1	1	



STREETSCAPE TOUR: SUMMARY

■ Top Priorities

- Solve narrow sidewalk issues on Fayette between Queen and Oronoco
- Incorporate streetscape beautification improvements simultaneously

■ Second Tier

- Solve various sidewalk width and other negative conditions on Pendleton (Fayette-Payne)
- Consider beautification on Fayette between Oronoco and Pendleton

■ Third Tier

- Focused/targeted minor improvements along other streets, particularly Wythe, West, Queen

STREETSCAPE IMPROVEMENTS: NEXT STEPS

- Complete Survey of priority blocks
- Create Scope Concepts for block solutions
- Generate construction cost estimates for improvements
- Present scope of work and costs to BIAG for review and recommendation

DEVELOPMENT PROJECTS: INCONSISTENCIES WITH BMNP

- James Bland
 - Concern: Streetscape along Wythe Street
 - Staff Response: Sidewalk width is consistent but not material; concrete determined during approval
- Belle Pre Streetscape
 - Concern: Streetscape along Fayette Street
 - Staff Response: Project pre-dated BMNP
- Braddock Metro Place Development
 - Concern: Height increase
 - Staff Response: City Council approved height for provision of affordable housing
- Alexandria City Public Schools Relocation
 - Concern: Land Use
 - Staff Response: Office and Public School permitted by the current zoning

REDEVELOPMENT OF BRADDOCK METRO STATION

- Station included in WMATA's 2014 Joint Development Work Program
- Soliciting community input on Development Guidelines to accompany WMATA Request for Proposals (RFP)
- Braddock Metro Neighborhood Plan provides some guidance
- Community Meeting: June 26
Charles Houston Recreation Center; 7pm



THANK YOU
QUESTIONS?

