



Braddock Implementation Advisory Group Meeting

Wednesday, October 16, 2019

Charles Houston Recreation Center
901 Wythe Street



Agenda

Community Meeting

- 7:00 pm Welcome/Overview
- 7:10 pm Implementation Efforts and Funds
- 7:30 pm Fayette Streetscape Project
Braddock Road Metrorail Ped Tunnel/Bridge Study
Potential Braddock Road Improvements at Metro site
Update on Andrew Adkins Redevelopment
Yates Auto 5-Year Review
- 8:00 pm Applicant presentation on 1112 First Street
- 8:20 pm Q&A

Business Meeting

- 8:45 pm Co-Facilitator Transition
- 9:00 pm Adjourn

Overview



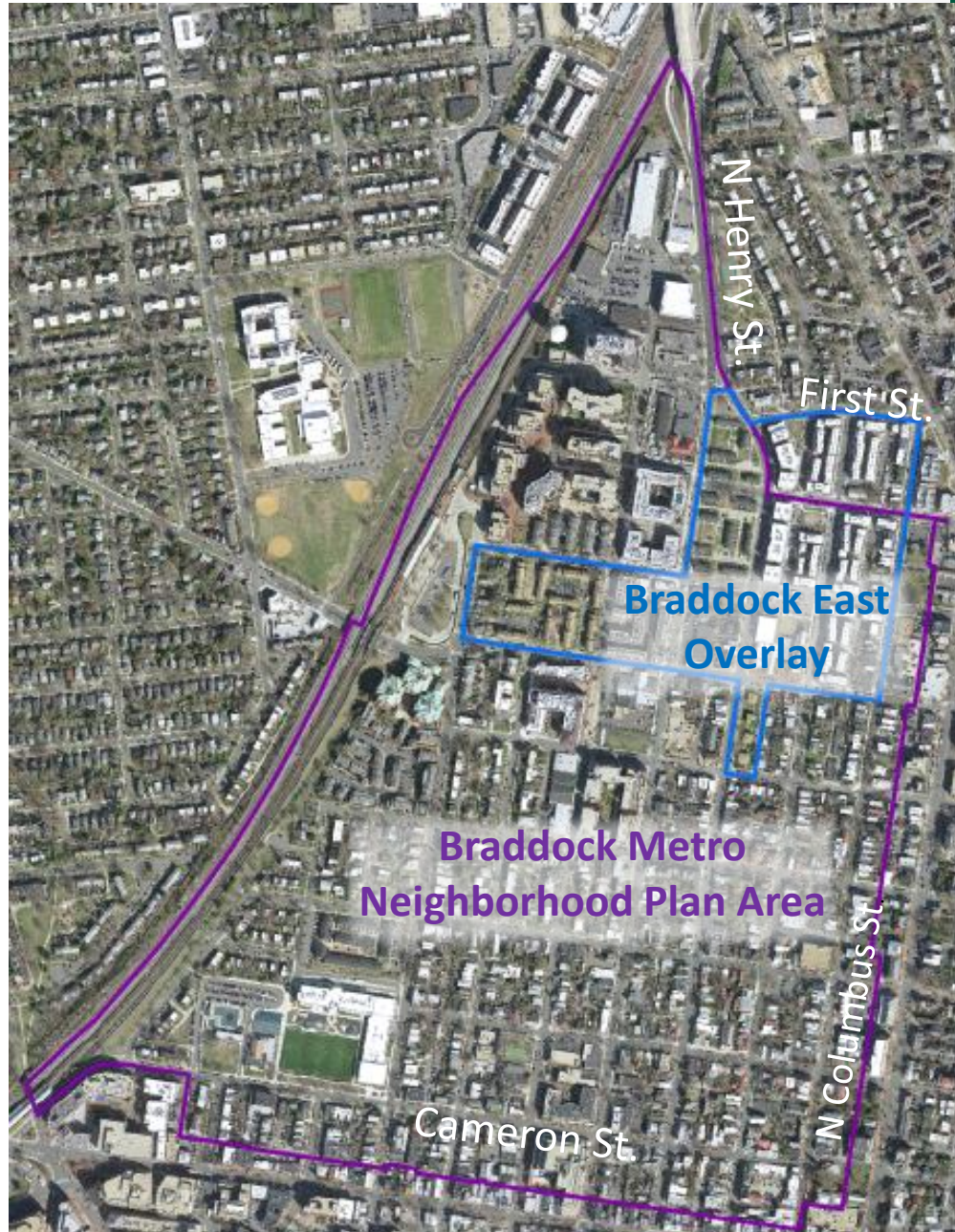
- **Braddock Metro Neighborhood Plan – 2008**

Principles

1. Sense of place
2. Walkable neighborhoods
3. Community-serving open spaces
4. Community serving retail and services
5. Mixed-income housing
6. Multimodal transportation/infrastructure
7. Varying heights and scales

- **Braddock East Master Plan – 2008**

- Expands on #5 – specifically related to ARHA sites: James Bland/OT Commons, Andrew Adkins, Samuel Madden, Ramsey Homes



Overview



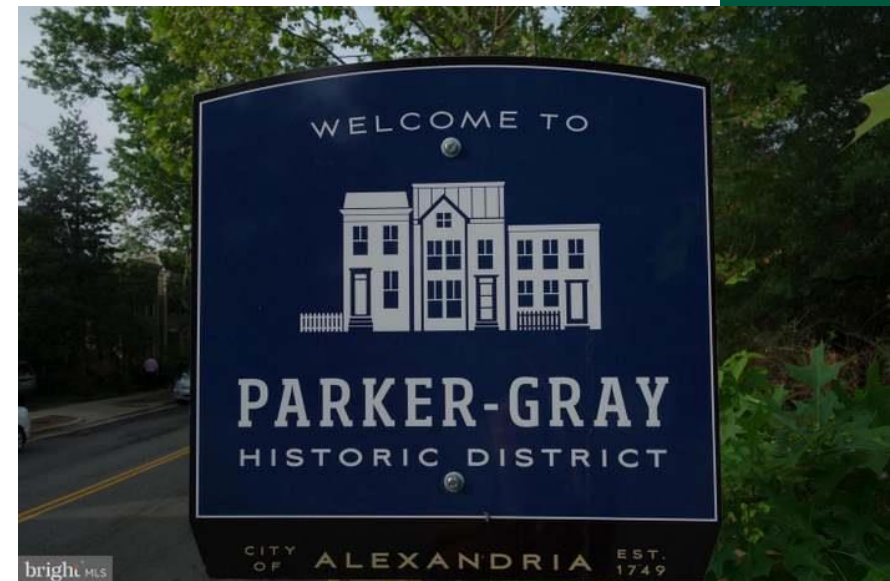
- Braddock Implementation Advisory Group (BIAG) formed 2009
 - Provides recommendations to City staff on how to strategically address implementation of the BMNP.
- Braddock Implementation Funds (2009)
 - Braddock Open Space Fund: 1-acre park
 - Braddock Community Amenities Fund: streetscape improvements for walking streets not otherwise covered by new development (sidewalks, street trees, ped scale lighting, bulb-outs)
 - 2009 estimated cost for all improvements = \$11.9M (2019\$ 13.9M)
 - Developer contributions to be matched by City

BMNP Implementation Progress



Some accomplishments to date:

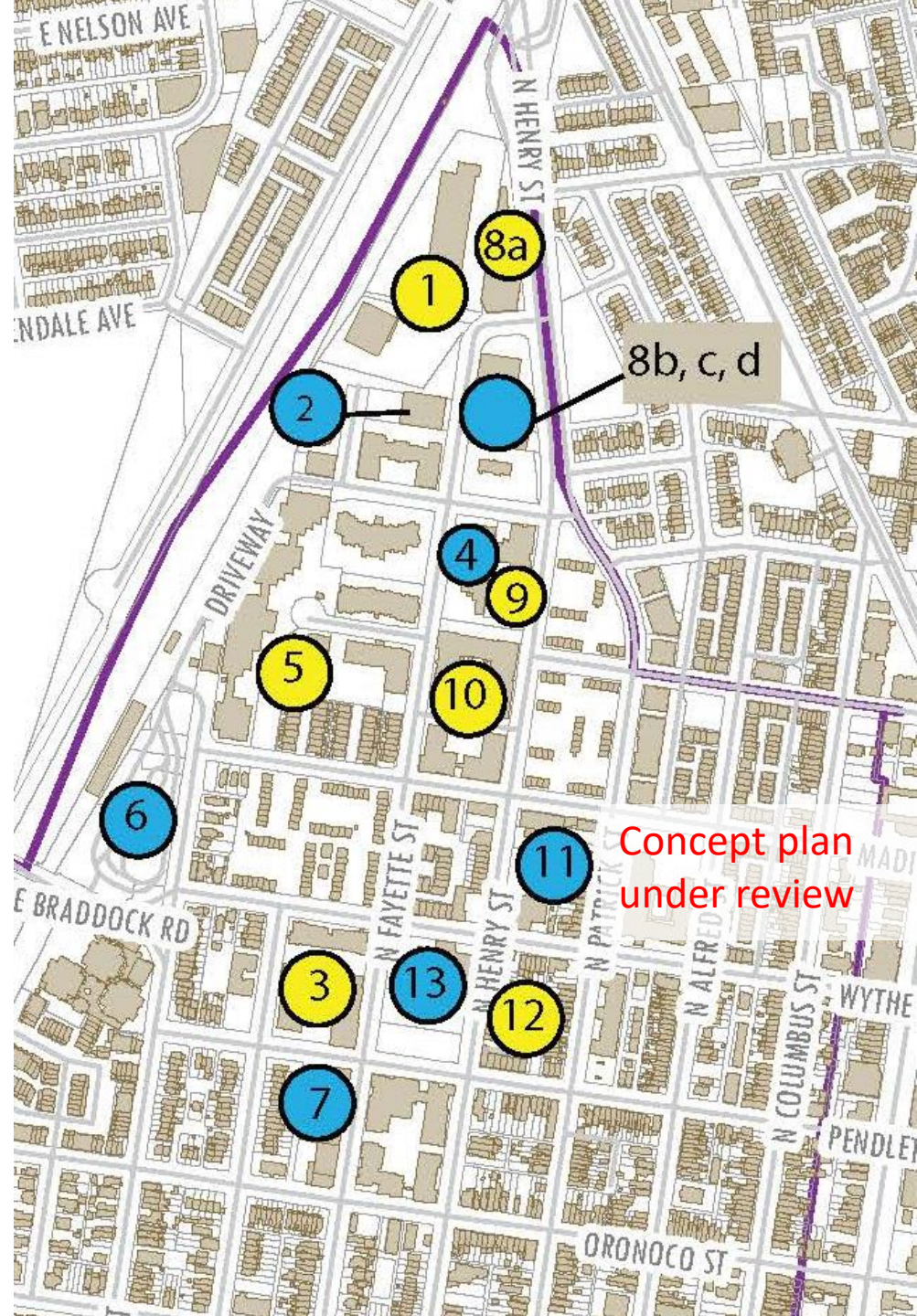
- Streetscape improvements as part of redevelopment projects
- Braddock Interim Park
- Fayette streetscape improvements (Queen to Oronoco)
- City/WMATA Joint Development Analysis and WMATA Braddock Station Ped Tunnel/Bridge Feasibility Study
- Oral histories recorded from Parker-Gray residents
- Parker Gray Historic District signage
- Citywide policies that address some identified BMNP tasks
 - New development required to comply with most current version of the City's Green Building Policy and City's Landscape Guidelines.
 - Citywide auto and bicycle parking standards for new development projects.
 - Bikeshare stations in BMNP area.



Status of BMNP Redevelopment Sites

- Developed or have approval
- No current plan or approval
- Small Area Plan boundary

1. Braddock Gateway (3 phases)
2. Yates site
3. Asher
4. Tony's Auto
5. Bradley
6. Metro site
7. Fayette warehouses
8. Rte 1 Triangle (divided into 4 sites)
9. Carpenter's Shelter
10. Belle Pre
11. **Henry Street Site A (under review)**
12. Slade (Site B)
13. Post Office site



Status of Implementation Funds



Braddock Implementation Funds

	2009 estimate	2019 escalated
Open Space	\$9.6M	\$11.2M
Community Amenities	\$2.3M	\$2.7M
Total	\$11.9M	\$13.9M

Contributions Received to Date

	Developers / City	Total
Open Space	\$1.65M / \$2.8M	\$4.45M
Community Amenities*	\$485,000 / \$384,000	\$869,000
Total	\$2.1M / \$3.1M	\$5.2M

**Community amenities fund balance will be adjusted upon completion of Fayette Streetscape Project.*

Anticipated Developer Contributions thru 2024



Site	Anticipated Completion	Open Space	Community Amenities
Carpenter's Shelter	2020	\$549,235	\$84,498
Braddock Gateway Phase 2	2022	\$306,388	\$132,572
Braddock Gateway Phase 3	2023	\$361,897	\$156,590
Route 1 Triangle (a)	2024	\$597,068	\$91,857
Total Anticipated		1,814,588	\$465,517

Remaining redevelopment sites include Tony's Auto site, Braddock Metro site, Fayette Warehouses, Route 1 Triangle Sites b, c & d, Henry Street - Site A (concept plan currently under review).

Status of Housing Trust Fund Braddock Area



Braddock Housing Trust Funds

Total Paid	\$1.4M
Total Pledged	\$2.1M
Total	\$3.5M

Notes: *The Bradley provided two on-site affordable units in lieu of a monetary contribution; the property also provided an additional eight on-site units as a result of the application of 7-700. The Carpenter's Shelter did not provide a contribution to the HTF.*

Streetscape Improvements



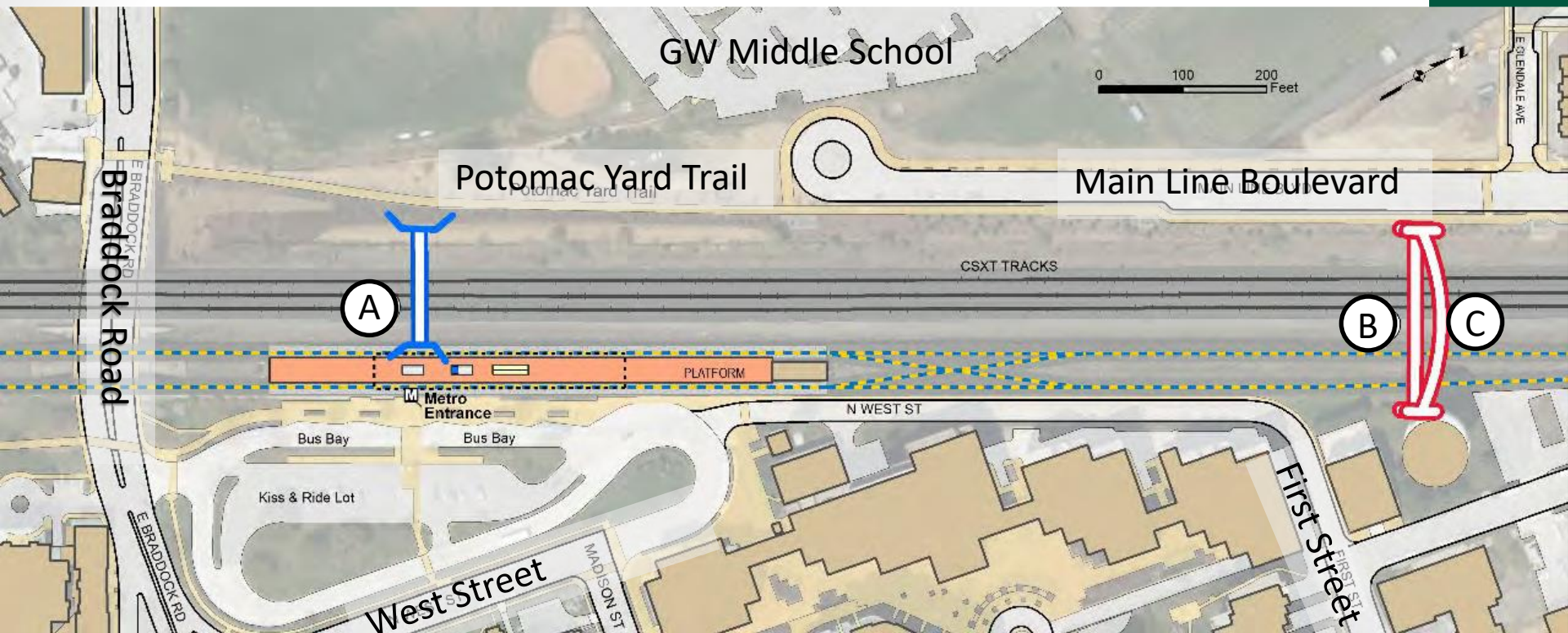
- Fayette Project - Queen to Oronoco portion nearly complete
- Dominion Virginia Power and Verizon have completed relocation of facilities
- Restoration work on the sidewalk will be completed this fall.
- Tree planting and seeding are weather dependent – timing is delayed due to drought conditions.
 - Planting anticipated to be complete by mid-November



Streetscape Improvements

- Next Steps
 - Lessons learned
 - Determine if storm sewer is located on selected street(s)
 - Confirm cross slopes of the roadway
 - Address intrusion into ROW
 - Funding dependent
 - Walking tour to prioritize next improvements
 - TES/PZ/DPI will draft concept design with community
 - DPI will finalize and implement

WMATA Braddock Metrorail Station Pedestrian Tunnel/Bridge Feasibility Study (2019)

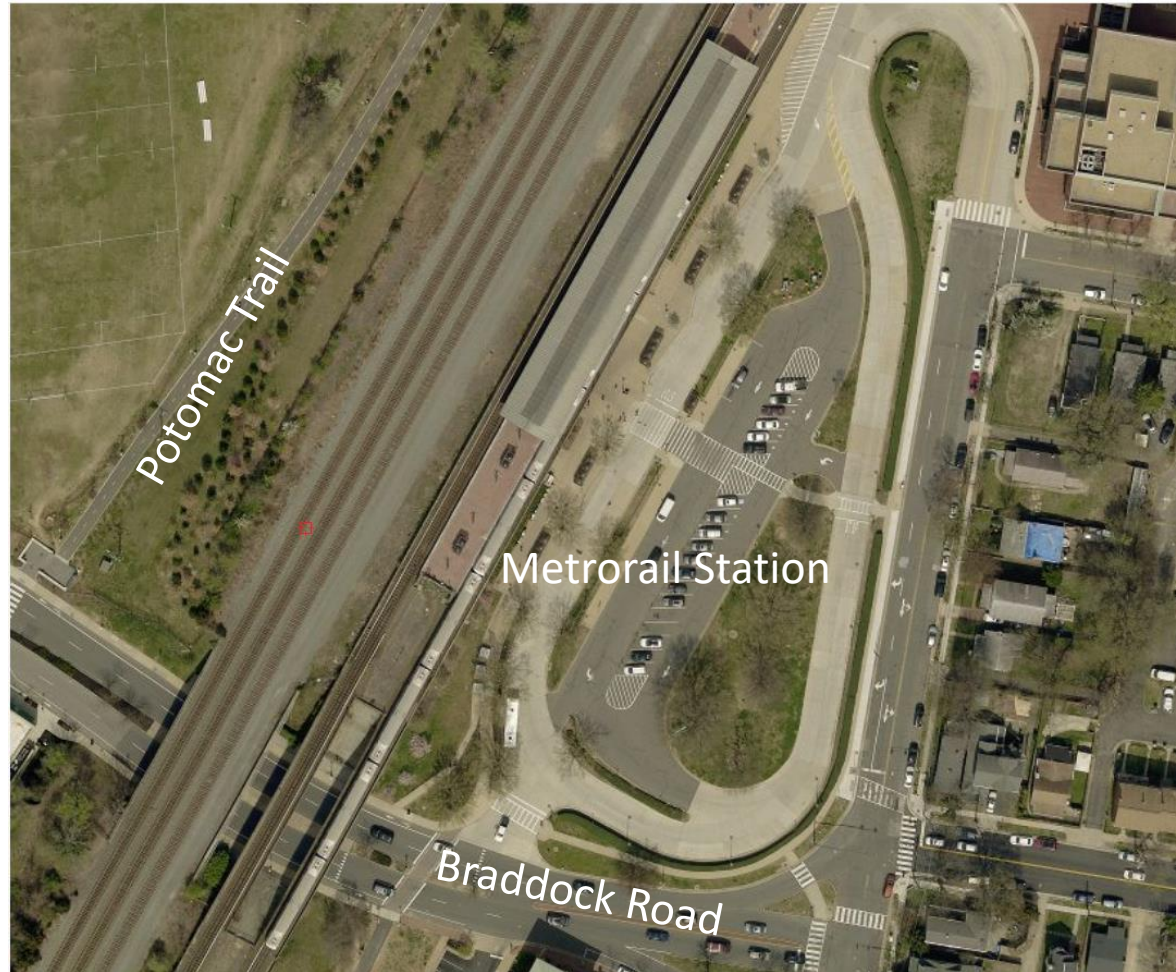


Alternative	Type	Order-of-Magnitude Cost Range
A	Tunnel beneath tracks into station	\$19M - \$22M
B	Single span, prefab truss bridge	\$14M - \$18M
C	Signature span bridge, more complex	\$16M - \$23M

Potential Braddock Road Improvements at Metro Station



- Bus stops will remain in current locations for the immediate future
- TES working on more permanent stops on Braddock with shelters





Andrew Adkins Update

- Earlier development concept withdrawn in late 2018.
- ARHA completed a third-party assessment of portfolio and shared with Planning Commission/City Council at Joint Work Session with ARHA Board (May 2019).
- As part of long-range workplan, City will work with ARHA on new master plan for its redevelopment sites in FY 2021.

Yates Auto Care (1050 N Fayette St.)



Five-Year Administrative Review of light auto repair use



SUP #2014-0032, Condition 22 required a review in 2019 of compatibility with other area uses and assessment of the redevelopment potential of the site.

Analysis included:

- Benefits of existing business;
- Negative impacts on adjacent parcels/neighborhood;
- Redevelopment potential of parcel;
- Effectiveness of suspending SUP to encourage redevelopment.

Conclusion



Allow the light auto repair use to continue operation

- Continues to fill a need for area residents and employees;
- Limited off-site impacts related to odors, noise, or parking;
- No impact on new redevelopment in the area;
- Area redevelopment anticipated to encourage replacement of light auto repair use in short to mid-term.

SUP Condition requires City Council review for redevelopment potential of the site in June 2024



1112 First Street Applicant presentation

Business Meeting

- Co-Facilitator Transition



Thank you!