

BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION UPDATE
as of September 2019

Number	Plan	Work Item	Lead Dept	Time Frame (as recommended in 2009)	2019 Status	Comments/Outcomes
1.0 MASTER PLAN/ZONING ORDINANCE						
1.1	p.108	Create CDD for Northern Gateway area	P&Z	SHORT-TERM (0-3 YRS)	COMPLETE	Designated CDD #15 in the Zoning Ordinance
1.2	p.120	Determine a funding approach to provide for the public amenities recommended in the BMNP.	P&Z	SHORT-TERM (0-3 YRS)	COMPLETE	City Council approved a funding strategy and funding accounts on June 3, 2009. The strategy includes a private/public partnership that funds the 1-acre open space, streetscape improvements along designated "walking streets", and retail enhancement and support.
2.0 IMPLEMENTATION OUTREACH						
2.1	p.116	Establish an Implementation Advisory Group	P&Z	SHORT-TERM (0-3 YRS)	COMPLETE	Council approved the Resolution to establish the IAG on February 2, 2009, Council amended resolution to add 2 members in November, 2014
2.2	p.117	Create a communication strategy for informing community	P&Z	SHORT-TERM (0-3 YRS)	COMPLETE	
2.3	p.118	Establish a City Staff Working Group	P&Z	SHORT-TERM (0-3 YRS)	COMPLETE	
2.4	p.117	Develop annual Status of Implementation report	P&Z	SHORT-TERM (0-3 YRS)	ON-GOING	Reports completed for FY2012-2019
3.0 PHYSICAL IMPROVEMENTS						
3.1	p.29	Study the feasibility of reconfiguring Queen Street for two-way traffic	T&ES	MID-TERM (3-10 YRS)	NOT STARTED	Funding dependent. Not a priority of current Vision Zero implementation. Will be revisited in the future.
3.2	p.40	Study the feasibility of building a tunnel connection under the tracks to connect the area west of the tracks to the Metro station and Braddock neighborhood	WMATA, T&ES	LONG-TERM (10+ YRS)	COMPLETE	Joint WMATA/City feasibility study of options to connect the east and west side of Braddock Metrorail station. Project was paid for by WMATA as part of its project development program. Study evaluated three options and included planning level cost estimates. - Option 1 consists of a tunnel beneath the CSXT tracks with direct connection into the station mezzanine. Cost estimate range: \$19M - \$22M. - Option 2 consists of a single span, prefabricated truss bridge spanning perpendicular across the CSXT tracks and the WMATA Metro. Ramp and stair structures would bring the alignment from grade to the bridge level at the east and west ends of the crossing. Cost estimate range: \$14M - \$18M. - Option 3 consists of a signature span bridge (one or two spans) along a similar alignment as Alternative C1 (North Bridge). Rather than a prefabricated truss, this structure type would be more complex, with the ultimate choice of structure type being determined during preliminary and final engineering. Cost estimate range: \$16M-\$23M. -Option selection dependent on Council priorities, approval and funding.

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3.3	p.44-46	Create a one-acre public park at the Post Office site or alternative site	P&Z, RPCA	SHORT-TERM (0-3 YRS)	IN PROGRESS	<ul style="list-style-type: none"> - 2009 BMNP Funding Strategy identified \$9.6 million for this project - In 2010 City Council approved the acquisition of 600 N. Henry Street (1/2 acre parcel) as a first phase of creating the park. The remainder of the site is owned by USPS. - Interim open space on 600 N. Henry Street completed and opened in the first quarter 2015. - In July 2016, Park and Rec Commission approved the concept plan for the future 1-acre park, the community process for which began in 2012. - City continues communication with USPS.
3.4	p.46	Create a well-designed and active plaza space on the Metro site	P&Z, WMATA	LONG-TERM (10+ YRS)	IN PROGRESS	<ul style="list-style-type: none"> - Timing dependent on redevelopment of Metro site - In March 2014, WMATA included the Braddock Metro site in its Joint Development Work Program; City Staff began working with WMATA to draft development guidelines that will be included in an RFP, the first public meeting on the RFP was held in June 2014; - March 2016 - Braddock Road Metrorail Station Joint Development Analysis document completed and posted on WMATA and City websites - In FY19, the Braddock Road Metrorail Station site continues to be available for joint development and posted on the WMATA website.
3.5	p.73	Evaluate measures to calm traffic on local streets	T&ES	MID-TERM (3-10 YRS)	ON-GOING	<ul style="list-style-type: none"> - Timing dependent on availability of funds - Completion of bus bulb-outs throughout area. - Designs completed for painted bulb -outs as part of Safe Routes to School Program
3.6	p.79	Evaluate Madison, Montgomery, and Queen Streets to determine feasibility of conversion from one- to two-way streets	T&ES	MID-TERM (3-10 YRS)	IN PROGRESS	<ul style="list-style-type: none"> - Timing dependent on availability of funds - In consideration of the potential conversion of these roads into two-way streets, TES staff is studying impacts of transit routes and the possibility of installing bike lanes. - Montgomery street conversion dependent on future development.
3.7	p.79	Explore possibility of Montgomery Street as a transit route between the Metro station and other north-south routes	DASH, T&ES	MID-TERM (3-10 YRS)	IN PROGRESS	<ul style="list-style-type: none"> - Timing dependent on availability of funds - TES staff is studying impacts of transit routes and the possibility of installing bike lanes.
4.0	PEDESTRIAN/MULTIMODAL IMPROVEMENTS					
4.1	p.37	Designate "walking streets"	P&Z	SHORT-TERM (0-3 YRS)	COMPLETE	- Designated in the Plan
4.1.1	p.37	West between Queen and Madison	P&Z	SHORT-TERM (0-3 YRS)		- Designated in the Plan
4.1.2	p.37	Fayette between Queen and Route 1	P&Z	SHORT-TERM (0-3 YRS)		- Designated in the Plan
4.1.3	p.37	Madison between West and Washington	P&Z	SHORT-TERM (0-3 YRS)		- Designated in the Plan
4.1.4		Wythe between West and Washington	P&Z	SHORT-TERM (0-3 YRS)		- Designated in the Plan
4.2	p.42	Provide new sidewalks, street trees, pedestrian-scale lighting, bulb-outs, and underground utilities on "walking streets"	T&ES, P&Z	MID- to LONG-TERM	ON-GOING	<ul style="list-style-type: none"> - The City Council established 2009 BMNP Funding Strategy has identified \$2.7 million for this project - Publicly-funded walking street improvements are prioritized by BIAG and privately-funded walking street improvements are coordinated with redevelopment activities - Timing dependent on availability of funding
4.2.1		Fayette Street between Oronoco and Queen	T&ES, P&Z	MID-TERM (3-10 YRS)	IN PROGRESS	Department of Project Implementation near completion of streetscape improvements on this portion of Fayette Street. All utility poles have been removed; some bricks in the sidewalk require repair as a result of pole removal. Tree and grass plantings will occur this fall.

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4.3	p.38	Study the feasibility of a pedestrian connection between the Metro station and the Northern Gateway through the Braddock Place Development	T&ES, RPCA, P&Z	MID-TERM (3-10 YRS)	COMPLETE	As part of the Braddock Gateway development, pedestrian connections are provided down to Fayette Street. Pedestrian connection exists from Fayette through Braddock Place development to the metrorail station
4.4	p.38-39	As an alternative to Item 4.3, Study the feasibility of a walking route along the road parallel to the Metro embankment to also include transit and bike	T&ES	MID-TERM (3-10 YRS)	COMPLETE	Task 4.3 Complete
4.5	p.41-42	Conduct study to evaluate and propose improvements to pedestrian safety, traffic management, and accessibility:	T&ES	MID-TERM (3-10 YRS)	IN PROGRESS	
4.5.1	p.41-42	Route 1/Fayette Street	T&ES		IN PROGRESS	Improvements will be implemented with the Braddock Gateway development, including traffic signal, crosswalks, bulbouts.
4.5.2	p.41-42	Route 1/First Street	T&ES		COMPLETE	Completed with Braddock Gateway Phase 1
4.5.3	p.41-42	Braddock/Wythe/West intersections	T&ES		NOT STARTED	Timing dependent on funding; improvements require stormwater/sewer upgrades; to be coordinated with future redevelopment
5.0 PARKING						
5.1	p.83-85	Revise the current parking requirements for properties located within 2,000 feet of Metro	P&Z, T&ES	MID-TERM (3-10 YRS)	COMPLETE	City completed a two-phase citywide parking study to revise multifamily residential, office and commercial parking standards in the zoning ordinance for new development projects. All new residential developments, including those in the BMNP area, will be subject to the new requirements.
5.2	p.85	Establish incentives and restrictions that encourage developers to plan carpool and car sharing parking	P&Z, T&ES	MID-TERM (3-10 YRS)	COMPLETE	This is implemented as part of individual Transportation Management Plans for new development projects
5.3	p.85	Establish requirements for bicycle parking (on and off-street)	T&ES	MID-TERM (3-10 YRS)	COMPLETE	The City now has bicycle parking standards that are part of new development projects; additionally, the City has begun a bikeshare program that has stations in the Braddock Neighborhood
5.4	p.85	Evaluate existing on-street parking restrictions and parking for existing residents	T&ES	MID-TERM (3-10 YRS)	IN PROGRESS	In progress as part of the Residential Permit Parking (RPP) Refresh Program, anticipated for Council consideration in fall 2019.
6.0 RETAIL ENHANCEMENT						
	p.29,49	Retail Enhancement efforts:				The City Council established 2009 BMNP Funding Strategy has identified \$500,000 for this effort
6.1	p.29,49	Retain existing neighborhood-oriented businesses	SBDC, P&Z	MID-TERM (3-10 YRS)	ON-GOING	
6.2	p.29,49	Recruit new retail businesses and assist with start-up activities	AEDP, SBDC	MID-TERM (3-10 YRS)	ON-GOING	AEDP provides assistance to new retailers locating in the neighborhood; New restaurants and retailers have located in the neighborhood
7.0 HISTORIC PRESERVATION						
7.1	p.25-26	Document and celebrate the neighborhood's history		MID-TERM (3-10 YRS)	ON-GOING	2014 marked the 30th anniversary of the Parker-Gray Historic District; to commemorate this staff presented its history at two events (Alexandria Historical Society and a National historic society conference).
7.1.1	p.25-26	Conduct an oral history project	OHA		ON-GOING	The Alexandria Oral History Program has recorded oral histories of Parker-Gray residents and will continue to do so; all of the interviews are posted on the Alexandria Oral History Program webpage.
7.1.2	p.25-26	Create a walking tour/heritage trail	OHA		IN PROGRESS	
7.1.3	p.25-26	Create podcasts and accompanying booklet	OHA		NOT STARTED	

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7.1.4	p.25-26	Install interpretive markers/pavers	OHA		IN PROGRESS	Parker Gray Historic District signage installed throughout the area as well as planning for mini-kiosks with interpretive history.
7.2	p.26	Document buildings that have been torn down	OHA, P&Z	MID-TERM (3-10 YRS)	ON-GOING	When properties are demolished in the Parker-Gray Historic District, they are documented and catalogued at Special Collections at the Queen Street Library
7.3	p.26	Consideration of changing name of Metro to Parker-Gray	WMATA, City		NOT STARTED	
8.0 AFFORDABLE HOUSING						
8.1	p.27	Develop range of housing types at differing levels of affordability	ARHA, OH	IMMEDIATE	ON-GOING	Housing affordability and opportunity is being preserved through the thoughtful redevelopment of public housing sites into mixed-income development, including Old Town Commons (formerly James Bland) and Ramsey Homes (under construction); innovative partnerships, like the ongoing redevelopment of Carpenter's Shelter (under construction); and incorporation of affordable units in market-rate projects (Braddock Gateway Phases II and III and 1200 North Henry).
8.2	p.65	Create a detailed planning framework for public housing redevelopment through the Braddock East Plan	P&Z, ARHA, OH	IMMEDIATE	SMALL AREA PLAN COMPLETE	Braddock East Plan was approved 10/18/2008. As part of its long-range workplan, the City will be working with ARHA on a new master plan for its redevelopment sites in FY21.
8.2.2	p.55	James Bland	P&Z, ARHA	IMMEDIATE	COMPLETE	All public housing units replaced 1:1, with the majority onsite, along with market rate condos and townhomes.
8.2.1	p.56	Andrew Adkins	P&Z, ARHA	IMMEDIATE	IN PROGRESS	The development concept for the Andrew Adkins site and the West Street properties was withdrawn in late 2018. ARHA has completed a third-party assessment of its portfolio. The analysis, including the consultant's recommendations regarding the timeline and strategies for redevelopment, were shared with Planning Commission and City Council at a Joint Work Session with the ARHA Board in May 2018. As part of its long-range workplan, the City will work with ARHA on a new master plan for its redevelopment sites in FY 21.
8.2.3	p.56	Samuel Madden	P&Z, ARHA	IMMEDIATE	IN PROGRESS	ARHA has completed a third-party assessment of its portfolio. The analysis, including the consultant's recommendations regarding the timeline and strategies for redevelopment, were shared with Planning Commission and City Council at a Joint Work Session with the ARHA Board in May. As part of its long-range workplan, the City will work with ARHA on a new master plan for its redevelopment sites in FY 21.
8.2.4	p.56	Ramsey Homes	P&Z, ARHA	IMMEDIATE	IN PROGRESS	Pursuant to its 2016 DSUP, ARHA has begun construction of a 52-unit affordable housing development (30-60% AMI), including 15 replacement public housing units. The project is expected to be completed in mid 2020.
8.3	p.65	Redevelop existing public housing into mixed-income housing	P&Z	MID- to LONG-TERM	IN PROGRESS	ARHA has completed a third-party assessment of the authority's portfolio. The analysis, including the consultant's recommendations regarding the timeline and strategies for redevelopment, were shared with Planning Commission and City Council at a Joint Work Session with the ARHA Board in May. As part of its long-range workplan, the City will be working with ARHA on a new master plan for its redevelopment sites in FY2021.

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8.3.2	p.55	James Bland	P&Z, ARHA	MID- to LONG-TERM	COMPLETE	This project is completed. The 194 unit public housing project was redeveloped into a mixed-income community with 379 total units, including 134 that are affordable. Some affordable units have federal project-based subsidies to support operations. The affordable units are proportionately distributed on site, along with 86 market rate for-sale condominiums and 159 market-rate fee-simple for-sale townhomes.
8.3.1	p.56	Andrew Adkins	P&Z, ARHA	MID- to LONG-TERM	IN PROGRESS	The development concept for the Andrew Adkins site and the West Street properties was withdrawn in late 2018. ARHA has completed a third-party assessment of its portfolio. The analysis, including the consultant's recommendations regarding the timeline and strategies for redevelopment, were shared with Planning Commission and City Council at a Joint Work Session with the ARHA Board in May 2018. As part of its long-range workplan, the City will work with ARHA on a new master plan for its redevelopment sites in FY 21.
8.3.3	p.56	Samuel Madden	P&Z, ARHA	MID- to LONG-TERM	IN PROGRESS	ARHA has completed a third-party assessment of its portfolio. The analysis, including the consultant's recommendations regarding the timeline and strategies for redevelopment, were shared with Planning Commission and City Council at a Joint Work Session with the ARHA Board in May. As part of its long-range workplan, the City will work with ARHA on a new master plan for its redevelopment sites in FY21.
8.3.4	p.55	Ramsey Homes	P&Z, ARHA	MID- to LONG-TERM	IN PROGRESS	Pursuant to its 2016 DSUP, ARHA has begun construction of a 52-unit affordable housing development (30-60% AMI), including 15 replacement public housing units. The project is expected to be completed in mid 2020
9.0	SUSTAINABILITY					
9.1	p.29	Encourage "live-work" uses within the neighborhood	P&Z	LONG-TERM (10+ YRS)	ON-GOING	
9.2	p.32	Encourage new construction to comply with the City's Green and Sustainable Building checklist	P&Z	SHORT-TERM (0-3 YRS)	ON-GOING	All new development is required to comply with most current version of the City's Green Building Policy as well as the City's Landscape Guidelines which have standards for native plants and plant diversity.
9.3	p.79-80	Establish district-wide TMP and TMP coordinator	T&ES	MID-TERM (3-10 YRS)	COMPLETE	Addressed through City TMP policy as amended.