

Braddock Open Space and Community Amenity Fund Accounts

Planning Commission
March 5, 2009

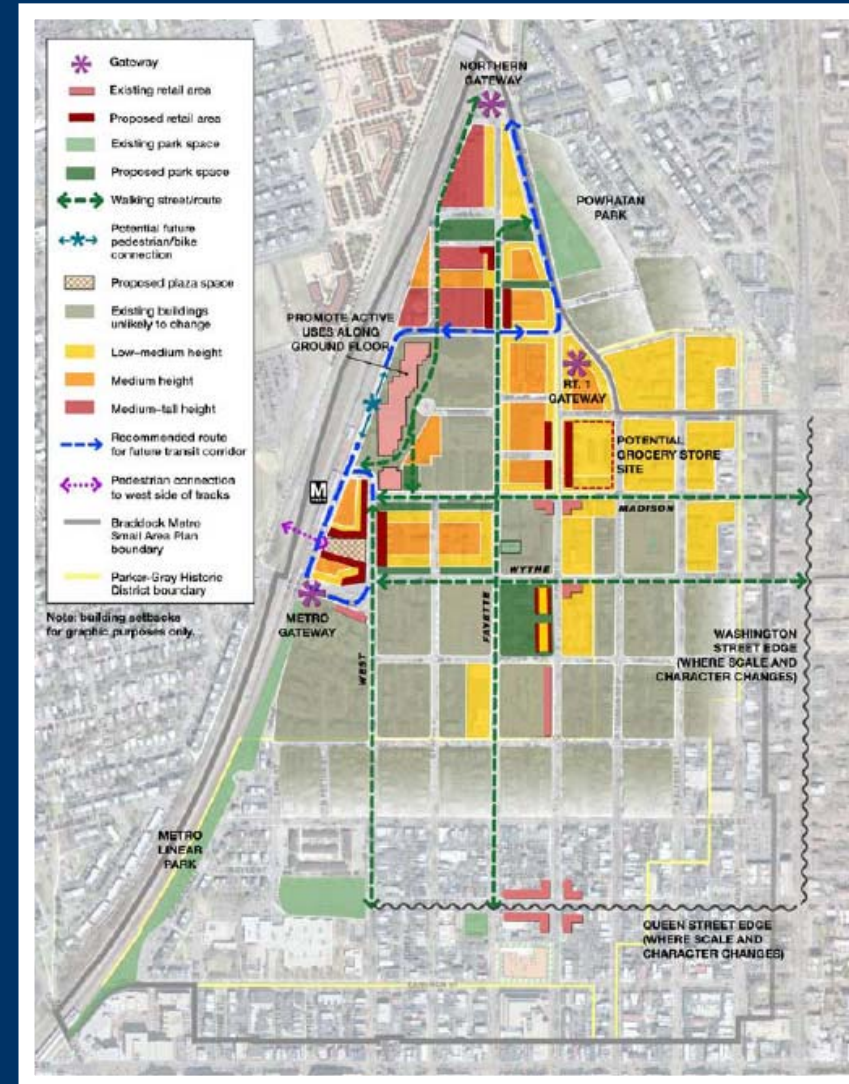


Braddock Metro Neighborhood Plan

Adopted March 2008

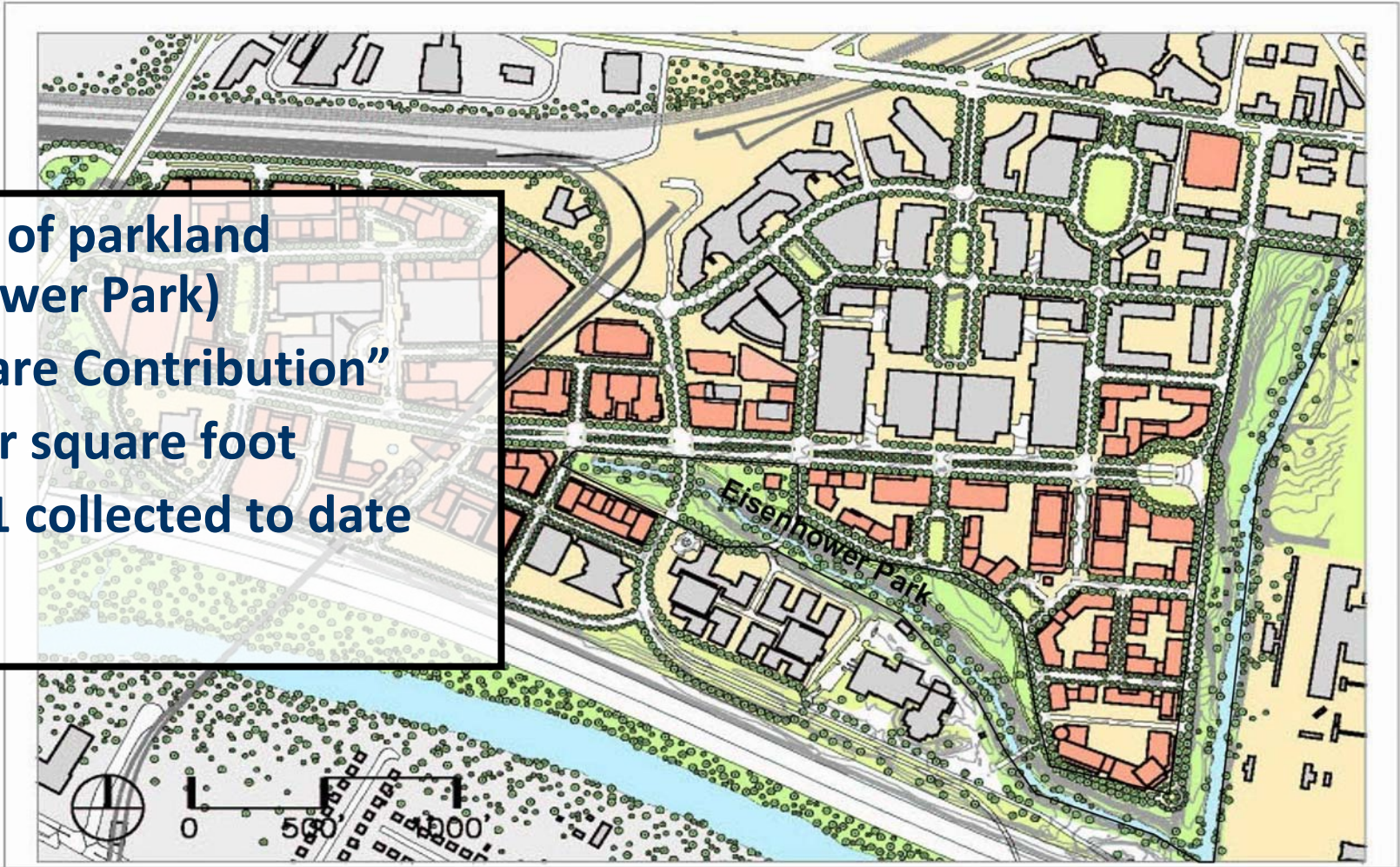
Recommended Public Amenities:

- Streetscape improvements
- Open space
- Traffic calming
- Neighborhood retail



Formula Basis: Eisenhower East Open Space Fund

- 23-acres of parkland (Eisenhower Park)
- “Fair-Share Contribution”
- \$2.13 per square foot
- \$984,961 collected to date



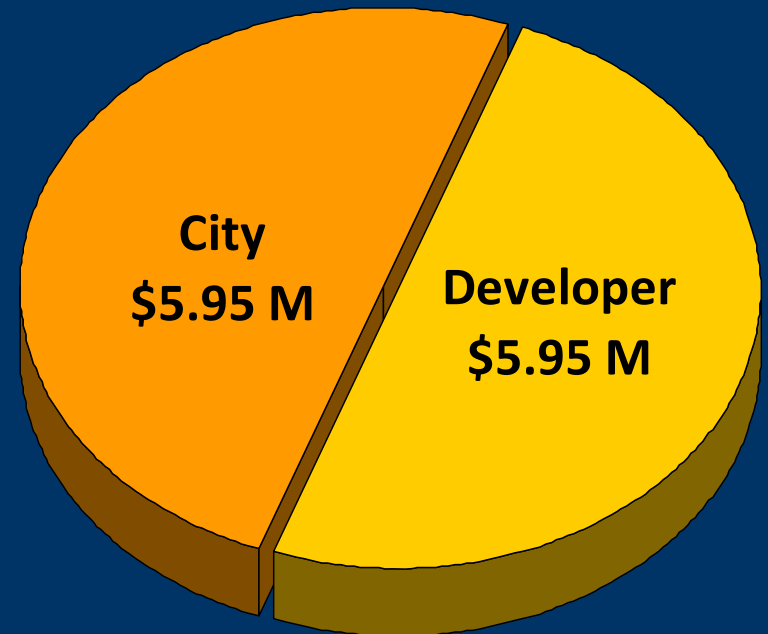
Cost of Recommended Public Amenities

Public Amenity	Projected Cost	Funding Source
Walking Streets	\$2,700,000	Braddock CAF and DSUP/DSP
Neighborhood Retail	\$500,000	Braddock CAF
Community Park	\$9,600,000	Braddock OSF
Traffic Calming	\$570,000	CIP and DSUP/DSP
Bikeways	\$700,000	CIP and DSUP/DSP
Pocket Parks	\$3 - 5,000,000	DSUP/DSP



Formula Basis: Estimated Total Cost of Amenities Funded by OSF & CAF Accounts

Public Amenity	Cost
Walking Streets	\$1.8 M
Community Park	\$9.6 M
Neighborhood Retail	\$500 K
Total	\$11.9 M



Formula Basis: Redevelopment Blocks

Blocks subject to the “fair share” contribution

- 2.34 million SF

4 Public Housing blocks are exempt

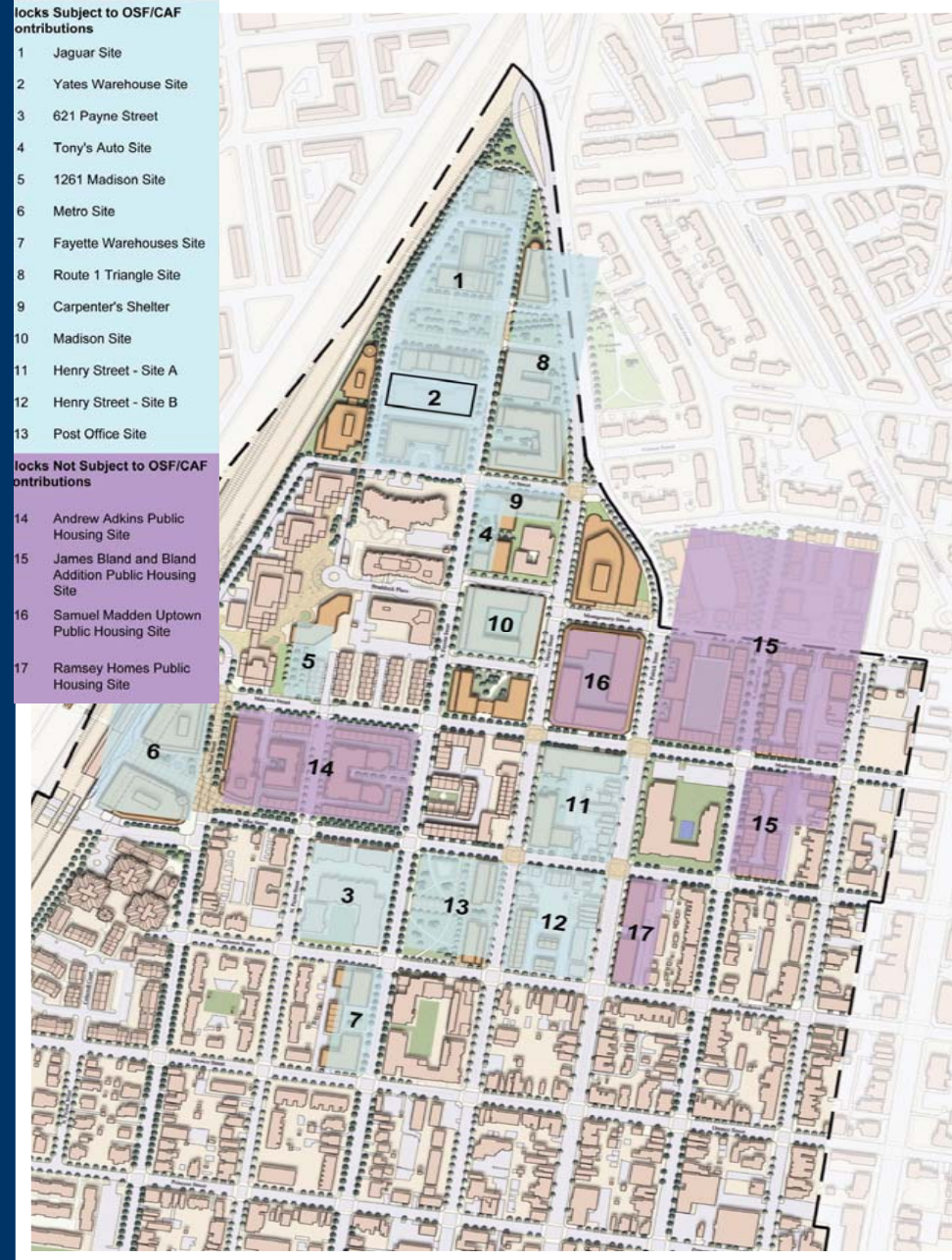
- 1.1 to 1.4 million SF

Blocks Subject to OSF/CAF Contributions

- 1 Jaguar Site
- 2 Yates Warehouse Site
- 3 621 Payne Street
- 4 Tony's Auto Site
- 5 1261 Madison Site
- 6 Metro Site
- 7 Fayette Warehouses Site
- 8 Route 1 Triangle Site
- 9 Carpenter's Shelter
- 10 Madison Site
- 11 Henry Street - Site A
- 12 Henry Street - Site B
- 13 Post Office Site

Blocks Not Subject to OSF/CAF Contributions

- 14 Andrew Adkins Public Housing Site
- 15 James Bland and Bland Addition Public Housing Site
- 16 Samuel Madden Uptown Public Housing Site
- 17 Ramsey Homes Public Housing Site



Proposed Funding Tiers

Catalyst Phase (22%)	Non-Catalyst Phase (55%)	Non-Catalyst Plus Density Bonus (23%)
<p>Block 1 Block 3 Block 10</p> <hr/> <p><i>Provide incentive to encourage early redevelopment</i></p>	<p>Take advantage of enhanced amenities and uses provided by earlier projects.</p> <hr/> <p><i>All projects submitted after approval of formula</i></p>	<p>Sites recommended in BNMP for rezoning to higher density.</p> <hr/> <p><i>Projects which receive the most density benefit from the Plan.</i></p>

Proposed Formula: Contribution per Square Foot

Fund Account	Catalyst (Blocks 1, 3, 10)	Non-Catalyst	Non-Catalyst Plus Density Bonus
Open Space (OSF)	\$0.92/SF	\$3.67/SF	\$5.76/SF
Community Amenities (CAF)	\$0.40/SF	\$0.56/SF	\$0.70/SF
Total	\$1.32/SF	\$4.23/SF	\$6.46/SF



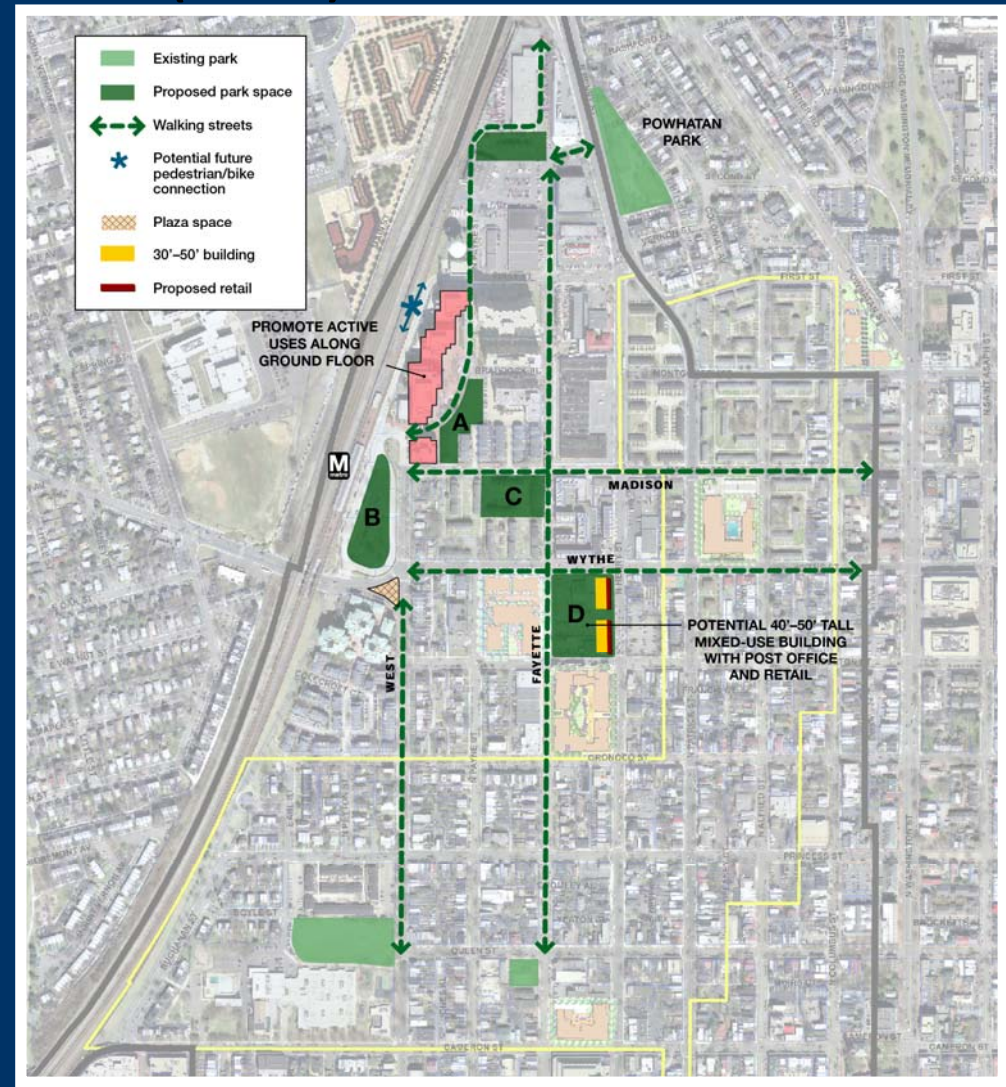
Proposed Credits: Projects Required by the BMNP to Provide Onsite Open Space

Project Site	On-site park size (SF)	\$Credit/SF	Total Credit	Net Payment into both funds
Jaguar (Block 1)	25,000	\$15/SF	\$375k	\$641k
Metro (Block 6)	23,000	\$22.50/SF	\$517k	\$1.3M

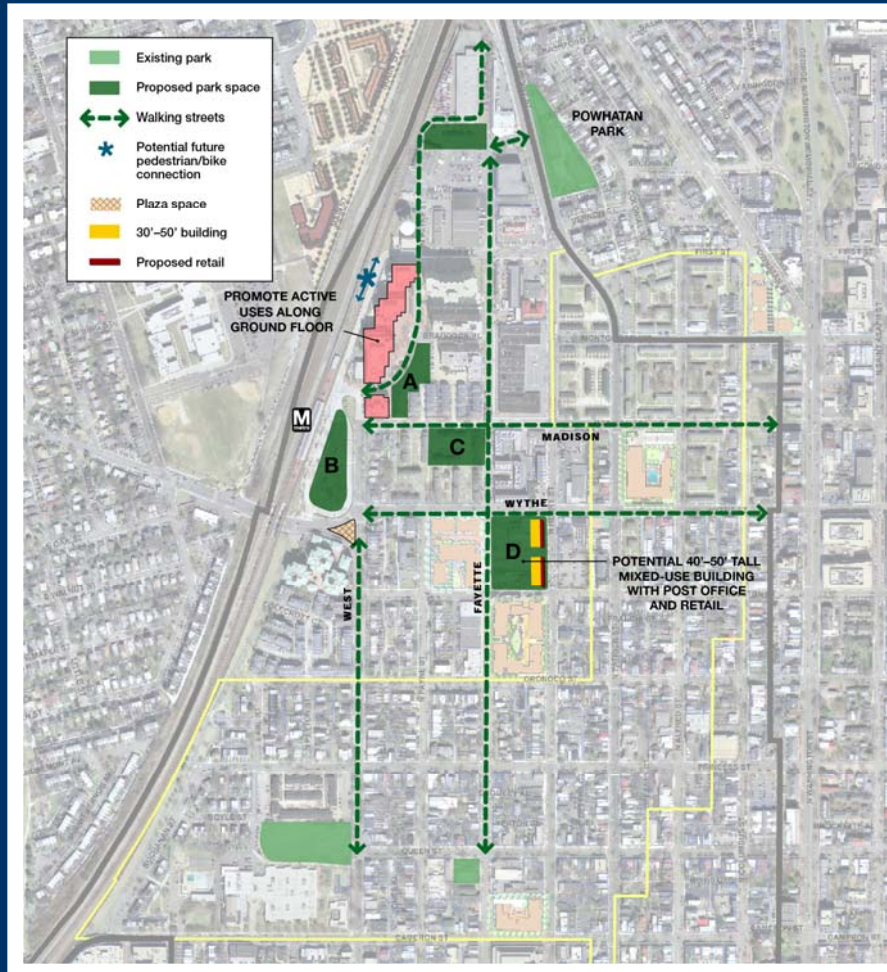


Open Space Fund Account (OSF): One-Acre Park

- BMNP identified 3 site options, with Post Office (Site D) as preferred site
- Location and design will be determined later in implementation process
- Braddock East Plan precludes Adkins site (Site C) as an option



Open Space Fund Account (OSF): One-Acre Park



- Land acquisition
- Demolition
- Environmental remediation
- Design and construction
- Street improvements
- Underground utilities

Total Cost: \$9.6 Million

*BMNP Estimate: \$7 - 15 Million

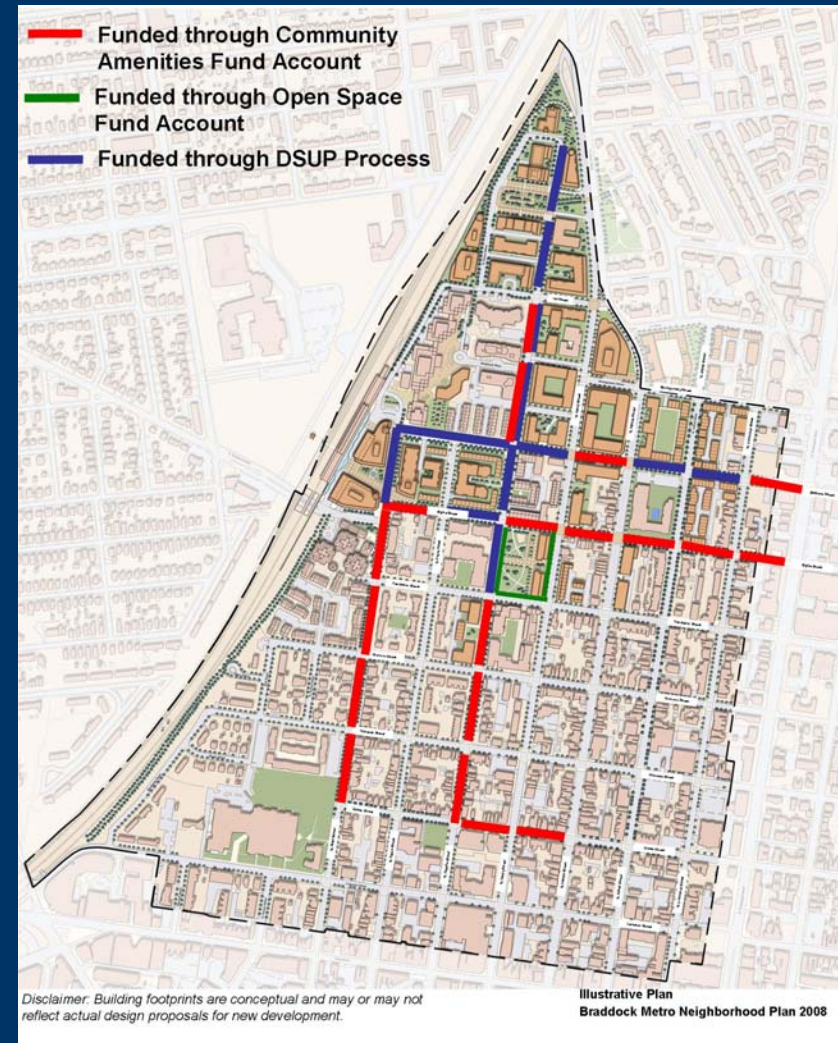


Community Amenities Fund Account (CAF): “Walking Streets”

Number of Blocks	Current Cost	Funding Source
19	\$1.8 million	CAF
10	\$900,000	DSUP/DSP

Total Cost \$2.7 Million

*BMNP Estimate: \$ 3 - 5 million



Community Amenities Fund Account (CAF): Neighborhood Retail

- Retention
- Recruitment
- Business Enhancements

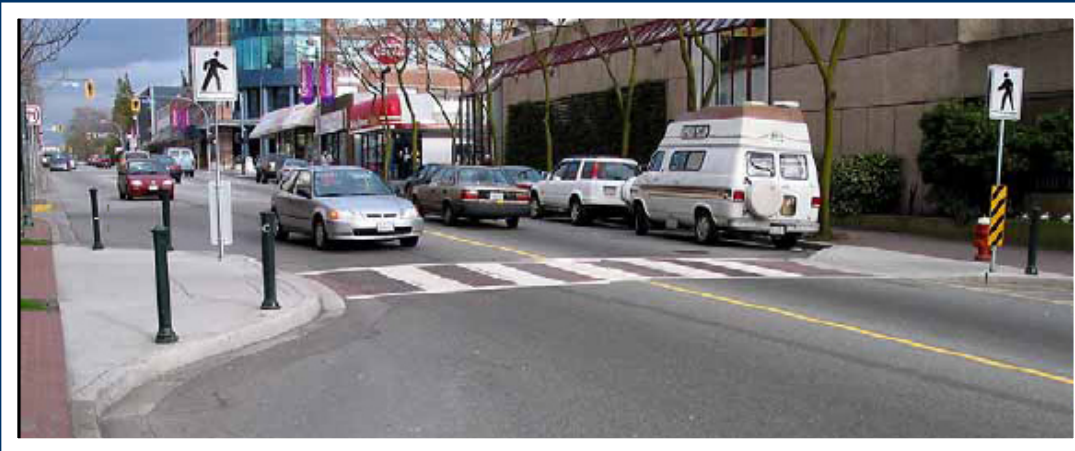
Total Cost: \$500,000

*BMNP Estimate: \$ 4 - 6 million



Public Amenities: Funded by Other Sources

Public Amenity	BMNP Estimate	Current Estimate	Funding Source
Traffic Calming	\$1-2 M	\$570 K	CIP, DSUP/DSP
Bikeways	\$1-2 M	\$700 K	CIP, DSUP/DSP
Pocket Parks	\$3-5 M	\$3-5 M	DSUP/DSP



Staff Recommendation: Proposed Formula

Fund Account	Catalyst (Blocks 1, 3, 10)	Non-Catalyst	Non-Catalyst Plus Density Bonus
Open Space	\$0.92/SF	\$3.67/SF	\$5.76/SF
Community Amenities	\$0.40/SF	\$0.56/SF	\$0.70/SF
Total	\$1.32/SF	\$4.23/SF	\$6.46/SF

