

Public Workshop

Braddock Road Metro Small Area Plan

November 10, 2005

Agenda with Review of Issues & Options

1. Welcome & Introductions

2. Council Vision

3. Scope of the Plan & Work-to-Date

4. Preliminary Plan Concepts

- Neighborhoods & Districts – Parker Gray, Braddock Gateway, Braddock Center
- Framework Streets – West, Fayette, First, Wythe, & Queen
- Parks, Squares & Public Spaces
- Retail Clusters
- Balanced Scale

5. Studies by Area

Studies address:

- streets and block patterns
- potential for new parks and squares
- location and scale of buildings
- transitions between existing and potential development
- retail frontage

Studies assume:

- land use and intensity defined under existing zoning and plan are generally valid
- buildings follow urban pattern, with storefronts and residences defining public streets and spaces
- need exists for new public square as discernible center and public gathering space
- parking located on on-street and in mid-block and underground locations

Retail concepts based on market analysis.

Parker-Gray Neighborhood

Issue PG-1: Limits of neighborhood should be clearly defined and reinforced.

Plan Direction: Plan assumes scale and predominant residential use is maintained and infill and new development will be compatible with existing development. No alternatives currently under consideration.

Issue PG-2: R-B zoned properties approaching build out which limits potential for additions and infill.

Plan Direction: Allow limited additions with guidance regarding location, scale and form of interventions. May require overlay district with redefinition of FAR limits and application of form-based controls

Issue PG-3: Older housing outside historic district aren't afforded the same level of protection as similar properties within a district.

Plan Action: Evaluation underway to determine future eligibility for 100 year status or extension of existing historic districts.

Issue PG-4: Enhancement of Queen Street retail district.

Plan Direction: Increase attractiveness through streetscape improvements and technical assistance. Provide assistance to strengthen existing businesses, celebrate history, and assist property owners with physical improvements.

Issue PG-5: Recreation Center redevelopment plans present an opportunity to improve livability and reinforces plan concepts.

Plan Direction: Design a significant civic building with entry oriented to Wythe and design for small public green.

Braddock Gateway

Issue BG-1: Guidance regarding heights and building frontages.

Plan Direction: Allow greater height at gateway site at far north end of district, lower permitted heights along Patrick and Henry frontages, etc.

Plan Direction: Develop continuous urban residential frontage along Fayette with shop fronts at Fayette and First. Service and parking access to be provided from side streets.

Issue BG-2: Interest in capturing potential for modest amount of retail based on findings of market assessment.

Plan Direction: Require/promote neighborhood serving retail frontage at the intersection of Fayette and First.

Issue BG-3: Additional public space required to serve existing residences and planned development.

Plan Direction: Reserve space along Jefferson Davis and at corner of Fayette and 1st for small public space.

Plan Direction: Create trail connection along Metro linking the Metro Station to Braddock Gateway, the Northeast Neighborhood (via First), and Potomac Green. Trail will serve as the northern extension of the existing trail between Braddock and King Street.

Plan Direction: Maintain view corridor along Fayette to Washington Monument

Braddock Center

Issue BC-1: To establish appropriate guidance for building heights and ground floor uses, conservation priorities must be established.

Plan Direction: Preliminary plan recommendations assume redevelopment will not occur on recently development sites or those with privately-owned townhouses. (Exceptions explored below include the Braddock Metro site and the block between West and Fayette north of Wythe.)

Issue BC-2: Height limits under current zoning will not result in the creation of well-defined streets and public spaces.

Plan Direction: Building heights should be better balanced across public streets and surrounding public spaces.

Plan Direction: For buildings fronting Henry and existing townhouses throughout the district, building heights should be limited to 50’.

Issue BC-3: Without guidance, retail investment is likely to be fragmented and unable to support street life and synergies among businesses.

Plan Direction: Promote additional retail frontage at the Metro Station as part of joint development or new development fronting West and Wythe.

Plan Direction: Retail frontage should be located along Wythe and Fayette with plan guidance to be based on outcome of Madison development proposal. (The scale and orientation of retail in the Madison project will affect the potential for new retail elsewhere in the district.)

Issue BC-4. The need for additional open space has been identified but only limited opportunities exist to establish a larger-scale public space in the district.

Plan Direction: Explore opportunities for the creation of new public space at Braddock Metro and on along Fayette and Wythe Street. (Options explored below.)

Plan Direction: Preliminary recommendations call for the conversion of the bus alley to a landscaped trail connecting Braddock Metro with Slaters Lane, Potomac Greens, and the Northeast Neighborhood via First Street.

Issue BC-5. A wide range of proposals for the Metro Station site and the blocks east of the site but no single direction has been established.

Plan Options: Three options for the area have been developed and are offered for public comment.

Option A—modest changes to improve pedestrian connection

Option B—new public square on the Metro site and West Street frontage redeveloped

Option C—joint development and public square on Metro site, creation of new public square Fayette between Wythe & Madison, and redevelopment of the intervening block.

5. Questions & Answer Session

6. Closing Comments & Next Steps