

Braddock Road Metro Area Development Meeting

January 26, 2006 7:00 p.m. – 9:00 p.m.

AGENDA

- I. INTRODUCTION
EILEEN FOGARTY, DIRECTOR

- II. OVERVIEW OF BRADDOCK ROAD METRO STUDY
EILEEN FOGARTY, DIRECTOR

- III. OVERVIEW OF ZONING AND DEVELOPMENT PROJECTS
JEFFREY FARNER, DIVISION CHIEF

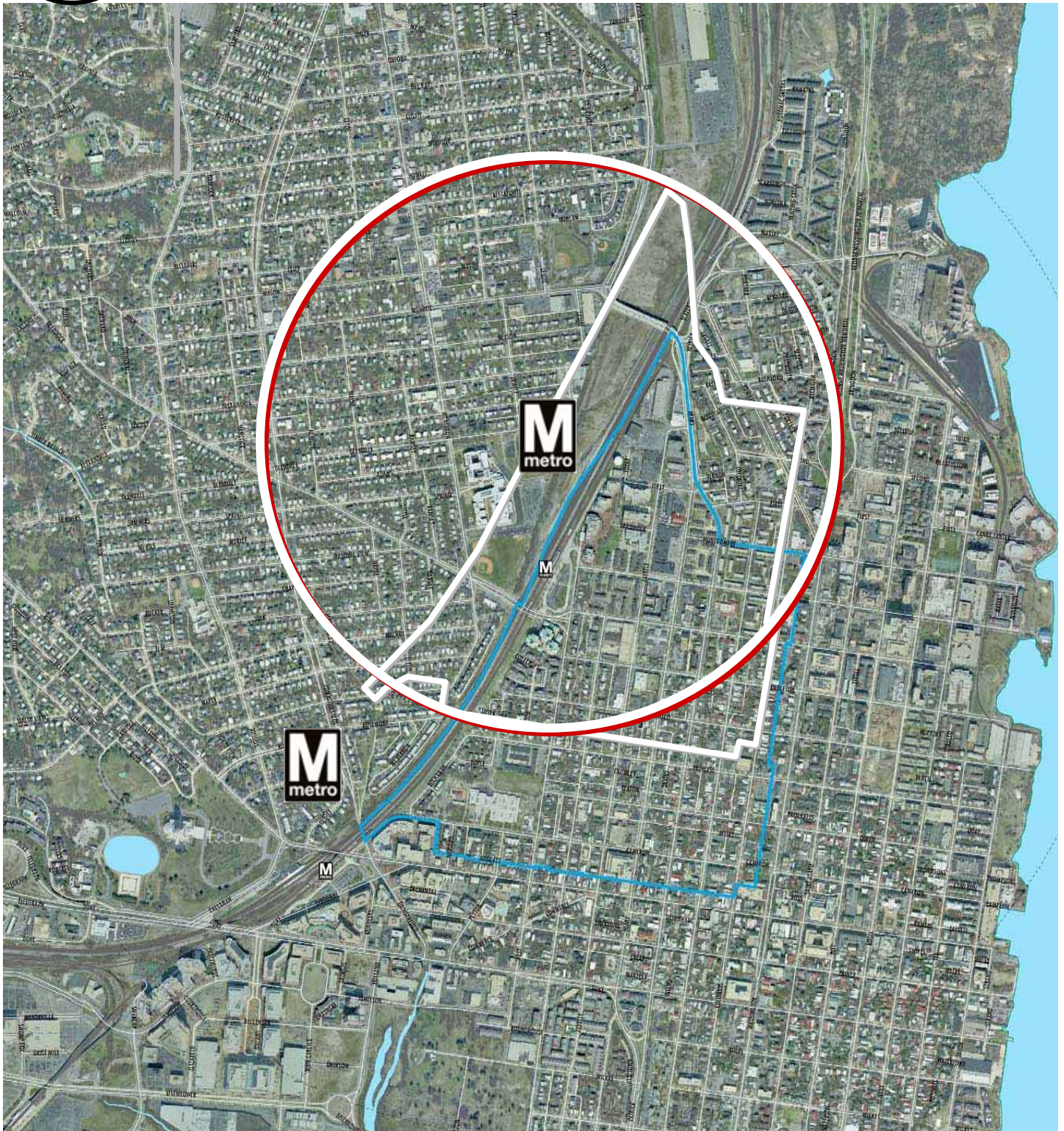
- IV. DISCUSSION OF PROPOSALS
 - ON-SITE SOURCING – HARRIS TEETER
 - BRADDOCK PLACE
 - FAYETTE PLAZA

- V. REPORTING OF GROUPS

- VI. CONCLUSION – NEXT STEPS

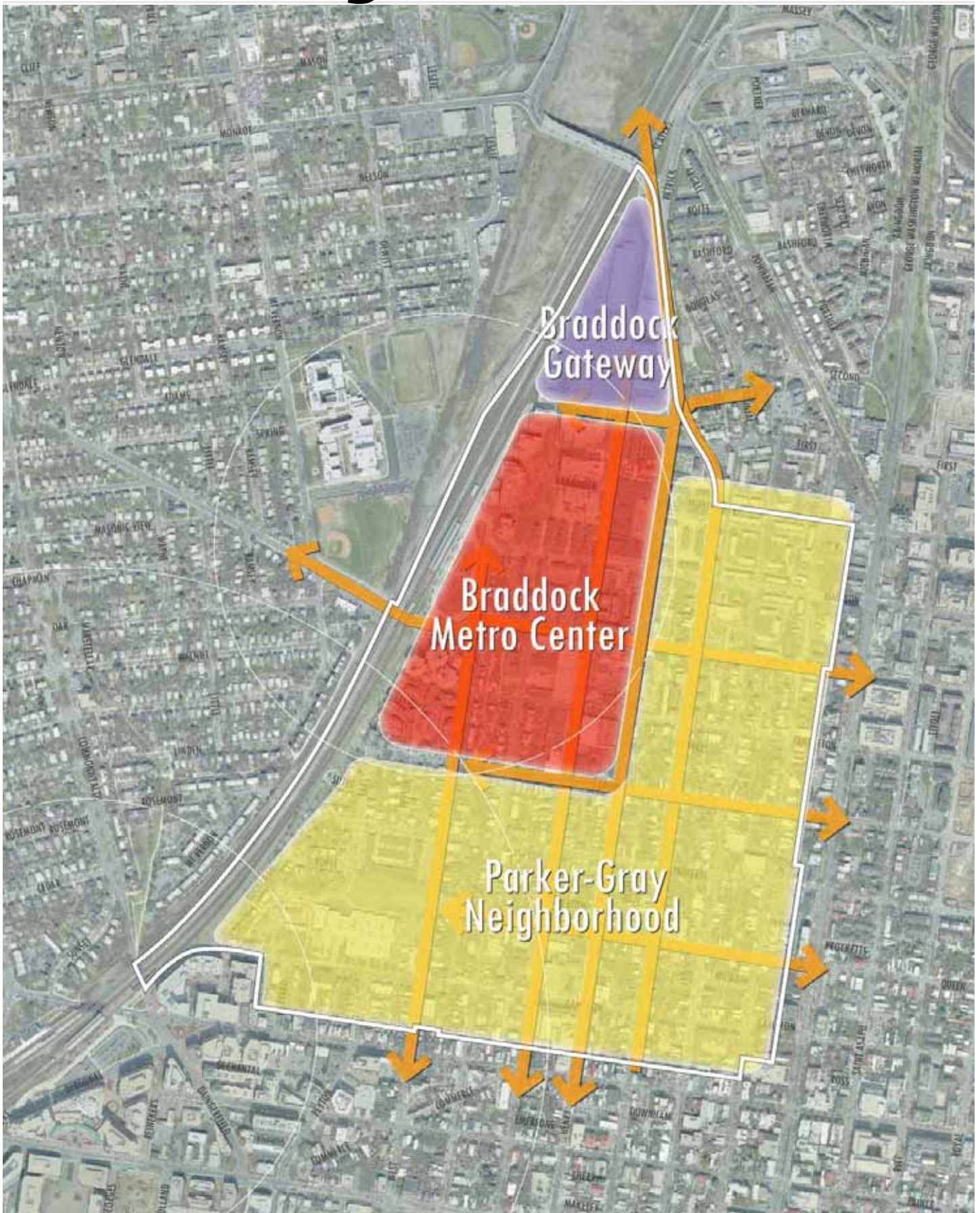


Braddock Road Metro Station Small Area Plan



City of Alexandria – Department of
Planning & Zoning

Urban Neighborhoods



Braddock Road Metro Area Planning Principles

Create a Place –new neighborhoods
with new development

Protect established neighborhoods

Vary building heights to transition from
tall buildings to low scale
residential to achieve compatible
mass and scale



Braddock Road Metro Area Planning Principles

Promote walkable and safe neighborhoods with “eyes on the street”

Provide safe pedestrian connections within the area and to adjacent neighborhoods

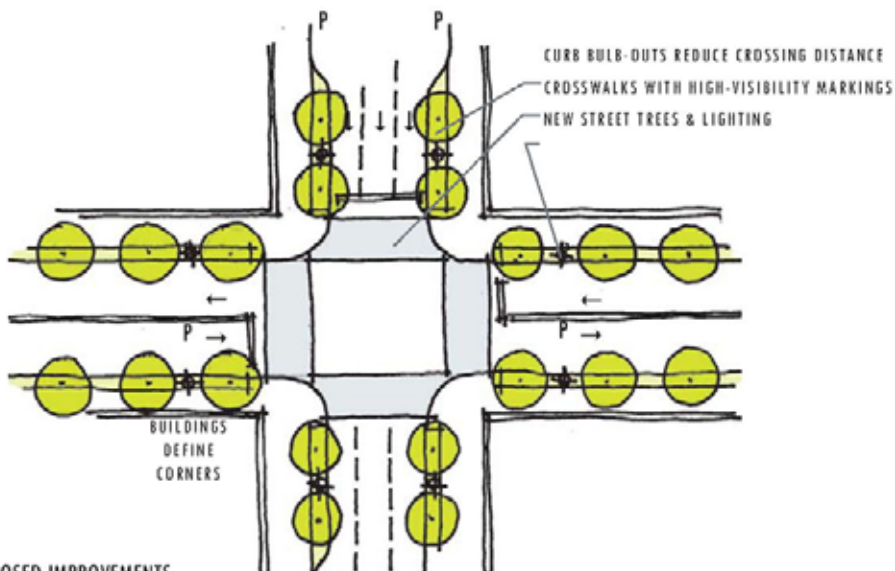
Ensure easy accessibility to Metro and transit



“Pedestrian Sleeve” concept



- bulb-outs to reduce crossing distances
- highly-visible crosswalk markings
- pedestrian-scaled lighting and consistent tree plantings
- buildings define corners, “eyes on the street,” and minimize perceived distance of crossings



PROPOSED IMPROVEMENTS
Pedestrian-Sleeve Concept at Patrick & Henry

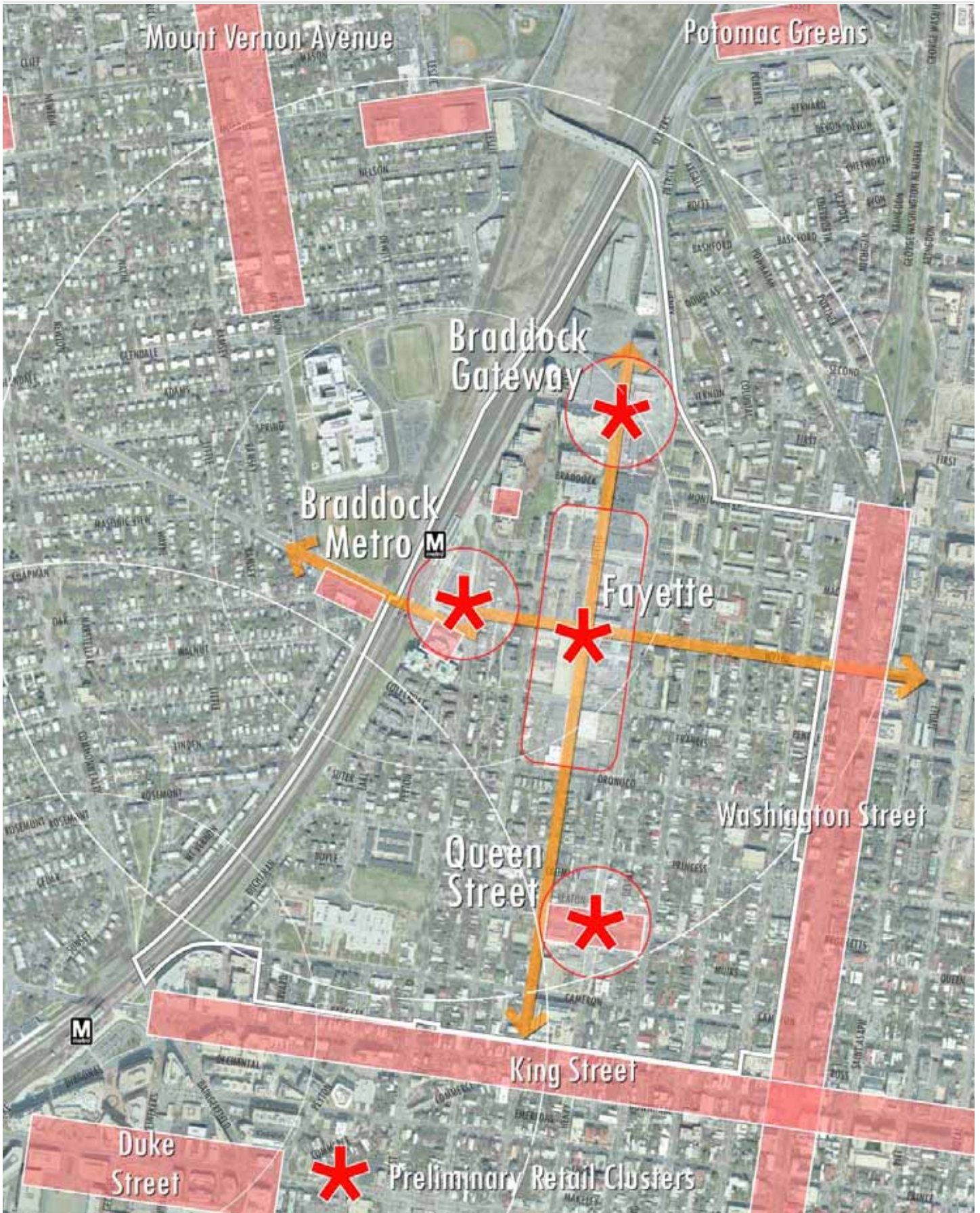
Braddock Road Metro Area Planning Principles

Cluster ground floor uses in defined locations to create successful neighborhood retail

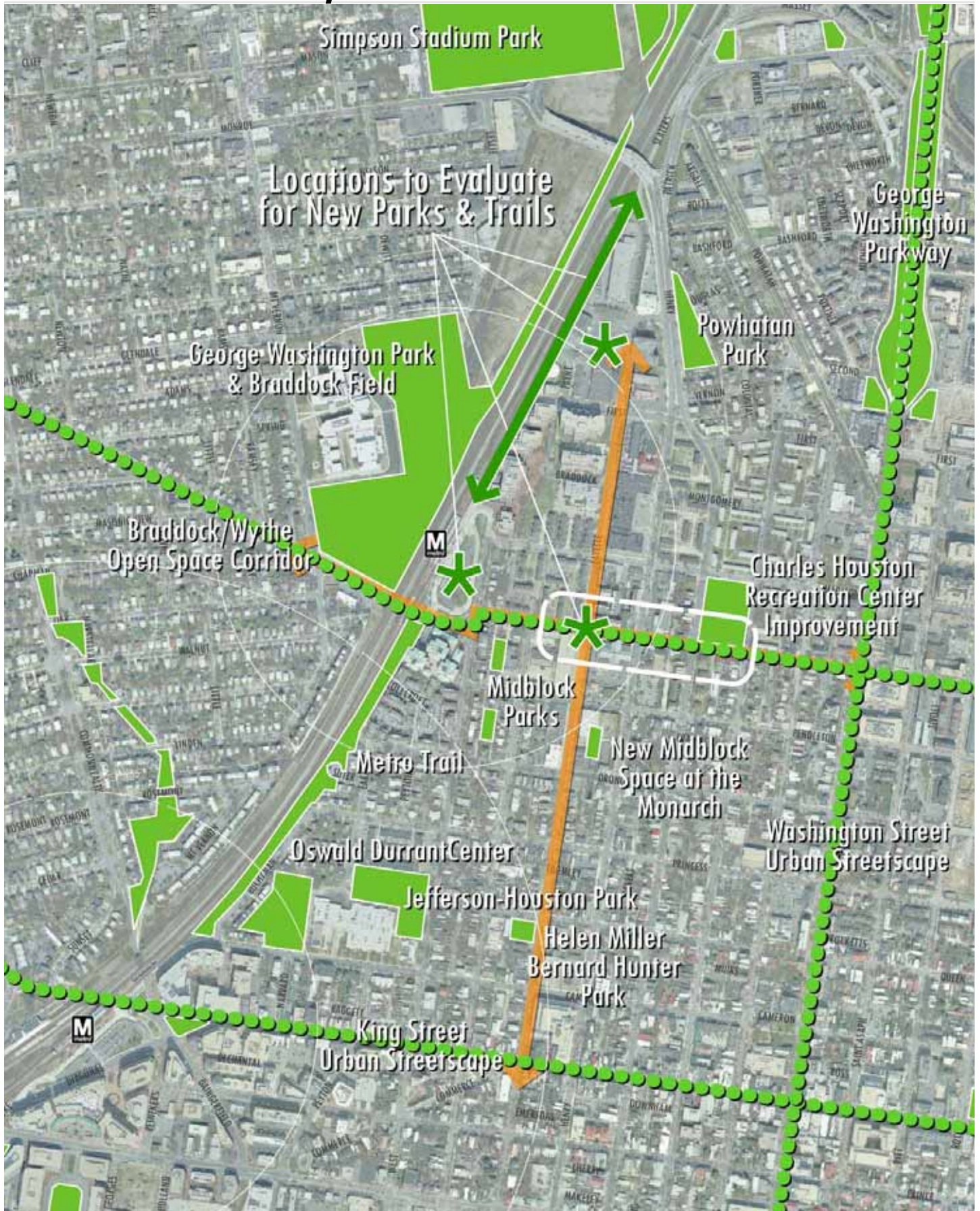
Provide opportunities for public open spaces integrated in the fabric of the neighborhood



Retail Clusters



Parks & Squares



Projects In the Pipeline - Braddock

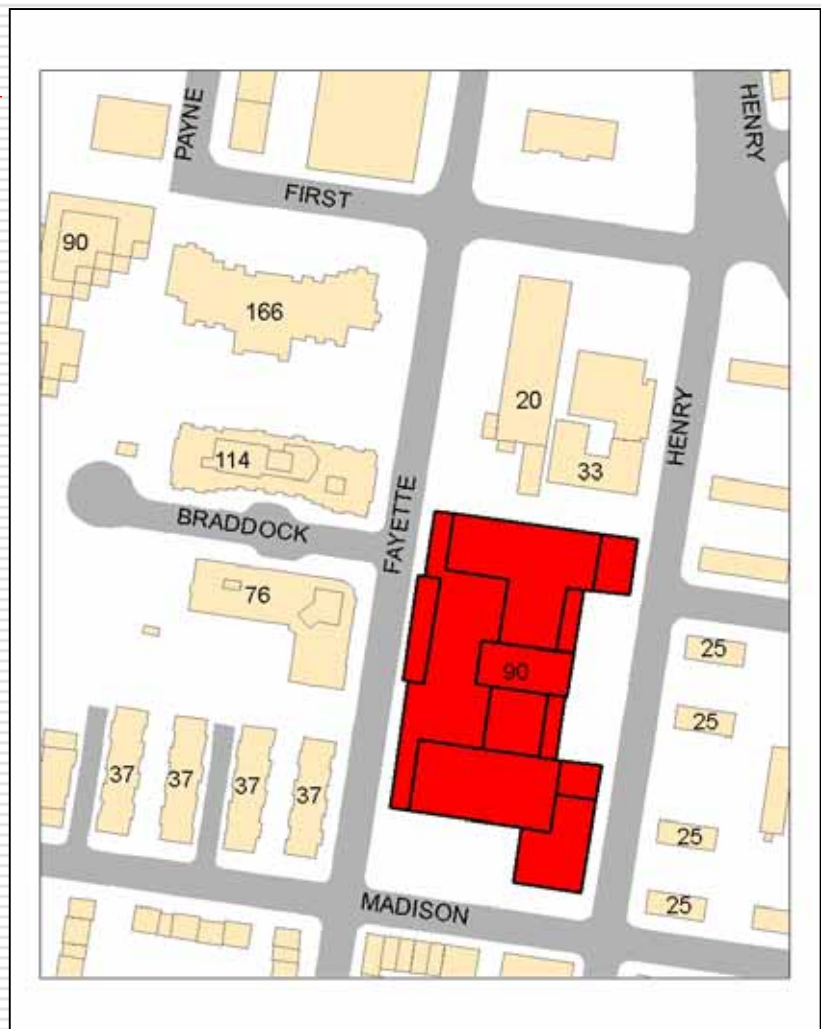


- Madison, 800 N. Henry
- Braddock Metro Plaza
- Fayette Plaza, 1219 First
- 600 N. Fayette St
- Tony's Auto
- Charles Houston Rec Center

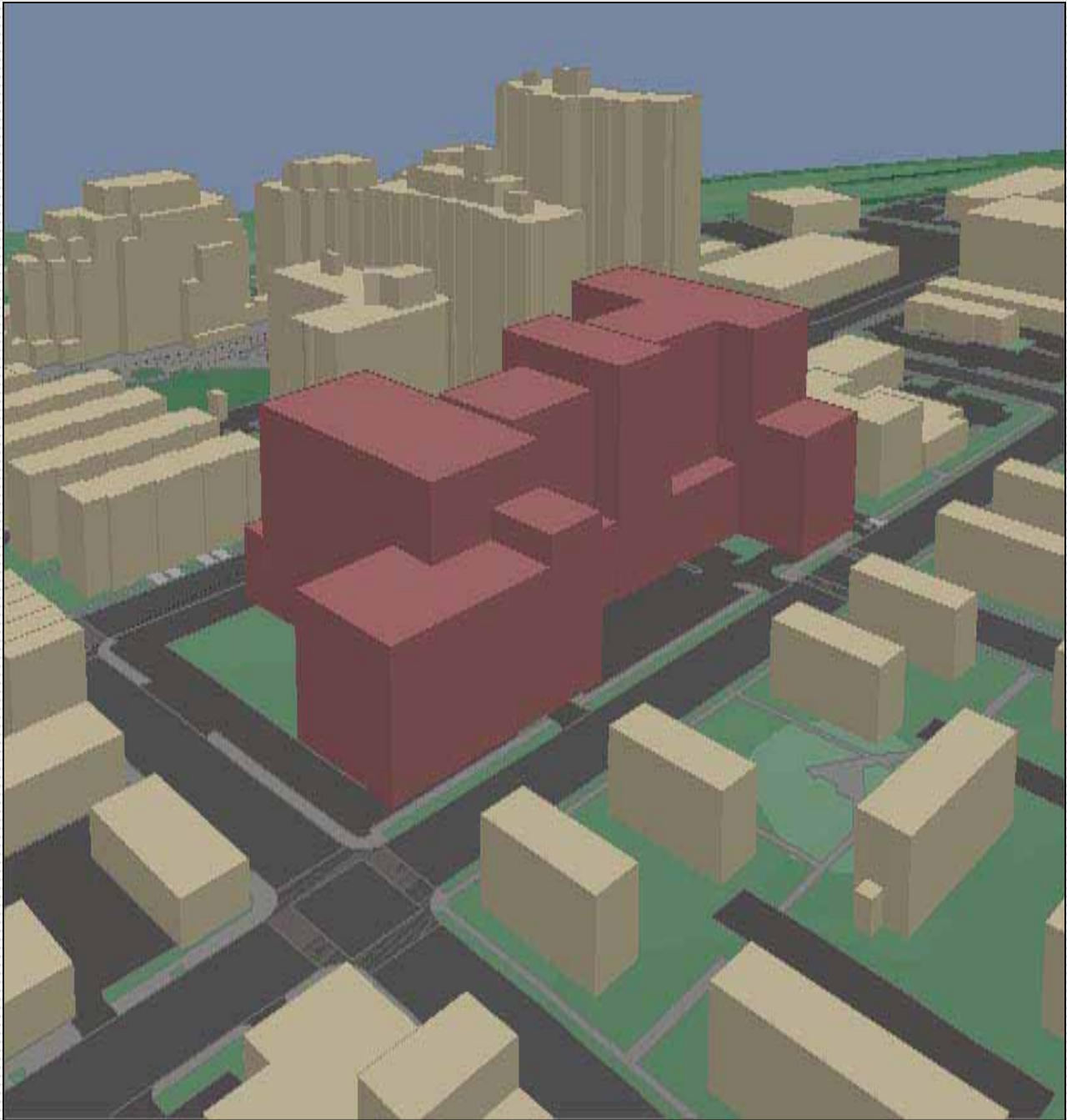
Total 915,000 sq.ft.

The Madison Spring '05 Concept

- 20,000 sq ft retail
- 3 levels of above ground parking/2 levels underground
- 55,000 sq ft grocery store
- 300 units
- 50 to 90 ft height
- Super Block



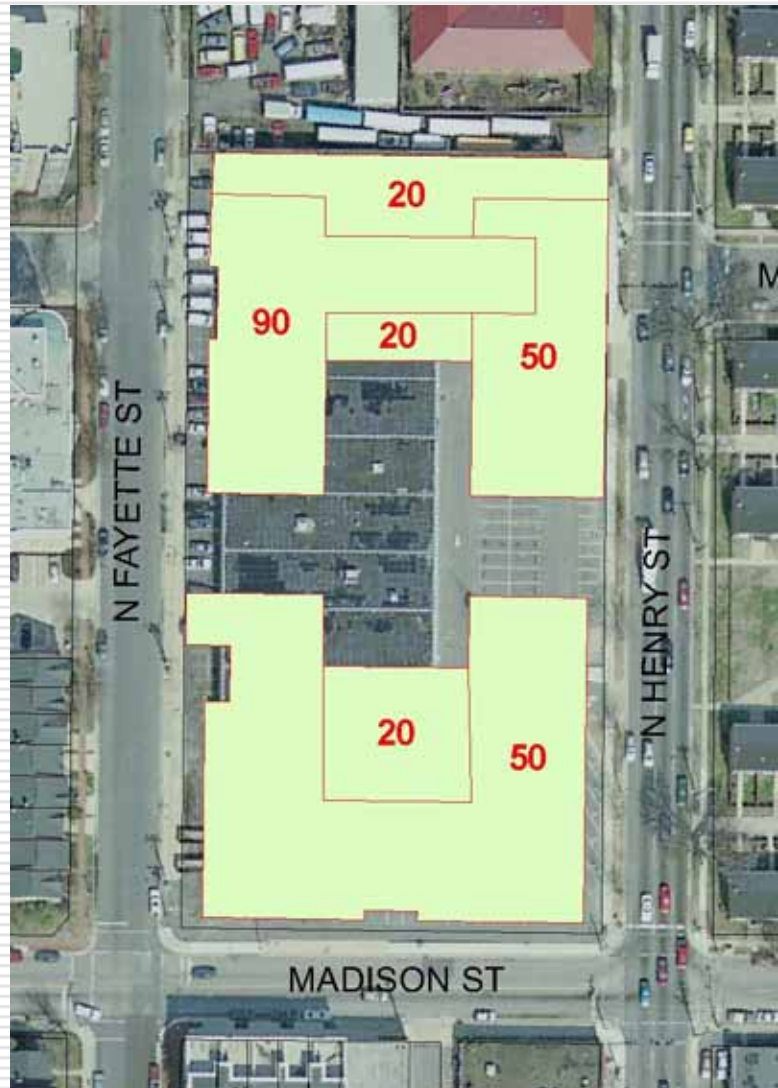
The Madison



City of Alexandria – Department of
Planning & Zoning

The Madison January '06 Concept

- **20,000 sq ft retail**
- **3 levels of Underground Parking**
- **45,000 sq ft grocery store**
- **260 units**
- **50 to 90 ft height**
- **Internal Street**
- **Two Buildings**



Braddock Metro Plaza Condominiums:



- **1.12 Acre site**
- **Zoned CRMU-H**
- **Construct 7-story condominium building – 87 Ft**
- **121,605 Sq Ft Total**
- **2.5 FAR with SUP**
- **122 dwelling units**
- **1,658 SqFt ground floor retail**
- **Underground parking: 3 levels, 209 spaces**

Fayette Plaza



- **1 Acre site**
- **Zoned CRMU-H**
- **Construct 3-6 story building - 40 to 90 ft**
- **108,000 Net Sq Ft**
- **2.5 FAR with SUP**
- **88 dwelling units**
- **2,400 Sq Ft ground floor retail**
- **Underground parking: 2 levels, 178 spaces**

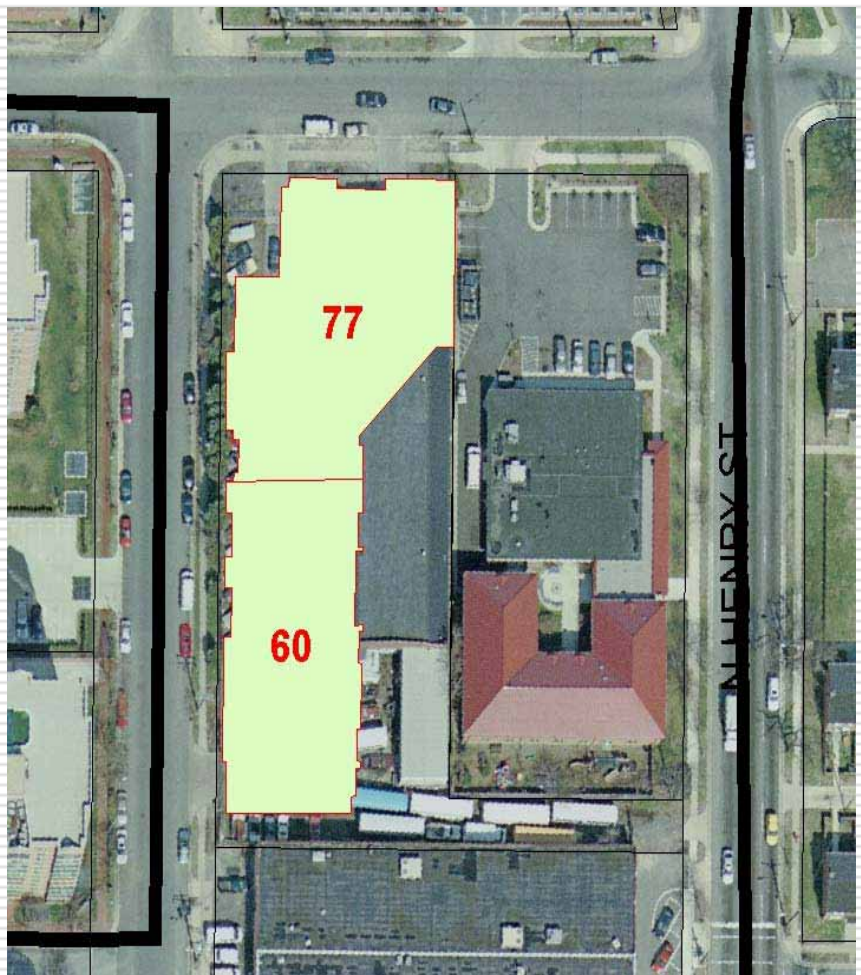
600 Block N. Fayette St



- **2 Acre site**
- **Zoned CRMU-H**
- **Townhouse and Multi-family mix**
- **35 to 77 ft**
- **216,000 Net Sq Ft - 2.5 FAR with SUP**
- **142 dwelling units**
- **Underground parking – 232 spaces required (including 15% visitor)**
- **Open Space 35% at grade, 10% above grade**

Tony's Auto Site

- **1 Acre site**
- **Zoned CRMU-H**
- **2.5 FAR Residential Condo**
- **50 – 77 ft Hgt**
- **Ground floor retail on First St**
- **Plaza on corner**
- **Underground Parking**



Charles H. Houston Rec Center

- **2 Acre site**
- **Zoned POS (Public Open Space)**
- **Demolish existing 17k net sq. ft. facility**
- **Construct new approx 30k net sq. ft., 1-story facility**
- **Consultants working on design**
- **Public meeting to be held in near future**



Braddock Road Metro Area Development Meeting

January 26, 2006

PROCESS

- ❖ GROUP BREAKOUT DISCUSSION OF PROPOSALS
- ❖ - ON-SITE SOURCING – HARRIS TEETER
- ❖ - BRADDOCK PLACE
- ❖ - FAYETTE PLAZA
- ❖
- ❖ REPORTING OF GROUPS
- ❖
- ❖ CONCLUSION – NEXT STEPS

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