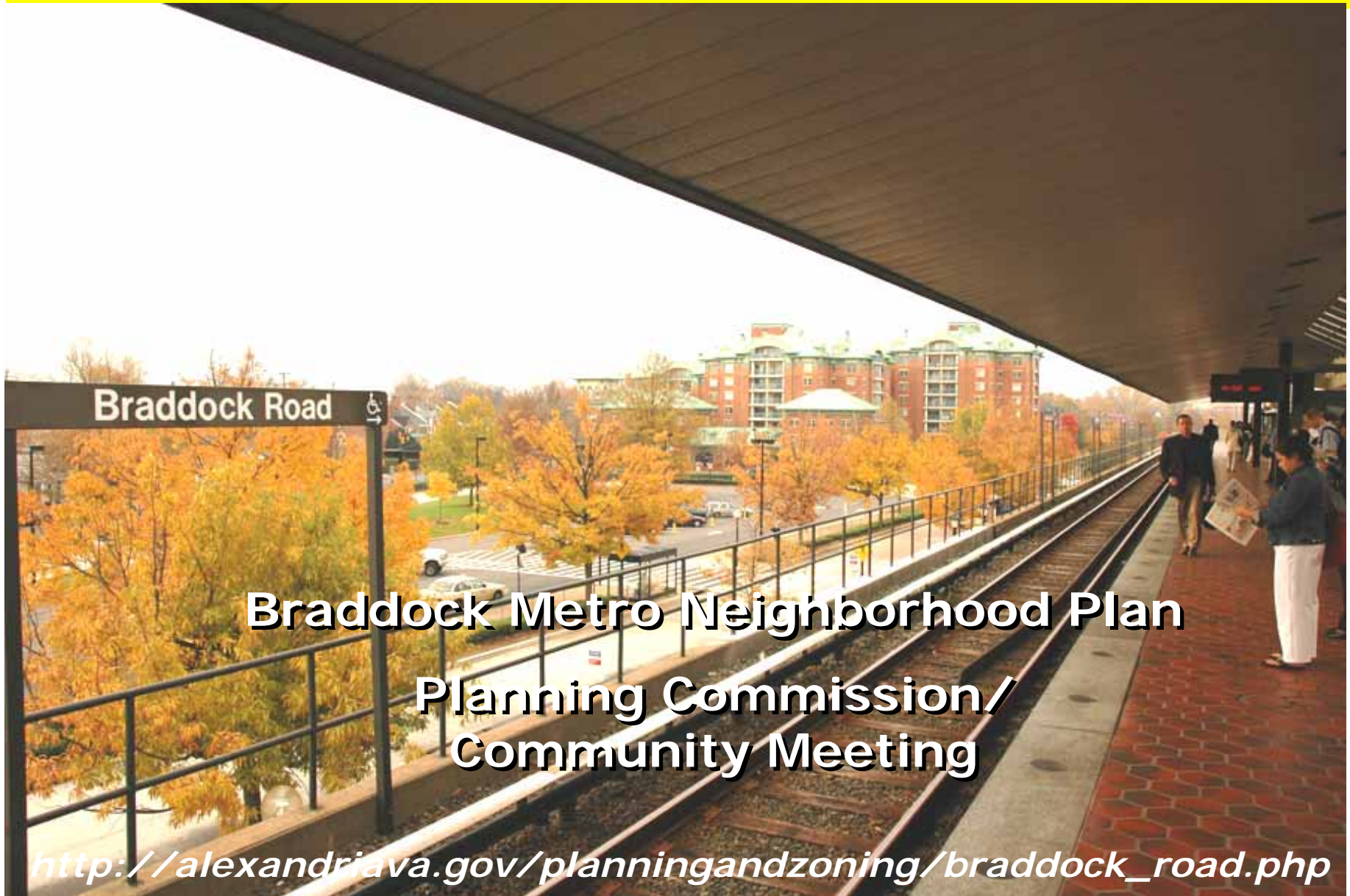


Braddock Metro Neighborhood Plan

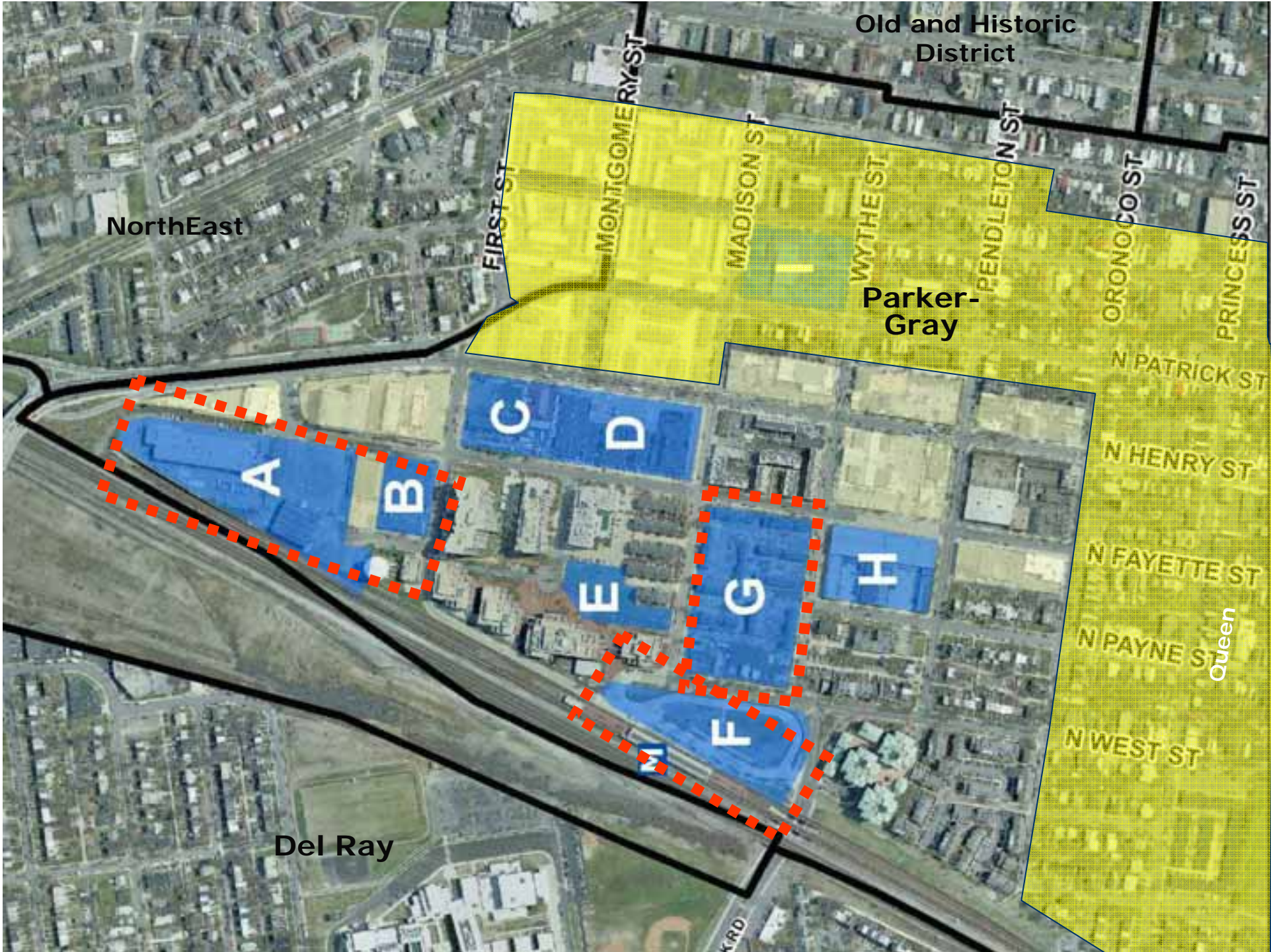


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WHY PLAN?

- **Development Pressure –**
Approximately 1,000,000 sq ft in
Next 10 yrs
- **To Achieve Quality Design**
- **To Achieve Coordinated, Mixed Use
Development**
- **To Ensure Compatible Development**
- **To Provide Public Benefits:**
 - **Maximize Transit, Pedestrian, and
Bicycle Use**
 - **New Usable Open Space**
 - **New Trees, Lighting, Wider
Sidewalks**





Old and Historic District

NorthEast

Parker-Gray

Del Ray

Queen

A

B

C

D

E

F

G

H

K RD

FIRST ST

MONTGOMERY ST

MADISON ST

WYTHE ST

PENDLETON ST

ORONOCO ST

PRINCESS ST

N PATRICK ST

N HENRY ST

N FAYETTE ST

N PAYNE ST

N WEST ST

PLANNING PROCESS

- 4 Listening Sessions/Community Walk
- 4 Community Meetings, Including a 2 Day Charrette
- 5 Work Sessions with Planning Commission, City Council, Parker-Gray BAR
- Meetings in December 2006 with community, Planning Commission and City Council
- Meetings with WMATA
- Attended Various Civic Association Meetings



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PLANNING PRINCIPLES

- Preserve and Protect Parker-Gray
- Create Vibrant, Mixed Use Neighborhoods with New Public Open Space
- Optimize Braddock Road Metro Station
- Provide Safe, Secure, Walkable Environment



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COMMUNITY ISSUES

- **Neighborhood Conservation**
- **Development at the Metro Station**
- **Open Space**
- **Affordable Housing**



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NEIGHBORHOOD CONSERVATION

- **Improve the Quality of Life**
 - Encourage new retail and neighborhood services
 - Prioritize Pedestrians by Extending the pedestrian/bicycle network – new sidewalks, crosswalks, trails
 - Create more open space
 - Respect the existing neighborhood scale
- **Celebrate the History of Parker-Gray District**
- **Integrate New Development to Create a Place**



New Development and Design Standards

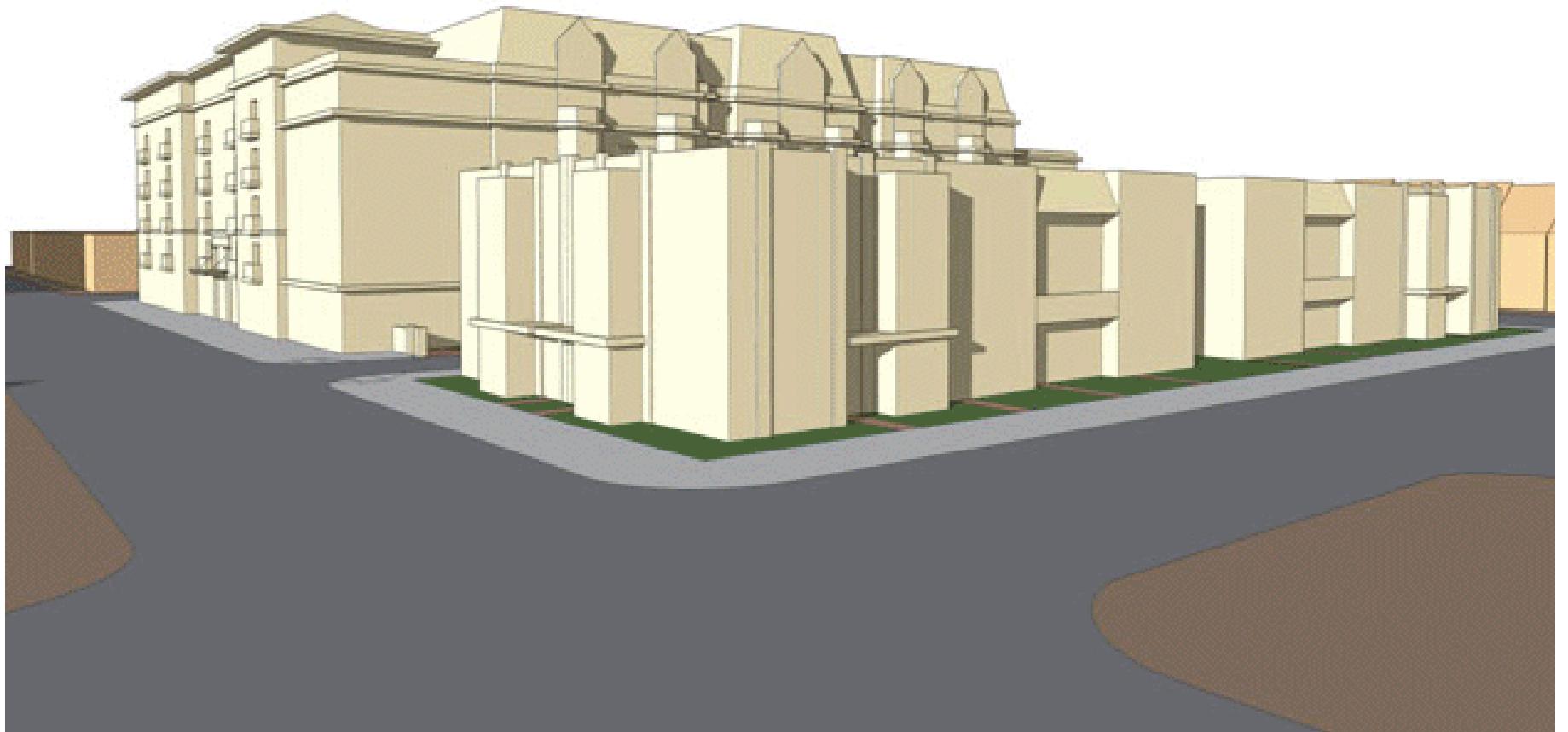
- **Create a Streetwall**
- **Human Scale**
- **High Quality Buildings**
- **Local Character**
- **Mix of Uses**
- **Building Entrances**
- **Underground Parking**



Site and Design Standards

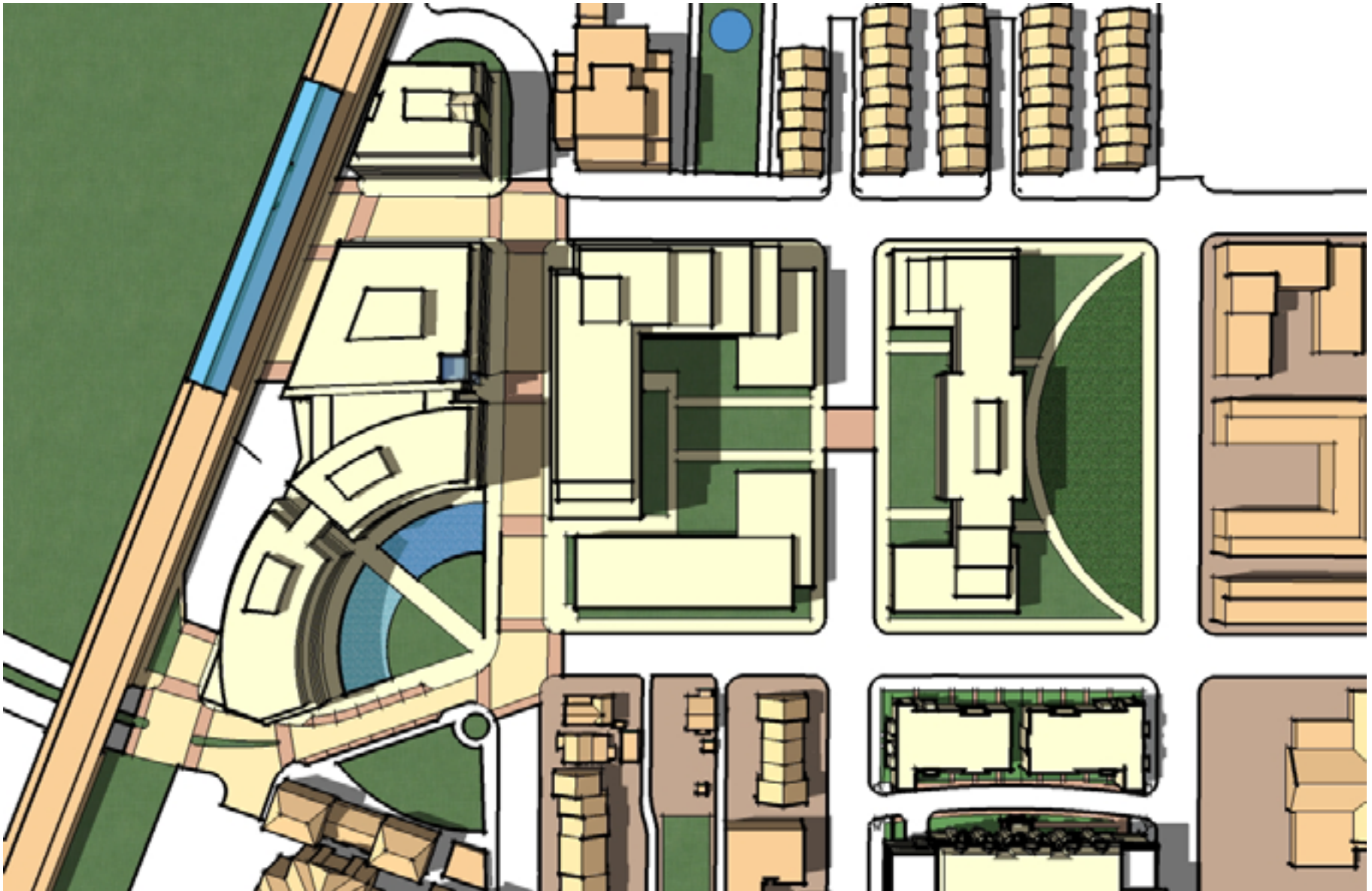


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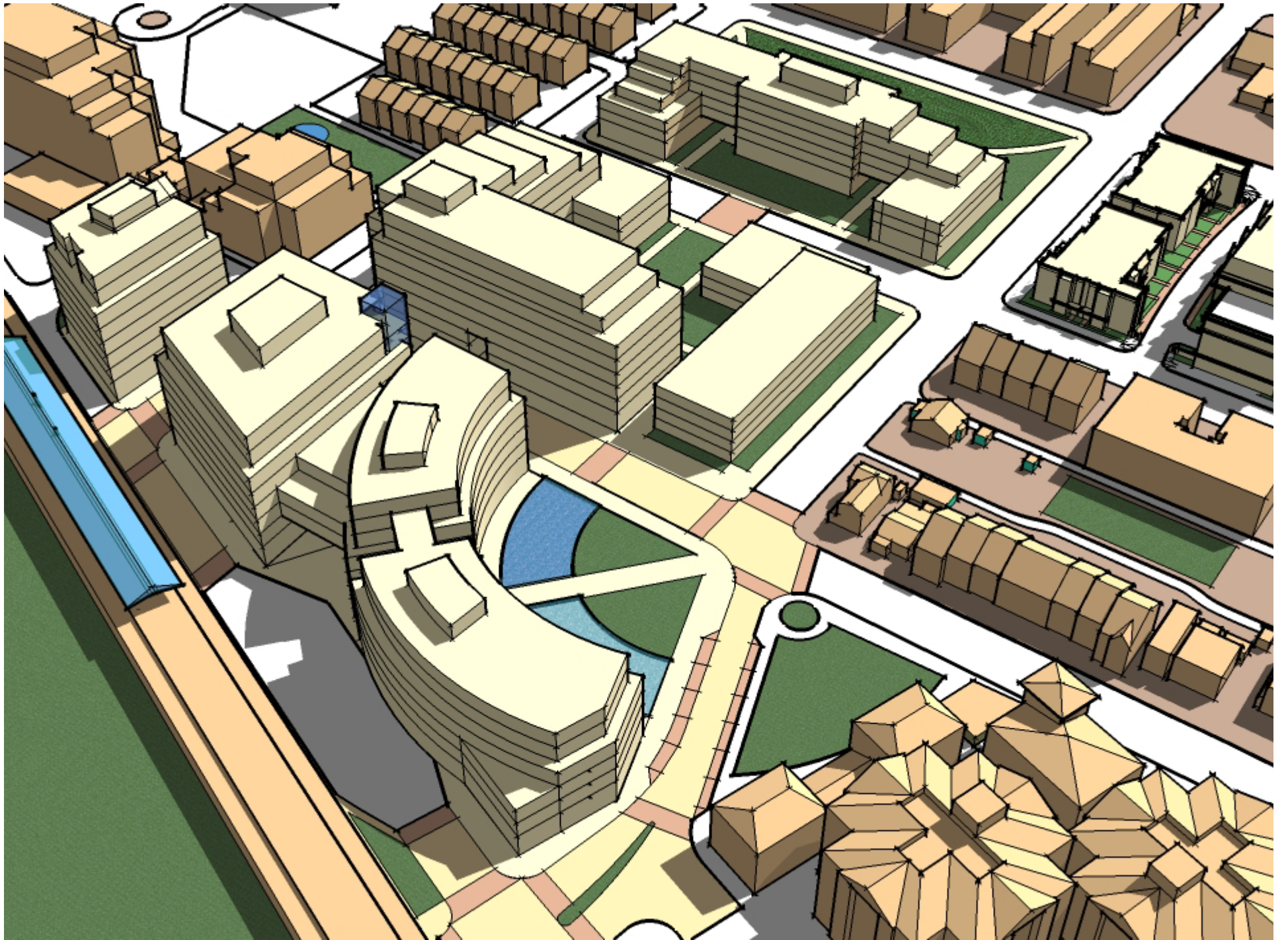


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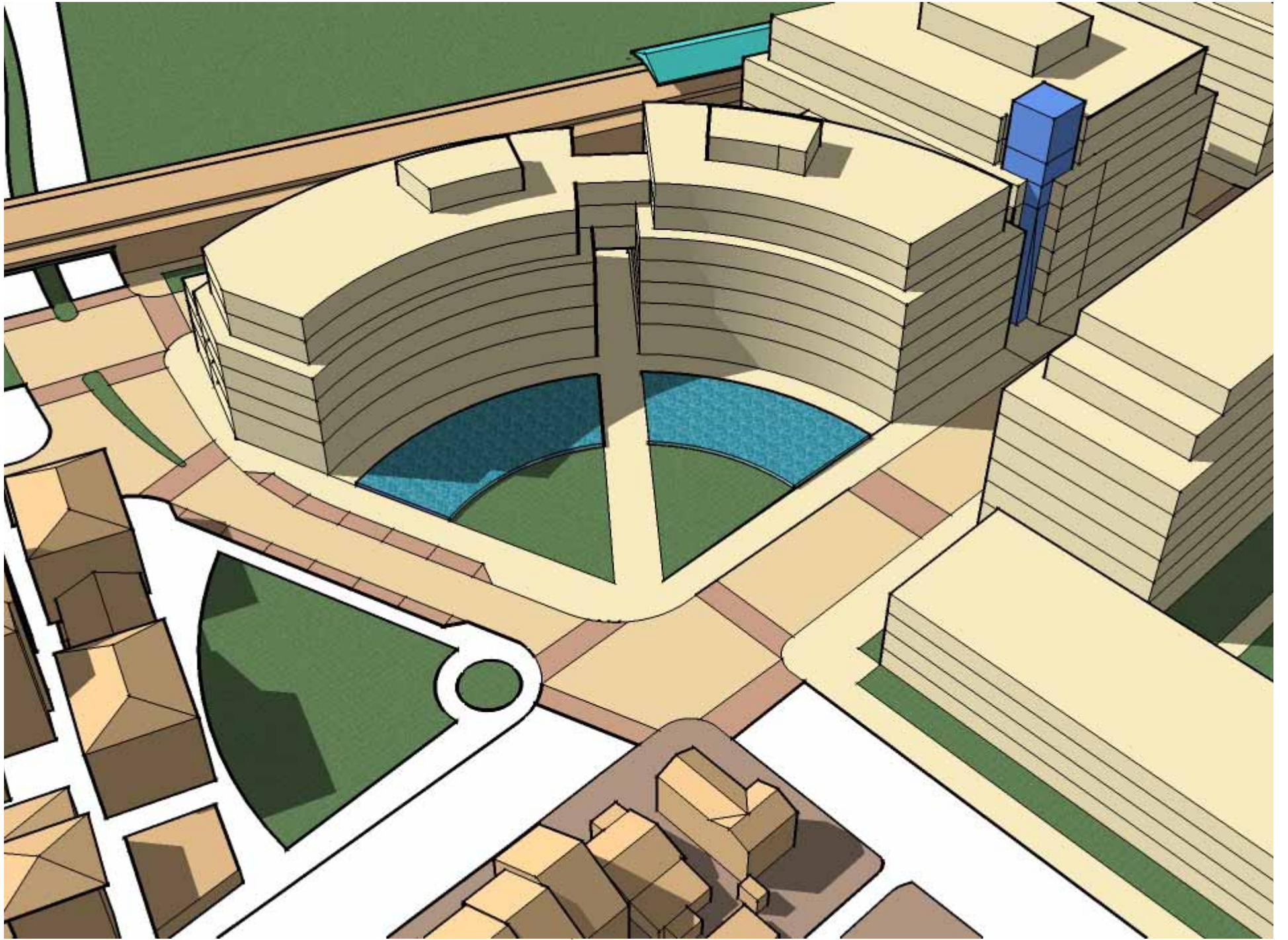
URBAN VILLAGE AT METRO STATION



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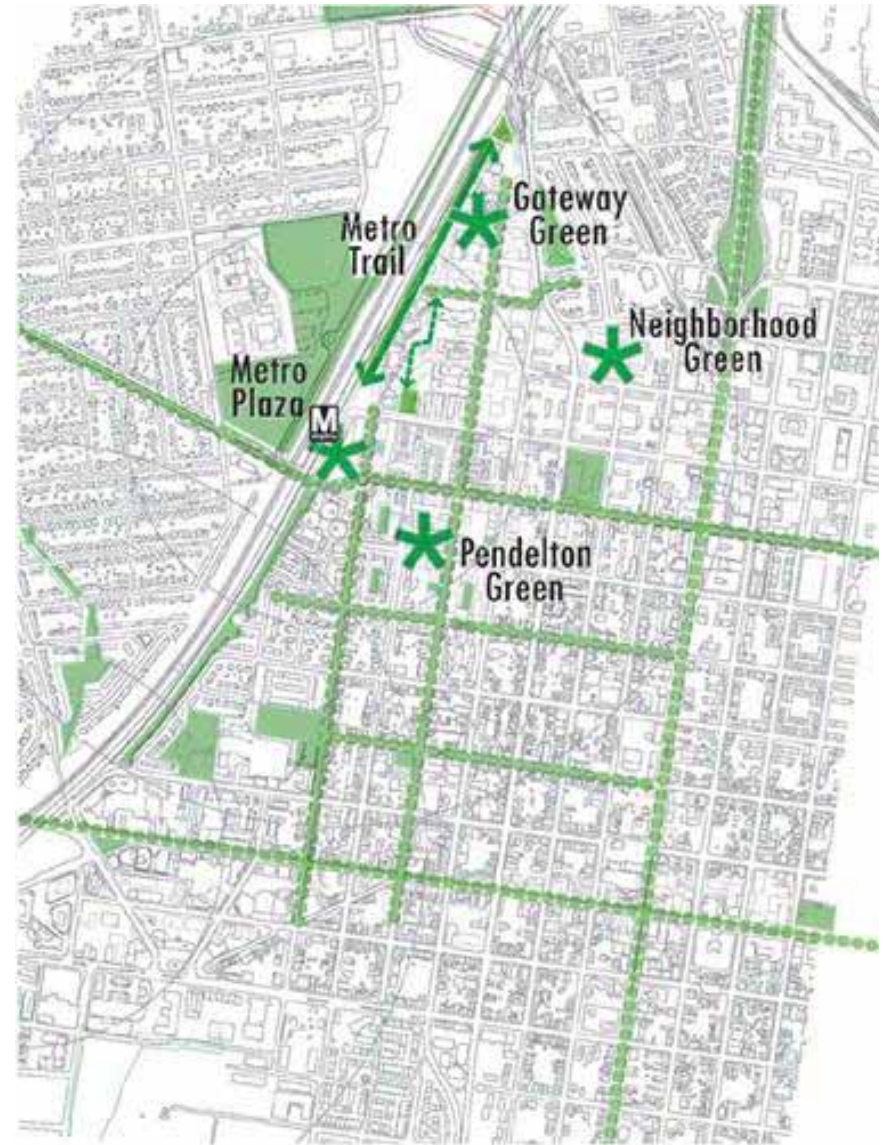








New Concentrated, Publicly Accessible Open Space



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AFFORDABLE HOUSING

- **Create New Opportunities for Affordable housing in CDD areas**
- **Tiered Approach:**
 - **Existing Density ~ Voluntary Contribution**
 - **Maximum Density ~ Bonus Units with Affordable Component**



PLAN RECOMMENDATIONS

- **Braddock Road Overlay Zone**
 - **Retail Focus Areas**
 - **Parking District**
 - **Building Height**
- **New Coordinated Development Districts**
- **Development and Design Standards**



- **Advances City Council Vision – new urban villages with transit-oriented development**
- **New mixed use place with affordable housing, retail uses**
- **Pedestrian and bicycle friendly environment with wider sidewalks, street trees, lighting**
- **Celebrates historic Parker-Gray District and neighborhoods**
- **New consolidated, usable public open space and enhanced trail connections**
- **Ensures compatible form, mass and height of new development**



Public Hearings:

Planning Commission – Tuesday, April 3, 7:30 PM

City Council - Saturday, April 14, 9:30 AM



March 20, 2007

Braddock Metro Neighborhood Plan



http://alexandriava.gov/planningandzoning/braddock_road.php

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