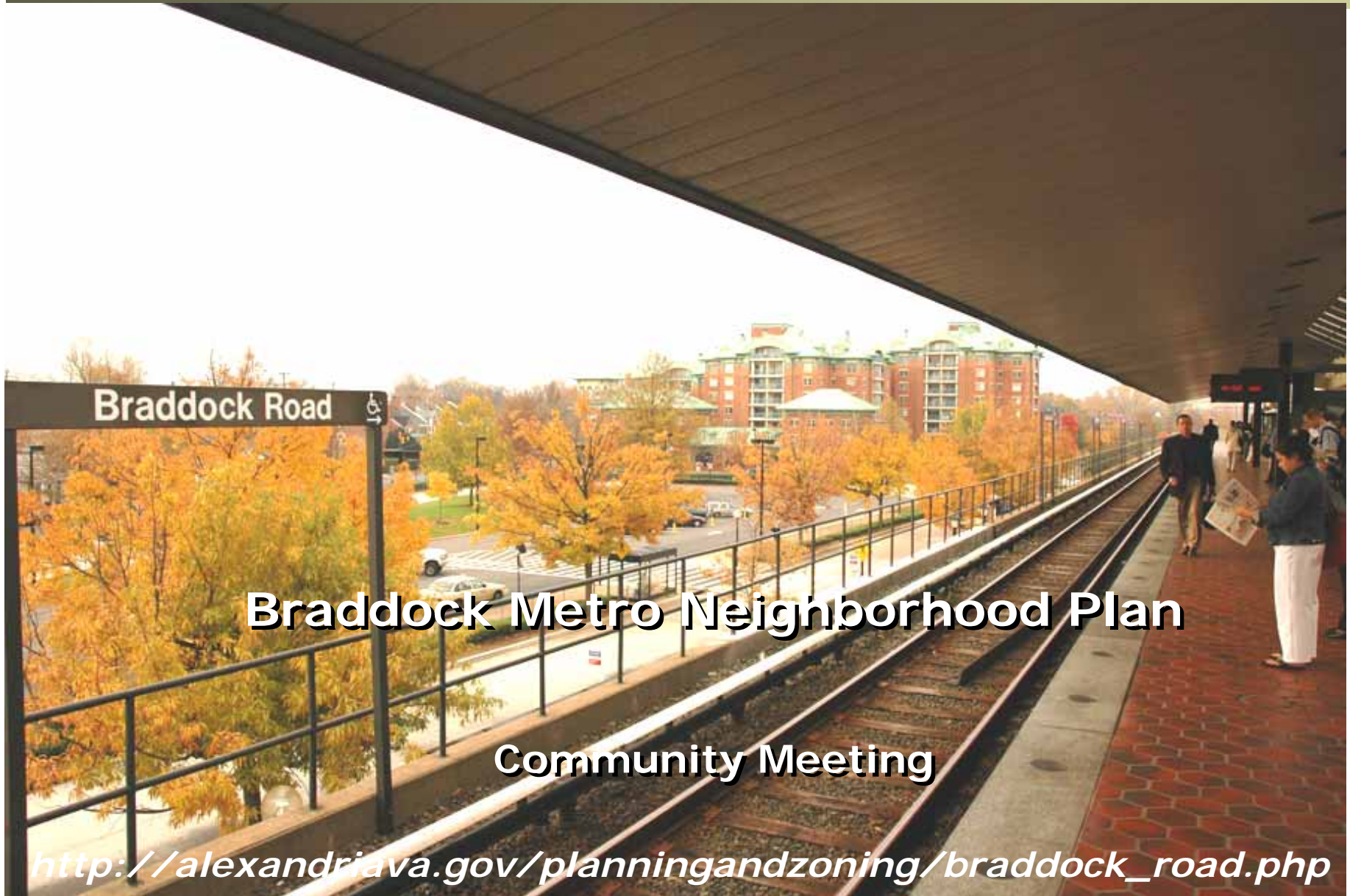


*Braddock Metro Neighborhood Plan*



**Braddock Metro Neighborhood Plan**

**Community Meeting**

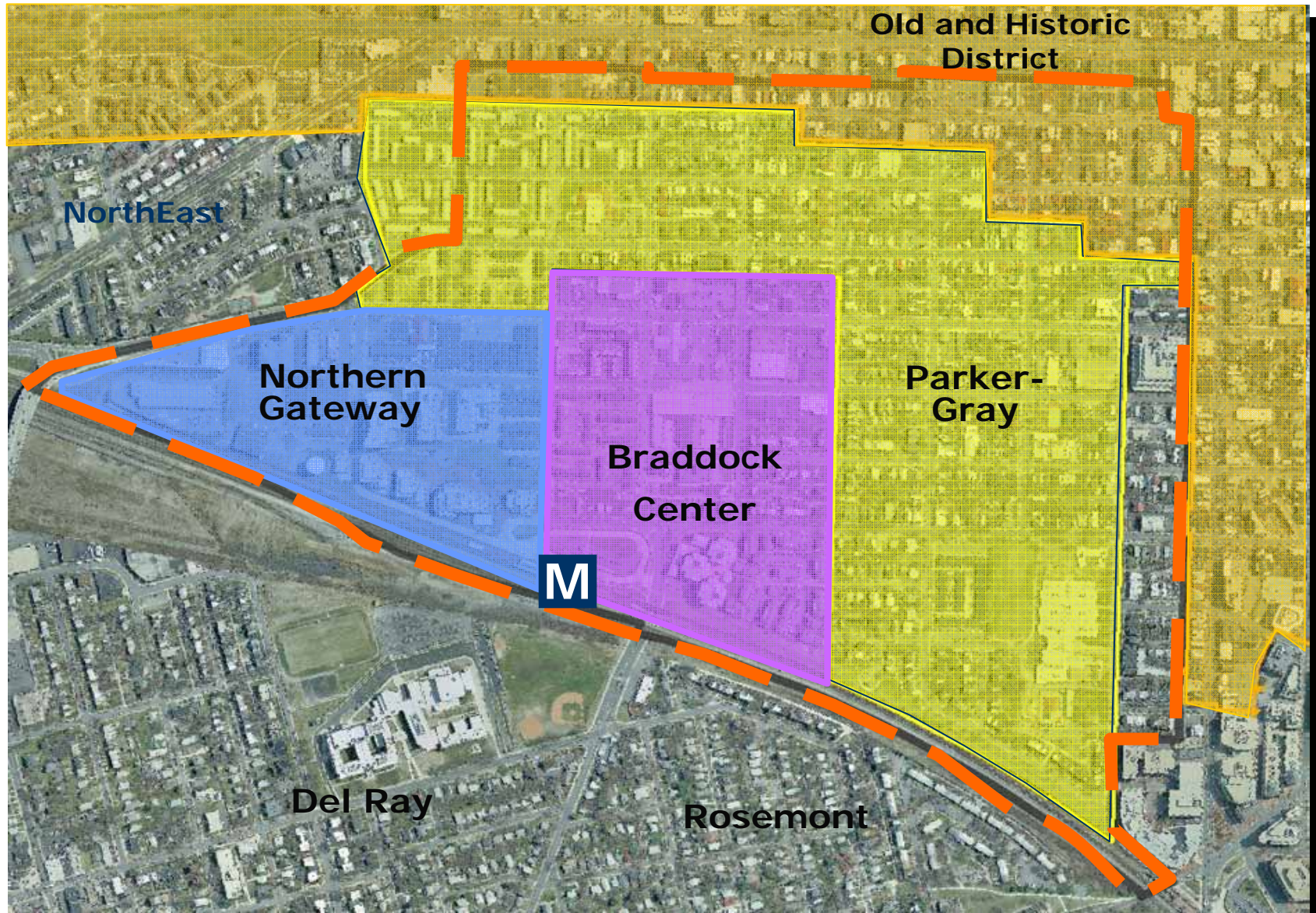
[http://alexandriava.gov/planningandzoning/braddock\\_road.php](http://alexandriava.gov/planningandzoning/braddock_road.php)

## *Braddock Metro Neighborhood Plan*

- WELCOME
- PLAN HIGHLIGHTS
- TRANSPORTATION OVERVIEW
- PLAN OPPORTUNITY SITES
- Q&A



# Braddock Metro Neighborhood Plan

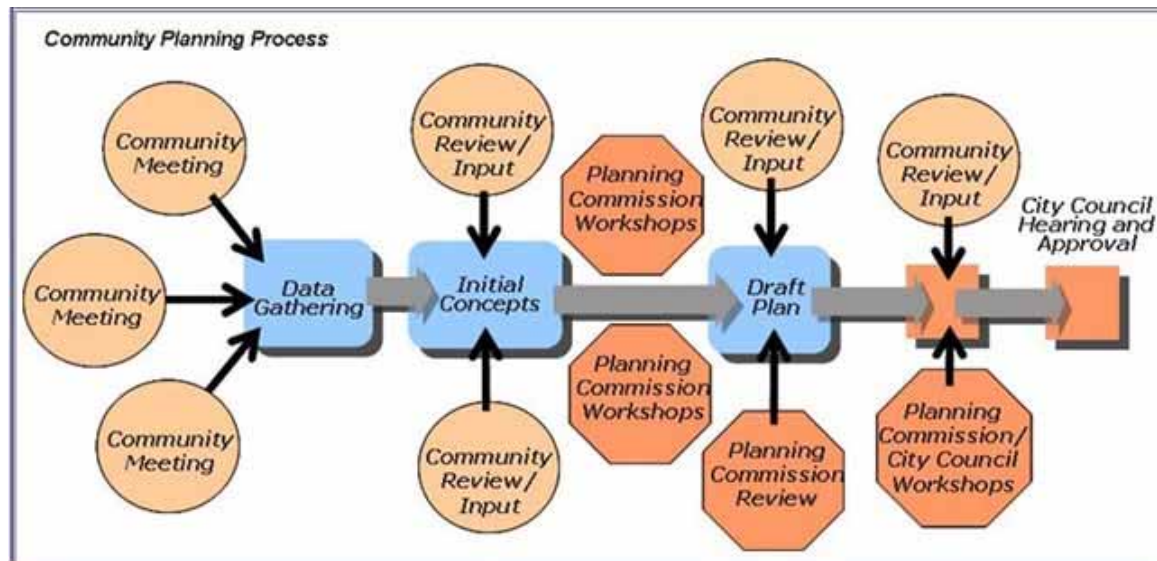


December 14, 2006

## Braddock Metro Neighborhood Plan

### 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



December 14, 2006

- Preserve and Protect Parker-Gray Neighborhood
- Provide public open space
- Optimize Braddock Road Metro Station
- Create vibrant, mixed use neighborhoods
- Provide a safe and secure walkable environment
- Preserve existing and provide new affordable housing
- Improve and enhance Route 1
- Provide for sustainable development



## DEVELOPMENT OPPORTUNITY SITES

### Short-Term - within 5 years

- Northern Gateway
- The Madison
- Tony's Auto/Carpenter's Shelter
- Braddock Place Condominiums
- Charles Houston Rec. Center
- 600 N. Fayette
- ARHA Properties



### Medium-Term – 5 – 10 years

- Metro Station
- Metro/East

### Longer-Term

- Auto-Oriented Uses on Route 1
- Post Office Block



## *Braddock Metro Neighborhood Plan*

### **RECOMMENDED CHANGES:**

- **Braddock Road Overlay Zone**
- **Retail Focus Areas**
- **Building Height**
- **FAR For New CDDs**
- **Parking**

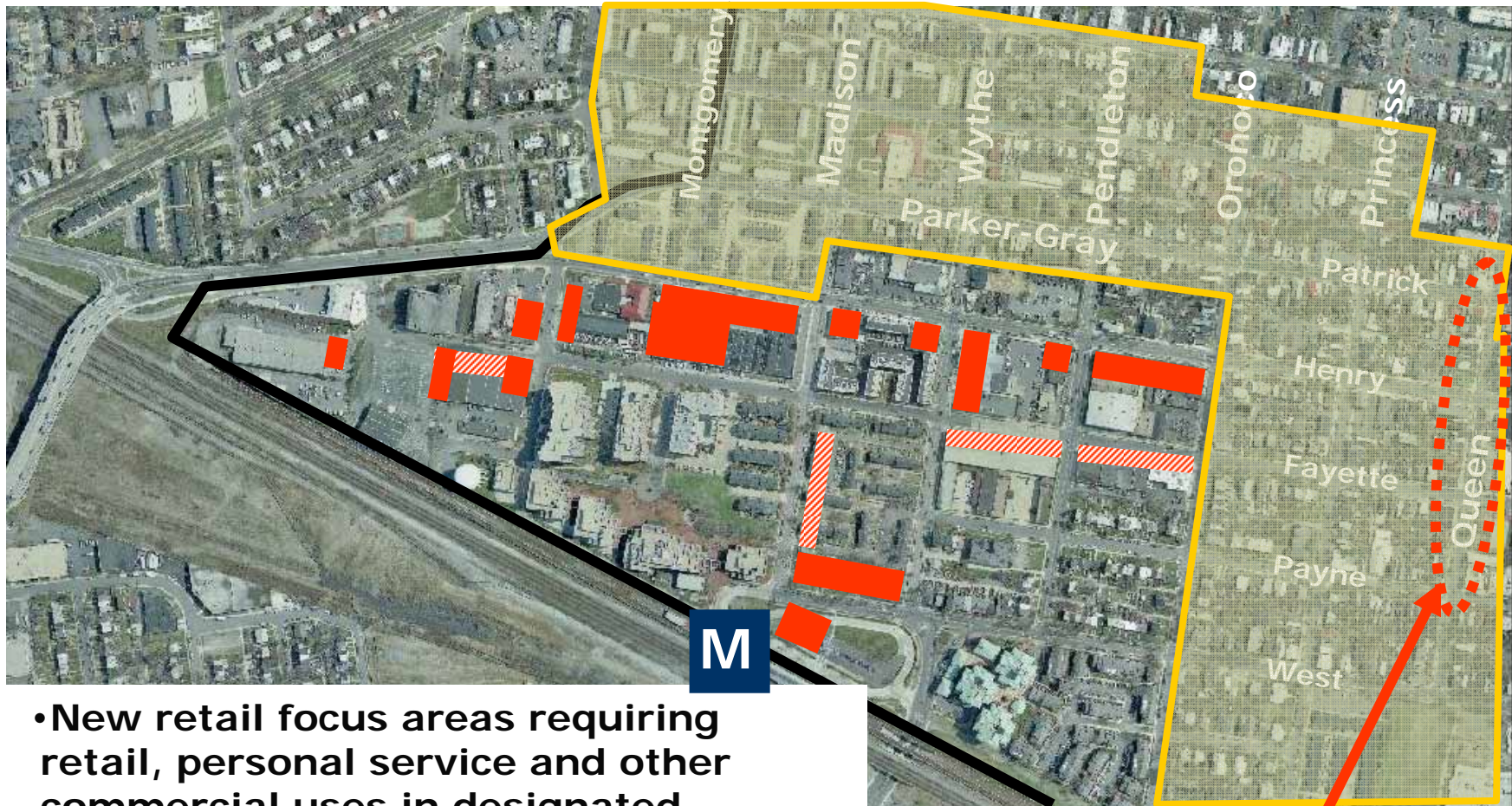


*Braddock Metro Neighborhood Plan* BRADDOCK ROAD OVERLAY ZONE



- Require ground floor retail in key locations
- Adjust parking requirements
- Adjust heights
- Provide development standards
- Allow density/height bonus by CDD for affordable housing





- New retail focus areas requiring retail, personal service and other commercial uses in designated locations

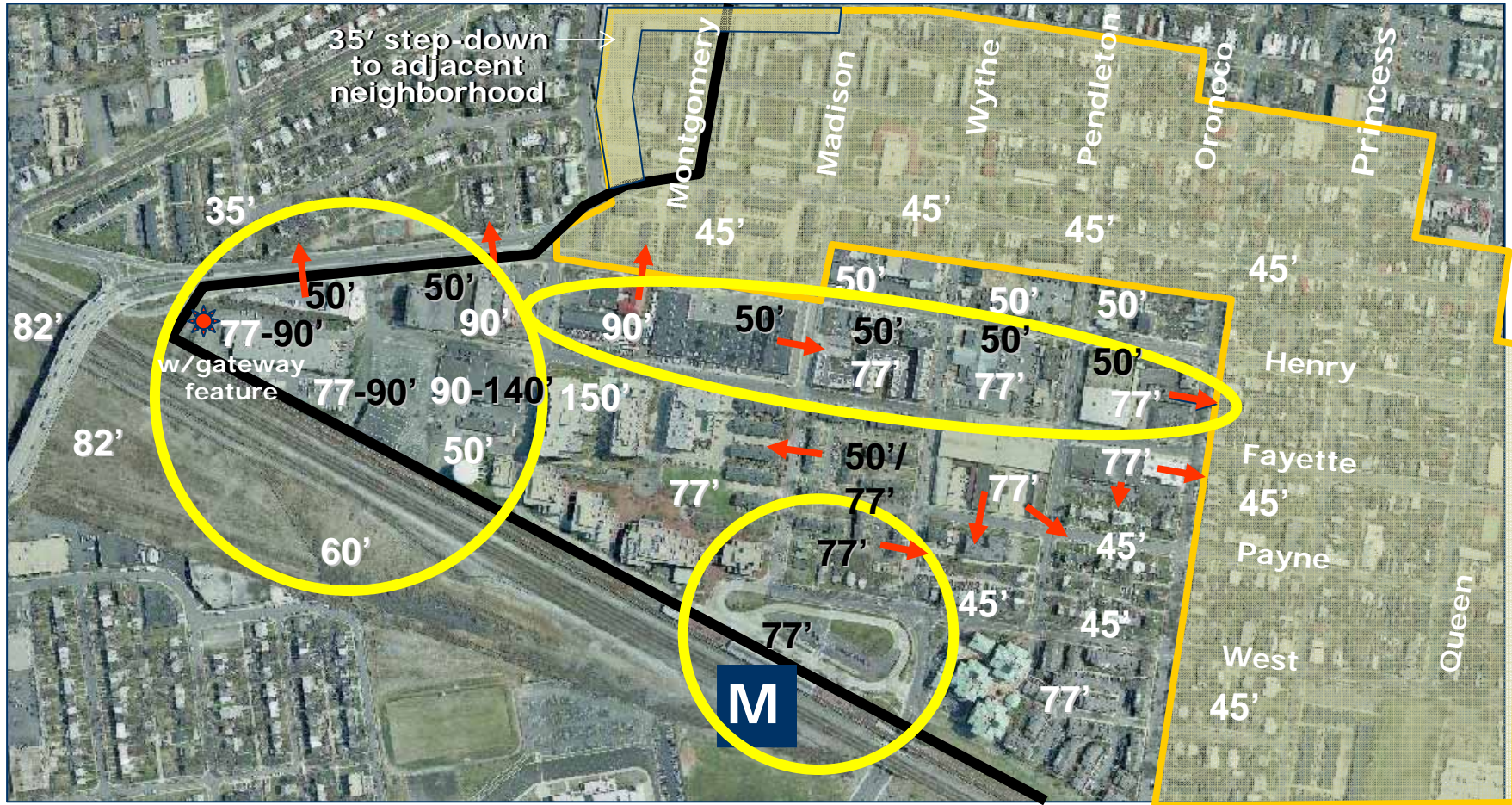
- Administrative Use provision for restaurants, outdoor dining

- Live/Work Opportunities

- Enhance existing commercial district



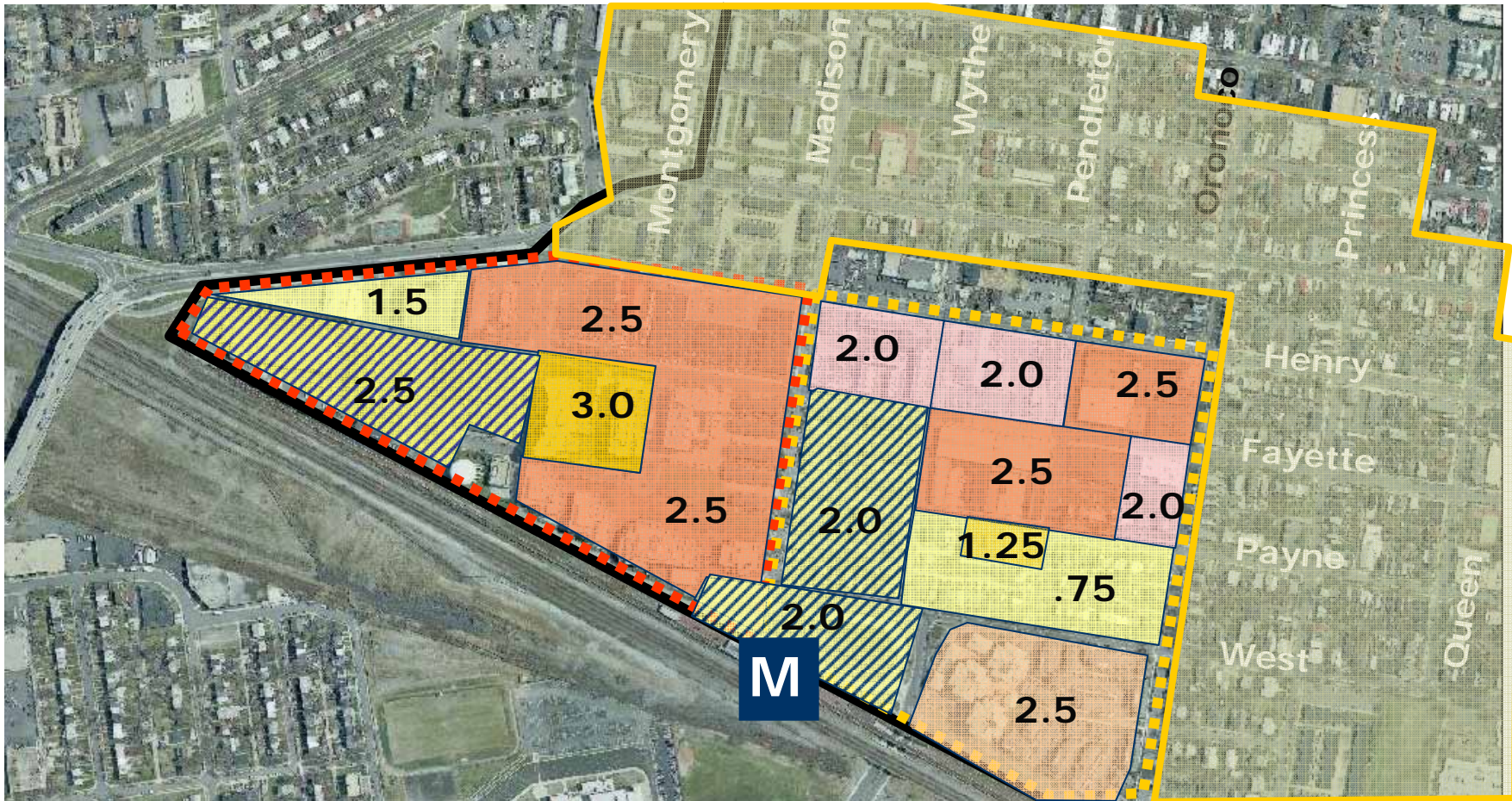
 **PROPOSED NEW OPEN SPACE**



 **GATEWAY ELEMENT**

**77' PROPOSED HEIGHT (IN BLACK)**

 **STEPDOWN/TRANSITION**



**Three new CDDs recommended:**

- Northern Gateway from 1.5 to 2.5 FAR
- Metro Station from 0.5 to 2.0 FAR
- Block east of Metro Station, including ARHA, from 0.75 to 2.0 FAR

<b>CDD SITE</b>	<b>Tier 1: Existing allowable FAR \$2.00/GSF</b>	<b>Tier 2: Increase in allowable FAR \$4.00/GSF</b>	<b>Tier 3: Maximum FAR</b>	<b>Approx. Yield of Affordable Units w/provisi on of 33% bonus = new afford. units</b>
<b>Braddock Metro (Site F)</b>	<b>.50 (64,849 gfa) 64 units \$129,699</b>	<b>1.5 (194,503 gfa) 194 units \$778,014</b>	<b>2.0 (259,338 gfa) 259 units</b>	<b>21</b>
<b>Metro East (Site G)</b>	<b>.75 (144,675 gfa) 144 units \$289,350</b>	<b>1.5 (289,350 gfa) 289 units \$1,157,400</b>	<b>2.0 (385,800 gfa) 385 units</b>	<b>32</b>
<b>Northern Gateway (Sites A/B)</b>	<b>1.50 (461,316 gfa) 461 units \$922,963</b>	<b>2.0 (615,088 gf) 615 units \$2,460,352</b>	<b>2.5 (768,860 gfa) 768 units</b>	<b>50</b>



***Residential***

***1 space/ 1 bedroom + 15% Visitor Parking***

***1.5 space/2+ bedroom***

***2 spaces/townhouse unit***

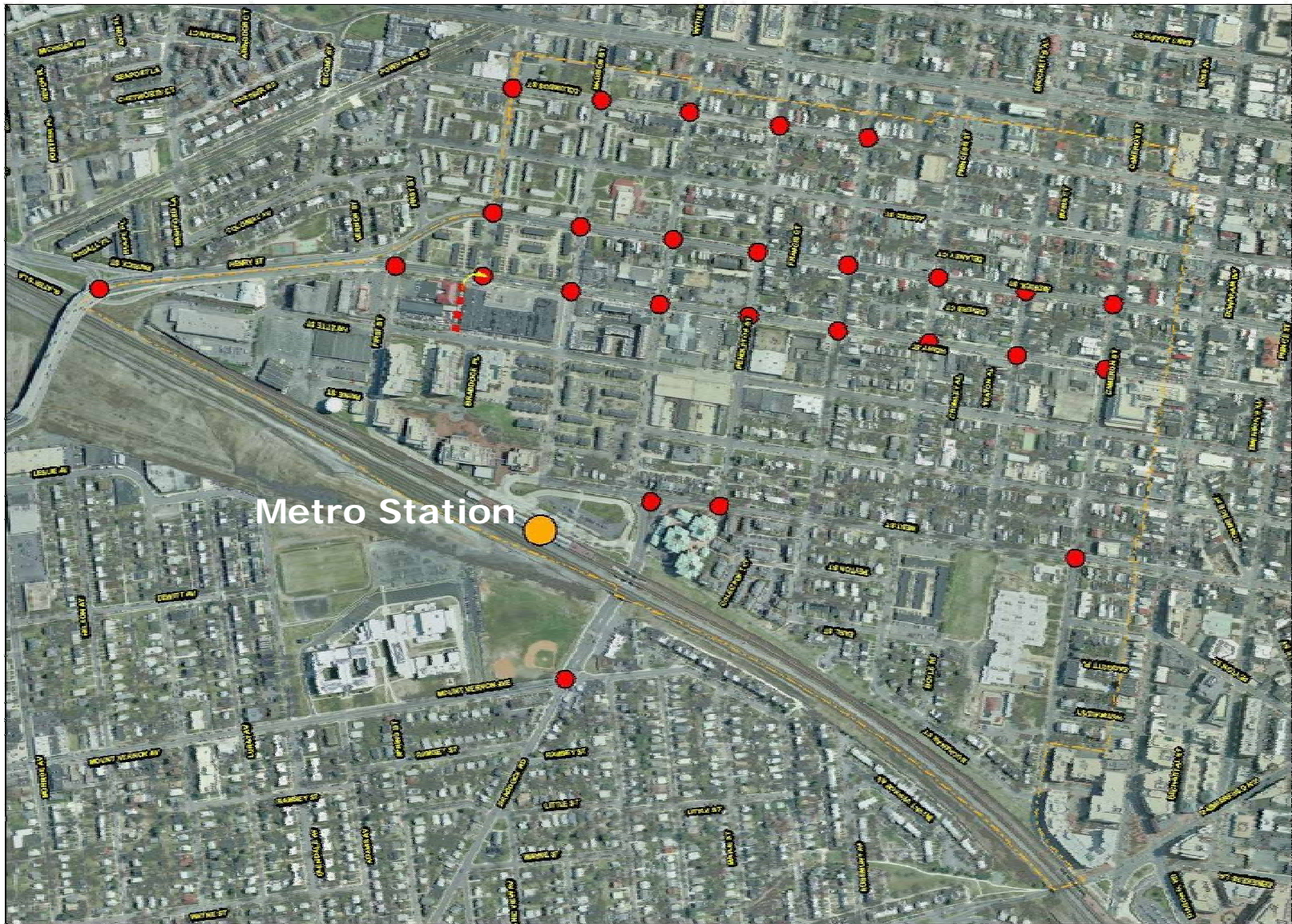
***Office***

***2 spaces/1,000 SF***

***Retail***

***<5,000 SF, no requirement; >5,000 SF, 3.5 spaces/1000 SF***

*Braddock Metro Neighborhood Plan* **TRAFFIC ANALYSIS LOCATIONS**



December 14, 2006

## **LEVEL OF SERVICE (LOS)**

<b><u>LOS</u></b>	<b><u>CONDITIONS</u></b>
<b>A &amp; B</b>	<b>Low Traffic/Low Delay</b>
<b>C</b>	<b>Moderate Traffic/Low Delay</b>
<b>D</b>	<b>Approaching Capacity</b>
<b>E</b>	<b>At Capacity</b>
<b>F</b>	<b>Over Capacity</b>



# **ANALYSIS SCENARIOS**

- 1. Existing Conditions**
- 2. 2015 w/Existing Development**
- 3. 2015 w/Permitted Density under Current Zoning**
- 4. 2015 w/Proposed Development**

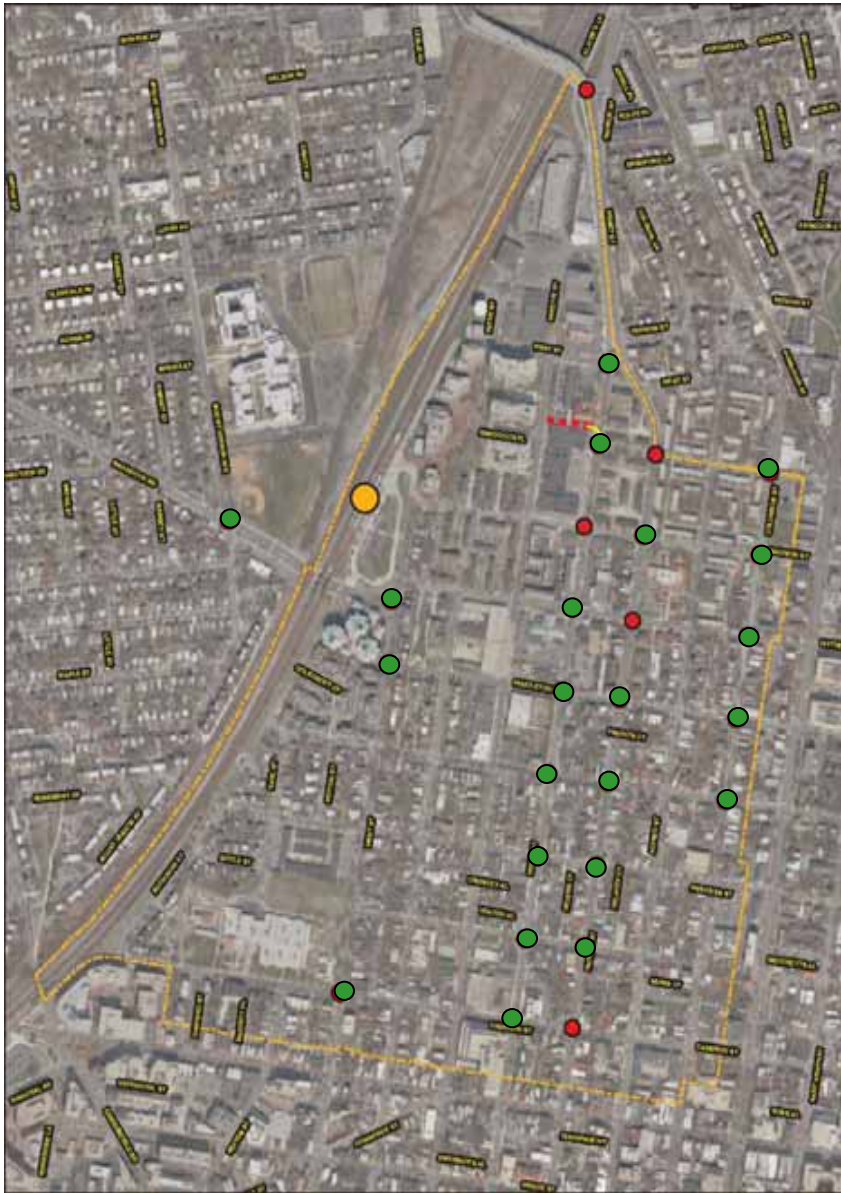
## **ANALYSIS METHODOLOGY**

- **Background Through Trip Growth**
  - **3 % / year on Route 1**
  - **2 % / year on Braddock-Wythe**
- **Trip Reduction Factors**
  - **30 % transit/non-SOV mode**
  - **10 % internal capture**

## TRIP GENERATION COMPARISON

<b>SCENARIO</b>	<b>TOTAL AM &amp; PM PEAK HOUR TRIPS</b>
<b>EXISTING CONDITIONS</b>	<b>4,900</b>
<b>2015 PERMITTED DENSITY <i>UNDER CURRENT ZONING W/SUP</i></b>	<b>6,100</b>
<b>2015 REDEVELOPMENT <i>W/CONVENTIONAL TDM</i></b>	<b>6,600</b>
<b>2015 REDEVELOPMENT <i>W/AGGRESSIVE TDM</i></b>	<b>6,000</b>

# INTERSECTION CHALLENGES



- LOS A-D
- LOS E or F

- Route 1 "Portals"
- Route 1 @ Slaters Lane
- Patrick @ Cameron

## POTENTIAL ROADWAY IMPROVEMENTS



**ADD SIGNAL – NO LEFT TURN FROM ROUTE 1 NORTH TO FAYETTE STREET**

**MODIFY INTERSECTION TO ELIMINATE LEFT TURN FROM FIRST STREET TO ROUTE 1 NORTH**

**NEW ACCESS ROAD**

## **BICYCLE & PEDESTRIAN CHALLENGES**

- **Lack of sidewalk and street network in northern portion of study area**
- **Need for trail connection north of Braddock Metro Station**
- **Lack of consistent sidewalk widths and lighting**

## **BICYCLE & PEDESTRIAN IMPROVEMENTS**

- **Extension of King St-Braddock Multi-use trail**
- **Pedestrian connection to NorthEast at new Route 1/Fayette Street signal**
- **Provide streetscape improvements (sidewalks, lighting, crosswalks, trees) to promote ped/bike circulation and safety**

# SUMMARY OF FINDINGS

- **Proposed development adds 8% more peak hour trips.**
- **Recommended intersection improvements increase safety and accessibility.**
- **Increased Metro ridership will help off-set the traffic impacts of new development.**
- **Bicycle and pedestrian improvements will provide greater mobility and accessibility.**
- **Improved transit service will provide incentives for non-auto travel on Route 1.**



# STREETSCAPE IMPROVEMENTS



## STREETSCAPE IMPROVEMENTS

- 14-18 foot wide sidewalks
- New street trees
- Pedestrian-scale lighting
- Highly visible crosswalk markings
- New bicycle racks, benches, trash cans, bus shelters
- Public art
- Wayfinding signage consistent with the City-wide program



# STREETSCAPE IMPROVEMENTS



December 14, 2006

# Braddock Metro Neighborhood Development Standards



December 14, 2006

## General Building Standards:

- **Build to the Street**
- **Human Scale**
- **High Quality Buildings**
- **Local Character**
- **Mix of Uses**
- **Building Entrances**
- **Underground Parking**



December 14, 2006

## General Building Standards:

- **Buildings Parallel to the Street**
- **Courtyards and Porte Cocheres**
- **Street-Level, Pedestrian Uses**
- **High Quality Materials Concrete, Stone, Metal etc.**



## General Building Standards:

### TOP

- Articulated Skyline
- Strong Cornice, Setback, Etc.

### MIDDLE

- Façade Articulation
- Multiple Rhythms

### BASE

- Pedestrian Scaled
- Highly Articulated Façade



## General Building Standards:

- **Building Step-back of 7-20 FT for Buildings Between 40-60 FT**
- **Simple Geometric Shapes in Plan and Elevation**
- **Vertical Fenestration**
- **Articulated Skyline**
- **Primary Pedestrian Entrances**



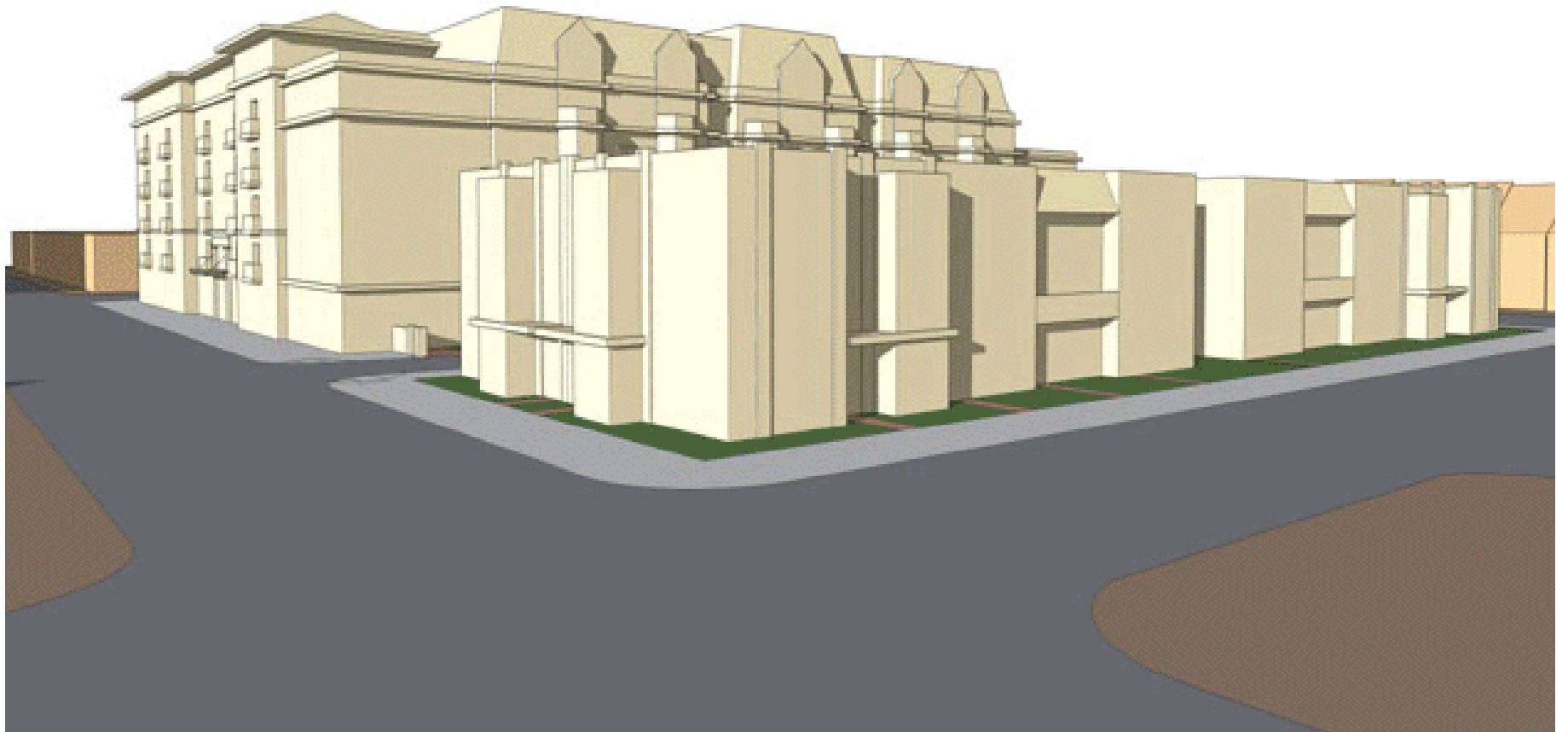


## General Building Standards:

- **Highest Quality Materials and Details at the Pedestrian Level**
- **Horizontal Expressions - such as Frieze Band are Encouraged**
- **Balance in the Glass to Wall Predominantly Solid**

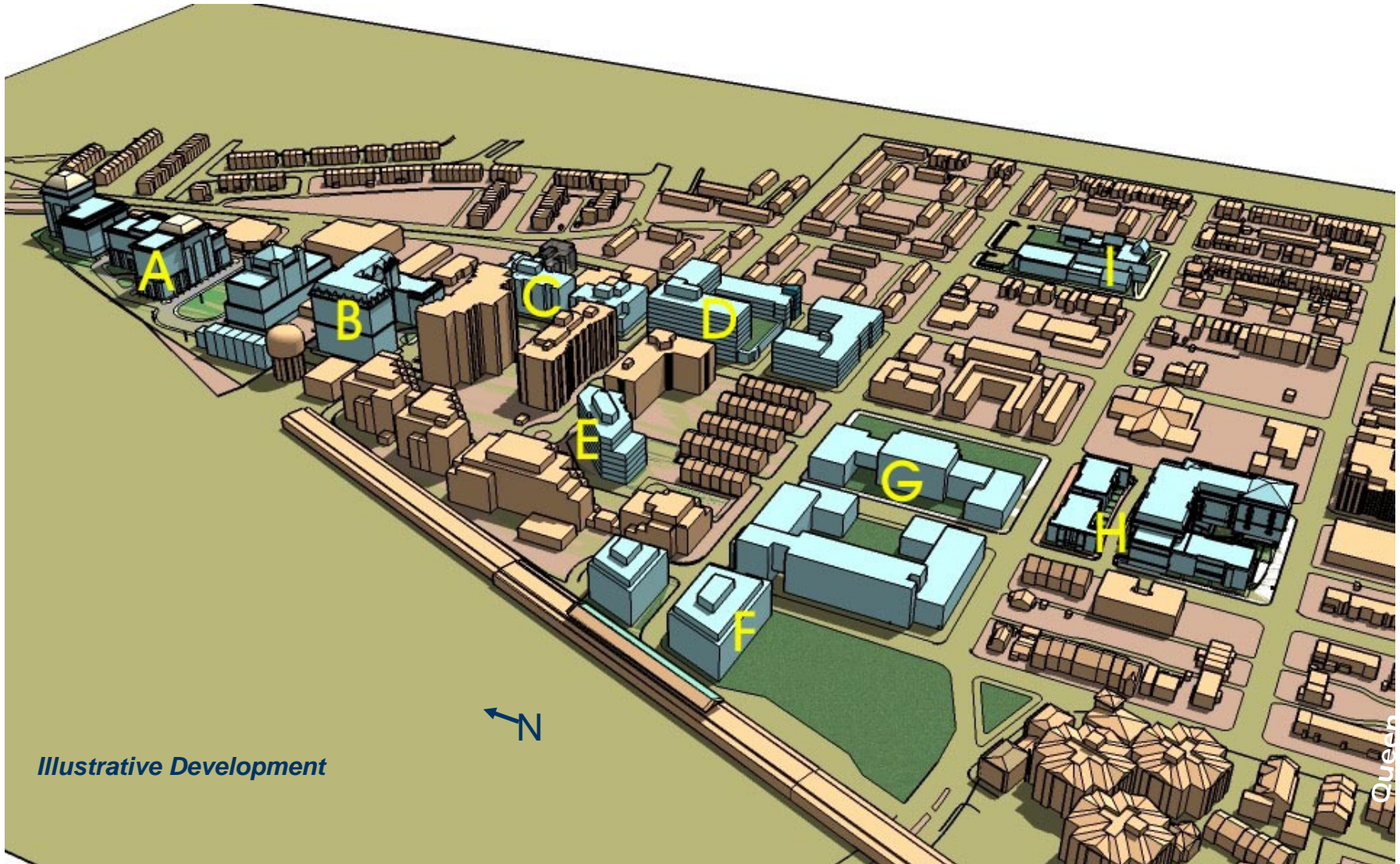


# SITE H



December 14, 2006

# DEVELOPMENT OPPORTUNITY SITES



December 14, 2006

# SITES A/B

# DESIGN STANDARDS



December 14, 2006



# SITE D

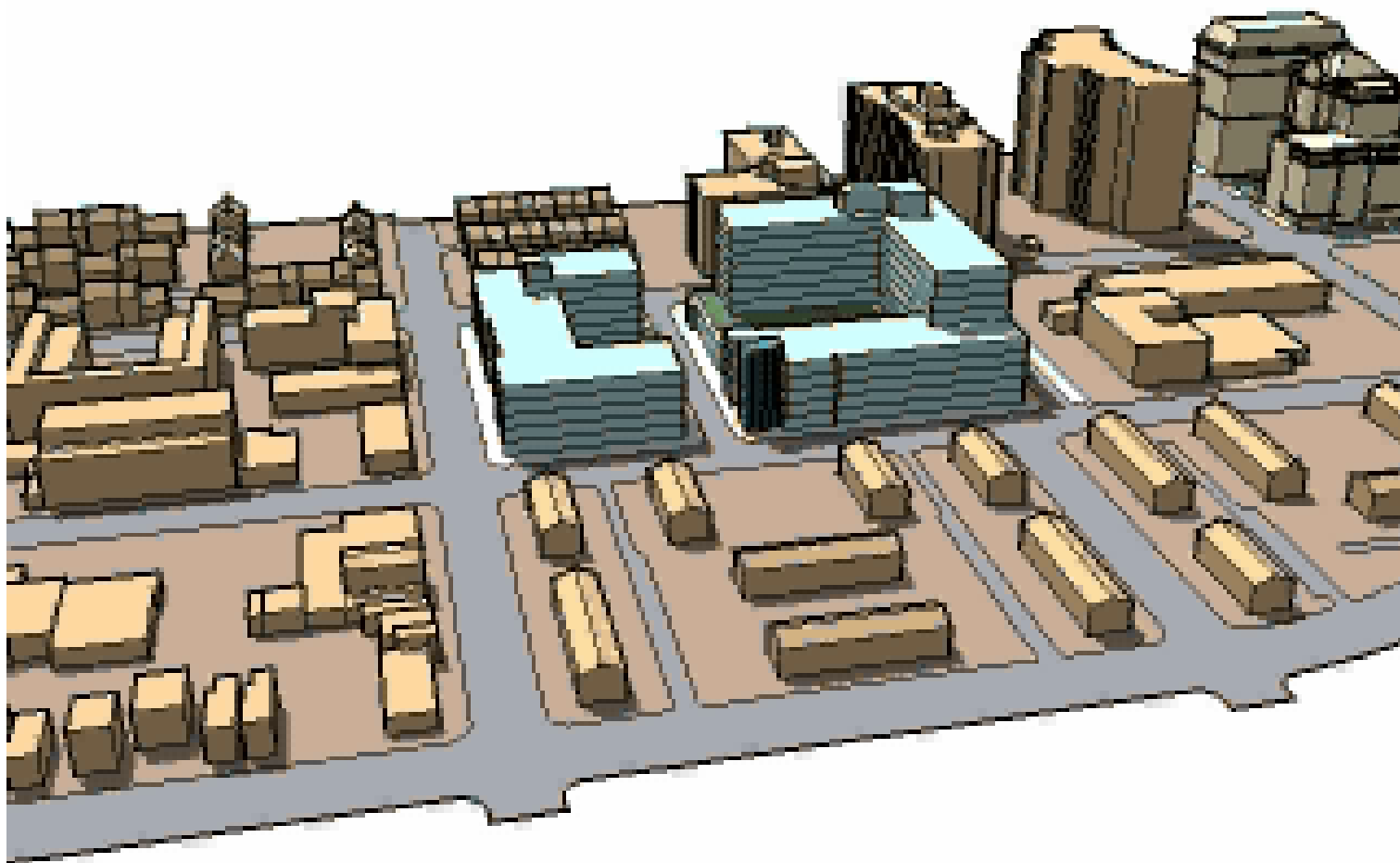
# SITE AND DESIGN STANDARDS



December 14, 2006

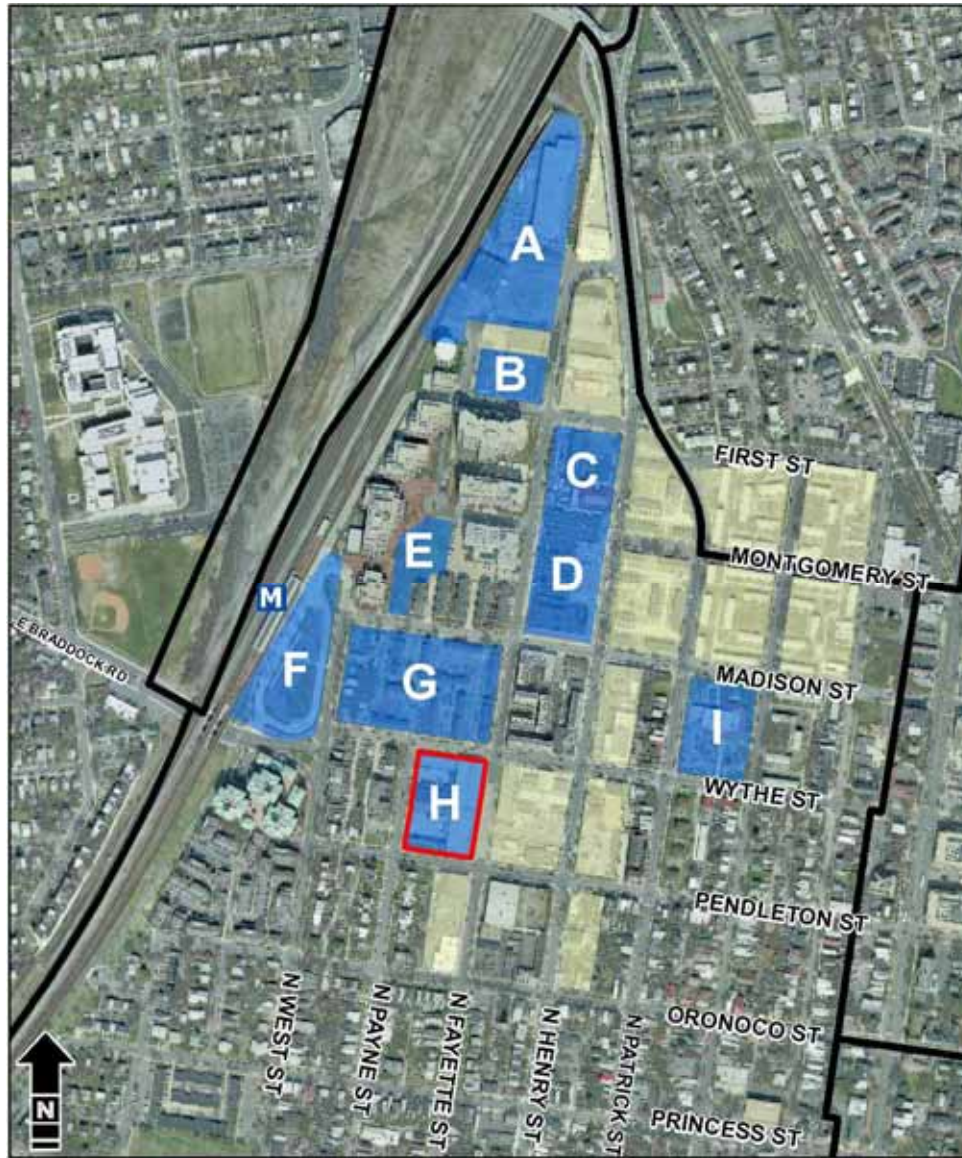
# SITE D

# SITE AND DESIGN STANDARDS



# SITE H

# SITE AND DESIGN STANDARDS



Opportunity Site H

KEY



Small Area Plan Boundary



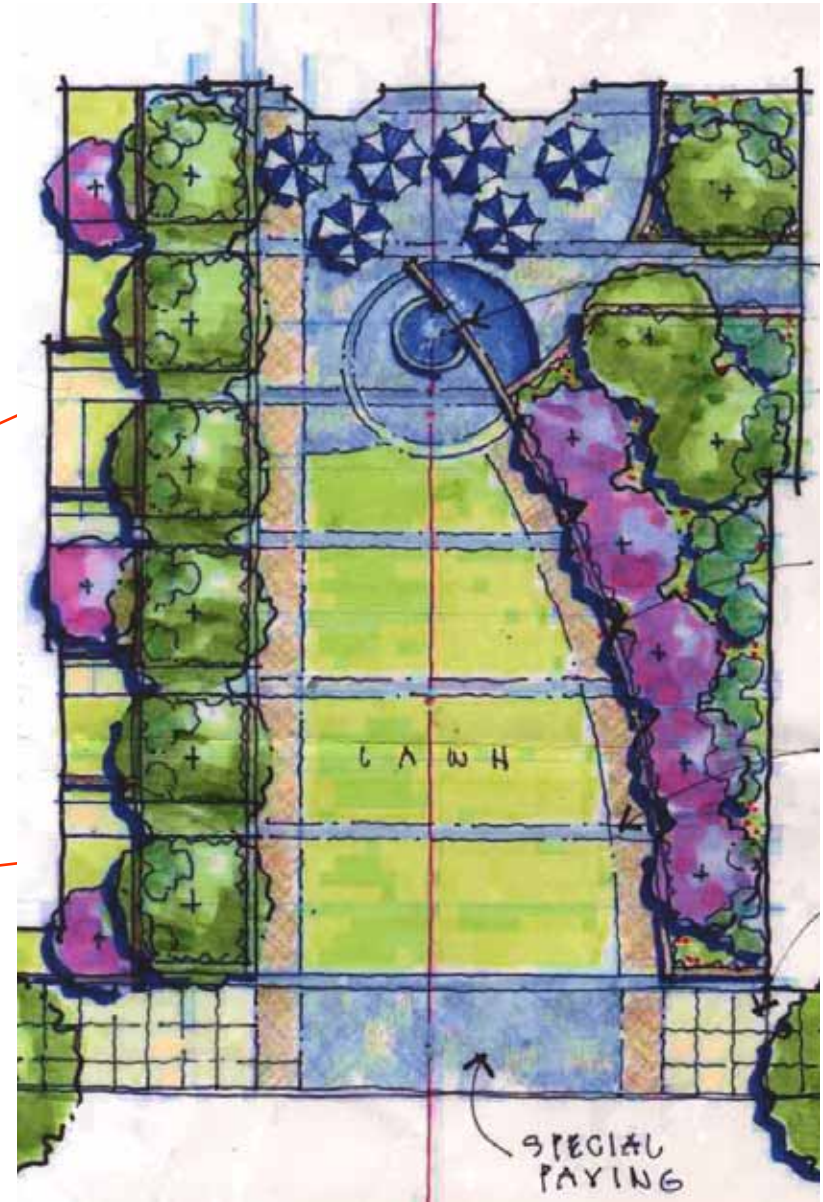
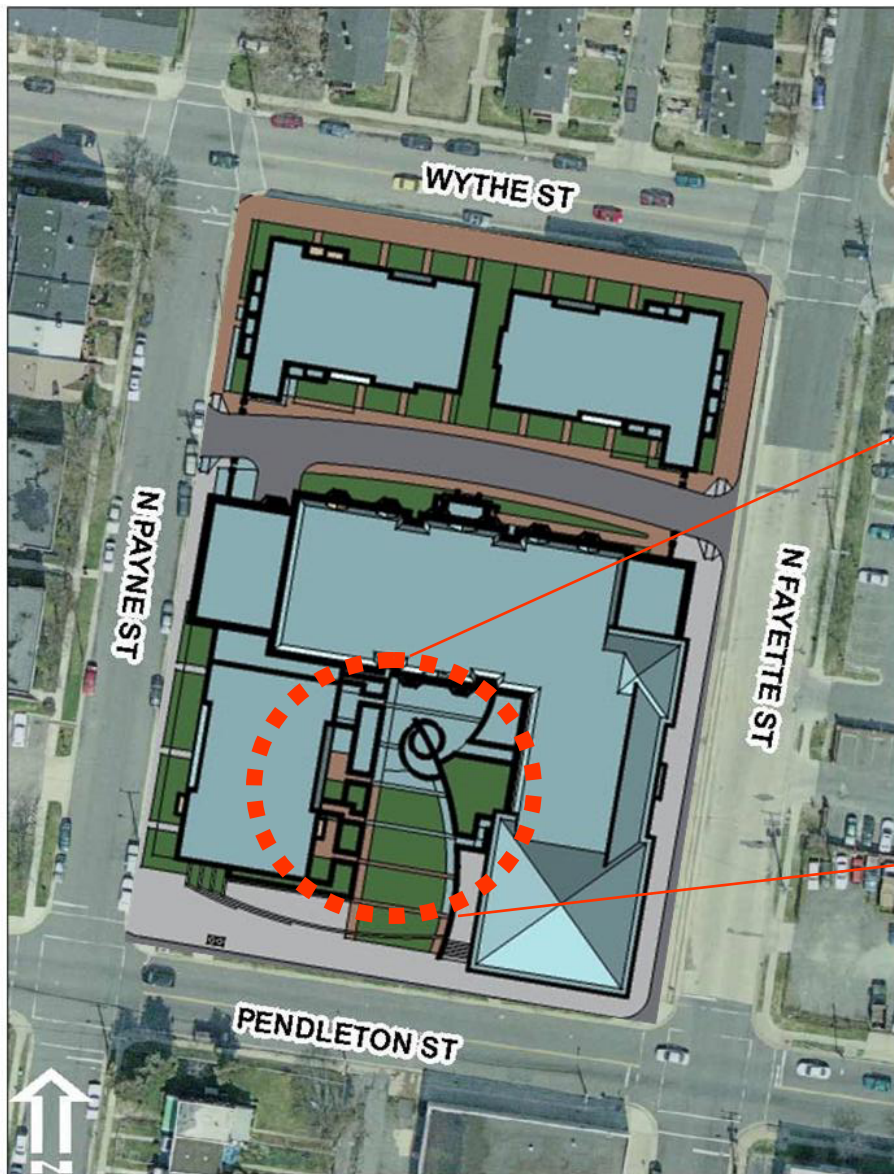
Development Opportunity Sites



Longer-term Potential Development Opportunity Sites



# SITE H SITE AND DESIGN STANDARDS



December 14, 2006

## SCHEDULE

- City Council Work Session
- Public Hearings



[http://alexandriava.gov/planningandzoning/braddock\\_road.php](http://alexandriava.gov/planningandzoning/braddock_road.php)