

BRADDOCK ROAD METRO AREA PLAN



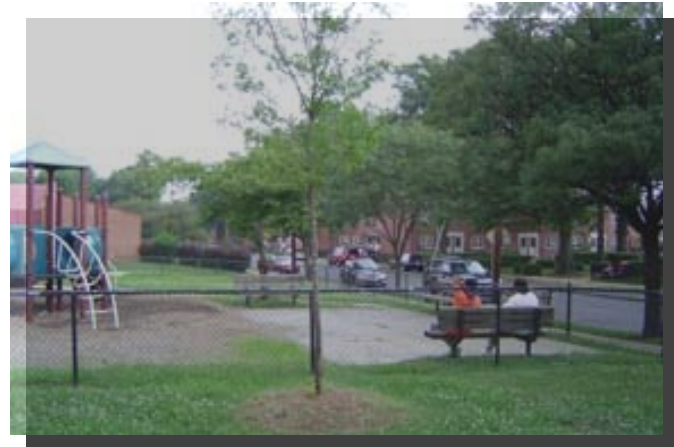
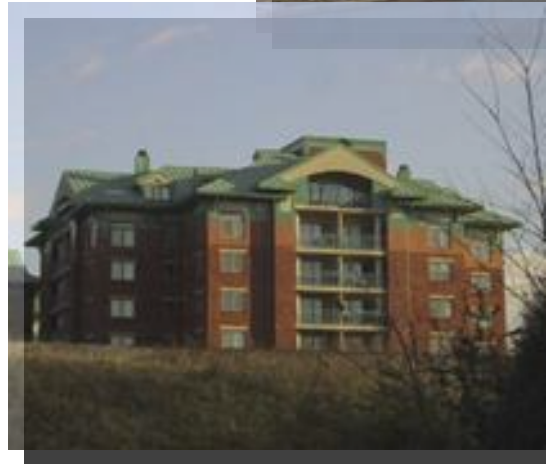
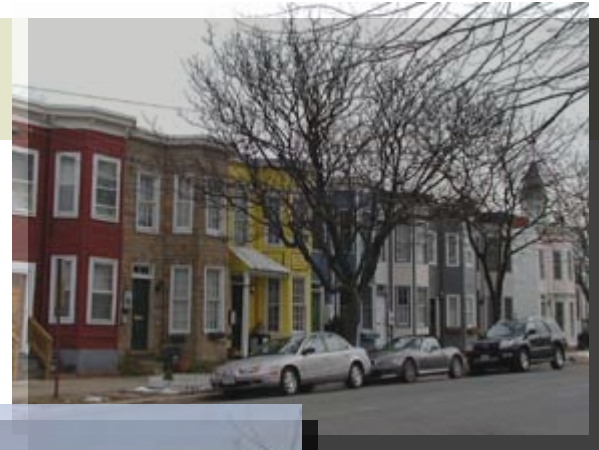
Diverse, Walkable, Livable

PLANNING COMMISSION WORKSESSION

May 4, 2006

PRINCIPLES

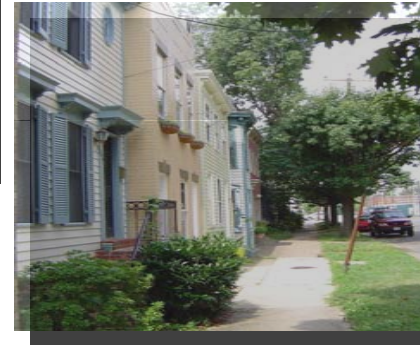
- Preserve and protect Parker Gray historic neighborhood
- Optimize Metro Station
- Ensure public open space
- Create vibrant, identifiable, mixed-use neighborhoods
- Provide safe walkable environments
- Preserve existing and provide new affordable, workforce housing
- Improve and enhance Route 1



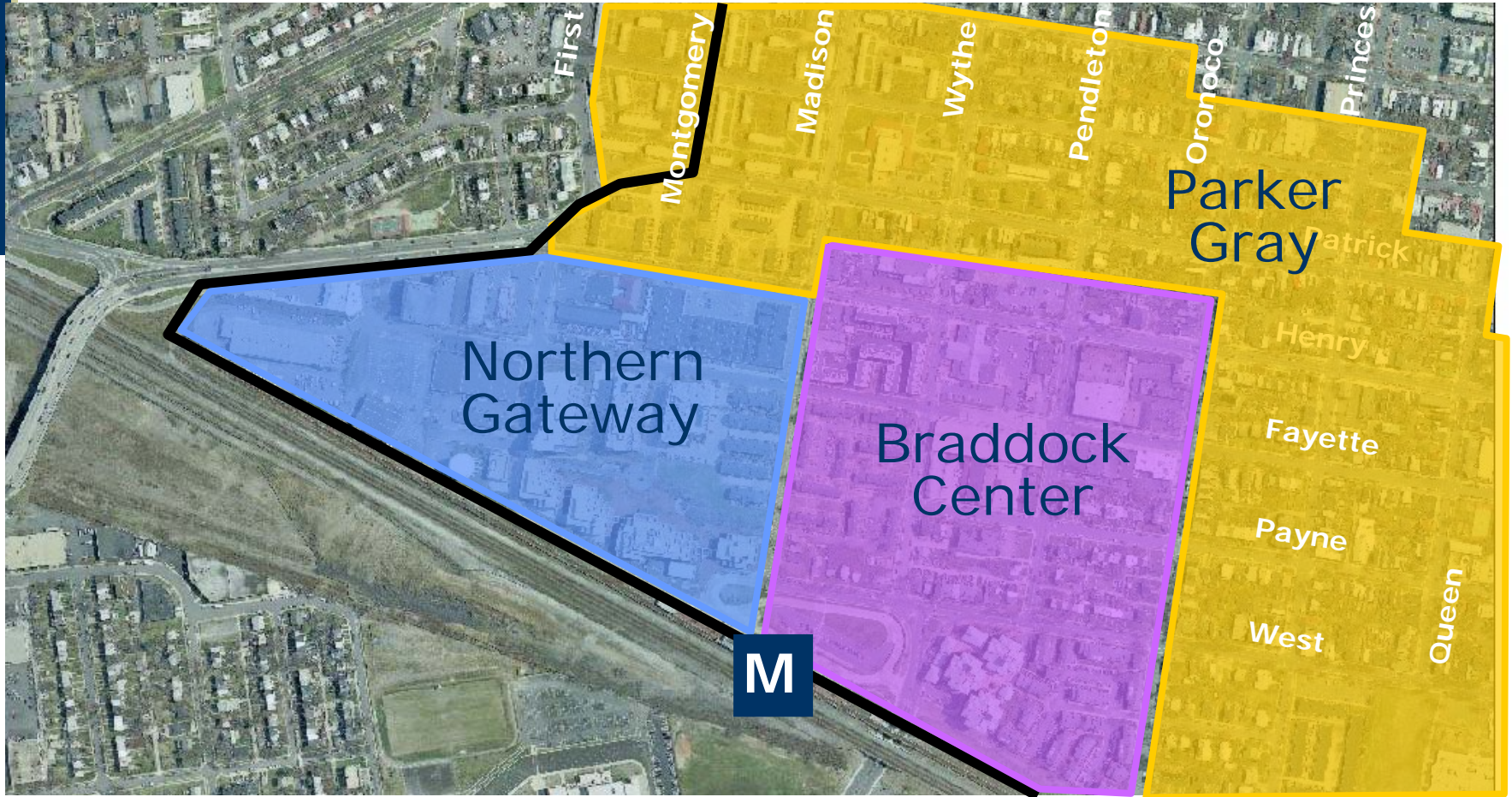
DISCUSSION AREAS FOR THE PLAN

Provide Direction and Guidance on:

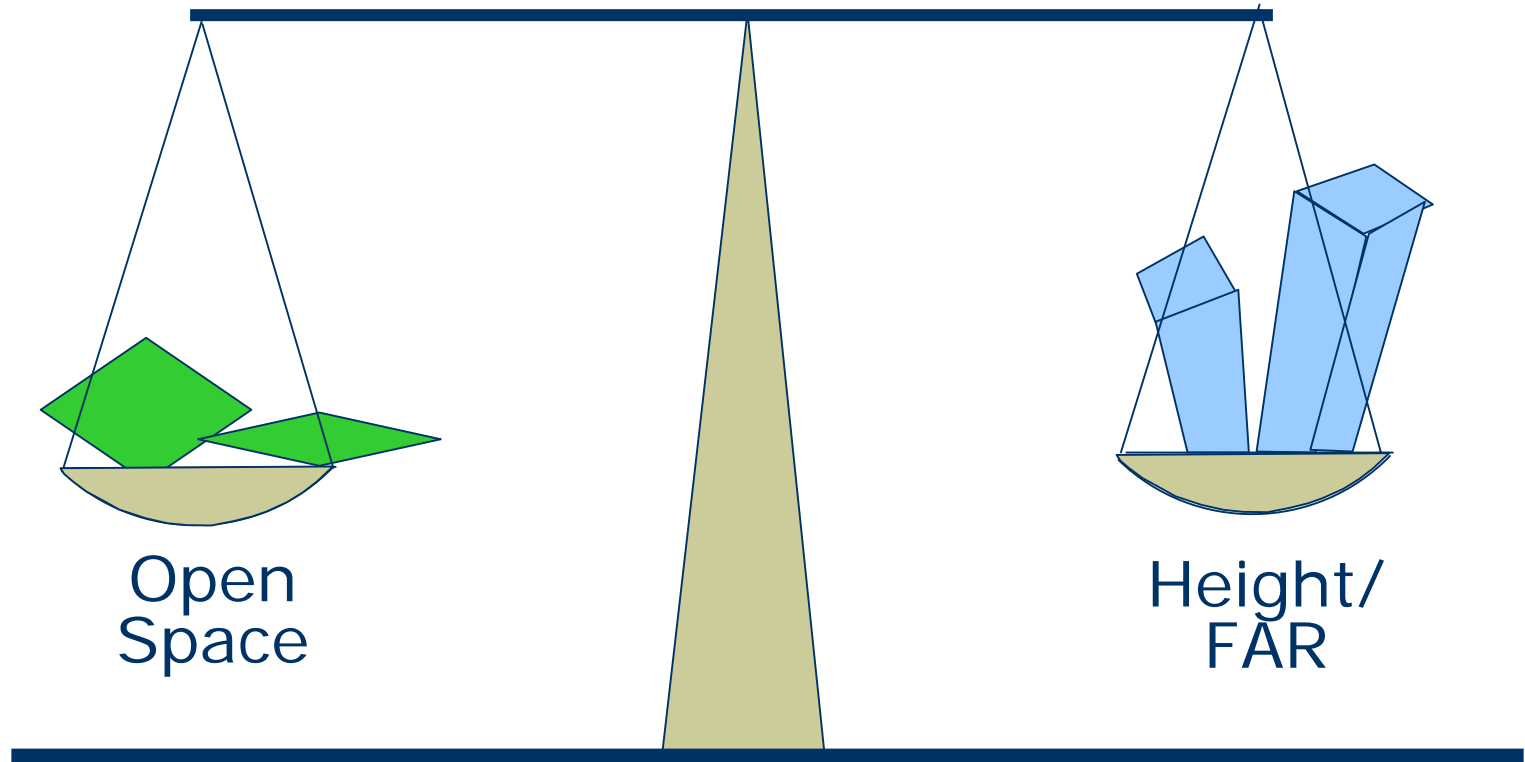
- Neighborhood Definition
- Open Space Opportunities
- Height/FAR
- Retail
- Parking/Transit
- Development Opportunities/Challenges
 - Short and Long Term



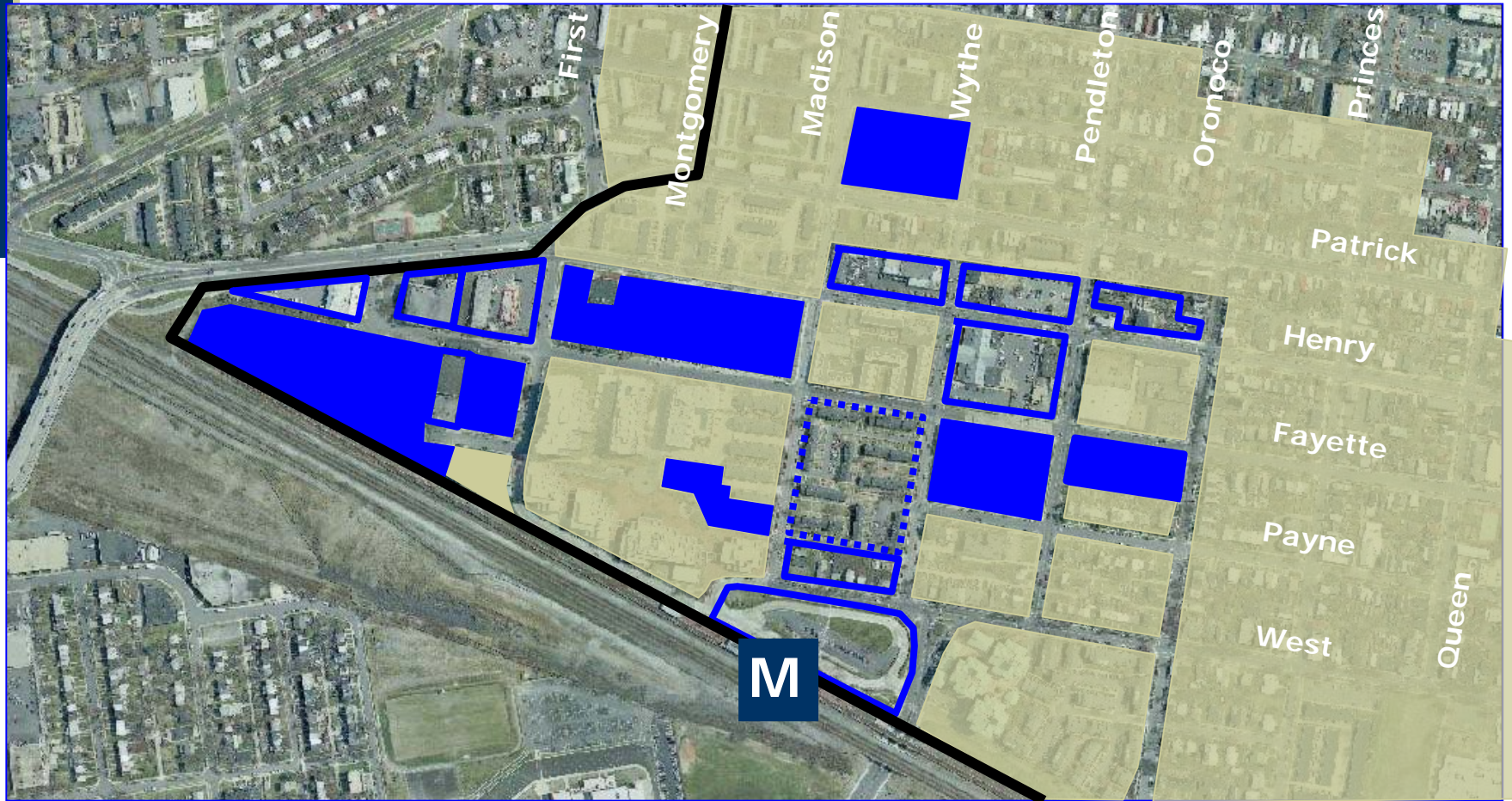
NEIGHBORHOODS







THE BALANCE – OPEN SPACE & HEIGHT/FAR



EXISTING DEVELOPMENT & OPPORTUNITIES



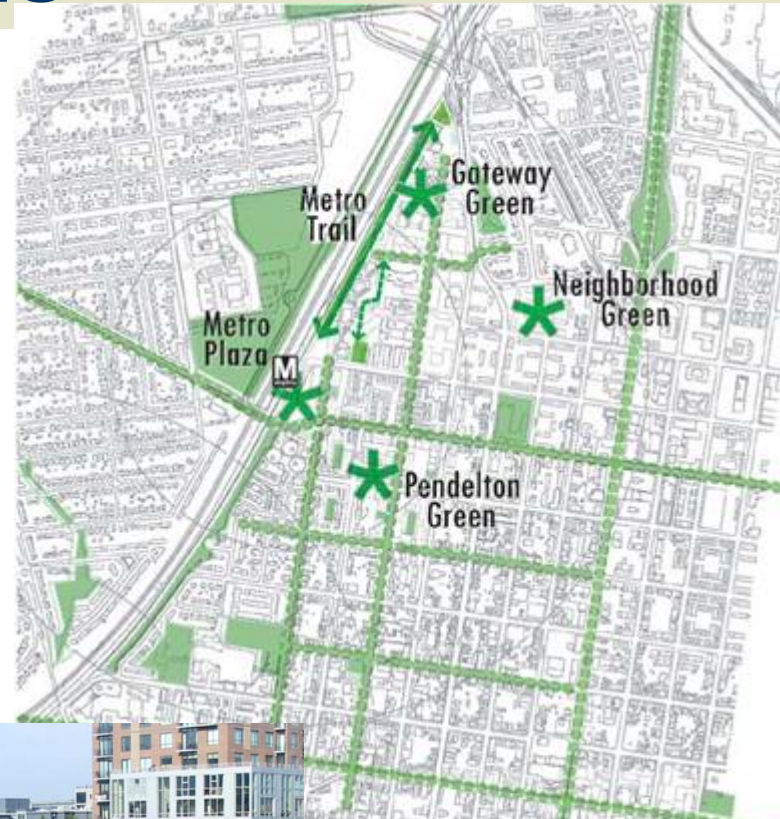
-  Short-Term Development Opportunity
-  Long-Term Development Opportunity
-  Existing Development – Likely to Remain
-  Affordable Public Housing – Assumed to remain long-term

QUALITY PUBLIC SPACES

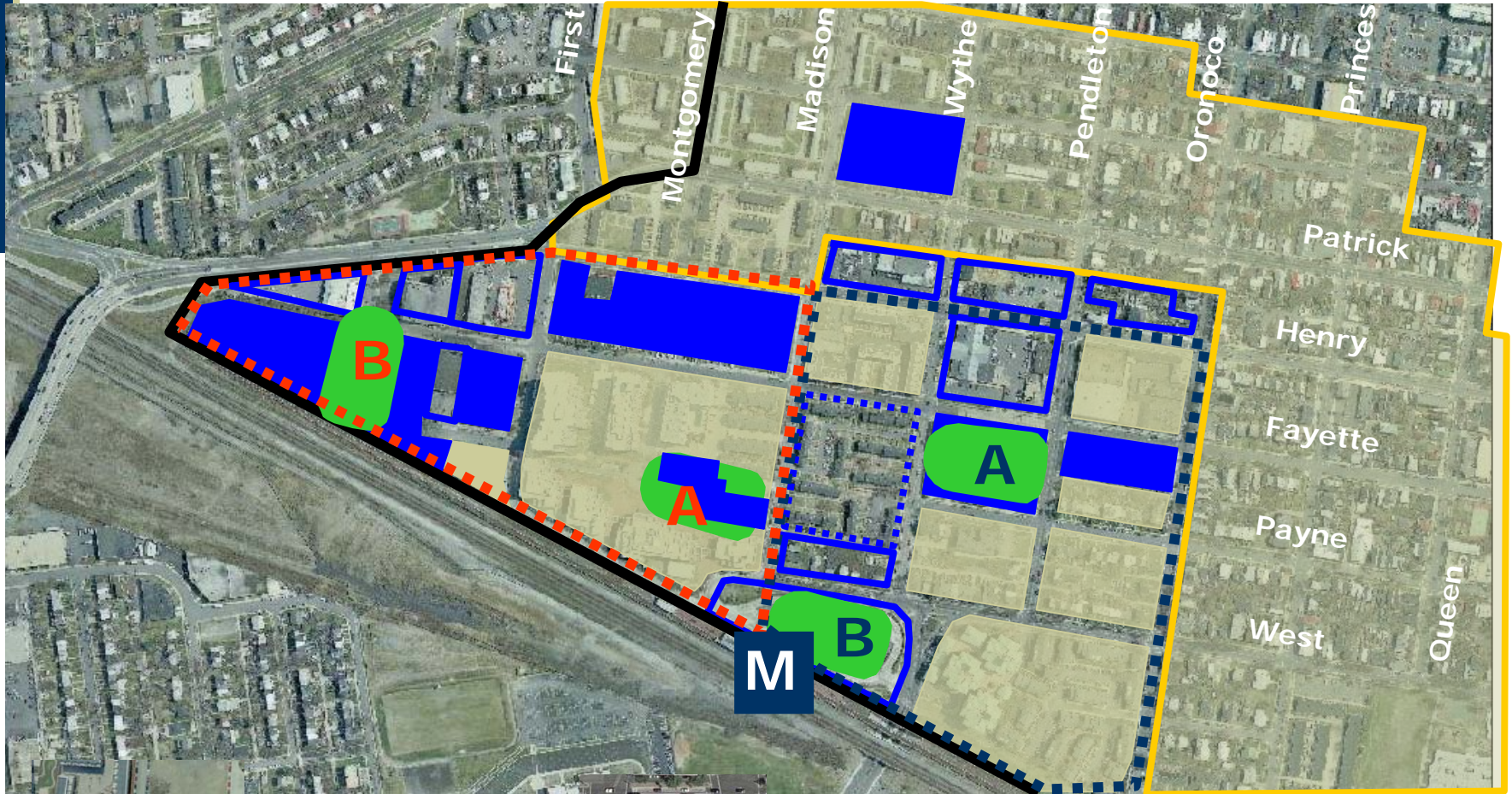
7.2 acres existing open space (5.5% total land use) – comparable to Old Town North

Potential New Open Space

- Trail extension, Metro Station, Braddock Gateway Park
- Does not include open space provided with new development



OPEN SPACE OPTIONS



John Carlyle
170' X 300'



McPherson Square
220' X 400'



Market Square
175' X 250'

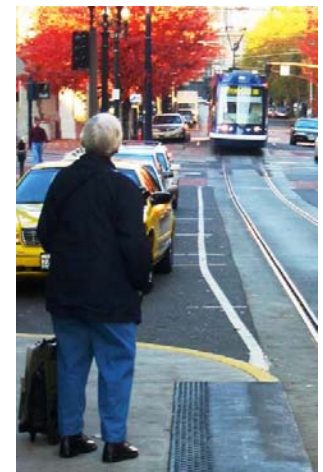
EXISTING BUILDING HEIGHT LIMITS



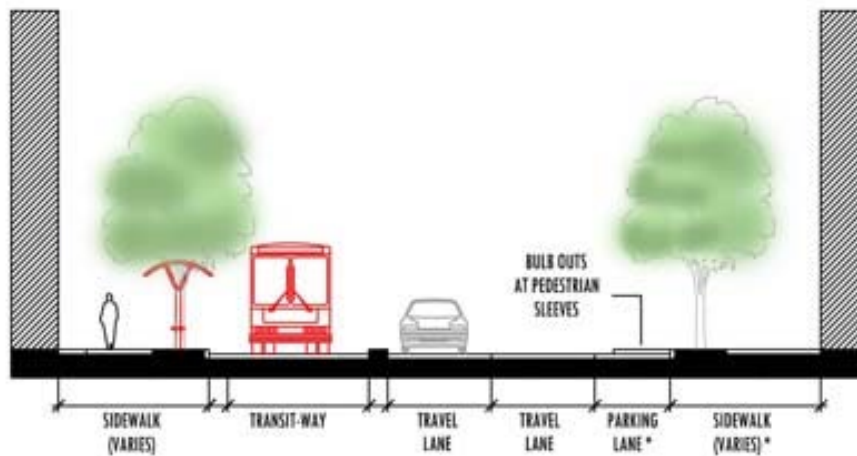
STRONG CONNECTIONS- Future Transit

Plan for a new transit way on Route 1 - Bus Rapid Transit

- BRT operates on street like a city bus
- BRT uses separate ROW and HOV to allow rail-like service at a fraction of the cost
- BRT moves more people than regular bus, at a fraction of cost of rail or light rail
- Attractive alternative to automobile use
- Reduces congestion
- Potential to reduce the number of autos



BRT – Curb-Side Bus Route



BRT lane adjacent to curb lane:

- Removes existing on-street parking
- Places buses in close proximity to pedestrians/residences
- Avoids conflicts with parked vehicles

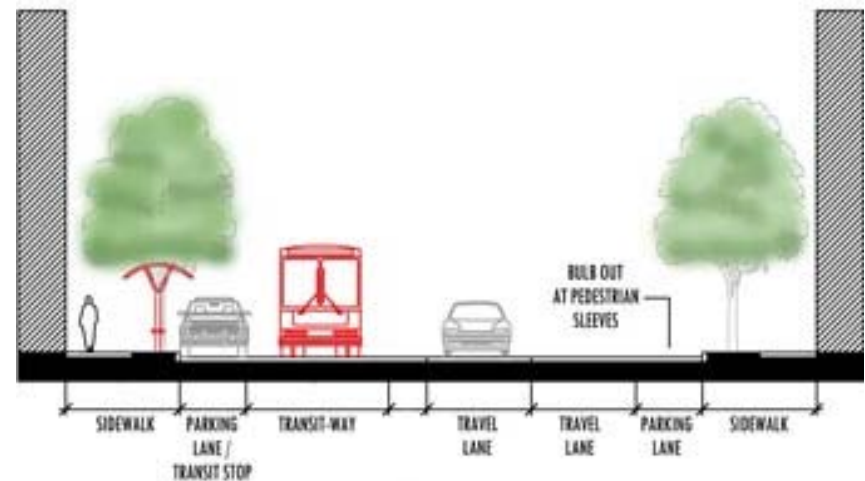


BRT - Adjacent to On-Street Parking

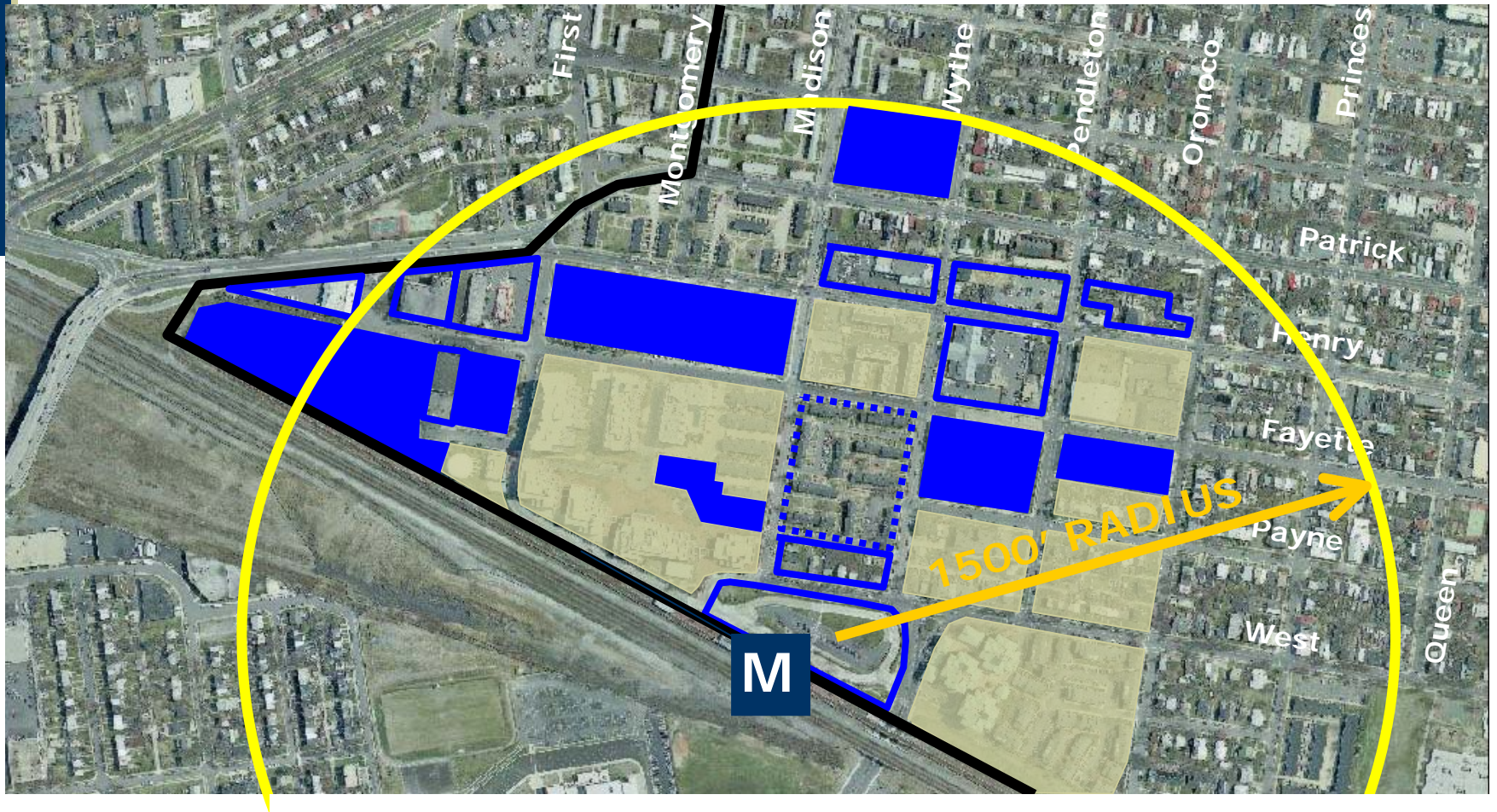
BRT lane adjacent to on-street parking:

- Complements good walkability
- Contributes to pleasant, active public space
- Retains existing on-street parking/supports retail frontage
- Provides buffer for pedestrians and supports retail environment
- Reduces impacts from noise, vibration on residences

New section



PARKING



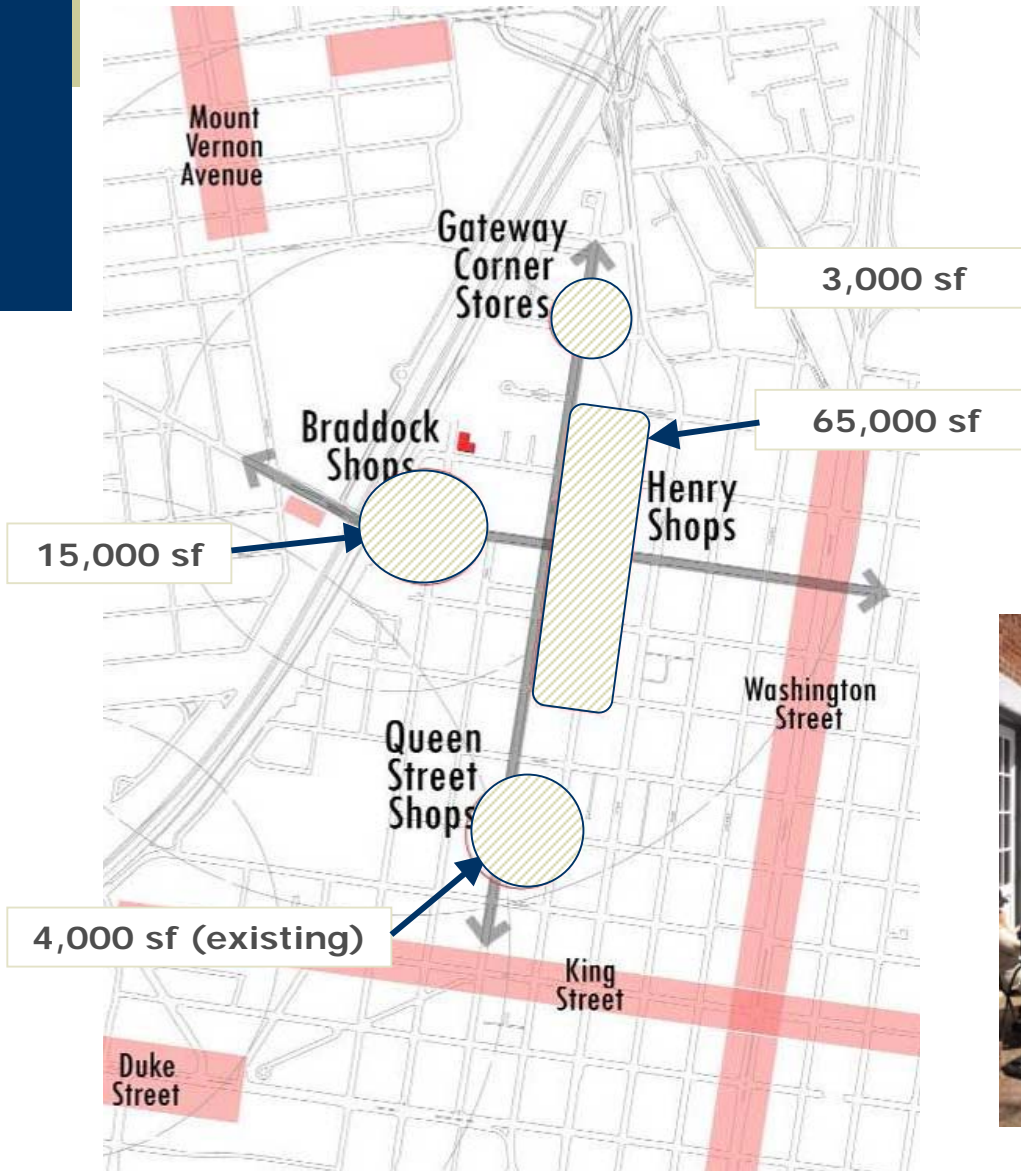
- Should Parking be reduced within 1000' of Metro?
- Should there be a maximum on parking?

RETAIL – Neighborhood Destinations

- **Create new Retail Overlay Zone – require retail in certain locations**
 - Allow for Administrative approval of outdoor dining, small restaurants
 - Provide Retail Guidelines – retail frontage, storefront design, transparency, retail depth ceiling height
- **Enhance Queen Street businesses**



RETAIL – Neighborhood Destinations



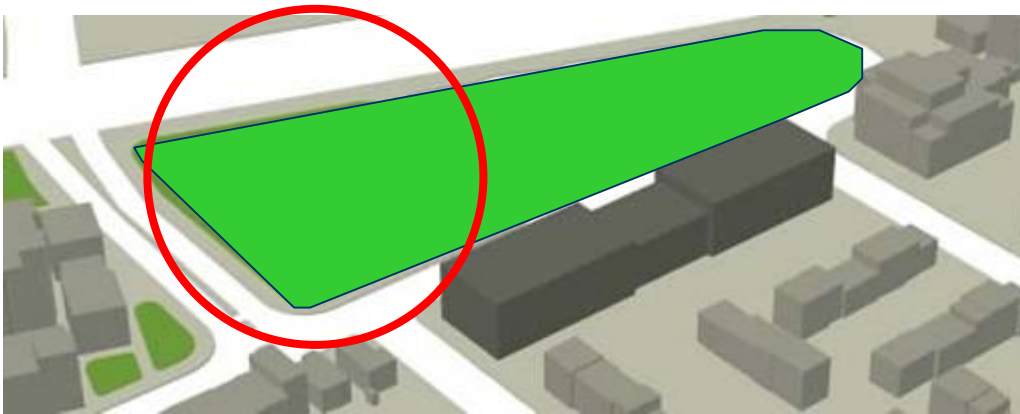
Retail Overlay Zone



BRADDOCK METRO OPTIONS

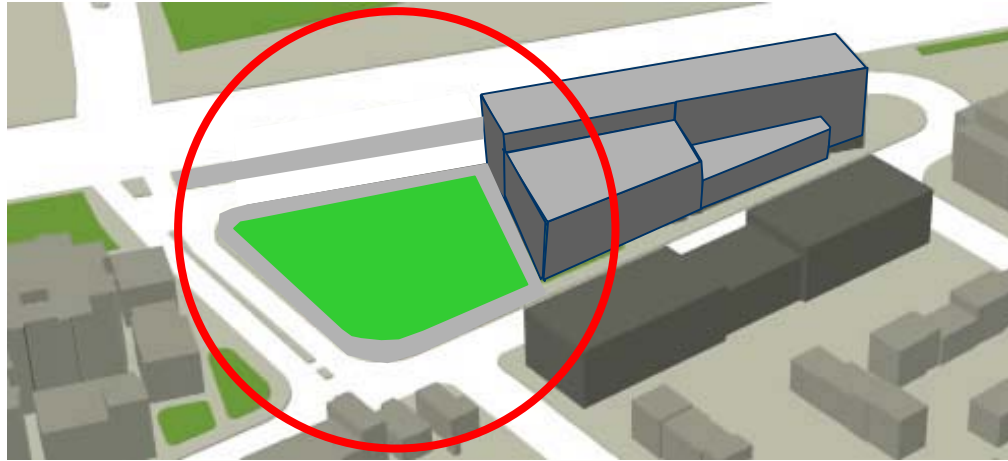


Maintain As Is



Consolidate Open Space and Reconfigure Buses/Parking

BRADDOCK METRO OPTIONS



Open Space W/ Some Development



Larger Development with Smaller Open Space

AFFORDABLE HOUSING

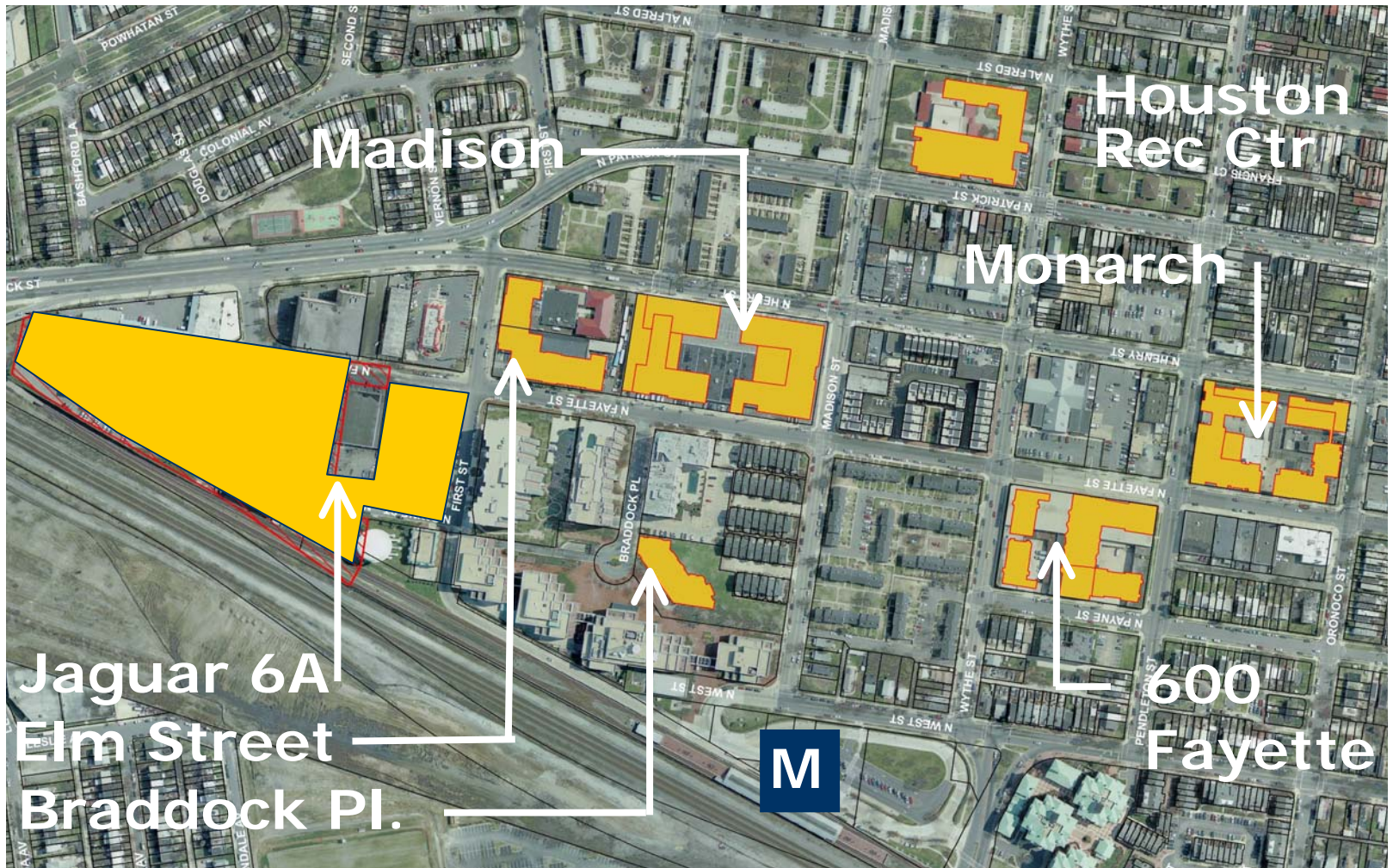


Plan for 20 Year Future -
For the foreseeable future
existing housing is
maintained

- Affordable Housing height/density bonus should be inclusive within SUP height/FAR

CURRENT DEVELOPMENT PROPOSALS

Transitioning from warehouse/service to residential/retail

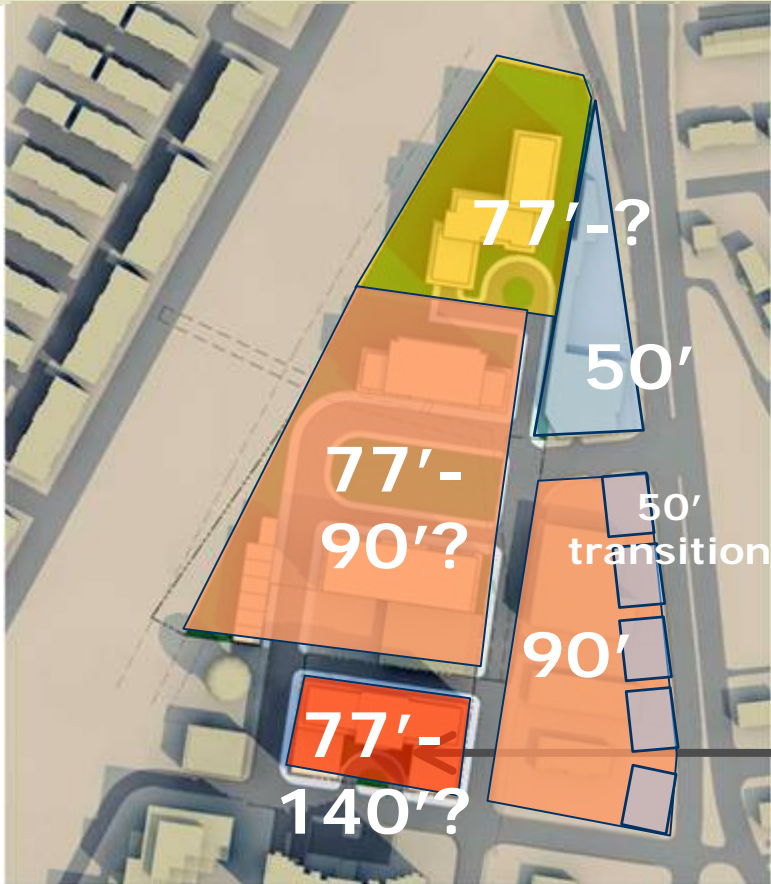


CURRENT DEVELOPMENT PROPOSALS

Transitioning from warehouse/service to residential/retail



NORTHERN GATEWAY

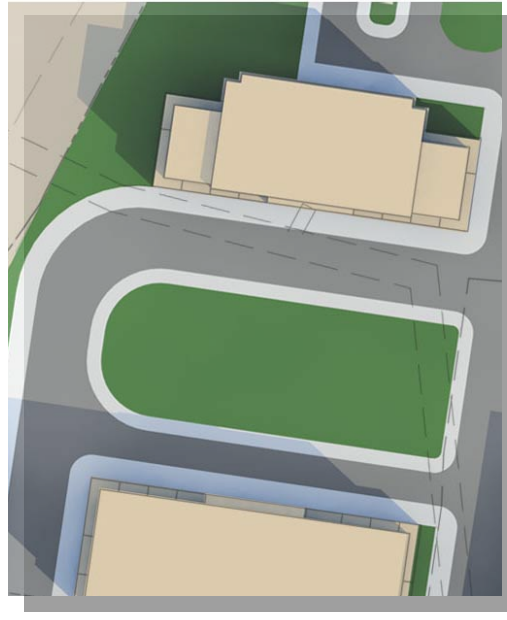


- 6 Acre Consolidated Development Site
- Potential Future Addition
- Extend the Urban Street Grid
- Large Public Open Space Park
- Linear Parkway
- Consolidated Development

OPEN SPACE OPTIONS



60' X 240'
14,400 SF



120' X 240'
28,800 SF



180' X 240'
43,200 SF

BRADDOCK PLACE CONDOMINIUMS

Concern about:

- Height Differential
- Increase in FAR
- Open Space



- 1.12 Acre site
- Zoned CRMU-H
- Construct seven story condominium building – 87 Ft (*exceeds SUP max by 10' for affordable housing*)
- 121,605 Sq Ft Total
- 2.5 FAR with SUP
- 122 dwelling units
- 1,658 Sq Ft ground floor retail
- Underground parking: 3 levels, 209 spaces

600 N. FAYETTE



- 1.9 Acre site
- Zoned CRMU-H
- Construct 3 ½ to 6 story building - to 77 ft
- 216,000 gsf

- 2.5 FAR with SUP
- 142 dwelling units
- Surface and Underground parking: 230 spaces

600 N. Fayette



- 35% proposed ground-level open space
- 40% required ground-level open space
- Limited locations in this area for new public open space

DISCUSSION

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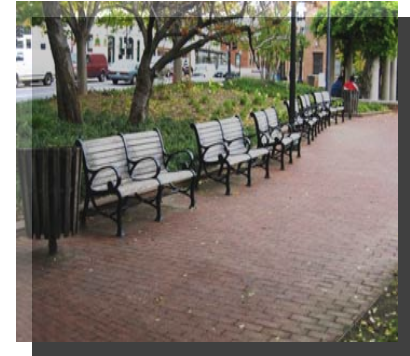
- **Neighborhood Definition**
 - *Are thoughts on neighborhoods appropriate?*
- **Open Space Opportunities**
 - *Input on locations for open space*
- **Metro Station**
 - *Thoughts on Development v. Open Space*
- **Height/FAR**
 - *Input on balance between height/density to open space*



DISCUSSION

Provide Direction and Guidance on:

- **Parking/Transit**
 - *Input on approach to parking?*
 - *Input on BRT section*
- **Retail**
 - *Input on locations for retail and retail overlay*
- **Development Opportunities/Challenges**
 - *Thoughts?*



NEXT STEPS

- **Complete Comprehensive Traffic Analysis**
- **Conduct Community Meeting**
- **Prepare Draft Plan/Ordinance Changes**

