



Braddock Road Metro Small Area Plan  
**DESIGN WORKSHOP**

# Closing Presentation

**June 23, 2005**



# Agenda

**INTRODUCTION**

**IDEAS FOR THE PLAN**

**OPEN HOUSE**

**QUESTIONS & COMMENTS**

**NEXT STEPS**



Braddock Road Metro Small Area Plan  
**DESIGN WORKSHOP**

# Introduction



# INTRODUCTION

## *Updating the '92 Plan*

### Plan Addressing...

Nhd Livability

Urban Form & Design

Use Mix & Intensity

Access & Mobility

Public Space

### Resulting in...

Refined Vision

Policies & Strategies

Clear Guidance



**BRADDOCK ROAD  
METRO STATION**

This map shows the Braddock Road Metro Station and the surrounding Parker-Gray neighborhood. The station is marked with a white box containing the text 'BRADDOCK ROAD METRO STATION' and a 'M metro' logo. The neighborhood is outlined in orange. Major streets shown include Braddock Road, Suter Road, and various residential streets like Adams, Glendale, and Braddock. The map also shows the Potomac River to the east and the Washington Monument area to the south.

**PARKER-GRAY  
NEIGHBORHOOD**





# INTRODUCTION

## *schedule*

### SUMMER 2005



Initial Public Workshop  
Conditions Assessments  
Ideas Workshop  
Stakeholder Meetings

### FALL 2005

Plan Concepts & Alternatives  
Stakeholder Roundtables

### WINTER 2006

Preliminary Plan Presentation & Review Workshops  
Plan Refinement & Adoption



# INTRODUCTION

## *workshop format*



**Monday**

Learning about Issues & Ideas

**Tuesday**

Studying Ideas & Open Studio

**Wednesday**

Sketch Planning

**Thursday**

Closing Workshop



Braddock Road Metro Small Area Plan

# DESIGN WORKSHOP

# Ideas for the Plan





# IDEAS FOR THE PLAN

*what you value...*

**History & Heritage**

**Neighborhood Scale**

**Access & Walkability**

**Diversity of Housing**



# IDEAS FOR THE PLAN

*what concerns you...*

**Scale & Character of Development**

**Poor Pedestrian Connections**

**Lack of Open Space**

**Few Retail Options**

**Access & Image of Metro Station**

**Traffic & Parking**

**Safety & Security**



# IDEAS FOR THE PLAN

*where perspectives differ...*

**Form, Intensity & Location of Development**

**Design Character: Unique or and Extension  
of Old Town**

**Connections Across the Tracks and Route 1**



# IDEAS FOR THE PLAN

*starting to think about...*

**A Collection of Urban Neighborhoods**

**A Hierarchy of Walkable Streets**

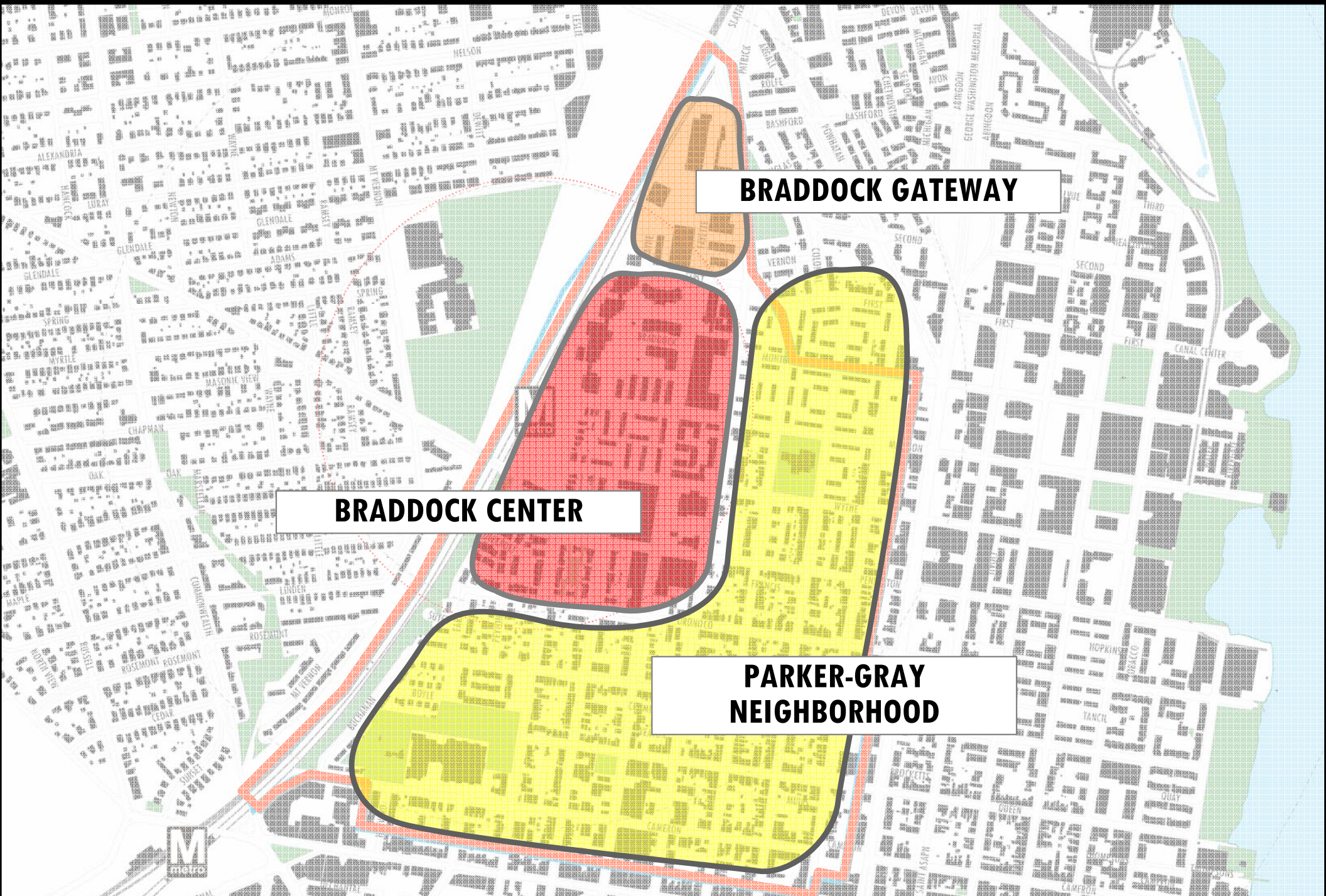
**New & Improved Public Spaces**

**Clusters of Retail Use**

**Diversity of Housing**



# Thinking About... Urban Neighborhoods



**BRADDOCK GATEWAY**

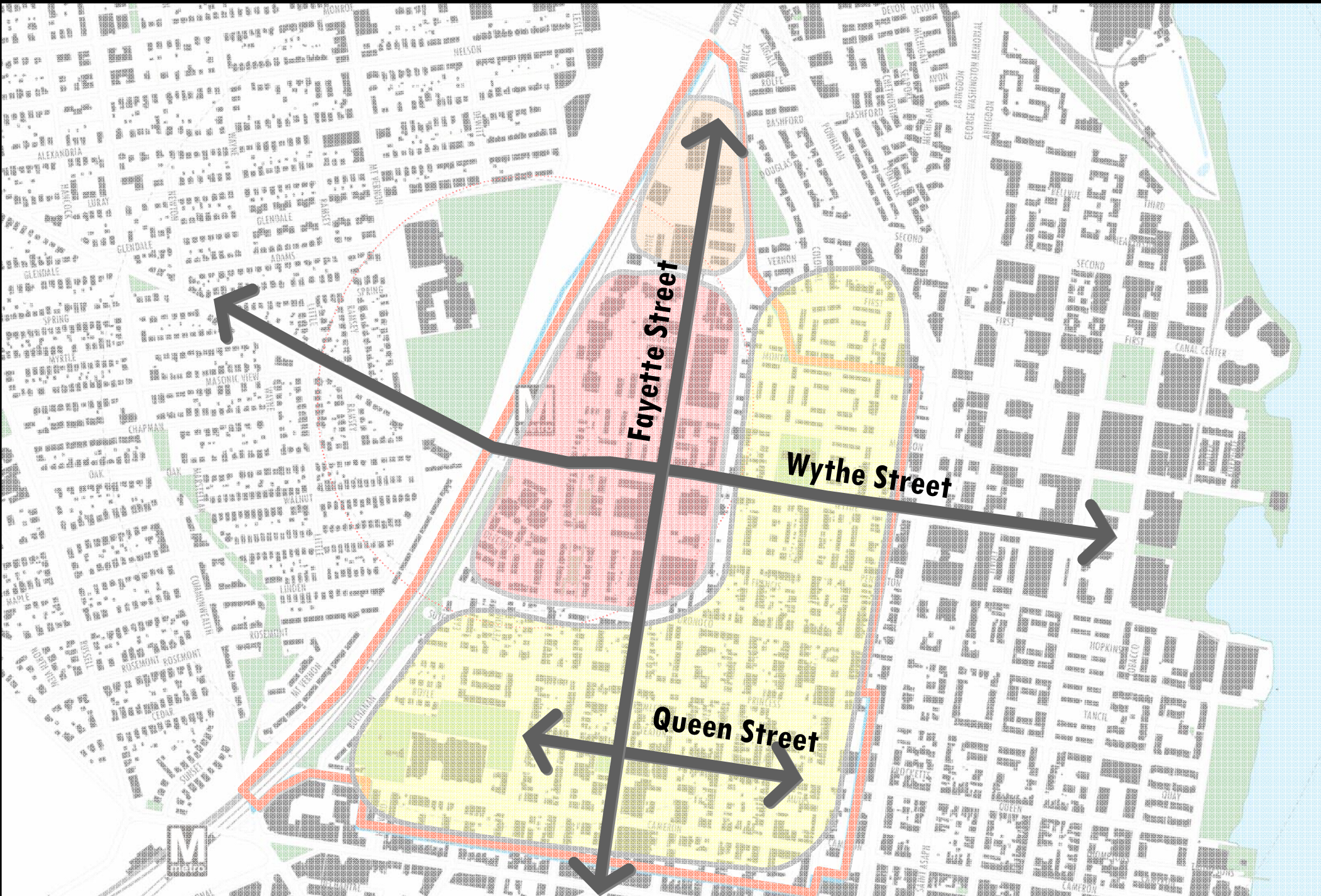
**BRADDOCK CENTER**

**PARKER-GRAY  
NEIGHBORHOOD**



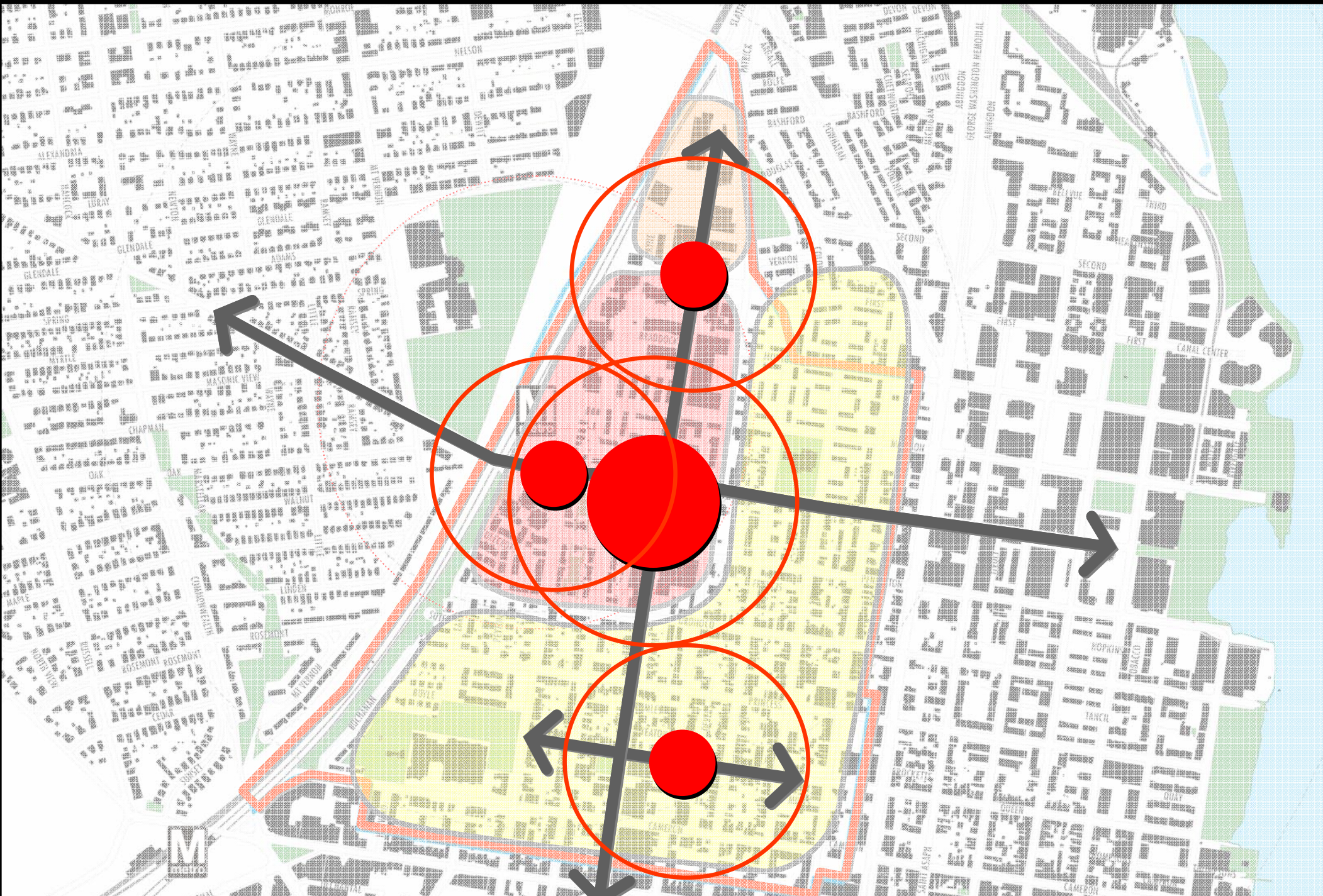


# Thinking About... Framework Streets





# Thinking About... Retail Clusters





# Thinking About... Public Spaces







# IDEAS FOR THE PLAN

## *Parker-Gray Neighborhood*

**Concept** Conserve Existing Neighborhood

**Uses** Residential & Small Shops

**Intensity** Low

**Form** Compatible Massing

**Public Space** Improve Existing Parks

**Retail** Reinforce Queen Street







# IDEAS FOR THE PLAN

## *Braddock Center*

**Concept** Leverage Metro Presence

**Uses** Mixed Office, Residential, & Retail

**Intensity** Moderate-High with Transitions

**Form** Heights Tapering Down from Metro

**Public Space** Space at Metro with New Trail

**Retail** Small Cluster at Braddock & West;  
Nhd Retail Center at Fayette













# IDEAS FOR THE PLAN

## *Braddock Gateway*

**Concept** New Neighborhood Signaling Entry to Old Town

**Uses** Mixed with Residential Focus

**Intensity** Moderate

**Form** Mid-Rise with Gateway Building

**Public Space** Neighborhood Square with New Trail

**Retail** Small Retail Cluster







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**STUDIES**  
**Retail**



# PRELIMINARY STUDIES

## *Retail Potential*

**Existing Retail**

**Competition from Nearby Retail**

**Expenditures on Retail Goods and Services**



# PRELIMINARY STUDIES

## *Retail Potential*





# PRELIMINARY STUDIES

## *Retail Potential*

**Many Available Retail Options**

**Must Leave for Neighborhood Goods & Services**

**Café/Restaurant Options Can Be Expanded  
(slightly)**





# PRELIMINARY STUDIES

## *Retail Potential*



**Building Great Retail Space**



# IDEAS FOR THE PLAN

## *Preliminary Studies--Retail*



## Enhancing Retail Street Conditions





# IDEAS FOR THE PLAN

## *Preliminary Studies--Retail*



**Focusing Retail to  
Create Recognizable  
Districts**



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## STUDIES

# Walkability



10'

7'

12'

11'

11'

7'

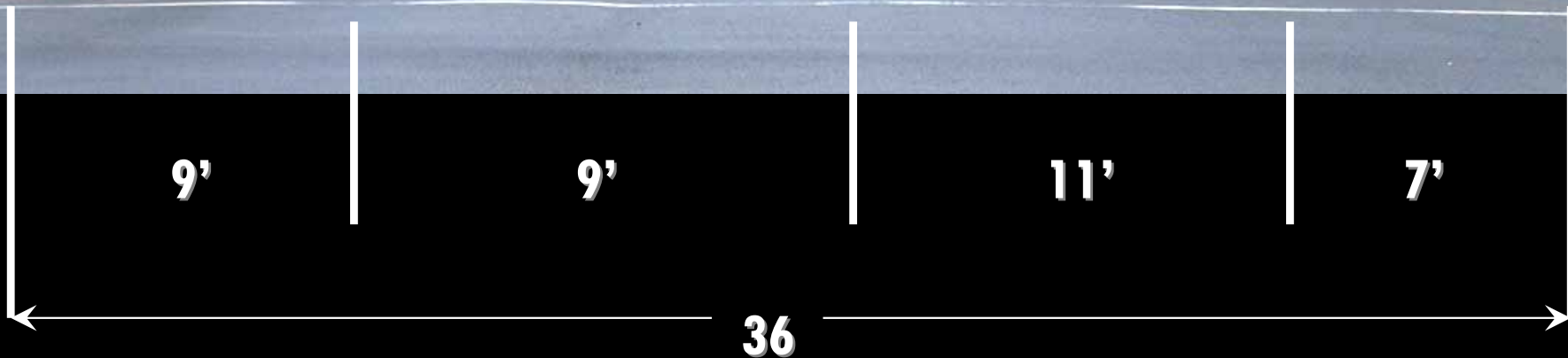
8'

48

Patrick @ King

Avg 26 mph





**King @ Patrick**

**Avg 20 mph**



**US1 @ foot of the bridge**

**Avg 35 mph/high 47**

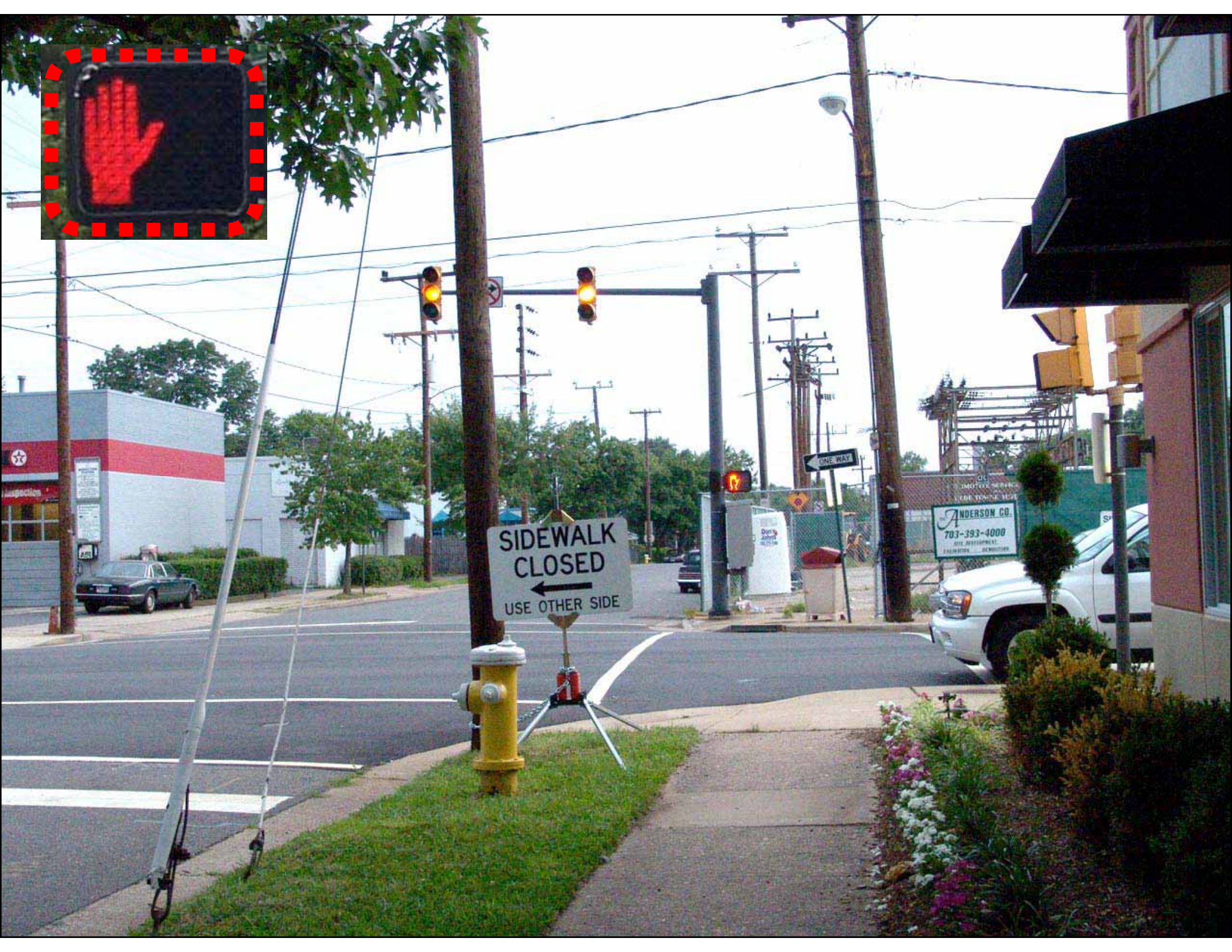














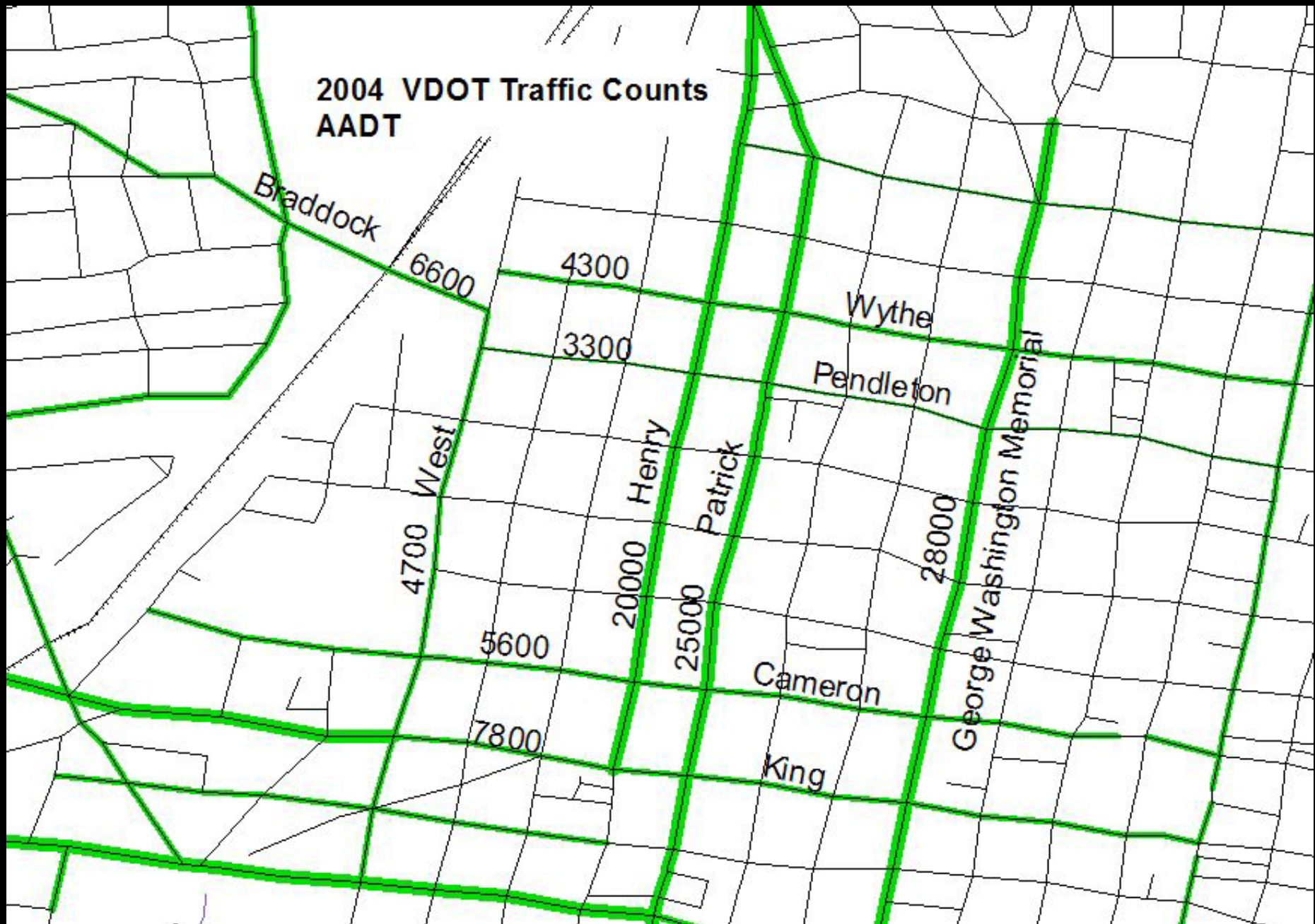




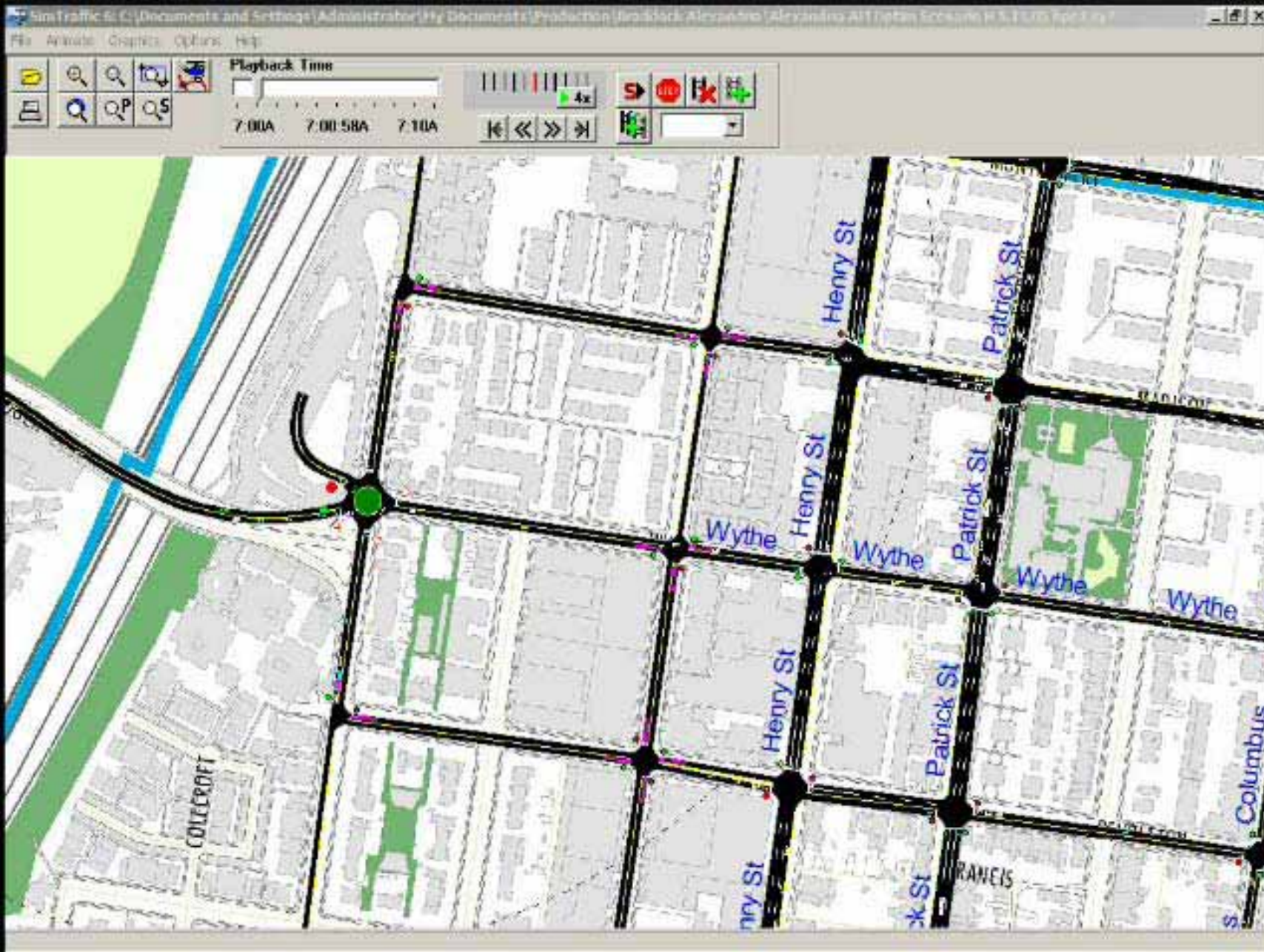














## More Walkable Streets





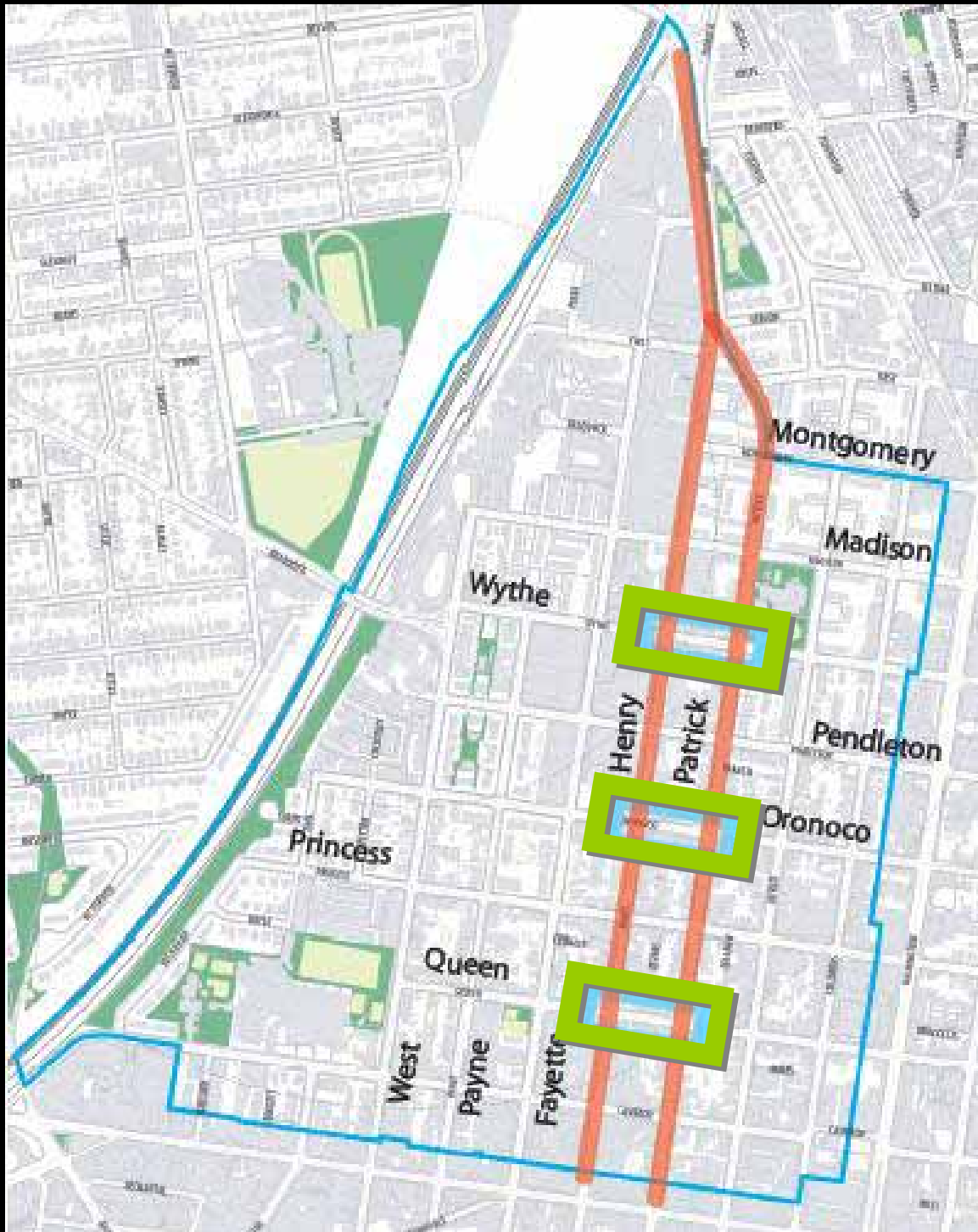
## Less Walkable Streets





## Least Walkable Streets

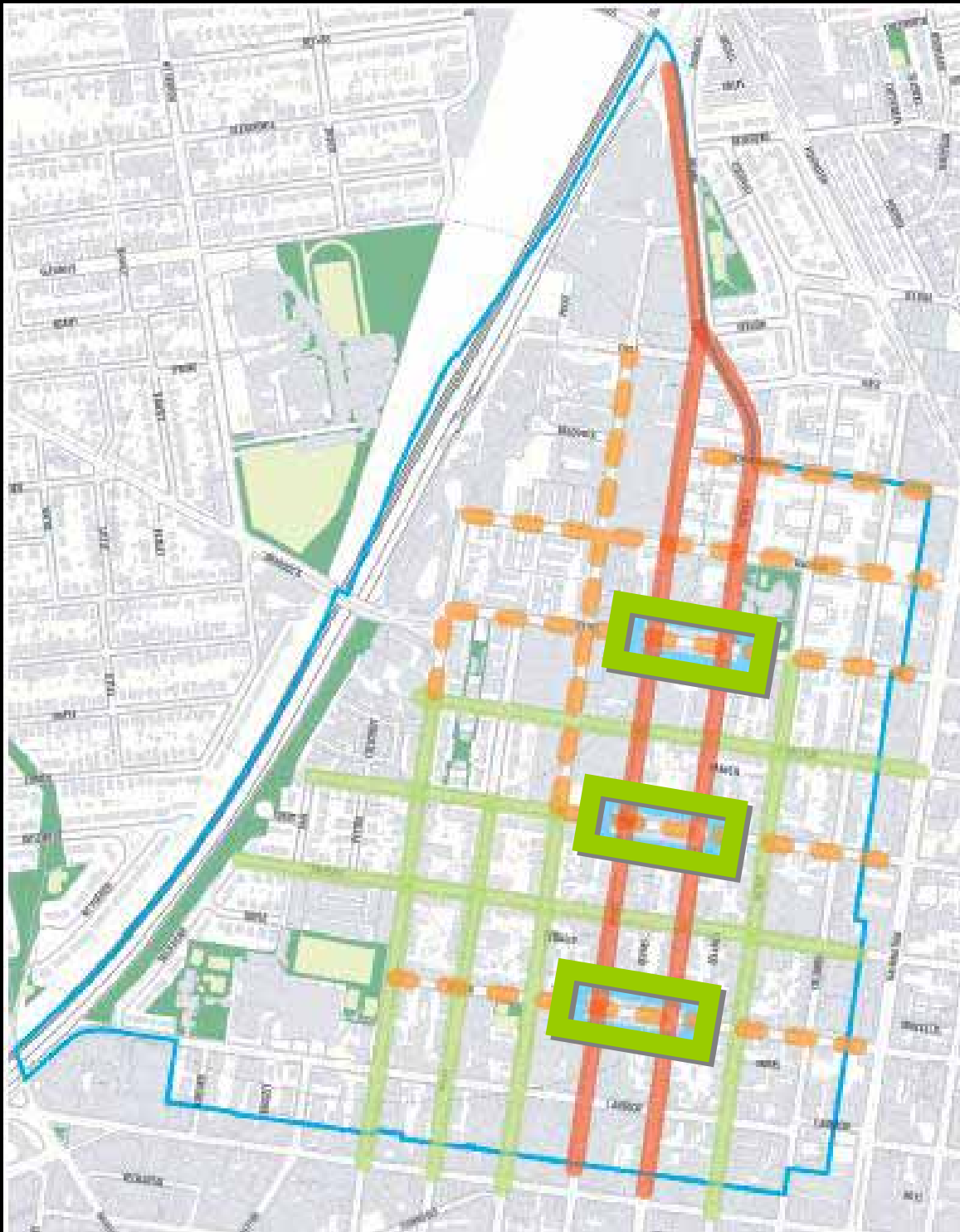




## Pedestrian Sleeve Concept



**Priority Sites for Improvement**



## Pedestrian Sleeve Concept



**Priority Sites for Improvement**





# Braddock Road Metro Small Area Plan **DESIGN WORKSHOP**

## Questions?

For additional information concerning the Braddock Road Metro Area Small Area Planning Study, please contact:

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**(703) 838-4666**

Additional information may be found on the City web site at  
**[www.alexandriava.gov/planningandzoning.com](http://www.alexandriava.gov/planningandzoning.com)**