

# Braddock Metro Neighborhood Plan Implementation

Community Park Planning Meeting

Hosted by the Braddock Implementation Advisory Group

March 19, 2013

Charles Houston Recreation Center



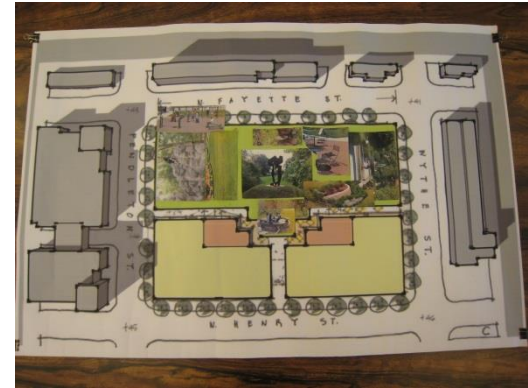
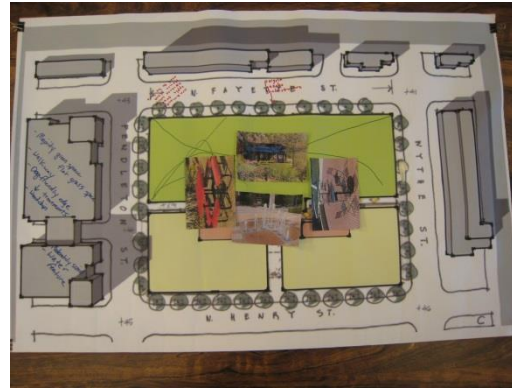
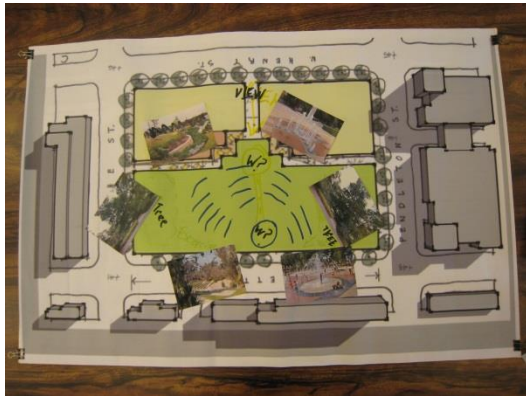
# Meeting Agenda

- Welcome & Introductions
- Park Planning Community Feedback
  - *December 10, 2012 Community Meeting*
  - *March 9, 2013 Open House*
- Status of 600 N. Henry Street
- Discussion of Interim Open Space on 600 N. Henry Street
- Park Planning Next Steps
  - *April 2013: Community Meeting*
  - *May 2013: Park and Recreation Commission Hearing*
  - *Summer 2013: Park Design Consultant*



# Park Planning Community Feedback

## December 10, 2012 Park Planning Community Meeting



# Park Planning Community Feedback

## December 10, 2012 Park Planning Community Meeting

### Common Themes:

- Significant green area(s)
- Seating (seat walls, benches, tables & chairs)
- Trees/landscaping, especially around perimeter
- Visibility from Route 1
- Central gathering/event space, could include public art and/or water feature
- Opportunities for fitness/activity for all ages (climbing wall or boulders, other fitness pieces, space to play games)



# Park Planning Community Feedback

## December 10, 2012 Park Planning Community Meeting

### Other Considerations:

- Can the park design reflect the history of the site/area (railroad and old cider mill suggested)?
- How would retail on the block relate to the park? How would it be accessed?



# Park Planning Community Feedback

## March 9, 2013 Park Planning Open House



*Photos Courtesy of Old Town Patch*



# Park Planning Community Feedback

## March 9, 2013 Park Planning Open House

### Common Themes:

- Park Configuration Concept D is preferred
- Neighborhood Retail Post Office should remain
- Passive/Green Area(s) highly desired (trees & flowers)
- Balance Dogs v. People
- Safety and Security
- Multiple Uses for variety of users
- Water elements
- Smaller buildings on redevelopment portion of site
- Outdoor Event Space
- Simplicity in design
- Non-traditional play areas





# Park Planning Community Feedback

## March 9, 2013 Park Planning Open House

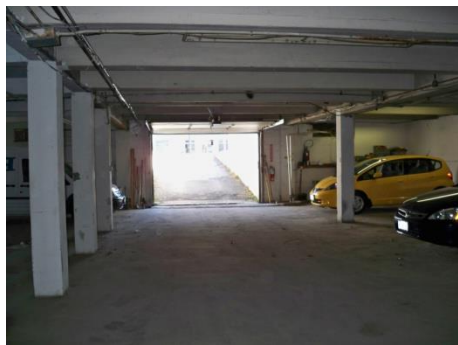
### Other Ideas:

- Incorporate history of neighborhood – railroad, cider factory
- Farmers Market
- Street or Alley between park and redevelopment portion of site
- Interim Community Open Space on 600 N. Henry in near-term
- Walking/Running Paths
- Public underground parking as part of the 1-acre park build-out
- Incorporate Public Art





# Status of 600 N. Henry Street



# Status of 600 N. Henry Street

## TENANTS

### Annual Rent

Three Lessee's

\$ 97,520.00

## HISTORICAL REVENUE

FY14 Projected

\$ 71,580.00

## EXPENSES

### Projected FY13

FY 2013 Projected

\$ 97,520.00

Utilities

\$ 11,360.04

FY 2012

\$ 118,505.59

Custodial

\$ 6,300.00

FY 2011

\$ 113,907.74

Trash

\$ 485.28

Security

\$ 678.48

Maintenance Labor Cost

\$ 5,842.50

Parts Cost

\$ 900.00

Security deposit refunds due tenants

\$ 2,925.00

**Total**

**\$ 28,491.30**

**NET REVENUE**

**\$ 69,028.70**



# Building Condition Assessment

- Since the purchase in 2010 no major repairs or improvements have been completed.
- Building systems are in need of immediate replacement in order to keep functioning in it's current condition.
- To make this building marketable to lease, major renovations and upgrades will be required.
  - Environmental investigation found building materials identified with lead based paint and asbestos in the glazing of the windows.





**IMMEDIATE NEEDS**

**COSTS**

HVAC Replacement	\$7,000 - \$10,000
Fire System Replacement	\$60,000 - \$85,000
<b>TOTAL</b>	<b>\$67,000 - \$95,000</b>

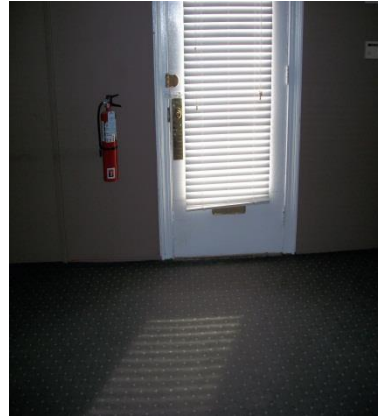






**LEASE IMPROVEMENTS**

Window Replacement/Abatement	\$10,000-\$15,000
Electrical Upgrade	\$3,000-?
Exterior Door Upgrade	\$5,000
Lead Paint Abatement (\$8-\$15SF)	\$81,904-\$153,570
Interior Lighting Upgrade	\$5,000-\$8,000
Garage Heater Replacement	\$5,000
Interior Renovations-ADA	\$110 SF
Sump Pump (unknown condition)	?



# Discussion of Interim Open Space at 600 N. Henry Street

## Considerations:

- 600 N. Henry Street was purchased by the City with City Open Space Funds with intent to create open space
- Cost of Interim Community Open Space/Park (<\$400,000)
  - Money is currently available
- Cost of demolition of 600 N. Henry Street is included in Braddock OSF



# Discussion of Interim Open Space at 600 N. Henry Street

## Community Park (1-Acre) Cost Estimates

### Braddock Funds Cost Estimate Detail

Open Space Fund Account (OSF) 46,250 SF park

Item	Cost
Land acquisition-tax assessment 600 N Henry	\$2,713,000
Land acquisition-tax assessment 600A N Henry	\$2,977,000
Envtl Assessment/Remediation	\$100,000
Demolition (600, 600A N Henry)	\$470,000
Park des/devt 31,250 SF passive @\$30/SF	\$1,613,000
Park des/devt 15,000sf plaza@\$45/SF	
Utility undergrd Henry, Fayette, Pendleton (950lf@\$1500/LF)	\$1,425,000
Streetscape Henry, Fayette, Pendleton (950lf@\$318/LF)	\$302,000
<b>TOTAL OSF COST (50% paid by City, 50%paid by new development)</b>	<b>\$9,600,000</b>





# Discussion of Interim Open Space at 600 N. Henry Street

## **Additional Considerations:**

- Timeframe for redevelopment of full site is UNKNOWN
- Property tenants have received formal notice of City's intent to create open space since 2010
- City has worked with tenants to relocate; and continues to do so
- Economic development impacts
- Vacant Lot v. Grassy Open Space

***City is committed to creating 1-acre community park***



# Park Planning Next Steps

- April 2013 - Community Meeting
- May 2013 - Park & Recreation Commission Hearing
- Summer 2013 - Park Design Consultant

