



# Braddock Metro Neighborhood Plan

City of Alexandria, Department of Planning and Zoning  
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## Community Meeting

February 9, 2009  
7:00 PM - 8:15 PM  
Durant Center

The purpose of the meeting was to provide additional detail regarding the Braddock open space and community amenities funds and formulas.

## Question and Answers

### 1. Is the park as shown in Figure 2 the final design and location?

No. The actual park design will be developed later in the implementation process with input from the Implementation Advisory Group (IAG). Staff created a generic conceptual graphic in order to develop a cost estimate for the dedicated Open Space Fund. The Plan's preferred location for the park is the block bounded by Fayette, Wythe, Henry, and Pendleton streets. This block is currently occupied by commercial use and Post Office.

### 2. What happens if it is not possible to locate the park on the Post Office block?

The Plan designates two alternative sites: the Andrew Adkins block and at 1261 Madison. Both present significant challenges from a timing and location perspective. If for some reason the post office site is not an option, then the City would look at the alternatives.

### 3. Why is there a difference in the cost estimates that were in the Braddock Metro Neighborhood Plan and the cost estimates used to model the developer "fair-share" contribution formula?

The cost estimates in the Plan were preliminary and intended as a general guide. Since City Council's March 2008 adoption of the Plan, staff has worked to develop more refined estimates using current costs. Staff is confident that these numbers reflect a more accurate estimate of costs.

### 4. What happens if the actual cost of the projects exceeds the current estimate? Who will be responsible for the shortfall?

Staff is confident that the cost estimates used in the model for the developer contribution formula are conservative and should adequately cover the costs of the improvements. In addition, the policy includes a clause to account for

inflation. However, if there are cost overruns, the City will be responsible for the difference.

- 5. Once developers start paying into the funds, where does the money go and will the funds be solely for use in the Braddock Metro Neighborhood planning area?**

Similar to the Open Space Fund for Eisenhower East, developer contributions will go into a dedicated fund that can only be used for public amenities in the Braddock Metro Neighborhood planning area. The City's matching contribution to the funds will be subject to the annual capital improvement program (CIP) process as well as annual considerations of appropriations by City Council.

- 6. Which properties will have to pay a fair share contribution and what is the trigger?**

Page 96 and 97 of the Braddock Metro Neighborhood Plan show the thirteen redevelopment sites that will be required to pay into the Braddock OSF and CAF. The requirement is triggered when redevelopment of those properties requires a site plan and/or a development special use permit.

- 7. Why is there a catalyst phase for the developer contributions?**

This approach is comparable to the phased rate structure proposed in the Landmark/Van Dorn Plan. The catalyst phase recognizes early projects that create value in the neighborhood and encourage future projects. The catalyst phase also recognizes that these early projects purchased property and were approved prior to or concurrent with the Plan, without the benefit of factoring the "fair share contribution" cost into their project financing. Future developers have more flexibility to adjust other costs to pay for the "fair share contribution". Finally, the catalyst phase allows these early projects to move forward given current difficult market conditions.

- 8. Table 1 states that the developer contributions would pay for sidewalk and curb repairs. Why is repair being included as a community benefit, when it is something that the City should be doing anyway?**

Routine repairs are not included as a community amenity. The cost estimates in Table 1 refer to more substantial public improvements such as curb extensions, street trees, and other pedestrian improvements that go beyond routine maintenance.

- 9. Can the City provide a chart or a table that clearly outlines the costs for public benefits and sources of funding?**

The table has been included as Attachment 1.

**10. What is being done to recruit small and diverse business to the new retail development?**

The Community Amenities Fund includes a component for recruitment and retention of locally-owned, small businesses for neighborhood retail. The City is working with the Alexandria Economic Development Partnership and the Small Business Development Corporation to determine the programs and services to provide support to neighborhood businesses.

**Attachment 1. Cost estimates and funding sources for the provision of recommended public amenities in the Braddock Metro neighborhood**

PUBLIC AMENITY	ESTIMATED COST	FUNDING SOURCE					
		Braddock Community Amenities Fund (CAF)		Braddock Open Space Fund (OSF)		Other City Funds	Developer Requirement through DSUP
		City Contribution	Developer Contribution	City Contribution	Developer Contribution		
Walking Streets	\$2,700,000	\$900,000	\$900,000	---	---	---	\$900,000
Bikeways	\$700,000	---	---	---	---	\$300,000	\$400,000
Streetscape and Traffic Calming	\$570,000	---	---	---	---	\$370,000	\$200,000
New Community Park	\$9,600,000	---	---	\$4,800,000	\$4,800,000	---	---
Pocket Parks/Plazas	\$3 - \$5 million	---	---	---	---	---	\$3 - \$5 million
<b>Total Physical Improvements</b>	<b>\$16.5-18.5 million</b>	\$900,000	\$900,000	\$4,800,000	\$4,800,000	\$670,000	\$4.5-6.5 million
Neighborhood Retail	\$500,000	\$250,000	\$250,000				
<b>Total Other Improvements</b>	<b>\$500,000</b>	\$250,000	\$250,000				
<b>TOTAL IMPROVEMENTS</b>	<b>\$17 - 19 million</b>	\$1,150,000	\$1,150,000	\$4,800,000	\$4,800,000	\$670,000	\$4.5-6.5 million

**SUMMARY**

<b>TOTAL EXPENSES</b>	<b>\$17 - 19 million</b>
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FUNDING SOURCE	
City Contribution to CAF and OSF	\$5,950,000
Other City Funds	\$670,000
<b>Total City Contribution</b>	<b>\$6,620,000</b>
Developer Contribution to CAF and OSF	\$5,950,000
Developer Requirement through DSUP	\$4.5-6.5 million
<b>Total Developer Contribution</b>	<b>\$10.45-12.45 million</b>