

Braddock East Concept Plan:

August 13, 2007

I. Study Area:

James Bland, James Bland Addition, Samuel Madden Uptown, Andrew Adkins and Ramsey Homes as well as privately owned lots within those blocks. (*See Attachment*)

II. Scope:

- a. Description and analysis of existing conditions.
- b. Review of existing plans and policies, including market conditions and by-right build out scenarios.
- c. Coordination with City and ARHA Strategic Plan for Resolution 830 Units.
- d. Visioning process, to include goals, principles, and priorities.
- e. Community design charrette for James Bland redevelopment.
- f. Plan elements to include uses, densities/intensities, heights, open space, parking and development standards for each block, similar to Eisenhower East.
- g. Plan to include public amenities and facilities:
 - Useable, consolidated ground level open space.
 - Useable and consolidated ground level public open space – park(s).
 - Underground existing utilities.
 - Pedestrian-streetscape improvements for each block.
 - Green – Sustainable design.
 - High quality architecture-building design.
 - Evaluation of recreational, cultural needs of public housing-market rates units.
 - Necessary traffic improvement to accommodate density including but not limited to elements such as traffic signals.
- h. Plan implementation
 - Phasing
 - Funding and financing for housing and public amenities
 - Identification of replacement sites

III. Consultants - Staffing:

Consultants

Master Planning (including transportation, economics), Project Management and Facilitation & Urban Design

Retail Consultant

Housing Consultant

Note: Consider using the same consultant for both the Braddock metro neighborhood plan and the Braddock East housing plan, which will save considerable time and money.

Estimated Cost: TBD

Planning & Zoning:

Staffing TBD

IV. Process

A stakeholders group will be created summer 2007, from members of the adjoining civic associations, community groups, housing advocates, a member of the Parker Gray BAR and a member of the Planning Commission.

V. Stakeholders Group

The role of the stakeholders group will be a community outreach group to advise their constituents and help to identify planning, affordable housing, and development principles for the study area. While the group will not vote on specific proposals, the group will provide input into helping to formulate the plan and elements of development proposals. The community will be encouraged to attend and participate as part of the stakeholder meetings in addition to periodic Planning Commission work sessions.

1. Planning Commission member (chair)
2. Parker Gray – BAR member
3. Public housing resident
4. ARHA representative
5. ARHA representative
6. Inner City representative.
7. Braddock Lofts/Townhouse representative.
8. Northeast representative
- 9, Business representative from Inner City or Northeast

VI. Timing

The schedule reflects a meeting every 5 to 6 weeks during 2007, and every 3 to 4 weeks during 2008. This is due to the intensive schedule for the Braddock metro neighborhood advisory group, which will meet every two weeks through January.

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| August | Selection of consultants and approval of contract, selection of members of advisory group |
| September | Background, existing conditions, data collection. |
| October | Kick-off meeting for stakeholders group. |
| November | Design Workshop |
| January 08 | Housing/Concept Site Plan |
| February | Housing/Concept Site Plan |
| February | PC/CC Worksession |
| March | Submission of Formal Concept Plan |
| April | TBD |
| May | PC Worksession |
| June | TBD |
| July | Submission of Preliminary Site Plan. |
| August | No meetings |
| September | PC Worksession |
| October | TBD |
| November | PC/CC Hearing (tentative) |
| December | PC/CC (alternate) |