



Braddock East Planning Process

Community/Advisory Group joint workshop on redevelopment opportunities and challenges on the Adkins, Madden and Ramsey public housing sites

June 26, 2008

Location: Ebenezer Baptist Church, 301 N. Patrick Street.

Schedule

6:15-6:30 **Refreshments and gathering**

6:30-6:40 **Welcome**

6:40-6:55 **Making mixed-income housing work: essentials**

6:55-8:30 **Group charrette exercise**

Exercise Part 1 (20 minutes): Group members introduce themselves in sequence and briefly identify what one or two top priority goals/issues compelled them to participate in this process of building community through creating mixed-income housing. Identify common interests that can serve as a basis for a collaborative group approach. Identify differences of opinion that need testing through the upcoming model exercise.

Exercise Part 2 (50 minutes) Using the physical model, create a redevelopment approach to each site (Adkins, Madden, Ramsey) that comprehensively addresses community mixed-income housing goals, according to the rules described on the back of this agenda. Keep track of the quantities of housing units and community amenities included on the sites. Mark up the model with your thoughts. Identify and explore important trade-offs that emerge, and document group reaction to these.

Exercise Part 3 (10 minutes) Summarize group's approaches and lessons learned. What challenges and solutions emerged? How should these guide the Braddock East plan? What issues need further study during the Braddock East process?

8:30-8:50 **Group report-backs**

8:50-9:00 **Closing remarks**

Charrette Exercise description

Goal: Find a redevelopment approach that includes the right combination of building massing/scale, open space and other community amenities that help foster a mixed-income community while also meeting other neighborhood goals.

Challenge: Place a total 500 units of housing, distributed across the Adkins, Madden and Ramsey sites. (Note: this total is approximately three times the current combined number of units on these sites (171) and simulates the addition of about 2 market rate units for each rebuilt public housing unit.)

Suggested distribution (may be modified): 270 units on Adkins, 200 on Madden, 30 on Ramsey. The hotel blocks (marked purple) should be placed on the land between Adkins and West Street. If desired, 175,000 of office space (7 blocks marked brown; no smaller increments permitted) may be substituted for 100 housing units on the Madden site (only).

If a full 500 units are placed on the sites, several community amenities may also be included along with the housing on the public housing sites:

- Up to 60,000sf retail space (blocks marked red) including, if desired, a 50,000sf supermarket (Madden site is recommended as most appropriate for this due to good access and visibility)
- A community facility (block marked blue) accommodating a variety of community programs/activities (group is encouraged to note any specific programs/activities desired)
- Up to 1 ½ acres of public park space (green paper pieces) in ¼ acre increments
- If desired, the combination of these amenities may be changed by trading them according to these equivalencies:
 - 20,000sf of retail = community facility = 1/2 acre park space

The group might decide that 500 units represents too much building mass. In this case, fewer housing units may be placed across the sites, as long as at least 400 remain. For every increment of 25 units subtracted from 500, an increment of community amenity must be traded away:

- 475-500 units Remove 20,000sf retail or the community facility or ½ acre park space
- 450-475 units Remove a second increment of 20,000sf retail or the community facility or ½ acre park space
- 425-450 units Remove a third increment of 20,000sf retail or the community facility or ½ acre park space
- 400-425 units Remove a fourth increment of 20,000sf retail or the community facility or ½ acre park space

Groups may also choose to add units beyond the 500-unit challenge level, earning another increment of community amenity for every additional 25 units.