James Bland Redevelopment

Planning Commission & Board of Architectural Review Joint Worksession
Agenda

• Braddock East Process/Context
• Project Background
• Project Description
• Design Themes
• Zoning
• Review Schedule
Braddock Metro Plan

Character Areas
James Bland Redevelopment

Braddock Metro Plan

Building Height and Massing

June 3, 2008 Planning Commission/BAR Worksession
James Bland Redevelopment

Braddock Metro Plan

Urban Design Context
Plan Boundaries
Braddock East Advisory Group

- Connie Ring, ARHA, Vice-Chairman
- Nakia Johnson, Public Housing Resident
- Gwen Menefee, Public Housing Advocate
- Leslie Zupan, Inner City Civic Association
- Sylvia Sibrover, Northeast Citizens Association
- Salena Zellers, Braddock Neighborhood Resident
- Harvey Gray, Person knowledgeable about Parker Gray history
- Howard Katz, Developer with workforce and affordable housing experience
- John Komoroske, Planning Commission Member
- Janice Howard, At-Large Member
- John DuPree, At-Large Member
- Merrick Malone, At-Large Member
Braddock East Plan Context

- **Promoting Mixed-Income Communities** – create vibrant, diverse, sustainable and integrated communities of high quality design that attract and retain a diverse group of residents. Such diversity includes a broad range of markers including but not limited to racial, ethnic, language, gender, sexual orientation, age, special needs, household composition and socioeconomic.

- **Braddock Metro Plan** – integration of the Braddock East Plan into the larger context of the approved Braddock Metro Plan.

- **Resolution 830** – Compliance with its terms including one for one replacement of public housing units.
Conceptual Framework

- Goals and Guidelines for Creating New Mixed-Income Communities.
- Existing Sites
- Replacement Sites
  - Economic Viability in Creating Mixed Income Communities (Potential Financing options)
- Zoning Parameters
  - Residential and Other Uses
  - Density.
  - Scale and Massing.
  - Open Space.
  - Urban Design Character.
  - Parking
Planning Criteria for New Public Housing

Applies to Braddock East sites, plus any location where Replacement Housing might occur:

Key ARHA criteria:
• Critical mass of community at all income levels.
• Continued ARHA ownership.
• New housing sites subject to HUD approval.
Braddock East Advisory Group Schedule

9 meetings, a tour and 3 community meetings through October

- 2/28 Introduction
- 3/19 Process; Mixed-income; Protocol;
- 4/19 Tour of Mixed-Income Housing Developments
- 4/23 James Bland community meeting
- 4/24 Public housing resident aspirations; tour review; Bland
- 5/15 Finance strategies
- 6/19 Urban Design considerations
- 6/26 Urban Design Community Workshop
- 7/15 Define framework; Outstanding issues
- 9/3 Final draft framework
- 9/16 Community meeting and final presentation of framework
- 10/16 Post-planning commission, pre-city council session
Project Background

James Bland Demographics

- Average household size is 3 persons
- 95% of the households are headed by single parent
- 90% of the households are headed by a female
- 59% of the households have a gross annual income of less than $13,000
- 90% of the residents are black, 9% are white
Project Background

- Resolution 830

- EYA hired to redevelop existing 194 public housing units at James Bland & 84 units at Glebe Park

- 60 units will be relocated from Bland
  - 44 to Glebe Park
  - 16 to location to be determined

- Project funding: VA tax credits, sale of market rate units, HOPE VI (if awarded in future years)
Best Practices for New Public Housing

- Mixed income community
- Public/private partnerships
- Improve property management
- Maintain social networks
- Improve quality of housing

Townhomes on Capitol Hill (Ellen Wilson)
### Project Description

**Location**  
Braddock Metro / Northeast

**Historic District**  
Parker-Gray

**Size of project**  
8.49 acres (369,952 sf)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of units</td>
<td>194 (all ARHA)</td>
<td>403 (134-ARHA &amp; 269-MR)</td>
</tr>
<tr>
<td>Density (units/acre)</td>
<td>22.9</td>
<td>35 - 59</td>
</tr>
<tr>
<td>FAR</td>
<td>0.49</td>
<td>+/-1.75</td>
</tr>
<tr>
<td>Height</td>
<td>2 Stories</td>
<td>2 ½ - 4 stories</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25 - 48 feet</td>
</tr>
<tr>
<td>Open Space</td>
<td>255,315 sf (69%)</td>
<td>85,030 sf (23%)</td>
</tr>
</tbody>
</table>
Design Themes

- Character Areas
- Unit Mix
- Height and Density
- Central Alleys
- Walking Streets
- Open Space
- Parking
- Architecture
Character Areas

- Columbus Street
- Northeast
- Wythe Street
- Route 1
- New – Alfred Street
**Unit Mix**

- 134 Public Housing units (33%)
- 269 Market Rate units (67%)
- Approximately 30% public housing in each block
Height

• 2 ½ stories on Columbus
• 3 - 3 ½ stories on Alfred and First
• 4 stories on Route 1
James Bland Redevelopment

**Height**

- 2 ½ stories
  - Parker-Gray

- 3 ½ stories
  - Braddock Lofts
  - Chatham Square

- 3 ½ stories with roof
  - Chatham Square

- 4 stories
  - Postmasters

June 3, 2008 Planning Commission/BAR Worksessions
Density/FAR

<table>
<thead>
<tr>
<th></th>
<th>James Bland</th>
<th>1.75</th>
<th>35-59</th>
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</thead>
<tbody>
<tr>
<td>Site</td>
<td>FAR Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 -</td>
<td>Chatham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 -</td>
<td>The Prescott</td>
<td>64.0</td>
<td></td>
</tr>
<tr>
<td>3 -</td>
<td>900 N.</td>
<td>54.8</td>
<td></td>
</tr>
<tr>
<td>4 -</td>
<td>Vernon/First</td>
<td>20.0</td>
<td></td>
</tr>
<tr>
<td>5 -</td>
<td>Wythe/Pendleton</td>
<td>19.6</td>
<td></td>
</tr>
<tr>
<td>6 -</td>
<td>Portner's Landing</td>
<td>44.5</td>
<td></td>
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</tbody>
</table>
Central Alleys
Central Alleys

• Alley units = extra density
• Access to garages
• Screening of garages
Central Alleys - Garage

Above grade garage
528 parking spaces

Below grade garage
477 parking spaces
Walking Streets

- Front yards
- Variety of setback
- Porches and stoops
- Park frontage
James Bland Redevelopment

Open Space – Existing and Proposed

- 69% Existing
- 23% Proposed

Average Open Space for P-G Blocks: 45-55%

June 3, 2008  Planning Commission/BAR Worksession
Open Space – Types

- Corner Park (+/- 7,000 sf)
- 1st Street park (+/- 8,400 sf)
- MF courtyard (+/- 4,000 sf)

Open Space
## Open Space – Other Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Total Open Space (sf)</th>
<th>Percentage</th>
<th>Open Space (sf) per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>James Bland</td>
<td>85,030</td>
<td>23%</td>
<td>211</td>
</tr>
<tr>
<td>Chatham Square</td>
<td>49,245</td>
<td>27%</td>
<td>324</td>
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<tr>
<td>The Prescott</td>
<td>11,733</td>
<td>26%</td>
<td>183</td>
</tr>
<tr>
<td>The Clayborne</td>
<td>9,246</td>
<td>23%</td>
<td>123</td>
</tr>
<tr>
<td>900 N. Washington</td>
<td>16,442</td>
<td>36%</td>
<td>288</td>
</tr>
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## Parking

<table>
<thead>
<tr>
<th>Unit Type (# of units)</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Townhouses (157)</td>
<td>314</td>
<td>286</td>
</tr>
<tr>
<td>Market Multifamily (112)</td>
<td>171</td>
<td>117</td>
</tr>
<tr>
<td>ARHA (134)</td>
<td>252*</td>
<td>74</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>737</strong></td>
<td><strong>477</strong></td>
</tr>
<tr>
<td>Visitor (15%)</td>
<td>111</td>
<td>325**</td>
</tr>
<tr>
<td><strong>TOTAL w/ Visitor</strong></td>
<td><strong>848</strong></td>
<td><strong>802</strong></td>
</tr>
<tr>
<td><strong>Spaces per unit</strong></td>
<td><strong>2.1</strong></td>
<td><strong>2.0</strong></td>
</tr>
</tbody>
</table>

* Based on Zoning Requirements  
**Parking Study found 325 on-street parking spaces
Parking – Study

• 36% - 58% surplus during peak parking demand periods.
  • Weekday Peak: 7pm
  • Saturday Peak: 9-11am
  • Sunday Peak: 12-1pm

• Allows for MR unit visitor parking, recreation center, and area churches.

• 260 Space Parking Reduction (371 with Visitor)
Architecture

Must be compatible with Parker Gray and Northeast neighborhoods
James Bland Redevelopment

Architecture - Proposed
Zoning Approvals Needed

**Planning Commission/City Council**
- Master Plan Amendment (MPA) – Braddock and Northeast
- Rezoning – CDD or CRMU
- DSUP
- Transportation Management Plan (TMP)
- Subdivision

**Board of Architectural Review**
- Demolition / Conceptual Approval
- Certificate of Appropriateness
Community Meetings & Review Schedule

Community Meetings
- James Bland Residents
- Columbus Street Residents
- Inner City Civic Association
- Northeast Civic Association
- Upper King Street Civic Association

<table>
<thead>
<tr>
<th>Meeting/Submittal</th>
<th>Date of Activity</th>
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<tbody>
<tr>
<td>Concept Plan Submitted</td>
<td>5/23/08</td>
</tr>
<tr>
<td>PC/BAR Joint Worksession</td>
<td>6/3/08</td>
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<tr>
<td>BAR Worksession</td>
<td>6/25/08</td>
</tr>
<tr>
<td>Parker Gray BAR Hearing</td>
<td>9/24/08</td>
</tr>
<tr>
<td>Planning Commission Hearing</td>
<td>10/7/08</td>
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<tr>
<td>City Council Hearing</td>
<td>10/18/08</td>
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</table>
Conclusion – Next Steps

- Possible integration of Affordable/workforce housing – City subsidy necessary
- Open space – design – location – amount
- Building Design
- Height Transitions
- Continued Community Outreach
## Parking – Required

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Zoning (space per unit)</th>
<th>Number of Units</th>
<th>Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouses</td>
<td>2.0</td>
<td>157</td>
<td>314</td>
</tr>
<tr>
<td>Market Multifamily – 1 bed</td>
<td>1.3</td>
<td>56</td>
<td>73</td>
</tr>
<tr>
<td>Market Multifamily – 2 bed</td>
<td>1.75</td>
<td>56</td>
<td>98</td>
</tr>
<tr>
<td>ARHA – 2 bed</td>
<td>1.75</td>
<td>97</td>
<td>170</td>
</tr>
<tr>
<td>ARHA – 3 bed</td>
<td>2.2</td>
<td>37</td>
<td>82</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>737</strong></td>
</tr>
<tr>
<td><strong>Total w 15% Visitor</strong></td>
<td></td>
<td></td>
<td><strong>848</strong></td>
</tr>
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</table>

*(111 spaces)
## Parking – Proposed

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underground Garage</td>
<td>117</td>
</tr>
<tr>
<td>TH Garages</td>
<td>256</td>
</tr>
<tr>
<td>Surface</td>
<td>30</td>
</tr>
<tr>
<td>Alley</td>
<td>74</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>477</strong></td>
</tr>
<tr>
<td>Parking Spaces per Unit</td>
<td>1.18</td>
</tr>
<tr>
<td>Parking Reduction Needed</td>
<td>260 (371)</td>
</tr>
<tr>
<td>Total with on-street parking (325 spaces)</td>
<td>802</td>
</tr>
<tr>
<td>Spaces per Unit (with on-street parking)</td>
<td>2.0</td>
</tr>
</tbody>
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