

Braddock East Planning Process

Joint Work Session

10 September 2008



ARHA
Alexandria
Redevelopment &
Housing Authority



The Critical Timeline for James Bland

- James Bland and Glebe Park developments are tied together -- James Bland land proceeds are part of the financing for Glebe Park .
- Approved tax credits for Glebe Park will bring an estimated \$8.7 million in equity to the project.
- Glebe Park tax credits must be accepted **no later than November 5**; declining them after that date would cause severe penalties to ARHA and EYA in future tax credit applications.
- EYA requires certainty about James Bland in order to know whether Glebe Park plan is economically viable; must have certainty before tax credit acceptance date.

Braddock East Planning Process

- The City and ARHA have worked closely through their respective staffs, ARHA Board meetings, meetings of the ARHA Redevelopment Work Group and other special meetings.



Braddock East Planning Process cont'd

- A twelve person Braddock East Advisory Group representing the diverse interests in the area have met monthly since February and these meetings have invited public comment.



Braddock East Planning Process cont'd

- Specific efforts were made to engage the public housing residents through a series of meetings, focus groups, a community barbeque and the work of ARHA's resident outreach consultant.



Braddock East Planning Process cont'd

- A Design Charrette was held in June 2008 that involved members of the Advisory Group, and representatives from the public housing, the wider community, ARHA and other interested persons.



Braddock East Planning Process cont'd

- City Staff, EYA and ARHA have met with civic associations and resident groups to discuss the proposed redevelopment site plan for James Bland.



The Braddock East Master Plan

A framework to encourage and guide future redevelopment of the public housing sites in the Braddock East area into diverse mixed-income, mixed-use, urban communities.

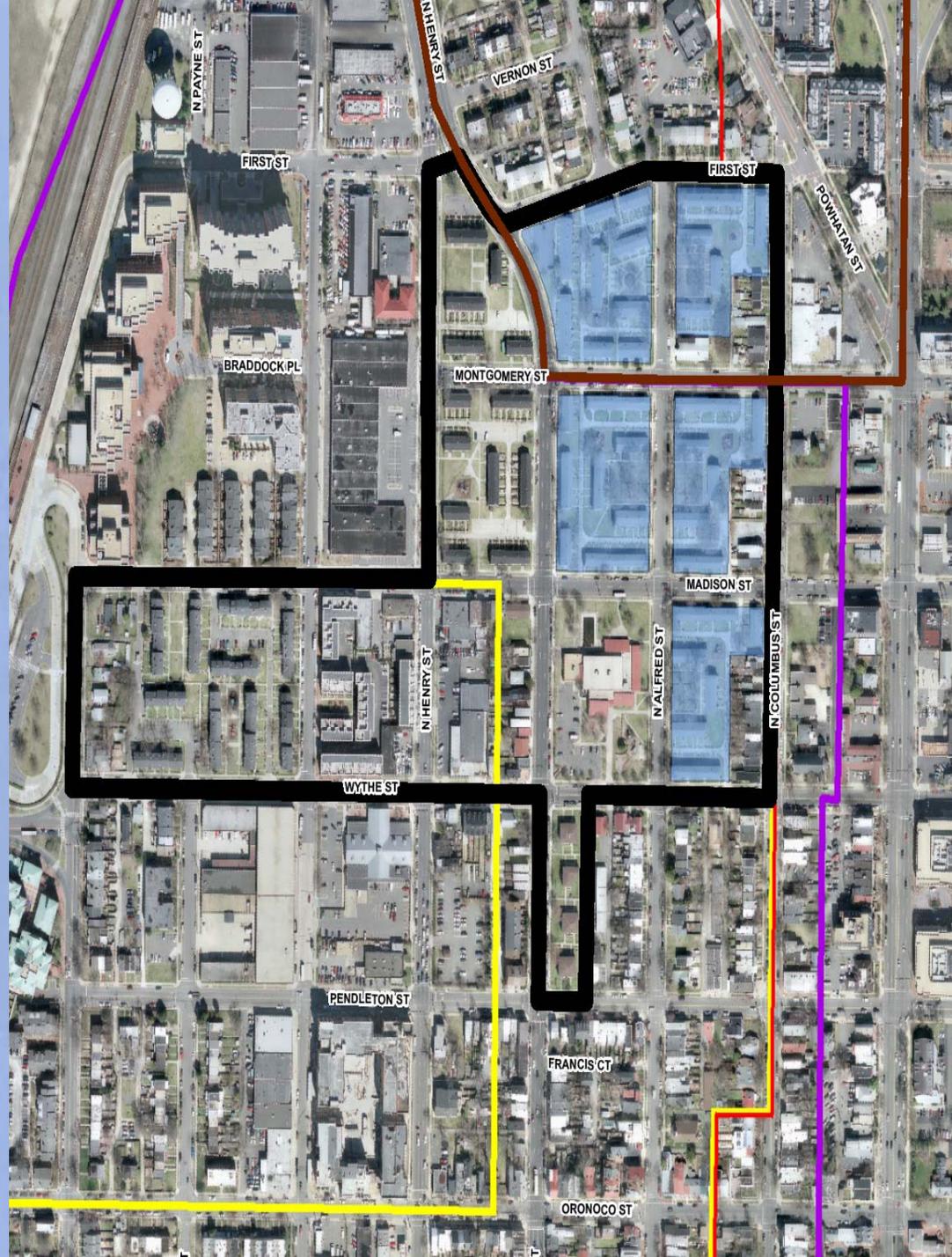


Chatham Square

Relationship of James Bland to Braddock East Plan

Legend

-  Northeast Small Area Plan
-  Braddock East Boundaries
-  James Bland
-  Braddock Metro Small Area Plan
-  Old & Historic Alexandria District
-  Parker Gray Historic District



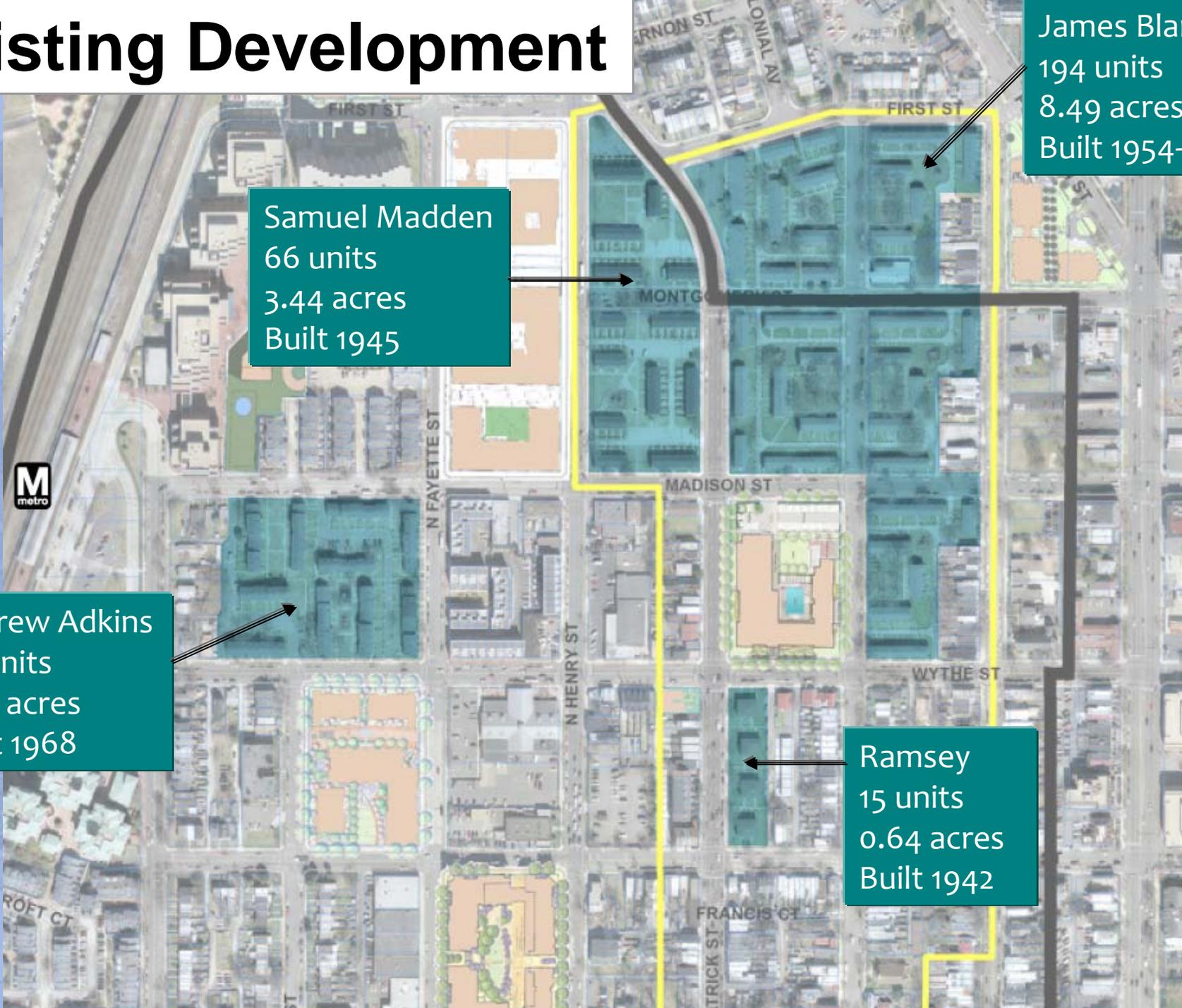
Existing Development

James Bland
194 units
8.49 acres
Built 1954-59

Samuel Madden
66 units
3.44 acres
Built 1945

Andrew Adkins
90 units
4.02 acres
Built 1968

Ramsey
15 units
0.64 acres
Built 1942

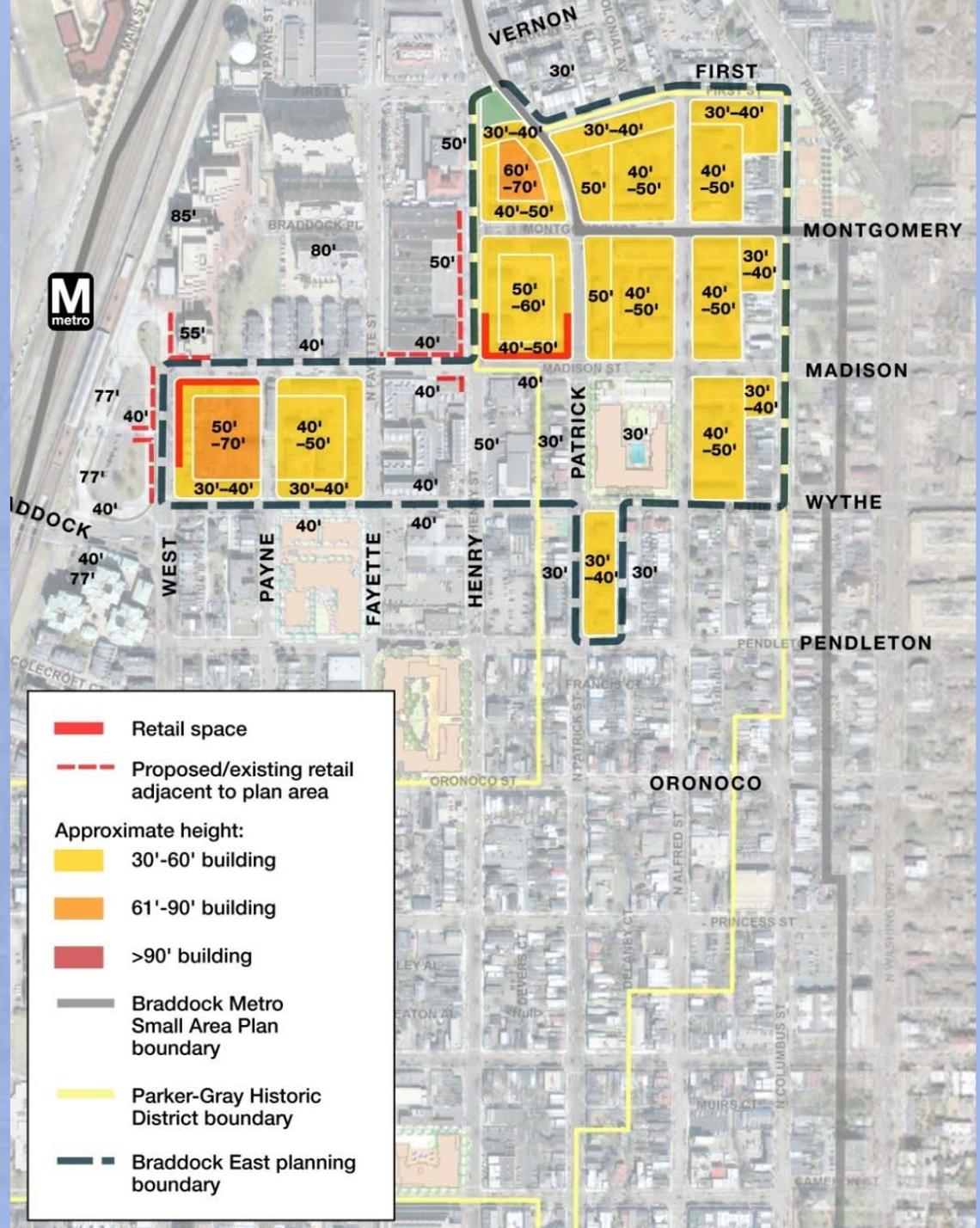


Braddock East Plan Structure

TABLE OF CONTENTS

	Executive Summary
1.	Introduction.....
2.	Context for Braddock East Plan.....
	> PROMOTING MIXED INCOME COMMUNITIES
	> BRADDOCK METRO NEIGHBORHOOD PLAN
	> RESOLUTION 830
	> OTHER CONSIDERATIONS
3.	Composition of Plan Area.....
	> PHYSICAL CHARACTERISTICS
	> COMMUNITY CHARACTERISTICS
4.	Community Engagement.....
	> THE BRADDOCK EAST ADVISORY GROUP
	> ENGAGING THE PUBLIC HOUSING RESIDENTS
	> ENGAGING THE WIDER COMMUNITY
5.	Goals and Guidelines for Mixed Income Communities
	> GOALS
	> GUIDELINES
6.	Economic Viability of mixed income communities
	> THE FINANCIAL COST OF BUILDING PUBLIC HOUSING
	> PAYING FOR PUBLIC HOUSING REDEVELOPMENT
7.	Zoning and Land Use Parameters.....
	> URBAN DESIGN, SCALE AND MASSING
	> LAND USE
	> OPEN SPACE
	> PARKING
	> DENSITY
8.	CDD Guidelines.....
9.	Conclusions.....
10.	Recommendations

Development Framework (page 31)



James Bland

- 30-40 foot building shoulder along First and Columbus Streets, rising to 40-50 feet toward center of the site; up to 50 feet along Patrick Street.
- Open space should be located on each block.
- A centralized and consolidated public open space.
- Alfred Street should be a “walking street”.



Samuel Madden

- An open space/focal point at the apex of Samuel Madden at First Street.
- The northern portion of any future building should highlight this gateway location with a memorable form, shape and/or materials.
- A variety of building heights up to 70ft with building shoulders.
- Transparent retail edges that contribute to the pedestrian realm.



Andrew Adkins

- A variety of building heights up to 70 feet with 30-foot shoulders
- The continuation of Payne Street axis through the Andrew Adkins site to reconnect the street grid.
- Potential retail along Madison and West Street.
- Possible hotel/office use fronting West Street, per BMNP



Ramsey Homes

- This site should be rehabilitated as part of the overall redevelopment program for the area, with some potential for infill, or be redeveloped with townhomes or townhouse scale buildings.



Development Table (Page 32)

SITE	EXISTING PARCEL						PROPOSED DEVELOPMENT				
	NET PARCEL AREA		EXISTING DEVELOPMENT	EXISTING HOUSING UNITS	CURRENT ALLOWABLE FAR	CURRENT ALLOWABLE HEIGHT	CURRENT ALLOWABLE DEVELOPMENT	MAX. TOTAL DEVELOPMENT	APPROX. RANGE OF HOUSING UNITS	MAX. FAR	MAX. HEIGHT
	SF	ACRES	SF			FEET	SF	SF			FEET
James Bland	370,000	8.49	200,000	194	0.75	45	277,500	647,500	400	1.75	50
Andrew Adkins	133,000	3.05	148,000	90	0.75	45	131,000	332,500	200-250	2.50	70 west of Payne St. 50 east of Payne St.
Samuel Madden	150,000	3.44	64,000	66	0.75	45	112,500	300,000	165-225	2.00	70
Ramsey Homes	28,000	0.64	14,000	15	0.75	45	21,000	21,000	15-30	1.40	45
TOTAL	311,000	7.13	226,000	365			264,500	1,393,500	780-905		

NB: Shoulders required for buildings over 3-4 floors

Currently Unresolved Issues

- With ARHA
 - Payne Street extension
 - ARHA Ownership
- With BEAG
 - Number of public housing units to be relocated.
 - Proposed building heights at Adkins, Madden and Bland.