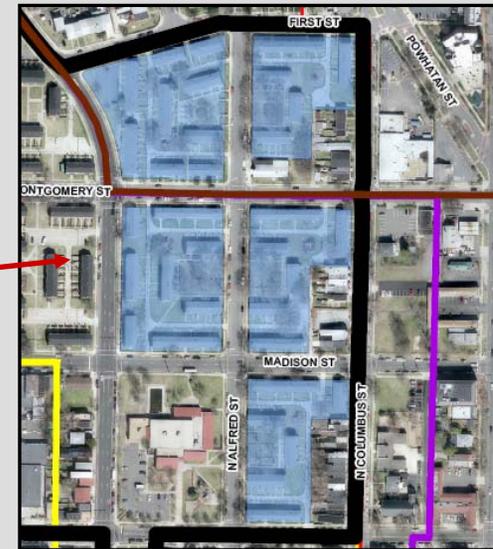
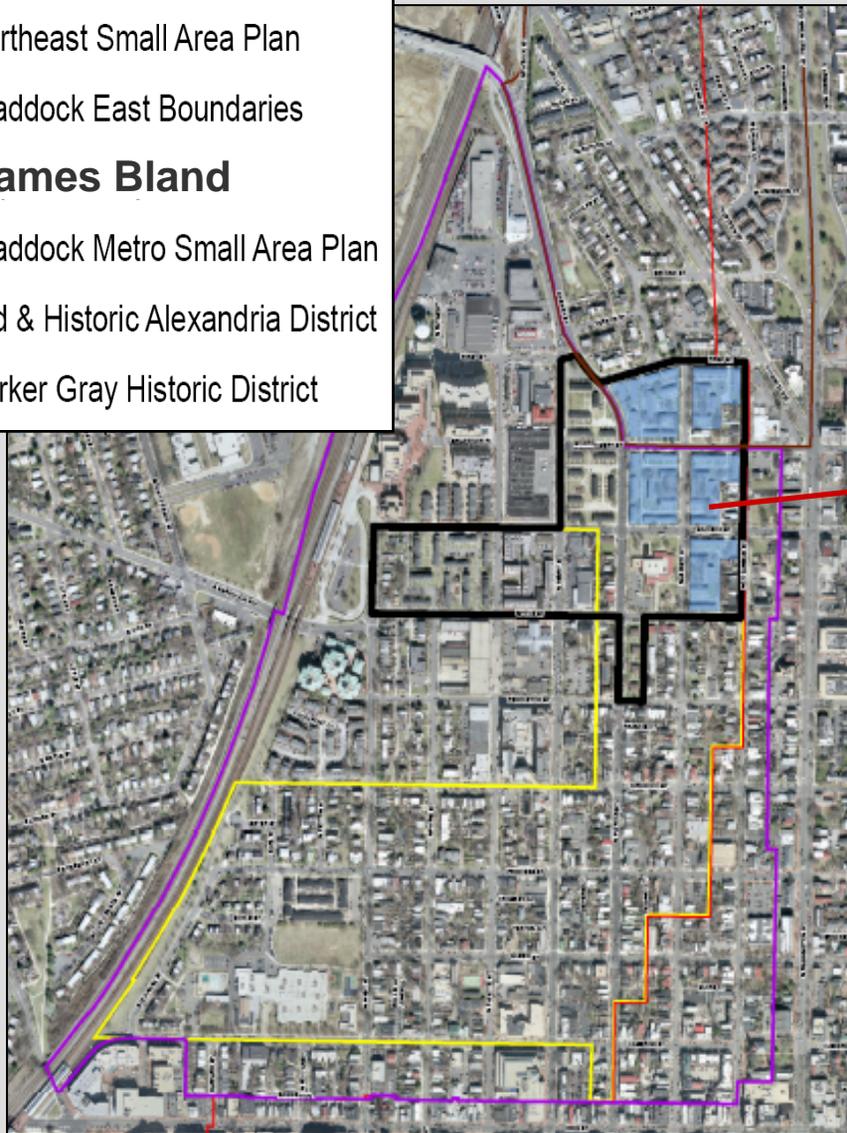




Braddock East overview

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





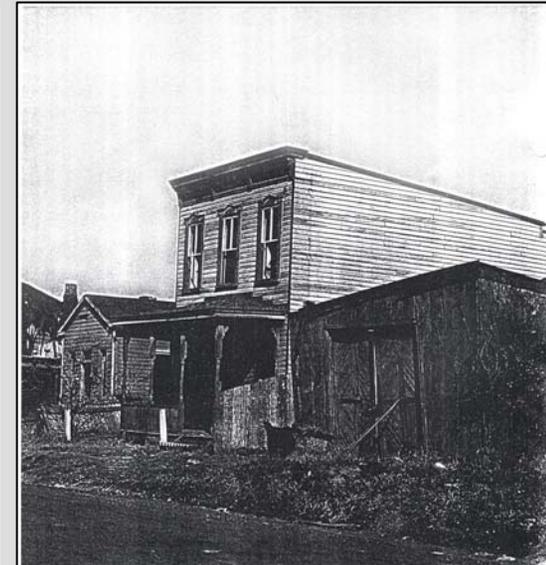
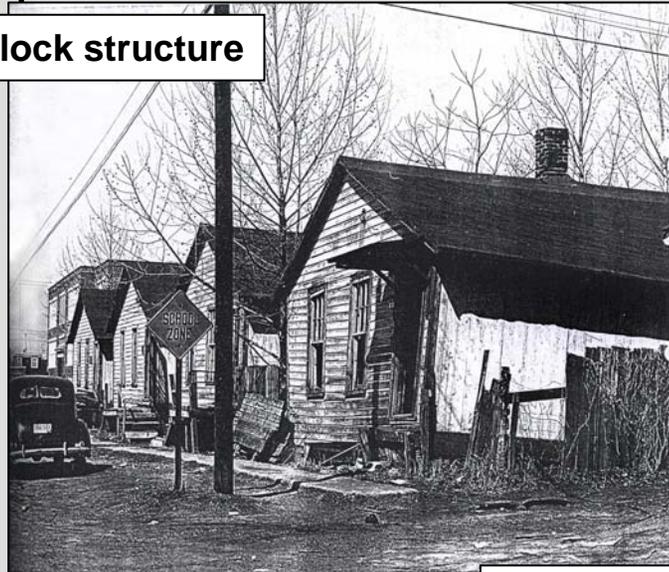
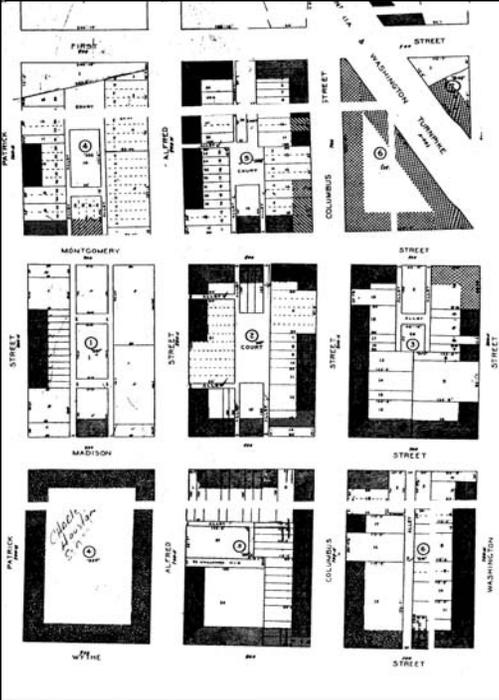
Project Data

	Existing	Proposed
Number of units	194 (all ARHA)	379 (134-ARHA & 245-MR)
Density (units/acre)	22.9	45
FAR	0.49	1.63
Height	2 Stories	2 ½ - 4 stories 25 - 48 feet
Size of project	8.49 acres (369,952 sf)	8.49 acres (369,952 sf)

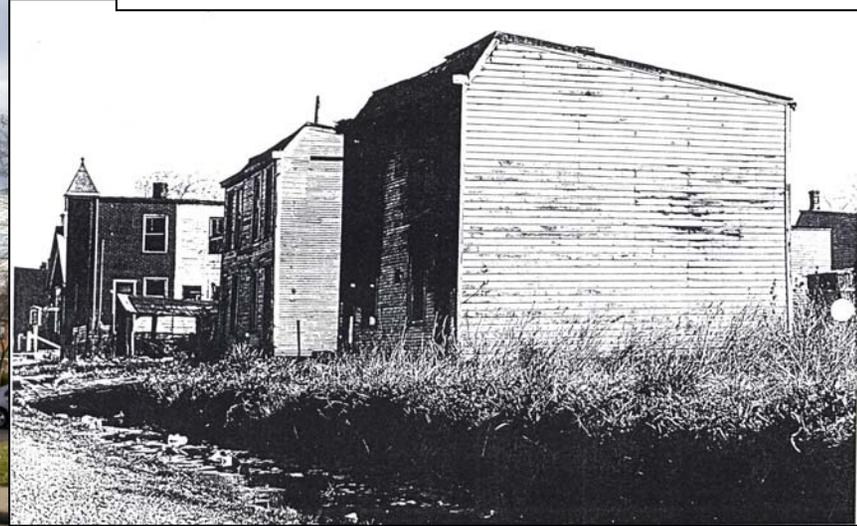


Background and History

Sanborn map of the original block structure



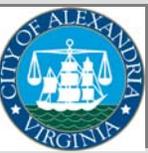
Parker Gray blocks before James Bland



Present-day James Bland

September 10, 2008

James Bland Joint Worksession



Existing Building Types



September 10, 2008

James Bland Joint Worksession



Current Proposal

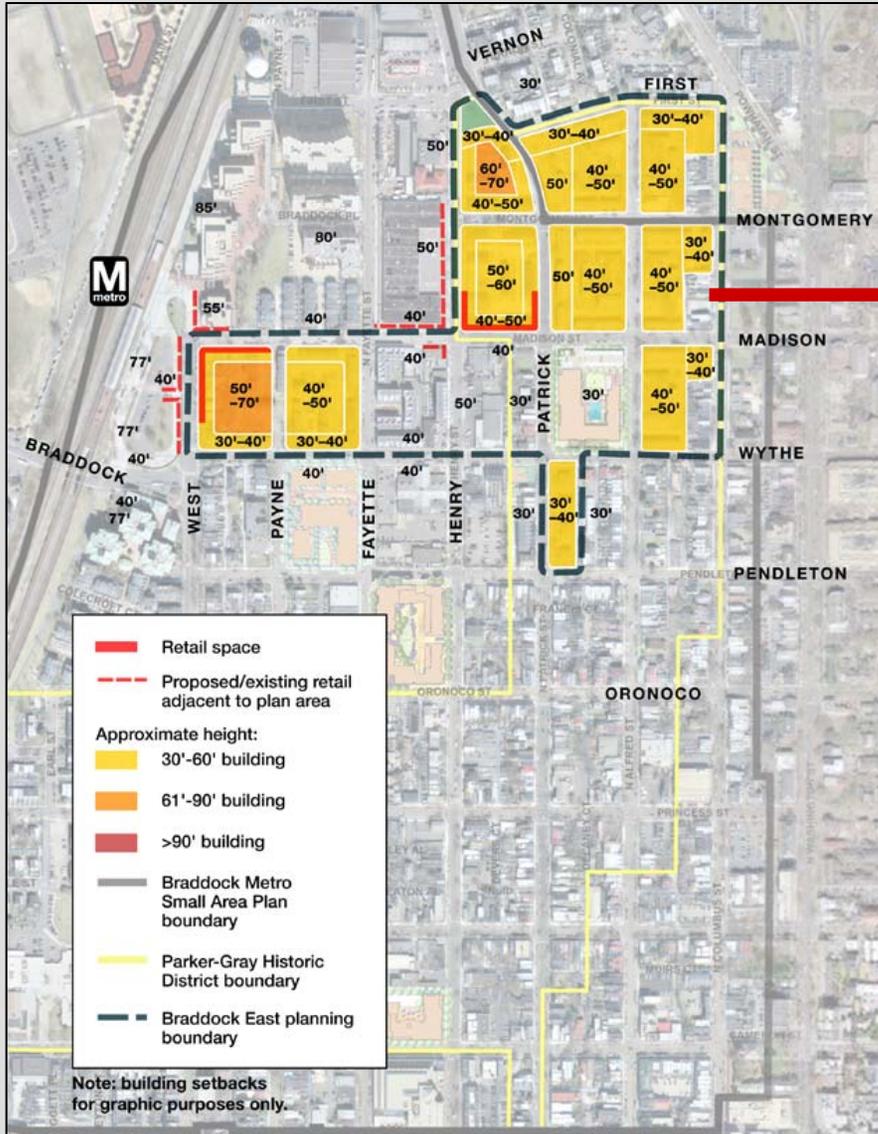
Legend

- Private Streets
- Perimeter Buildings
- Interior Buildings
- Consolidated Open Space





Zoning

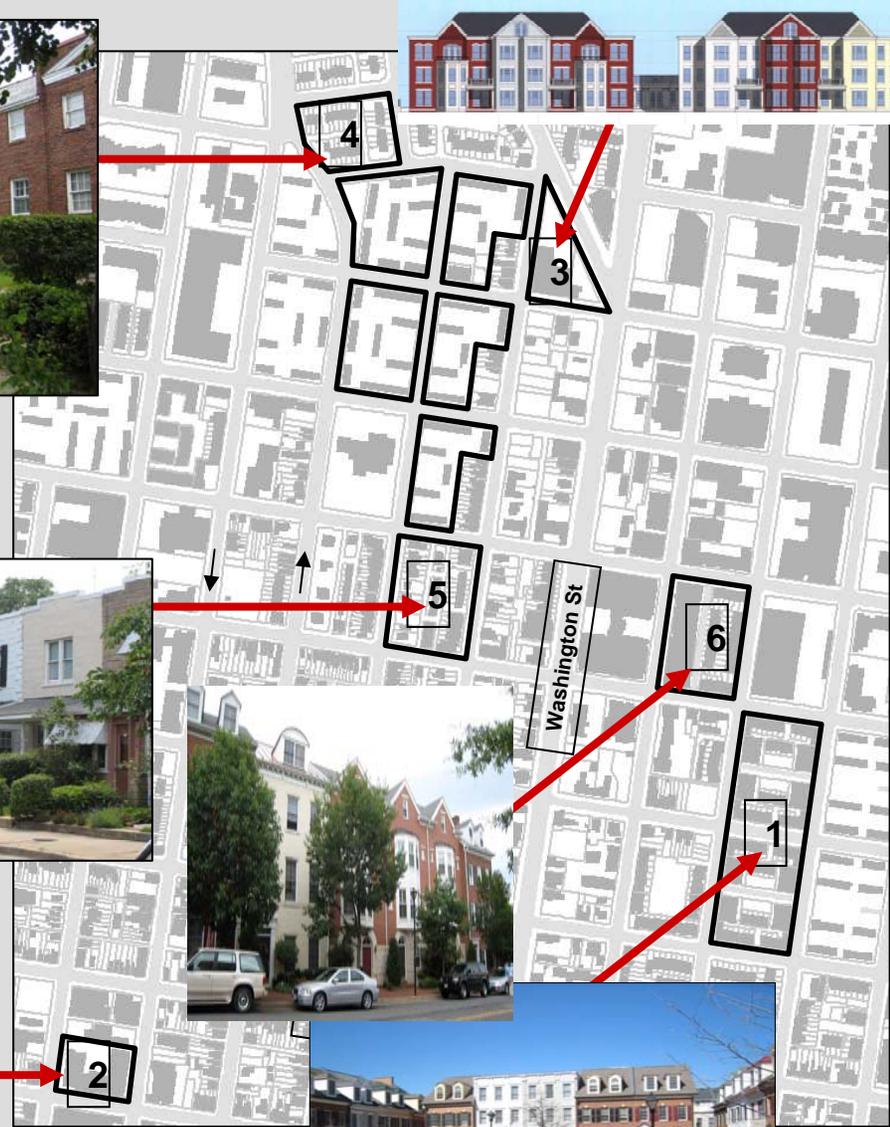


	Existing	Proposed
FAR	0.49	1.63
Height	2 Stories	2 ½ - 4 stories 25 - 48 feet



Density Comparisons

Site	FAR	Units per acre
James Bland	1.63	45
1. Chatham Square	1.75	36.6
2. The Prescott	1.50	64.0
3. 900 N. Washington	1.50	54.8
4. Vernon/ First	0.66	20.0
5. Wythe/ Pendleton	0.85	19.6
6. Portner's Landing	1.85	44.5



September 10, 2008

James Bland Joint Worksession





Open Space - Existing and Proposed

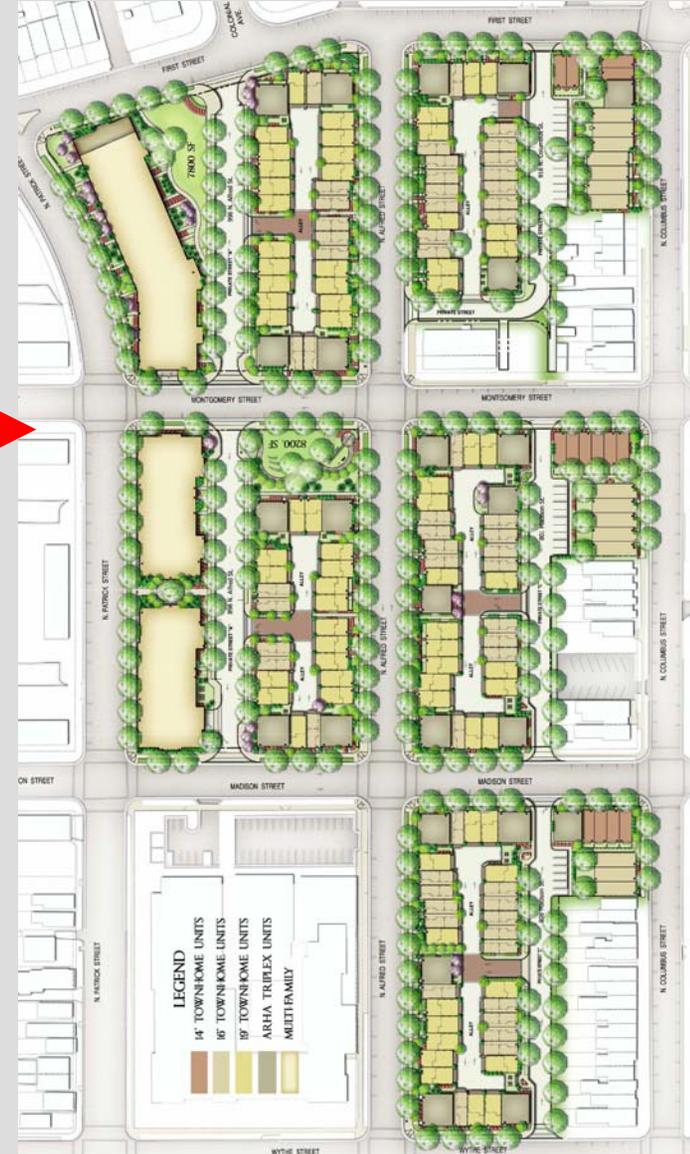


**69%
Existing**



**23%
Proposed**

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





Open Space - Proposals



Scenario 1:
Purchase of 6 Market rate units; open space total of 13,000 sq ft
(11,000 sq ft main park, 2,000 sq ft on Wythe St)



Open Space - Proposals



**Scenario 2:
Purchase of 6 Market rate units; open space total of 17,000 sq ft central park**



Open Space – Proposal Comparisons

central section of Market Square



Hunter Miller Park



At 17,000 sq ft, the proposed open space would be comparable to the central section of Market Square or to Hunter Miller Park



Workforce Housing

379 Total Units

- 159 MR Townhouse units
- 86 MR Multifamily units
- 72 ARHA Townhouse units
- 65 ARHA Multifamily units

Location for Potential Workforce Units





- 10% - 20% of the multifamily units to be provided as workforce for-sale housing
- Developer to make units available for City price subsidy
- Generally, target group for workforce sales housing is 80%-120% of area median income (AMI); pricing likely to be targeted at 100% AMI
- Workforce units will be subject to resale controls
- Availability of down payment assistance will be subject to Moderate Income Homeownership Program budget, when units become available. if available, such assistance will expand affordability
- Specific details still under discussion



Architecture & Design - Townhomes





Architecture & Design - Front Yards/Porches





Architecture & Design - Multi-Family



Northern Multi-Family block



Southern Multi-Family block



- **Open Space**
- **Heights**
- **Density**
- **Parking**
- **Infrastructure**
- **Affordable Housing**
- **Tree Preservation**
- **Distribution of Public Housing**
- **Relocation of Additional Public Housing Units**



An aerial photograph of a city street grid, showing various buildings, roads, and green spaces. The image is used as a background for the text.

Inner City Civic Association	9/11/2008
BEAG meeting	9/16/2008
NorthEast Citizens' Association	9/17/2008
Parker-Gray BAR Hearing	9/24/2008
Planning Commission Hearing	10/07/2008
City Council Hearing:	10/18/2008

Considerations

- Open Space contribution
- Affordable Housing contribution
- Parking reduction
- Rezoning
- Sustainability
- Community Services / Facilities