Agenda

• James Bland update
• Results of June 26 public charrette
• Discussion of Braddock East plan goals and issues
• Next steps
• Public question/comment period
Building height should be sensitive to adjacent developments

Generally no more than one story (at building facade) higher than adjacent buildings and stepping down along sensitive edges.
Create a landmark at the neighborhood’s northern gateway

Provide an open space/focal point at the apex of the Madden site where Henry, Patrick and First Streets meet

Open space/focal point
Introduce modest change at Ramsey site

Maintain existing heights and possibly buildings at Ramsey with rehabilitation and possible infill
Accommodate community retail

Plan for ground floor retail on the southern block of Madden, with a grocery store as an option (pending its economic viability)

Red indicates retail
Accommodate community retail

Plan for potential retail on Adkins along Madison Street.
Include open space on every block

Maintain 25-30% of site area as significant ground level open spaces serving a variety of users, with possible roof-top park in grocery store option.
Break down the scale of the Adkins superbloc

- Opportunity: extend Payne Street through site
- Expand the neighborhood walking network
- Give more housing units a street address
- Locate more “eyes on the street”
Accommodate a community facility

- Ensure a community resource/training facility is provided within redevelopment
- Location and functions to be determined through further analysis of community needs, desired program and appropriate sites
Charrette input implications for housing unit mix

- Unit counts suggested by groups approach but do not fully accommodate 2:1 market:public housing ratio on-site.
- Thus it is likely that some public housing units would need to be relocated.
- Plan should provide strategy and criteria for quality replacement public housing in appropriate, desirable locations.
Composite summary of charrette input

NOTES
1. Adkins—25–30% open space at ground level
2. Madden—25-30% open space at ground level or roof top if grocery store proposed
3. Community resource/learning center to be incorporated—location to be determined
4. Possible grocery store
Composite summary: Adkins
Composite summary: Madden

- Madden
- Bland
- Charles Houston Recreation Center
Composite summary: Ramsey

Bland

Charles Houston Recreation Center

Ramsey
Issues for discussion

• What emerging element of the Braddock East plan do you feel most proud of?

• Is there a concern you have that we need to work on further?
Braddock Metro Area public housing sites

- Andrew Adkins: built 1968, 90 units
- Samuel Madden: built 1945, 66 units
- Ramsey Homes: built 1942, 15 units
- James Bland: built 1954-1959, 194 units

Braddock Road Metro Station
Braddock East Study Area Boundary