

# *Braddock East Planning Process*

## **BEAG meeting 6**

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**ARHA**

Alexandria  
Redevelopment &  
Housing Authority



# Agenda

- James Bland update
- Results of June 26 public charrette
- Discussion of Braddock East plan goals and issues
- Next steps
- Public question/comment period



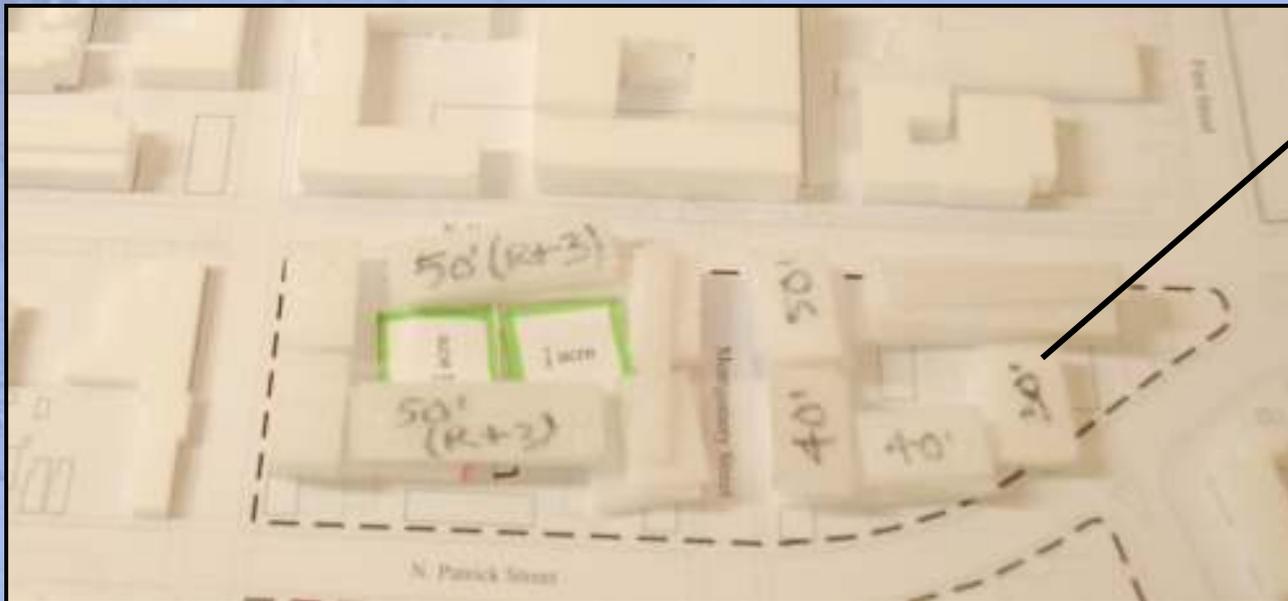
**Breakout group report-back,  
June 26 charrette**

# June 26 public charrette: principal themes



# 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

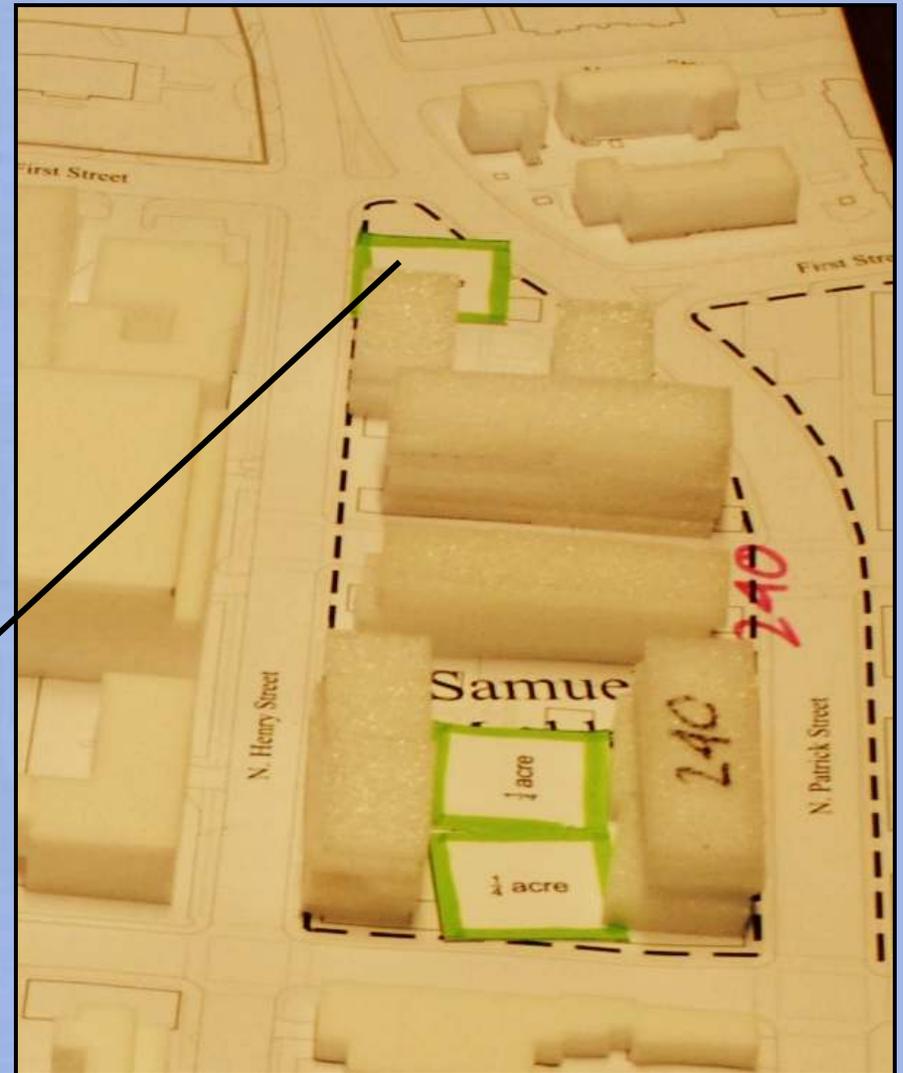


**Numbers indicate building heights**

# Create a landmark at the neighborhood's northern gateway

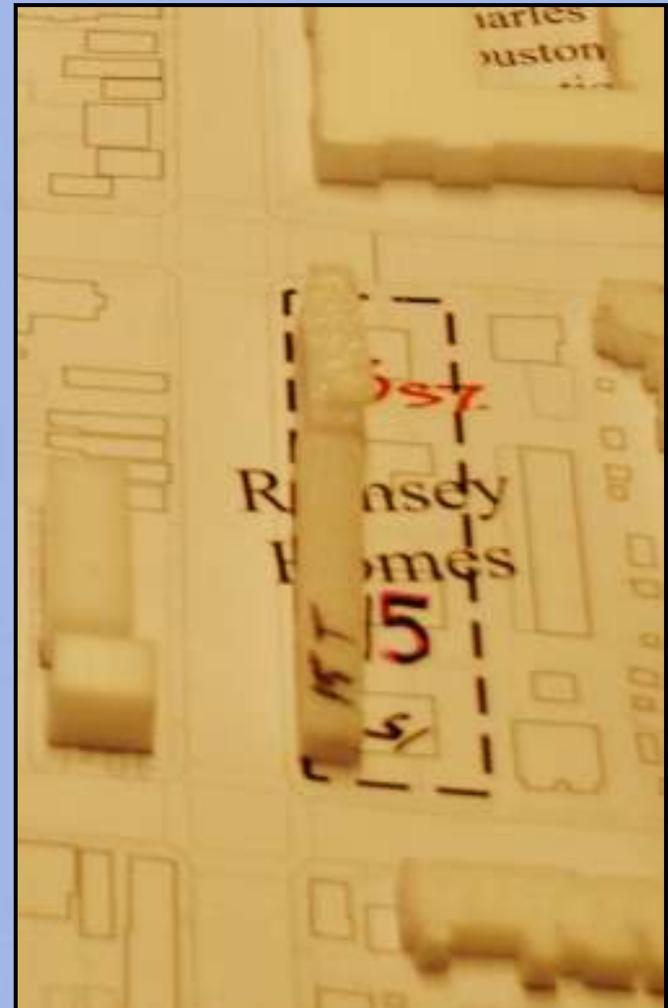
Provide an open space/focal point at the apex of the Madden site where Henry, Patrick and First Streets meet

**Open space/focal point**



# Introduce modest change at Ramsey site

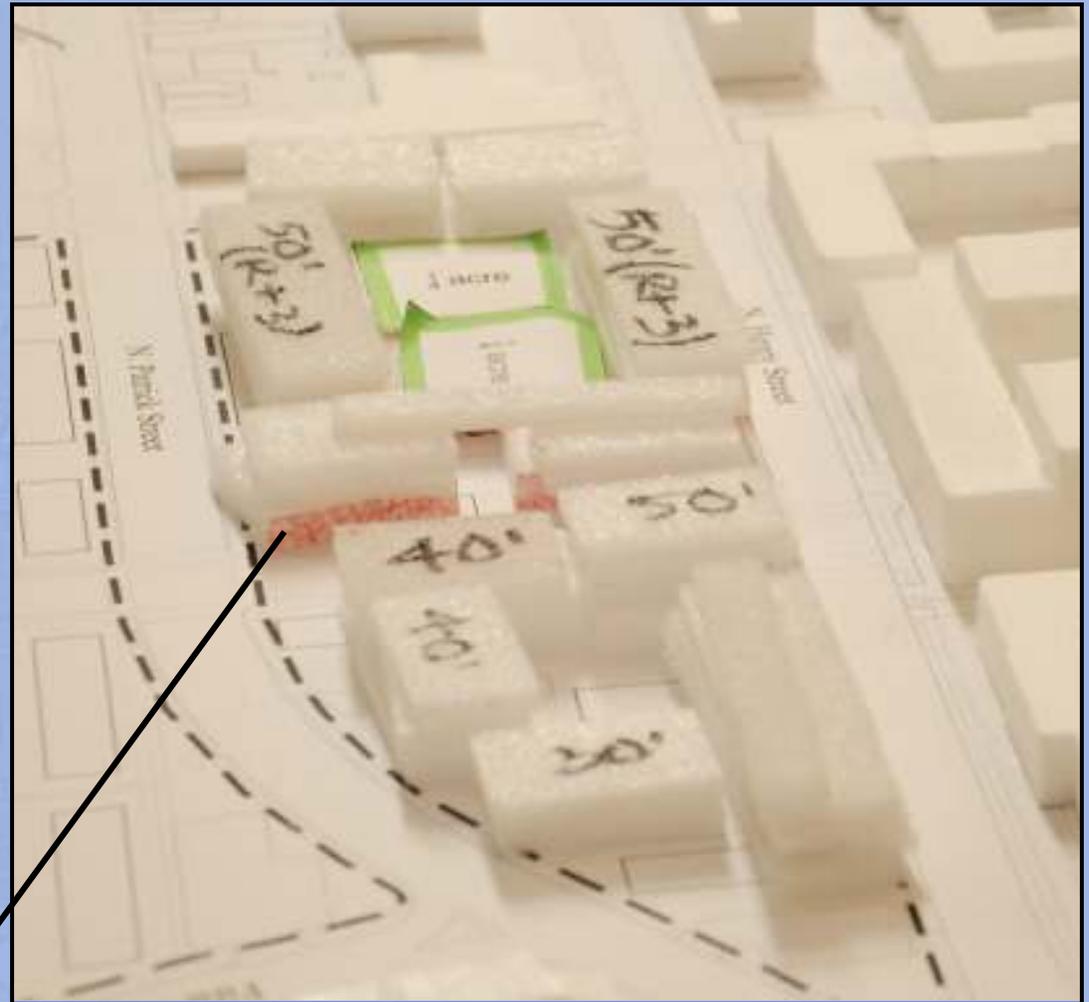
Maintain existing heights and possibly buildings at Ramsey with rehabilitation and possible infill



# 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.

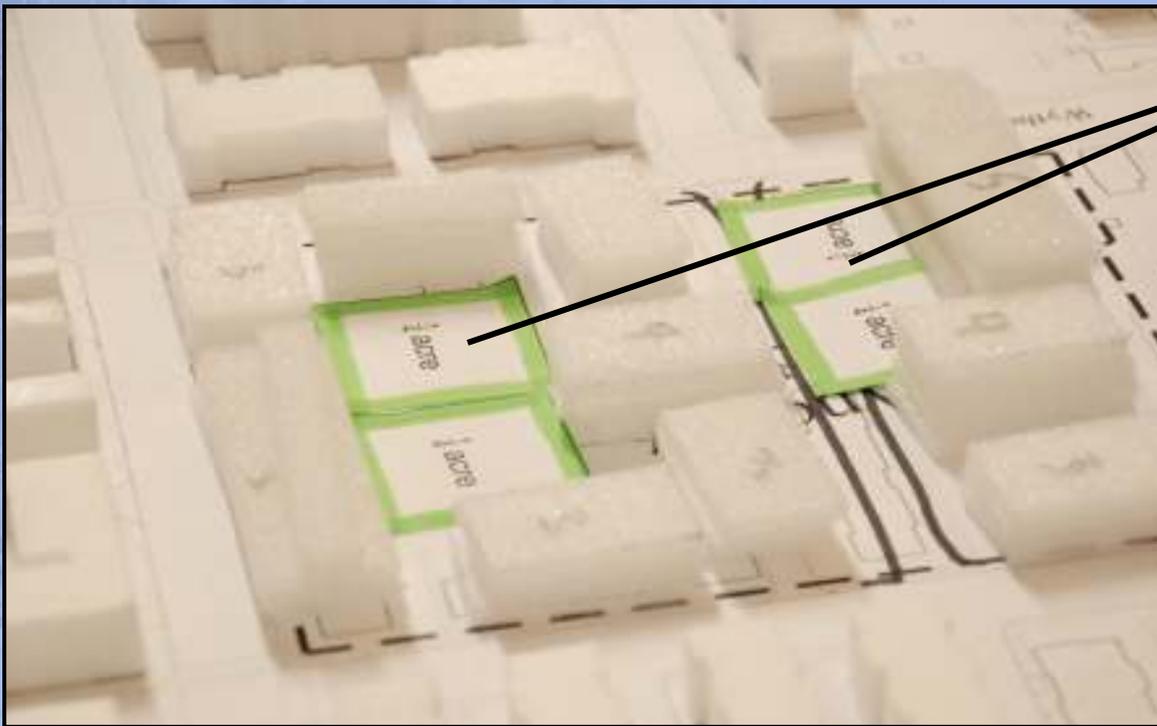
**Madison Street**

**Metro station**



# 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



**Open space  
(private, semi-private and/or public)**

# Break down the scale of the Adkins superbblock

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



**Payne 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

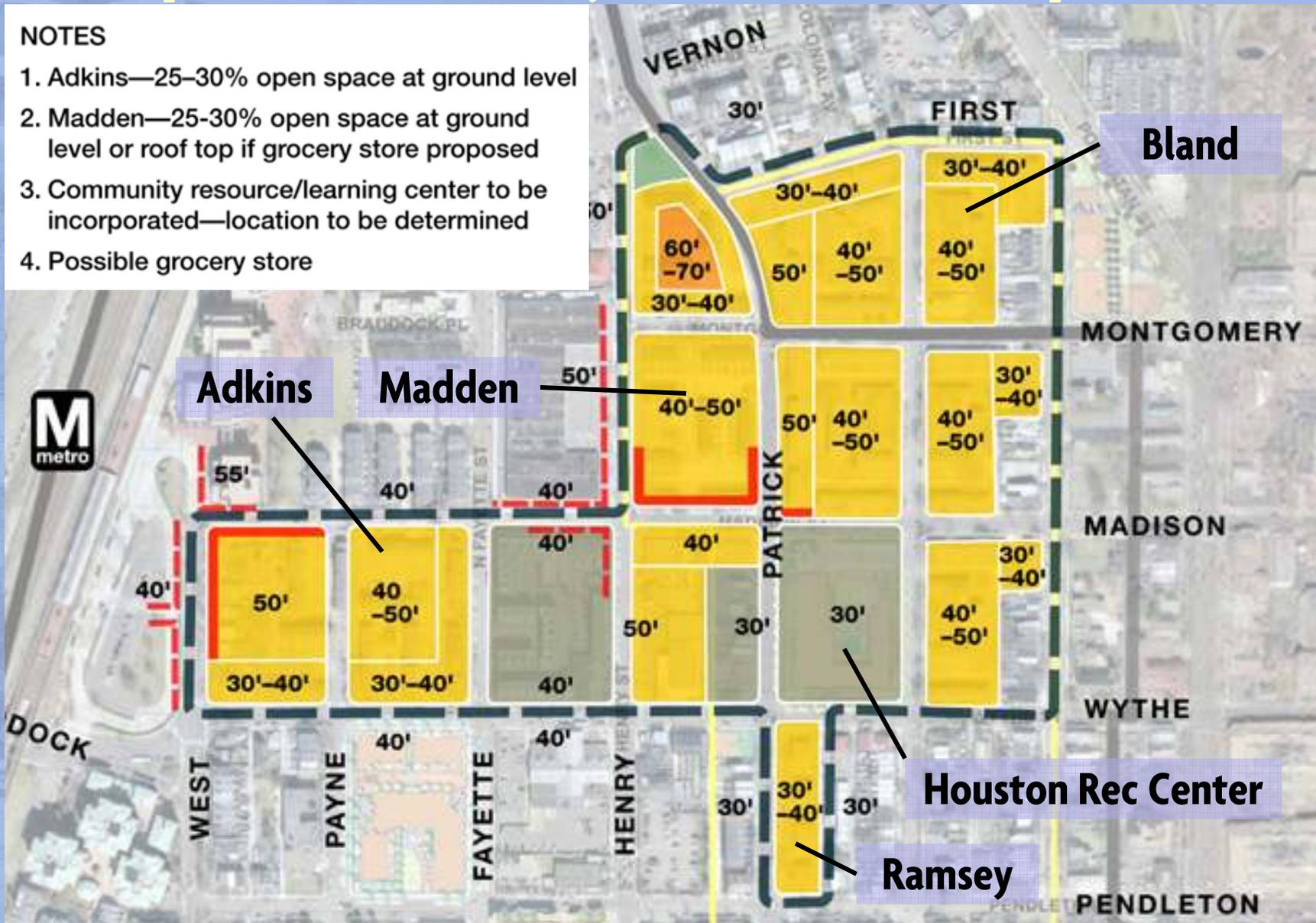
- Unit counts suggested by groups approach but do not fully accommodate 2:1 market:public housing ratio on-site
- Thus it is likely that some public housing units would need to be relocated
- Plan should provide strategy and criteria for quality replacement public housing in appropriate, desirable locations



# 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: Madden



**Madden**

**Bland**

**Charles Houston  
Recreation Center**



# 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

