AGENDA

- Braddock Land Use Applications
  - SUP2014-0032 Application
  - 601 N. Henry Infill Development
- Developer Contributions Update
- Open Space Update
  - Interim Open Space
  - 1-Acre Community Park
- Neighborhood Streetscape
  - Recap of Streetscape Tour
  - Braddock IAG Priorities
  - Next Steps
- Development Projects: Inconsistencies with BMNP
- Redevelopment of Braddock Metro Station
# Developer Contributions

<table>
<thead>
<tr>
<th>DEVELOPMENT PROJECT</th>
<th>TOTAL Community Amenities Fund (CAF)</th>
<th>Streetscape Improvements Portion of CAF</th>
<th>Retail Enhancement Portion of CAF</th>
<th>Anticipated Receipt Date</th>
<th>Received To-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Asher (621 Payne St)</td>
<td>$90,969</td>
<td>$70,956</td>
<td>$20,013</td>
<td>RECEIVED</td>
<td>$90,969</td>
</tr>
<tr>
<td>The Belle Pre (800 N. Henry St)</td>
<td>$155,025</td>
<td>$120,920</td>
<td>$34,106</td>
<td>RECEIVED</td>
<td>$155,025</td>
</tr>
<tr>
<td>Braddock Metro Place (1260 Braddock Place)</td>
<td>$91,077</td>
<td>$71,040</td>
<td>$20,037</td>
<td>FY15</td>
<td></td>
</tr>
<tr>
<td>Braddock Gateway: Phase 1 (1219 First St)</td>
<td>$119,754</td>
<td>$93,408</td>
<td>$26,346</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Braddock Gateway: Phase 2 (1100 N. Fayette St)</td>
<td>$119,671</td>
<td>$93,343</td>
<td>$26,328</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$576,496</strong></td>
<td><strong>$449,667</strong></td>
<td><strong>$126,829</strong></td>
<td></td>
<td><strong>$245,994</strong></td>
</tr>
</tbody>
</table>

The City will match developer contributions 1:1 → Balance: **$491,988**
OPEN SPACE UPDATE

- Interim Open Space (600 N. Henry Street)
- 1-Acre Community Park
Prioritization of blocks for streetscape improvements
Primary focus on designated walking streets
Initial analysis to create Scorecards
Scorecard collection and tally
Confirm results
# Streetscape Tour: Results

## Braddock Implementation Advisory Group

### Streetscape Tour - Scorecard Results

**April 5, 2014**

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>E/N</th>
<th>W/S</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wythe</td>
<td>Alfred - Patrick</td>
<td>2</td>
<td></td>
<td>Straighten sign, sidewalk on south should be brick, narrow sidewalk, improve historic sign, need ped. lighting</td>
</tr>
<tr>
<td>Wythe</td>
<td>Patrick - Henry</td>
<td>2</td>
<td></td>
<td>Need trees on north side, sidewalks narrow, need ped. lighting</td>
</tr>
<tr>
<td>Pendleton</td>
<td>Payne - West</td>
<td>1</td>
<td></td>
<td>Narrow sidewalk, few trees on north side, move bus stop</td>
</tr>
<tr>
<td>Pendleton</td>
<td>Fayette - Payne</td>
<td>2</td>
<td></td>
<td>Need trees and green strip on south side, not accessible, narrow sidewalk, lack of pedestrian scale, no street trees (south), profound change would be achievable and dramatically change the look of this corner</td>
</tr>
<tr>
<td>Fayette</td>
<td>Oronoco - Pendleton</td>
<td>3</td>
<td></td>
<td>Possibly bump out curb to narrow street &amp; widen sidewalk, brick sidewalks per plan, fill in trees on west side, poles in sidewalk, very narrow, disconnect with accessibility, no ped scale lighting, reduce roadway to widen sidewalk</td>
</tr>
<tr>
<td>Fayette</td>
<td>Princess - Oronoco</td>
<td>5</td>
<td></td>
<td>Priority due to proximity to park, retail, and closeness to King Street, add trees to east, narrow sidewalk, no ped scale lighting, street trees not continuous</td>
</tr>
<tr>
<td>Fayette</td>
<td>Queen - Princess</td>
<td>7</td>
<td></td>
<td>Lack of ped scale lighting, missing trees, opportunity for benches, concrete patchy, park is a focal point for families - let’s make the corner feel more inviting</td>
</tr>
<tr>
<td>Queen</td>
<td>Henry - Fayette</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Others - Large Map</td>
<td>Wythe - Madison</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Fayette</td>
<td>Pendleton - Wythe</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Wythe</td>
<td>Payne - West</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Wythe</td>
<td>Fayette - Payne</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Payne</td>
<td>Princess - Oronoco</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Payne</td>
<td>Oronoco - Pendleton</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Payne</td>
<td>Pendleton - Wythe</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

**Map:**

- Wythe Street
- Pendleton Street
- Oronoco Street
- Princess Street
- Queen Street
- Cameron Street
- N. West Street
- N. Payne Street
- N. Fayette Street
- N. Henry Street
- Patrick Street
- Alfred Street
- N. Marcus Street

---

[Image of map showing streets]
STREETSCAPE TOUR: SUMMARY

- **Top Priorities**
  - Solve narrow sidewalk issues on Fayette between Queen and Oronoco
  - Incorporate streetscape beautification improvements simultaneously

- **Second Tier**
  - Solve various sidewalk width and other negative conditions on Pendleton (Fayette-Payne)
  - Consider beautification on Fayette between Oronoco and Pendleton

- **Third Tier**
  - Focused/targeted minor improvements along other streets, particularly Wythe, West, Queen
STREETSCAPE IMPROVEMENTS: NEXT STEPS

- Complete Survey of priority blocks
- Create Scope Concepts for block solutions
- Generate construction cost estimates for improvements
- Present scope of work and costs to BIAG for review and recommendation
DEVELOPMENT PROJECTS: INCONSISTENCIES WITH BMNP

- **James Bland**
  - Concern: Streetscape along Wythe Street
  - Staff Response: Sidewalk width is consistent but not material; concrete determined during approval

- **Belle Pre Streetscape**
  - Concern: Streetscape along Fayette Street
  - Staff Response: Project pre-dated BMNP

- **Braddock Metro Place Development**
  - Concern: Height increase
  - Staff Response: City Council approved height for provision of affordable housing

- **Alexandria City Public Schools Relocation**
  - Concern: Land Use
  - Staff Response: Office and Public School permitted by the current zoning
Station included in WMATA’s 2014 Joint Development Work Program

Soliciting community input on Development Guidelines to accompany WMATA Request for Proposals (RFP)

Braddock Metro Neighborhood Plan provides some guidance

Community Meeting: June 26
Charles Houston Recreation Center; 7pm
THANK YOU

QUESTIONS?