Meeting Agenda

- **Introductions**
- **Braddock IAG Role**
  - Braddock Metro Neighborhood Plan & Braddock East Plan
- **Development Projects**
- **Developer Contributions**
- **Braddock Open Space**
- **Next Steps**
Braddock IAG Role

- Prioritize list of BMNP Recommendations
- Advise on spending priorities and public improvement project phasing
- Make certain design-related recommendations
- Provide input on types and locations of retail businesses to be recruited
- Work with staff to monitor development
- Contribute to and review parking management plans and transportation management plan
- Contribute to an annual report to City Council
Meeting Agenda

• Introductions
• Braddock IAG Role
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Guiding Principles

- Create a sense of place/neighborhood identity, vitality and diversity.
- Provide walkable neighborhoods that are secure and feel safe.
- Establish a variety of community serving, usable open spaces.
- Encourage community-serving retail and services.
- Promote mixed-income housing and follow an open, fair and inclusive process to deconcentrate public housing.
- Manage multi-modal transportation, parking and road infrastructure.
- Achieve varying and transitional heights and scales.
Recommended Public Amenities

• Streetscape
• Transit Corridor
• Pedestrian/Bike Connections
• Public Art
• Open Space
• Neighborhood Retail
• Gateways
Discussion

• Goals and guidelines for mixed-income communities
• Economic viability of mixed-income housing
• Development framework
• Implications of redevelopment
Meeting Agenda

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Development Projects

- James Bland (October 2008/March 2011)
- Payne Street (September 2008)
- The Madison (January 2008/February 2011)
- Jaguar/Braddock Gateway (March 2008)
Development Projects: James Bland

Under Construction

<table>
<thead>
<tr>
<th>Land Use</th>
<th>2008 Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>379 units</td>
</tr>
</tbody>
</table>

Braddock IAG Meeting
Development Projects: Payne Street

Demolition Complete

<table>
<thead>
<tr>
<th>Land Use</th>
<th>2008 Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>206 units</td>
</tr>
<tr>
<td>Retail</td>
<td>4,325 sf</td>
</tr>
</tbody>
</table>

Braddock IAG Meeting
Development Projects: The Madison

Braddock IAG Meeting

<table>
<thead>
<tr>
<th>Land Use</th>
<th>2008 Approval</th>
<th>2011 Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>344 units</td>
<td>360 units</td>
</tr>
<tr>
<td>Retail</td>
<td>23,620 sf</td>
<td>9,672 sf</td>
</tr>
</tbody>
</table>
Development Projects: Jaguar/Braddock Gateway

<table>
<thead>
<tr>
<th>Land Use</th>
<th>2008 Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>616 units</td>
</tr>
<tr>
<td>Retail up to</td>
<td>15,000 sf</td>
</tr>
<tr>
<td>Hotel up to</td>
<td>100,000 sf</td>
</tr>
<tr>
<td>Office up to</td>
<td>200,000 sf</td>
</tr>
</tbody>
</table>
Meeting Agenda

• Introductions
• Braddock IAG Role
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• **Developer Contributions**
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• Next Steps
Cost estimates & funding sources for all public amenities recommended in the Braddock Neighborhood Plan

<table>
<thead>
<tr>
<th>Public Amenity</th>
<th>Projected Cost (2009)</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking Streets</td>
<td>$2,700,000</td>
<td>CAF and DSUP/DSP</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>$500,000</td>
<td>CAF</td>
</tr>
<tr>
<td>Community Park</td>
<td>$9,600,000</td>
<td>OSF</td>
</tr>
<tr>
<td>Traffic Calming</td>
<td>$570,000</td>
<td>CIP and DSUP/DSP</td>
</tr>
<tr>
<td>Bikeways</td>
<td>$700,000</td>
<td>CIP and DSUP/DSP</td>
</tr>
<tr>
<td>Pocket Parks</td>
<td>$3,000,000 – 5,000,000</td>
<td>DSUP/DSP</td>
</tr>
</tbody>
</table>
Developer Contributions: CAF & OSF

Public amenities to be funded with the Community Amenities Fund (CAF) & Open Space Fund (OSF)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking Streets</td>
<td>$1,800,000</td>
<td>$1,864,810</td>
<td>CAF</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>$500,000</td>
<td>$506,507</td>
<td>CAF</td>
</tr>
<tr>
<td>Community Park</td>
<td>$9,600,000</td>
<td>$9,945,655</td>
<td>OSF</td>
</tr>
</tbody>
</table>

The CAF & OSF will be funded equally by the City and private development in the Braddock neighborhood.

The City’s matching contributions will be subject to the annual CIP process as well as annual considerations of appropriation by City Council.
Developer Contributions: Contribution Rates

Developer Contribution Rates (2011) to the Community Amenities Fund (CAF) & Open Space Fund (OSF)

<table>
<thead>
<tr>
<th>Fund Account</th>
<th>Catalyst Projects (Blocks 1, 3, and 10)</th>
<th>Non-Catalyst Projects</th>
<th>Non-Catalyst Projects Plus Density Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Amenities</td>
<td>$0.41</td>
<td>$0.58</td>
<td>$0.73</td>
</tr>
<tr>
<td>Open Space</td>
<td>$0.95</td>
<td>$3.80</td>
<td>$5.97</td>
</tr>
<tr>
<td><strong>TOTAL RATES</strong></td>
<td><strong>$1.36</strong></td>
<td><strong>$4.38</strong></td>
<td><strong>$6.70</strong></td>
</tr>
</tbody>
</table>

Starting January 2010, the contribution rates will be adjusted annually on January 1 based on the Consumer Price Index for all Urban Consumers (CPI-U) for Washington-Baltimore area.
# Developer Contributions:
## Anticipated Amounts and Receipt Dates

<table>
<thead>
<tr>
<th>Development Project</th>
<th>Total Development</th>
<th>CAF</th>
<th>OSF</th>
<th>Total</th>
<th>Receipt Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison</td>
<td>361,216 sf</td>
<td>$148,098</td>
<td>$343,155</td>
<td>$491,253</td>
<td>FY13</td>
</tr>
<tr>
<td>Payne Street</td>
<td>227,614 sf</td>
<td>$93,321</td>
<td>$216,233</td>
<td>$309,555</td>
<td>FY13</td>
</tr>
<tr>
<td>Jaguar/Braddock Gateway</td>
<td>885,500*sf</td>
<td>$363,055</td>
<td>$841,225**</td>
<td>$1,204,280**</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>TOTAL FUNDS</strong></td>
<td><strong>$604,474</strong></td>
<td><strong>$1,400,613</strong></td>
<td><strong>$2,005,088</strong></td>
<td></td>
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</tr>
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</table>

*Amount is the current proposed sf, however, the final gross sf will be used to calculate the amount of contribution

**Final amount will be less as project is required to provide open space on-site and a credit to the OSF will be awarded.

The figures are 2011 approximate estimates based on approved plans.

Braddock IAG Meeting
## Developer Contributions: City Match

<table>
<thead>
<tr>
<th></th>
<th>Pre FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>OSF &amp; CAF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>$2,650,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$3,055,000</td>
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<tr>
<td>Open Space Fund</td>
<td></td>
<td></td>
<td></td>
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<td>$2,650,000</td>
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<tr>
<td>CIP*</td>
<td>$100,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
<td>$45,000</td>
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<tr>
<td>Developer**</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$800,808</td>
</tr>
</tbody>
</table>

* $100,000 CIP funds available from prior fiscal years designated for park design and a complete plan for the Braddock neighborhood streetscape.

The annual CIP Contribution of **$45,000** is requested in the FY12 proposed budget.

** Developer Contributions for the Jaguar/Braddock Gateway Project have not been included as timeline for delivery is currently unknown.
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Braddock Community Park

- 600 N. Henry Street acquired in 2010
- Maintaining existing and new tenants generates income
- $2.65 million in funds to-date
- Leased through February 2012; then month to month.
Braddock Community Park

Next Steps

• Additional Developer Contributions
• Acquire additional ½ acre (at a minimum)
• Park Planning & Public outreach
• Construction Estimates
• Construction
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