Braddock Implementation Advisory Group Meeting

Wednesday, October 16, 2019

Charles Houston Recreation Center
901 Wythe Street
Agenda

Community Meeting
• 7:00 pm Welcome/Overview
• 7:10 pm Implementation Efforts and Funds
• 7:30 pm Fayette Streetscape Project
Braddock Road Metrorail Ped Tunnel/Bridge Study
Potential Braddock Road Improvements at Metro site
Update on Andrew Adkins Redevelopment
Yates Auto 5-Year Review
• 8:00 pm Applicant presentation on 1112 First Street
• 8:20 pm Q&A

Business Meeting
• 8:45 pm Co-Facilitator Transition
• 9:00 pm Adjourn
Overview

• Braddock Metro Neighborhood Plan – 2008

  Principles
  1. Sense of place
  2. Walkable neighborhoods
  3. Community-serving open spaces
  4. Community serving retail and services
  5. Mixed-income housing
  6. Multimodal transportation/infrastructure
  7. Varying heights and scales

• Braddock East Master Plan – 2008

  • Expands on #5 – specifically related to ARHA sites: James Bland/OT Commons, Andrew Adkins, Samuel Madden, Ramsey Homes
Overview

• Braddock Implementation Advisory Group (BIAG) formed 2009
  • Provides recommendations to City staff on how to strategically address implementation of the BMNP.

• Braddock Implementation Funds (2009)
  • Braddock Open Space Fund: 1-acre park
  • Braddock Community Amenities Fund: streetscape improvements for walking streets not otherwise covered by new development (sidewalks, street trees, ped scale lighting, bulb-outs)
  • 2009 estimated cost for all improvements = $11.9M (2019$ 13.9M)
  • Developer contributions to be matched by City
Some accomplishments to date:

- Streetscape improvements as part of redevelopment projects
- Braddock Interim Park
- Fayette streetscape improvements (Queen to Oronoco)
- City/WMATA Joint Development Analysis and WMATA Braddock Station Ped Tunnel/Bridge Feasibility Study
- Oral histories recorded from Parker-Gray residents
- Parker Gray Historic District signage
- Citywide policies that address some identified BMNP tasks
  - New development required to comply with most current version of the City's Green Building Policy and City's Landscape Guidelines.
  - Citywide auto and bicycle parking standards for new development projects.
  - Bikeshare stations in BMNP area.
Status of BMNP Redevelopment Sites

- Developed or have approval
- No current plan or approval
- Small Area Plan boundary

1. Braddock Gateway (3 phases)
2. Yates site
3. Asher
4. Tony’s Auto
5. Bradley
6. Metro site
7. Fayette warehouses
8. Rte 1 Triangle (divided into 4 sites)
9. Carpenter’s Shelter
10. Belle Pre
11. **Henry Street Site A (under review)**
12. Slade (Site B)
13. Post Office site

Concept plan under review
# Status of Implementation Funds

## Braddock Implementation Funds

<table>
<thead>
<tr>
<th></th>
<th>2009 estimate</th>
<th>2019 escalated</th>
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</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>$9.6M</td>
<td>$11.2M</td>
</tr>
<tr>
<td>Community Amenities</td>
<td>$2.3M</td>
<td>$2.7M</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$11.9M</strong></td>
<td><strong>$13.9M</strong></td>
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## Contributions Received to Date

<table>
<thead>
<tr>
<th></th>
<th>Developers / City</th>
<th>Total</th>
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<tbody>
<tr>
<td>Open Space</td>
<td>$1.65M / $2.8M</td>
<td>$4.45M</td>
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<tr>
<td>Community Amenities*</td>
<td>$485,000 / $384,000</td>
<td>$869,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$2.1M / $3.1M</strong></td>
<td><strong>$5.2M</strong></td>
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*Community amenities fund balance will be adjusted upon completion of Fayette Streetscape Project.*
## Anticipated Developer Contributions thru 2024

<table>
<thead>
<tr>
<th>Site</th>
<th>Anticipated Completion</th>
<th>Open Space</th>
<th>Community Amenities</th>
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<tbody>
<tr>
<td>Carpenter’s Shelter</td>
<td>2020</td>
<td>$549,235</td>
<td>$84,498</td>
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<tr>
<td>Braddock Gateway Phase 2</td>
<td>2022</td>
<td>$306,388</td>
<td>$132,572</td>
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<tr>
<td>Braddock Gateway Phase 3</td>
<td>2023</td>
<td>$361,897</td>
<td>$156,590</td>
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<tr>
<td>Route 1 Triangle (a)</td>
<td>2024</td>
<td>$597,068</td>
<td>$91,857</td>
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<tr>
<td><strong>Total Anticipated</strong></td>
<td></td>
<td><strong>1,814,588</strong></td>
<td><strong>$465,517</strong></td>
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Remaining redevelopment sites include Tony’s Auto site, Braddock Metro site, Fayette Warehouses, Route 1 Triangle Sites b, c &d, Henry Street - Site A (concept plan currently under review).
## Status of Housing Trust Fund
### Braddock Area

<table>
<thead>
<tr>
<th>Braddock Housing Trust Funds</th>
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<tr>
<td>Total Paid</td>
<td>$1.4M</td>
</tr>
<tr>
<td>Total Pledged</td>
<td>$2.1M</td>
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<tr>
<td>Total</td>
<td>$3.5M</td>
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**Notes:** The Bradley provided two on-site affordable units in lieu of a monetary contribution; the property also provided an additional eight on-site units as a result of the application of 7-700. The Carpenter's Shelter did not provide a contribution to the HTF.
Streetscape Improvements

• Fayette Project - Queen to Oronoco portion nearly complete
• Dominion Virginia Power and Verizon have completed relocation of facilities
• Restoration work on the sidewalk will be completed this fall.
• Tree planting and seeding are weather dependent – timing is delayed due to drought conditions.
  • Planting anticipated to be complete by mid-November
Streetscape Improvements

• Next Steps
  • Lessons learned
    • Determine if storm sewer is located on selected street(s)
    • Confirm cross slopes of the roadway
    • Address intrusion into ROW
  • Funding dependent
  • Walking tour to prioritize next improvements
  • TES/PZ/DPI will draft concept design with community
  • DPI will finalize and implement
### Alternative Types and Cost Ranges

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<tr>
<th>Alternative</th>
<th>Type</th>
<th>Order-of-Magnitude Cost Range</th>
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<tbody>
<tr>
<td>A</td>
<td>Tunnel beneath tracks into station</td>
<td>$19M - $22M</td>
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<tr>
<td>B</td>
<td>Single span, prefab truss bridge</td>
<td>$14M - $18M</td>
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<tr>
<td>C</td>
<td>Signature span bridge, more complex</td>
<td>$16M - $23M</td>
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Potential Braddock Road Improvements at Metro Station

• Bus stops will remain in current locations for the immediate future

• TES working on more permanent stops on Braddock with shelters
Andrew Adkins Update

• Earlier development concept withdrawn in late 2018.

• ARHA completed a third-party assessment of portfolio and shared with Planning Commission/City Council at Joint Work Session with ARHA Board (May 2019).

• As part of long-range workplan, City will work with ARHA on new master plan for its redevelopment sites in FY 2021.
SUP #2014-0032, Condition 22 required a review in 2019 of compatibility with other area uses and assessment of the redevelopment potential of the site.

Analysis included:

• Benefits of existing business;
• Negative impacts on adjacent parcels/neighborhood;
• Redevelopment potential of parcel;
• Effectiveness of suspending SUP to encourage redevelopment.
Conclusion

Allow the light auto repair use to continue operation

- Continues to fill a need for area residents and employees;
- Limited off-site impacts related to odors, noise, or parking;
- No impact on new redevelopment in the area;
- Area redevelopment anticipated to encourage replacement of light auto repair use in short to mid-term.

SUP Condition requires City Council review for redevelopment potential of the site in June 2024
1112 First Street
Applicant presentation
Business Meeting

• Co-Facilitator Transition
Thank you!