

Braddock Metro Neighborhood Plan Errata Sheet

The following list of revisions was made to the Braddock Metro Neighborhood Plan that was produced and posted on the P&Z website on February 22, 2008, approved by Planning Commission March 4, 2008, and approved by City Council March 15, 2008. The revised Plan, to include the changes below, was posted March 29, 2008 with this accompanying Errata Sheet.

General Revisions

Revisions to the document are consistent with the March 7, 2008 Memorandum from Faroll Hamer to City Council. Revisions are technical in nature only and involve no substantive changes. Technical corrections include the following:

- eliminating all references to height and density for blocks that include public housing;
- ensuring the consistency of development numbers throughout the Plan to correspond with the revised Development Chart that was included in the Plan for the March 15 City Council hearing;
- adding a land use chart to reflect the diagrams and text in the Plan; and
- reformatting and completing the Compendium of Recommendations.

In addition to the specific changes that are detailed in the errata list below, the following minor typographical and grammatical corrections were made throughout the document:

- the abbreviation for foot/feet (‘) was replaced with the words “foot” or “feet”;
- all recommendations were un-bolded for improved readability;
- the words street/Street, city/City, plan/Plan, Route 1 were capitalized/decapitalized/corrected where appropriate;
- punctuation and capitalization of bulleted lists was corrected;
- misspellings and grammatical errors were corrected; and
- “Implementation Advisory Committee” was replaced with “Implementation Advisory Group” and “IAC” replaced with “IAG.”

Errata List

Table of Contents

Updated to include Chapter subsections for improved navigability. (Subsections within some chapters were also updated to implement a consistent heading style throughout the Plan)

Chapter 1 Executive Summary

P3 2nd col, 1st para: delete “with”; replace “which” with “to”

P4 2nd col, 1st para: correct Potomac Yard reference to read: “Because of the neighborhood’s proximity to Potomac yard, a once bustling rail yard, it has numerous...”

P6 1st col, 1st para: insert “height, density” in the series separated by commas

P6 park caption: insert the word “park” after the word neighborhood

P8 Illustrative Plan Graphic – remove program numbers from Development Sites’ boxes (These figures not determined by the Plan).

P8 Yates Warehouse Site (Remove apostrophe) This was done throughout the Plan.

Chapter 2 Community Vision

P12 1st col, 1st para: End final sentence, Appendix 2 changed to Appendix B

P12 2nd col, 2nd set of bullets, 1st bullet: replace “and” with “with”

P15 1st col, 2nd bullet: remove redundant “community”; remove “deep”

Chapter 3, Principle 1

P18 2nd col, 2nd para: remove redundant “in the area”

P22 1st col, 2nd para, 1st sent: remove “tried to”; remove sentence beginning “Over the years...”

P22 2nd col, 3rd para: remove the word “vigorously”

P24 2nd col, 2nd subheading: replace “District” with “Nomination”

P25 1st col, 1st para, last sentence: remove redundant “very”

P25 1st col, remove last sentence beginning: “Currently, there is little widespread...”

P25 2nd col, 1st para, remove: “the importance of maintaining”

P25 1st col, last para: Delete the words “and vigorous” in the first sentence

P27 1st col, 1st and 2nd sentences: revise to read: “The economic and racial diversity of the Braddock Metro neighborhood is one of its strengths, but it is changing through redevelopment and gentrification. A strong demand for urban living is driving up property values and rents, and many lower-income and African American residents have left.”

P27 1st col, 2nd para, 1st sentence: The Plan supports diversity through the explicit...”

P27 2nd col: Remove the sentence “This mixed-income housing will ensure the community that continues to represent an economic cross-section of the neighborhood.”

P27 2nd col, last sent: remove the word “Finally”

P29 1st col, 2nd para: insert “The Plan recommends that the City study...” at the beginning of the sentence that starts “Reconfiguring...”

P29 1st col, last para: revise end of the 1st sentence to read: “...elsewhere in the Braddock Metro neighborhood, the Plan encourages “live-work” buildings.”

P31 1st col, 2nd para, last sent. Remove the 1st use of the word “sustainability”

P30 Chart: insert new key with orange representing “transportation use” and teal representing “household use”

P31 1st col, 1st para: remove extraneous “to” between “walking to distance”

P31 1st col, 2nd para: move the word “sustainability” to the second half of the sentence. Move the sentence that begins “At the building level...” to the beginning of the next paragraph.

P33 table: replace the word “project” with the words “planning area”

Chapter 4, Principle 2

P36 Graphic: update section to represent 50’ -60’ height rather than 50’, consistent with page 39

P37 1st column, bullets text: rework heading to read: “...designating the following streets as walking streets.”

P37 2nd col: After the first full sentence, insert the following 2 sentences: “On Fayette Street, north of Madison, shoulders are capped at four stories or 50-60 feet. Shoulder heights on the public housing blocks will be determined as part of the Braddock East process.” Insert “In general” at the beginning of the next sentence.

P37 2nd col, last sentence: Replace the word “uses” with the word “entrances”

P38 2nd col, last sentence (continuing on to p40): revise to read: “If the walking route through Braddock Place proves infeasible, the Plan recommends that the Metro service road be studied to determine whether or if it can be narrowed to accommodate a wider sidewalk, whether or not high-capacity transit is introduced at this location.

P38 1st col, 2nd sentence: insert the word “the.” 3rd sentence: change “furthered” to “further”

P39 Graphic legend: insert -60’ in the blue dashed circle to reflect heights on Fayette north of Madison; insert a note in the legend, “Heights of public housing blocks to be determined by the Braddock East planning process.”

P40 1st col, 1st sentence, revise to read: “To enhance connectivity across the tracks and to encourage Metro use by Del Ray and Rosemont residents, the Plan...”

P40 2nd col, delete sentence beginning: “A tunnel would cost several million...”

P41 1st col, 1st and 2nd para: minor grammatical revisions to several sentences for better readability

P41 2nd col, last sentence: replace the two department names with the “City”

Chapter 5, Principle 3

P43 Revise third to last sentence to read: “The ability to create this park system depends on both capturing revenue from development projects and establishing a policy that counts only those park spaces that are truly visible and accessible towards developers’ public open space requirement.”

P44 Revise 1st paragraph for better readability: “The Plan recommends creating a new neighborhood park at the intersection of at least two of the designated walking streets. This central location should be home to a park of at least one acre, either on a portion of the block bounded by Fayette, Wythe, Henry and Pendleton streets currently occupied by the Post Office and warehouse space, or on a portion of the block currently occupied by the Andrew Adkins public housing site. Of the two, the Post Office site is preferred.”

P44 2nd col, 1st para, 2nd to last sentence: replace “this” with “the Post Office”

P44 2nd col, 1st para, last sentence: replace “these same stakeholders” with “the community”

P46 1st col, 1st two sentences: rewrite to read: “...immediately adjacent residents and workers, but it does pose problems. The site’s high cost, given its existing zoning, and its isolation and lack of significant frontage on a public street make it a less desirable choice.”

P46 1st col, 1st para, last sentence: remove “could”

P46 1st col, before 2nd para, insert heading: METRO PLAZA

P46 1st col, 2nd para, revise 1st sentence to read: “The Plan also recommends a well designed and active plaza space for the metro site in conjunction with redevelopment.”

P46 1st col, 2nd para, 2nd sentence, insert “Adkins” in the listing of sites; remove redundant “development” before “parcels”.

P46 2nd col, 1st para. End sentence after “neighborhood.” In next sentence, replace “but” with “however”

P46 2nd col, 1st para. In parentheses, replace “next” with “previous”

Chapter 6, Principle 4

P47 1st sentence. Insert comma after “priority”; insert “in” after the first “and”

P48 Insert heading: RETAIL NEEDS; 2nd col: 2nd bullet: delete “which;” change “makes” to “making;” remove “there”

P49 1st col: End the 3rd sentence after \$90,000. Start next sentence: “New development...”

P49 2nd col: Insert new heading “RETAIL GUIDELINES” in place of “RECOMMENDATIONS”

P49: 2nd col, end 2nd paragraph, insert: “Qualifying businesses must comply with a specific set of criteria to be determined as part of the implementation phase of the Plan, and would need to demonstrate a viable business plan and financing. The Alexandria Economic Development Authority and other organizations can help develop assistance criteria as well as tools for recruitment.”

P49: final paragraph; replace the words “high ceilings of 12-18 feet” with the phrase: “floor to floor height of 15-20 feet”

P50 2nd col, last para: Insert “Three” before “additional opportunities”; minor revisions to rest of sentence.

P50 revise 2nd para to read more clearly as follows: “The community strongly favors neighborhood-style, locally owned retail recommended for the Plan’s commercial squares. A master lease program is an ideal tool for achieving this desired retail, particularly at the proposed Metro plaza, as a master lease is well suited to publicly held property and a mixed use environment. The RFP issued by WMATA for the development of the Metro site should include a provision that a separate non-profit retail developer partner with the developer of the likely office building above, and that this developer work closely with the City to find quality businesses that support the overall goals of the Plan. The non-profit retail developer should be given a long term master lease substantially below market as part of the public benefits provided by the development.”

P51 Map: Added retail edges along Fayette St north of First Street

Chapter 7, Principle 5

P53 remove hyphen in de-concentrate

P55 1st col, 1st sentence, insert “East” to read: “Braddock East planning process”

P55 Revise heading to read: EXISTING PUBLIC HOUSING

P55 1st col, last sentence, change “developed” to “redeveloped”

P55 2nd col, 1st para: revise end of sentence to read: “...has become a prime redevelopment opportunity.”

P56 2nd col, 1st para, revise 1st sentence to read: “...the Plan recommends increased height in the center of the northernmost block.”

P57 2nd col 2nd para: revise end of 1st sentence to read: “...and affordable ownership units will necessitate additional height and density to be determined as part of the Braddock East planning process.”

P57 2nd col. Indent the paragraphs that begin with “Refashioning” and “Given” to be consistent with the rest of the Adkins section

P58 2nd col, 2nd para: remove the first two sentences of the paragraph that begins: “To redevelop public housing sites...” The paragraph now begins with the sentence “The goal is to create communities...”

P59 2nd col, last paragraph. Revise the 2nd half of the first sentence to read: “...and that the mix include public, workforce (rental and/or for sale), affordable (rental and/or for sale), and market-rate housing.”

P64 in the blue box, correct spelling of “current”

P65 2nd col, 1st para: insert “building heights and density” in the 2nd to last sentence

P65 2nd col, 2nd bullet: delete 2nd part (already said below)

P65 2nd col, bullets: add a 6th bullet: “the creation of a CDD and guidelines for these sites”

P66 replace “Recommendations” with “Conclusion”

Chapter 8, Principle 6

P67 remove redundant occurrences of “Metro”, “neighborhood”, “area”

P68 1st col, 1st para, last sentence: replace “on” with “in”

P69 1st col, 2nd para, insert text in parens after the sentence ending “...15 minute walk,” “(For the purposes of traffic modeling, these numbers include potential estimated redevelopment of public housing sites, however, the scope of these projects will be determined as part of the Braddock East Planning Process).”

P69 Pie charts relabeled as “Mode Share: Trips originating from outside of the neighborhood to jobs in Braddock” at top and “Mode Share: Trips that originate in the neighborhood” at bottom

P70 1st col, 1st para: remove “a much more moderate”

P71 Insert in title: “Table 1”

P72 Trip Distribution Patterns diagram correction: reduced Fayette from 5% to 2% and added 3% on to West Street. Added note which reads: “Please note that the % adds up to >100% because some streets are one way. The sum of inbound and outbound trips separately will add up to 100%”

P72 2nd col, 2nd full sentence: replace the word “uses” with the word “trips”

P73 New title to bar chart: “traffic impacts of 20-year development scenario (with enhanced TDM measures); insert identification of vertical axis: “PM Peak Hour Trips”

P74 New title to graphic: Displacement of Regional Trips by local traffic

P75 1st col, 3rd paragraph. Remove “the Walkable Neighborhood” and insert “4” after “Chapter”

P76 table: insert “projected” after 2030

P78 2nd col, 1st paragraph. Revise the 2nd full sentence to read: “The City of Alexandria recently completed a Transportation Master Plan that includes a Bicycle and Pedestrian Mobility Plan (Mobility Plan).” Next paragraph, first sentence: Remove the word “draft” and capitalize “Mobility Plan”

P79 1st col, 2nd full paragraph. Remove the word ‘draft’ and capitalize “Mobility Plan” This same change made on page 85 and 124

P79 1st col, end 3rd para, insert sentence: “The possibility of Montgomery Street as a transit route between the Braddock Metro station and other north-south routes should also

be explored. Although this one-way street is currently used as a DASH route, the future redevelopment of the blocks along both sides of Montgomery Street create an opportunity to redesign it as both more pedestrian- and transit- friendly.”

P80 1st col, 3rd para, last half of last sentence revise to read: “...existing and future TDM strategies and modification of them where necessary to achieve the goals of the Plan.”

P81 Table: fix typo on existing city parking requirements to read: “0.7 spaces/room” for hotel

P85 2nd col, 2nd bullet, remove the word draft

P86 1st col, 2nd para: remove redundant “and tailor programs”

Chapter 9, Principle 7

P87 Correct title to replace “Achieving” with “Achieve”; revise final sentence to begin “Final height and density recommendations...”

P87 Update the small graphic to reflect the revised illustrative footprint of the metro station site

P88 2nd col, final bullet, add: “, and to use more modern architecture to reflect the warehouse and industrial history of this area.”

P89 1st bullet: revise middle bit to read: “...should respect the scale...”

P91 Map: Revise legend: replace specific building heights with “low-medium, medium, and medium-tall”; remove plaza area at north end of Metro site

P92 1st col, 3rd sentence: End after “Metro site.” Next sentence reads: “Heights for the Andrew Adkins public housing site will be determined as part of the Braddock East planning process.”

P92 Section graphic: add 50-60’ height along Fayette north of Madison

P93 Map: Add asterisk to public housing sites, with corresponding note: “*height to be determined as part of the Braddock East Planning Process”; changed heights to read: yellow 30-60’, orange 61-90’ and red>90’; changed 50’ height along Fayette St north of Madison to “50-60’”; replace circled asterisk on the post office site with a circle for better legibility; removed plaza from northern end of Metro site.

P96 Illustrative Plan title replaced with: “Development Sites”; program numbers removed from development sites’ boxes

P97 Chart: Replace column title “zoning district” with “Current Zoning”; Replace cells in the Proposed FAR and Max height columns in the pub housing segment of the chart with “TBD”; Insert Notes 7-9 to further explain chart; numbers updated consistent with discussion at City Council

P98 Insert new Land Use chart to reflect recommended zoning, required land use and preferred land use, as well as the following text: “The implementation phase will include the creation of a parking overlay district and a retail focus areas district consistent with the guidelines set forth in the Plan. In addition, a coordinated development district (CDD) will be established for the Metro site and the public housing sites. The latter will be determined as part of the Braddock East planning process.”

P98 Remove existing parcel table (redundant with development table page 99)

P99 Graphic: Remove building heights within the Adkins block; updates to the Existing Parcel and Proposed Development table consistent with the development table page 97. (This on page 100 in the updated document)

P99 1st col, 1st para: replace “100-150 room hotel” with “200 room hotel” (This is on page 100 in the updated document)

P100 1st col, 1st para: remove 2nd portion of sentence “as well as the anticipated height and scale of proposed development on the adjacent Andrew Adkins site.”

P101 1st col, 1st para: insert at the end of the paragraph “On-site parking for the office building will be underground.” (This is on page 102 in the updated document)

P102 Remove existing parcel table (redundant with development table page 103)

P103 Graphic: Remove building heights within the Adkins block; remove Proposed Development portion of the table. (This is on page 104 in the updated document)

P104 1st col, 2nd para: Revise 1st sentence to read: “The Plan envisions that the ARHA-owned site will be redeveloped with mixed-income housing at a high enough density to include public housing.” (This on page 105 in the updated document)

P104 2nd col, end of 1st para revised to read: “Within the central portion of the block, the residential buildings could be higher. The design of all buildings should emphasize a gradual increase in height from east to west with step-backs.” (This is on page 105 in the updated document)

P105 1st col, 2nd para, 1st sentence: remove “...of up to 77’ in height...”; insert “taller” before mixed-use (This is on page 106 in the updated document)

P105 1st col, 2nd para, 4th sentence: remove “126,000 gsf” (This is on page 106 in the updated document)

P105 2nd col, 1st para, 2nd sentence: replace “will” with “has the potential to” (This is on page 106 in the updated document)

P105 2nd col, 2nd para. Remove last sentence re mature trees. Redundant. (This is on page 106 in the updated document)

P106 Remove existing parcel table (redundant with development table page 107)

P106 caption. Insert “Illustrative” before the word “view” (This is on page 107 in the updated document)

P106 2nd column, 2nd para. Remove the hyphen from the word “deconcentrate” (This is on page 107 in the updated document)

P107 Update the Existing Parcel and Proposed Development table consistent with page 97. (This on page 108 in the updated document)

P110 2nd col, last para: replace “North” with “Northern” (This on page 111 in the updated document)

P111 2nd col, last para: replace TMA with TMP (This on page 112 in the updated document)

P112 8th line under Affordable Housing. 2nd sent, insert “is expected” so the beginning of the sentence reads, “Currently, a contribution is expected in the amount of.. ” (This is on page 113 in the updated document)

P112 1st col, 3rd sentence under Affordable Housing: replace “be followed” with “apply” (This is on page 113 in the updated document)

P112 1st col, 4th sentence under Affordable Housing: replace “be used for” with “assist with”; remove next instance of “to assist with” replace next instance of “to assist” with “or” (This is on page 113 in the updated document)

Chapter 10 Implementation Strategy

P117 1st col, last para, last sentence revised to read: “This process will be a regular and public opportunity to show how the City is implementing the Plan. The purpose is to report to and get input from the community where appropriate...”

P117 2nd col, 1st para, 1st full sentence, revise to: “Some technical or code issues cannot be open to debate...”

P120 1st col, 1st para: replace “on the following page” with “below”; revise “777,000” with “770,000”

P121 1st col, 1st full para, 2nd sentence: replace “...amenities in a far shorter period of time” with “...amenities far sooner.”

P121 1st col, 4th sentence: revise beginning to read: “All indications drawn from the last 20 years anticipate that such demand will remain and even increase in the foreseeable future...”

P122-126 Recommendations: These were reformatted and completed.

Appendix A: Design Guidelines

P128 1st paragraph. Insert “that” and “is” in 2nd half of sentence to read: “...ensures that new development is compatible in this historic area.”

P128 1st col, 2nd sub-bullet: replace “lessened” with “reduced” and “reduces” with “mitigates”

P134 caption, remove 2nd “at”

P134 correct caption to replace "at left" with "above".

P140 1st col, 1st para after the bullets: remove redundant “coordinated with the”

P141 2nd col, sub-bullet #1: at the end insert: “...along portions of Fayette and Henry Streets. See Building Height and massing Diagram in Chapter 9 for specific locations).”

P147 1st col, add a final bolded bullet in number 7: “Architectural Style. The Plan recommends the use of more modern architectural style in the northern part of the neighborhood to reflect the warehouse and industrial history of this area.”

Appendix B Plan Process

P158 1st col, end of first para: delete: “and up to 70’-90’ feet on the Adkins block.”

Insert: “At Adkins, while people agreed about limiting building on the edges to 3 stories and allowing taller buildings in the center, there was no consensus about what the middle heights should be. Many expressed concern with the maximum 90’ proposed.”

P158 2nd col, 1st para, last sentence: replace the words “experiment in” and insert the word “development” after “housing.”

P159 Caption: remove “some of the many comments” to read: “Transportation Work Session #4”