Meeting Agenda

- Welcome and Introductions
  - New Members
- Follow-Up Items from Prior IAG Meeting
- 1-Acre Community Park Design Process
- Fayette Streetscape Project
- Development & Retail Update
- ARHA Update
- Braddock Gateway Development Project
- Other Business
# Developer Contributions

## REVENUE: DEVELOPER CONTRIBUTIONS

<table>
<thead>
<tr>
<th>Development Project</th>
<th>BMNP Open Space Fund (osf)</th>
<th>BMNP Community Amenities Fund (caf)</th>
<th>Affordable Housing Trust Fund (HTF) - Braddock Fund</th>
<th>TOTAL Contributions</th>
<th>Cash Received-to-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Asher (621 Payne St)</td>
<td>$210,781</td>
<td>$90,969</td>
<td>$374,000</td>
<td>$675,750</td>
<td>$675,750</td>
</tr>
<tr>
<td>The Belle Pre (800 N. Henry St)</td>
<td>$360,524</td>
<td>$155,025</td>
<td>$460,000</td>
<td>$975,549</td>
<td>$975,549</td>
</tr>
<tr>
<td>The Bradley (1260 Braddock Place)</td>
<td>$604,689</td>
<td>$92,570</td>
<td></td>
<td>$697,259</td>
<td>$697,259</td>
</tr>
<tr>
<td>Braddock Gateway: Phase 1 (1219 First St)</td>
<td>$284,068</td>
<td>$122,539</td>
<td>$500,000</td>
<td>$906,607</td>
<td>$0</td>
</tr>
<tr>
<td>Braddock Gateway: Phase 2 (1100 N. Fayette St)</td>
<td>$419,537</td>
<td>$121,633</td>
<td>$500,000</td>
<td>$1,041,170</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$1,879,600</strong></td>
<td><strong>$582,736</strong></td>
<td><strong>$1,834,000</strong></td>
<td><strong>$4,296,335</strong></td>
<td><strong>$2,348,558</strong></td>
</tr>
</tbody>
</table>

## AVAILABLE FUNDS: ALL

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>BMNP Open Space Fund (osf)</td>
<td>$965,213</td>
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<tr>
<td>BMNP Community Amenities Fund (caf)</td>
<td>$338,564</td>
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<tr>
<td>Housing Trust Fund (HTF) - Braddock Fund</td>
<td>$834,000</td>
</tr>
<tr>
<td>Capital Improvement Program Funds (CIP)</td>
<td>$339,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$2,476,777</strong></td>
</tr>
</tbody>
</table>

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1The Asher open space contribution was deducted to fund the demolition of 600 N. Henry Street for Interim Open Space
Interim Open Space Cost Summary

- **Budget Components for 600 North Henry**
  - Developer Contributions (Asher): $210,000
  - Rent from 600 N. Henry: $301,800
  - Total City Budget: $511,800

- **Donations solicited by City Staff:**
  - Site Furnishings Loans: $30,000 (approximate value)

- **Expenditures**
  - Total Demolition: $254,800
  - Total Park Improvements: $226,600
  - Per-Square Foot Costs **: $10/sf
1-Acre Community Park Design Process

Why Are We Doing This?

• Demonstrate City’s commitment to 1-acre park
• Allow the park design to influence the private development
• Provide an incentive for development
• Ensure that the park reflects the intent of the Braddock Metro Neighborhood Plan
• Position ourselves to be ready when USPS disposes of property
1-Acre Community Park Design Process

• The Braddock Metro Neighborhood Plan recommends a one-acre park on the 600 block of North Henry Street (Wythe St. Post Office block);
• In 2010, the City acquired a ½ acre parcel at 600 North Henry Street; currently the Interim Open Space;
• The City’s Capital Improvement Program (CIP budget) provided funding for hiring a design consultant for the one-acre park, and the landscape design firm Andropogon Associates was recently hired through a competitive selection process.
1-Acre Community Park
Design Principles

*Park Priorities/Design Requirements*

- Overall intent is to serve the neighborhood public park and open space needs
- Simplicity – defined as a clarity and coherence in design
- Provide significant green areas with seating
- Park space should be overtly public
- Don’t replicate nearby parks in design or program
- Maximize the visibility of the park and uses, while providing a buffer from Route 1
- Multi-generational
- Reinforce the safety and security of park users and neighbors, particularly through
- Pedestrian lighting
- Park should assist the success of retail and vice versa
1-Acre Park Principles

Park Considerations / Secondary Requirements

- Provide a gathering or event area with flexible / multiple uses
- Utilize sustainable methods and approaches, including maintenance considerations
- Integrate elements of the local history and art into the design, subtle in expression
- Accommodate multiple functions in the majority of spaces and features
- Potential water feature, blended with overall design, not as a focal element, natural, white noise
- Incorporate non-traditional play areas
- Pet smart, without designated pet areas
Fayette Streetscape Project
Fayette Streetscape Project
Development Update

- Old Town Commons
- The Bradley
- Durant Center/Playgrounds
Retail Update

• The HENRY: FULLY LEASED
  • Accessible Patient Care – (Urgent Care) is under construction – likely 3 months from opening
  • Dr. Calligan – Dentist - Open
  • Capital Chiropractor - Open

• BELLE PRE: FULLY LEASED
  • Nail Salon is opening between Sugar Shack and Lost Dog Café.

• THE ASHER: 1,500sf to Lease
  • Broker (Melissa Webb) indicated that the use could be anything but a full service restaurant because it is not vented.

• MASON SOCIAL – Opened in the former Esmerelda’s restaurant.