Braddock Metro Neighborhood Plan Implementation

Braddock Implementation Advisory Group Meeting

November 7, 2012

Alexandria Black History Museum

Meeting Agenda

- Welcome & Introductions
- Braddock IAG Vacancy Replacement Process
- Braddock IAG Role in Future Park Planning Meetings
- Park Planning Discussions
- Community Feedback
- Next Steps

Braddock IAG Vacancy Replacement Process

- Who Compiles Slate?
  - Braddock IAG Nominating Committee
  - Braddock IAG
  - City staff
- How is the Replacement Selected?
  - Mayor Selection
  - Braddock IAG Secret Ballot
  - Braddock IAG Public Vote
  - City Manager Selection

Braddock IAG Role in Future Park Planning Efforts

The mission of the BIAG is, in part, to make certain design-related recommendations, including:

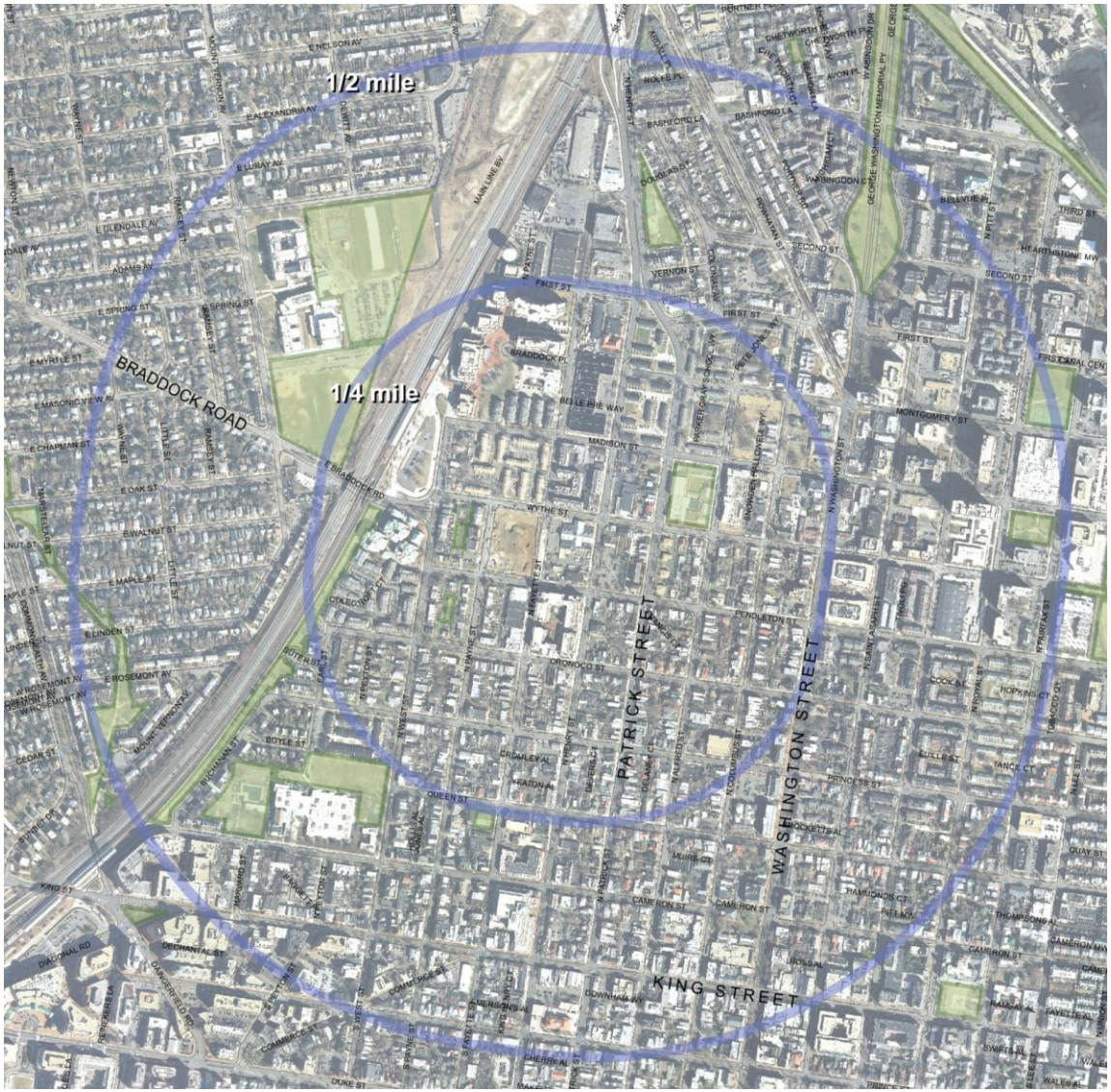
- Species of trees
- Streetscape
- Furniture
- Park Programming
- Design and placement of historical interpretive signs or markers

While recognizing the parameters of City-wide policy, technical or code issues

Framework for Park Planning

- Demographics
- Needs Assessment
- Existing and Proposed Neighborhood Parks
- Park Configuration Options
- Park Programming Elements

Demographics



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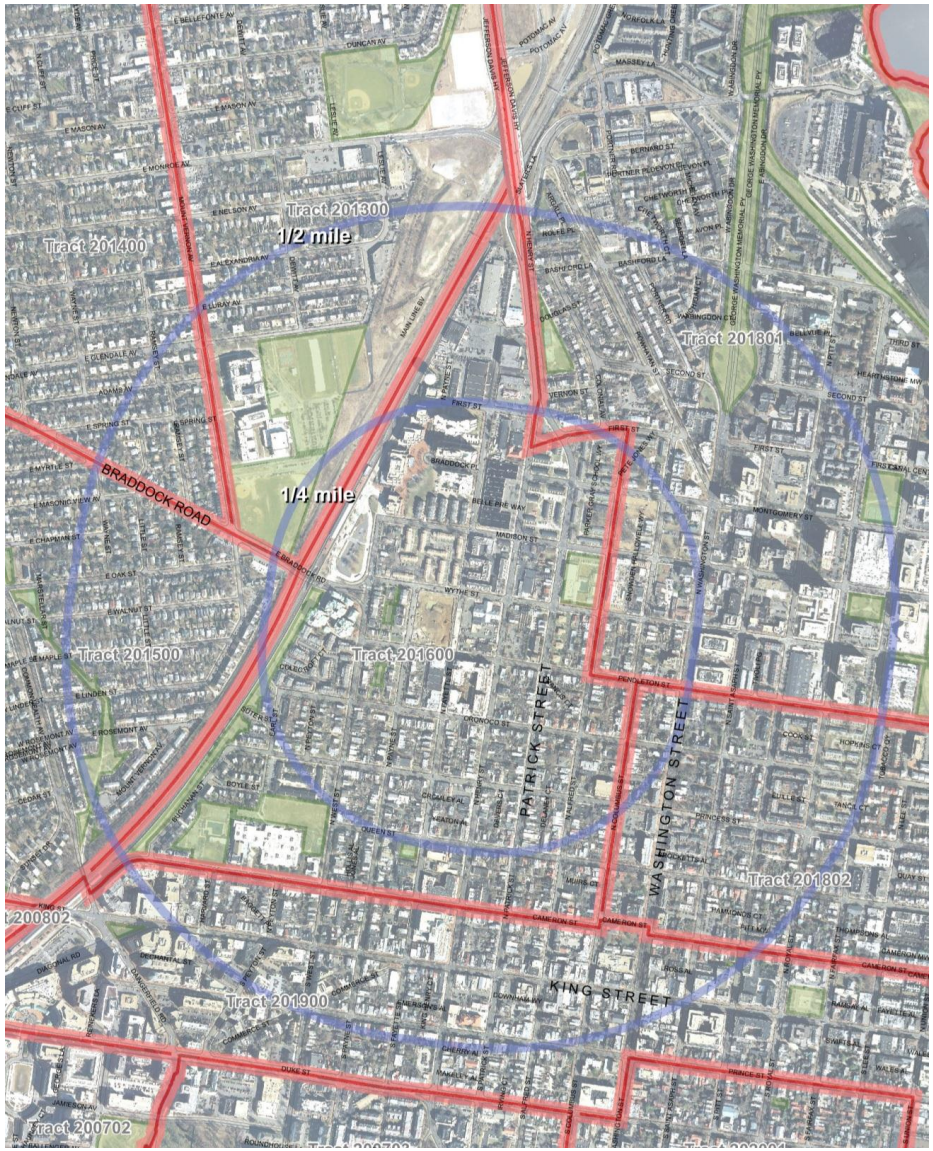
Population



- 1/4 - mile radius
  - 4,370 people
- 1/2 – mile radius
  - 11,367 people
- Tract 2016
  - 4,893 people

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Recent Development

- Census Tract 2016
- 2000 Population 4,089
- 2010 Population 4,893
- +804 people +20%

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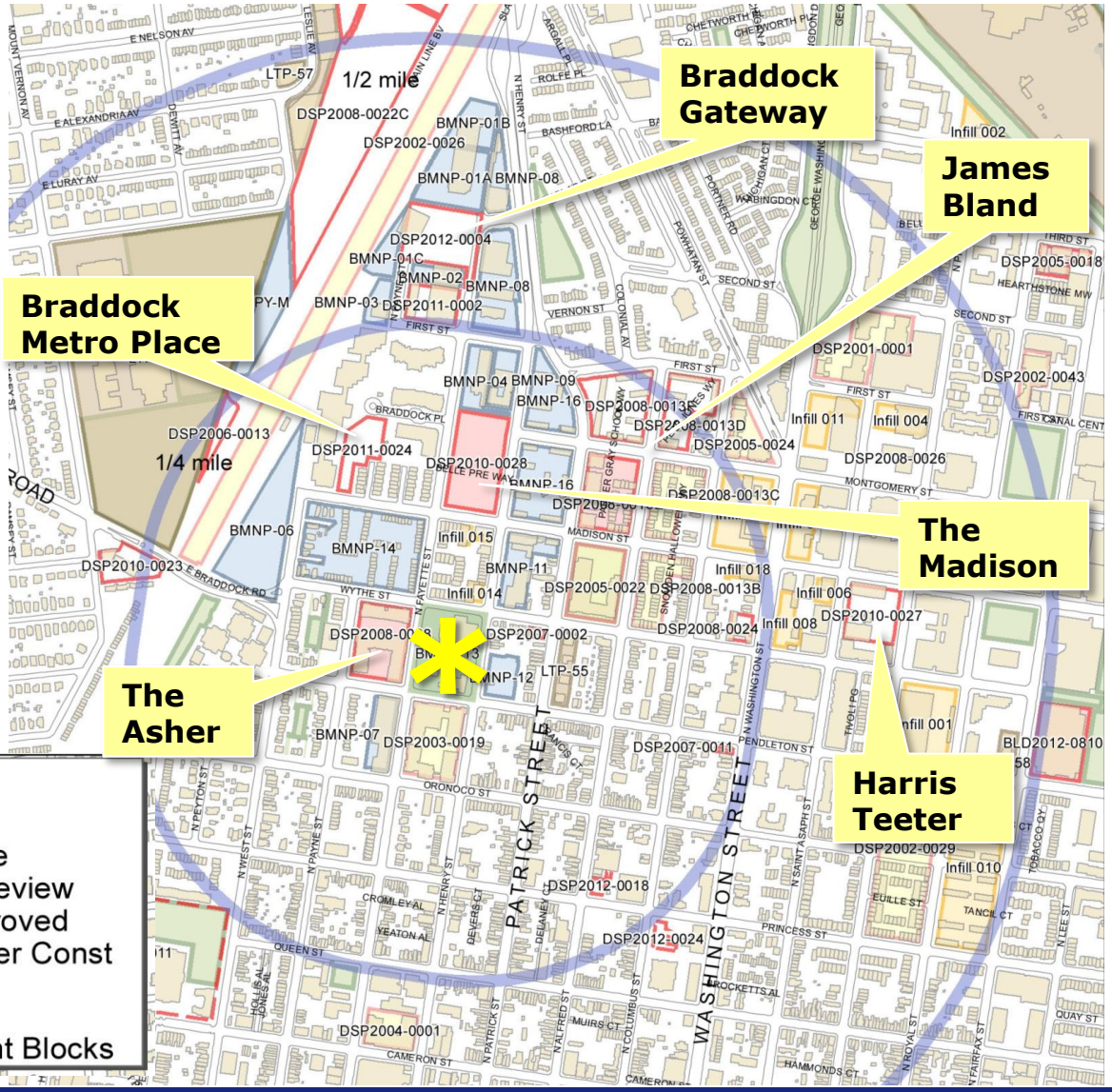
Current and Potential Development



Project Type and Status

- Built 2010 or Earlier
- Built Since 2010 Baseline
- Development Case, In Review
- Development Case, Approved
- Development Case, Under Const
- Potential Infill
- Long-term Potential
- Master Plan Development Blocks

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Age Distribution

Summary	Citywide	¼ mile Radius of Post Office block	½ mile Radius of Post Office block
Percent age 0 - to 5	8.1%	8.8%	8.1%
Percent age 6 - to 17	9.0%	10.1%	8.1%
Percent age 65 and older	9.1%	5.4%	10.4%

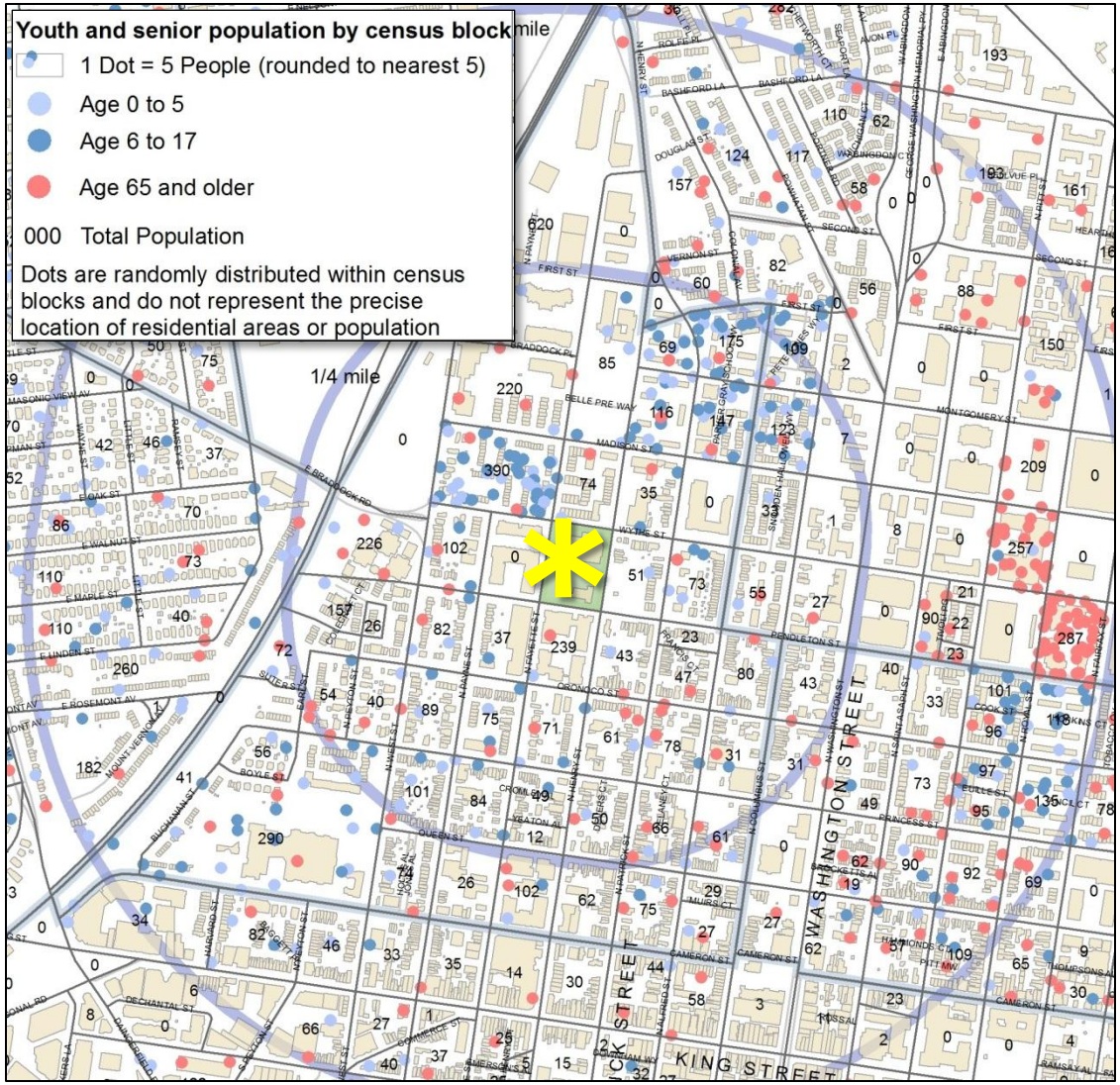
Population for Specific Developments

Census block statistics for major Braddock Metro area projects

Project	Housing Units	Households	Popu-lation	People/ Household	Age 0-5	Age 6-17	Age 65+
The Henry (condo)	166	151	239	1.58	7	0	5
Potomac Club (apartments)	480	410	620	1.51	18	6	12
Braddock Lofts (condo)	39	38	74	1.95	3	1	4
The Prescott (condo)	64	60	102	1.70	4	3	12

These projects make up all the population of a census block in the 2010 Census.

Children and Seniors



- 1/4 - mile radius
  - 388 age 0 to 5
  - 441 age 6 to 17
  - 238 age 65 +
- 1/2 – mile radius
  - 921 age 0 to 5
  - 918 age 6 to 17
  - 1179 age 65 +

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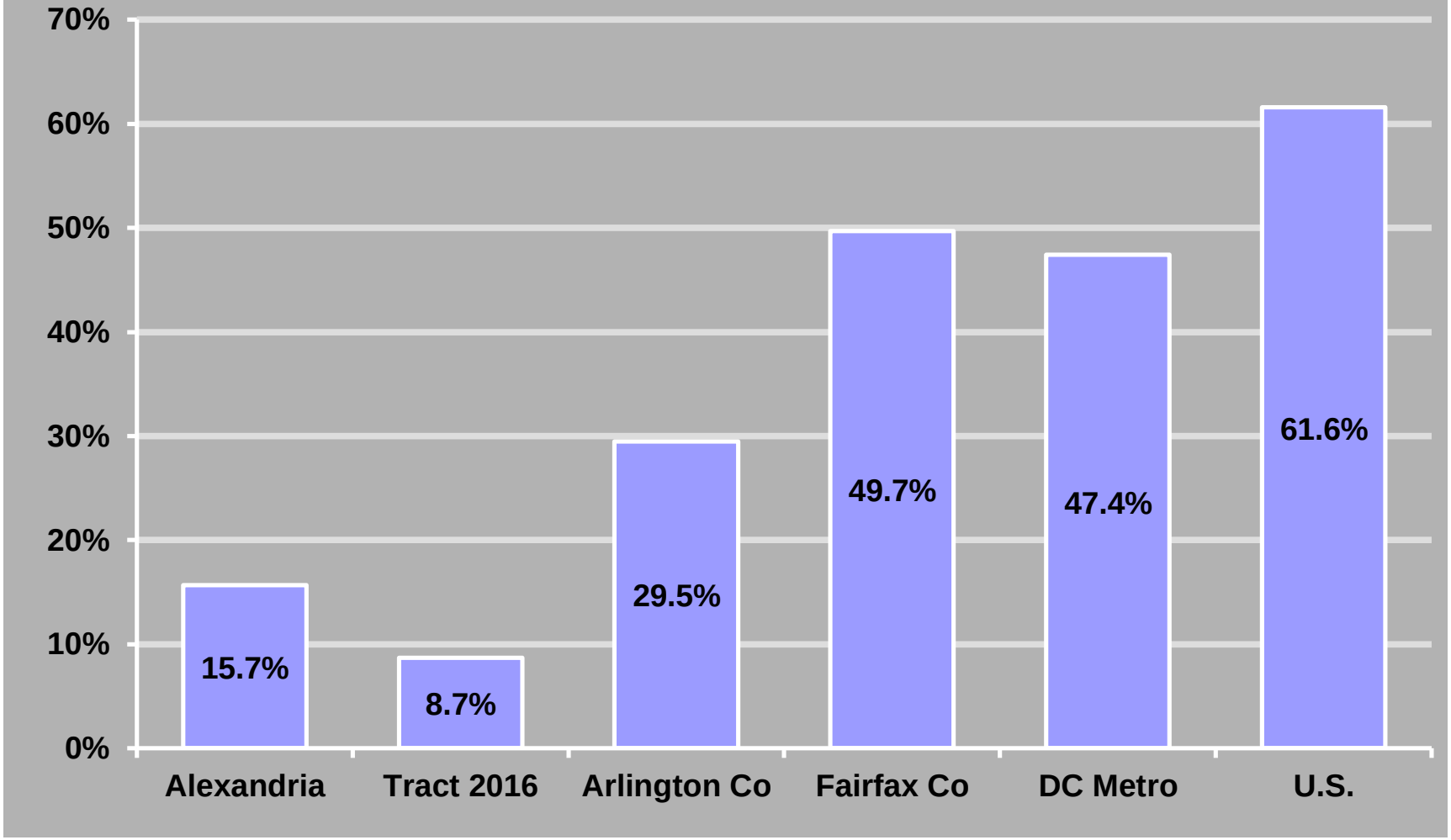
Percent of Housing Single-Family Detached

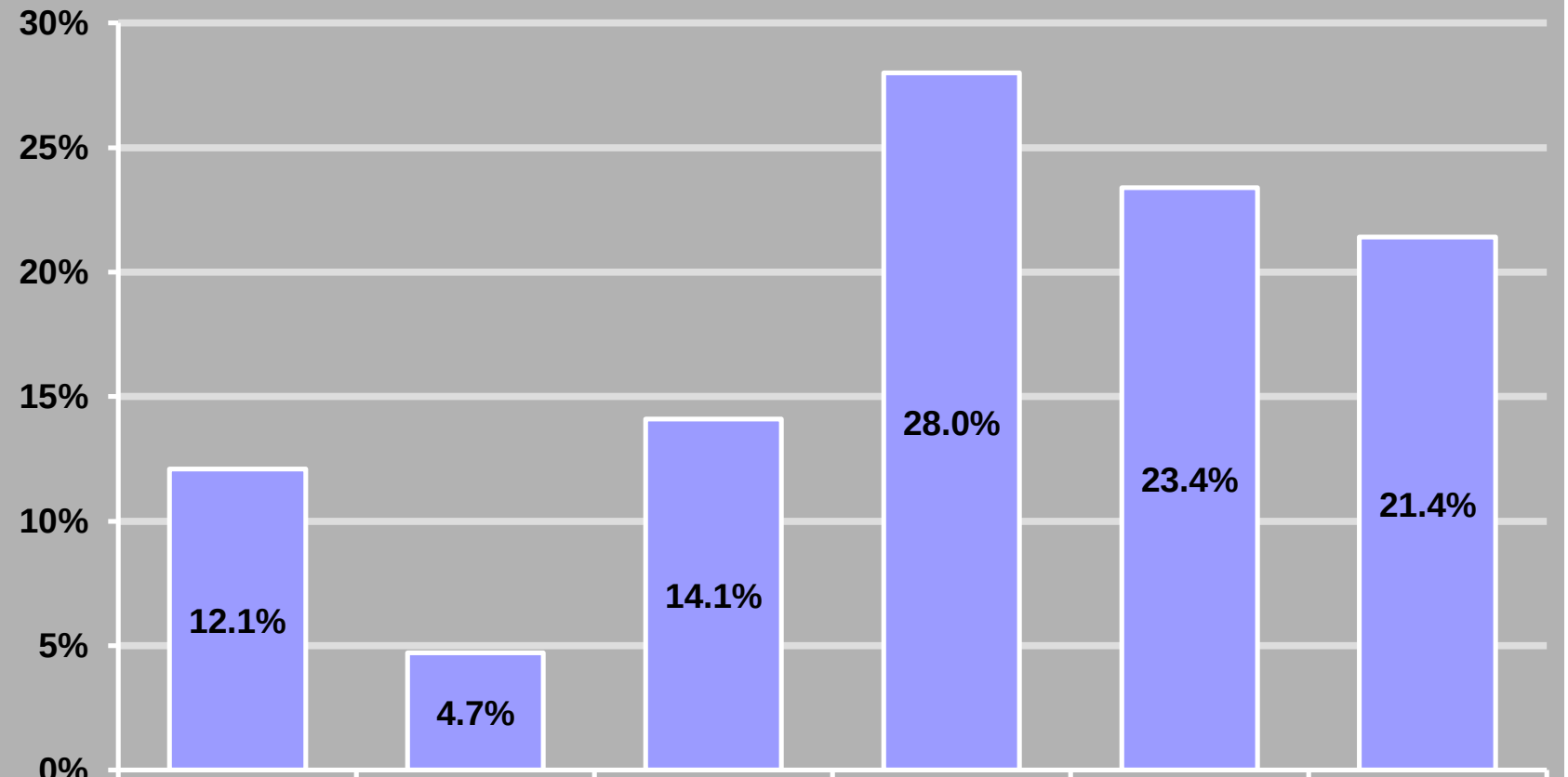
American Community Survey 2005-2009, 5-year Average



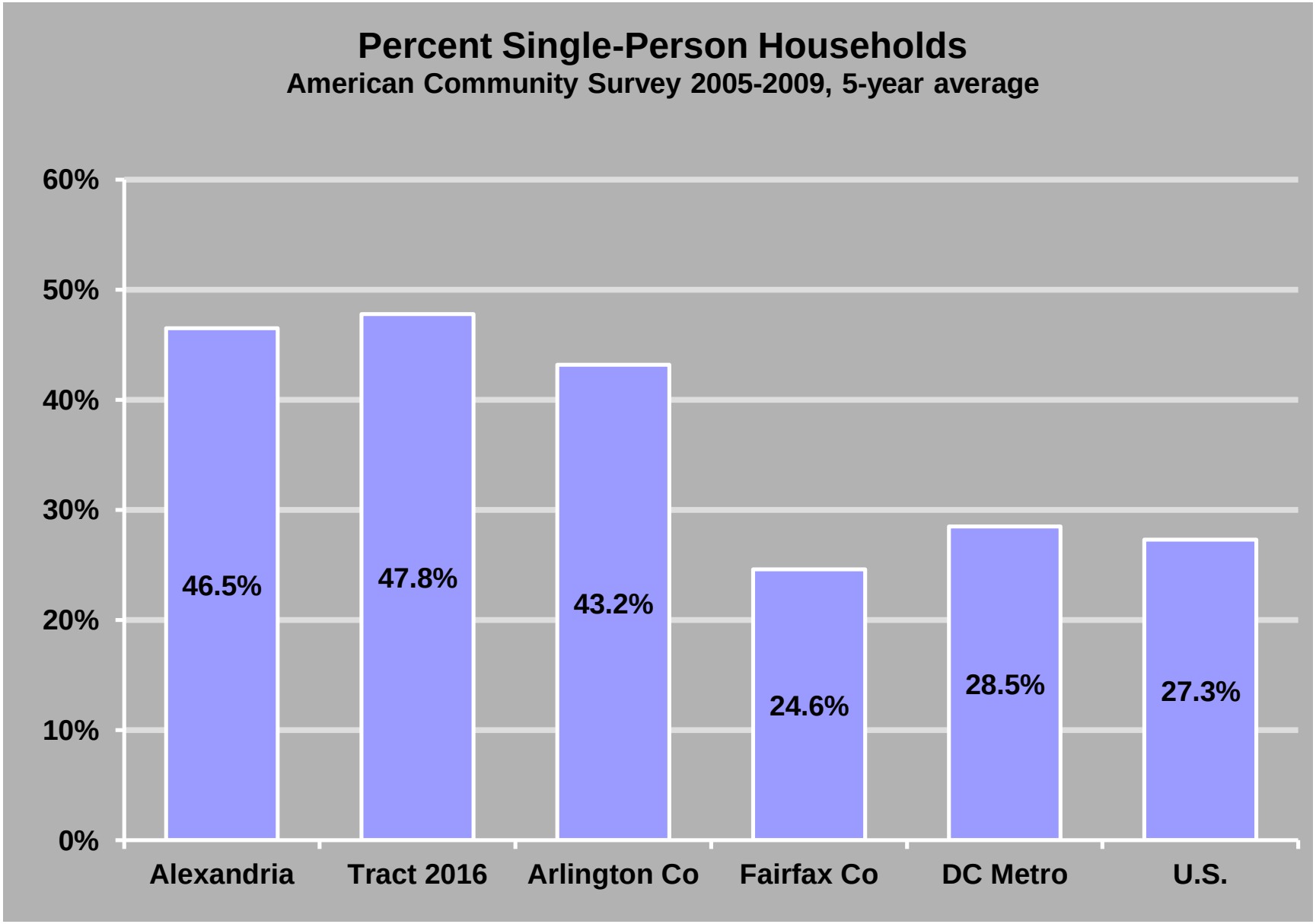
Census 2010

Percent of Households Married Couples with Own Children Under 18

American Community Survey 2005-2009, 5-year average

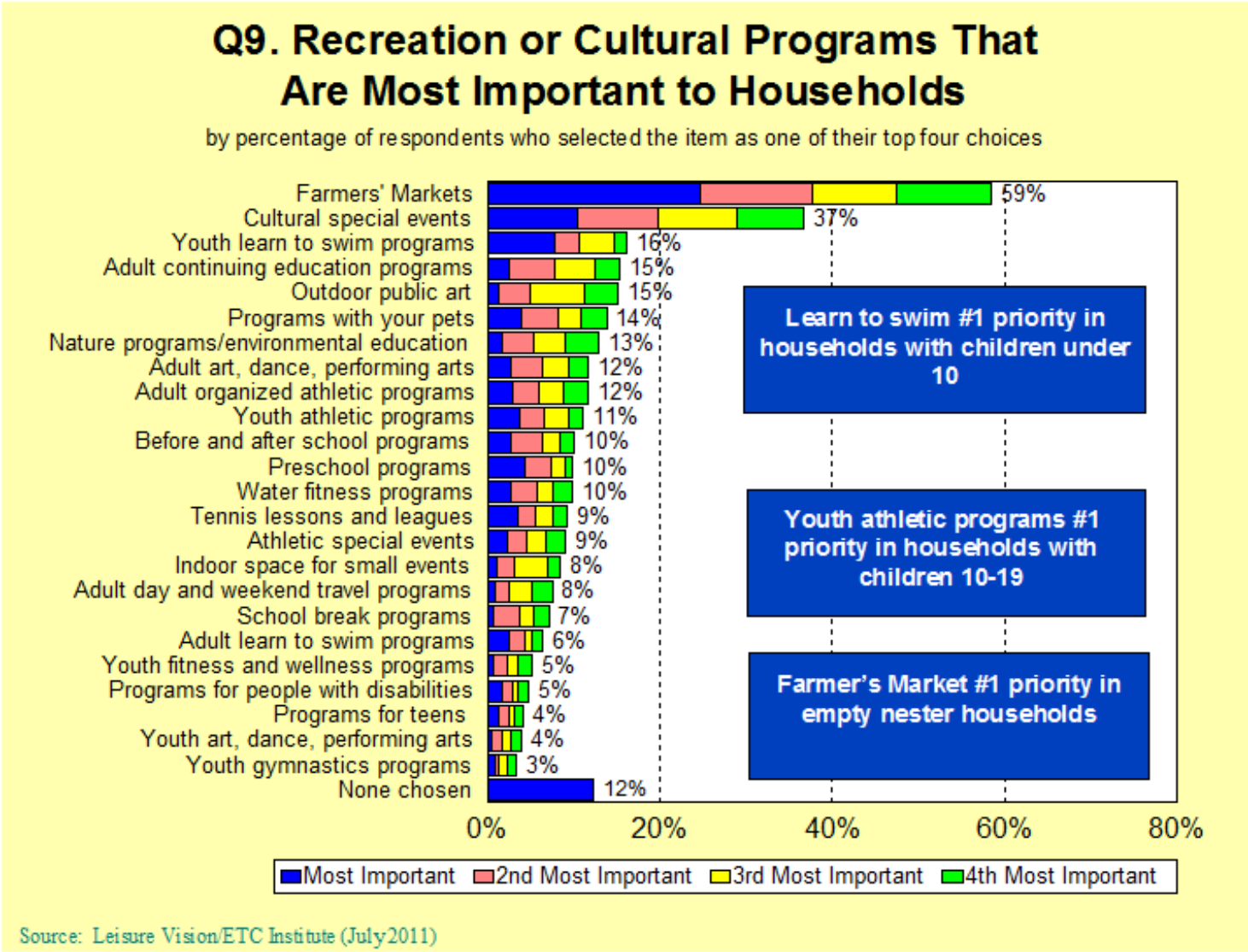


Census 2010


Percent Single-Person Households
American Community Survey 2005-2009, 5-year average
60%
50%
40%
30%
20%
10%
0%
46.5%
47.8%
43.2%
24.6%
28.5%
27.3%
Alexandria
Tract 2016
Arlington Co
Fairfax Co
DC Metro
U.S.

Census 2010

RPCA Needs Assessment



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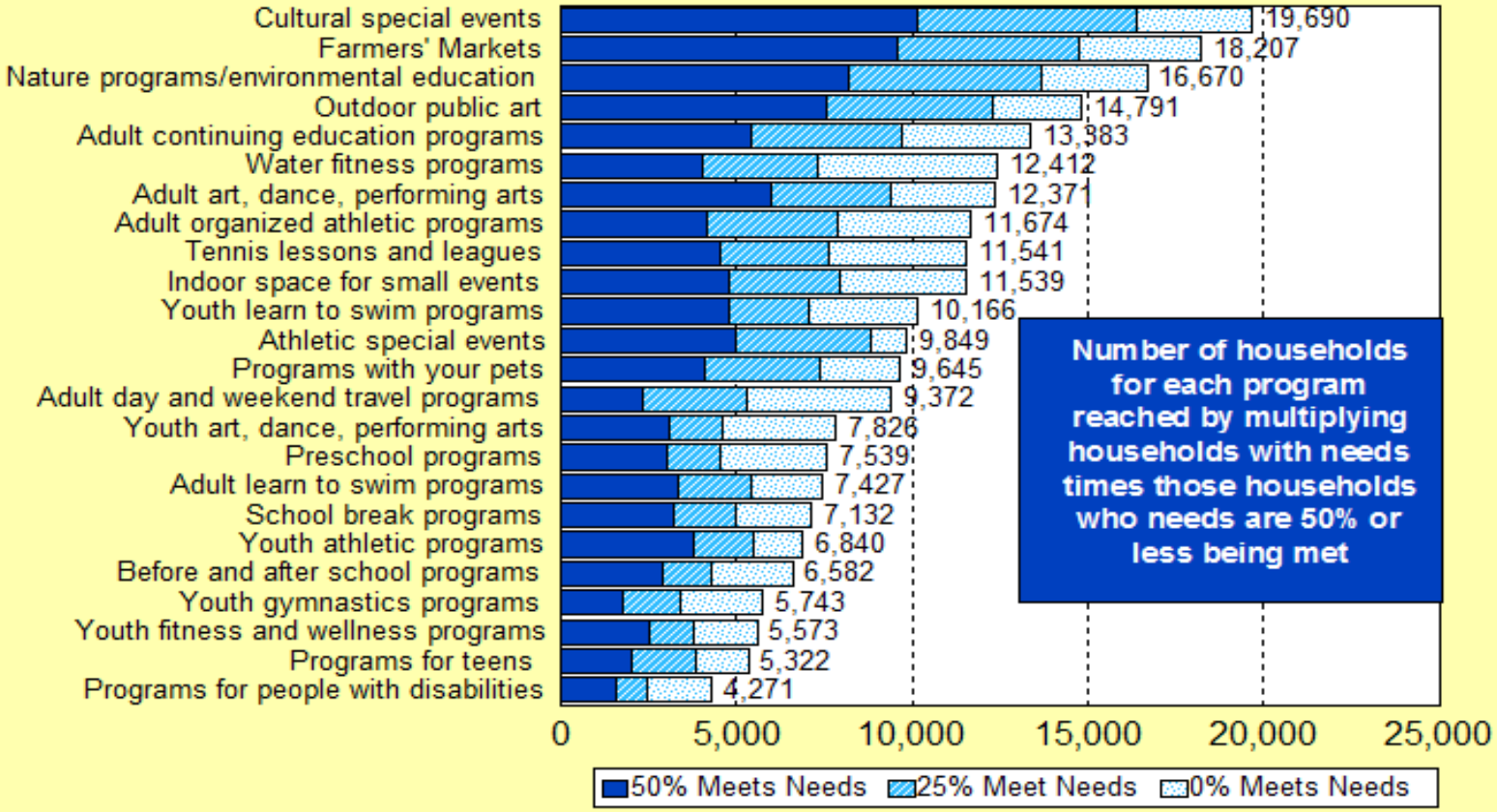
RPCA Needs Assessment

Q8c. Estimated Number of Households in Alexandria Whose Needs for Recreation or Cultural Programs Are Only Being 50% Met or Less

by number of households based on 62,860 households in Alexandria



Source: Leisure Vision/ETC Institute (July 2011)

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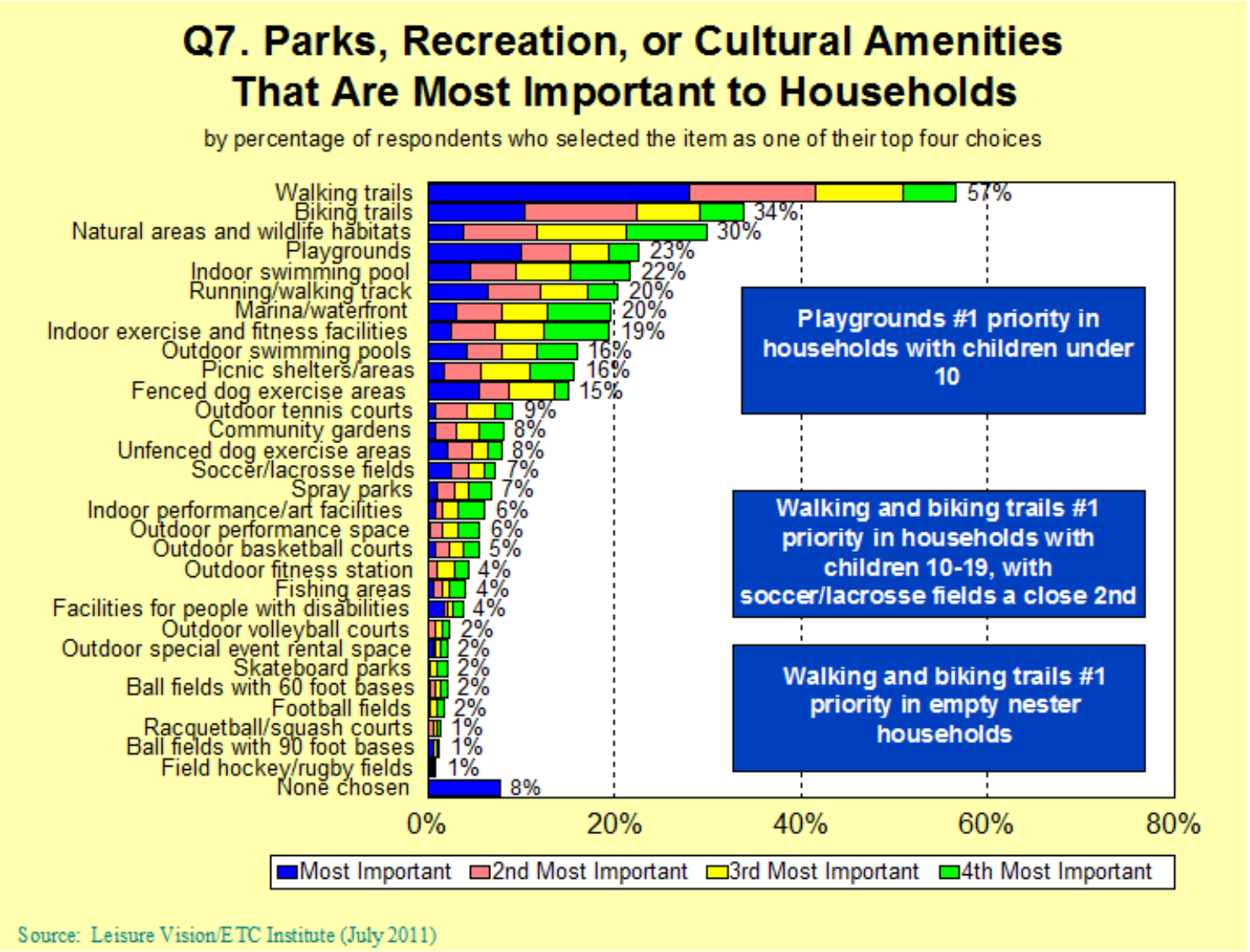
RPCA Needs Assessment



Source: Leisure Vision/ETC Institute (July 2011)

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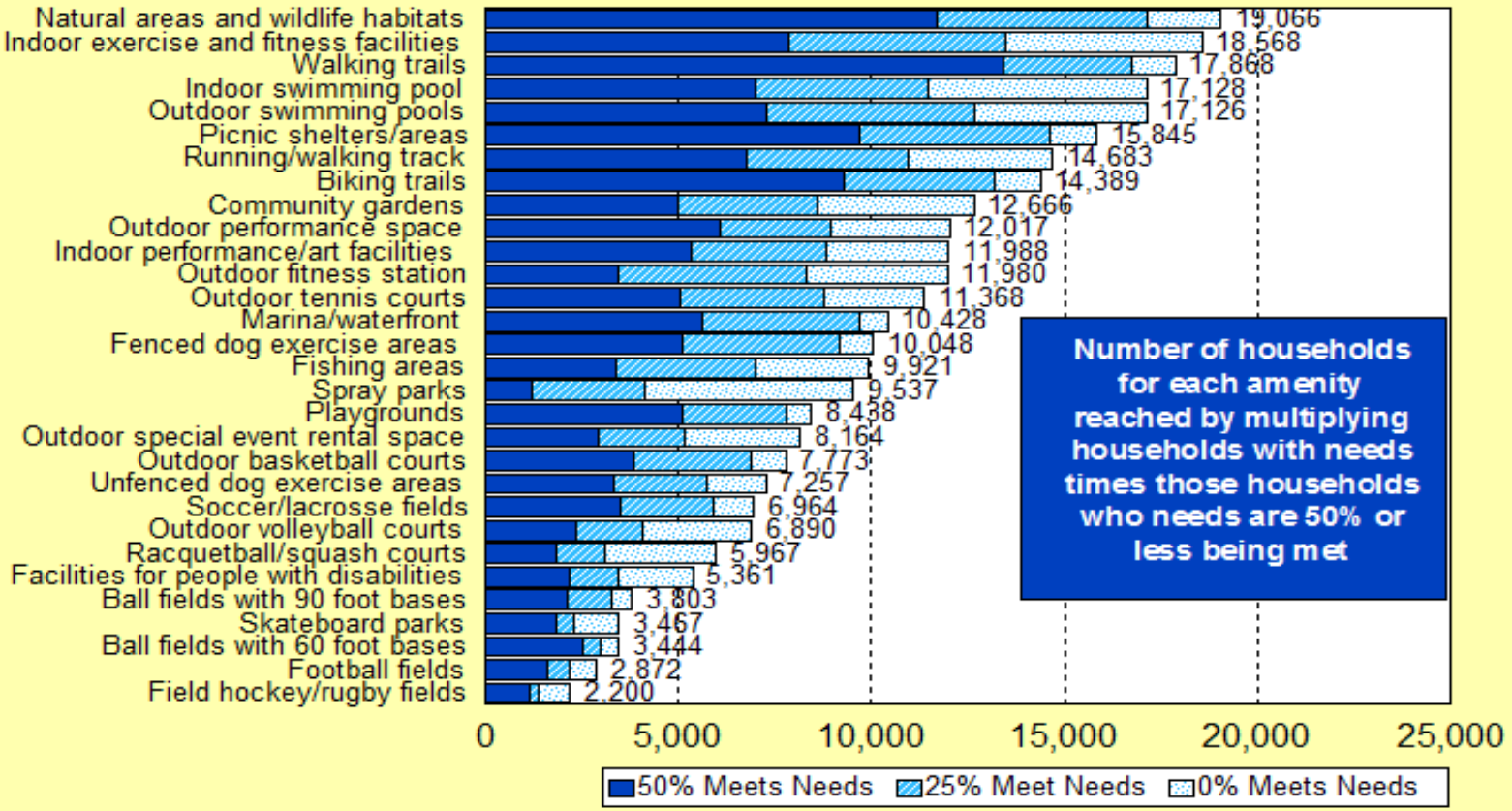
RPCA Needs Assessment

Q6c. Estimated Number of Households in Alexandria Whose Needs for Parks, Recreation, or Cultural Amenities Are Only Being 50% Met or Less

by number of households based on 62,860 households in Alexandria



Source: Leisure Vision/ETC Institute (July 2011)

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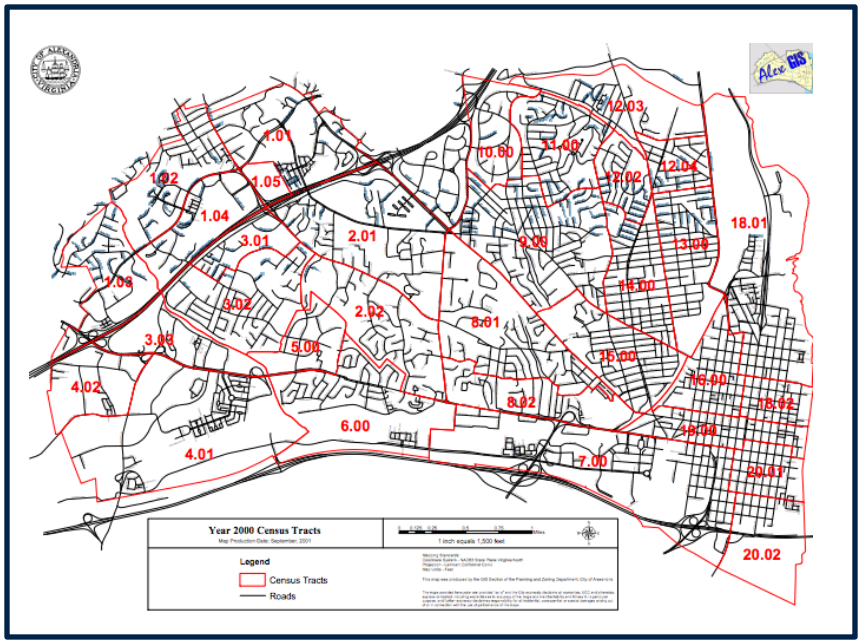
RPCA Needs Assessment

Park Facilities and Programs only met 50% or less in Census Tract 16.00 (Braddock Small Area)

Community gardens	0%
Spray Park	0%
Programs for Pets	0%
Fishing Areas	25%
Tennis Lessons	25%
Youth art, dance, performing arts	**25%**
Nature Programs	25%
Running/Walking Track	50%
Fenced Dog Area	50%
Unfenced Dog Area	50%
Outdoor Fitness Station	50%
Outdoor Tennis Courts	50%
Skateboard Park	50%
Outdoor special event rental space	**50%**
ADA Facilities	50%
Adult learn to swim	50%
Adult art, dance, performing arts	**50%**
Adult Organized Athletic Programs	50%
Indoor Space for Small events	50%
Outdoor public art	**50%**



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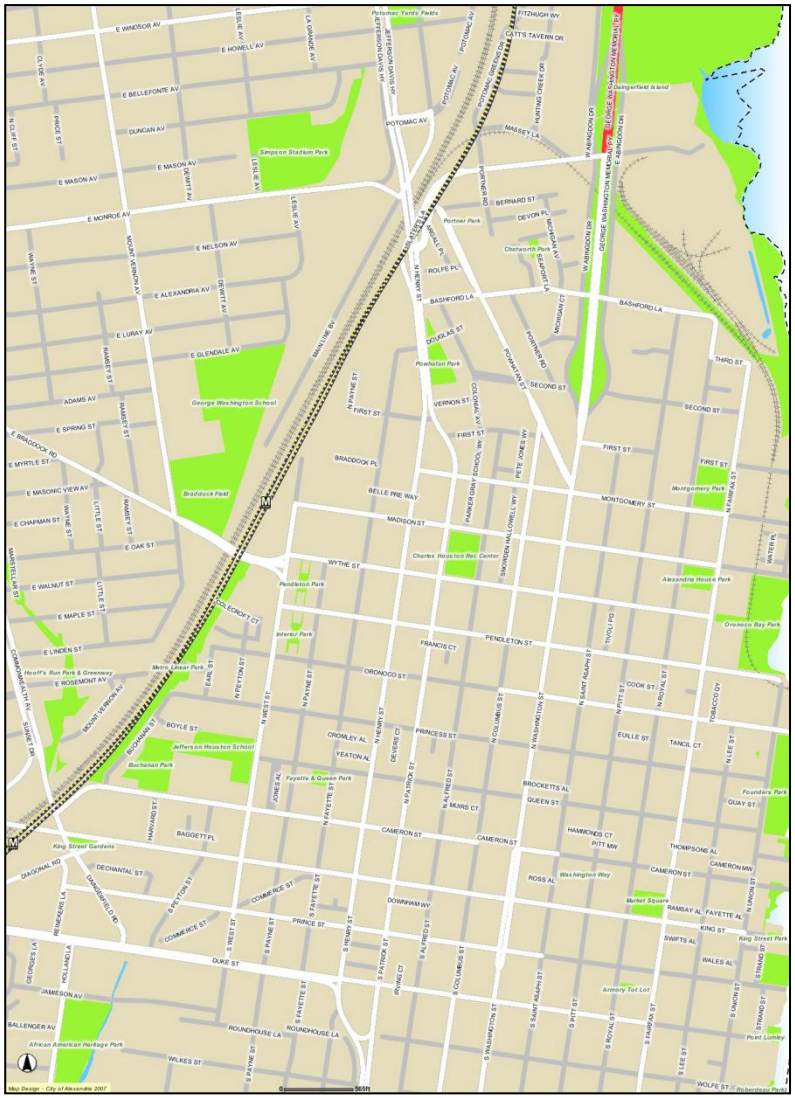
Existing and Proposed Parks



Legend for Parcel Map

- Metrorail Stations
- City Boundary
- Metrorail Tracks
  - Blue
  - Yellow
  - Yellow-Blue
- Road Labels
- Road Centerlines
  - Arterial,Primary Collector,Residential Collector
  - Expressway
  - Other Roads
- Railroads
- Parks
- Water
  - Potomac River
  - Other
- City of Alexandria

Date Created: 11/5/2012

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Park Configuration Options

- Is park phasing addressed?
- Does the option create an Interim Park or Phase 1 Park?
- Should the existing building remain (in whole or part) or be demolished?
- What is the impact of solar orientation?
- What is the relationship of the park to existing and proposed buildings?
- Does the option create a well-defined separation between public and private zones?
- What is the park's visibility and access to/from Route 1?
- Does the option buffer the traffic and street noise of Route 1?
- Does the option impact your feelings or perception of public safety?
- Are there any impacts to park programming possibilities?

Community Feedback