

# BRADDOCK METRO NEIGHBORHOOD PLAN

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**OVERVIEW**

This *Status of Implementation Report* provides a summary of implementation activities for the Braddock Metro Neighborhood and Braddock East Master Plans during the time period of June 2015—May 2016. A matrix tracking implementation tasks is attached to this report.

## Recent Implementation Activity

### Future 1-Acre Braddock Park

The planning process for the proposed 1-acre park, which began in early 2015, has culminated in a final concept plan to be presented to the Park and Recreation Commission for approval on June 16. The draft concept plan provides a program framework for the future development of the park. The intent is that the park design precedes development so that it can influence and incentivize future growth, as well as ensure that the design reflects the intent of the Braddock Metro Neighborhood Plan.

The Guiding Principles for the future park program were established by the Implementation Advisory Group in 2013 and guided the design direction.



### Fayette Streetscape

In accordance with Advisory Group recommendations in 2014, City staff developed a construction plan and budget for the Fayette Street streetscape improvements from Oronoco Street to Queen Street. The design of the streetscape is anticipated to be finalized by the end of July and contracted by the end of August. Staff will work with the selected contractor to organize a community meeting during the summer to discuss plans and answer questions. Project completion is expected in the fall of 2016. This project is funded by the Braddock Metro Neighborhood Plan Community Amenities Fund, a combination of developer and City dollars.

### Retail

- With the opening of Studio Barre on N Fayette Street, all of the retail space located in new development projects has been leased.





*Braddock Gateway encompasses a multi-phased transit-oriented approach to development that will include three multi-family buildings with ground floor retail, a community park, and various streetscape improvements.*

## Recent Implementation Activity *continued*

### Ongoing and Future Development Projects

- **601 N Henry Street**  
In October 2015, City Council approved the construction of 17 residential townhouses at 601 N Henry Street, the site of a surface parking lot formerly used by USPS employees. The townhouses are approved to be four stories tall, with garage parking, roof decks, and ground-level open space. The project also includes streetscape improvements and a monetary contribution toward neighborhood open space. City staff recently approved the final site plan and expects construction to begin in the next few months.
- **ARHA RFP 14-02**  
In 2014, the Alexandria Redevelopment Housing Authority (ARHA) initiated a process to redevelop five sites in its portfolio based on its 2012-2022 Strategic Plan, two of which are located in the Braddock area. The City is assisting ARHA with the community engagement process for the redevelopment. In early March 2016 ARHA selected development partner groups for the sites, as follows:
  - Andrew Adkins - Alexandria Opportunity Housing LLC, an affiliate of Clark Realty
  - Samuel Madden Homes (Uptown) - Alexandria Opportunity Housing LLC, an affiliate of Clark Realty
  - Hopkins-Tancil Courts - EYA/Penrose/JBG
  - ARHA Administration Building - EYA/Penrose/JBG
  - Cameron Valley - Bozzuto/Wesley Housing

Per ARHA Resolution 611, the sequencing of the redevelopments and all business terms related to the purchase and sales of the sites will be negotiated over the next several months “pursuant to negotiation of a Relocation Plan, available funding, and the market.” ARHA is currently participating in the Old Town North Small Area Planning process. This planning area includes Hopkins-Tancil Courts and the ARHA Administration building.

- **Braddock Gateway, 1200 N Fayette Street**  
In April 2016, City Council approved a request for an amendment to a previously-approved CDD Concept Design Plan to revise building height and configuration, road location and circulation, and location/mix of uses.  
  
The project encompasses a multi-phased transit-oriented approach to development that will include three multi-family buildings with ground floor retail, a community park, and streetscape improvements. The first phase is currently under construction at the intersection of First and Fayette Streets. When completed, Phase 1 will have up to 270 residential units and 1,500 square feet of retail.  
  
The second phase will include a mixed-use building with approximately 253 residential units, and 9,000 square feet of ground floor retail along Fayette Street. The 2/3 acre community park and associated road will also be in Phase 2.  
  
The third and final phase for the CDD will include approximately 288 residential units and 8,000 square feet of ground floor retail. The retail will front on the new community park and Fayette street and feature a small plaza area on the Fayette side. Additionally, Fayette Street will be extended as part of Phase 3 to connect with Slaters Lane. The connection will be for southbound traffic only coming off of Slaters Lane.
- **Ramsey Homes, 699 North Patrick Street**  
The City is working closely with ARHA to develop redevelopment options for a future mixed-income rental community that will include fifteen replacement units for the residents and homes currently on the Ramsey Homes site, as well as a number of new affordable/workforce level housing units. A joint City-ARHA Work Group is developing alternative solutions for consideration by the Redevelopment Work Group and anticipates providing City Council with an update on the concepts this summer.

## SUMMARY CONTINUED

□ **US Post Office, 1100 Wythe Street**

Staff continues to reach out to the USPS Realty Asset Programs staff to provide information about the Braddock Metro Neighborhood Plan proposed 1-acre park for the site, and to gauge USPS interest in future relocation/redevelopment.

□ **Carpenter's Shelter, 930 N Henry Street**

The Alexandria Housing Development Corporation (AHDC) has signed a memorandum of understanding with the Carpenter's Shelter to redevelop the shelter and site. The new shelter will be owned and operated by the Carpenter's Shelter, and is proposed to include 100 affordable housing units owned and operated by AHDC. These units will be a mix of efficiencies, one, two and three bedrooms, 10% of which will be fully accessible for tenants with disabilities.

AHDC currently envisions serving households that make between 40% and 60% of the area median income. The project will include a community room and outdoor courtyard to serve the residents of AHDC units.

The applicant will hold a public meeting soon to inform the community of the project.

□ **WMATA Braddock Road Metro Station**

City staff worked with WMATA to finalize a document for unsolicited proposals for the redevelopment of the Metrorail site. The document is posted on WMATA's and the City's websites, and the Alexandria Economic Development Partnership has forwarded the information to 15 entities.

□ **Parker-Gray Historic District**

The Parker-Gray Board of Architectural Review has been updating several chapters of their *Design Guidelines* based on recent changes to the districts regulations and the adoption of the Parker-Gray Residential Reference Guide. Completion is anticipated within the coming year.



*Studio Barre, 610 N Fayette*

*Photo credit: Red Brick Town*

*Retail space in The Asher includes Bastille Restaurant and Studio Barre, both of which face the new Braddock Interim Public Open Space and Proposed 1-Acre Park.*

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## IMPLEMENTATION ADVISORY GROUP

- City staff and fellow BIAG members were saddened to hear of fellow BIAG member Steve Troxel's passing in January of this year. His contributions to the BIAG and dedication to his neighborhood and city were highly valued. His At-Large seat on the BIAG was filled in May.
- We welcome Charkenya Walker as the newest member of the Advisory Group.
- During the April 14 BIAG meeting, members unanimously agreed to revise their At-Large vacancy appointment process adopted by the group in 2012. The previous process included a step wherein members of the BIAG review and provide comments on applicants. The new appointment process follows a more typical City process, omitting the BIAG review.
- Braddock Implementation Advisory Group Meetings held during this implementation period:
  - September 29, 2015
  - January 28, 2016
  - April 14, 2016

*The complete roster of Advisory Group members can be found on page 4.*



## BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION ADVISORY GROUP

STAKEHOLDER GROUP	NAME
Neighborhood-at-large (6)	Robert Atkinson
	Sarah Becker
	Bill Campbell
	Jesse O'Connell
	Jennifer Palute
	Charkenya Walker
Braddock Lofts (2)	Michelle Saylor
	Salena Zellers Schmidtke
West Old Town Civic (3)	Heidi Ford
	Heath Wells
	Leslie Zupan
NE Citizen's Association (1)	Barbara Magid
Braddock Metro Citizens' Coalition (2)	Judy Noritake
	Abbey Oklak
ARHA (1)	Roy Priest
Retail at large (1)	Matthew Sisk
Local/Small Business at large (1)	Keith Calhoun
Area Developer at large (2)	Eddy Cettina
	Bill Cromley
Public Housing Rep at large (1)	Margo Heard
Non-Profit at large (1)	Glenn Hopkins
Architect/Historic Preservation/Design Expert at large (1)	James Thompson

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### ADDITIONAL INFORMATION

- Next Braddock Implementation Advisory Group Meeting:** September 2016
- Department of Planning and Zoning staff contacts:
  - Nathan Imm, Urban Planner
  - Katherine Carraway, Urban Planner
- More information: [alexandriava.gov/braddock](http://alexandriava.gov/braddock)

BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION SCHEDULE

Updated:5/24/2016

Number	Plan	Work Item	Lead Dept	Time Frame		Est. Project Cost	Possible Funding Sources	Status	Comments/Outcomes
				Term	Est. Start				
<b>1.0 MASTER PLAN/ZONING ORDINANCE</b>									
1.1	p.108	Create CDD for Northern Gateway area	P&Z	SHORT-TERM	Q1 2008	N/A	N/A	COMPLETE	- Designated CDD #15 in the Zoning Ordinance
1.2	p.120	Determine a funding approach to provide for the public amenities recommended in the BMNP	P&Z	SHORT-TERM	Q1 2009	N/A	N/A	COMPLETE	- City Council approved a funding strategy and funding accounts on June 3, 2009. The strategy includes a private/public partnership that funds the 1-acre open space, streetscape improvements along designated "walking streets", and retail enhancement and support.
<b>2.0 IMPLEMENTATION OUTREACH</b>									
2.1	p.116	Establish an Implementation Advisory Group	P&Z	SHORT-TERM	Q1 2009	N/A	N/A	COMPLETE	- Council approved the Resolution to establish the IAG on February 2, 2009, Council amended resolution to add 2 members in November, 2014
2.2	p.117	Create a communication strategy for informing community	P&Z	SHORT-TERM	Q4 2009	N/A	N/A	COMPLETE	
2.3	p.118	Establish a City Staff Working Group	P&Z	SHORT-TERM	Q1 2009	N/A	N/A	COMPLETE	
2.4	p.117	Develop annual Status of Implementation report	P&Z	SHORT-TERM	Q4 2009	N/A	N/A	IN PROGRESS	Reports completed for FY2012, 2015 and 2016
<b>3.0 PHYSICAL IMPROVEMENTS</b>									
3.1	p.29	Study the feasibility of reconfiguring Queen Street for two-way traffic	T&ES	MID-TERM		\$50,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes technical study only, traffic forecasting, sim/modeling for 6 blocks of Queen St
3.2	p.40	Study the feasibility of building a tunnel connection under the tracks to connect the area west of the tracks to the Metro station and Braddock neighborhood	WMATA, T&ES	LONG-TERM		\$250,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes geotech, structural/civil study for feasibility, with possibility of up to 10% concept design
3.3	p.44-46	Create a one-acre public park at the Post Office site or alternative site	P&Z, RPCA	SHORT-TERM		\$9.6 Million	BMNP OSF & CIP	IN PROGRESS	- The City Council established 2009 BMNP Funding Strategy has identified \$9.6 million for this project - In 2010 City Council approved the acquisition of 600 N. Henry Street (1/2 acre parcel) as a first phase of creating the park. The remainder of the site is owned by USPS - Interim open space on 600 N. Henry Street completed and opened in the first quarter 2015 - City continues communication with USPS - The community process for the design of the 1-acre park began in 2012; City has procured a team of park design consultants that initiated design work in early 2015; Final Draft Concept Plan scheduled for public hearing by Park and Rec Commission June 2016
3.4	p.46	Create a well-designed and active plaza space on the Metro site	P&Z, WMATA	LONG-TERM			N/A	IN PROGRESS	- Timing dependent on redevelopment of Metro site - In March 2014, WMATA included the Braddock Metro site in its Joint Development Work Program; City Staff began working with WMATA to draft development guidelines that will be included in an RFP, the first public meeting on the RFP was held in June 2014; March 2016 - Braddock Road Metrorail Station Joint Development Analysis document completed and posted on WMATA and City websites
3.5	p.73	Evaluate measures to calm traffic on local streets	T&ES	MID-TERM			CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds
3.6	p.79	Evaluate Madison, Montgomery, and Queen Streets to determine feasibility of conversion from one- to two-way streets	T&ES	MID-TERM		\$50,000 - \$250,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - Downtown circulation studies range in price but 2009 estimate assumes consideration of signal studies, traffic forecasting/simulation
3.7	p.79	Explore possibility of Montgomery Street as a transit route between the Metro station and other north-south routes	DASH, T&ES	MID-TERM		\$50,000 - \$250,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes planning/alternatives analysis, traffic forecasting, sim/modeling for all streets including Queen St
<b>4.0 PEDESTRIAN/MULTIMODAL IMPROVEMENTS</b>									
4.1	p.37	Designate "walking streets"	P&Z	SHORT-TERM			N/A	COMPLETE	- Designated in the Plan
4.1.1	p.37	West between Queen and Madison	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.1.2	p.37	Fayette between Queen and Route 1	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.1.3	p.37	Madison between West and Washington	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.1.4		Wythe between West and Washington	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.2	p.42	Provide new sidewalks, street trees, pedestrian-scale lighting, bulb-outs, and underground utilities on "walking streets"	T&ES, P&Z	MID- to LONG-TERM		\$2.7 Million	BMNP CAF & CIP	ON-GOING	- The City Council established 2009 BMNP Funding Strategy has identified \$2.7 million for this project Timing dependent on availability of funding - Publicly-funded walking street improvements will be prioritized by BIAG and privately-funded walking street improvements will be coordinated with redevelopment activities
4.2.1		Fayette Street between Oronoco and Queen	T&ES, P&Z	MID-TERM	FY16/FY17	\$750,000	BMNP CAF & CIP	IN PROGRESS	Survey and design work underway with anticipated completion Fall 2016; project included in FY2015 CIP
4.3	p.38	Study the feasibility of a pedestrian connection between the Metro station and the Northern Gateway through the Braddock Place Development	T&ES, RPCA, P&Z	MID-TERM		\$10,000 - \$25,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes development of 10 - 30% concept design
4.4	p.38-39	As an alternative to Item 4.3, Study the feasibility of a walking route along the road parallel to the Metro embankment to also include transit and bike	T&ES	MID-TERM		\$5,000 to \$25,000	CIP, CMAQ/RSTP	NOT STARTED	- Pending the findings of Task 4.3 - 2009 Estimate assumes development of 10 - 30% concept plans and/or striping plans

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4.5	p.41-42	Conduct study to evaluate and propose improvements to pedestrian safety, traffic management, and accessibility:	T&ES	MID-TERM			CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds
4.5.1	p.41-42	Route 1/Fayette Street	T&ES				CIP		
4.5.2	p.41-42	Route 1/First Street	T&ES				CIP		
4.5.3	p.41-42	Braddock/Wythe/West intersections	T&ES				CIP		
<b>5.0 PARKING</b>									
5.1	p.83-85	Revise the current parking requirements for properties located within 2,000 feet of Metro	P&Z, T&ES	MID-TERM			N/A	IN PROGRESS	- City staff has initiated a two-phase parking study to revise parking standards for new development projects; Phase 1, completed and adopted by City Council, established new regulations for multi-family residential parking; all new residential developments in BMNP area will be subject to the new requirements; Phase 2 of the parking study will include office and commercial parking requirements and is scheduled to begin in FY17
5.2	p.85	Establish incentives and restrictions that encourage developers to plan carpool and car sharing parking	P&Z, T&ES	MID-TERM			N/A	IN PROGRESS	- This is implemented as part of individual Transportation Management Plans for new development projects
5.3	p.85	Establish requirements for bicycle parking (on and off-street)	T&ES	MID-TERM			N/A	COMPLETE	- The City now has bicycle parking standards that are part of new development projects; additionally, the City has begun a bikeshare program that has stations in the Braddock Neighborhood
5.4	p.85	Evaluate existing on-street parking restrictions and parking for existing residents	T&ES	MID-TERM			N/A	NOT STARTED	- This will be evaluated Citywide; an evaluation of Old Town on-street parking is the first phase which will begin FY16
<b>6.0 RETAIL ENHANCEMENT</b>									
p.29,49		Retail Enhancement efforts:				\$500,000			The City Council established 2009 BMNP Funding Strategy has identified \$500,000 for this effort
6.1	p.29,49	Retain existing neighborhood-oriented businesses	SBDC, P&Z	MID-TERM			BMNP CAF & CIP	ON-GOING	- Need to create an Action Plan with appropriate strategies
6.2	p.29,49	Recruit new retail businesses and assist with start-up activities	AEDP, SBDC	MID-TERM			BMNP CAF & CIP	ON-GOING	- AEDP has provided assistance to new retailers locating in the neighborhood; New restaurants and retailers have located in the neighborhood
<b>7.0 HISTORIC PRESERVATION</b>									
7.1	p.25-26	Document and celebrate the neighborhood's history		MID-TERM			Grant	IN PROGRESS	- 2014 marked the 30th anniversary of the Parker-Gray Historic District; to commemorate this staff presented its history at two events (Alexandria Historical Society and a National historic society conference)
7.1.1	p.25-26	Conduct an oral history project	OHA				Grant	IN PROGRESS	- The Alexandria Oral History Program has recorded oral histories of Parker-Gray residents and will continue to do so; all of the interviews are posted on the Alexandria Oral History Program webpage
7.1.2	p.25-26	Create a walking tour/heritage trail	OHA				Grant	IN PROGRESS	
7.1.3	p.25-26	Create podcasts and accompanying booklet	OHA				Grant	NOT STARTED	
7.1.4	p.25-26	Install interpretive markers/pavers	OHA				Grant	IN PROGRESS	
7.2	p.26	Document buildings that have been torn down	OHA, P&Z	MID-TERM			Grant	ON-GOING	- When properties are demolished in the Parker-Gray Historic District, they must be documented and catalogued at Special Collections at the Queen Street Library
7.3	p.26	Consideration of changing name of Metro to Parker-Gray	WMATA, City				CIP	NOT STARTED	
<b>8.0 AFFORDABLE HOUSING</b>									
8.1	p.27	Develop range of housing types at differing levels of affordability	ARHA, OH	IMMEDIATE			N/A	ON-GOING	Old Town Commons, James Bland, ARHA RFP sites, Ramsey Homes site and Carpenter Shelter redevelopment undergoing entitlements process (see below 67-70)
8.2	p.65	Create a detailed planning framework for public housing redevelopment through the Braddock East Plan	P&Z, ARHA, OH	IMMEDIATE	2008		N/A	SMALL AREA PLAN COMPLETE	- Braddock East Plan was approved 10/18/2008
8.2.2	p.55	James Bland	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.2.1	p.56	Andrew Adkins	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.2.3	p.56	Samuel Madden	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.2.4	p.56	Ramsey Homes	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.3	p.65	Redevelop existing public housing into mixed-income housing	P&Z	MID- to LONG-TERM	2008		PUBLIC & PRIVATE FUNDING	COMPLETE	
8.3.2	p.55	James Bland	P&Z, ARHA	MID- to LONG-TERM	2008		PUBLIC & PRIVATE FUNDING	COMPLETE	- James Bland has been redeveloped as Old Town Commons; all phases/blocks are complete
8.3.1	p.56	Andrew Adkins	P&Z, ARHA	MID- to LONG-TERM				IN PROGRESS	- In January 2014, ARHA issued a Request for Proposals for Development Partners; June 2016, Selection process complete; planning and development process ongoing
8.3.3	p.56	Samuel Madden	P&Z, ARHA	MID- to LONG-TERM				IN PROGRESS	- In January 2014, ARHA issued a Request for Proposals for Development Partners; June 2016, Selection process complete; planning and development process ongoing
8.3.4	p.55	Ramsey Homes	P&Z, ARHA	MID- to LONG-TERM				IN PROGRESS	- In fall 2014, ARHA submitted a Concept Plan to the City staff; City is working closely with ARHA to develop redevelopment options; anticipate that alternative options are presented to Council in summer 2016
<b>9.0 SUSTAINABILITY</b>									
9.1	p.29	Encourage "live-work" uses within the neighborhood	P&Z	LONG-TERM			N/A	ON-GOING	
9.2	p.32	Encourage new construction to comply with the City's Green and Sustainable Building checklist	P&Z	SHORT-TERM			N/A	ON-GOING	

Schedule subject to change due to community priorities, the number of capital projects and the competition among all City projects for limited public funds.

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Updated:5/24/2016

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				Term	Est. Start				
9.3	p.79-80	Establish district-wide TMP and TMP coordinator	T&ES	MID-TERM			CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds

TIME FRAME: SHORT-TERM = 0-3 YRS; MID-TERM = 3-10 YRS; LONG-TERM = 10+ YRS