BRADDOCK IMPLEMENTATION ADVISORY GROUP MEETING #1

May 20, 2009

Agenda

Introductions

Overview of Plans

Review Implementation Tasks

Advisory Group Roles and Responsibilities

Status of Projects and Initiatives

Discussion about Developer Contributions

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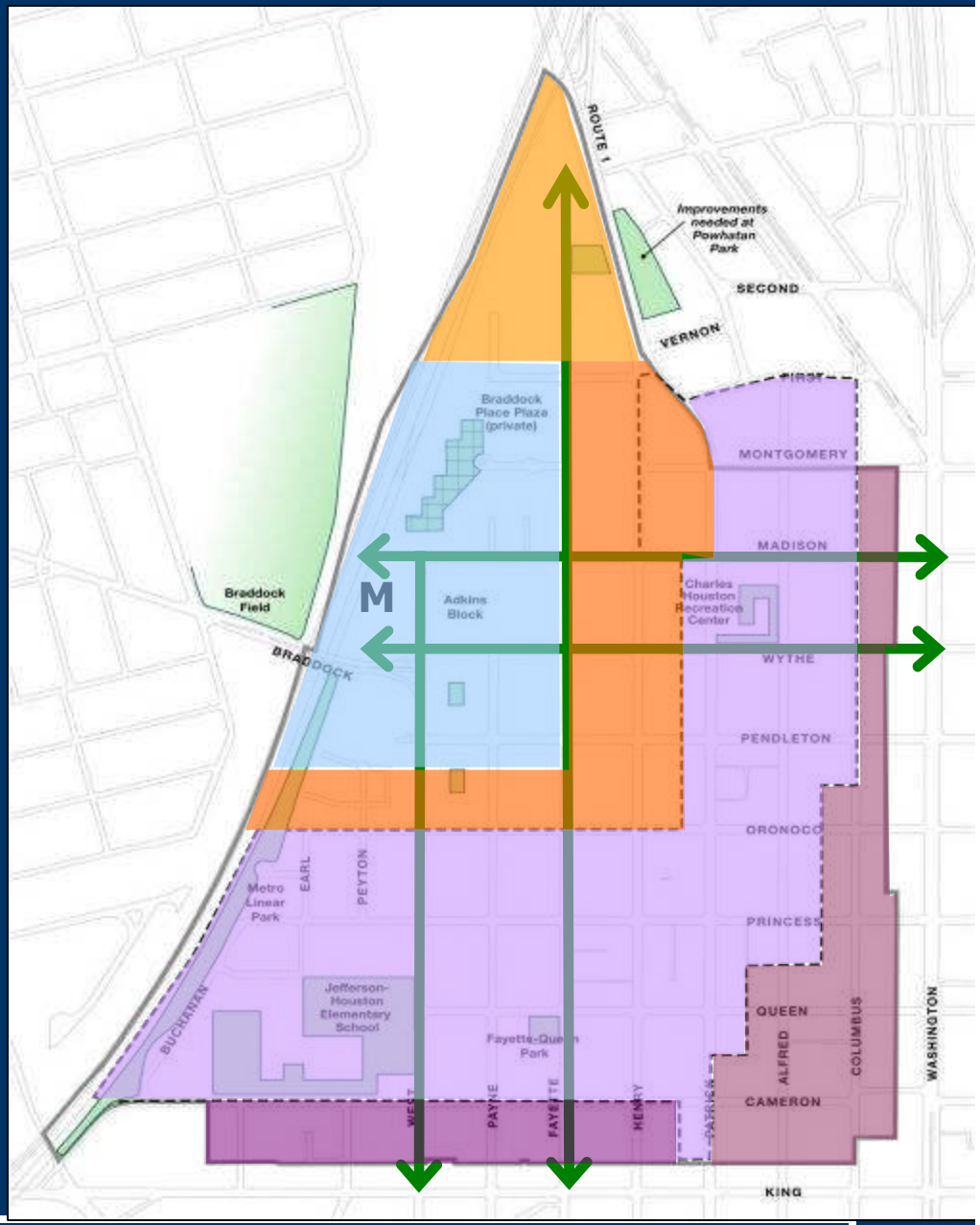
Character Areas

Gateway Neighborhood

West Neighborhood

Mid-Neighborhood

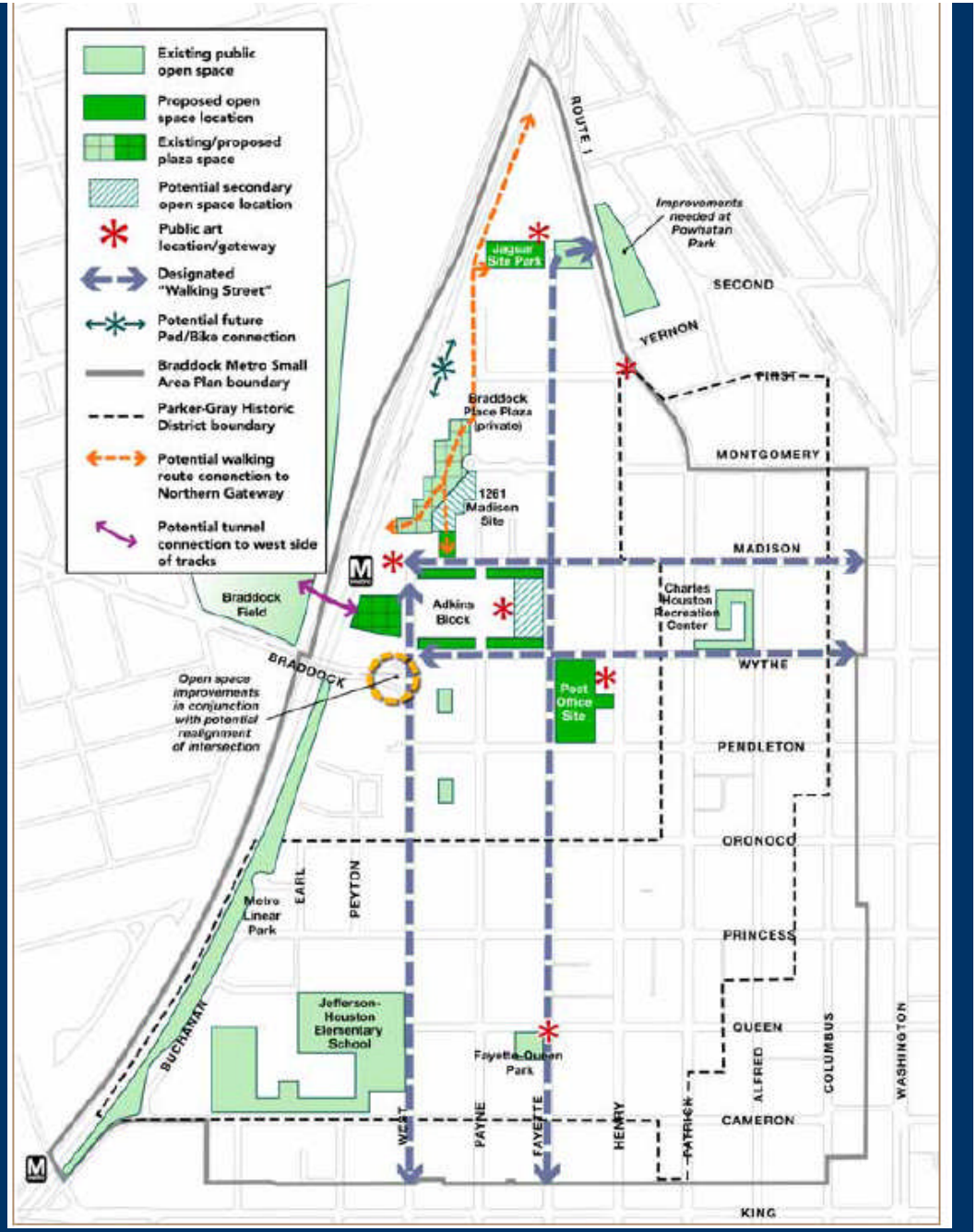
Parker Gray Historic District



Braddock Metro Neighborhood and Braddock East Plans

Recommended Public Amenities:

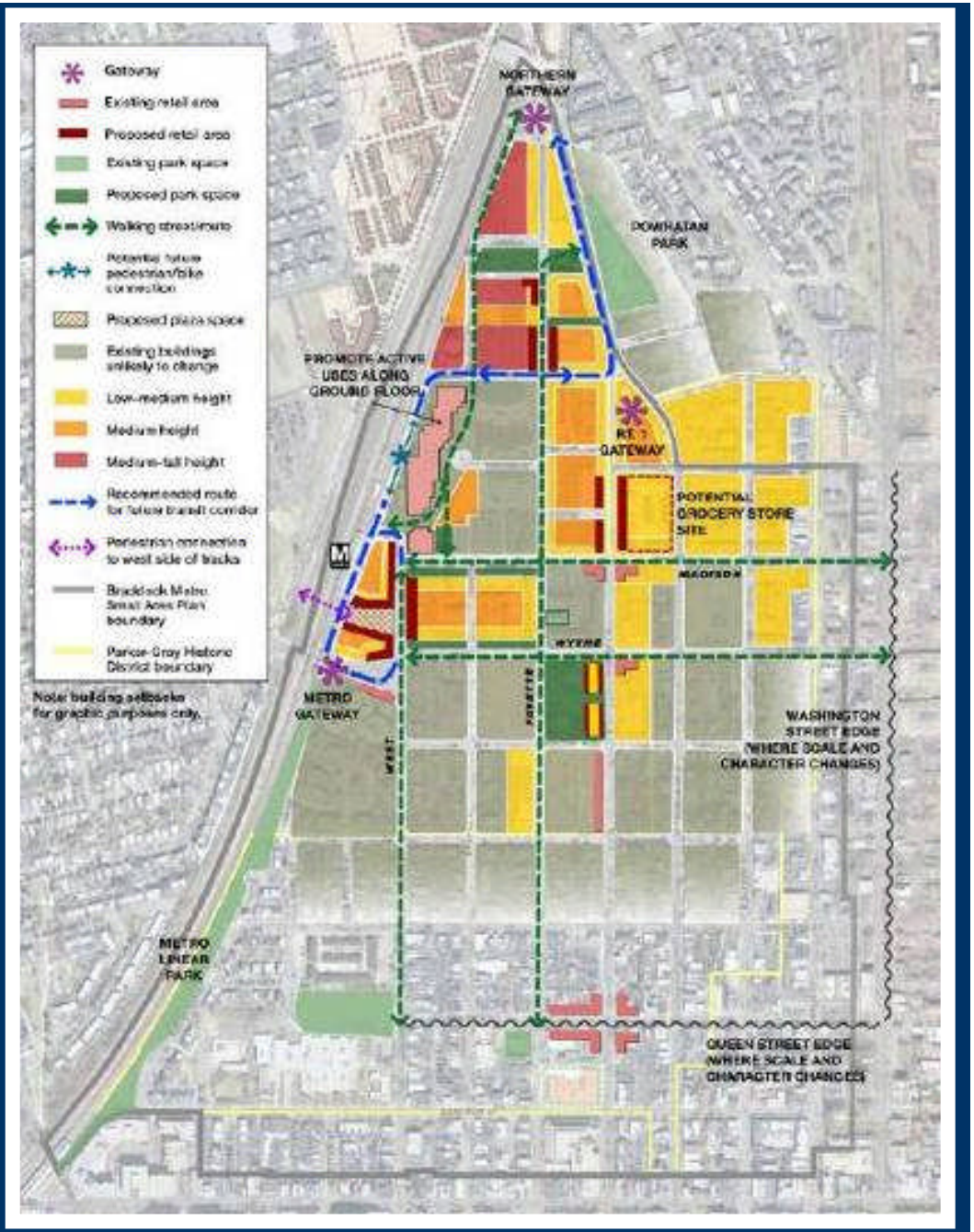
- Streetscape improvements
- Open space
- Public art



Braddock Metro Neighborhood and Braddock East Plans

Recommended Public Amenities:

- **Neighborhood retail**



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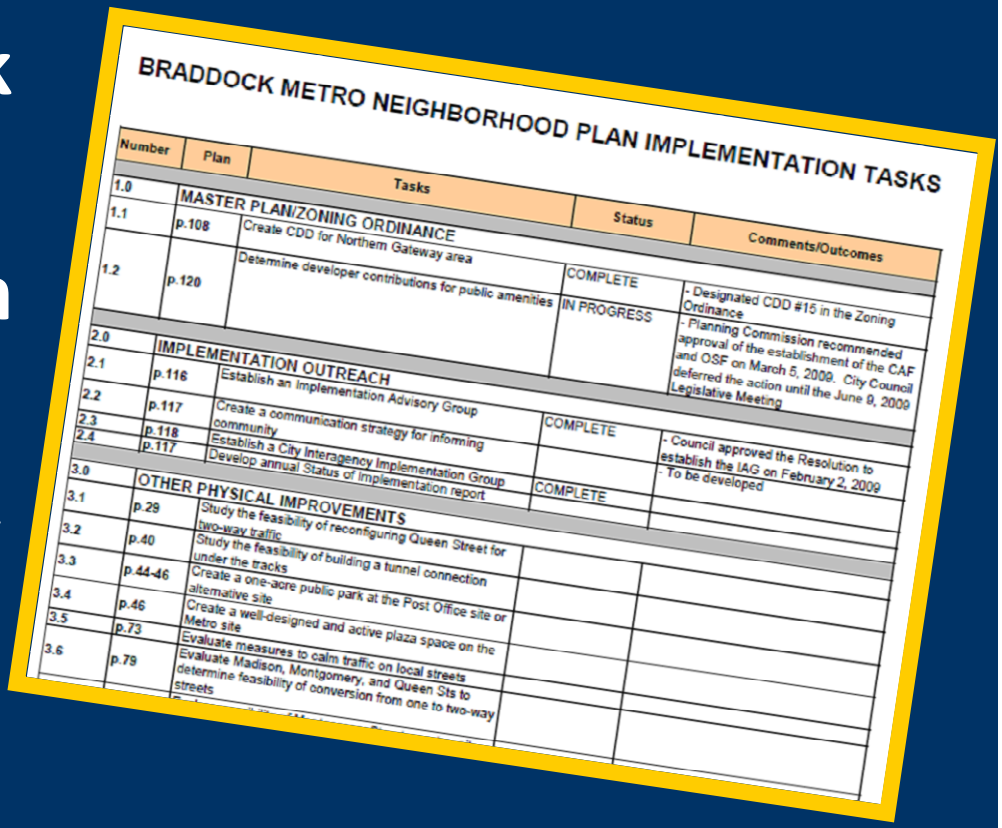
Implementation Task List

- ✓ **Established Braddock IAG**
- ✓ **Planning Commission Recommended Approval of Braddock Funds**



BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION TASKS

Number	Plan	Tasks	Status	Comments/Outcomes
1.0		MASTER PLAN/ZONING ORDINANCE		
1.1	p.108	Create CDD for Northern Gateway area	COMPLETE	- Designated CDD #15 in the Zoning Ordinance
1.2	p.120	Determine developer contributions for public amenities	IN PROGRESS	- Planning Commission recommended approval of the establishment of the CAF and OSF on March 5, 2009. City Council deferred the action until the June 9, 2009 Legislative Meeting
2.0		IMPLEMENTATION OUTREACH		
2.1	p.116	Establish an Implementation Advisory Group	COMPLETE	- Council approved the Resolution to establish the IAG on February 2, 2009
2.2	p.117	Create a communication strategy for informing community		- To be developed
2.3	p.118	Establish a City Interagency Implementation Group	COMPLETE	
2.4	p.117	Develop annual Status of Implementation report		
3.0		OTHER PHYSICAL IMPROVEMENTS		
3.1	p.29	Study the feasibility of reconfiguring Queen Street for two-way traffic		
3.2	p.40	Study the feasibility of building a tunnel connection under the tracks		
3.3	p.44-46	Create a one-acre public park at the Post Office site or alternative site		
3.4	p.46	Create a well-designed and active plaza space on the Metro site		
3.5	p.73	Evaluate measures to calm traffic on local streets		
3.6	p.79	Evaluate Madison, Montgomery, and Queen Sts to determine feasibility of conversion from one to two-way streets		

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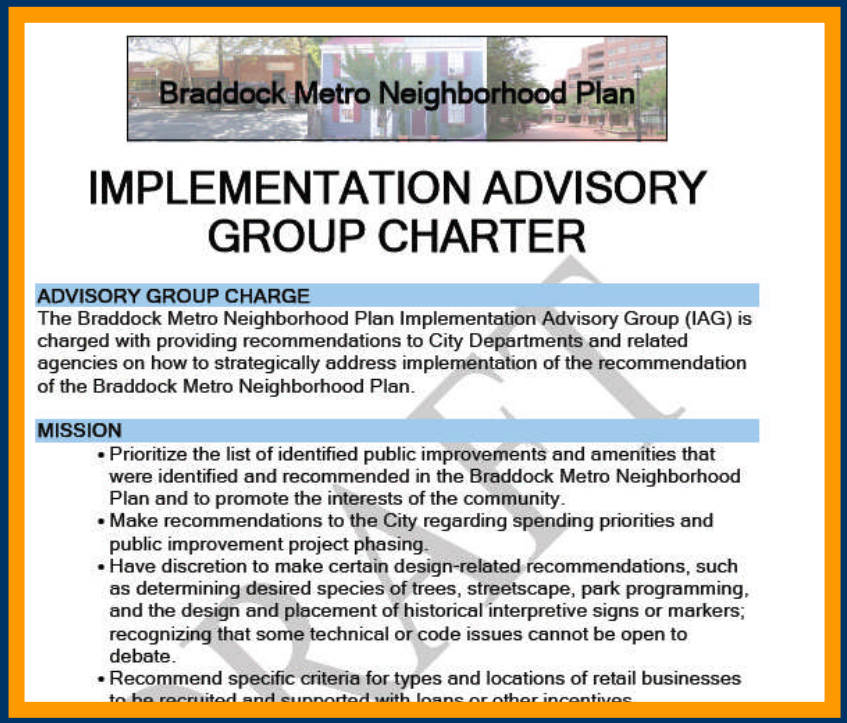
Roles and Responsibilities

The BIAG is charged with providing recommendations to City Departments and related agencies on how to strategically address implementation of the recommendation of the Plan.



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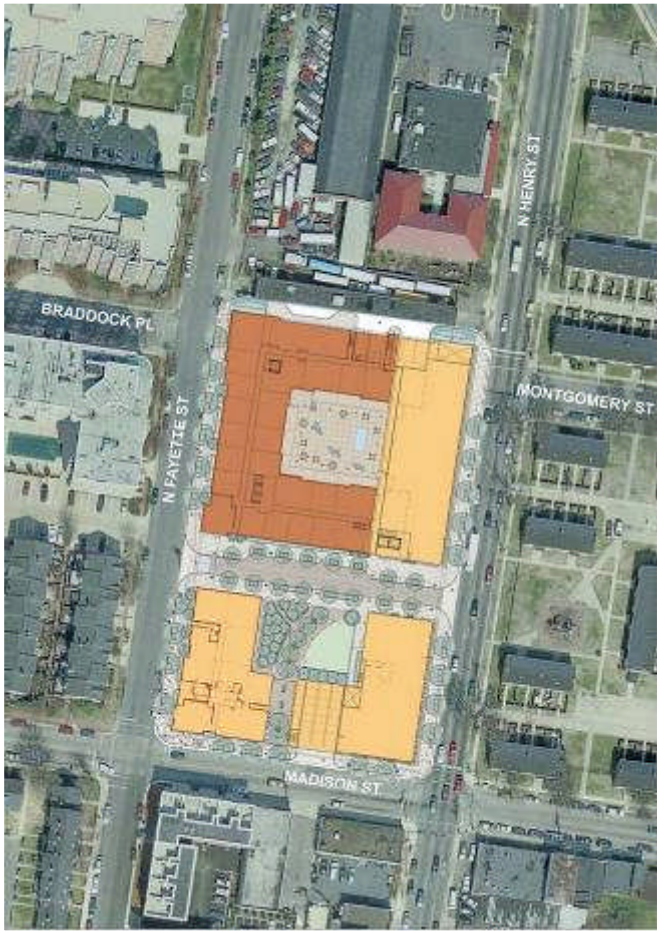
Status: Historic Nomination

- Delivered survey forms and maps to Virginia Department of Historic Resources
- Once review is complete, City will make any necessary corrections

Development Projects: The Madison

Floor area: 367,135 SF
Dwelling units: 344
Retail use: 23,070 SF



Development Projects: Payne Street

Floor area: 127,861 SF

Dwelling units: 206

Retail use: 4425 SF

Development Projects: Jaguar

770,000 Total SF
Up to 616 Residential Units
Up to 15,000 SF of Retail
Up to 100,000 SF of Hotel
Up to 200,000 SF of Office

Development Projects: James Bland

Floor area: 601,154 SF
Dwelling units: 376
Open space: 13,000 SF

Phase I
Floor Area: 102,559
Dwelling units: 55

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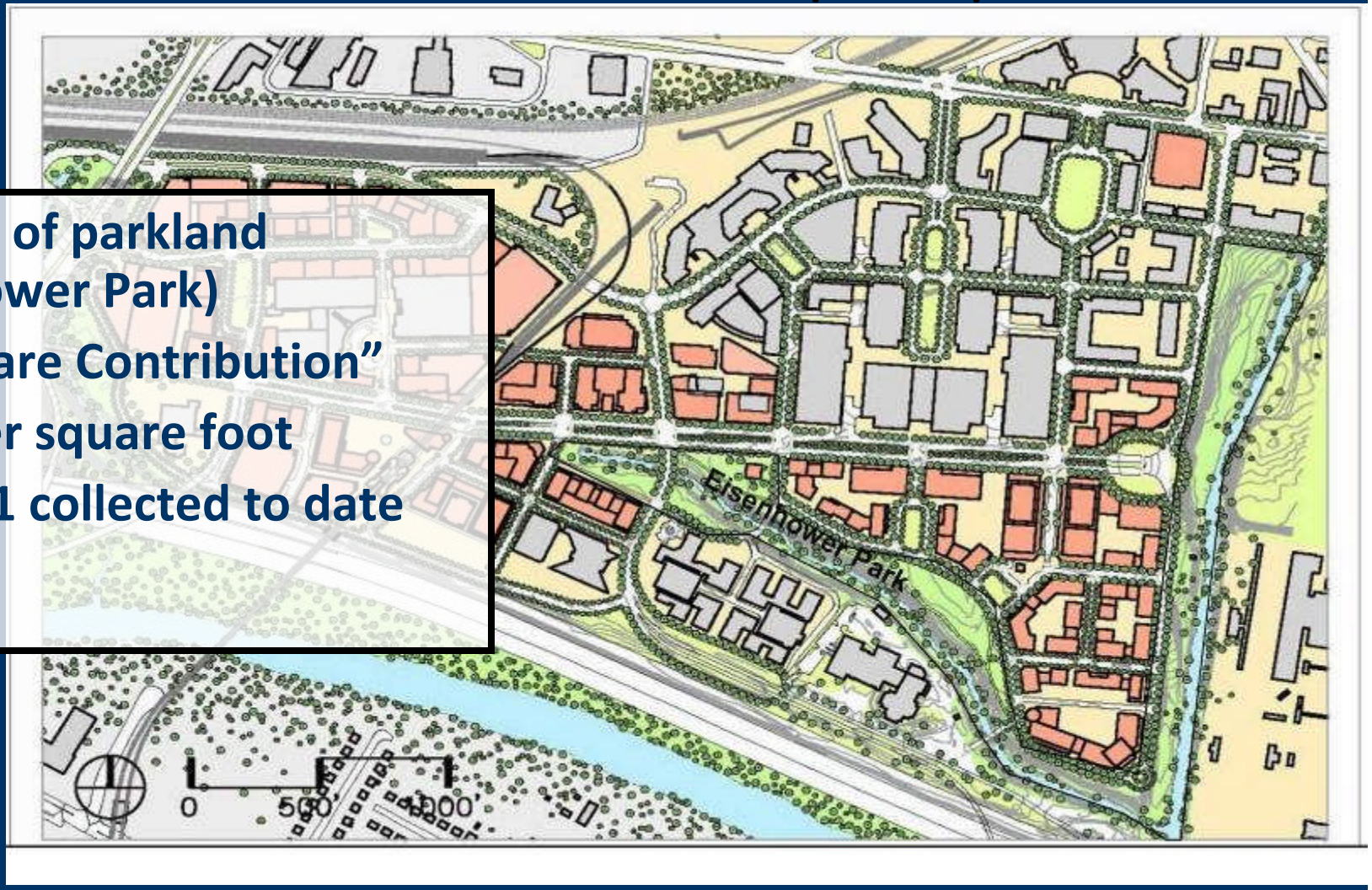
Formula Basis: Eisenhower East Open Space Fund

- 23-acres of parkland (Eisenhower Park)
- "Fair-Share Contribution"
- $2.13 per square foot
- $984,961 collected to date



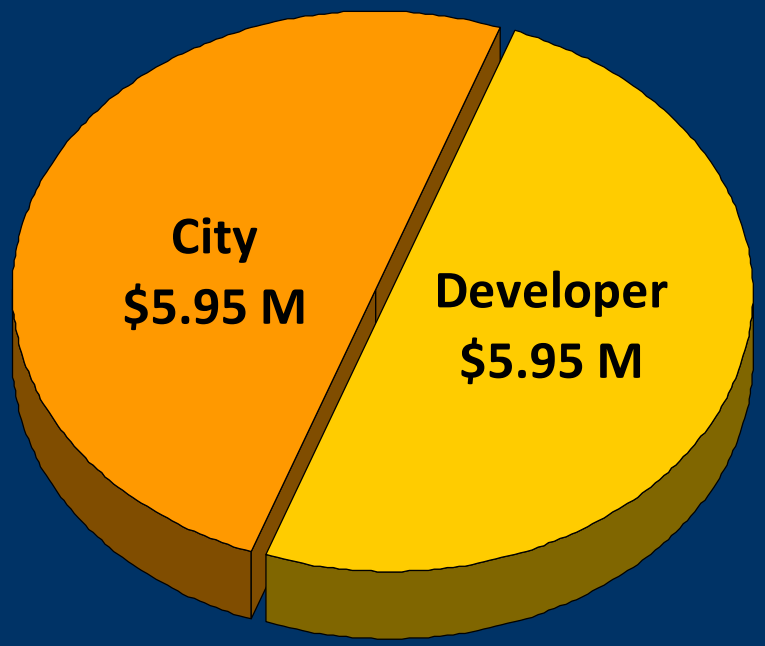
PUBLIC AMENITIES	FUNDING SOURCE				Actual Cost Estimate[1] BMNP Cost Range[2])
	Braddock Community Amenities Fund (CAF)	Braddock Open Space Fund (OSF)	Other City Funds	DSUP Condition and/or other Requirement	
Walking Streets	$1,800,000		---	$900,000	**$2,700,000** ($3 - $5 million)
Bikeways			$300,000	$400,000	**$700,000** ($1-2 million)
Streetscape and Traffic Calming			$370,000	$200,000	**$570,000** $1-2 million)
New Community Park		$9,600,000	---	---	**$9,600,000** $7-15 million)
Pocket Parks/Plazas			---	$3 - $5 million	**$3 - $5 million** $3 - $5 million)
TOTAL PHYSICAL IMPROVEMENTS	$1,800,000	$9,600,000	$670,000	$4.5-6.5 million	**$16.5-18.5 million** ($15-29 million)
Neighborhood Retail	$500,000				**$500,000** ($4-6 million)
TOTAL OTHER IMPROVEMENTS	$500,000				**$500,000** ($4-6 million)
TOTAL FUNDS (OSF and CAF)	$2,300,000	$9,600,000			
TOTAL OTHER SOURCES			$670,000	$4.5-6.5 million	
TOTAL IMPROVEMENTS	**$11,900,000**		**$5.2-7.2 million**		**$17-19 million** ($19-35 million)

Cost of Recommended Public Amenities

Public Amenity	Projected Cost	Funding Source
Walking Streets	$2,700,000	Braddock CAF and DSUP/DSP
Neighborhood Retail	$500,000	Braddock CAF
Community Park	$9,600,000	Braddock OSF
Traffic Calming	$570,000	CIP and DSUP/DSP
Bikeways	$700,000	CIP and DSUP/DSP
Pocket Parks	$3 - 5,000,000	DSUP/DSP

Formula Basis: Estimated Total Cost of Amenities Funded by OSF & CAF Accounts

Public Amenity	Cost
Walking Streets	$1.8 M
Community Park	$9.6 M
Neighborhood Retail	$500 K
Total	**$11.9 M**



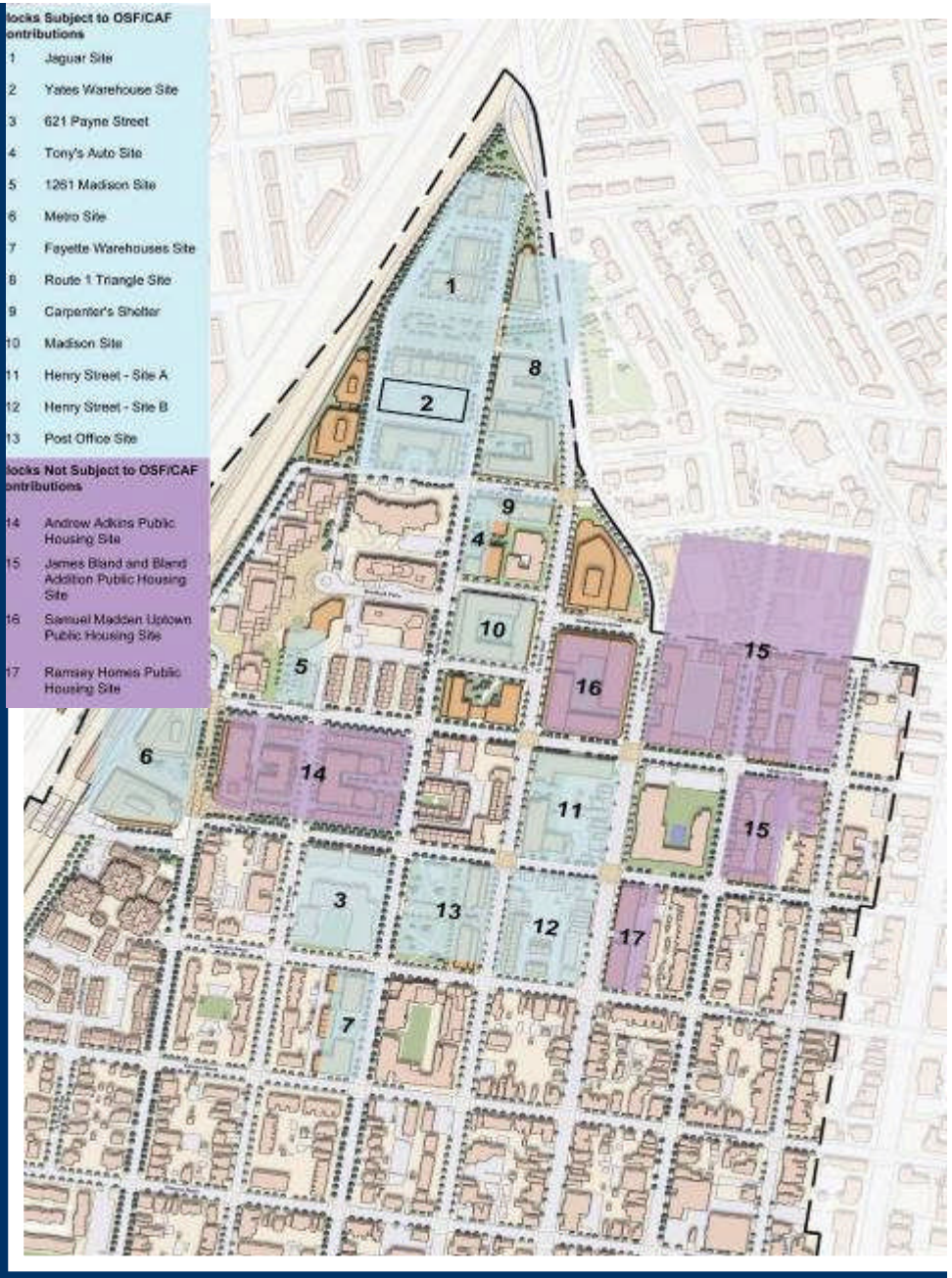
Formula Basis: Redevelopment Blocks

Blocks subject to the "fair share" contribution

- 2.34 million SF

4 Public Housing blocks are exempt

- 1.1 to 1.4 million SF



Planning Commission Recommended: Funding Tiers

Catalyst Phase (22%)	Non-Catalyst Phase (55%)	Non-Catalyst Plus Density Bonus (23%)
Pioneers whose plans were approved prior to implementation	**Take advantage of enhanced amenities and uses provided by earlier projects.**	**Sites recommended in BNMP for rezoning to higher density.**
Provide incentive to encourage early redevelopment	***All projects submitted after approval of formula***	***Projects which receive the most density benefit from the Plan.***

Planning Commission Recommended Formula: Contribution per Square Foot

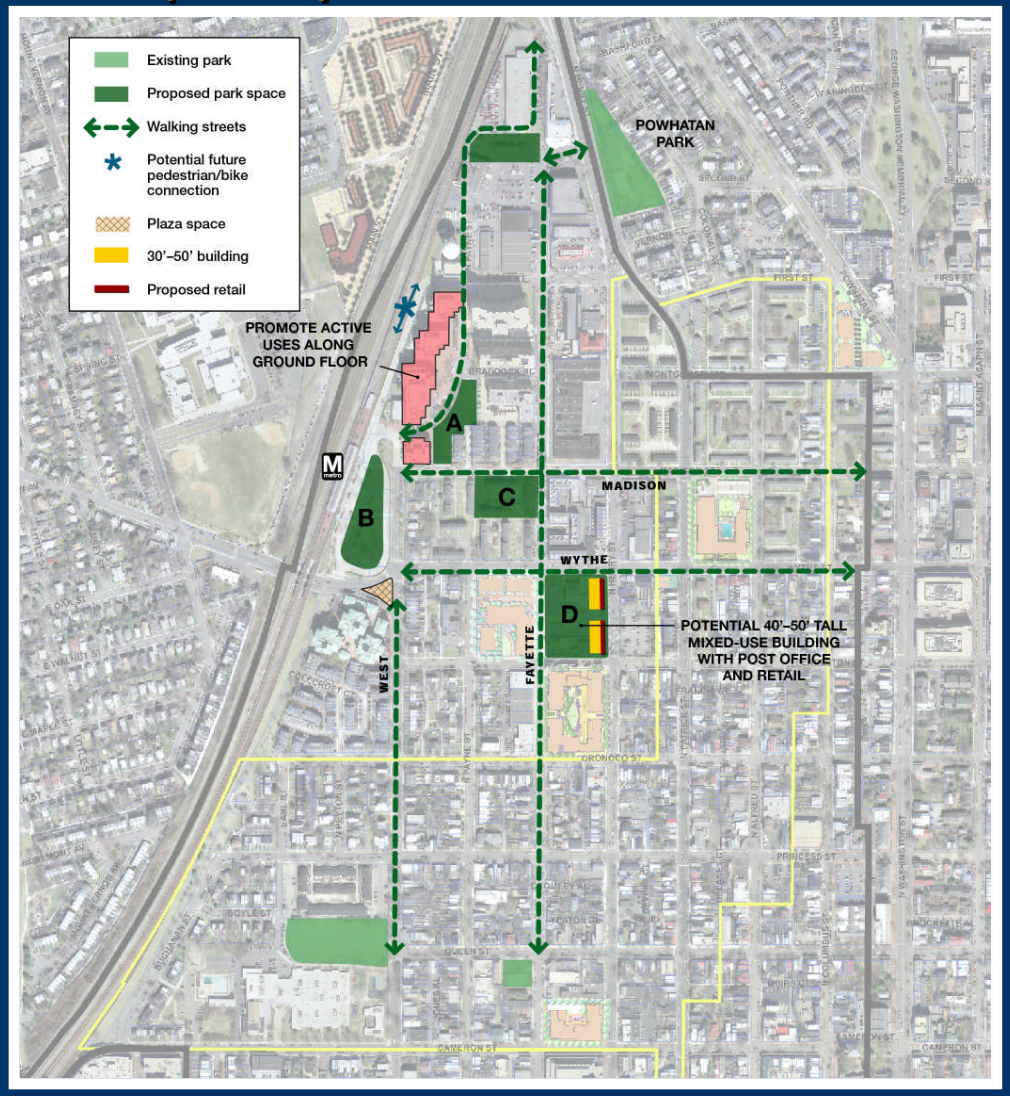
Fund Account	Catalyst (Blocks 1, 3, 10)	Non-Catalyst	Non-Catalyst Plus Density Bonus
Open Space (OSF)	$0.92/SF	$3.67/SF	$5.76/SF
Community Amenities (CAF)	$0.40/SF	$0.56/SF	$0.70/SF
Total	**$1.32/SF**	**$4.23/SF**	**$6.46/SF**

Credits: Projects Required by the BMNP to Provide Onsite Open Space

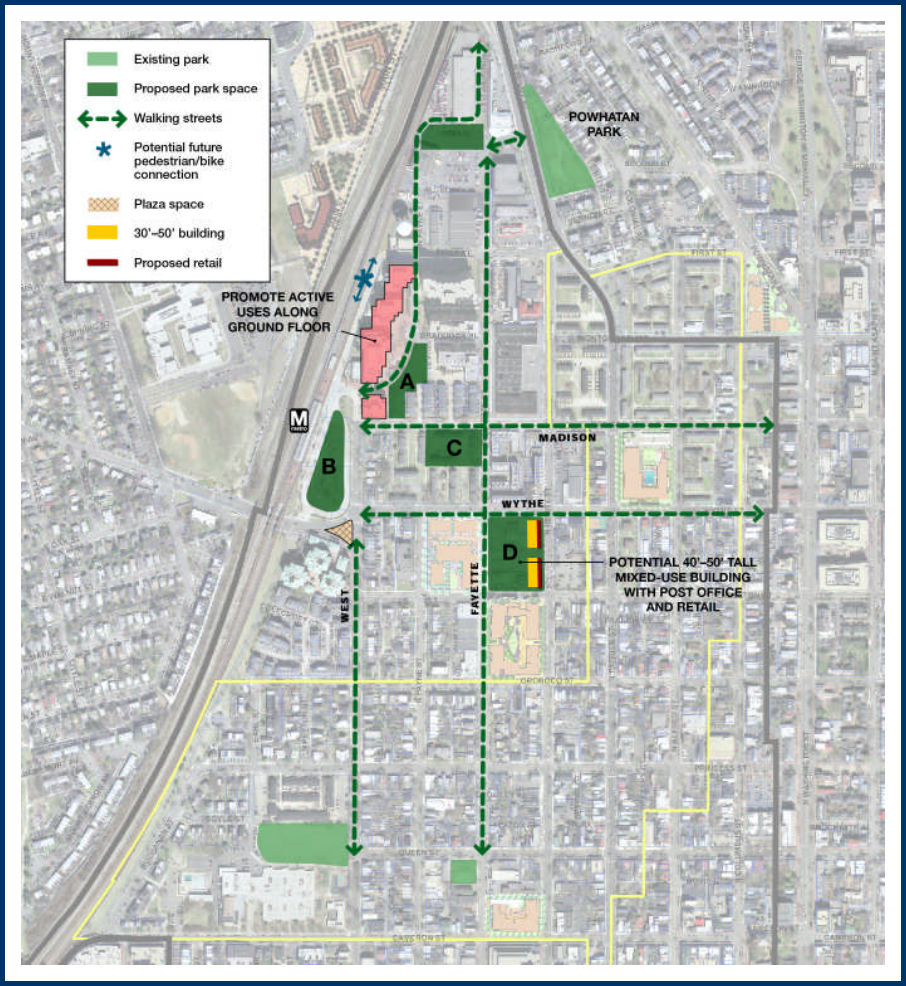
Project Site	On-site park size (SF)	$Credit/SF	Total Credit	Net Payment into both funds
Jaguar (Block 1)	25,000	$15/SF	$375k	$641k
Metro (Block 6)	23,000	$22.50/SF	$517k	$1.3M

Open Space Fund Account (OSF): One-Acre Park

- BMNP identified 3 site options, with Post Office (Site D) as preferred site
- Location and design will be determined later in implementation process
- Braddock East Plan precludes Adkins site (Site C) as an option



Open Space Fund Account (OSF): One-Acre Park



- **Land acquisition**
- **Demolition**
- **Environmental remediation**
- **Design and construction**
- **Street improvements**
- **Underground utilities**

Total Cost: $9.6 Million

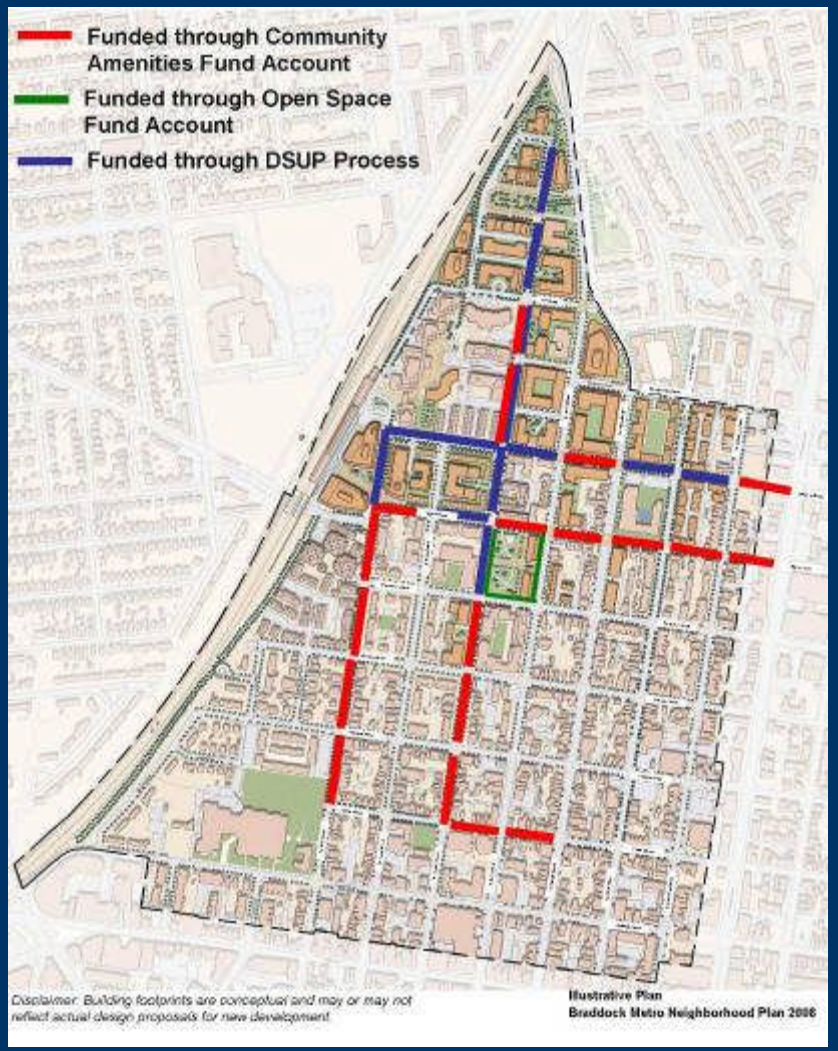
*BMNP Estimate: $7 - 15 Million

Community Amenities Fund Account (CAF): "Walking Streets"

Number of Blocks	Current Cost	Funding Source
19	$1.8 million	CAF
10	$900,000	DSUP/DSP

Total Cost $2.7 Million

*BMNP Estimate: $ 3 - 5 million



Community Amenities Fund Account (CAF): Neighborhood Retail

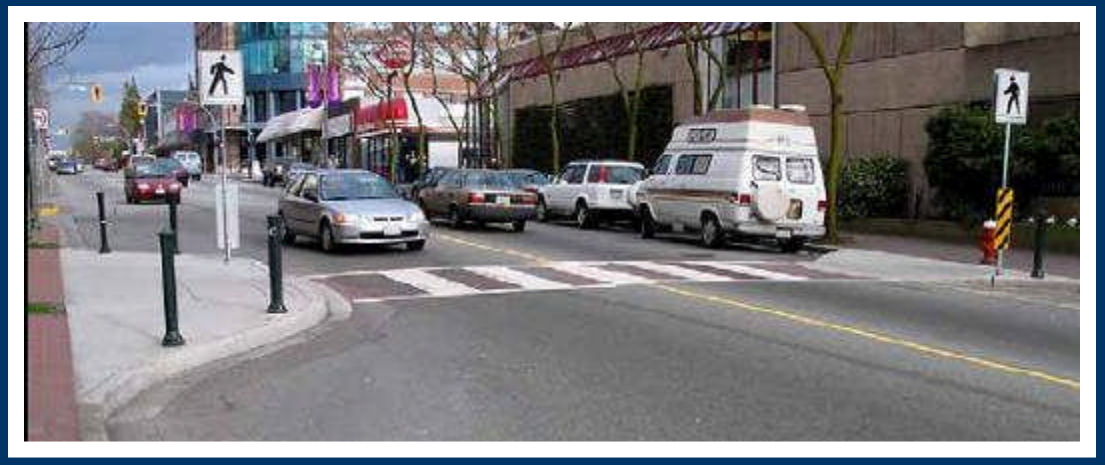
- **Retention**
- **Recruitment**
- **Business Enhancements**

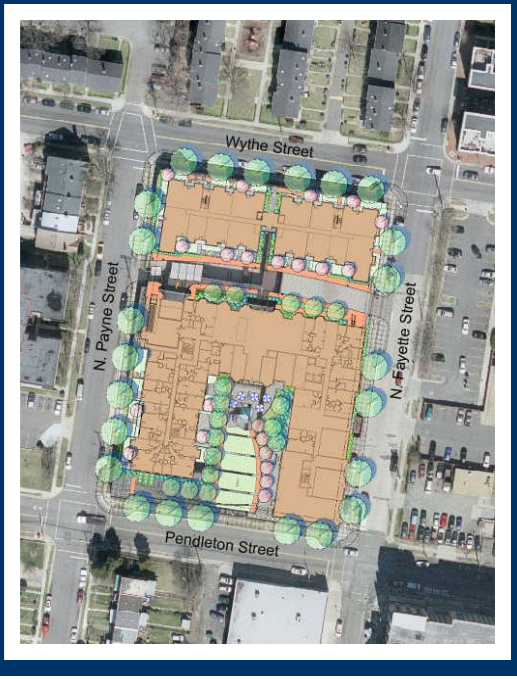
Total Cost: $500,000

*BMNP Estimate: $ 4 - 6 million

Public Amenities: Funded by Other Sources

Public Amenity	BMNP Estimate	Current Estimate	Funding Source
Traffic Calming	$1-2 M	$570 K	CIP, DSUP/DSP
Bikeways	$1-2 M	$700 K	CIP, DSUP/DSP
Pocket Parks	$3-5 M	$3-5 M	DSUP/DSP





Staff Recommendations: Planning Commission Recommended Formula

Fund Account	Catalyst (Blocks 1, 3, 10)	Non-Catalyst	Non-Catalyst Plus Density Bonus
Open Space	$0.92/SF	$3.67/SF	$5.76/SF
Community Amenities	$0.40/SF	$0.56/SF	$0.70/SF
Total	**$1.32/SF**	**$4.23/SF**	**$6.46/SF**

City Council Action: Deferred

- **Public Hearing Closed**
- **Revisit at June 9th Legislative Meeting**
- **Requested Staff to examine including:**
  - **Public Art**
  - **Streetscape for non- “Walking Streets”**

For More Information: Contact

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