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
Agenda

Introductions

Overview of Plans

Review Implementation Tasks

Advisory Group Roles and Responsibilities

Status of Projects and Initiatives

Discussion about Developer Contributions
Character Areas

Gateway Neighborhood

West Neighborhood

Mid-Neighborhood

Parker Gray Historic District

BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION
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
Agenda

Introductions
Overview of Plans
Review Implementation Tasks
Advisory Group Roles and Responsibilities
Status of Projects and Initiatives
Discussion about Developer Contributions
Implementation Task List

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

BRaddock METRO NEIGHBORHOOD PLAN IMPLEMENTATION
Agenda

Introductions
Overview of Plans
Review Implementation Tasks
Advisory Group Roles and Responsibilities
Status of Projects and Initiatives
Discussion about Developer Contributions
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.
Agenda

Introductions
Overview of Plans
Review Implementation Tasks
Advisory Group Roles and Responsibilities

Status of Projects and Initiatives
Discussion about Developer Contributions
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
Agenda

Introductions
Overview of Plans
Review Implementation Tasks
Advisory Group Roles and Responsibilities
Status of Projects and Initiatives
Discussion about Developer Contributions
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
<table>
<thead>
<tr>
<th>PUBLIC AMENITIES</th>
<th>FUNDING SOURCE</th>
<th>Actual Cost Estimate(^1) BMNP Cost Range(^2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Braddock Community Amenities Fund (CAF)</td>
<td>Braddock Open Space Fund (OSF)</td>
</tr>
<tr>
<td>Walking Streets</td>
<td>$1,800,000</td>
<td>---</td>
</tr>
<tr>
<td>Bikeways</td>
<td></td>
<td>$300,000</td>
</tr>
<tr>
<td>Streetscape and Traffic Calming</td>
<td></td>
<td>$370,000</td>
</tr>
<tr>
<td>New Community Park</td>
<td>$9,600,000</td>
<td>---</td>
</tr>
<tr>
<td>Pocket Parks/Plazas</td>
<td></td>
<td>---</td>
</tr>
<tr>
<td>TOTAL PHYSICAL IMPROVEMENTS</td>
<td>$1,800,000</td>
<td>$9,600,000</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>$500,000</td>
<td></td>
</tr>
<tr>
<td>TOTAL OTHER IMPROVEMENTS</td>
<td>$500,000</td>
<td></td>
</tr>
<tr>
<td>TOTAL FUNDS (OSF and CAF)</td>
<td>$2,300,000</td>
<td>$9,600,000</td>
</tr>
<tr>
<td>TOTAL OTHER SOURCES</td>
<td></td>
<td>$670,000</td>
</tr>
<tr>
<td>TOTAL IMPROVEMENTS</td>
<td>$11,900,000</td>
<td>$5.2-7.2 million</td>
</tr>
</tbody>
</table>
## Cost of Recommended Public Amenities

<table>
<thead>
<tr>
<th>Public Amenity</th>
<th>Projected Cost</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking Streets</td>
<td>$2,700,000</td>
<td>Braddock CAF and DSUP/DSP</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>$500,000</td>
<td>Braddock CAF</td>
</tr>
<tr>
<td>Community Park</td>
<td>$9,600,000</td>
<td>Braddock OSF</td>
</tr>
<tr>
<td>Traffic Calming</td>
<td>$570,000</td>
<td>CIP and DSUP/DSP</td>
</tr>
<tr>
<td>Bikeways</td>
<td>$700,000</td>
<td>CIP and DSUP/DSP</td>
</tr>
<tr>
<td>Pocket Parks</td>
<td>$3 - 5,000,000</td>
<td>DSUP/DSP</td>
</tr>
</tbody>
</table>
Formula Basis: Estimated Total Cost of Amenities Funded by OSF & CAF Accounts

<table>
<thead>
<tr>
<th>Public Amenity</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking Streets</td>
<td>$1.8 M</td>
</tr>
<tr>
<td>Community Park</td>
<td>$9.6 M</td>
</tr>
<tr>
<td>Neighborhood Retail</td>
<td>$500 K</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$11.9 M</strong></td>
</tr>
</tbody>
</table>

*City $5.95 M*  
*Developer $5.95 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

<table>
<thead>
<tr>
<th>Catalyst Phase (22%)</th>
<th>Non-Catalyst Phase (55%)</th>
<th>Non-Catalyst Plus Density Bonus (23%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pioneers whose plans were approved prior to implementation</td>
<td>Take advantage of enhanced amenities and uses provided by earlier projects.</td>
<td>Sites recommended in BNMP for rezoning to higher density.</td>
</tr>
<tr>
<td>Provide incentive to encourage early redevelopment</td>
<td>All projects submitted after approval of formula</td>
<td>Projects which receive the most density benefit from the Plan.</td>
</tr>
</tbody>
</table>
### Planning Commission Recommended Formula: Contribution per Square Foot

<table>
<thead>
<tr>
<th>Fund Account</th>
<th>Catalyst (Blocks 1, 3, 10)</th>
<th>Non-Catalyst</th>
<th>Non-Catalyst Plus Density Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space (OSF)</td>
<td>$0.92/SF</td>
<td>$3.67/SF</td>
<td>$5.76/SF</td>
</tr>
<tr>
<td>Community Amenities (CAF)</td>
<td>$0.40/SF</td>
<td>$0.56/SF</td>
<td>$0.70/SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1.32/SF</strong></td>
<td><strong>$4.23/SF</strong></td>
<td><strong>$6.46/SF</strong></td>
</tr>
</tbody>
</table>
## Credits: Projects Required by the BMNP to Provide Onsite Open Space

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

<table>
<thead>
<tr>
<th>Number of Blocks</th>
<th>Current Cost</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>$1.8 million</td>
<td>CAF</td>
</tr>
<tr>
<td>10</td>
<td>$900,000</td>
<td>DSUP/DSP</td>
</tr>
</tbody>
</table>

Total Cost $2.7 Million

*BMNP Estimate: $ 3 - 5 million

Cost estimate: Building footprints are conceptual and may or may not reflect actual design proposals for new development.
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

<table>
<thead>
<tr>
<th>Public Amenity</th>
<th>BMNP Estimate</th>
<th>Current Estimate</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Calming</td>
<td>$1-2 M</td>
<td>$570 K</td>
<td>CIP, DSUP/DSP</td>
</tr>
<tr>
<td>Bikeways</td>
<td>$1-2 M</td>
<td>$700 K</td>
<td>CIP, DSUP/DSP</td>
</tr>
<tr>
<td>Pocket Parks</td>
<td>$3-5 M</td>
<td>$3-5 M</td>
<td>DSUP/DSP</td>
</tr>
</tbody>
</table>
### Staff Recommendations: Planning Commission Recommended Formula

<table>
<thead>
<tr>
<th>Fund Account</th>
<th>Catalyst (Blocks 1, 3, 10)</th>
<th>Non-Catalyst</th>
<th>Non-Catalyst Plus Density Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>$0.92/SF</td>
<td>$3.67/SF</td>
<td>$5.76/SF</td>
</tr>
<tr>
<td>Community Amenities</td>
<td>$0.40/SF</td>
<td>$0.56/SF</td>
<td>$0.70/SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1.32/SF</strong></td>
<td><strong>$4.23/SF</strong></td>
<td><strong>$6.46/SF</strong></td>
</tr>
</tbody>
</table>
City Council Action: Deferred

- Public Hearing Closed
- Revisit at June 9\textsuperscript{th} Legislative Meeting
- Requested Staff to examine including:
  - Public Art
  - Streetscape for non- “Walking Streets”
For More Information: Contact

Veronica Davis, Urban Planner
Email: veronica.davis@alexandriava.gov
Phone: (703) 746-3855

http://alexandriava.gov/braddock