

Table 1. Cost estimates and funding sources for the provision of recommended public amenities in the Braddock Metro Neighborhood

The following table, based on the chart "Cost Range of Recommended Public Improvements" found in the Braddock Metro Neighborhood Plan on page 119, demonstrates how all of the public amenities recommended in the BMNP will be funded. Additional details regarding the CAF and OSF are provided in Tables 2-4, attached.

	FUNDING SOURCE			Actual Cost Estimate ¹ (BMNP Cost Range ²)
	Braddock Community Amenities Fund (CAF)	Braddock Open Space Fund (OSF)	Other Funding Source (DSUP condition, CIP)	
Walking Streets				
The Plan recommends streetscaping improvements on 29 blocks of the "walking streets," along Fayette, Madison, West, and Wythe Streets (see Figure 1) for a current estimated cost of \$2.7M. Streetscape improvements include sidewalk and curb, street trees, and lighting. The CAF will fund \$1.8 million of these improvements (funded equally by the City and development at \$900,000 each). The estimated cost to improve the remaining 10 blocks that are adjacent to parcels anticipated for redevelopment is \$900,000 and will be the obligation of the developer as required through the development review process.	\$1,800,000		\$900,000	\$2,700,000 (\$3 - \$5 million)
Bikeways				
The Plan recommends improvements along Fayette Street to facilitate enhanced bike circulation for a total current estimated cost of \$700,000. All of the curb extensions on Fayette recommended in the Plan are adjacent to parcels anticipated for redevelopment. Projects will be obligated to construct curb extensions through the development review process, at an estimated total cost of \$400,000.			\$700,000	\$700,000 (\$1-2 million)
Streetscape and Traffic Calming				
The Plan recommends streetscape and traffic calming improvements, including curb extensions, a traffic signal, and crosswalks for a cost of \$570,000. The cost of the curb extensions recommended on West St is \$200,000 and will be required by the development review process of the adjacent parcel when developed. The estimated cost of the traffic signal and special crosswalks is \$370,000 and will be funded by the City's CIP.			\$570,000	\$570,000 (\$1-2 million)
New Community Park				
The Plan recommends a new 1 acre community park (see Figure 2). The park will cost \$9.6M to purchase, design and construct, and will be funded by the OSF (funded equally by the City and new development at \$4.8M each). The estimated size of the proposed park is 46,500 square feet (1.06 acres). Further detail on the OSF is provided in Tables 2-4.		\$9,600,000		\$9,600,000 (\$7-15 million)
Pocket Parks/Plazas				
The Plan recommends publicly accessible pocket parks and plazas throughout the neighborhood. These will be implemented as part of each new development project for each block, and will be publicly accessible and privately owned/maintained.			\$3 - \$5 million	\$3 - \$5 million (\$3 - \$5 million)
TOTAL PHYSICAL IMPROVEMENTS	\$1,800,000	\$9,600,000	\$5.2-7.2 million	\$16.5-18.5 million (\$15-29 million)
Neighborhood Retail				
The Plan recommends a fund to support neighborhood retail. The original estimate in the Plan was recommended by the City's consultant. After Plan adoption, discussions with business recruitment and economic development officials indicate that the Plan's objectives can be achieved with a reduced level of funding. Additionally, the facade program has been phased out. The current estimated cost of \$500,000 will be funded by the CAF (shared equally by the City and new development at \$250,000 each).	\$500,000			\$500,000 (\$4-6 million)
TOTAL "SOFT" IMPROVEMENTS	\$500,000			\$500,000 (\$4-6 million)
TOTAL FUNDS (OSF and CAF)	\$2,300,000	\$9,600,000		
TOTAL OTHER SOURCES			\$5.2-7.2 million	
TOTAL IMPROVEMENTS	\$11,900,000		\$5.2-7.2 million	\$17-19 million (\$19-35 million)

¹ Generated through the BMNP Implementation Process (January 2009). All estimates are rounded to the nearest hundred thousand (excluding Traffic Calming)

² BMNP Estimated Cost Range found in Braddock Metro Neighborhood Plan (approved February 2008), Chart *Cost Range of Recommended Public Improvements* Pg 119