

# The Braddock Bulletin

News, Notes and Updates on the Braddock Metro Neighborhood Planning Process Jan. 17 , 2008 Issue #5

## Community Worksession #5 Scheduled for January 24

### **Focus on Identifying Additional Issues and Strategies for Braddock Plan**

The community is urged to attend the next – and final – community worksession for the Braddock Metro Neighborhood Plan on Thursday, January 24 from 6 to 9 p.m. at Ebenezer Baptist Church, 301 N. Patrick Street (corner of North Patrick and Queen Streets).

The worksession will include a review of the urban design framework, transportation, public housing, parks and pedestrian corridors, retail, history and community diversity elements of the plan and implementation strategies discussed to-date. This session will focus on identifying additional issues and strategies that should be considered as the plan is being prepared. To request a disability accommodation, please contact Graciela Moreno at 703-838-4666. Child care will be provided.

## Transportation, Parking Discussed Jan. 7



**TRANSPORTATION PRIORITIES** – Participants heard presentations on a traffic impact assessment and an overview of Transportation Demand Management (TDM) programs followed by a general discussion to answer the question: What transportation priorities would you like to see come out of the Braddock Metro Neighborhood Plan? For additional details about worksession #4, see story and sidebar on page two.

## City to Form Citizen Advisory Group

At the most recent worksession, City Planning and Zoning Director Faroll Hamer outlined plans to put a regular and public process in place whereby the City with citizen input will monitor progress in putting the Braddock Plan in place including: a citizen advisory committee to track progress in implementing the plan; an interagency working group to work together to carry out the Plan's recommendations; an annual report with quarterly updates that will be made public. The purpose is to obtain citizen input and keep the public informed regarding implementation projects and priorities.

## Advisory Group to Consider Redevelopment

The Braddock East Advisory Group will be created to help plan the future redevelopment of the Bland, Madden, Adkins and Ramsey housing developments. The Group will begin meeting in February and meet throughout the year. The meetings will be open to the public. Please watch the Braddock Road webpage for more details.

## Draft Plan Available Mid-February

The draft Braddock Metro Neighborhood Plan will be available in mid-February and can be accessed via the City's Web site at <http://www.alexandriava.gov/planning/>.

Printed copies will be available at the following locations: James Bland Learning Center, 900 Montgomery Street; Kate Waller Barrett Public Library, 717 Queen Street; Alexandria Black History Museum, 902 Wythe Street; and at the City Planning and Zoning Office.

## March Worksession and Public Hearing Dates Announced

The following public worksession and public hearings regarding the Braddock Metro Neighborhood Plan have been scheduled to take place at City Hall, 301 King Street:

**March 4 at 6 p.m., Planning Commission Worksession, City Council Workroom**

**March 4 at 7:30 p.m., Planning Commission Public Hearing, Council Chambers**

**March 15 at 9:30 a.m., City Council Public Hearing, Council Chambers**



## Braddock Metro Neighborhood Plan

City of Alexandria, Department of Planning & Zoning  
[www.alexandriava.gov/planningandzoning](http://www.alexandriava.gov/planningandzoning) 703.838.4666

# Worksession #4: A Focus on Transportation

The first worksession of the New Year took place on Monday, Jan. 7, with a focus on transportation. Topics included an update on the Crystal City/Potomac Yards Transit Corridor alignment, the City's draft Transportation Master Plan and Pedestrian Bicycle Mobility Plan by Tom Culpepper of the City's Department of Transportation and Environmental Services. David Dixon, Goody Clancy, then provided an overview of the urban design framework that is developing as part of the Braddock Plan.

Brandon Nevers of Kittelson & Associates reviewed the traffic impacts that may be experienced in the Braddock neighborhood from future traffic that would be generated by the development proposed for the Braddock area in the draft plan. Yolanda Takesian and Phil Worth, also of Kittelson, provided an overview of Transportation Demand Management (TDM) programs that serve to reduce the number of automobile trips.

Attendees expressed their views on the following transportation priorities: alignment of the southern end of Crystal City/Potomac Yards Transit Corridor; improved pedestrian crossing on Route 1; studying the conversion to two-way streets (Madison and Montgomery) to enhance residential redevelopment, and to improve retail shopping (Queen Street); redesign of the Braddock/Wythe/West Streets intersection; and generally enhanced pedestrian access to Metro.

Bob Kramer, of Kramer & Associates, pointed out three improvements that have been suggested by citizens during prior meetings, and the group agreed that they should be pursued: managing cut-through traffic; better DASH service; providing marked bicycle lanes.

David Dixon stressed that traffic generated from the Braddock area development can be managed and the benefits from the proposed development will make achievement of community desires possible. To view the PowerPoint presentations and a summary of the worksession #4 discussion, visit the Planning and Zoning Web site at [www.alexandriava.gov/planning/](http://www.alexandriava.gov/planning/).

## Transportation Improvement Priorities



## Five Key Points Regarding Transportation

During the worksession David Dixon highlighted the following five key messages that should be remembered as the Braddock Plan is being completed:

- Because of capacity constraints on Rt. 1 and elsewhere, any increase in local traffic volume due to new development helps to displace regional traffic;
- In our collective judgment, traffic 10 or 20 years from now will not feel significantly different to most residents;

- Traffic impacts should not be the primary criterion when evaluating development projects;
- Transportation Demand Management (TDM) programs will make a difference and contribute – along with the other proposed amenities – to creating a livable neighborhood and reducing the number of automobile trips;
- The City is committed to monitoring the traffic and parking impacts and ensuring that the programs designed to mitigate traffic are working as planned.

## Parker-Gray National Register of Historic Places Nomination Submitted

During worksession #4, City Planning and Zoning Director Faroll Hamer announced that the nomination to make Parker-Gray a National Register district was submitted on Friday, Jan. 4. There will be a community meeting on Monday, Feb. 4 from 7 to 9 p.m. at the Jefferson Houston School, 1501 Cameron Street, to go over the elements of the nomination, as well as the historical facts about the neighborhood that have been uncovered as part of the nomination work. Hamer said some of the information may be appropriate to incorporate into the Braddock Plan.

# The Braddock Bulletin

News, Notes and Updates on the Braddock Metro Neighborhood Planning Process Dec 10, 2007 Issue #4

## *Participants Engaged and Constructive in Worksessions*

### Planning Partnership Stimulates Dialogue and Ideas



**DEVELOPING THE FRAMEWORK** – Discussions and information exchange continued during the most recent worksession held at the Jefferson Houston School. After reviewing the results of the community charrette and first worksession, participants in the Nov. 29 worksession broke into smaller groups (approximately 20 participants per group) to review and respond to questions about preferences for a major park location, proposed height guidelines, neighborhood gateways, view corridors, retail “square” locations and cultural opportunities. The worksession concluded with a panel discussion and sharing of comments as participants engaged in developing the framework for the neighborhood plan.

### Worksession #3 Is Set for Dec. 13; Note New Location

The next worksession in the Braddock Metro Neighborhood Plan process is scheduled for Thursday, Dec. 13 beginning at 6 p.m. at Ebenezer Baptist Church, Hargrave Collins Building, 301 N. Patrick Street (at the corner of N. Patrick and Queen streets).

The meeting will include a discussion of future redevelopment of public housing in the Braddock area, the Braddock East planning process and a continued discussion on the Braddock Metro Neighborhood Plan framework. Child care will be provided on-site.

### ARHA Residents Invited To Join Planning Effort; Outreach Meeting is Dec. 12

To ensure all residents are part of the planning process and participating as active partners, the City and ARHA are extending an invitation to all ARHA residents to attend a community meeting on Wednesday, Dec. 12 at 7 p.m. at Ebenezer Baptist Church, Hargrave Collins Building, 301 N. Patrick Street. The meeting will update residents about the planning process for the Braddock Metro Neighborhood Plan and focus on the future redevelopment of public housing in the Braddock area and the Braddock East planning process. Child care will be provided on-site.

### SAVE THE DATE

**First  
Worksession  
Of the New Year**

**Monday  
January 7, 2008  
6:00 - 9:00 PM**

**Jefferson Houston  
School  
1501 Cameron St.**

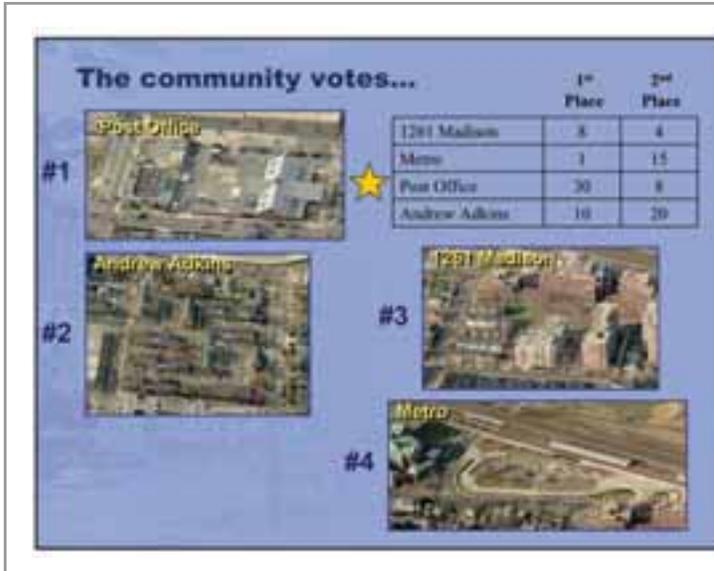
**Focus:  
Transportation**



## **Braddock Metro Neighborhood Plan**

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# Post Office Site Preferred as Location for Major Park



At the most recent worksession, participants evaluated potential sites for a major park in the Braddock Metro Plan area, including the Post Office, 1261 Madison Street, part of Andrew Adkins and the Metro site. The majority selected the Post Office site as the best location for a variety of reasons, commenting that it is the largest of the potential park sites, is in a central location, would enhance Fayette Street and does not negatively impact other sites. As noted, it is over an acre in size, is inviting and accessible, has a central neighborhood location and is surrounded by public streets, with a mix of housing and other uses facing the park. They noted it would be best if the post office stayed on the site, but without the mail distribution function. In terms of design and uses, participants said the future park should have significant green area, and include quiet uses for adults, instead of just play equipment for kids.

## Visit Our Website for Background On the Braddock Plan Development

The process to create a new Braddock Metro Neighborhood Plan was kicked off in September 2007 to provide an opportunity for the community to come together to talk about elements of the neighborhood they'd like to preserve or change and how best to handle the challenges and opportunities of redevelopment. The community has had the opportunity to hear from experts and discuss topics such as new residential, commercial and office development, neighborhood preservation, public housing, transportation and development rights, all factors that will shape the fabric of the future Braddock Metro neighborhood.

Materials from previous meetings, as well as reports and background information about the area are available on our website, [www.alexandriava.gov/planningandzoning](http://www.alexandriava.gov/planningandzoning). You'll also find maps & images, a link where you can sign up to receive the City's eNews for updates on planning projects and links to previous issues of the *Braddock Bulletin*. If you can't find the answer on the website, or have suggestions or comments, please contact Valerie Peterson at 703-838-4666.

## Defining the 'Character' of the Braddock Metro Plan Area

Participants in the Braddock Metro Neighborhood planning process have defined the following distinguishing elements as important to the character of the community:

Walkable streets that are green - framed by trees and landscaped edges to buildings.

Buildings scaled to respect historic character, sense of community, and walkable streets.

A lively sense of diversity including race, incomes, ages, lifestyles.

Places that draw people together - retail "squares," parks, cultural activities.

Inviting access to Metro.



# The Braddock Bulletin

News, Notes and Updates on the Braddock Metro Neighborhood Planning Process Nov. 9, 2007 Issue #3

## Community Involvement in Planning Process Continues

### Residents Participate in Charrette



### Community Worksession #1 Scheduled for Monday, Nov. 12

The community is invited to participate in the next phase of the Braddock Metro Neighborhood Plan process: five Community Worksessions designed to gather additional input from members of the community as the plan continues to take shape. Worksession #1 is scheduled for Monday, Nov. 12 from 6 to 9 p.m. at Jefferson Houston School, 1501 Cameron Street.

The topic of worksession #1 is open space/parks, pedestrian corridors and retail space and will include input gained during Saturday's Community Design Charrette.

The maps developed by the five workgroups have been combined into two composite maps showing concepts for pedestrian corridors, parks/open spaces, and the location of retail uses. During the worksession participants will be provided a series of questions about these neighborhood issues for discussion and feedback.

**A FULL DAY OF ACTIVITY** – More than 75 attendees participated in the Community Design Charrette on Saturday, Nov. 3, engaging in a variety of activities to help shape the Braddock Metro Neighborhood Plan

The day started with a hands-on review of photos taken by neighbors for the Community Visual Preference Survey and a morning discussion of community objectives.

After lunch, residents formed five groups and created physical representations of preservation, open space and building scale on base maps using markers, foam blocks, colored paper and other material. Attendees then reported on the results of each group's work. There was ample opportunity to make comments and ask questions throughout the day.

For additional details visit our Web site at [www.alexandriava.gov/planningandzoning](http://www.alexandriava.gov/planningandzoning).

### Join Us for Worksession #2

**Thursday, Nov. 29 6-9 pm**  
**Jefferson Houston School**  
**1501 Cameron Street**

Childcare will be provided on-site.  
To request materials in an alternative format  
or a disability accommodation, please contact  
Graciela Moreno at 703-838-4666.



## Braddock Metro Neighborhood Plan

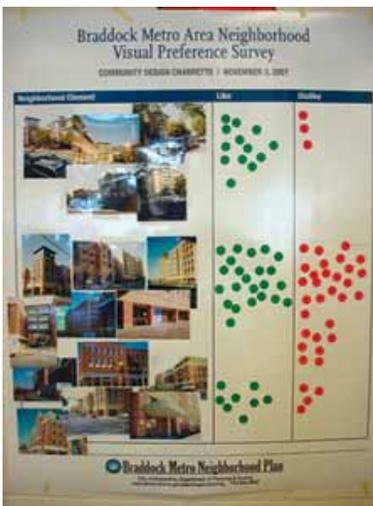
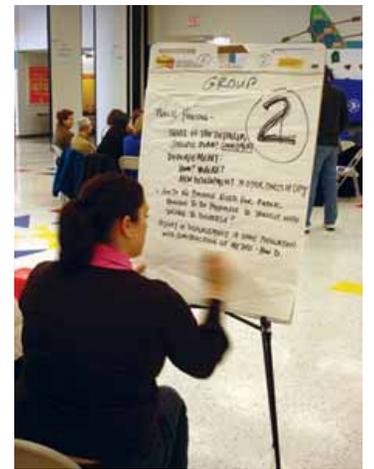
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# Much Accomplished During Community Design Charrette



## The Day in Pictures

Attendees spent the day on Saturday, Nov. 3 participating in the Community Design Charrette. The day started with the Community Visual Preference Survey, where participants viewed photos of the community and labeled their likes/dislikes with green and red stickers. Attendees later created five groups where they discussed details of the Braddock Plan area and created visual representations of the area. Finally, a spokesperson summarized each group's work. Among the activities planned for the Community Worksession #1 on Monday, Nov. 12, attendees will see composite maps showing the combined results of their work.



# The Braddock Bulletin

News, Notes and Updates on the Braddock Metro Neighborhood Planning Process Oct. 26, 2007 Issue #2

## Community Design Charrette is Saturday, Nov. 3

### All Invited to Hands-On Session to Participate in Braddock Plan Development

Residents are invited to attend a community design charrette on Saturday, Nov. 3 beginning at 10 a.m. when they can put knowledge gained during the educational sessions to work by sharing ideas and working side-by-side with the City planning staff and consultants to begin shaping the Braddock Metro Neighborhood Plan.

After a brief review of the October educational workshops there will be a discussion of the principles that have emerged from residents to guide the plan, followed by a session on developing the framework for a successful plan. A key part of the day is the opportunity for all participants to "roll up their sleeves" and put their ideas and vision to work.

The charrette will take place in the multi-purpose room of the Jefferson Houston School, 1501 Cameron Street, and on-site childcare will be provided for the children of those in attendance. The charrette will end no later than 4:30 p.m.

### Join Us Friday and Saturday

Two related events are planned just prior to Saturday's charrette – an Open House "Meet and Greet" on Friday, Nov. 2 from 7-9 p.m. at the Black History Museum, 902 Wythe Street, and an opportunity on Saturday, Nov. 3 from 9-10 a.m. at Jefferson Houston School to respond to photos taken by neighbors. **See details on Page Two.**

## Neighborhood Walking Tour Oct. 20



**GETTING A FIRST-HAND LOOK** – After spending three hours in educational workshops, more than 70 residents generously spent more than two hours on a beautiful Saturday afternoon walking from the north end to the south end of the Braddock Plan area as part of the Braddock Metro Neighborhood community planning process. Questions were answered and more information was provided and gathered as topics were raised and discussed during the tour. Information from the walking tour will be put to use during the community design charrette on Nov. 3. Visit our Web site for a summary of the Oct. 20 events.

## Transportation Educational Workshop is Monday, Oct. 29

To address transportation issues related to the Braddock Metro Neighborhood Plan, a special educational workshop is scheduled for Monday, Oct. 29 from 7 to 8:30 p.m. at the Jefferson Houston School, 1501 Cameron Street.

Presenters Yolanda Takesian and Brandon Nevers, of Kittelson and Associates, Inc., will address existing transportation elements, their current use and their contribution to the neighborhood.

They will also present ways that the current system of roads and parking – as well as how decisions about parking rates, site and roadway design and travel demand management tools – can contribute to concepts for change.

Childcare will be provided on-site. To request materials in an alternative format or a disability accommodation, please contact Graciela Moreno at 703-838-4666.



## Braddock Metro Neighborhood Plan

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## Schedule At-A-Glance

Monday	October 29	7:00 - 8:30 p.m.	Transportation Educational Workshop
Friday	November 2	7:00 - 9:00 p.m.	Open House 'Meet and Greet'
Saturday	November 3	9:00 - 10:00 a.m.	Community Visual Preference Survey
Saturday	November 3	10:00 a.m. - 4:30 p.m.	Community Design Charrette
Monday	November 12	6:00 - 9:00 p.m.	Community Work Session #1
Thursday	November 29	6:00 - 9:00 p.m.	Community Work Session #2
Thursday	December 13	6:00 - 9:00 p.m.	Community Work Session #3
Monday	January 7	6:00 - 9:00 p.m.	Community Work Session #4
Thursday	January 24	6:00 - 9:00 p.m.	Community Work Session #5

For updates and details such as locations, visit our Web site at [www.alexandriava.gov/planningandzoning](http://www.alexandriava.gov/planningandzoning).

## Braddock Plan Info Available Online and at Neighborhood Locations

There's a lot of activity with the Braddock Metro Neighborhood community planning process and you can stay up to date with all the meeting reports and key documents by visiting our Web site – [www.alexandriava.gov/planningandzoning](http://www.alexandriava.gov/planningandzoning).

In addition to meeting summaries, you can download the *Braddock Bulletin* and flyers promoting the workshops, charrette and community work sessions.

Printed versions of select documents are also available at a number of Braddock neighborhood locations, including the James Bland Learning Center, Alexandria Black History Museum, Barrett Library and the Planning and Zoning Office.



## Open House is Friday Evening; Visual Survey Opportunity Saturday AM

All are invited to two events prior to the community design charrette on Saturday, Nov. 3.

On Friday, Nov. 2, from 7 to 9 p.m., there will be an Open House "Meet and Greet" at the Black History Museum, 902 Wythe Street. This is another chance to speak with your neighbors about the planning process and to interact with members of the project team regarding the future of your community.

The next morning at Jefferson Houston School – from 9 to 10 a.m. prior to the start of the charrette – all are invited to view the photos taken by neighbors as part of the Community Visual Preference Survey. Participants will be asked for their reaction to the photos and to provide feedback on the elements that people like and dislike about the neighborhood. Refreshments will be served at both events.

## Educational Workshops Oct. 16 & 20



**RESIDENTS ATTEND WORKSHOPS** – More than 160 residents attended two educational workshops held on Oct. 16 and 20 where regional and national experts shared the latest thinking regarding planning issues. Topics addressed during the first day included public housing and a look at development rights under current zoning in the Braddock Plan area. During the second day, residents attended workshops on residential, retail and office development and area history and preservation, followed by a walking tour of the plan area. For a summary of the workshops visit our Web site.

## Proposed Objectives for the Neighborhood

- Sense of place/neighborhood identity
- Community-serving open space
- Safe, walkable neighborhood
- Deconcentration of public housing
- Community-serving retail
- Managed traffic and parking
- Appropriate height and scale

These objectives and other principles that will guide the community planning process will be discussed on Nov. 3.

# The Braddock Bulletin

News, Notes and Updates on the Braddock Metro Neighborhood Planning Process Oct. 11, 2007 Issue #1

## Community Educational Workshops Planned for Oct. 16th and 20th

### Sessions to Include Expert Speakers and Tour of Braddock Plan Area

Two educational workshops will feature national and regional experts who bring real world examples about the actions other communities have taken on issues like those facing the Braddock neighborhood.

Topics will include transportation and parking, development allowed under existing zoning, public housing (on Oct. 16, 6 to 9 p.m. at the Jefferson Houston School, 1501 Cameron St.), and neighborhood preservation and history, retail development economics and residential feasibility and development (on Oct. 20, 9:30 a.m. to 2:30 p.m. at the Dr. Oswald Durant Memorial Center, 1605 Cameron St.). Childcare will be provided during both sessions.

Through these educational sessions, the community will get the benefit of outside experience and ideas about potential tools to enable the community and the city to make decisions and trade-offs. These sessions will form the groundwork for discussion and interaction at a community planning meeting - also known as a charrette - scheduled for Saturday, Nov. 3 and are important steps in the current community process for preparing the Braddock Plan.



Residents had the opportunity to hear the latest on the Braddock Plan process and pose questions at a Town Meeting Sept. 24.

## ARHA Announces October Meetings

To prepare a competitive application for recently allocated HUD money to help pay for the redevelopment of James Bland public housing, ARHA has scheduled meetings to discuss the redevelopment. The potential for Federal money is a positive step for this redevelopment.

In addition to a meeting for residents about relocation, ARHA has scheduled community meetings for Oct. 15, 22 and, if needed, 30 at the Durant Center from 7-9 p.m. The HOPE VI process does require a development plan for the James Bland blocks. That plan can and will change to conform to the community input that is part of our Braddock Plan process.

## Workshops: Topics & Speakers

**October 16**  
6:00 - 9:00 p.m.

### Development Rights Under Current Zoning

David Dixon and Phil Goff from architecture, planning and preservation firm Goody Clancy, Boston, along with Tom Canfield and Jeff Farmer from the Alexandria Department of Planning and Zoning, will illustrate development allowed under current zoning on typical blocks in the Braddock Plan area and how resulting development may impact the neighborhood's sense of place, walkability and level of urban-design quality.

### Public Housing

Rhae Parkes, a public policy/public housing redevelopment expert from research firm Abt Associates Inc., Cambridge, Mass., will address public housing issues.

### Transportation

Frank Speilberg and Chris Gay from transportation planning and engineering firm VHB Inc., Watertown, Mass., will address mobility and accessibility issues, traffic, transit and parking management.

**October 20**  
9:30 a.m. - 2:30 p.m.

### Area History and Preservation

Mary Means from Alexandria, the founder of the National Main Streets Program and former VP of the National Trust for Historic Preservation, will address the history of the neighborhood and current preservation issues.

### Residential Development

Sarah Woodworth from ZHA Inc., Annapolis, Md., and one of the foremost experts on commercial and residential economics and feasibility, will discuss market demand for different housing products as well as the potential economic benefits of residential development to the city.

### Retail Development

Speaker will address neighborhood-enhancing retail development opportunities and potential programming and tenant mix.



## Braddock Metro Neighborhood Plan

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## Making Great Places Green Places

Here's a seminar you should consider attending – "The Art of Making Great Places Green Places" – hosted by the American Planning Association on Tuesday, October 23, from 9:30 a.m. to noon at the National Building Museum, 401 F St. NW, Washington, D.C. Visit our Web site for a link to more information [[www.alexandriava.gov/planningandzoning](http://www.alexandriava.gov/planningandzoning)].

The symposium will examine in depth the elements of great places, the connection between place making and green planning, as well as how the climate for planning can encourage a place's creation and conservation.

Speakers include Ronald Fleming, author of *The Art of Place Making: Interpreting Community Through Public and Urban Design*; Paul Farmer, executive director and CEO of the American Planning Association; and, Chris Zimmerman, a member of the Arlington County Board, an advocate of the county's legacy of transit-oriented development and managed growth and new urbanism principles.



**INFORMATION EXCHANGE** – Responding to residents' questions at the Town Meeting on Sept. 24 were David Dixon of Goody Clancy, left, Faroll Hamer, director, Department of Planning and Zoning, and Bob Kramer of Kramer & Associates. Nearly 200 residents turned out for the meeting where they heard a summary of the Stakeholder Listening Tour Report, followed by an update on the planning process and the upcoming schedule. A full written summary of the meeting is posted on our Web site. Upcoming events include Community Educational Workshops on Oct. 16 and 20, followed by a community charrette on Nov. 3.

## Grab a Camera and Share Your Likes, Dislikes



As part of the planning process residents are invited to participate in a visual survey, sharing images about things that are liked and disliked in the Braddock plan area. Disposable cameras were handed out at the Town Meeting Sept. 24 and residents are invited to use their own cameras as well. Please turn in photos or disposable cameras at the Oct. 16 workshop or deliver them in advance to the City Planning and Zoning office so the images can be shared at the Design Charrette on Nov. 3. For additional details about the Community Visual Survey Project visit our Web site.

## Mixing National and Small Retailers

Across the river there's an interesting example of how small and local businesses are being made an integral part of redevelopment projects. As reported in *The Washington Post*, Columbia Heights is undergoing a redevelopment process that is bringing in some well-known national retailers.

At the same time, "space has been reserved for the little guys," according to the story, including a Peruvian restaurant, a local African American franchiser of the Quizno's sandwich chain, and a Vietnamese grocer who is negotiating to bring a Pho restaurant to the development. A locally owned spa may also be added.

Throughout D.C., developers are carving out space for locally owned businesses, the *Post* reports, and while small businesses tend to be riskier bets than corporations, mixing local and national retailers is a goal of D.C. officials. Visit our Web site for a link to the entire story.

## Portland, Oregon Planning

If you are interested in more information on Portland, Oregon planning – and the O'Toole article recently publicized and discussed by some in the community – please read "Debunking CATO: Why Portland Works Better than the Analysis of its Chief Neo-Libertarian Critic," which is posted on our Web site. It counters some of the misstatements made by O'Toole and explains the context.

## Copies of Reports Available

The recently released Stakeholder Listening Tour Report, Town Meeting Summary and other key documents are now available on our Web site, while hard copies are available at a number of Braddock neighborhood locations, including the James Bland Learning Center, Alexandria Black History Museum, Barrett Library and the Planning and Zoning Office.