Planning for public housing

Braddock Metro Neighborhood Plan Worksession #3
December 13, 2007
Roy Priest, ARHA and David Dixon FAIA, Goody Clancy
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Tonight’s agenda

• Roy Priest, ARHA
• Summary of Worksession #2
  – Principles, mission and character
  – A major new park location
  – Retail and community culture
  – Building heights and massing
  – Taking advantage of unique opportunities to create value
• Mixed-income project analogs for BMA public housing sites
• Planning for mixed-income housing
Braddock Metro Area public housing sites

- Andrew Atkins
  - built, 1968
  - 90 units (25 du/ac)

- Ramsey Homes
  - built, 1942
  - 15 units (21 du/ac)

- Samuel Madden
  - built, 1945
  - 66 units (19 du/ac)

- James Bland
  - built, 1954-1959
  - 194 units (23 du/ac)
Outcome from the Charrette: Principles

1. Create a sense of place/neighborhood identity, vitality and diversity
2. Establish a variety of community-serving usable open spaces
3. Provide walkable neighborhoods that are secure and feel safe.
4. Promote mixed-income housing and follow an open, fair and inclusive process to deconcentrate public housing.
5. Encourage community-serving retail and services.
6. Manage multi-modal transportation, parking and road improvements.
7. Achieve varying and transitional height and scale.
What this plan should accomplish—a plan and strategies to achieve...

- A more visible sense of neighborhood identity
- Transformation of public housing into mixed-income housing
- A great neighborhood park
- …and a network of inviting walkable streets
- One or more neighborhood lively, walkable, “neighborhood squares”
- Celebration of the neighborhood’s history and contemporary diversity
- …and the presence of Metro
Neighborhood character—a community distinguished by:

- 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
Strategy for achieving principles, mission, and character

- Seek opportunities to create public benefit dollars from development where this development is the right “fit” with community character
- Invest a significant share of public benefit dollars in the neighborhood
- Partner with the city and other funding sources to finance appropriate improvements
A major new neighborhood park

- A: 1261 Madison
- B: Metro site
- C: Andrew Adkins
- D: Post Office
Community response...
## Community response...

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- #1: Post Office
- #2: Andrew Adkins
- #3: 1261 Madison
- #4: Metro
**Community response...**

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Retail and community culture

Future Braddock-West intersection

Queen Street
Building heights and massing
Support for 3-4 story "shoulders" along walking streets
“Shoulder” buildings along walking streets

- Three to four story building edge along the walking streets: Fayette, Wythe and Madison
- Lower levels ideal for retail space and townhouses
- Taller buildings allowed after setting back 10’-25’ from the lower portion
90' 77'

15'

32'

upper floors setback

15'
bldg. setback

66'

R.O.W

15'
bldg. setback

32'

upper floors setback

90'

77'
Building heights and massing exercise

Taller buildings that produce more significant public benefits are more appropriate for Jaguar site.
Building heights and massing exercise

Group #1
Strong support for 120’ tall building on Metro site in two groups

Group #2
Mixed feelings about 90’ tall buildings on Adkins block

Group #3
West Street at Madison looking south
Planning for mixed-income housing
Planning for mixed-income housing

- Engage public housing residents, the broader community and city leadership to create a comprehensive neighborhood vision
  - survey resident needs
  - hold educational workshops and/or charrette
  - create relocation plan considering household needs
  - involve ALL residents in general meetings, and resident leaders in decision-making
  - publish newsletters documenting planning process
- Incorporate the vision and continued public engagement into the HOPE VI application process
- Work with housing authority and developer partner(s) to build the vision and ensure good transitions to new housing for residents
- Improve the level of facility management, programs and social services for returning residents
Last night’s meeting with public housing residents

1. Past frustration with being planned FOR, rather than WITH and present excitement at being part of the process
2. Strong commitment to remain in community
3. Broad interest in major new park, neighborhood retail, and more walkable streets
4. Pride in the neighborhood’s history
5. Desire for home ownership opportunities within the neighborhood
Mixed-income project analogs

Quinnipiac Terrace – New Haven, CT

- 233 units including market rate and workforce units mixed with public housing
- 20 – 30 units/acre
- received $20 million 2002 HOPE VI award toward $60 million overall cost
- initial redevelopment phase complete; second phase in progress
Mixed-income project analogs

Franklin Hill – Boston, MA

- 350 units, including market rate component and public open space
- unsuccessful 2003 HOPE VI application
- $87 million development proceeding with alternate funding; first phase under construction
Mixed-income project analogs

Tent City – Boston, MA

• 269 units (25% low-income, 50% moderate-income, 25% market-rate housing)
• 3 acres
• 89 units/acre
Mixed-income project analogs

Tent City – Boston, MA
Mixed-income project analogs

Hismen Hin-nu Terrace – Oakland, CA

- 92 affordable units
- 1.46 acres
- Mixed-use portion: 85 units/acre
- Overall: 65 units/acre
Mixed-income project analogs

Hismen Hin-nu Terrace, Oakland CA
Mixed-income project analogs

Langham Court – Boston, MA

- 89 units
- 1 acre
- 89 units/acre
Mixed-income project analogs

Langham Court – Boston, MA
Mixed-income project analogs

Auburn Court – Cambridge, MA

- 77 units
  - 31 public housing units
  - 7 affordable units
  - 39 market-rate units
- 2.3 acres
- 33 units/acre
Mixed-income project analogs
Mixed-income project analogs

Ellen Wilson townhomes on Capitol Hill – Washington, DC

- 147 units
- 5 acres
- 29 units/acre
Mixed-income project analogs

Maverick Landing – Boston, MA

- 396 mixed-income rental units
  - 305 public housing/low-income units
  - 91 market-rate units
- 44 units/acre
Mixed-income project analogs

Cabrini Green – Chicago, IL

- Phase I (2,100 units) and Phase II (2,800 units)
- 30 – 50 units/acre
Next steps

• January 7 – Community Worksession 4
  Transportation
• January 24 – Community Worksession 5
  Review plan strategies
• March 4 – Planning Commission Public Hearing
• March 15 – City Council Public Hearing

• Starting in January
  Braddock East Community Planning Effort
Ground rules for the break out groups

1. One person speaks at a time
2. No side conversations
3. Be brief and to the point (no speeches)
4. Treat each person’s ideas respectfully
5. Be positive and solution-oriented
6. Take responsibility to hear everyone’s views in the group
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