Braddock Road Metro Area Development Meeting

January 26, 2006  7:00 p.m. – 9:00 p.m.

AGENDA

I.  INTRODUCTION
   EILEEN FOGARTY, DIRECTOR

II. OVERVIEW OF BRADDOCK ROAD METRO STUDY
    EILEEN FOGARTY, DIRECTOR

III. OVERVIEW OF ZONING AND DEVELOPMENT PROJECTS
     JEFFREY FARNER, DIVISION CHIEF

IV. DISCUSSION OF PROPOSALS
-  ON-SITE SOURCING – HARRIS TEETER
-  BRADDOCK PLACE
-  FAYETTE PLAZA

V. REPORTING OF GROUPS

VI. CONCLUSION – NEXT STEPS
Braddock Road Metro Station
Small Area Plan
Urban Neighborhoods

Braddock Gateway

Braddock Metro Center

Parker-Gray Neighborhood
Braddock Road Metro Area Planning Principles

Create a Place – new neighborhoods with new development

Protect established neighborhoods

Vary building heights to transition from tall buildings to low scale residential to achieve compatible mass and scale
Braddock Road Metro Area Planning Principles

Promote walkable and safe neighborhoods with “eyes on the street”

Provide safe pedestrian connections within the area and to adjacent neighborhoods

Ensure easy accessibility to Metro and transit
“Pedestrian Sleeve” concept

• bulb-outs to reduce crossing distances
• highly-visible crosswalk markings
• pedestrian-scaled lighting and consistent tree plantings
• buildings define corners, “eyes on the street,” and minimize perceived distance of crossings
Braddock Road Metro Area
Planning Principles

Cluster ground floor uses in defined locations to create successful neighborhood retail

Provide opportunities for public open spaces integrated in the fabric of the neighborhood
Projects In the Pipeline - Braddock

- Madison, 800 N. Henry
- Braddock Metro Plaza
- Fayette Plaza, 1219 First
- 600 N. Fayette St
- Tony’s Auto
- Charles Houston Rec Center

Total 915,000 sq.ft.
The Madison Spring ‘05 Concept

- 20,000 sq ft retail
- 3 levels of above ground parking/2 levels underground
- 55,000 sq ft grocery store
- 300 units
- 50 to 90 ft height
- Super Block
The Madison
The Madison January ‘06 Concept

- 20,000 sq ft retail
- 3 levels of Underground Parking
- 45,000 sq ft grocery store
- 260 units
- 50 to 90 ft height
- Internal Street
- Two Buildings
Braddock Metro Plaza Condominiums:

- 1.12 Acre site
- Zoned CRMU-H
- Construct 7-story condominium building – 87 Ft
- 121,605 Sq Ft Total
- 2.5 FAR with SUP
- 122 dwelling units
- 1,658 SqFt ground floor retail
- Underground parking: 3 levels, 209 spaces
Fayette Plaza

- 1 Acre site
- Zoned CRMU-H
- Construct 3-6 story building - 40 to 90 ft
- 108,000 Net Sq Ft
- 2.5 FAR with SUP

- 88 dwelling units
- 2,400 Sq Ft ground floor retail
- Underground parking: 2 levels, 178 spaces
600 Block N. Fayette St

- 2 Acre site
- Zoned CRMU-H
- Townhouse and Multi-family mix
- 35 to 77 ft
- 216,000 Net Sq Ft - 2.5 FAR with SUP
- 142 dwelling units
- Underground parking – 232 spaces required (including 15% visitor)
- Open Space 35% at grade, 10% above grade
Tony’s Auto Site

- 1 Acre site
- Zoned CRMU-H
- 2.5 FAR
- Residential Condo
- 50 – 77 ft Hgt
- Ground floor retail on First St
- Plaza on corner
- Underground Parking
Charles H. Houston Rec Center

- 2 Acre site
- Zoned POS (Public Open Space)
- Demolish existing 17k net sq. ft. facility
- Construct new approx 30k net sq. ft., 1-story facility
- Consultants working on design
- Public meeting to be held in near future
Braddock Road Metro Area Development Meeting

January 26, 2006

PROCESS

❖ GROUP BREAKOUT DISCUSSION OF PROPOSALS
❖ - ON-SITE SOURCING – HARRIS TEETER
❖ - BRADDOCK PLACE
❖ - FAYETTE PLAZA

❖ REPORTING OF GROUPS

❖ CONCLUSION – NEXT STEPS
Braddock Road Metro Area
Development Meeting

January 26, 2006  7:00 p.m. – 9:00 p.m.

AGENDA

I.  INTRODUCTION
   EILEEN FOGARTY, DIRECTOR

II.  OVERVIEW OF BRADDOCK ROAD METRO STUDY
    EILEEN FOGARTY, DIRECTOR

III. OVERVIEW OF ZONING AND DEVELOPMENT PROJECTS
     JEFFREY FARNER, DIVISION CHIEF

IV. DISCUSSION OF PROPOSALS
   -  ON-SITE SOURCING – HARRIS TEETER
   -  BRADDOCK PLACE
   -  FAYETTE PLAZA

V. REPORTING OF GROUPS

VI. CONCLUSION – NEXT STEPS