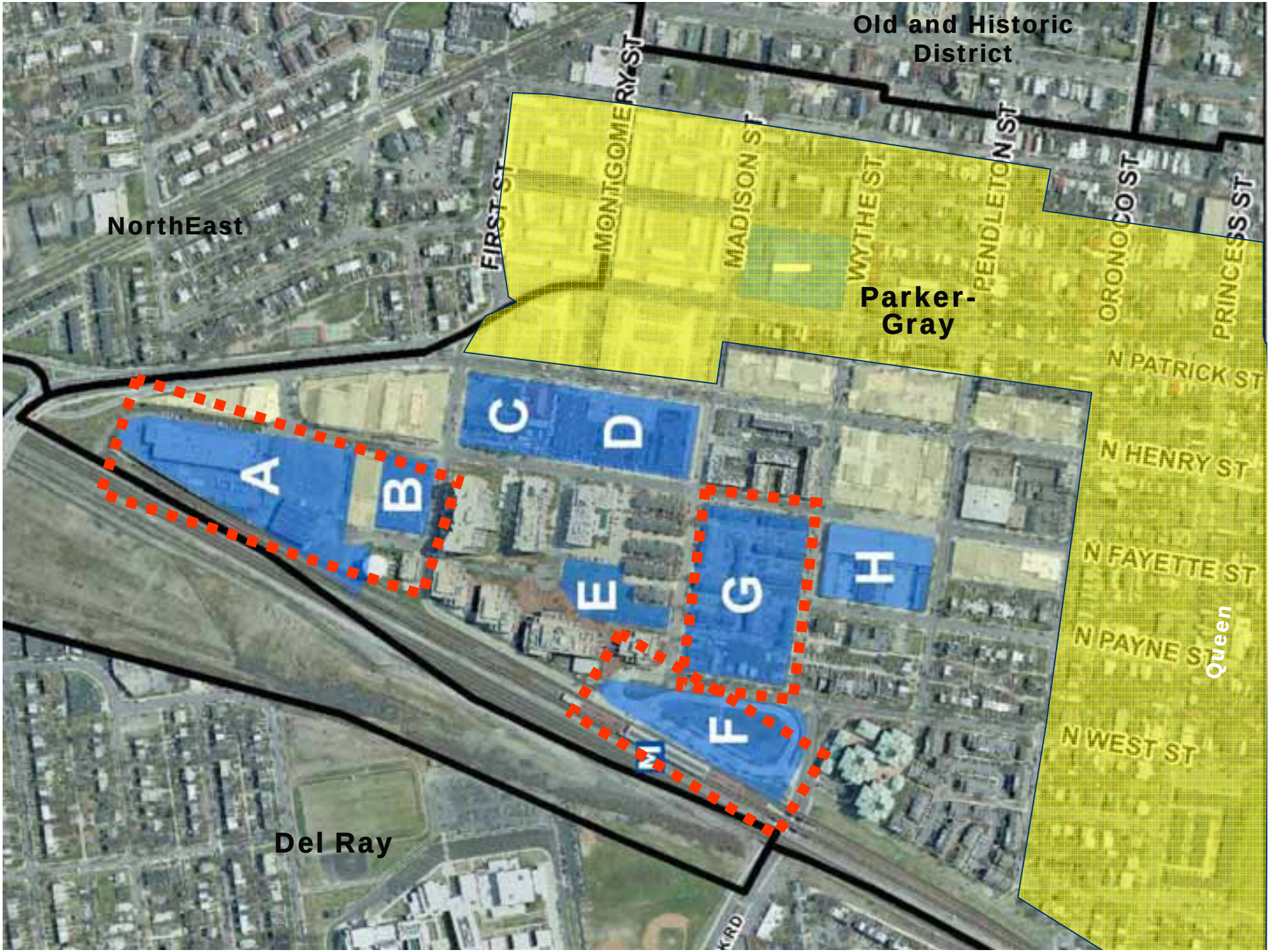
Braddock Metro Neighborhood Plan

Planning Commission / Community Meeting

http://alexandriava.gov/planningandzoning/braddock_road.php

WHY PLAN?

- Development Pressure – Approximately 1,000,000 sq ft in Next 10 yrs
- To Achieve Quality Design
- To Achieve Coordinated, Mixed Use Development
- To Ensure Compatible Development
- To Provide Public Benefits:
  - Maximize Transit, Pedestrian, and Bicycle Use
  - New Usable Open Space
  - New Trees, Lighting, Wider Sidewalks


Old and Historic District
NorthEast
Parker-Gray
Del Ray
FIRST ST
MONTGOMERY ST
MADISON ST
WYTHE ST
PENDLETON ST
ORONOCO ST
PRINCESS ST
N PATRICK ST
N HENRY ST
N FAYETTE ST
N PAYNE ST
N WEST ST
Queen
A
B
C
D
E
F
G
H

PLANNING PROCESS

- 4 Listening Sessions/Community Walk
- 4 Community Meetings, Including a 2 Day Charrette
- 5 Work Sessions with Planning Commission, City Council, Parker-Gray BAR
- Meetings in December 2006 with community, Planning Commission and City Council
- Meetings with WMATA
- Attended Various Civic Association Meetings

PLANNING PRINCIPLES

- **Preserve and Protect Parker-Gray**
- **Create Vibrant, Mixed Use Neighborhoods with New Public Open Space**
- **Optimize Braddock Road Metro Station**
- **Provide Safe, Secure, Walkable Environment**

COMMUNITY ISSUES

- **Neighborhood Conservation**
- **Development at the Metro Station**
- **Open Space**
- **Affordable Housing**

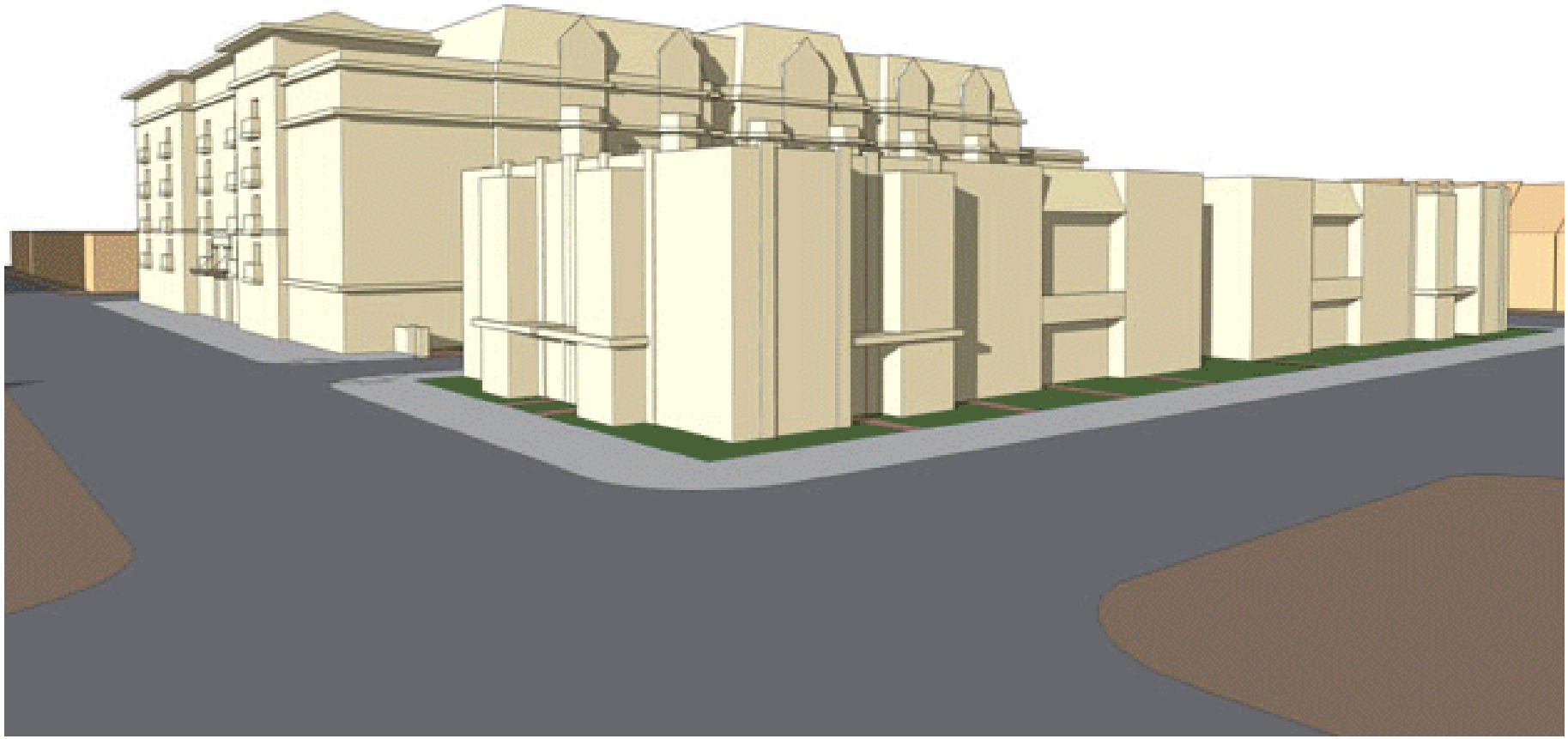
NEIGHBORHOOD CONSERVATION

- **Improve the Quality of Life**
  - **Encourage new retail and neighborhood services**
  - **Prioritize Pedestrians by Extending the pedestrian / bicycle network – new sidewalks, crosswalks, trails**
  - **Create more open space**
  - **Respect the existing neighborhood scale**
- **Celebrate the History of Parker-Gray District**
- **Integrate New Development to Create a Place**

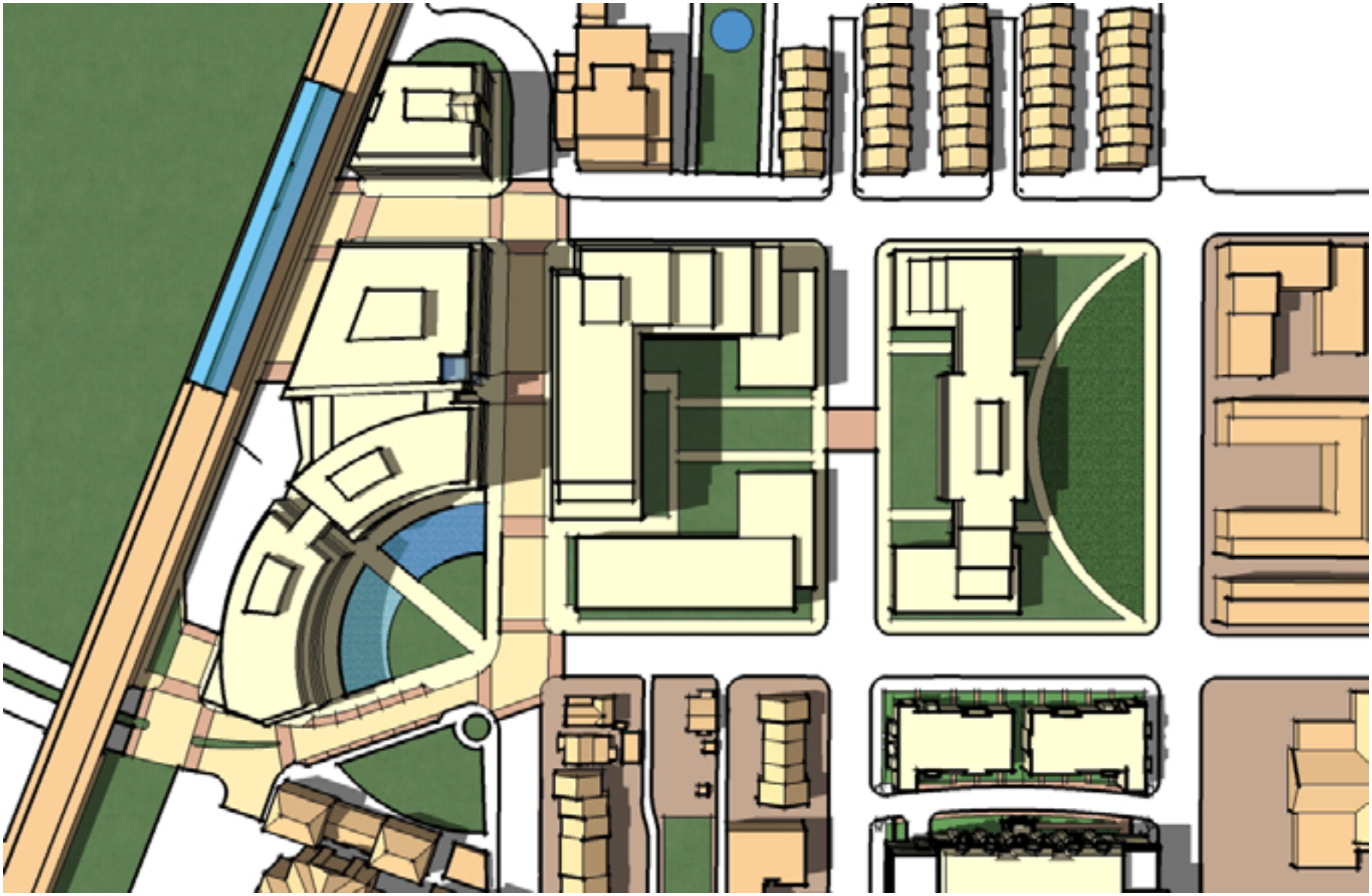
New Development and Design Standards

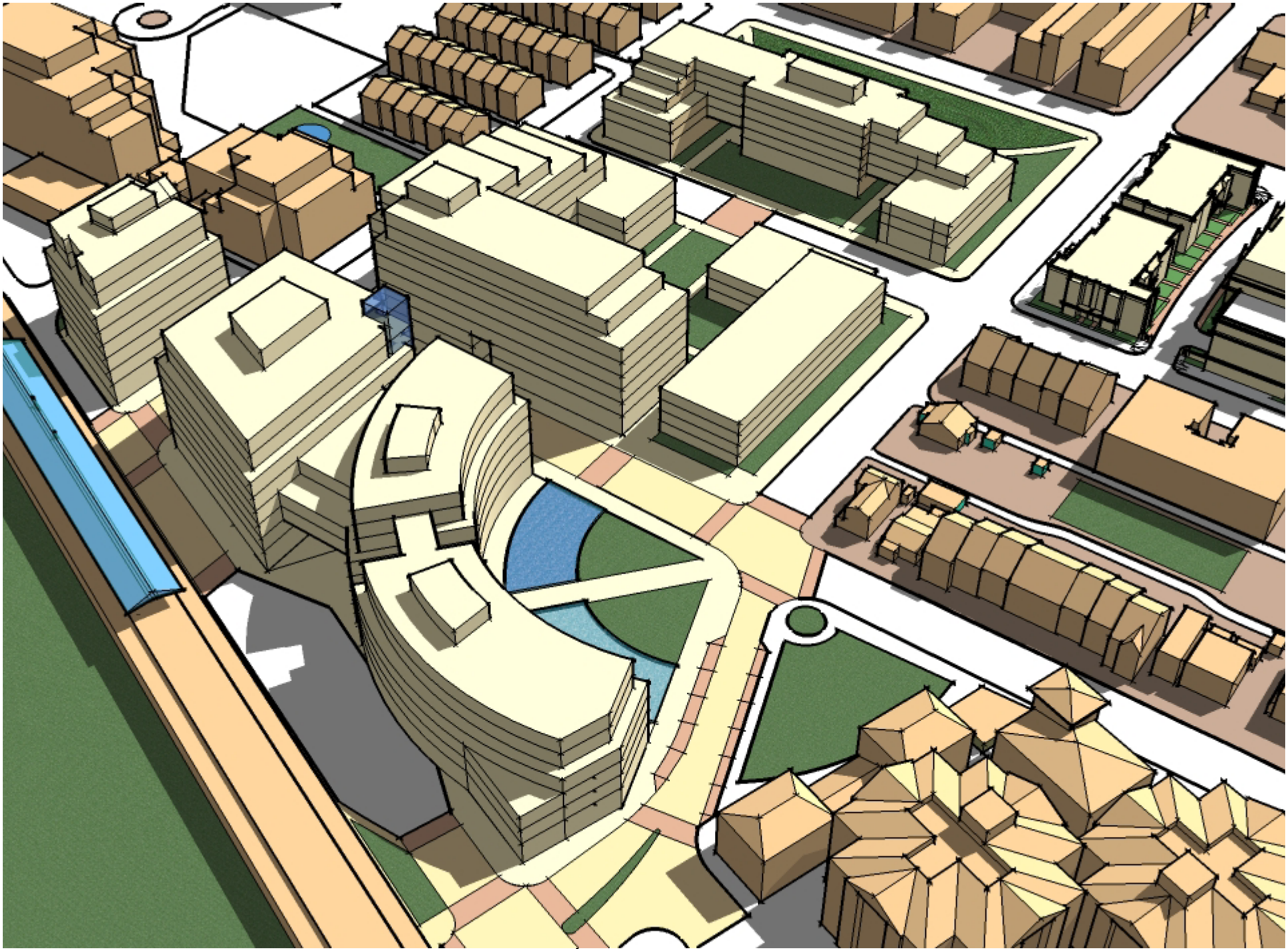
- Create a Streetwall
- Human Scale
- High Quality Buildings
- Local Character
- Mix of Uses
- Building Entrances
- Underground Parking

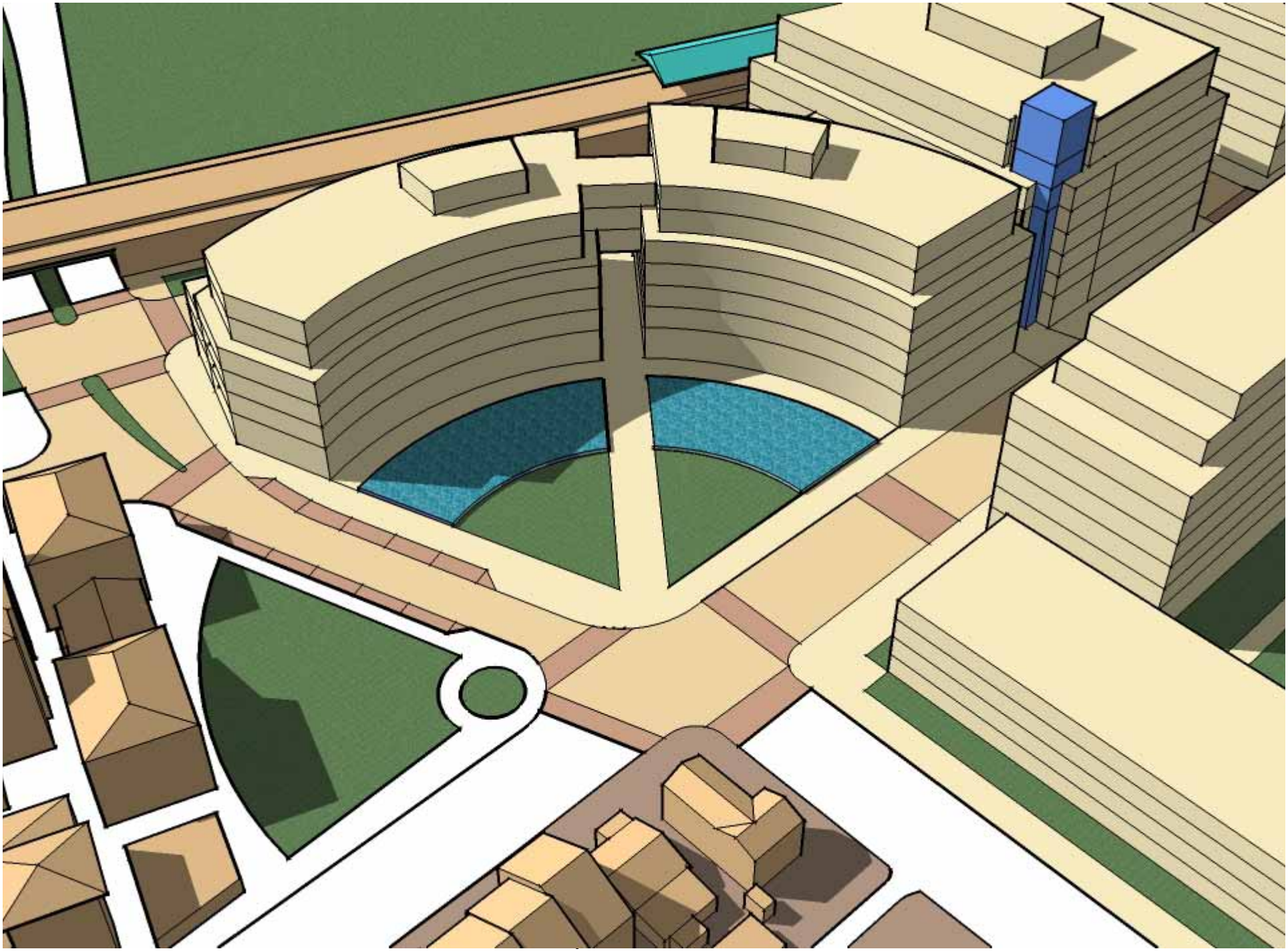
Site and Design Standards



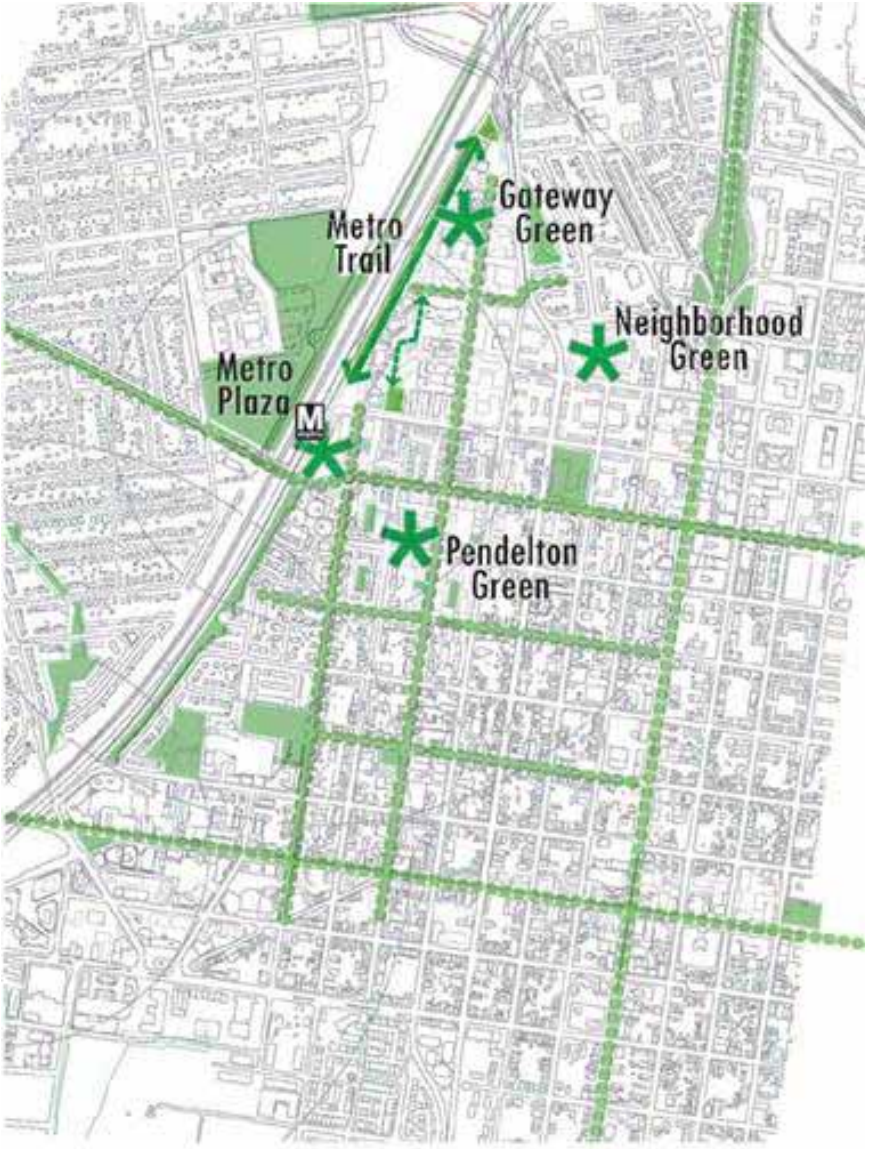
URBAN VILLAGE AT METRO STATION







New Concentrated, Publicly Accessible Open Space



AFFORDABLE HOUSING

- Create New Opportunities for Affordable housing in CDD areas
- Tiered Approach:
  - Existing Density ~ Voluntary Contribution
  - Maximum Density ~ Bonus Units with Affordable Component

PLAN RECOMMENDATIONS

- Braddock Road Overlay Zone
  - Retail Focus Areas
  - Parking District
  - Building Height
- New Coordinated Development Districts
- Development and Design Standards

SUMMARY

- **Advances City Council Vision – new urban villages with transit-oriented development**
- **New mixed use place with affordable housing, retail uses**
- **Pedestrian and bicycle friendly environment with wider sidewalks, street trees, lighting**
- **Celebrates historic Parker-Gray District and neighborhoods**
- **New consolidated, usable public open space and enhanced trail connections**
- **Ensures compatible form, mass and height of new development**

NEXT STEPS

Public Hearings:

Planning Commission – Tuesday, April 3, 7:30 PM

City Council - Saturday, April 14, 9:30 AM

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