



Braddock Road Metro Small Area Plan Study

UPDATE

VOL. 1 • ISSUE 1 AUGUST 2005

Help Create Vision for Braddock Road Metro Area City staff welcomes community input as planning study gets underway

The Braddock Road Metro Small Area planning effort has begun, with the first community charrettes (pictured at right) held on June 20 and 23, 2005 at Jefferson Houston School. More than 75 participants shared their input with City staff from the departments of Planning and Zoning, Parks and Recreation, and Transportation and Environmental Services. Local residents, business owners, civic representatives, and those interested in investing in the area joined to strategize ways to build on the area's strengths and address its weaknesses. It was a great session with excellent feedback for City staff as they begin to lay the groundwork for the Plan.

At the June 20 charrette, the community identified issues and expressed their ideas for the neighborhood. Responding to this input, staff developed alternatives for consideration by the community at the June 23 meeting.

During this process, staff heard many comments from community members about their hopes for the area. Many people mentioned wanting more neighborhood-serving retail uses, such as restaurants, a pharmacy, and a grocery store. Others expressed a desire for pocket parks, public gathering places, and new pedestrian-oriented, mixed-use development that respects the existing mass, scale, and historic character of the Parker-Gray Historic District. Ideas ranging from no development to complete redevelopment—with an underground station—were expressed for the Braddock Road Metro Station property. This input will assist staff, who are now working to refine the alternatives. Staff are continuing to reach out to community and civic groups over the summer.

The next community charrettes are tentatively scheduled for October. Watch the P&Z web page on the City's web site (address below) for an announcement of dates, times, and locations.



We're on the Web!

The Planning & Zoning Department's web page features information on the Braddock Road Metro Station Small Area and is updated frequently with documents, presentations, and announcements. Visit us at www.alexandriava.gov/planningandzoning/braddock_road.php.

PDF files available on this page:

- Community Charrette Presentations, June 20 & 23
- Community Comments, June 20 & 23
- Charrette Report (coming soon)
- Braddock Road Metro Area Plan Presentation, April 19
- Braddock Road Metro Station Small Area Plan
- Braddock Road Metro Small Area Map

The Purpose of the Braddock Road Metro Area Study

The Braddock Road Metro Area is experiencing significant pressure to redevelop some of the larger sites to the east and northeast of the Metro area. Developing a community vision for the future of these key sites and the neighborhood is the main purpose of the study. It is important that the City and community work together to develop a shared vision to guide redevelopment and ensure that it is a benefit to the greater community.

The study will explore ways to integrate new development into the fabric of the neighborhood while respecting the historic scale of the Parker-Gray neighborhoods that adjoin the Metro Station area. In addition, a cornerstone of City Council's *Vision for Alexandria 2015* is the creation of "transit villages" designed around Metro to reduce car dependence, create a walkable environment, and feature a rich mix of services. As such, the Braddock Road Metro Area is poised to become a jewel in the City's crown, transforming the community's vision into a vibrant, safe, transit-oriented retail neighborhood.

With community involvement, the study will explore the appropriate mix of new residential, commercial and retail; appropriate locations for new retail and open space; parking; public safety; pedestrian connections to Metro and between activity areas; the desired size and scale of new construction; and the function and use of the Metro Station site itself.

The planning effort will continue throughout 2005, with Plan recommendations to be completed in early 2006.



How to Get Involved

We welcome your interest and encourage you to participate in this important opportunity to shape the future of the Braddock Road Metro Area. Here are some ways to get involved in the planning process.

- Review the June workshop presentations that are available online. Contact Planning and Zoning staff to provide your comments or ask questions.
- Have your contact information added to our email distribution list for announcements on upcoming meetings.
- Attend the fall community meeting and encourage your friends and neighbors to participate as well.

To contact the Department of Planning and Zoning, call **Kathleen Beeton** at **703.838.3866, extension 333** or email **kathleen.beeton@alexandriava.gov**.