Braddock East Planning Process

BEAG meeting 2
19 March 2008
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ARHA
Alexandria Redevelopment & Housing Authority
The Braddock East planning process in context

- Three major steps in the planning and development process
- Braddock East Advisory Group meeting agendas and schedule
- The essentials of mixed-income communities

Sample public housing redevelopments: New Haven, CT; Boston, MA; Cleveland, OH
Step #1: Create a conceptual framework (current BEAG process)

- Create an amendment to the Braddock plan and guidelines, addressing:
  - Approach to income mix
  - Replacement criteria and options
  - Approach to financing
  - Approximate number of units
  - Appropriate unit types
  - Other uses—e.g. retail
  - Scale and massing
  - Open space
  - Sense of community
  - Urban design character

St. Paul’s Quadrant comprehensive plan, Norfolk, VA
Step #2: Define a redevelopment project

- Translate the conceptual framework into a development program...
  - Confirm the program (income mix, unit count and types, other uses etc.)
  - Confirm financing ... public resources (TIF-like and other commitments); projected private resource value (market rate housing sales)
  - Secure HUD approvals
  - Determine how to proceed with redevelopment—select a development partner?

Franklin Hill public housing redevelopment, Boston
Step #3: Proceed with redevelopment

- Prepare detailed redevelopment plan and design
- Finalize resident transition assistance plans
- Conduct detailed city review and approvals
- Secure financing
- Proceed with construction

Franklin Hill public housing redevelopment, Boston
BEAG: creating a conceptual framework

9 meetings, a tour and community meeting through October

1. (2/28) Introduction
2. (3/19) Process; Mixed-income; Protocol; Outreach; Bland
Tour (4/19) Tour of Mixed-Income Housing Developments
Public (4/23) James Bland community meeting
3. (4/24) Finance strategies; community building
4. (5/15) Public housing resident aspirations; Replacement; Unit mix
5. (6/19) Framework principles; Draft framework & massing options
6. (7/15) Refine framework and massing; Outstanding issues
7. (9/9) Final draft framework
8. (9/23) Final presentation of framework; Next steps
9. (10/16) Post-planning commission, pre-city council session
Tour of mixed-income prototypes

- Saturday April 19
- With ARHA board, city officials
- Lessons learned from developments with relevant issues
- Quaker Hill and Chatham Square in Alexandria
- Ellen Wilson Townhomes and Arthur Capper/Carrollsburg, Washington

Ellen Wilson Townhomes, Washington DC

April

Chatham Square, Alexandria
James Bland community meeting

- Wednesday April 23
- Public presentation of draft redevelopment concept
- Hosted by ARHA and EYA (developer)
BEAG #3

- Thursday April 24
- Community-building strategies
- Public and affordable housing finance strategies
  - Private development value
  - Public sources
- James Bland

Uplands mixed-income housing, Baltimore
• Thursday May 15
• Needs and aspirations of public housing residents, with input from...
  – focus groups
  – James Bland HOPE VI
  – ARHA demographic info
• Replacement strategy
  – Criteria, opportunity, feasibility
• Mix of units and types
  – Responding to public housing resident needs and market
• Supportive amenities: Services, open space etc.
Thursday June 19
- Identify framework principles based on range of key issues discussed to date
- Draft framework – exploring:
  - What elements are controlled
  - Key qualitative characteristics
  - Appropriate mechanisms of control
- Massing options
  - The intersection of program goals, urban design considerations and good housing design
  - Evaluate different approaches

Braddock Metro framework discussions
Massing option, Boston Parcel 25
BEAG #6

- Tuesday July 15
- Refine framework and massing options
  - Review more detailed design studies and program alternatives against framework goals for urban design, housing design and program mix
  - Review framework structure
- Address any outstanding issues that still need resolution

**Unit diversity:**
Live-work, Portland; Over retail, Alexandria
- Tuesday September 9
- Review final draft of Braddock plan amendment and CDD guidelines
- Attention to additional issues as necessary
- Planning commission and city council review follows

Braddock Metro massing diagrams, design guidelines
BEAG #8

- Tuesday Sept. 23
- Final presentation of framework
- Next steps toward implementation

Franklin Hill public housing, Boston September
BEAG #9

- Thursday Oct. 16
- Follows planning commission hearing
- Precedes city council hearing

Franklin Hill public housing, Boston
The essentials of mixed-income communities

- Creating mixed-income communities
- Working with public housing residents
- Determining density thresholds
- Getting the urban design right
- Getting replacement right
Creating mixed-income communities

- Critical mass at each income level—communities within a community
- Accommodating a spectrum of incomes
- Finding the right income mix for local conditions
  - Chicago public housing: 30% public, 20% affordable, 50% market
  - Boston non-profits: 33% low, 33% affordable, 33% market
  - ... and 25% low, 50% affordable, 25% market
  - Chatham Square public housing: 34% public, 66% market
- Design: open spaces supporting diversity, “design parity,” housing type variety
- Creating new employment and other opportunities for public housing residents
Why Braddock works for public housing residents

- Public housing residents appreciate the same advantages that others find in the Braddock neighborhood
  - Access to transit
  - Access to good jobs
  - Access to school, retail, social services, amenities
  - Good quality, affordable housing
  - Sense of place, of community
- Not all public housing residents will want to remain, but many will
- More information on needs & preferences to come from focus groups, James Bland HOPE VI process
Why develop affordable and workforce housing in Braddock?

- Bridge the income gap: Stronger community ties emerge among households of more similar incomes
- Expand the range of affordable options for households wishing to relocate within the neighborhood
- Address workforce needs of local businesses, schools, services etc.
Working with public housing residents

- Focus groups with public housing residents
- Meetings for James Bland
- Effective communication
  - Newsletters via mail
  - Coordinate with resident leadership
  - Urge public housing resident participation in broader community meetings

Braddock Metro process public housing resident meeting

Franklin Hill, Boston
Determining density thresholds

- Financial feasibility—sufficient market rate housing or other uses to fund a significant portion of redevelopment costs
- Number of public housing units that need to stay on site...and to create community
- ...Ratio of market to non-market housing essential to create market support (50+%
- Affordable housing
- ...and other uses desired (retail etc.)
Urban design that *builds* community and *fits* with the community

- Compatibility with surrounding Parker Gray scale and character
- ...including appropriate transitions in scale and massing
- Architectural variety reflecting neighborhood tradition
- Creating green edges along streets
- Contributing to walkable streets
- Keeping parking out of sight

Braddock Metro urban design framework
Designing good housing

- Define a range of public, semi-public, and private spaces
- ...and ensure that every space is “owned” and has a purpose
- Provide the right range of open spaces
- Learn the lessons of the past—for public housing residents...avoid common hallways, locate families at or near the ground, provide a variety of housing options
- Provide good quality housing units for everyone

Cambridge, MA
Designing open space for children and youth

- Children and youth need a variety of dedicated (but not necessarily isolated) spaces to call their own
  - Tot-lots
  - Playgrounds
  - Basketball courts, other sports
  - Hang-out space
- Effective supervision is essential
  - Parents
  - Daycare, other managed facilities
- Charles Houston Recreation Center: opportunities for the entire community
- Focus groups will reveal more specific needs
Demonstrating development options

- Massing alternatives
- Before/after images
- Attention to design detail
- Address trade-offs involving finance, public realm benefits, affordability levels, etc.
- Iterative, addressing input

Before/after study of Fayette Street from Braddock Metro plan
Density options: Cabrini Green

30 units/acre
Density options:
Cabrini Green

40 units/acre
Density options: Cabrini Green

50 units/acre
Program & massing options
Attention to design detail

Cabrini-Green, Chicago

Riverview, Cleveland
Getting replacement housing right

- Start with criteria for choosing the right sites – comparable to Braddock East criteria
- Look citywide for opportunities
- Negotiate to create future opportunities
- Minimize impacts of moving on public housing residents

Andrew Adkins;
Maverick Gardens
HOPE VI, Boston
Criteria for choosing replacement sites

- Access to...
  - Good jobs
  - Transit
  - Social services ... schools, health care, adult education etc.
  - Retail services
  - Public amenities
- Continuity of community ties
- Impacts on local income mix of housing
- Urban design compatibility
- Financial and capacity feasibility

Braddock Road Metro
Braddock East Planning Process

BEAG meeting 2
19 March 2008
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Braddock Metro Area public housing sites

Samuel Madden
- built, 1945
- 66 units

Andrew Atkins
- built, 1968
- 90 units

Ramsey Homes
- built, 1942
- 15 units

James Bland
- built, 1954-1959
- 194 units