

## Status of Implementation - 2015

June 2015

BRADDOCK METRO  
NEIGHBORHOOD PLAN

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## OVERVIEW

This *Status of Implementation Report* provides a summary of FY2015 implementation activities for the Braddock Metro Neighborhood and Braddock East Master Plans. The report also includes a brief history of implementation since the establishment of the Plans and the status of the Implementation Advisory Group.

## Recent Implementation Activity

## Braddock Interim Open Space

Construction of the Braddock Interim Open Space on the City-owned ½ acre lot on the Post Office block is complete and the space was opened to the public in April 2015. The interim open space provides community gathering areas, seating, joggle boards, a bocce ball court, horseshoe pits and a ping-pong table. These small recreational opportunities will be evaluated to determine the level of use they receive, and will inform their possible inclusion in the eventual 1-acre park. Equipment for these activities is available for community use.



Joggle Board

Site furnishings were generously donated by Conceptual Site Furnishings, Iron Age Designs, Landscape Forms, RCLF Site Furnishings, and Site Concepts. These furnishings along with plantings and lighting may inform materials included in the final one-acre park. (See *page 3 for background information.*)

## Future 1-Acre Braddock Park

Through a national selection process, [Andropogon Associates](#) has been chosen for the conceptual design of the future one-acre park, and kicked off the project with an Advisory Group/Community meeting on May 30, 2015. The park design is preceding development so that it can influence and incentivize the future development, as well as ensure that the design reflects the intent of the Neighborhood Plan.

The Guiding Principles for the future park were established by the Implementation Advisory Group in 2013 and will steer the design direction.

## Retail

- ☐ The Asher – Bastille Restaurant has leased the majority of the available retail space and includes an outdoor patio in the Asher courtyard. Approximately 1,500 square feet of available retail space remains on the site.
- ☐ Belle Pre – All retail space has been leased, including the new restaurants Lost Dog Café and Sugar Shack.
- ☐ The Henry – With the recent additions of Accessible Patient Care, Capitol Chiropractor, and the offices of Dr. Caligan, DMD, all available retail space has been leased.
- ☐ Mason Social – This new restaurant has occupied vacant retail space on North Henry that was formerly the restaurant Esmeralda's.



Recent Activity continued page 2



*Advisory Group and community input resulted in a clear prioritization for streetscape improvements on Fayette Street from Oronoco Street to Queen Street.*

## Recent Implementation Activity *continued*

### Streetscape

In accordance with Advisory Group recommendations (see page 3, *Community Amenities*), City staff developed a construction plan for the Fayette Street streetscape from Oronoco Street to Queen Street. Based on this plan, a conceptual cost estimate was developed and a budget request was included in City's Capital Improvement Program (CIP). This CIP project was approved by City Council and it is expected to be completed in FY2016.

### Completed Development Projects

- ☐ **Jefferson-Houston School**  
Jefferson-Houston re-opened in September 2014 as the City of Alexandria's first pre-Kindergarten through 8th grade school in a brand new facility. The recreational fields and playgrounds were completed and re-opened in the spring of 2015.
- ☐ **Durant Center Improvements & Playgrounds**  
Interior work is complete, Buchanan Park and Playground open in summer 2015
- ☐ **The Bradley** (formerly known as Braddock Metro Place)  
Construction was completed in early 2015. The Bradley provided the required contributions to the Open Space Fund and Community Amenities Fund.
- ☐ **Old Town Commons**  
Construction of Phase III (last phase – multifamily building) of the Old Town Commons project was completed in early 2015.

### Ongoing and Future Development Projects

- ☐ **US Postal Service**  
Follow-up discussions continue with the USPS Realty Asset Programs staff (locally and nationally) following a the meeting with local and regional USPS staff in June of 2014.
- ☐ **WMATA Braddock Road Metro Station**  
City staff continues to work with WMATA to develop an RFP for the redevelopment of the Metrorail site.
- ☐ **ARHA**  
ARHA initiated the RFP process in 2014 for the redevelopment of Andrew Adkins and Samuel Madden Homes within the Braddock neighborhood. Since then a selection of developers have been short-listed for the final submission.
- ☐ **Ramsey Homes**  
Demolition request was declined by the BAR. An appeal has been filed and will be heard by City Council in September.
- ☐ **Braddock Gateway**  
A CDD concept plan has been resubmitted.

## SUMMARY OF IMPLEMENTATION—*2008 TO 2014*

### Development Progress Until 2014

- ☐ The Henry – Construction completed in 2007
- ☐ The Asher – Construction completed in 2012
- ☐ The Belle Pre – Construction completed in early 2014
- ☐ Old Town Commons (Bland Housing)—Construction of Phase I and II completed in 2012.
- ☐ US Postal Service – The Mayor and City staff met with the USPS Regional Director and local Postmaster on June 25, 2014 to discuss the Neighborhood Plan and the City of Alexandria's plans for the Post Office block in the Braddock neighborhood. The local and regional USPS staff expressed understanding of the plans and directed contact with the USPS Realty Asset Program representatives.
- ☐ WMATA Braddock Road Metro Station – WMATA expressed its intent to

*continued page 3*

## SUMMARY CONTINUED

redevelop the Braddock Road Metro Station property through a Joint Development Request for Proposals (RFP) process. The first steps in this process are to determine whether development is physically feasible at the site, develop guidelines for the redevelopment based on transit needs and the Braddock Metro Neighborhood Plan, and assemble an RFP to solicit private developers. The first community meeting was held on June 26, 2014 to solicit initial input from the community.

### Developer Contribution Funds

- The Braddock Metro Neighborhood Plan Open Space Fund and Community Amenities Fund were established by City Council in 2009 to receive the required developer contributions outlined in the Neighborhood Plan. As of 2014, The Asher and The Belle Pre developments have provided their required contributions into these funds.

### Community Amenities

- The Advisory Group held a walking tour of the designated walking streets in the Braddock Neighborhood to select desired streetscape improvement projects and prioritize these selections in preparation of the availability of funds. The Advisory Group and community input was tallied and discussed, resulting in a clear prioritization of the improvement of the streetscape of Fayette Street from Oronoco Street to Queen street.

### Open Space

- The City purchased the Ken Moll property of approximately ½ acre toward the goal of creating the one-acre park designated in the Neighborhood Plan at the Post Office block. The City worked with the local business tenant, Automotive Service Garage, to resolve a parking shortage that may occur with the vacation of the City-owned lot. The situation was resolved through a Special Use Permit for elevated car lifts. The buildings on the City-owned lot were demolished, including abatement of asbestos and removal of an underground gasoline storage tank.

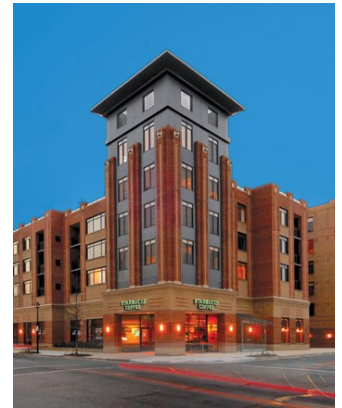
A concept design to create an interim park for the neighborhood on the ½ acre lot was developed by City staff and recommended by the Advisory Group. Based on this input, a construction document set was developed by City staff.

### Implementation Advisory Group

- City Council established the Braddock Metro Neighborhood Implementation Advisory Group (Advisory Group) on February 2, 2009.

### Parker-Gray Wayfinding

- Five Parker-Gray National Register Historic District signs were installed in late 2012 to identify and celebrate the historic district. Sign design was approved in the 2011 Wayfinding Design Manual.



*The Henry*

*Retail space in The Henry includes Starbucks, Domino's Pizza, and UFC Gym.*

## IMPLEMENTATION ADVISORY GROUP

- In 2014, the Braddock Metro Citizens Coalition (BMCC) sought to be represented on the Advisory Group. A number of potential configurations, including a no-change option, were presented to the Advisory Group for consideration. The preferences of the Advisory Group members was conveyed to the City Manager's Office and the City Council.

The City Council adopted a resolution on November 11, 2014 to increase the number of members to 22, with two representatives from the BMCC.

- A number of vacancies were created with the departure of Advisory Group members.

We would like to thank the following former members for their service: *Marianne Anderson; Beth Barrett; Collin Lee; and Wilson Thompson*

We welcome the following new members to the Advisory Group: *Keith Calhoun; Abbey Oklak; Rick Cooper; Judy Noritake; Jennifer Palute; Matthew Sisk; and James Thompson.*

*The complete roster of Advisory Group members can be found on page 4.*

## BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION ADVISORY GROUP

STAKEHOLDER GROUP	NAME
Neighborhood-at-large (6)	Steve Troxel
	Jesse O'Connell
	Sarah Becker
	Robert Atkinson
	Bill Campbell
	Jennifer Palute
Braddock Lofts (2)	Salena Zellers Schmidtke
	Michelle Saylor
West Old Town Civic (3)	Heidi Ford
	Leslie Zupan
	Heath Wells
NE Citizen's Association (1)	Rick Cooper
Braddock Metro Citizens' Coalition (2)	Judy Noritake
	Abbey Oklak
ARHA (1)	Roy Priest
Retail (1)	Matthew Sisk
Local/Small Business (1)	Keith Calhoun
Area Developer (2)	Bill Cromley
	Eddy Cettina
Public Housing Rep (1)	Margo Heard
Non-Profit (1)	Glenn Hopkins
Architect/Historic Preservation/Design Expert (1)	James Thompson



## ADDITIONAL INFORMATION

**Next scheduled Braddock Implementation Advisory Group Meeting:** Tuesday, September 29, 2015.

*More information:* [www.alexandriava.gov/braddock](http://www.alexandriava.gov/braddock)

## BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION SCHEDULE

Updated:6/3/2015

Number	Plan	Work Item	Lead Dept	Time Frame		Est. Project Cost	Possible Funding Sources	Status	Comments/Outcomes
				Term	Est. Start				
1.0 MASTER PLAN/ZONING ORDINANCE									
1.1	p.108	Create CDD for Northern Gateway area	P&Z	SHORT-TERM	Q1 2008	N/A	N/A	COMPLETE	- Designated CDD #15 in the Zoning Ordinance
1.2	p.120	Determine a funding approach to provide for the public amenities recommended in the BMNP	P&Z	SHORT-TERM	Q1 2009	N/A	N/A	COMPLETE	- City Council approved a funding strategy and funding accounts on June 3, 2009. The strategy includes a private/public partnership that funds the 1-acre open space, streetscape improvements along designated "walking streets", and retail enhancement and support.
2.0 IMPLEMENTATION OUTREACH									
2.1	p.116	Establish an Implementation Advisory Group	P&Z	SHORT-TERM	Q1 2009	N/A	N/A	COMPLETE	- Council approved the Resolution to establish the IAG on February 2, 2009, Council amended resolution to add 2 members in November, 2014
2.2	p.117	Create a communication strategy for informing community	P&Z	SHORT-TERM	Q4 2009	N/A	N/A	COMPLETE	
2.3	p.118	Establish a City Staff Working Group	P&Z	SHORT-TERM	Q1 2009	N/A	N/A	COMPLETE	
2.4	p.117	Develop annual Status of Implementation report	P&Z	SHORT-TERM	Q4 2009	N/A	N/A	IN PROGRESS	- First report completed for FY15
3.0 PHYSICAL IMPROVEMENTS									
3.1	p.29	Study the feasibility of reconfiguring Queen Street for two-way traffic	T&ES	MID-TERM		\$50,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes technical study only, traffic forecasting, sim/modeling for 6 blocks of Queen St
3.2	p.40	Study the feasibility of building a tunnel connection under the tracks to connect the area west of the tracks to the Metro station and Braddock neighborhood	WMATA, T&ES	MID-TERM		\$250,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes geotech, structural/civil study for feasibility, with possibility of up to 10% concept design
3.3	p.44-46	Create a one-acre public park at the Post Office site or alternative site	P&Z, RPCA	SHORT-TERM		\$9.6 Million	BMNP OSF & CIP	IN PROGRESS	- The City Council established 2009 BMNP Funding Strategy has identified \$9.6 million for this project - In 2010 City Council approved the acquisition of 600 N. Henry Street (1/2 acre parcel) as a first phase of creating the park. The remainder of the site is owned by USPS - Interim open space on 600 N. Henry Street completed and opened in the first quarter 2015 - City continues communication with USPS - The community process for the design of the 1-acre park began in 2012; City has procured a team of park design consultants that has initiated design work in early 2015
3.4	p.46	Create a well-designed and active plaza space on the Metro site	P&Z, WMATA	LONG-TERM			N/A	IN PROGRESS	- Timing dependent on redevelopment of Metro site - In March 2014, WMATA included the Braddock Metro site in its Joint Development Work Program; City Staff began working with WMATA to draft development guidelines that will be included in an RFP, the first public meeting on the RFP was held in June 2014
3.5	p.73	Evaluate measures to calm traffic on local streets	T&ES	MID-TERM			CIP, CMAQ/RSTP		- Timing dependent on availability of funds
3.6	p.79	Evaluate Madison, Montgomery, and Queen Streets to determine feasibility of conversion from one- to two-way streets	T&ES	MID-TERM		\$50,000 - \$250,000	CIP, CMAQ/RSTP		- Timing dependent on availability of funds - Downtown circulation studies range in price but 2009 estimate assumes consideration of signal studies, traffic forecasting/simulation
3.7	p.79	Explore possibility of Montgomery Street as a transit route between the Metro station and other north-south routes	DASH, T&ES	MID-TERM		\$50,000 - \$250,000	CIP, CMAQ/RSTP		- Timing dependent on availability of funds - 2009 Estimate assumes planning/alternatives analysis, traffic forecasting, sim/modeling for all streets including Queen St
4.0 PEDESTRIAN/MULTIMODAL IMPROVEMENTS									
4.1	p.37	Designate "walking streets"	P&Z	SHORT-TERM			N/A	COMPLETE	- Designated in the Plan
4.1.1	p.37	West between Queen and Madison	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.1.2	p.37	Fayette between Queen and Route 1	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.1.3	p.37	Madison between West and Washington	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.1.4		Wythe between West and Washington	P&Z	SHORT-TERM			N/A		- Designated in the Plan
4.2	p.42	Provide new sidewalks, street trees, pedestrian-scale lighting, bulb-outs, and underground utilities on "walking streets"	T&ES, P&Z	MID- to LONG-TERM		\$2.7 Million	BMNP CAF & CIP	ON-GOING	- The City Council established 2009 BMNP Funding Strategy has identified \$2.7 million for this project Timing dependent on availability of funding - Publicly-funded walking street improvements will be prioritized by BIAG and privately-funded walking street improvements will be coordinated with redevelopment activities

## BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION SCHEDULE

Updated:6/3/2015

Number	Plan	Work Item	Lead Dept	Time Frame		Est. Project Cost	Possible Funding Sources	Status	Comments/Outcomes
				Term	Est. Start				
4.2.1		Fayette Street between Oronoco and Queen	T&ES, P&Z	MID-TERM	FY16/FY17	\$750,000	BMNP CAF & CIP	IN PROGRESS	- Survey and design work underway, project included in FY2015 CIP
4.3	p.38	Study the feasibility of a pedestrian connection between the Metro station and the Northern Gateway through the Braddock Place Development	T&ES, RPCA, P&Z	MID-TERM		\$10,000 - \$25,000	CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds - 2009 Estimate assumes development of 10 - 30% concept design
4.4	p.38-39	As an alternative to Item 4.3, Study the feasibility of a walking route along the road parallel to the Metro embankment to also include transit and bike	T&ES	MID-TERM		\$5,000 to \$25,000	CIP, CMAQ/RSTP	NOT STARTED	- Pending the findings of Task 4.3 - 2009 Estimate assumes development of 10 - 30% concept plans and/or striping plans
4.5	p.41-42	Conduct study to evaluate and propose improvements to pedestrian safety, traffic management, and accessibility:	T&ES	MID-TERM			CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds
4.5.1	p.41-42	Route 1/Fayette Street	T&ES				CIP		
4.5.2	p.41-42	Route 1/First Street	T&ES				CIP		
4.5.3	p.41-42	Braddock/Wythe/West intersections	T&ES				CIP		
<b>5.0 PARKING</b>									
5.1	p.83-85	Revise the current parking requirements for properties located within 2,000 feet of Metro	P&Z, T&ES	MID-TERM			N/A	IN PROGRESS	- City staff has initiated a two-phase parking study to revise parking standards for new development projects; Phase 1 has focused on multi-family residential parking with specific standards for development projects within 0.5 mile of metro stations; all new residential developments in BMNP area will be subject to the new requirements; Phase 2 of the parking study will include office and commercial parking requirements
5.2	p.85	Establish incentives and restrictions that encourage developers to plan carpool and car sharing parking	P&Z, T&ES	MID-TERM			N/A	IN PROGRESS	- This is implemented as part of individual Transportation Management Plans for new development projects
5.3	p.85	Establish requirements for bicycle parking (on and off-street)	T&ES	MID-TERM			N/A	COMPLETE	- The City now has bicycle parking standards that are part of new development projects; additionally, the City has begun a bikeshare program that has stations in the Braddock Neighborhood
5.4	p.85	Evaluate existing on-street parking restrictions and parking for existing residents	T&ES	MID-TERM			N/A	NOT STARTED	- This will be evaluated Citywide; an evaluation of Old Town on-street parking is the first phase which will begin FY16
<b>6.0 RETAIL ENHANCEMENT</b>									
	p.29,49	Retail Enhancement efforts:				\$500,000			The City Council established 2009 BMNP Funding Strategy has identified \$500,000 for this effort
6.1	p.29,49	Retain existing neighborhood-oriented businesses	SBDC, P&Z	MID-TERM			BMNP CAF & CIP	ON-GOING	- Need to create an Action Plan with appropriate strategies
6.2	p.29,49	Recruit new retail businesses and assist with start-up activities	AEDP, SBDC	MID-TERM			BMNP CAF & CIP	ON-GOING	- AEDP has provided assistance to new retailers locating in the neighborhood; New restaurants and retailers have located in the neighborhood
<b>7.0 HISTORIC PRESERVATION</b>									
7.1	p.25-26	Document and celebrate the neighborhood's history		MID-TERM			Grant	IN PROGRESS	- 2014 marked the 30th anniversary of the Parker-Gray Historic District; to commemorate this staff presented its history at two events (Alexandria Historical Society and a National historic society conference)
7.1.1	p.25-26	Conduct an oral history project	OHA				Grant	IN PROGRESS	- The Alexandria Oral History Program has recorded oral histories of Parker-Gray residents and will continue to do so; all of the interviews are posted on the Alexandria Oral History Program webpage
7.1.2	p.25-26	Create a walking tour/heritage trail	OHA				Grant	IN PROGRESS	
7.1.3	p.25-26	Create podcasts and accompanying booklet	OHA				Grant	NOT STARTED	
7.1.4	p.25-26	Install interpretive markers/pavers	OHA				Grant	IN PROGRESS	
7.2	p.26	Document buildings that have been torn down	OHA, P&Z	MID-TERM			Grant	ON-GOING	- When properties are demolished in the Parker-Gray Historic District, they must be documented and catalogued at Special Collections at the Queen Street Library
7.3	p.26	Consideration of changing name of Metro to Parker-Gray	WMATA, City				CIP	NOT STARTED	
<b>8.0 AFFORDABLE HOUSING</b>									
8.1	p.27	Develop range of housing types at differing levels of affordability	ARHA, OH	IMMEDIATE			N/A	ON-GOING	
8.2	p.65	Create a detailed planning framework for public housing redevelopment through the Braddock East Plan	P&Z, ARHA, OH	IMMEDIATE	2008		N/A	SMALL AREA PLAN COMPLETE	- Braddock East Plan was approved 10/18/2008

Schedule subject to change due to community priorities, the number of capital projects and the competition among all City projects for limited public funds.



## BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION SCHEDULE

Updated: 6/3/2015

Number	Plan	Work Item	Lead Dept	Time Frame		Est. Project Cost	Possible Funding Sources	Status	Comments/Outcomes
				Term	Est. Start				
8.2.2	p.55	James Bland	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.2.1	p.56	Andrew Adkins	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.2.3	p.56	Samuel Madden	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.2.4	p.56	Ramsey Homes	P&Z, ARHA	IMMEDIATE	2008		N/A	COMPLETE	
8.3	p.65	Redevelop existing public housing into mixed-income housing	P&Z	MID- to LONG-TERM	2008		PUBLIC & PRIVATE FUNDING	COMPLETE	
	8.3.2	James Bland	P&Z, ARHA	MID- to LONG-TERM	2008		PUBLIC & PRIVATE FUNDING	COMPLETE	- James Bland has been redeveloped as Old Town Commons; all phases/blocks are complete
	8.3.1	Andrew Adkins	P&Z, ARHA	MID- to LONG-TERM				IN PROGRESS	- In January 2014, ARHA issued a Request for Proposals for Development Partners
	8.3.3	Samuel Madden	P&Z, ARHA	MID- to LONG-TERM				IN PROGRESS	- In January 2014, ARHA issued a Request for Proposals for Development Partners
	8.3.4	Ramsey Homes	P&Z, ARHA	MID- to LONG-TERM				IN PROGRESS	- In fall 2014, ARHA submitted a Concept Plan to the City staff; the plan is in the development review process
9.0	<b>SUSTAINABILITY</b>								
9.1	p.29	Encourage "live-work" uses within the neighborhood	P&Z	LONG-TERM			N/A	ON-GOING	
9.2	p.32	Encourage new construction to comply with the City's Green and Sustainable Building checklist	P&Z	SHORT-TERM			N/A	ON-GOING	
9.3	p.79-80	Establish district-wide TMP and TMP coordinator	T&ES	MID-TERM			CIP, CMAQ/RSTP	NOT STARTED	- Timing dependent on availability of funds
TIME FRAME: SHORT-TERM = 0-3 YRS; MID-TERM = 3-10 YRS; LONG-TERM = 10+ YRS									

TIMEFRAME		Funding		STATUS	
SHORT-TERM	0-3 years		CIP		NOT STARTED
MID-TERM	3-10 years		N/A		ON-GOING
MID- to LONG-TERM			CIP, CMAQ/RSTP		IN PROGRESS
LONG-TERM	10+ Years		BMNP CAF & CIP		AREA PLAN COMPLETE
			BMNP OSF & CIP		ON HOLD
			CMAQ/RSTP		COMPLETE
			GRANT		
			PUBLIC & PRIVATE FUNDING		