

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.

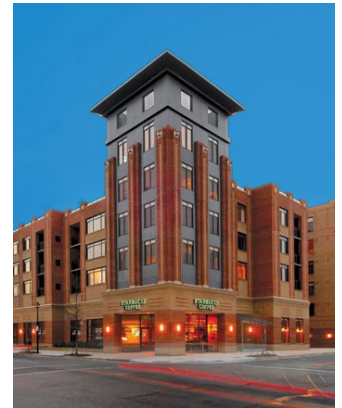
A concept design to create an interim park for the neighborhood on the ½ acre lot was developed by City staff and recommended by the Advisory Group. Based on this input, a construction document set was developed by City staff.

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