

**Braddock Metro Neighborhood Plan**

WS  
12-18-06



December 18, 2006

***Braddock Metro Neighborhood Plan***

**PLAN OVERVIEW**

- **HIGHLIGHTS OF PLAN**
- **TRANSPORTATION OVERVIEW**
- **DESIGN AND DEVELOPMENT STANDARDS**

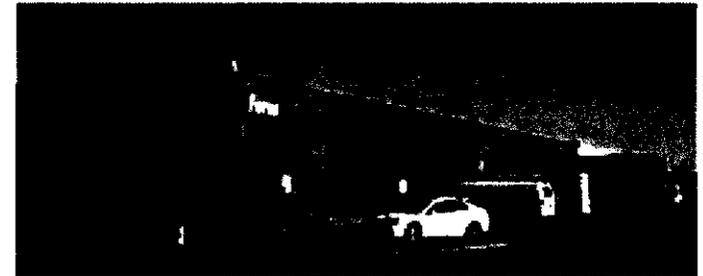


## ***Braddock Metro Neighborhood Plan***

- **Maximizes Metro and Transit by concentrating new development around the Metro Station**
- **Creates new affordable housing with redevelopment**
- **Identifies streetscape improvements to increase pedestrian comfort, safety, walking and bicycling**
- **Protects historic Parker-Gray District and neighborhoods**
- **Requires new ground floor retail in key locations**
- **Provides new consolidated, usable public open space**
- **Establishes compatible height, form, and mass and sustainability of new development**

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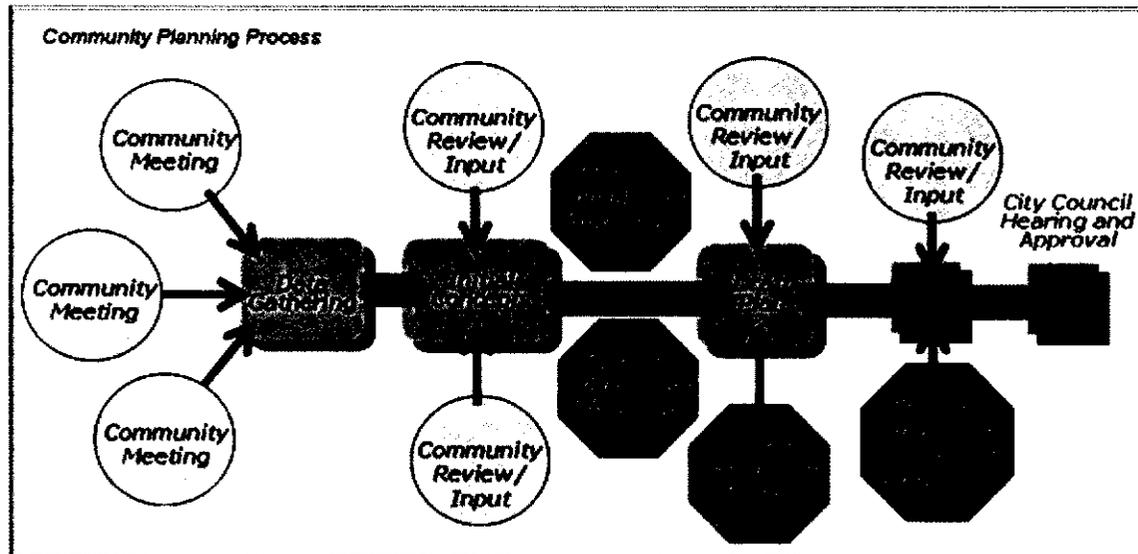
## **PLAN BENEFITS**



## Braddock Metro Neighborhood Plan

# 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



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**COMMUNITY CONCERNS**

- **Traffic**
- **Density**
- **Building Heights**
- **Sidewalk Widths**
- **Metro Site Development**



***Braddock Metro Neighborhood Plan***

**PLANNING PRINCIPLES**

- **Preserve and protect Parker-Gray Neighborhood**
- **Provide public open space**
- **Optimize Braddock Road Metro Station**
- **Create vibrant, mixed use neighborhoods**
- **Provide a safe and secure walkable environment**
- **Preserve existing and provide new affordable housing**
- **Improve and enhance Route 1**
- **Provide for sustainable development**





# DEVELOPMENT OPPORTUNITY SITES

## Short-Term - within 5 years

- Northern Gateway
- The Madison
- Tony's Auto/Carpenter's Shelter
- Braddock Place Condominiums
- Charles Houston Rec. Center
- 600 N. Fayette
- ARHA Properties

## Medium-Term – 5 – 10 years

- Metro Station
- Metro/East

## Longer-Term

- Auto-Oriented Uses on Route 1
- Post Office Block



## ***Braddock Metro Neighborhood Plan***

### **RECOMMENDED CHANGES:**

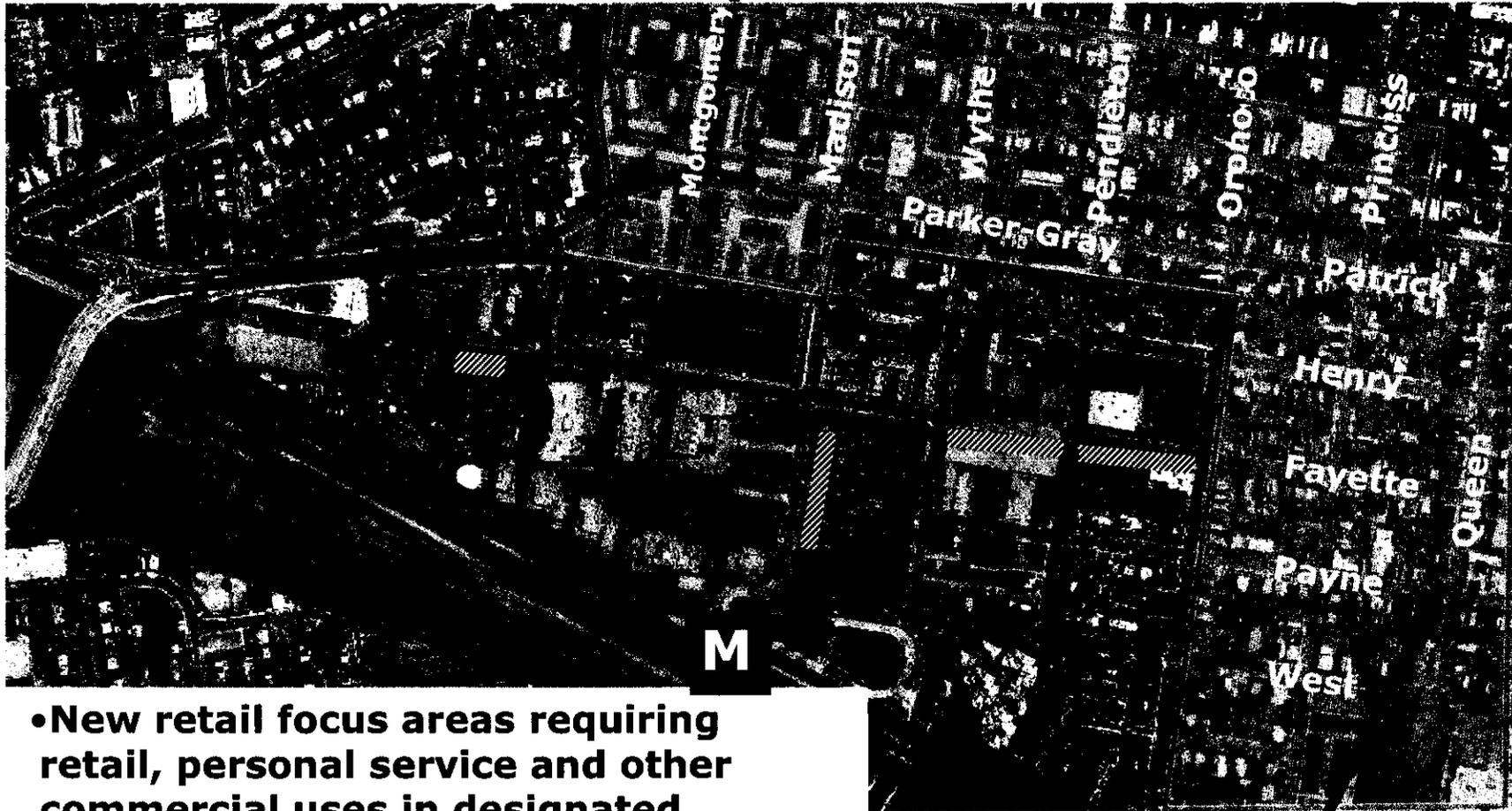
- **Braddock Road Overlay Zone**
- **Retail Focus Areas**
- **Parking District**
- **Building Height**
- **New CDDs w/ Affordable Housing**
- **Development and Design Standards**



## **Braddock Metro Neighborhood Plan BRADDOCK ROAD OVERLAY ZONE**



- **Require ground floor retail in key locations**
- **Adjust parking requirements**
- **Adjust heights**
- **Provide development standards**
- **Allow density/height bonus by CDD for affordable housing**



- **New retail focus areas requiring retail, personal service and other commercial uses in designated locations**

- **Administrative Use provision for restaurants, outdoor dining**

- **Live/Work Opportunities**

- **Enhance existing commercial district**

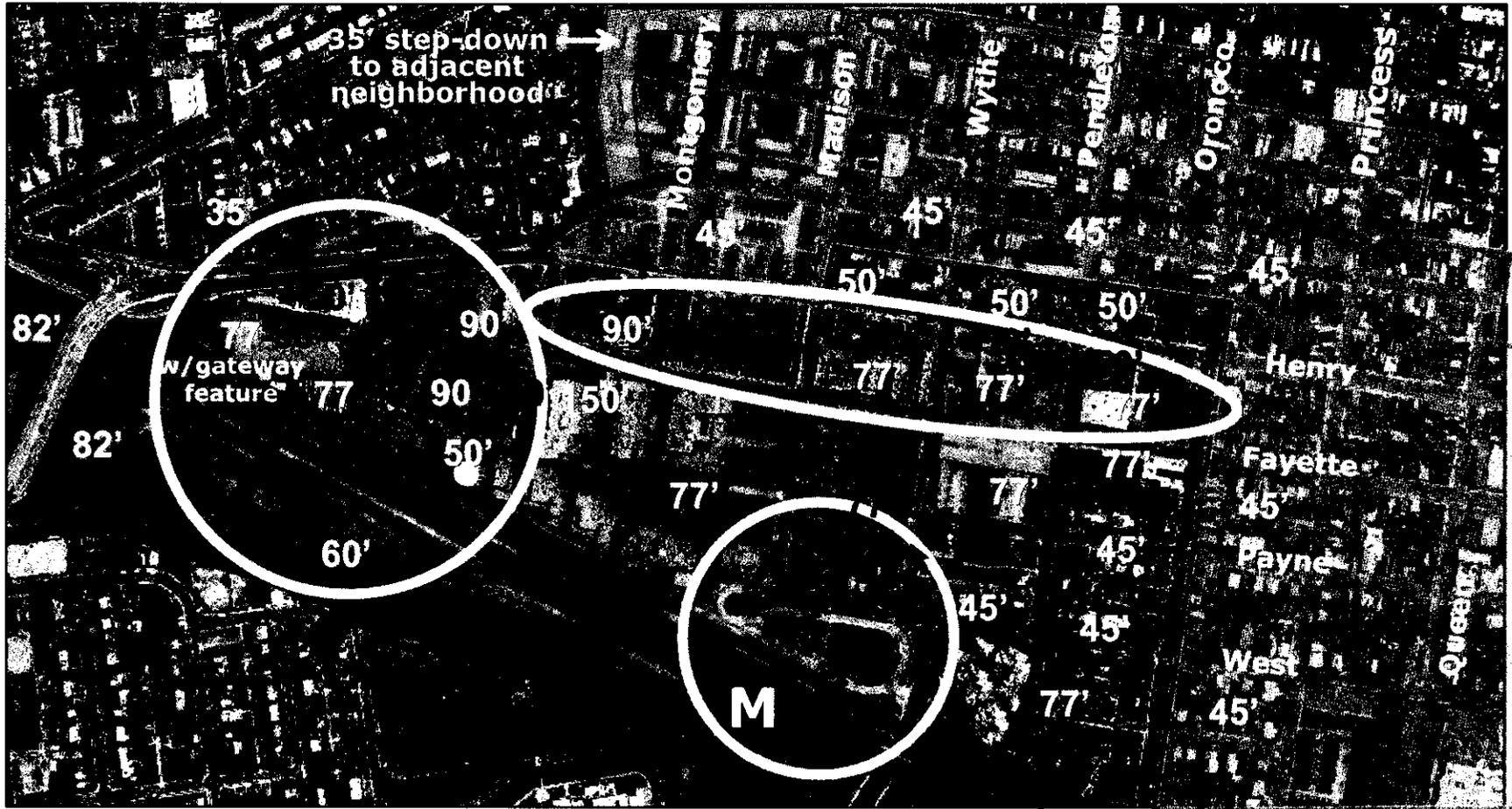
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**OPEN SPACE**



■ PROPOSED NEW OPEN SPACE

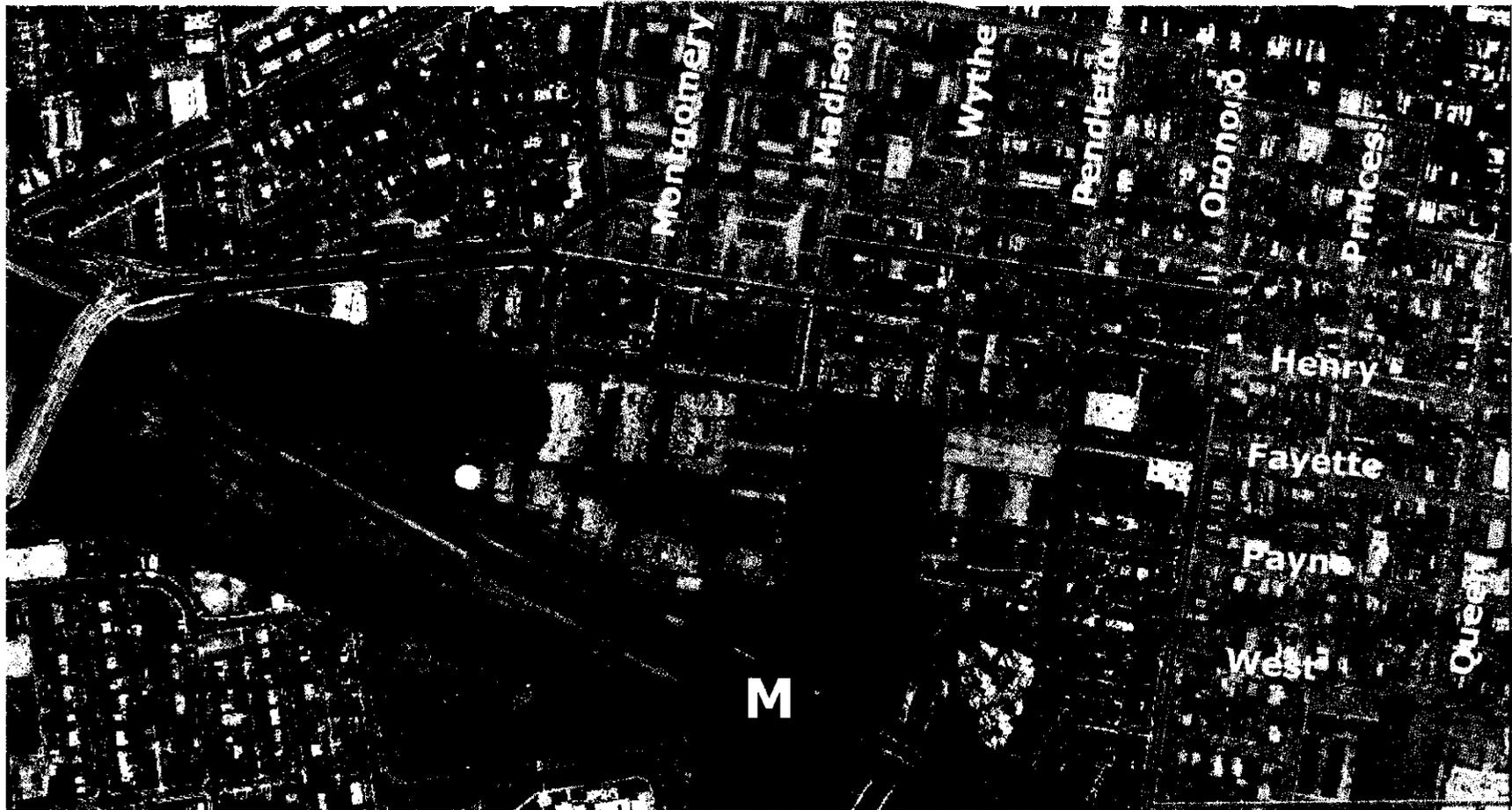
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**\* GATEWAY ELEMENT**

**← STEPDOWN/TRANSITION**

**77' PROPOSED HEIGHT (IN BLACK)**



**Three new CDDs recommended:**

- **Northern Gateway from 1.5/2.5 to 2.5 FAR**
- **Metro Station from 0.5 to 2.0 FAR**
- **Block east of Metro Station, including ARHA, from 0.75 to 2.0 FAR**

## **Braddock Metro Neighborhood Plan AFFORDABLE HOUSING**

### **Approximate Number of Housing Units and Affordable Units in CDD Areas**

<b>CDD SITE</b>	<b>Tier 1: Existing allowable FAR</b>	<b>Tier 2: Increase in allowable FAR</b>	<b>Tier 3: Maximum FAR</b>	<b># of Affordable Units Under Max FAR</b>
<b>Braddock Metro</b>	<b>.50 64 units</b>	<b>1.5 194 units</b>	<b>2.0 259 units</b>	<b>21</b>
<b>Metro East</b>	<b>.75 144 units</b>	<b>1.5 289 units</b>	<b>2.0 385 units</b>	<b>32</b>
<b>Northern Gateway</b>	<b>1.50 504 units</b>	<b>2.0 636 units</b>	<b>2.5 768 units</b>	<b>44</b>

**Braddock Metro Neighborhood Plan**

**PARKING DISTRICT**



**Residential**

**1 space/ 1 bedroom + 15% Visitor Parking**  
**1.5 space/2+ bedroom**  
**2 spaces/townhouse unit**

**Office**

**2 spaces/1,000 SF**

**Retail**

**<5,000 SF, no requirement; >5,000 SF, 3.5 spaces/1000 SF**



## **ANALYSIS SCENARIOS**

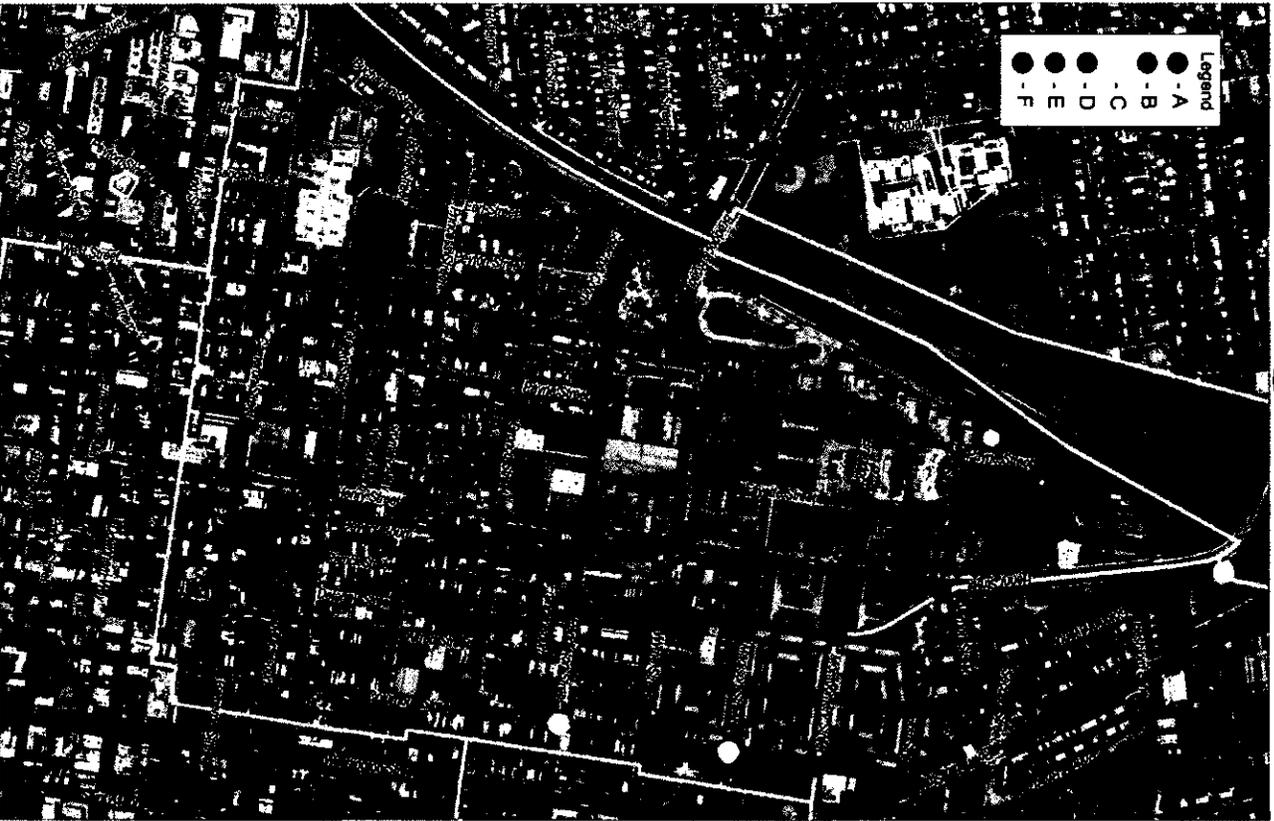
- 1. Existing Conditions**
- 2. 2015 w/Permitted Density under Current Zoning w/SUP**
- 3. 2015 w/Proposed Density under CDD Zoning w/conventional TDM**
- 4. 2015 w/Proposed Density under CDD Zoning w/aggressive TDM**

# TRIP GENERATION COMPARISON

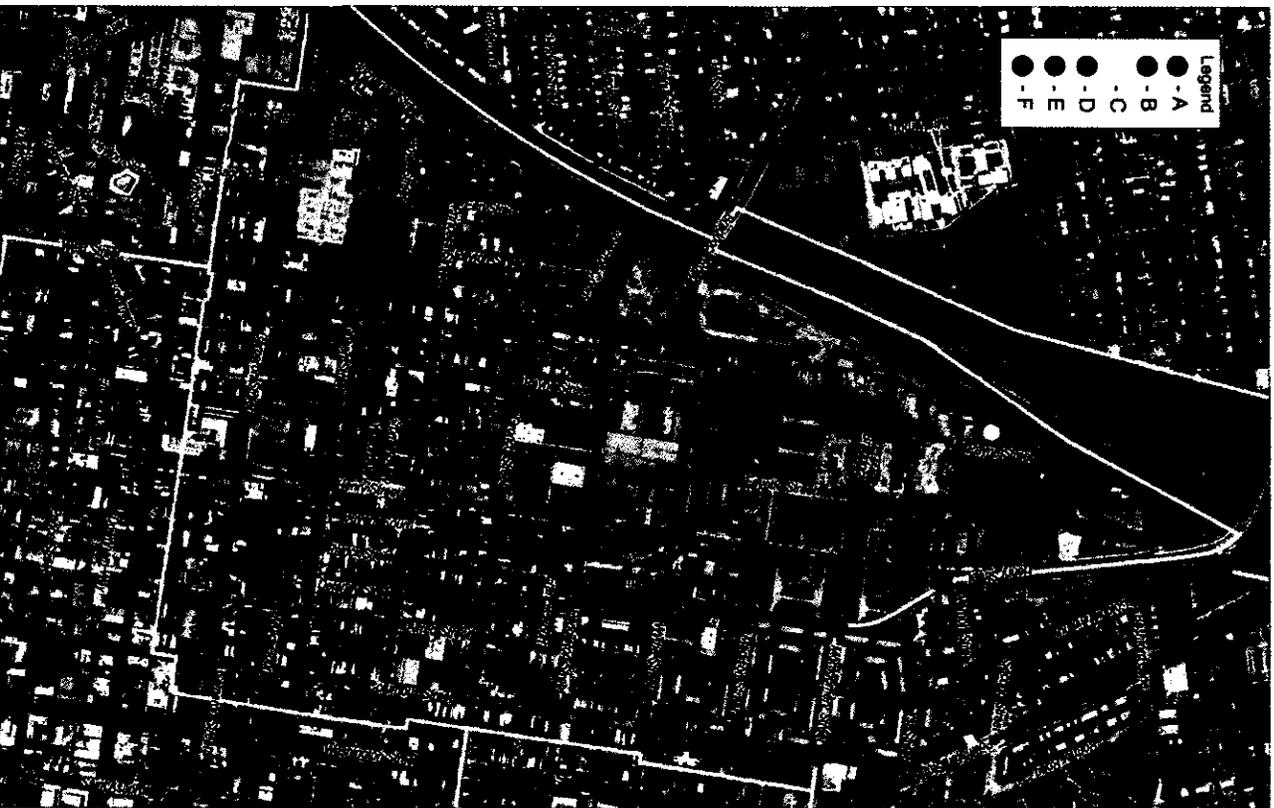


<b>Scenario</b>	<b>Planning Area</b>	<b>Route 1</b>
<b>Existing</b>	<b>4,900</b>	<b>7,200</b>
<b>2015 No Build</b>	<b>5,000</b>	<b>9,600</b>
<b>2015 Current Zoning</b>	<b>6,100</b>	<b>10,000</b>
<b>2015 Conventional TDM</b>	<b>6,600</b>	<b>10,200</b>
<b>2015 Aggressive TDM</b>	<b>6,000</b>	<b>9,700</b>

# Existing AM LOS



# Existing PM LOS



# 2015 "Conventional"

## AM Peak Hour LOS

## PM Peak Hour LOS



**Braddock Metro Neighborhood Plan**

**POTENTIAL ROADWAY IMPROVEMENTS**



**Add Signal – No  
Left Turn From  
Route 1 North To  
Fayette Street**

**Modify  
Intersection To  
Eliminate Left  
Turn From First  
Street To Route 1  
North**

**New Access Road**

## **BICYCLE & PEDESTRIAN CHALLENGES**

- **Lack of sidewalk and street network**
- **Need for trail connection north of Braddock Metro Station**
- **Lack of consistent sidewalk widths and lighting**



# BICYCLE & PEDESTRIAN IMPROVEMENTS

- **Extend existing King St-Braddock trail north to connect with Potomac Yard/Greens**
- **Create pedestrian connection to NorthEast at new Route 1/Fayette Street signal**
- **Provide streetscape improvements to promote ped/bike circulation and safety**



# **SUMMARY OF FINDINGS**

**Even if no development occurs, Route 1 will continue to be congested**

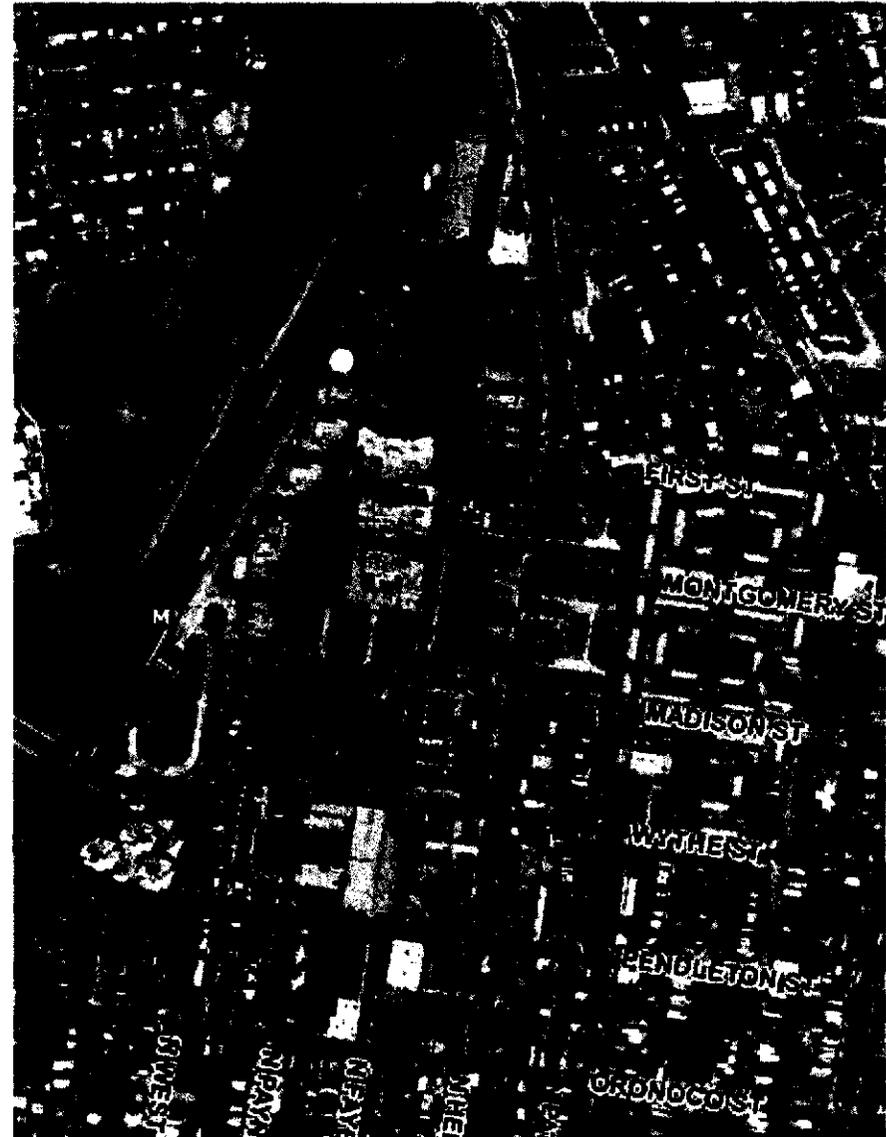
**With mixed use and transit enhancements, proposed development results in 8% more peak hour trips**

**Aggressive TDM will off-set the increase in total trips for the proposed CDD zoning**

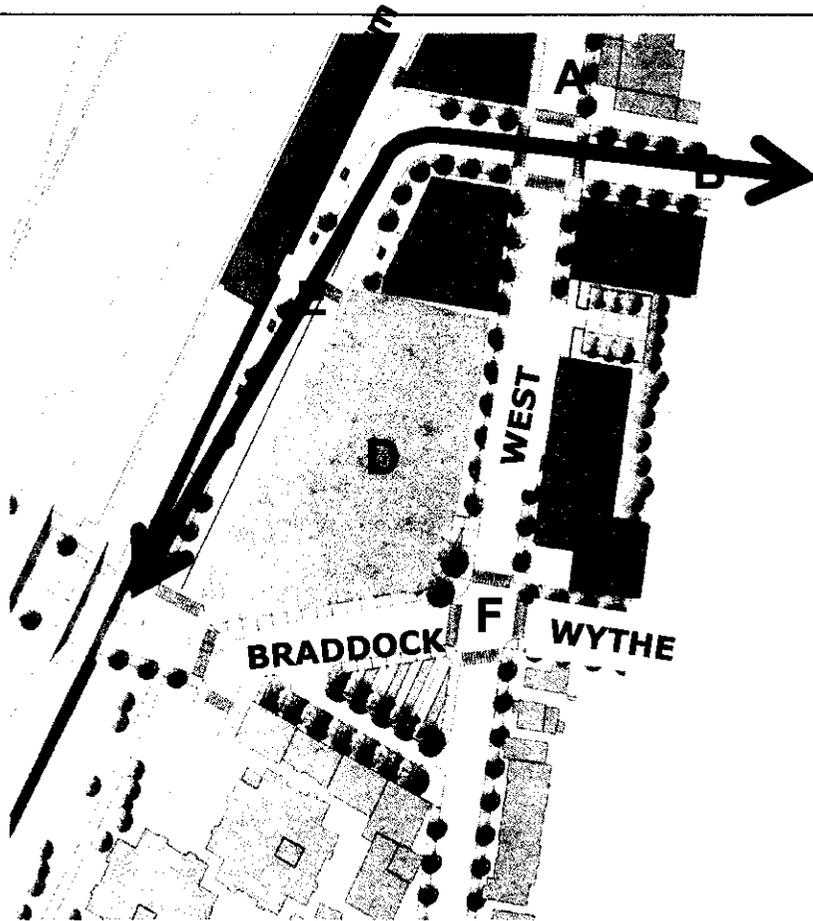
## ***Braddock Metro Neighborhood Plan***

## **DEDICATED TRANSIT**

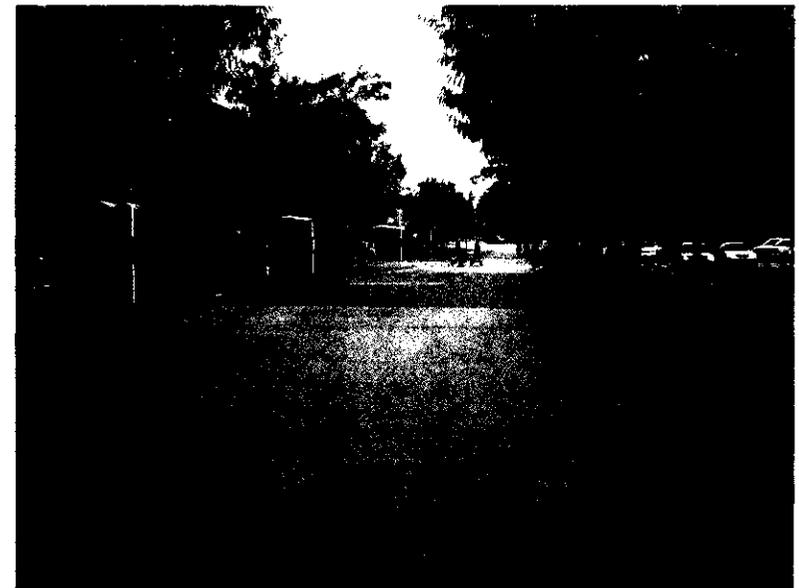
- **Plan anticipates and accommodates planned WMATA and DASH service enhancements at the Metro Station and the proposed Crystal City/Potomac Yard dedicated transit**
- **Plan considered future dedicated transit on Route 1; additional study and community outreach necessary**



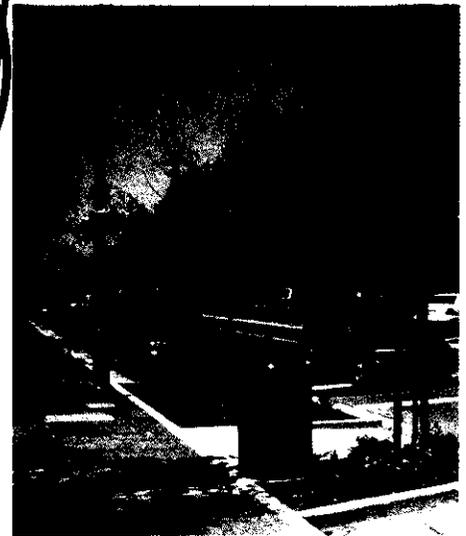
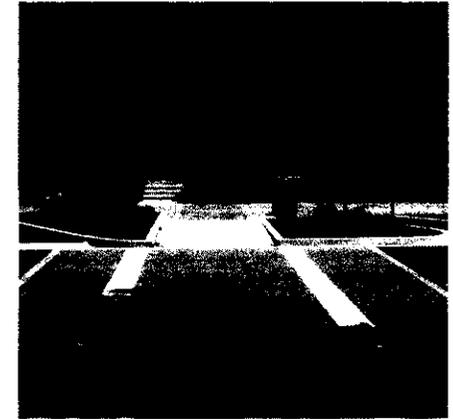
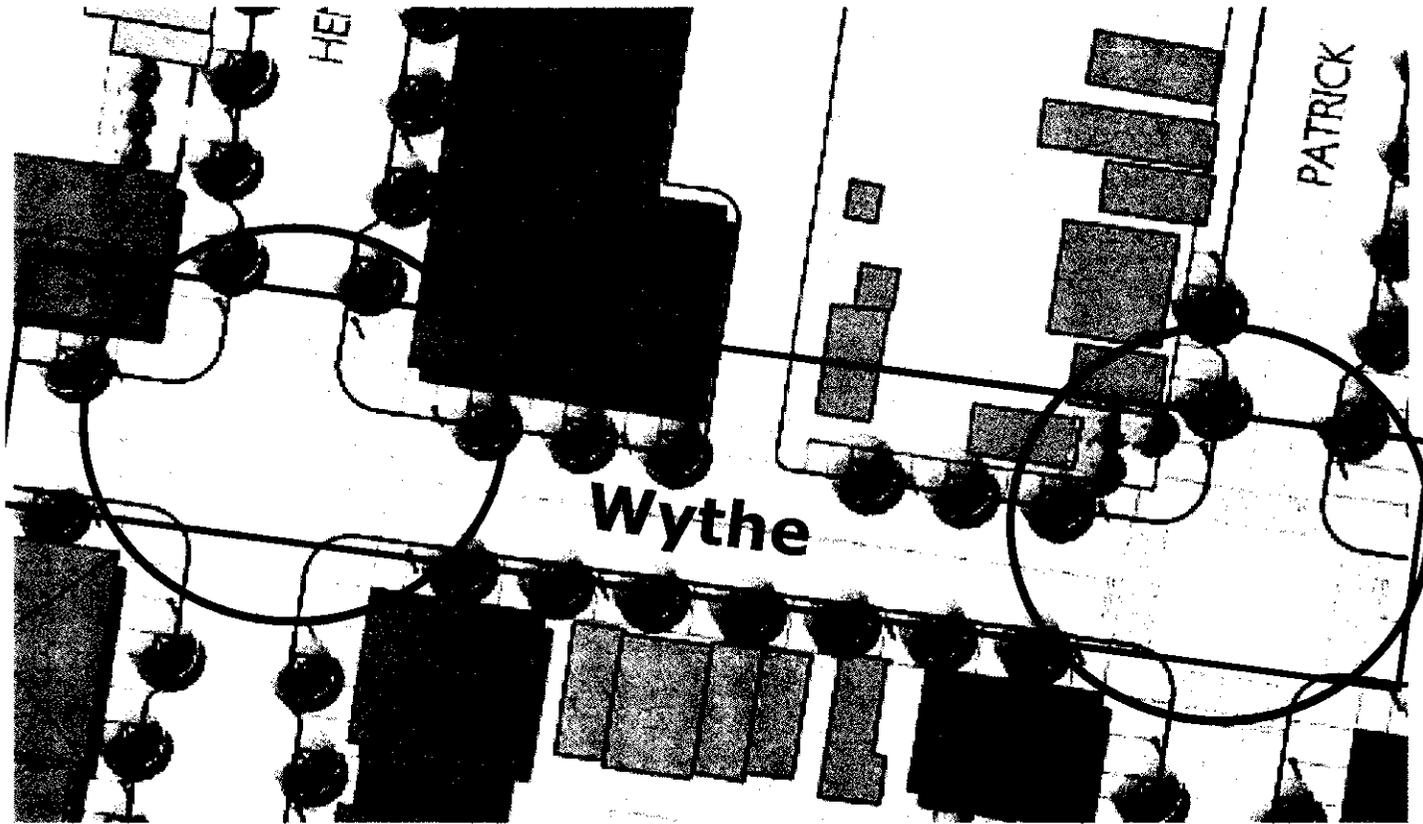
# POTENTIAL ACCESS IMPROVEMENTS AT METRO STATION



- A** *Kiss and Ride on street*
- B** *Direct entry to the station from Madison Street*
- A,C** *New mixed-use development to support Metro*
- D** *Public open space as a community gathering place*
- E** *Two-way bus travel through station and double the number of bus loading bays*
- F** *Enhanced intersection at Braddock, West & Wythe*



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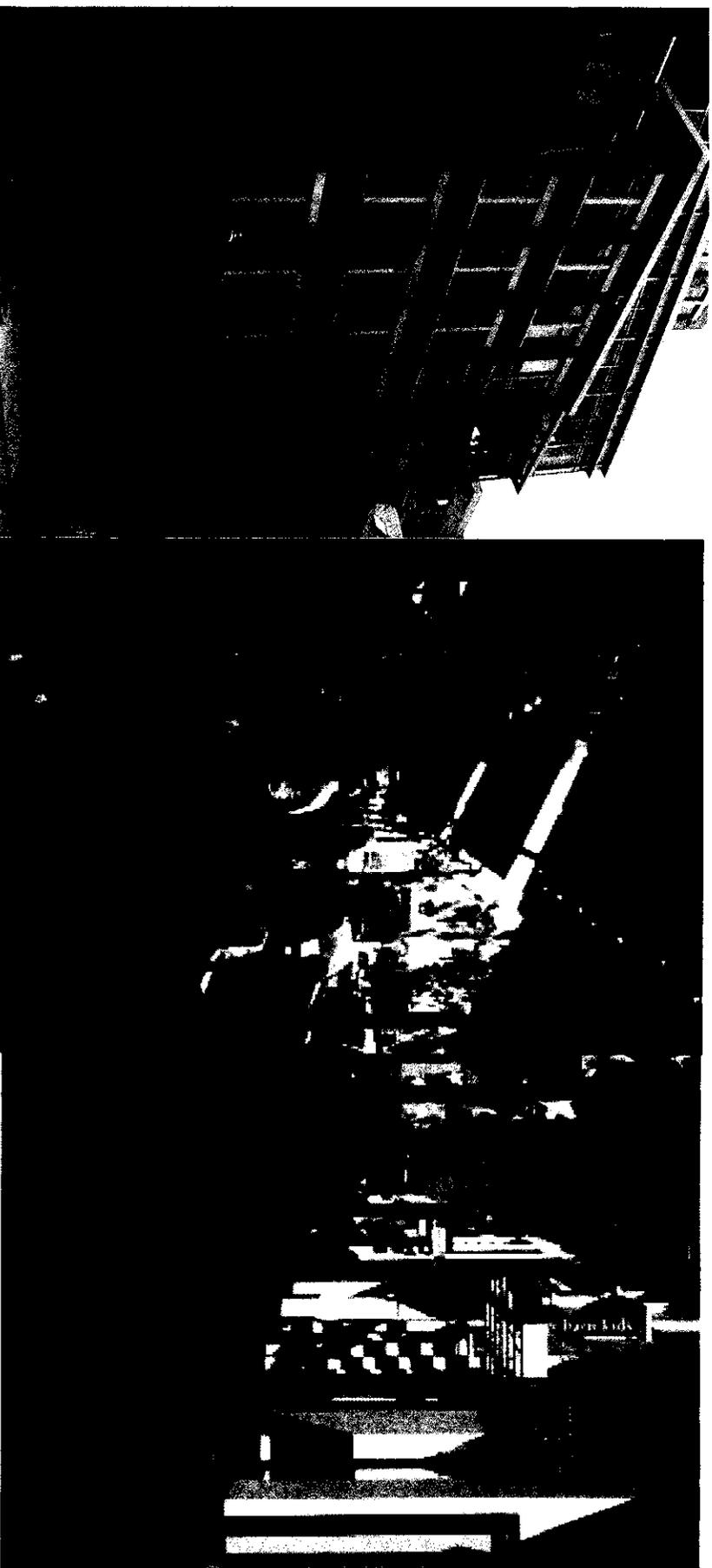


**Bicycle and pedestrian improvements  
provide greater mobility and accessibility**

- **14-18 foot wide sidewalks with street trees**
- **Pedestrian-scale lighting**
- **Highly visible crosswalk markings**
- **Public art**
- **Bicycle racks, benches, trash cans, bus shelters**
- **Wayfinding signage consistent with the City-wide program**



# Development Standards



# Braddock Metro Neighborhood Plan

## Sustainable Development:

- “Green & Sustainable Building Checklist”
- Project tracking and reporting
- Strongly encourage LEED or other certification or accreditation



City of Alexandria, VA  
Green and Sustainable Building Checklist - Tracking

Project Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
DSLF/DRP: \_\_\_\_\_

Category	Item	Y/N
Sustainable Transportation	Alternative Transportation (AT) - Encourage bike racks	
	Alternative Transportation (AT) - Encourage carpooling	
	Alternative Transportation (AT) - Encourage transit	
	Alternative Transportation (AT) - Encourage car sharing	
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	Alternative Transportation (AT) - Encourage transit	
	Alternative Transportation (AT) - Encourage car sharing	
Sustainable Energy and Water Performance	High-efficiency HVAC systems	
	Energy Star Appliances	
	Water Efficient Fixtures	
	Low-VOC Paints	
	Low-VOC Adhesives	
	Low-VOC Sealants	
	Low-VOC Caulks	
	Low-VOC Coatings	
	Low-VOC Inks	
	Low-VOC Solvents	

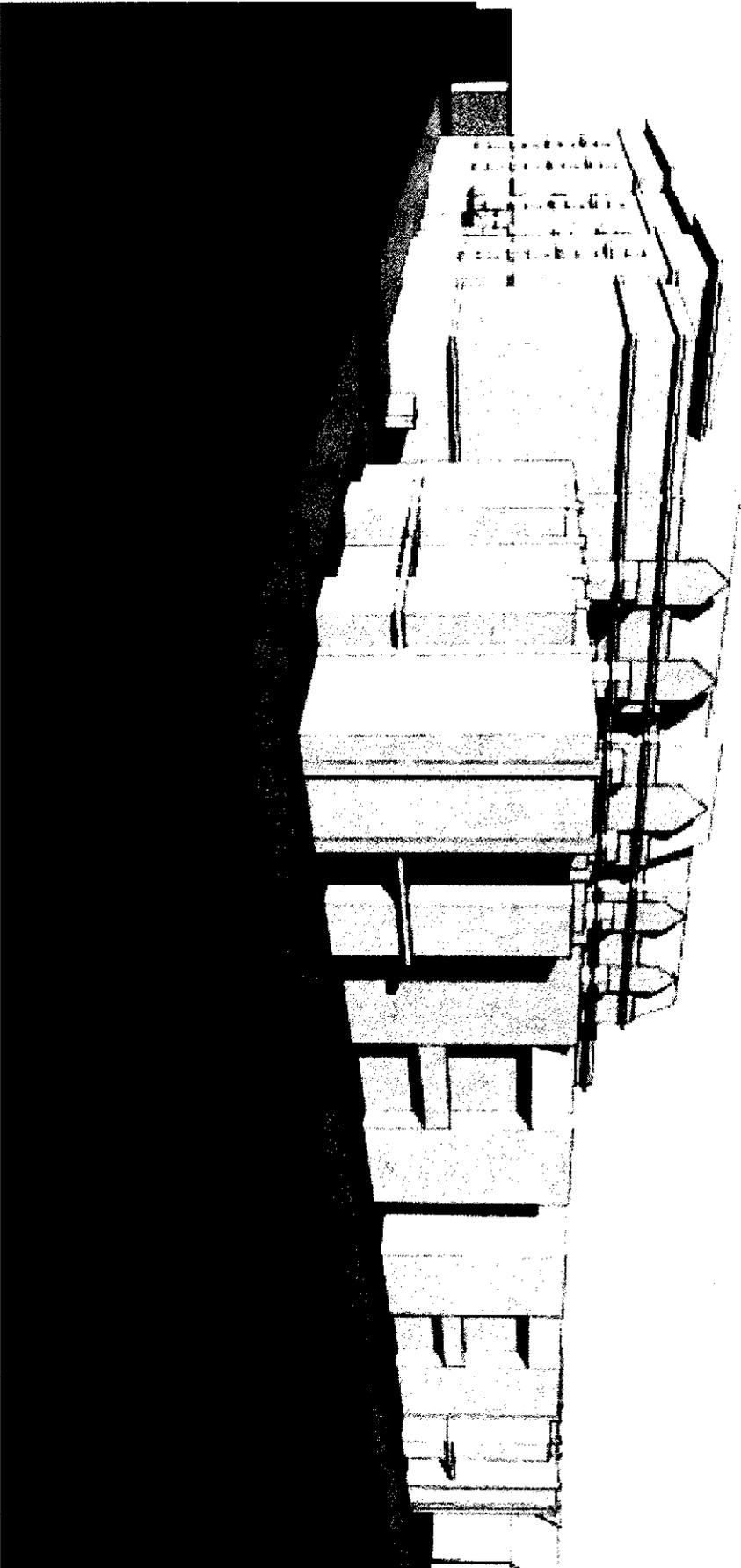


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**General Building Standards:**

- **Build to the Street**
- **Human Scale**
- **High Quality Buildings**
- **Local Character**
- **Mix of Uses**
- **Building Entrances**
- **Underground Parking**

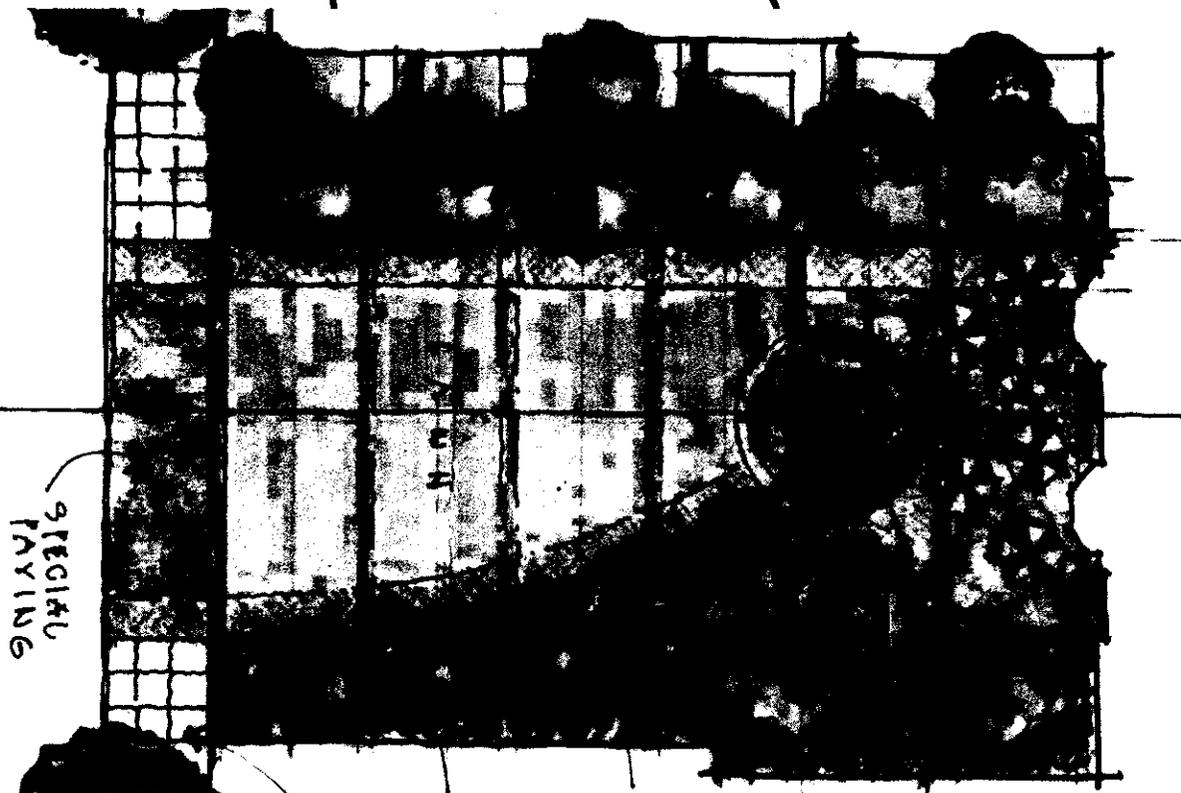
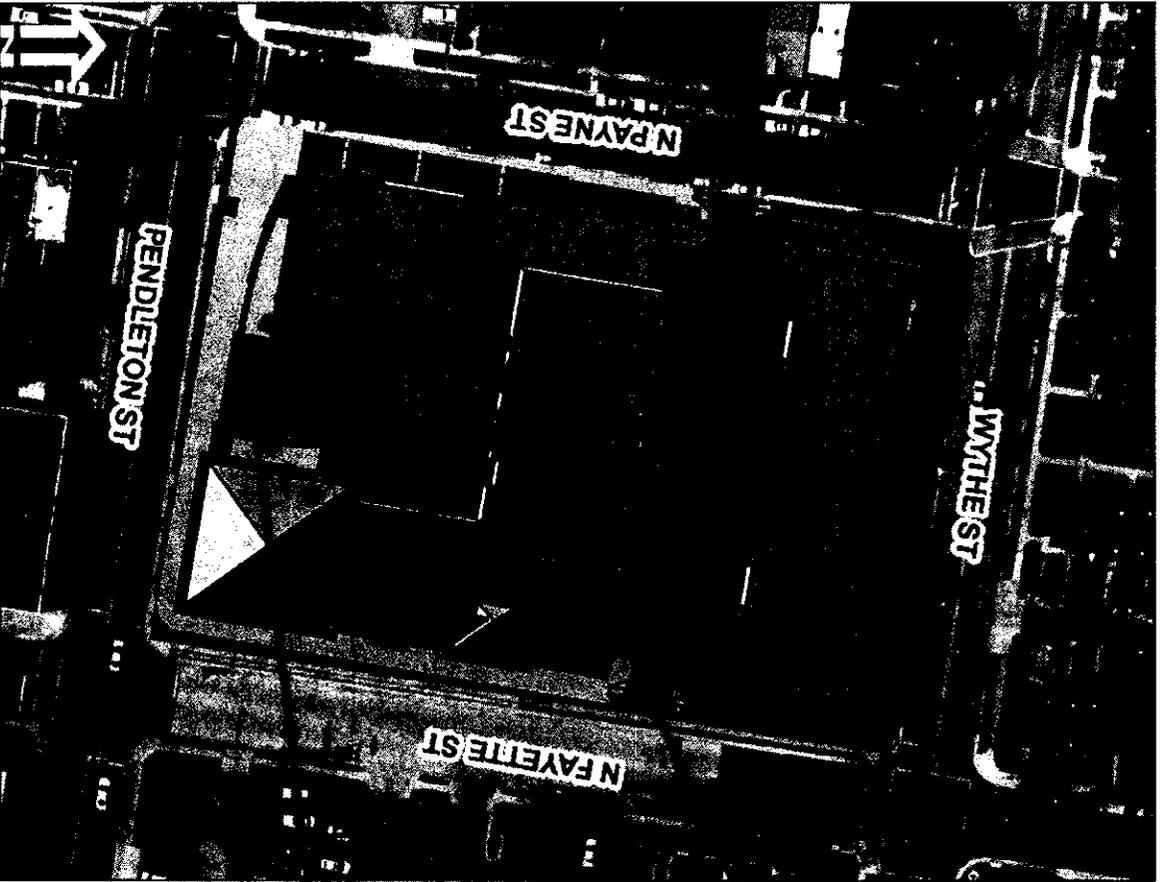




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# SITE AND DESIGN STANDARDS

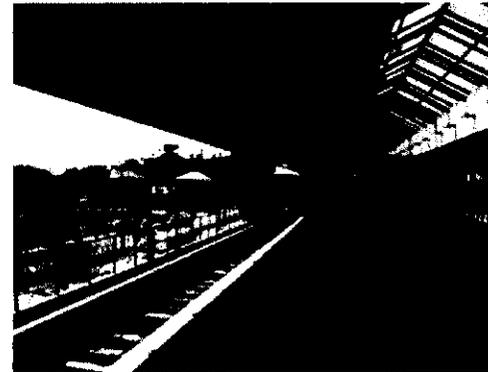


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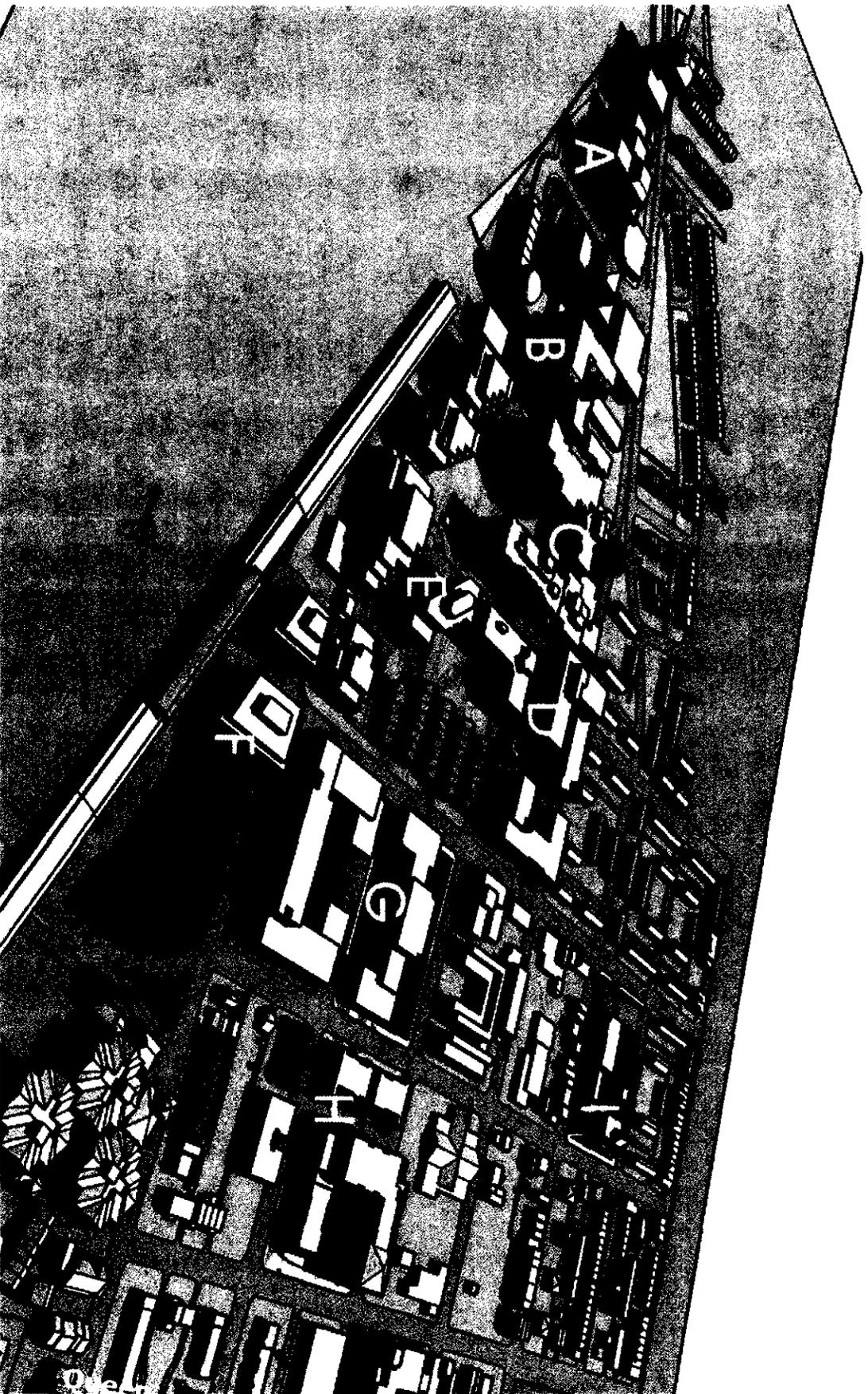
# **SUMMARY**

- **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**



# DEVELOPMENT OPPORTUNITY SITES

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**[http://alexandriava.gov/planningandzoning/braddock\\_road.php](http://alexandriava.gov/planningandzoning/braddock_road.php)**

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