Planning for public housing

Braddock Metro Neighborhood Plan Worksession #3
December 13, 2007
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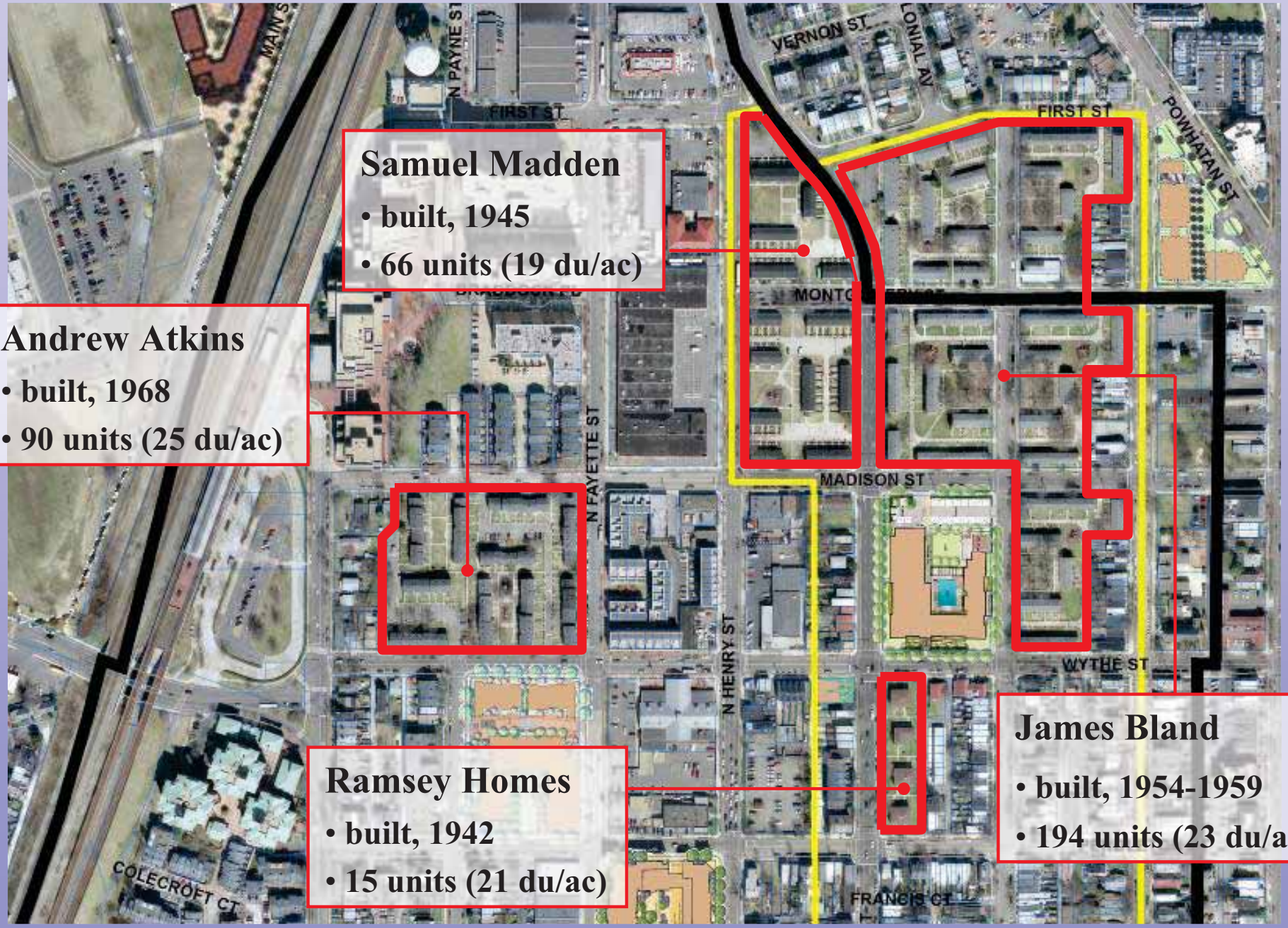
Alexandria
Redevelopment &
Housing Authority
(ARHA)

Tonight's agenda

- Roy Priest, ARHA
- Summary of Worksession #2
  - Principles, mission and character
  - A major new park location
  - Retail and community culture
  - Building heights and massing
  - Taking advantage of unique opportunities to create value
- Mixed-income project analogs for BMA public housing sites
- Planning for mixed-income housing

Worksession #2 on November 29

Braddock Metro Area public housing sites



Outcome from the Charrette: Principles

1 Create a sense of place/neighbor-hood identity, vitality and diversity

2. Establish a variety of community-serving usable open spaces

3. Provide walkable neighborhoods that are secure and feel safe.

4. Promote mixed-income housing and follow an open, fair and inclusive process to deconcentrate public housing.

5. Encourage community-serving retail and services.

6. Manage multi-modal transportation, parking and road improvements.

7. Achieve varying and transitional height and scale.

What this plan should accomplish—a plan and strategies to achieve…

- A more visible sense of neighborhood identity
- Transformation of public housing into mixed-income housing
- A great neighborhood park
- …and a network of inviting walkable streets
- One or more neighborhood lively, walkable, "neighborhood squares"
- Celebration of the neighborhood's history and contemporary diversity
- …and the presence of Metro

Neighborhood character—a community distinguished by:

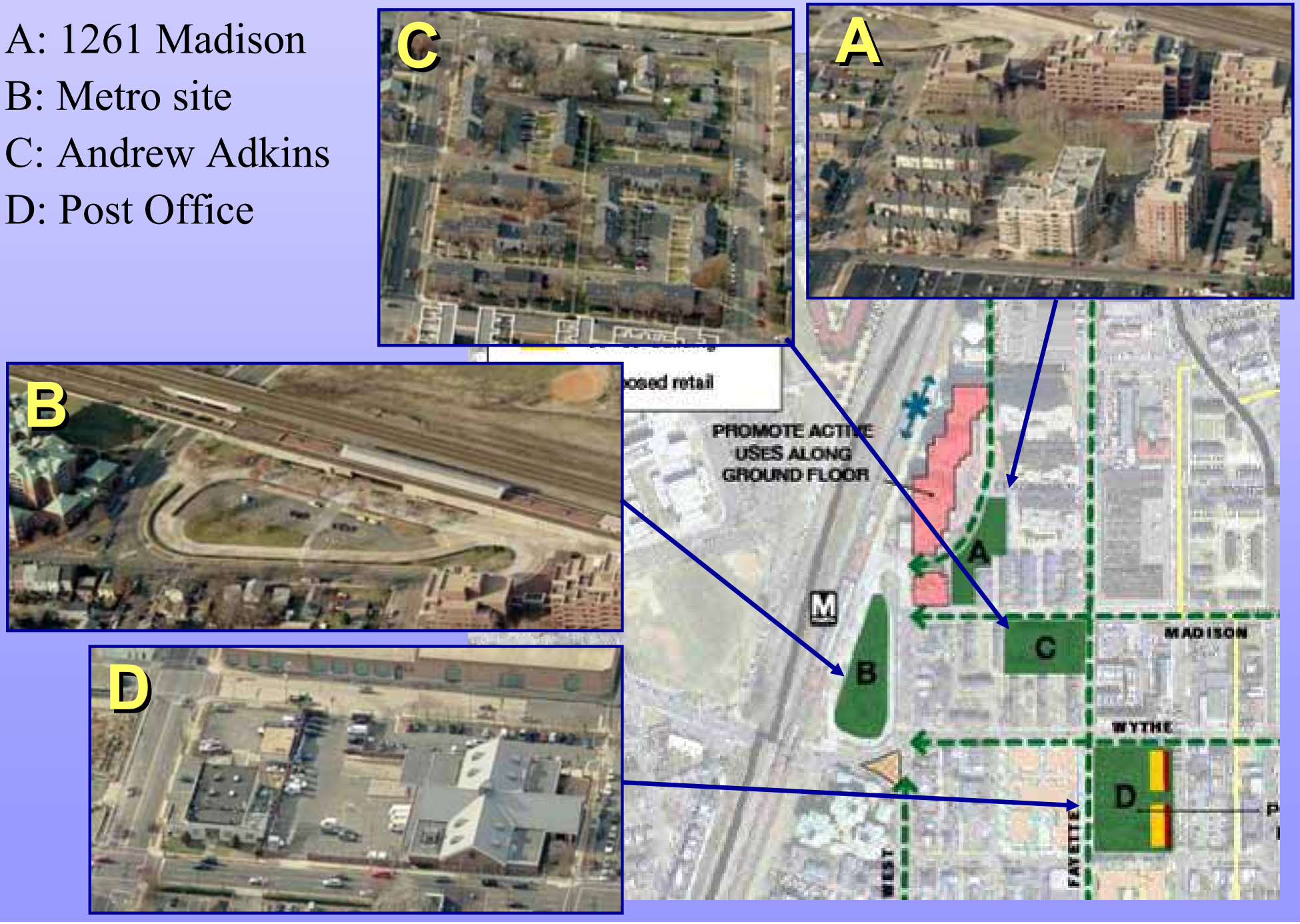
- Walkable streets that are green—framed by trees and landscaped edges to buildings
- Buildings scaled to respect historic character, sense of community, and walkable streets
- A lively sense of diversity including race, incomes, ages, lifestyles…
- Places that draw people together—retail "squares", parks, cultural activities
- Inviting access to Metro

Strategy for achieving principles, mission, and character

- Seek opportunities to create public benefit dollars from development where this development is the right “fit” with community character
- Invest a significant share of public benefit dollars in the neighborhood
- Partner with the city and other funding sources to finance appropriate improvements

A major new neighborhood park

- A: 1261 Madison
- B: Metro site
- C: Andrew Adkins
- D: Post Office



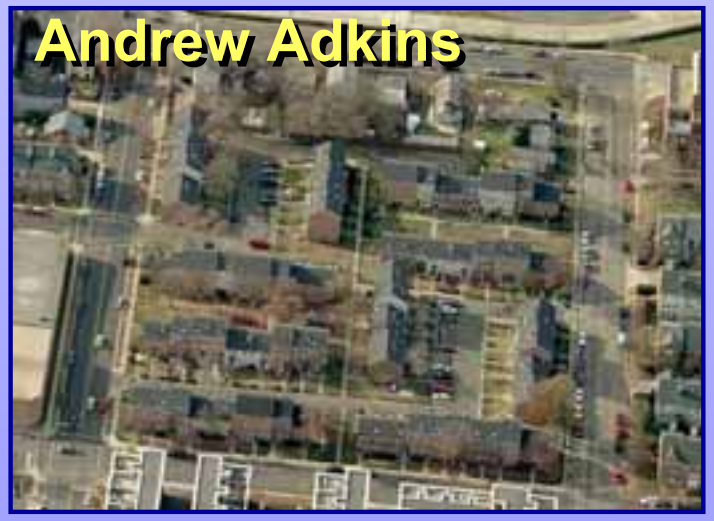
Community response…

Community response…

#1

	1st Place	2nd Place
1261 Madison	8	4
Metro	1	15
Post Office	30	8
Andrew Adkins	10	20

#2



#3

#4

Community response…

	1st Place	2nd Place
1261 Madison	8	4
Metro	1	15
Post Office	30	8
Andrew Adkins	10	20

Retail and community culture

Future Braddock-West intersection

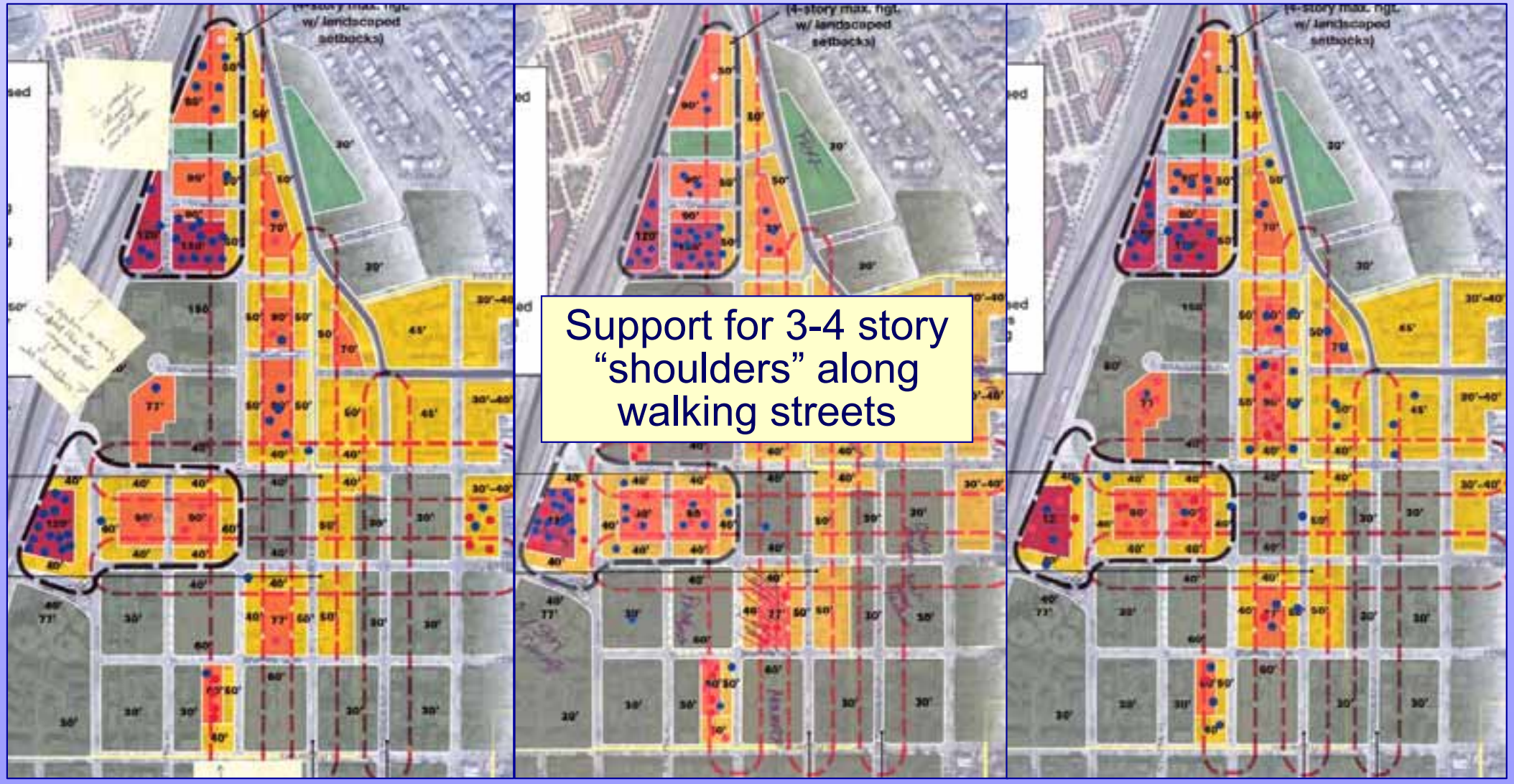
Queen Street

Building heights and massing

Group #1

Group #2

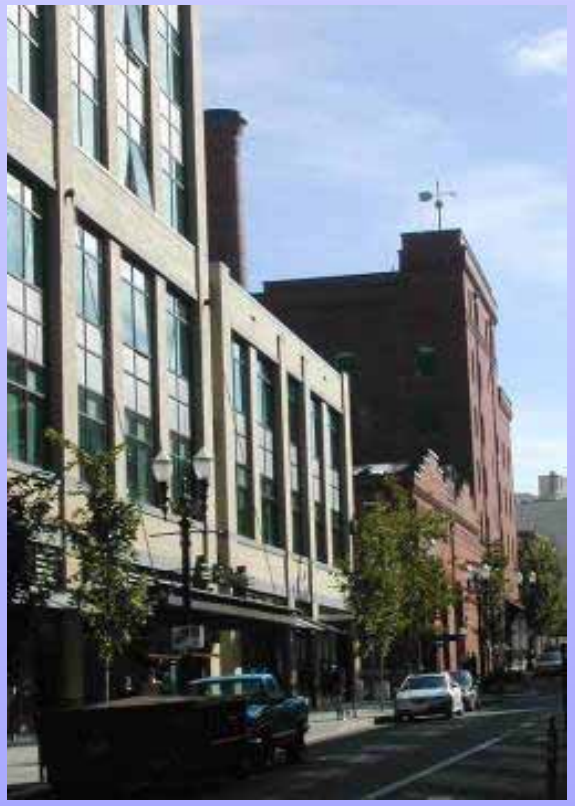
Group #3

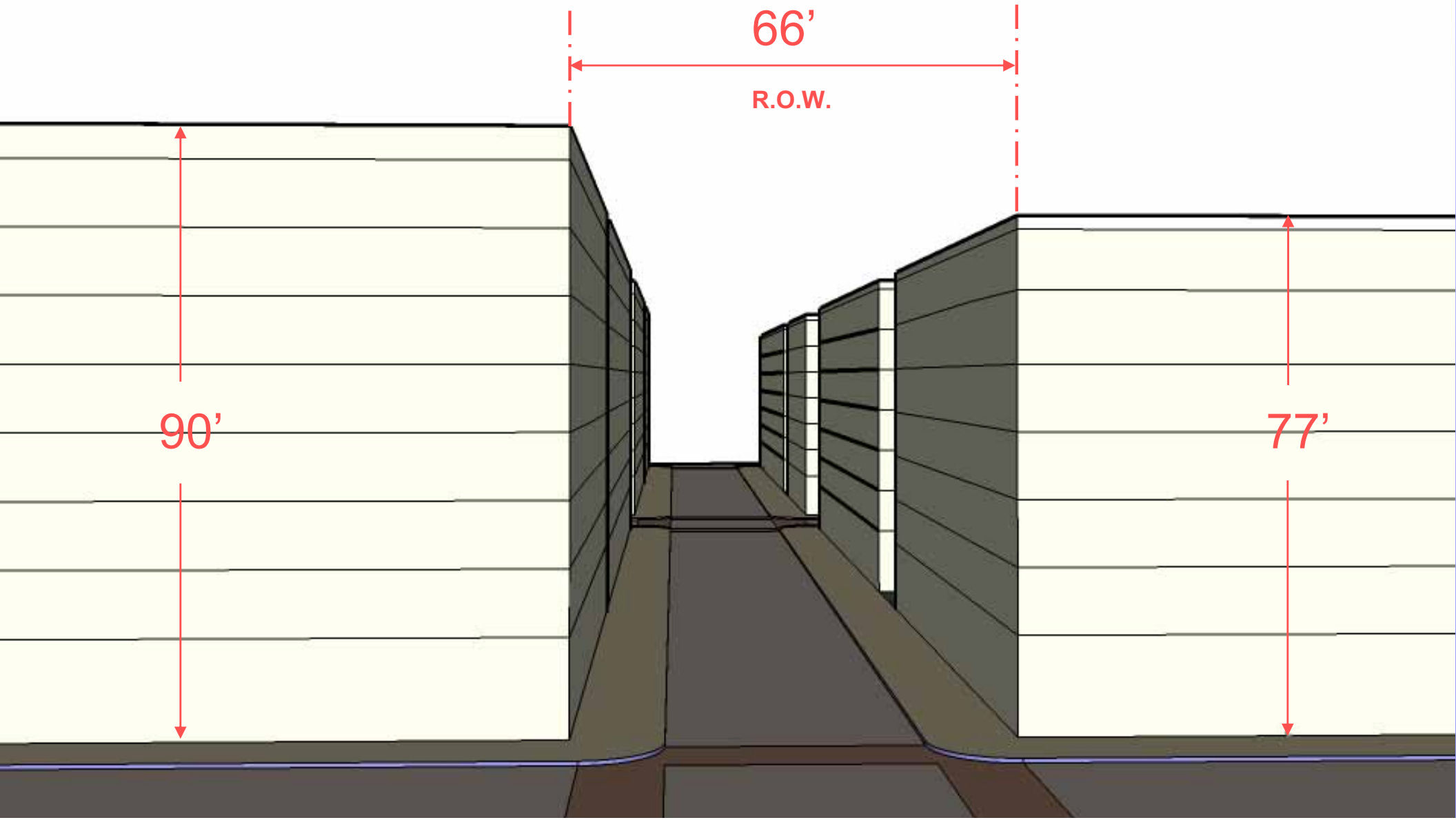


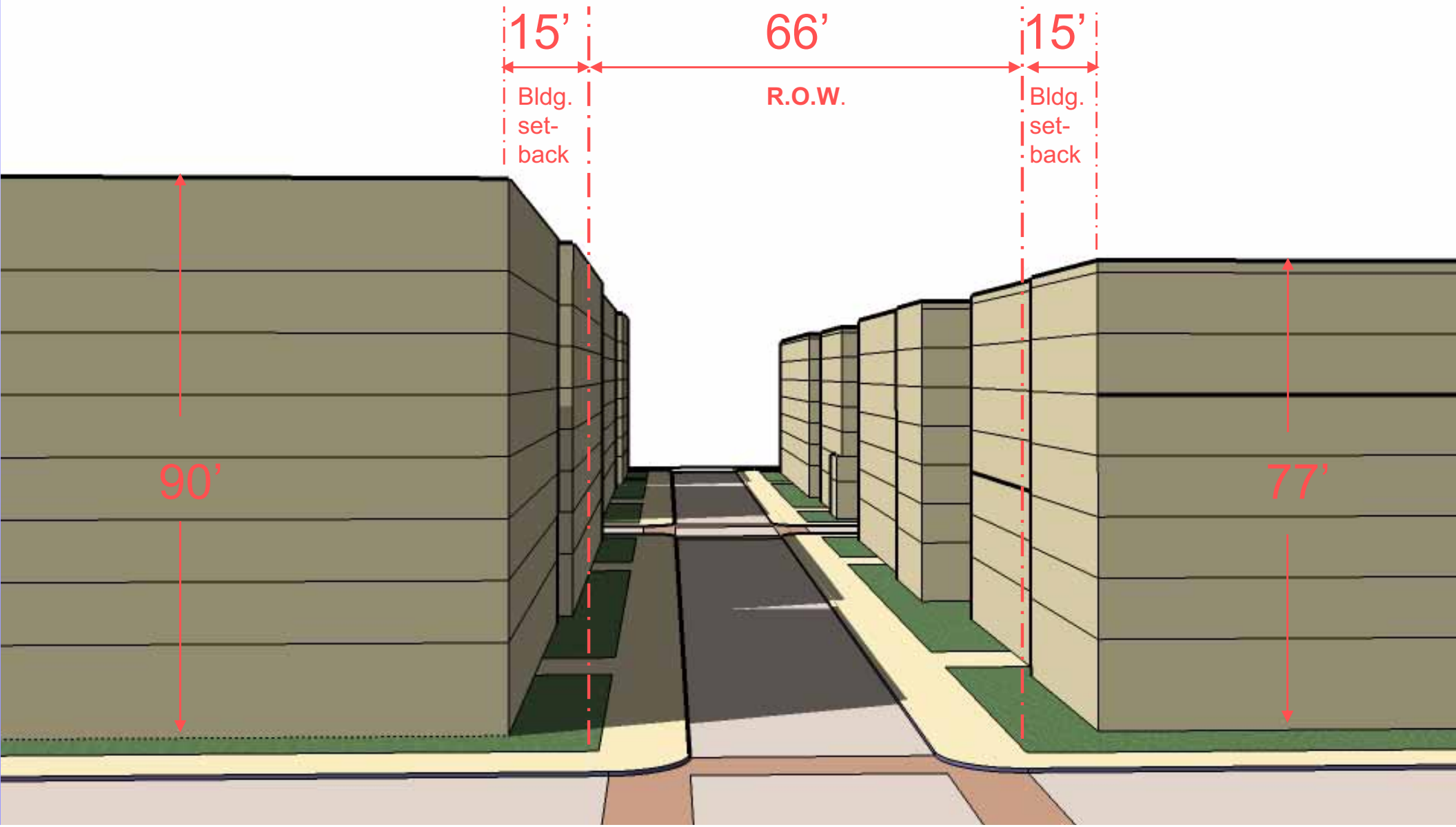
Group #1 **Group #2** **Group #3**

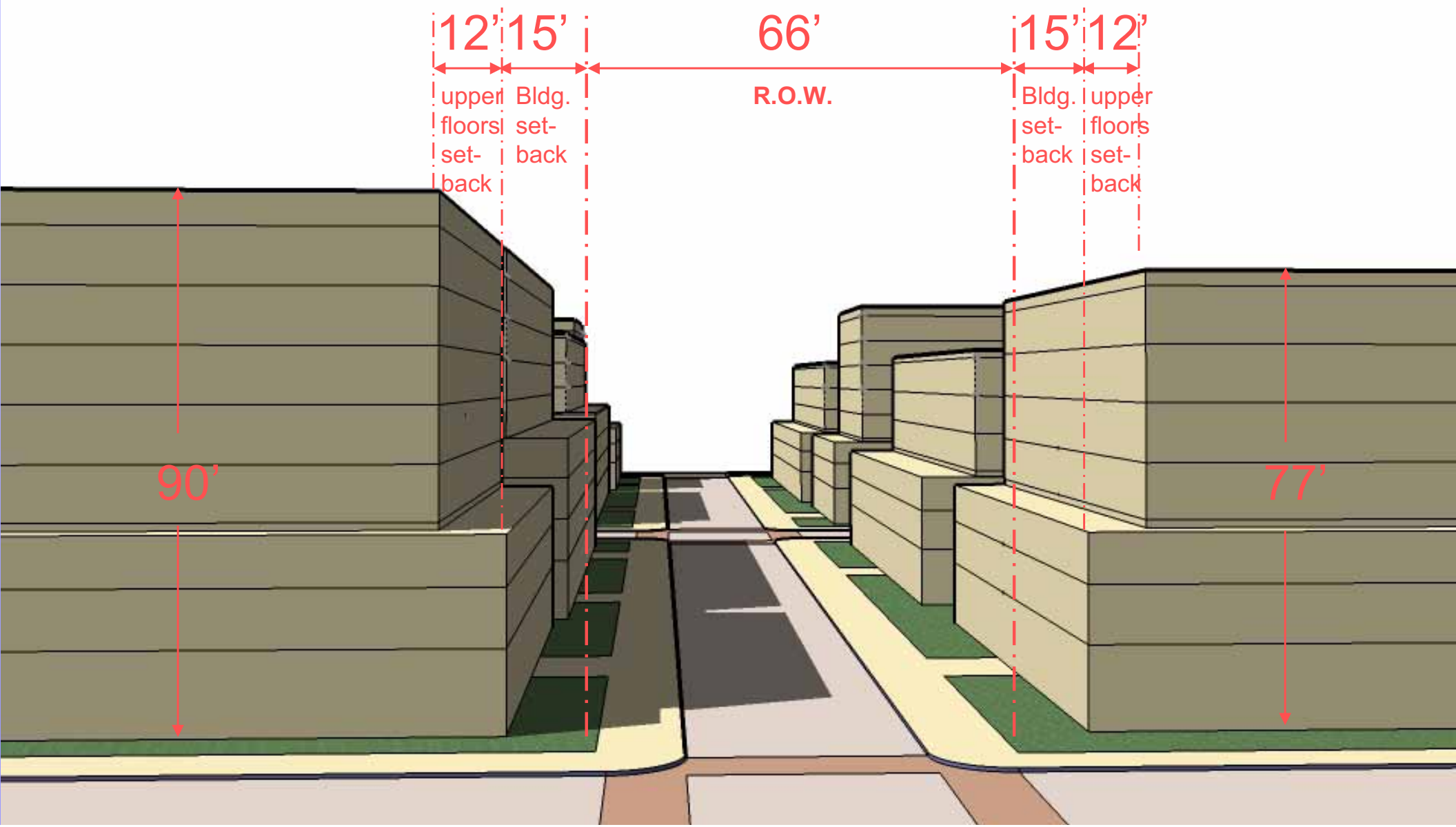
“Shoulder” buildings along walking streets

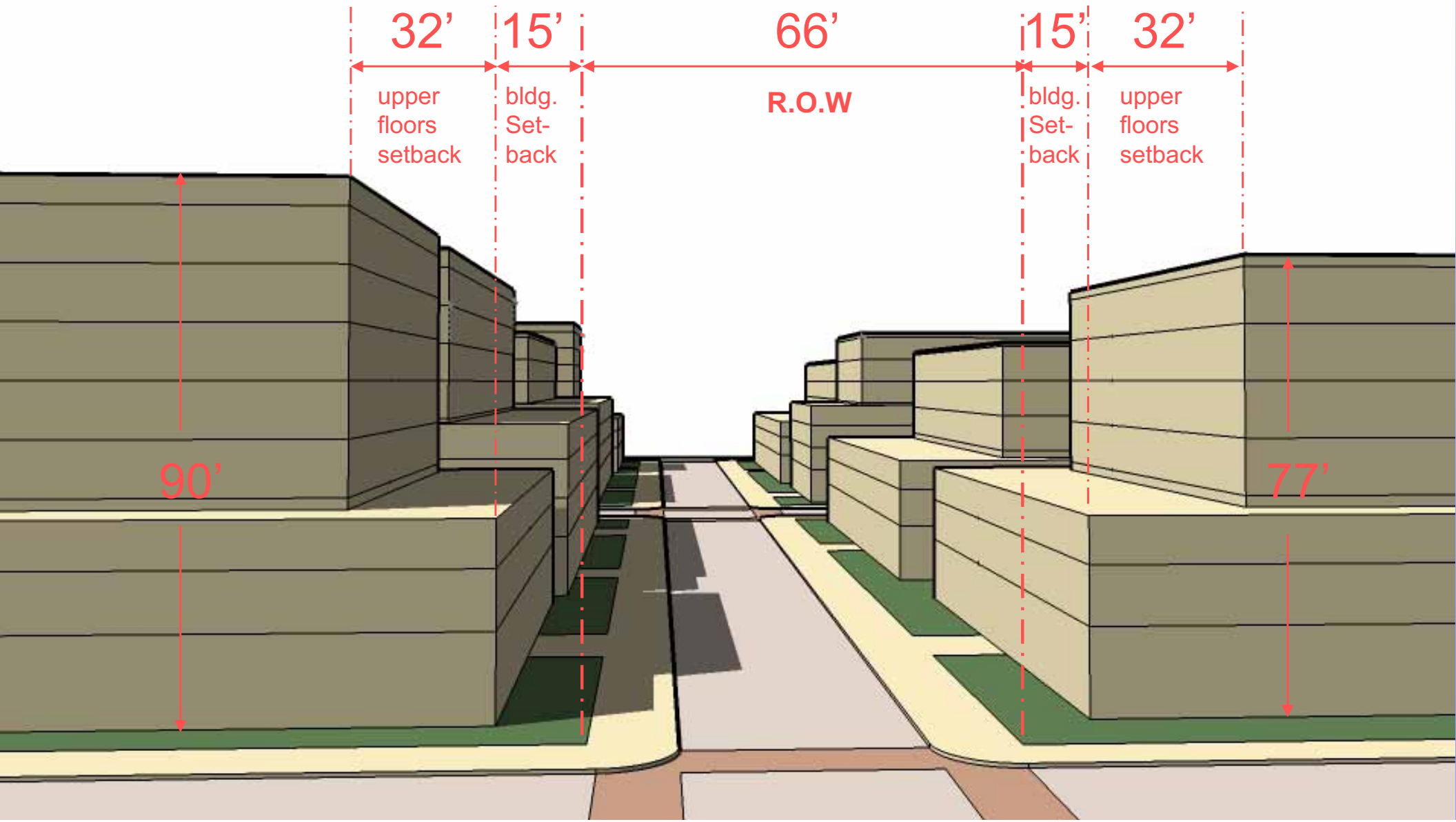
- Three to four story building edge along the walking streets: Fayette, Wythe and Madison
- Lower levels ideal for retail space and townhouses
- Taller buildings allowed after setting back 10’-25’ from the lower portion




66’
R.O.W.
90’
77’


15’
66’
15’
Bldg. set-back
R.O.W.
Bldg. set-back
90’
77’


12’
15’
66’
15’
12’
upper floors set-back
Bldg. set-back
R.O.W.
Bldg. set-back
upper floors set-back
90’
77’


32’
15’
66’
15’
32’
upper floors setback
bldg. Set-back
R.O.W
bldg. Set-back
upper floors setback
90’
77’

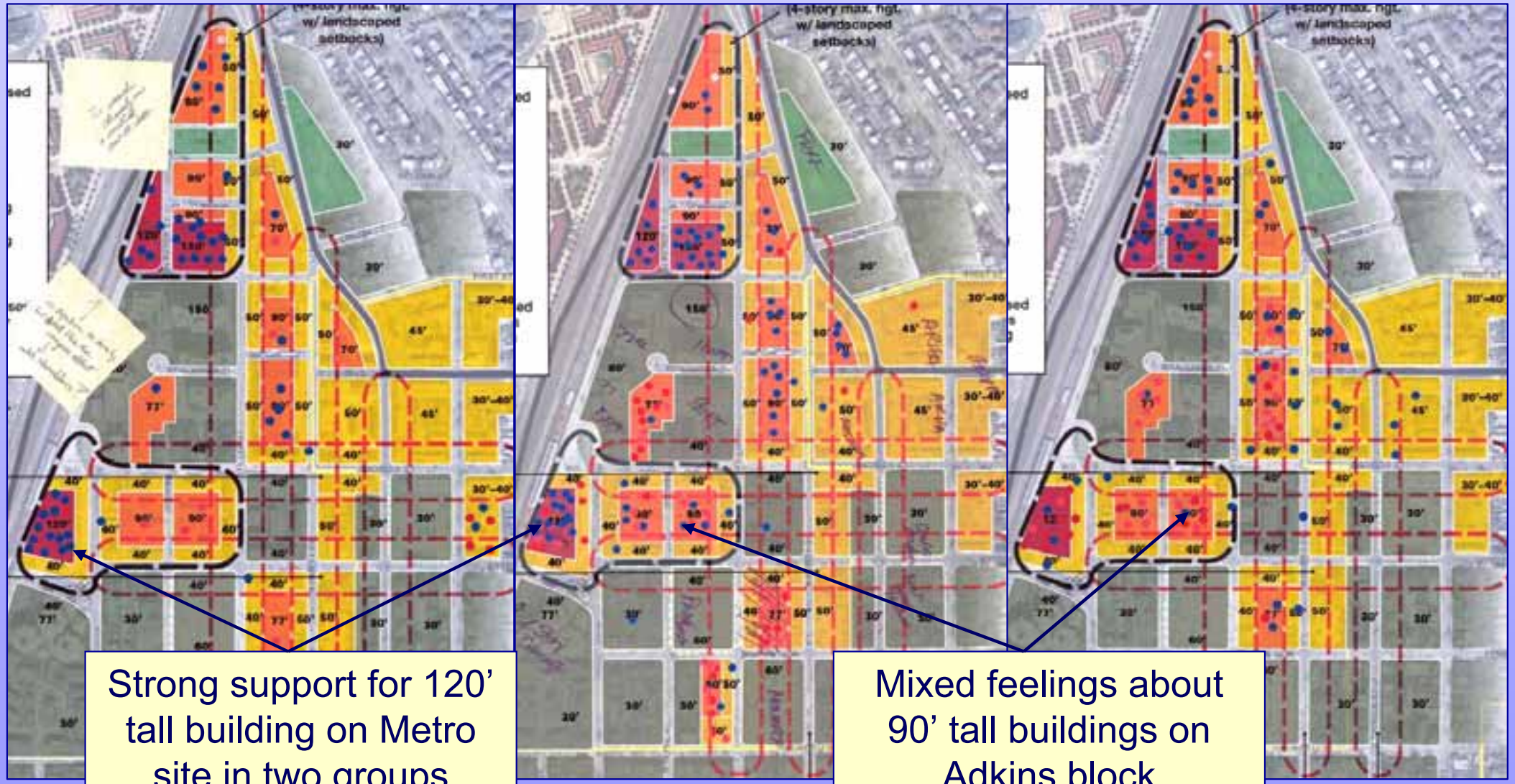
Building heights and massing exercise

Taller buildings that produce more significant public benefits are more appropriate for Jaguar site

Group #1 Group #2 Group #3

Fayette Street at 1st Street looking south

Building heights and massing exercise



Strong support for 120' tall building on Metro site in two groups

Mixed feelings about 90' tall buildings on Adkins block

Group #1 **Group #2** **Group #3**

West Street at Madison looking south

Planning for mixed-income housing

Planning for mixed-income housing

- Engage public housing residents, the broader community and city leadership to create a comprehensive neighborhood vision
  - survey resident needs
  - hold educational workshops and/or charrette
  - create relocation plan considering household needs
  - involve ALL residents in general meetings, and resident leaders in decision-making
  - publish newsletters documenting planning process
- Incorporate the vision and continued public engagement into the HOPE VI application process
- Work with housing authority and developer partner(s) to build the vision and ensure good transitions to new housing for residents
- Improve the level of facility management, programs and social services for returning residents

Last night's meeting with public housing residents

1. Past frustration with being planned FOR, rather than WITH and present excitement at being part of the process
2. Strong commitment to remain in community
3. Broad interest in major new park, neighborhood retail, and more walkable streets
4. Pride in the neighborhood's history
5. Desire for home ownership opportunities within the neighborhood

Mixed-income project analogs

Quinnipiac Terrace – New Haven, CT

- 233 units including market rate and workforce units mixed with public housing
- 20 – 30 units/acre
- received $20 million 2002 HOPE VI award toward $60 million overall cost
- initial redevelopment phase complete; second phase in progress

Mixed-income project analogs

Franklin Hill – Boston, MA

- 350 units, including market rate component and public open space
- unsuccessful 2003 HOPE VI application
- $87 million development proceeding with alternate funding; first phase under construction

Mixed-income project analogs

Tent City – Boston, MA

- 269 units (25 % low-income, 50 % moderate-income, 25 % market-rate housing)
- 3 acres
- 89 units/acre

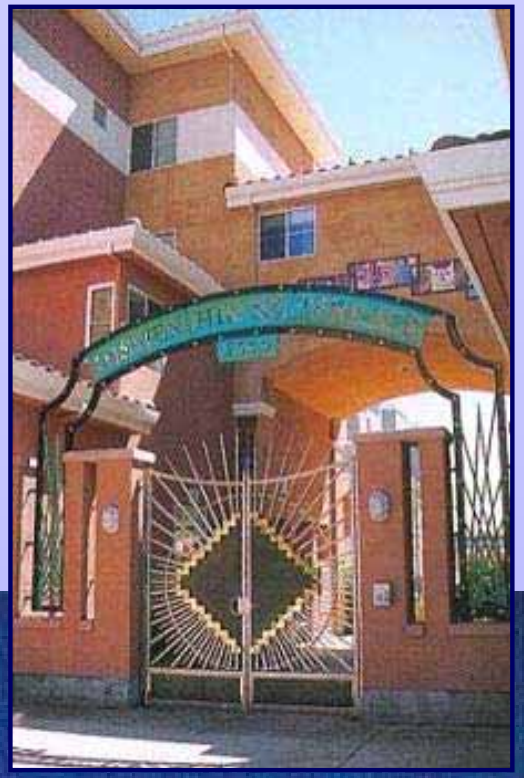
Mixed-income project analogs

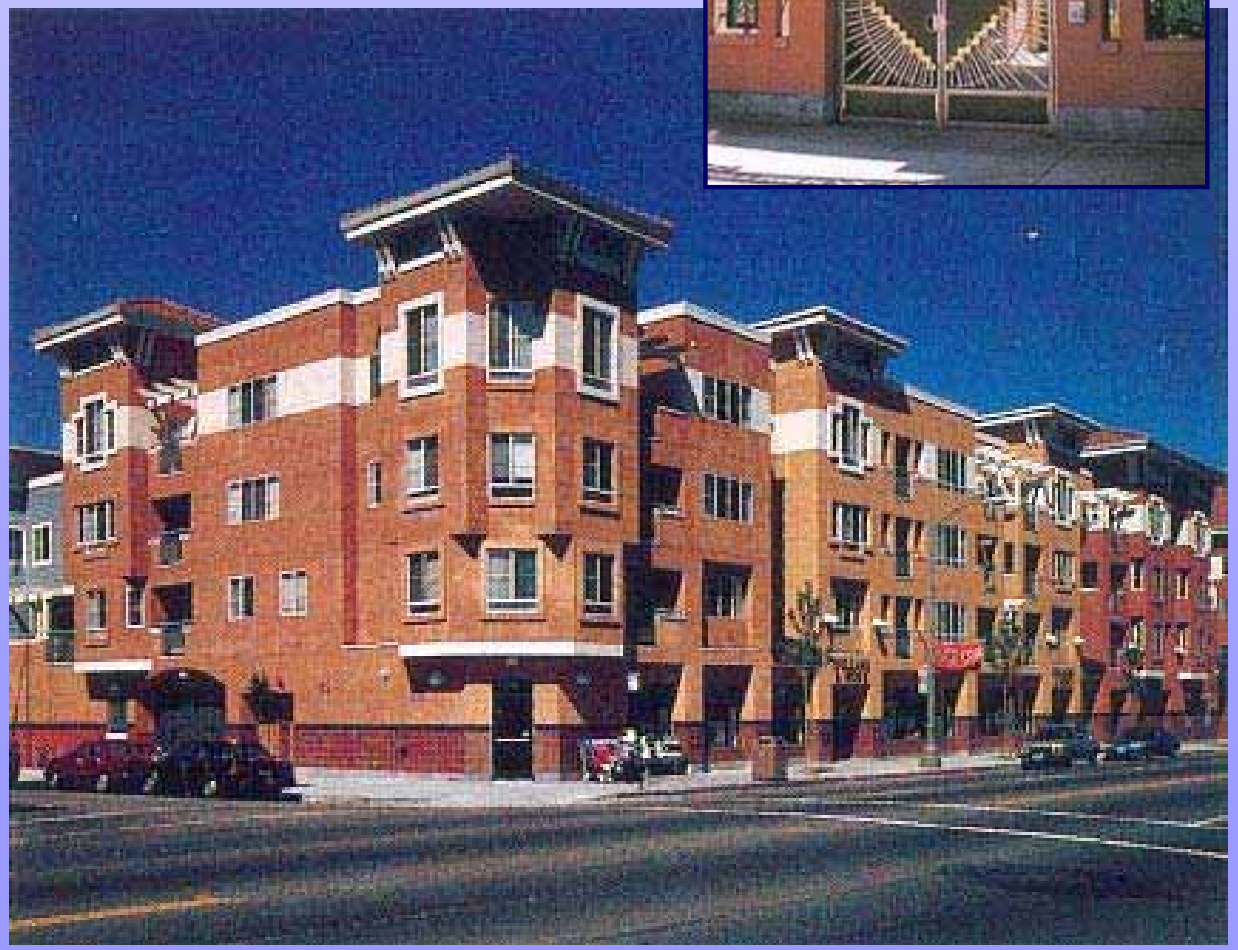
Tent City – Boston, MA

Mixed-income project analogs

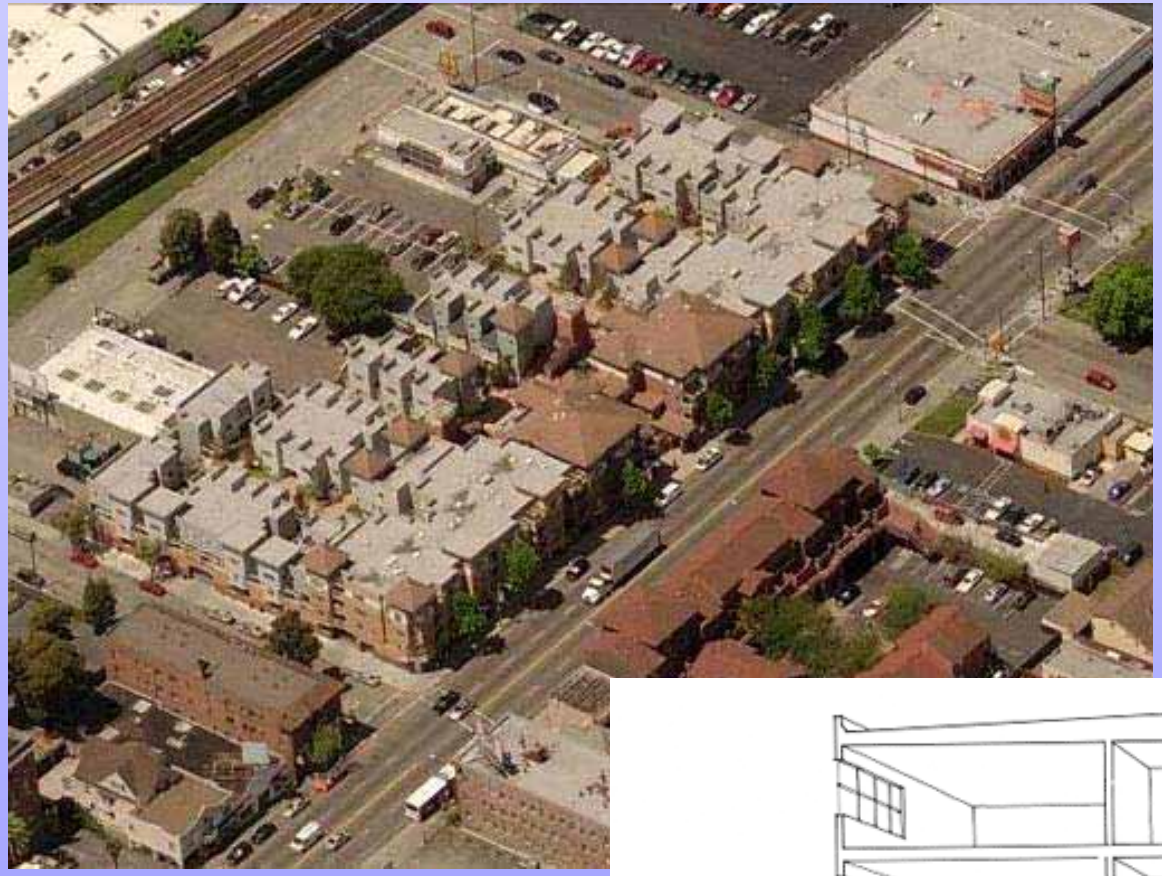
Hismen Hin-nu Terrace – Oakland, CA

- 92 affordable units
- 1.46 acres
- Mixed-use portion: 85 units/acre
- Overall: 65 units/acre





Mixed-income project analogs



Hismen Hin-nu Terrace, Oakland CA

Mixed-income project analogs

Langham Court – Boston, MA

- 89 units
- 1 acre
- 89 units/acre

Mixed-income project analogs

Langham Court – Boston, MA

Mixed-income project analogs

Auburn Court – Cambridge, MA

- 77 units
  - 31 public housing units
  - 7 affordable units
  - 39 market-rate units
- 2.3 acres
- 33 units/acre

Mixed-income project analogs

Auburn Court, Cambridge MA

Mixed-income project analogs

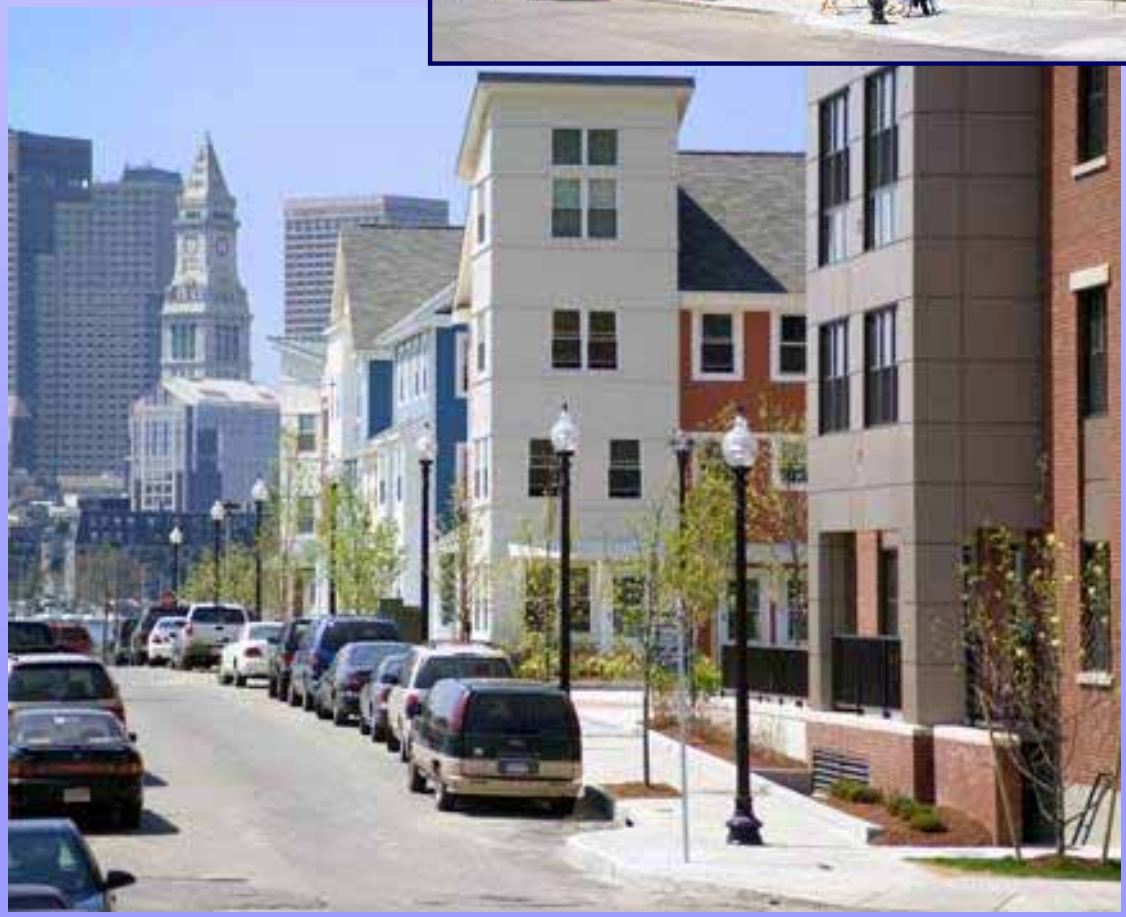
Ellen Wilson townhomes on Capitol Hill – Washington, DC

- 147 units
- 5 acres
- 29 units/acre

Mixed-income project analogs

Maverick Landing – Boston, MA

- 396 mixed-income rental units
  - 305 public housing/low-income units
  - 91 market-rate units
- 44 units/acre



Mixed-income project analogs

Cabrini Green – Chicago, IL

- Phase I (2,100 units) and Phase II (2,800 units)
- 30 – 50 units/acre

Next steps

- January 7 – Community Worksession 4

  Transportation
- January 24 – Community Worksession 5

  Review plan strategies
- March 4 – Planning Commission Public Hearing
- March 15 – City Council Public Hearing

- Starting in January

  Braddock East Community Planning Effort

Ground rules for the break out groups

1. One person speaks at a time
2. No side conversations
3. Be brief and to the point (no speeches)
4. Treat each person's ideas respectfully
5. Be positive and solution-oriented
6. Take responsibility to hear everyone's views in the group

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