



BRADDOCK METRO NEIGHBORHOOD PLAN IMPLEMENTATION ADVISORY GROUP MEETING #20

Charles Houston Recreation Center
Thursday, September 22, 2016

ARHA Open House on Ramsey Homes, 6 p.m.
Braddock Implementation Advisory Group Meeting, 7 p.m.

Meeting Summary

Meeting notes are recorded by City staff to provide a written record of principal items of discussion and comments from the public. They are not intended to be a verbatim transcription of the meeting.

Meeting Attendees

Braddock Implementation Advisory Group Members

Robert Atkinson, Neighborhood-at-large
Sarah Becker, Neighborhood-at-large
Bill Campbell, Neighborhood-at-large
Eddy Cettina, Area Developer
Heidi Ford, West Old Town Civic Association
Margo Heard, Public Housing
Judy Noritake, Braddock Metro Citizens' Coalition
Abby Oklak, Braddock Metro Citizens' Coalition
Jennifer Palute, Neighborhood-at-large
Roy Priest, Alexandria Redevelopment & Housing Authority
Matthew Sisk, Retail
Salena Zellers Schmidtke, Braddock Lofts
James Thompson, Architect/HP Preservation
Charkenia Walker, Neighborhood-at-large
Leslie Zupan, West Old Town Civic Association

City Staff

Katherine Carraway, Department of Planning and Zoning
Nathan Imm, Department of Planning and Zoning
David Fehr, Department of Project Implementation
Tamara Jovovic, Office of Housing
Helen McIlvaine, Office of Housing

Other

Jessica Burgard, Cooper Carry
Jon Frederick, AHDC
Chelsea Lindsey, Cooper Carry
Marco Pieri, Cooper Carry
Aaron Remolona, AHDC
Connie Staudinger, ARHA
Shannon Steen, Carpenter's Shelter

COMMUNITY MEETING

Welcome and Updates

Mr. Atkinson, BIAG Co-Facilitator, welcomed the group and made introductory remarks.

Presentations

Ramsey Homes Update

Mr. Priest updated the group on the status of the Ramsey Homes project and the options for the open space area on the block. Discussion included the potential for passive open space, providing more tree canopy and playground equipment.

- BIAG member discussion
 - Remarks that the architecture and design of the building had improved and appears to be more integrated with the neighborhood.
 - Question concerning timing of federal grant funding. Mr. Priest confirmed that if the application is not able to be submitted in March 2017, the process would be delayed for one year.
 - Confirmation that the access to the garage will be secure.
 - Parking access for loading/unloading will be on street
 - Confirmation that PZ and Alexandria Police Department staff will discuss conditions associated with this project
 - *BIAG members requested an update on the ARHA RFP Process at the next BIAG meeting*

Carpenter's Shelter Redevelopment

Mr. Frederick and representatives from Cooper Carry provided an overview of the plans for redeveloping the Carpenter's Shelter. The new 7-story building will include the Carpenter's Shelter on the ground floor with a variety of affordable multifamily residences on the remaining floors. The shelter operations will relocate temporarily during construction.

- BIAG member discussion
 - Centered on architecture of the building, parking requirements and security concerns in surrounding garages
 - Is it possible to work around the strip of land owned by Tony's Auto Service at the corner of Route 1 and the shared alley with the Belle Pre? At this time the property owner is not interested in selling.
 - *BIAG members requested that the City look into the double parking and general obstruction of traffic due to Tony's Auto Service operations.*
 - The Carpenter's Shelter is required to make developer contributions as per Council's 2009 establishment of the Braddock Funds.
 - *City staff will research the applicability of these contributions*

Fayette Streetscape Project

Mr. Fehr provided a brief update on the Fayette Streetscape project indicating that construction has been delayed due to design issues and contractor availability. The project will be put out to bid in late October, construction possibly beginning late this year.

Next Steps

- Next BIAG meeting – January (Date TBD)