



**BRADDOCK METRO NEIGHBORHOOD PLAN
IMPLEMENTATION ADVISORY GROUP MEETING # 14¹
City of Alexandria, Department of Planning and Zoning**

**Business Meeting 6:30PM – 7:00PM
Community Meeting 7:00PM – 9:00PM
Charles Houston Recreation Center**

October 6, 2014

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

Beth Barrett, Architect/Historic Preservation/Design Expert
Bill Campbell, Neighborhood-at-large
Bill Cromley, Area Developer
Eddy Cetina, Area Developer
Glenn Hopkins, Non-Profit, *Excused Absence*
Heath Wells, West Old Town Civic Association
Heidi Ford, West Old Town Civic Association
Jesse O'Connell, Neighborhood-at-large, *Excused Absence*
Leslie Zupan, West Old Town Civic Association
Marianne Anderson, Northeast Citizens Association, *Proxy (Rick Cooper)*
Margo Heard, Public Housing Representative, *Unexcused Absence*
Michelle Saylor, Braddock Lofts, *Excused Absence*
Robert Atkinson, Neighborhood-at-large
Roy Priest, Alexandria Redevelopment and Housing Authority
Salena Zellers, Braddock Lofts
Sarah Becker, Neighborhood-at-large
Steve Troxel, Neighborhood-at-large
Wilson Thompson, Local/Small Business, *Proxy (Keith Calhoun)*

City Staff

Susan Eddy, Deputy Director, Department of Planning and Zoning
Nathan Imm, Urban Planner, Department of Planning and Zoning
Brandi Collins, Urban Planner, Department of Planning and Zoning
Wayne Lightfoot, Civil Engineer, Department of Transportation and Environmental Services

¹ The meeting agenda states that this meeting is the 13th meeting of the IAG but it is actually the 14th meeting

Braddock Implementation Advisory Group – Business Meeting

Welcome

Heidi Ford, Braddock IAG Co-Facilitator, welcomed the meeting attendees and outlined the meeting agenda.

Retail Vacancy

Brandi Collins, provided an overview of the selection process when a vacancy arises on the Braddock IAG. Staff will solicit the public for applications for a period no less than 2 weeks. once the application period is over, staff will compile the applicant information and forward to the IAG for discussion. Input provided will be forwarded to the City Manager Office and will be considered in the decision-making process. Staff has provided the IAG with the application packets for two persons interested in filling the current retail slot vacancy. Due to the full agenda during the present meeting, staff will discuss the applicants with the IAG during the next business meeting.

Discussion of Braddock Metro Citizens' Coalition Request & Braddock IAG Discussion

Susan Eddy shared that the Mayor and City Council received a request from the Braddock Metro Citizens' Coalition (BMCC), to reconfigure the IAG to include additional representation from the new organization (2 slots) and specific current and future multi-family residential developments (4 slots), through the reassignment of the 6 at-large slots. The Mayor asked staff to come up with a plan of how to bring this forward. Tonight's discussion is purposed to seek IAG comments which will be forwarded to the Mayor and City Council for a possible November docket discussion. Susan suggested that one of the BMCC members provide comments regarding the request.

Salena Zellers spoke on behalf of the Braddock Metro Citizens' Coalition who began to organize in April, when restaurants were under consideration for new development projects in Braddock. They formally became established around May/June. They had conversations with the Mayor, City Council members, and Planning and Zoning staff regarding reconfiguring the IAG to include BMCC representation. They were asked by the Mayor and City Council to put together a couple of specific suggestions; which staff were then asked to evaluate.

There are 20 Members of the Braddock Implementation Advisory Group

- Neighborhood at Large (6) *1 Slot vacant*
- Braddock Lofts (2)
- West Old Town Civic Association (3)
- North East Citizens Association (1)
- Alexandria Redevelopment and Housing Authority (1)
- Retail Representative (1) *Slot Vacant*
- Local Small Business Representative (1)
- Area Developers Representatives (2)
- Public Housing Representative (1)

Braddock Implementation Advisory Group Meeting #14

- Non Profit Representative (1)
- Architect/Historic Preservation/Design Expert (1)

Braddock IAG Discussion

Staff, in collaboration with the Braddock IAG Co-facilitators, has developed other options for the Braddock IAG to consider in response to the BMCC request.

Options

1. No Change Option
2. Add 2 new slots: The current slots will remain with an additional 2 slots designated for Braddock Metro Citizens' Coalition
3. Braddock Metro Citizens' Coalition Request: Convert all exiting At-Large slots to new representatives; to be effective within 1 year
 - Braddock Metro Citizens' Coalition (2 slots)
 - The Henry Condominium Development (1 slot)
 - Old Town Commons (1 slot)
 - Braddock Place Townhouses and Condos (1 slot)
 - Redeveloped Adkins and Samuel Madden developments (1 slot)
4. Convert 3 existing slots to Braddock Metro Citizens' Coalition slots; all other slots remain the same
 - Convert the existing vacant At-Large slot
 - Convert one existing filled At-Large slot
 - Convert one existing filled Braddock Lofts slot
5. Convert 3 existing slots to new specifically assigned residential developments and another to Braddock Metro Citizens' Coalition
 - Convert one existing filled Braddock Lofts slot to residential developments less than 50 units
 - Convert one existing vacant At-Large slot to residential developments with 50 - 99 units
 - Convert one existing filled At-Large slot to residential developments with more than 100 units
 - Convert one existing filled Braddock Lofts slot to a new BMCC slot
6. Convert 2 existing slots to Braddock Metro Citizens' Coalition
 - Convert the existing vacant At-Large slot
 - Convert one existing filled At-Large slot

During the meeting, one of the IAG members suggested another option, Option 6b, in which two new slots would be designated for the BMCC by converting two existing slots. The two slots are the existing vacant At-Large slot and one existing filled Braddock Lofts slot. This option was suggested by a Braddock IAG member for two reasons: 1) Braddock Lofts lies within the BMCC boundary and 2) the resulting Braddock IAG composition would place a higher priority on civic

associations being represented rather than individual developments. Braddock Lofts would retain one existing slot on the Braddock IAG; instead of two. No other developments have a slot on the Braddock IAG. However, Braddock Lofts was instrumental in the Braddock Plan's development and approval. This option also would not result in any individuals being removed from the current BIAG roster. One of the current Braddock Lofts representatives is an officer in BMCC and could continue her participation as a BMCC representative instead of Braddock Lofts.

After discussion, the 14 IAG members who were present or represented by proxy provided the following input:

- One member preferred Option 1 where there would be no change in the composition of the group because he believes that BMCC is not an established civic association as it has been in existence 3 months.
- Three members preferred Option 2. In Option 2, the current slots would remain in place. Two additional 2 slots would be created and designated for Braddock Metro Citizens' Coalition. This would result in the group's size growing from 20 to 22 people. They preferred this option because it would not result in any current slot or person being removed.
- Two members preferred Option 6. In Option 6, two new slots would be designated for BMCC by converted two existing slots. The two slots are the existing vacant At-Large slot and one existing filled At-Large slot. The filled slot to be converted would be the slot currently held by the person who lives in The Henry development. The two members selected this option because it would not result in any individuals being removed from the current Braddock IAG roster and still allow BMCC to have the 2 slots that it requested. Also, The Henry lies with the BMCC boundary.
- Five members preferred the new option – Option 6b. In Option 6b, two new slots would be designated for BMCC by converted two existing slots. The two slots are the existing vacant At-Large slot and one existing filled Braddock Lofts slot. This option was suggested by a Braddock IAG member for two reasons: 1) Braddock Lofts lies within the BMCC boundary and 2) the resulting Braddock IAG composition would place a higher priority on civic associations being represented rather than individual developments. Braddock Lofts would retain one existing slot on the Braddock IAG; instead of two. No other developments have a slot on the Braddock IAG. However, Braddock Lofts was instrumental in the Braddock Plan's development and approval. This option also would not result in any individuals being removed from the current BIAG roster. One of the current Braddock Lofts representatives is an officer in BMCC and could continue her participation as a BMCC representative instead of Braddock Lofts.
- Some members supported 2 of the options. One member supported both Option 2 and Option 6. One member supported both Option 2 and Option 6b. One member supported both Option 6 and 6b.

Staff documented their input and will provide it the Mayor and City Council. Staff will inform the IAG of the date that City Council will discuss this item as part of the docket agenda.

Interim Open Space Update

Demolition of 600 N. Henry Street is complete. There were several unexpected findings that moved the schedule forward (including asbestos abatement and the discovery of underground storage tanks) but all have been resolved and the project is moving forward. Construction of the interim open space will be complete in late fall.

Streetscape Improvements

Wayne Lightfoot and Nathan Imm provide a presentation for two options that would improve streetscape along two blocks of Fayette Street (between Oronoco and Queen streets). The [presentation](#) provides detail. Option 1 would require the City to demolish and then reconstruct existing private homeowner improvements within the City's right-of-way. The total estimated project cost is \$1.1 million. The second option accomplishes the desired improvements but does not require the demolition of existing homeowner improvements with the City right-of-way. The total estimated project cost is \$650,000. After some discussion, there was consensus among the IAG that the preferred option is Option 2. City staff will move forward with the project; with regular updates to the IAG and public.

Additional Items for Consideration

A member of the BIAG stated that the street trees that were planted as part of the Jefferson Houston new school construction appear to be dying and need to be replaced. Staff will investigate and provide an update to the IAG. Another member asked staff to investigate the broken concrete at the Asher development.

Heidi Ford, Braddock IAG Co-Facilitator, discussed with the IAG the need to replace the two current co-facilitators (herself and Michelle Saylor). Due to time constraints, the IAG will resume the discussion, and select new co-facilitators (with nominations provided during the meeting), during the next meeting. She also asked for IAG input on meeting quarterly or every other month unless something urgent comes up. The IAG were amenable and agreed to meet quarterly. The next meeting will be held in January 2015.

One IAG member requested that the agenda packet be provided to the IAG sooner. Another member reminded staff to post meeting summaries expeditiously.

Another IAG member raised the subject of some IAG members using "BIAG Member" in signatures within emails to City Council members and decision-makers. In so doing, it provides an affiliation that is not appropriate. No one has been tasked by the IAG to speak on behalf of the IAG. All were reminded to note that their personal emails to City Council members and others represent their personal views; not the view of the entire Braddock IAG. This may be discussed further at a future IAG business meeting.

Braddock Implementation Advisory Group Meeting #14

Susan mentioned that the redevelopment of the Braddock Metro Station and the current process with WMATA on developing development guidelines for WMATA's Request for Proposals (RFP) is still on-going. Staff from both agencies meet regularly and are conducting internal analysis.

The meeting was concluded