



**BRADDOCK METRO NEIGHBORHOOD PLAN  
IMPLEMENTATION ADVISORY GROUP MEETING # 18  
City of Alexandria, Department of Planning and Zoning**

**Charles Houston Recreation Center  
Thursday, January 28, 2016, 6:30pm**

**Meeting Summary**

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*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  
Keith Calhoun, Small Business  
Eddy Cettina, Area Developer  
Bill Cromley, Area Developer  
Heidi Ford, West Old Town Civic Association  
Jesse O'Connell, Neighborhood-at-large  
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

City Staff

Helen McIlvaine, Director, Office of Housing  
Jeffrey Farner, Deputy Director, Department of Planning and Zoning  
Nathan Imm, Urban Planner, Department of Planning and Zoning  
Ryan Price, Urban Planner, Department of Planning and Zoning  
Dana Wedeles, Planner, Department of Recreation, Parks and Cultural Activities  
Katherine Carraway, Urban Planner, Department of Planning and Zoning

Guest Speakers

Jon Frederick, Alexandria Housing Development Corporation  
Mary Catherine Gibbs, representing Braddock Gateway, LLC  
Emily McCoy, Andropogon Associates  
Eduardo Santamaria, Andropogon Associates  
Connie Staudinger, ARHA

**Welcome and Updates**

Robert Atkinson and Jesse O'Connell, BIAG Co-Facilitators, welcomed the group and made introductory remarks.

## Presentations

### Development Updates

Mr. Price updated the group on a few of the development projects occurring in the Plan area.

- The parking lot located at 601 N. Henry Street, across from the interim park, was approved by City Council in October for redevelopment as 18 townhomes. The developer submitted the final site plan and anticipates that construction will begin in summer 2016.
- The Braddock Gateway Phase 1 (property on 1<sup>st</sup> Street adjacent to the Meridian apartment building) site has been cleared and building permits have been issued. A construction trailer has been installed on the property in preparation for site-work.

### Braddock Gateway CDD

Ms. Gibbs discussed plans for the developer of Braddock Gateway to amend the CDD to allow for shorter buildings in a different configuration (excluding Phase 1, which is currently underway). Overall square footage, site density, and open space would remain relatively the same. The developer is also reviewing the possibility of adding a street connection to Fayette Street off of Slater's Lane so that motorists will not need to go on Route 1. Proposed changes are still under review. The developer is planning to take the amendment to public hearing this spring.

BIAG discussion and feedback focused on the following:

- Clarification of height transitions (150ft – 85ft)
- Reconfiguration of buildings to break up mass (as requested by the City)
- Ensuring high-quality architecture, specifically art deco building design
- Allowing for increased retail and ensuring accessibility for loading and operations
  - *Staff will report back to BIAG with regard to City efforts in the development of retail at Braddock Place*

### Fayette Streetscape Project

Mr. Imm explained that the project is now with the Department of Project Implementation and staff is working to develop a schedule of next steps. The project will be going out for public bid with the start of construction anticipated to begin in fall of 2016. Mr. Imm confirmed that the installation of lights is not a part of this project.

- *Staff will report back to BIAG once we have confirmation on the schedule*

### Carpenter's Shelter

Mr. Frederick introduced a plan for the potential redevelopment of this site. The Alexandria Housing Development Corporation (AHDC) and the Carpenter's Shelter have signed a Memorandum of Understanding (MOU) to explore the possibility. The goal is to redevelop the site with a new shelter on the bottom floor and approximately 100 supportive housing units on the floors above. The new housing will serve a variety of incomes – from \$30,000-\$65,000 per year. In early February, the Affordability Advisory Committee will review a predevelopment loan so that exploration of the project can continue; the predevelopment loan will also be reviewed by City Council for feedback. Later in February, a broad Concept I plan will be submitted to the City.

## Braddock Implementation Advisory Group Meeting #18

BIAG discussion and feedback focused on the following:

- Clarification on the meaning of ‘supportive housing’; it can be transitional or permanent housing and is not time defined; services provided in supportive housing
- Other nearby jurisdictions implementing the same type of program
- The redevelopment would not include the parcel next to the shelter (Tony’s Auto Service)

### Braddock Metro Site

Mr. Farner provided a brief update on the Braddock Road Metrorail Station Joint Development Analysis between the City and the Washington Metropolitan Area Transit Authority (WMATA). The purpose of the Analysis was to identify transit needs and demonstrate overall feasibility for transit-oriented development at the station. WMATA anticipates posting an RFP for the site toward the end of February.

BIAG discussion focused on how retail could best be supported at this site.

### Ramsey Homes Redevelopment

Mr. Priest updated the group on the Ramsey Homes Redevelopment project, including proposed design, materials, funding, timeline and targeted population.

BIAG discussion and feedback focused on the following:

- Adherence to the Braddock East Master Plan, especially with regard to setbacks
- Ensuring high quality design/architecture and materials
- Roof top amenity operations
- Total number of units

### Future Braddock Park

Ms. Wedeles, Ms. McCoy, and Mr. Santamaria presented the revised concept plan for the future Braddock Park, following feedback received from the community and staff since September 2015. The concept plan will be provided to any future potential developer interested in the site.

BIAG discussion and feedback focused on the following:

- Status of the US Post Office located on the site
  - *Staff continues to reach out to USPS on a regular basis. USPS does not anticipate any action on the property in the near future, but will entertain any interest from a potential developer.*

### Next Steps

- Staff will work with BIAG Co-facilitators to schedule upcoming BIAG meeting date
- Staff will report back to BIAG with regard to City efforts in the development of retail at Braddock Place
- Staff will report back to BIAG once we have confirmation on the Fayette Streetscape project schedule