

**Upper King Street Neighborhood Civic Association
December 19, 2005
Meeting Minutes**

Announcements:

- 1) Membership Drive – Sarah Allen is leading up the UKSNA membership drive and will be looking for a few volunteers to help.
- 2) Proposed Safe Haven – Jim Melton, on behalf of UKSNA, will be following the proposal for the installation of temporary housing in old town for homeless who have mental illness and/or substance abuse problems.
- 3) School Board Meeting – Trey Hanbury will be attending the December School Board meeting and will discuss concerns regarding Jeff Houston.
- 4) Volunteers are needed to serve as tutors for Jeff Houston students. Contact Margaret Dehlia at omdelia@comcast.net or 410-268-8622 for more information.
- 5) Artwork donation – the artist presented a piece of artwork that will be given to Jeff Houston from the children of the UKSNA area. Artwork was donated anonymously.

Main Presentation: Proposed Adaptive Re-use, Infill Residential Project at 1604-1614 King Street:

Several representatives of Cunningham + Quill (architectural firm) and the developer of the proposed project on 1604-1614 King Street provided UKSNA members with an update of their continuing assessment and plans for the site. The group first introduced UKSNA members to plans for the proposed development on November 9. The project is a proposed residential project which will maintain the existing 5 “Wardman” style townhomes that front King Street and include a new 6 story building which will be set back 120 feet from the street. The 6-story condominium building, with a capacity of 48 units, will be separated from the Wardman town homes by a courtyard.

Lee Quill of Cunningham + Quill, explained that his firm is approaching the design of the site as if it was located in a designated historic district. The firm has conducted an historic analysis, massing studies, and is planning to be consistent with the King Street Retail Study. Mr. Quill reviewed the designs of various adaptive re-use precedents throughout the Washington D.C. area and highlighted some of the design components that the firm was considering for the King Street site.

Mr. Quill sought UKSNA members comment on various options for 1615 King Street – which is the 6th townhome attached to the five Wardman style town homes. Mr. Quill pointed out that the building is not in the Wardman style, is not as architectural interesting, and has been seriously damaged by fire. Mr. Quill presented several options for 1614 which included the following: restore the façade but make minimal alterations to provide equitable access for residents or destroy the building and replace with something that incorporates historic elements while providing equitable access.

The overwhelming majority of UKSNA members present at the meeting expressed the need to preserve as much as possible of 1614 King Street despite the fact that the current structure is not in the Wardman style and was built later than the 5 contiguous townhomes.

A City of Alexandria representative explained that the project is just in the preliminary phase and that consultations with the City are on-going. He commended the developer and the architectural firm for its desire to preserve the historic nature of the City and its intention to fully engage City residents and stakeholder groups in the design and development of the site. On the question of parking, he explained that residents will not be able to be able to obtain a permit for street parking and will be required to park in the development's underground parking lot.

The developer and Cunningham + Quill plan to return to UKSNA in January to update residents on plans for the site's development.

Attendees:

Trey Hanbury
Mary Gregerson
Chris Gregerson
Alysia Wilson
Jim Melton
Danna Schwartz
Marci Jacques
K. Scott Brown
Brett Odom
Sarah Allen
Bea Porter
Chip Carlin