

FEBRUARY 23, 2004, 7:30 P.M.
MEETING MINUTES
OF THE UPPER KING STREET
NEIGHBORHOOD ASSOCIATION

Announcements:

1. Marylou Whelan (West Street Representative) provided a bit of background on the Harambee development project (1323 Duke Street) before leaving UKSNA meeting to attend a project related meeting. Marylou asked the association to consider asking for a deferment of the March 17 Old and Historic District Board of Architecture Review (BAR) hearing because of some outstanding issues that need to be addressed, i.e.: parking, rats, approval for site rezoning and proof of financing. She announced a February 25 meeting for interested UKSNA members and a February 26 Old Town Civic Association meeting to discuss this issue.
2. Peter Spencer, President, announced the following new board members: Vice Presidents Trey Hanbury and Suzanna Kang, Treasurer Chris Greggerson and Secretary Alysia Wilson.

Main Presentation – Urban Redevelopment:

Stephen Milone from the City of Alexandria's Planning and Zoning Department discussed development concept plans for the Hennage and Hopkins sites, near the intersection of Henry Street and Cameron Street.

a. The Hopkins Site

Hopkins Warehouse and (closed and fenced) Oil and Lube, a 1 acre site located on the 1101 block of Cameron Street between Henry and Fayette Streets, within the Parker Gray Historic District (Bradham Auto is not part of the proposed development). Proposed for 3 to 4 stories of 64 residential condominiums (1 and 2 units), with 100 underground parking spaces and 15 surface spaces. Development will include 4 affordable housing units that will enable applicant to seek variances in a number of areas (i.e., developer (Carr Homes) asking for a minimum lot size of 681 square feet per unit as opposed to 800 square feet standard). 1200 square foot average for 2 bedrooms with estimated selling price of \$425,000 (\$225,000 for affordable housing units). Parking study will be required and is likely that N. Fayette will be the best exit for parking lot. Green space will be located on N. Henry. Most important City concerns currently for this project are: height, mass, and green space.

Howard Mittleton, Carr Homes' attorney for this project was present and invited members to take a look at a recently completed Carr Homes project at the corner of Pitt and Pendelton Streets. Mr. Mittleton explained the developer is current submitting its second round of "concepts plans" to the City and it expects to apply in the next 2 weeks.

From there, application will go to the Parker Gray Commission for review (perhaps in June 2004 or September) and then to City Council.

b. The Hennage Site

The Hennage block, 500 N. Henry St (between Oronoco, Fayette, and Pendleton) and is a 2 acre site proposed for a 50,000 sq. ft. grocery store (Harris Teeter) on the 1st floor, with 3 to 5 levels of 131 residential condominiums (1 and 2 bedrooms only) above the grocery, and a 2-level underground parking garage with 437 parking spaces (219 residential, 218 for retail). 92 feet is maximum height (approximately 9 stories) and will provide 48% open space (although only 8% will be at ground level). Developer hopes to go before the Planning Commission and City Council by May 2004 and to begin construction in February 2005. Planning staff raised two outstanding concerns that are still being worked out in this concept phase: ground level open space and height compatibility with the neighborhood.

Updates and News:

Long delayed traffic-calming measures on Cameron Street to be installed in March-April timeframe. Engineering being done now and City approved the redesigned plan.

Report and update on reform efforts at Jefferson-Houston School (J-H). A group of interested parents of toddler and pre-elementary school children in the J-H school district has formed to recommend improvements for school. Interested members should contact Alysia Wilson at (571) 238-2418.

Treasurer reported that UKSNA now has 106 official members and a total balance of \$1,475. Dues remain at \$5 per individual

Next meeting: March 15, 2004 7:30 p.m.