Upper King Street Neighborhood Civic Association
January 23, 2006
Meeting Minutes

Main Presentations: Update on 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. This is the third time that Cunningham has sought UKSNA's feedback on this project (the firm also participated in UKSNA's November and December 2005 meetings). Originally, the project planned to maintain the existing 5 "Wardman" style town homes that front King Street and include a new 6 story building which will be set back 120 feet from the street. The 6th town home, adjacent to the Wardman town homes, was set to be demolished. Lee Quill announced that as a result of feedback received from UKSNA at the December 2005 meeting, his firm is rethinking how they could keep the original 6th town home and incorporate it into the new project. Mr. Quill presented several design options that maintained the façade of the 6th town home while adapting the interior for use as an entrance to the courtyard and access to the new condominium building.

UKSNA residents raised the following issues: housing availability to lower income residents, parking availability and design, landscaping, and public access of courtyard.

City of Alexandria's Braddock Metro Plan: Stephen Milone, the City of Alexandria's Principal Development Planner, spoke to UKSNA about the City's master plan for the Braddock Road Metro Area. Mr. Milone said that a number of redevelopment plans have been submitted to the City recently and that the City is trying to discourage developers from submitting additional plans until the completion of the Braddock Metro Study. He said that development in Alexandria is currently driven by pressure and not a master plan. Mr. Milone added that the study is not being completed quickly enough. Mr. Milone touched on a few of the proposed projects, including: Fayette Plaza, 600 N Fayette St., Tony's Auto Garage of 1112 First St., Charles Houston Recreation Center, and Braddock Metro Plaza Condominiums at 1261 Madison Street. Mr. Milone stated that the Madison St. project was the biggest proposed development and that Harris Teeter and the City have been working together for over one year on the proposal. A question was raised about the traffic pattern in that area and the fact that Montgomery Street is not a thru street. Mr. Milone replied that the City, at one time, thought about using eminent domain to fix the problem, but ultimately decided not to. However, he noted that a pedestrian walkway would be created as a result of the project. The proposed development at Tony's Auto will be mixed residential/retail. The developer of this project (Jaguar) also has 6.9 acres at the north end of the City for which it would like to submit a proposal to the City for maximum capacity usage. Lastly, he urged residents to participate in the upcoming January 26 community meeting at Charles Houston Recreation Center that will discuss these development issues in more detail.

Announcements:

Jeff Houston – Volunteers Sought: Margaret Delia, Outreach Volunteer for Jeff Houston Elementary School, announced that the school is looking for community partners and local tutors for the school's "Write to Read" program. For more information, contact Jeff Houston school at 703-706-4400.

King Street Gardens Park and Cameron Street Gardens Planning: Ashley Spencer announced that a new foundation to support the King Street Garden Park has been created. The foundation is seeking membership ($10 per individual) and feedback on how to make the park more appealing. The foundation will be coordinating an "adopt a brick" program through the City where funds will go toward the maintenance and beautification of the park. Trey Hanbury added that a proposal to explore landscape improvements at the Jeff Houston-Durant Recreation Center complex will be discussed at a subsequent meeting.

Attendees:

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