

**MARCH 1, 2004, 7:30 P.M.**  
**MEETING MINUTES**  
**OF THE UPPER KING STREET**  
**NEIGHBORHOOD ASSOCIATION**

**Harambee Development Project (1323 Duke Street):**

Representatives from Harambee (President, Chairman of the Board and attorney), and Shiloh Baptist were present to discuss the latest plans for the proposed building reconstruction and development of low-income elderly housing at the corner of S. West and Duke Streets. Harambee proposes the construction of 8 (1 bedroom) apartments to occupy existing historic house and adjacent 3 story proposed new construction. (Elderly is defined as a minimum of 62 years of age). Applicants would also have to meet low-income requirements. Although application process will be subject to review by City of Alexandria, Harambee will be selecting applicants for the residents. Harambee is seeking funding from the City of Alexandria for this project. Historic house would accommodate 2 apartments; 3 new parking spaces would be added for off-street parking with one of those parking spaced reserved for "service" vehicles and pick up and drop off. Currently, Harambee scheduled for a hearing before the Old and Historic Board of Architecture Review on March 17 and will/has applied for the following: conceptual review of new construction, partial encapsulation, partial demolition (of shed and sleeping porch), and 3 special use permits. Harambee said that the project would require re-zoning and that they will be applying for CRMU-low. Additionally, Harambee is asking for modification of open space requirements, although total floor area proposed will not be larger than currently allowable.

UKSNA residents raised a number of concerns most of which focused on the parking issue. Ultimately, Shiloh Baptist Church which has an adjacent parking lot said that it would work out a compromise on the parking issue and accommodate residents in the church parking lot if need be. Other concerns raised by residents include: density issues and open space.

Note: this meeting was originally scheduled for January but was snowed out.