



Braddock Metro Citizens' Coalition

Working for a Greater Northwest Old Town | www.braddockmetro.org

1122 Madison Street, Alexandria, VA 22314 | bmcc@braddockmetro.org

August 28, 2014

Mayor William Euille
 Vice Mayor Allison Silberberg
 Councilman John Taylor Chapman
 Councilman Timothy B. Lovain
 Councilwoman Redella S. Pepper
 Councilman Paul C. Smedberg
 Councilman Justin M. Wilson

Re: The Braddock Implementation Area Group Composition

Dear Mayor and Council Members:

The Braddock Metro Citizens' Coalition would like to take this opportunity to briefly introduce our new civic association and make a request of City Council.

The Braddock Metro Citizens' Coalition (BMCC) was formed following the recent SUPs for the new Bastille and Lost Dog Cafe to be located in our neighborhood. It was obvious to us that there was an area in this part of the City, highly correlated with the boundary of the Braddock Small Area Plan (SAP), which was not covered by any existing civic association. This "doughnut hole" is the area where dense development has occurred over the last ten years and where much more is coming very shortly.

With the advent of the RFPs for the ARHA properties and the WMATA land at the Braddock Metro we thought it was time for those of us living in this area not currently represented to form a civic association which would serve to support the Braddock SAP and its vision for a dense, walkable, transit-oriented community in this part of the City. We, as neighbors, have shared a great interest in the developments within our boundary. Membership and active participation in this new civic association is growing. In addition to providing a focused voice for the residents of this area for all imminent planning and development, we are a conduit for engagement and service to the existing community around us. A map of the area covered by our civic association is attached. We seek to engage not just those who own homes or condominiums in this area but also those who rent, have businesses that are located here, and anyone else who is a part of the fabric of this diverse neighborhood, whether new to the area or a long-time resident.

In light of the formation of the BMCC, we would like to ask that a reassessment of the Braddock Metro Neighborhood Implementation Area Group (IAG) be considered at this time. The original formation of the IAG was meant to help formulate the Braddock Area SAP and begin to guide its implementation. That has proved to be in large measure successful. Despite the intervening economic downturn, a number of the city blocks envisioned for redevelopment in the SAP have in fact moved forward and are either finished and occupied, or under construction. Special Use Permits have been submitted and/or approved for three very desirable retail operations - something we have hoped would occur. Change is coming rapidly to this neighborhood and there are hundreds of new residents that have moved here in the last two years. Our civic association has a good representation from these folks that are newcomers to this neighborhood.

It is with this in mind that we would like to ask that you take steps to reconfigure the membership of the IAG with an eye to the new composition of the neighborhood, as well as the imminent changes.

Early in 2009 when City Council took action to form the IAG, its purpose was to represent the diverse range of viewpoints that existed at that time in the neighborhood. The IAG was charged with giving advice and feedback to the Planning Department on the Small Area Plan for this part of the City. The composition of the IAG was to be as follows:

- Neighborhood-at-large residents of the Braddock Road Metro Station Small Area Plan Area, who have experience or interest in areas of importance to the plan, such as historic preservation, schools, transportation, parks, housing, urban design or community activism (6)
- Braddock Lofts Homeowners Association (2)
- West Old Town Civic Association (3)
- Northeast Citizens Association (1)
- Retail Representative (1)
- Local/Small Business Representative (1)
- Area Developer (2)
- Public Housing Liaison, including Alexandria Redevelopment & Housing Authority representative (2)
- Non-Profit/Church Representative (1)
- Architect /Historic Preservation/ Design Expert (1)

We believe that the time has arrived to reassign the six at-large seats as they become vacant in order to provide representation for our new civic association, the BMCC, as well as the developments and residents that are now in place, but have no specific representation on the IAG . New citizens should also have a voice on the IAG as implementation of the Braddock Plan moves forward.

While two of the other civic associations in this part of the City currently have representation on the IAG, the new BMCC does not, even though the BMCC area takes in virtually the entire Braddock Small Area Plan boundary. The BMCC strives to include and represent by its membership not only those residents that own properties within our boundary, but also those folks who are renters. There are many renters in this rapidly-developing part of the neighborhood and there always will be. While some will be more transient, many will stay here for a very long time. All of them are integral to the fabric of this community. The BMCC will work to be their voice in the implementation of the SAP as it moves forward.

We would suggest that the six current at-large seats be reassigned as follows:

- Braddock Metro Citizens' Coalition – 2
- The Henry – 1
- Old Town Commons – 1
- Braddock Place Townhouses and Condos – 1
- The re-developed Andrew Adkins and Samuel Madden – 1
(This last seat would remain at-large until these ARHA properties are redeveloped)

Two of the current at-large conversions could take place immediately, with the one currently occupied by an owner at The Henry becoming The Henry's seat. Additionally, there is currently one recently-vacated at-large seat which could become the first seat for the BMCC. We would suggest that the remaining four at-large seats would have a reasonable one-time term limit set to facilitate rollover to the newly-assigned specific seats in the next several years.

If you are inclined to consider this proposal, we would be happy to discuss it in more detail and perhaps offer some additional thoughts on a new configuration. We felt that this particular grouping of seats created the least disruption to the IAG, but also addressed the changes in the neighborhood that have occurred, as well as the changes we now know are coming in the next several years.

If we may be of further help, we would be pleased to assist in any way we can. We hope that you will be able to act favorably on this request in the near future.

With kind regard,



Judy R. Guse-Noritake, President
Braddock Metro Citizens' Coalition Board
Jesse O'Connell, Vice President
Anh Tran, Secretary
Salena Zellers, Treasurer
Abbey Oklak, Communications Officer

Cc: Membership of the Braddock Metro Citizens' Coalition
Rashad Young, City Manager
Karl Moritz, Acting Director, Planning & Zoning

Attachments:

Braddock Metro Citizens' Coalition Boundary Map
2009 City Council Docket setting up the IAG
2012 IAG Membership Replacement Process