

21
6-14-25

Outlook

[EXTERNAL]Docket Item 21: Item 25-3312; Development Special Use Permit #2025-10004; Braddock West Project

From Salena Zellers <salena_zellers@yahoo.com>

Date Wed 6/11/2025 4:00 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

Cc HOA BraddockLofts <braddockloftshoa@gmail.com>; Anh Tran <anharchy@gmail.com>; Abbey Oklak <abbey.l.oklak@gmail.com>; Rawley Vaughan <vrawley@gmail.com>; sal <salena_zellers@yahoo.com>; sal work <salena@bioinjury.com>

You don't often get email from salena_zellers@yahoo.com. [Learn why this is important](#)

Madam Mayor and City Council Members,

I am writing in support for the DSUP Extension for the Braddock West Project that will come before you this Saturday.

As some of you may recall, I was very supportive of the initial approval of the project personally *and* as a Board Member of the Braddock Metro Citizens' Coalition (BMCC) *and* as a resident of the Braddock Lofts.

I am truly anxious to see this project move forward and your approval of the DSUP extension is the next step. As I am sure you know, CRC has completed an extraordinary amount of infrastructure work that benefits the neighborhood and City. This includes 650 feet of new sanitary sewer piping and undergrounding the site's overhead utilities. The project is consistent with the City's planning documents and will provide much needed housing next to the Metro. CRC has remained in touch with the community and recently held a well-attended community meeting showing support.

The new development will add exceptional housing and vitality to the neighborhood where it is needed - right across from the Braddock Metro. We all can't wait to see it built! So, please support CRC's extension of the DSUP.

Thank you so much!

Salena Zellers

Salena Zellers

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Braddock West

City Council | June 14, 2025



Project Overview

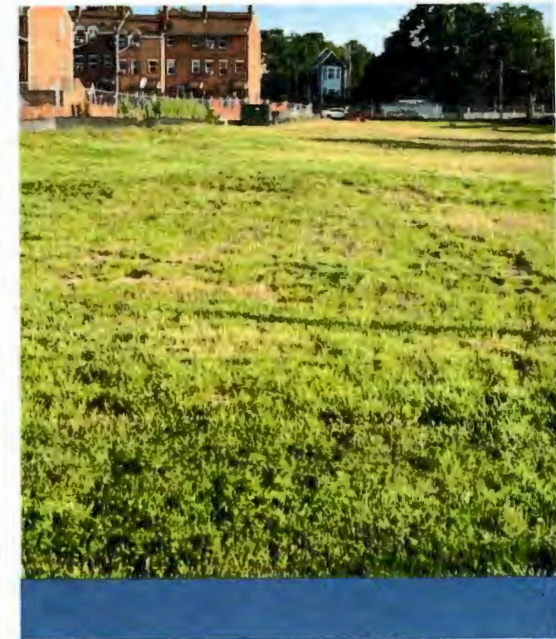


Progress Update



Community
Engagement

Braddock West Location & Site Context



Braddock West

180-units located steps away from the Braddock Road Metro Station

Project Specifics

180 residential units (180k GSF)

- Includes 11 ground floor work/live spaces
- 14 affordable units
- DSUP allows for a Private or Fraternal Club

1,500 SF of dedicated ground floor retail

13,000 SF of indoor/outdoor amenity space

- Indoor/outdoor co-working lounge, fitness center, entertainment lounge, and clubroom
- Ground-level courtyard and rooftop amenity space

Building Typology

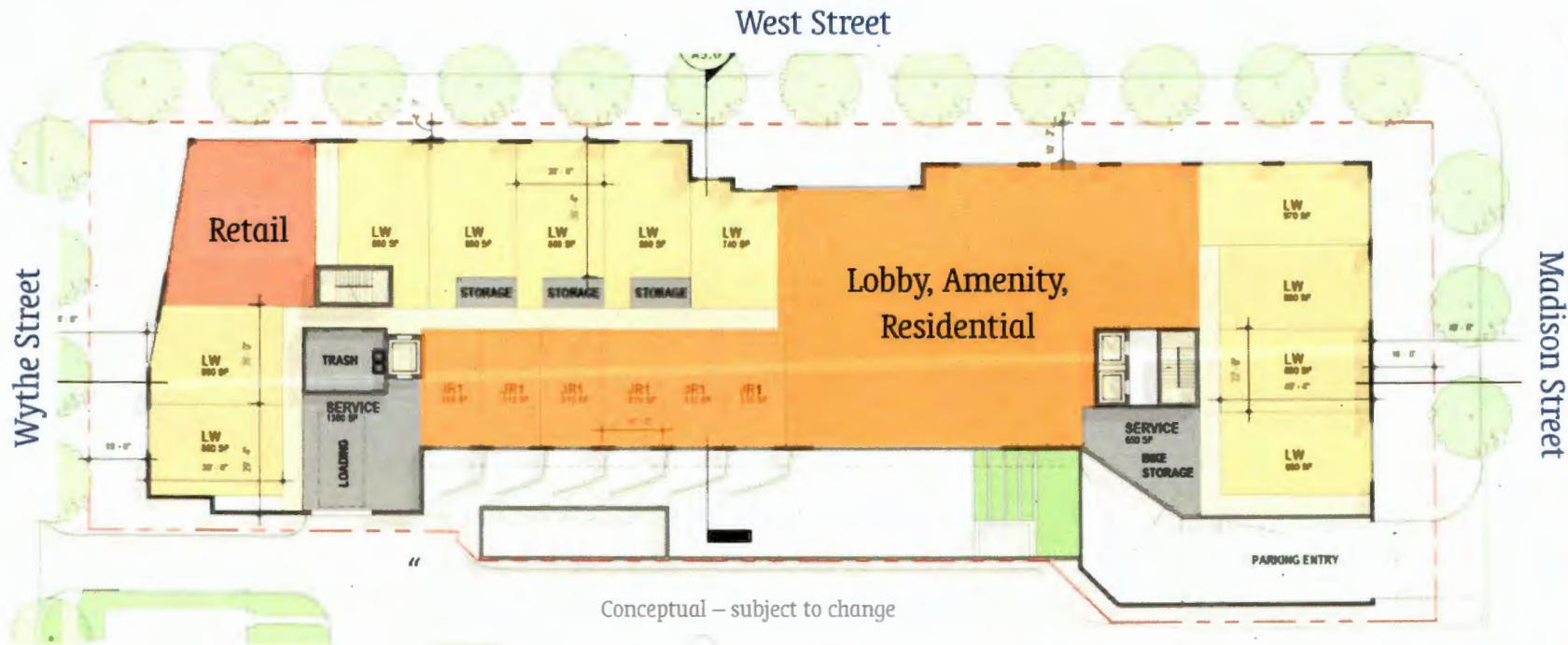
- 7 Levels with rooftop space
- Underground parking

Project Timeline

- DSUP: Approved May 2021
- Phase 1 Construction : Completed June 2023
- Site Plan Released: January 2025



Braddock West will have the flexibility to grow with changing character of the neighborhood



- Program will feature neighborhood serving retail at the SW corner of the site to activate the metro oriented pedestrian open space
- Additional “retail-ready” Flex Space to promote future retail functionality

Braddock West

Project will create a vibrant entrance to Old Town for all members of the community

Project Benefits

Activated Open Space – Publicly accessible retail with outdoor seating and ground floor work/live units will activate the streetscape and create an engaging pedestrian experience

Streetscape Improvements – Widened sidewalks and new street trees along each of the three street frontages and a mid-block crosswalk across N. West Street toward the Metrorail Station

Sanitary Sewer Enhancement – Expansion of sanitary sewer capacity to service future Andrew Adkins redevelopment and surrounding community

Stormwater Improvements – Enhanced stormwater retention to improve persistent flooding impacts in the neighborhood

Sustainable Construction – Targeting LEED GOLD or better and compliance with the City's 2019 Green Building Policy





Project Overview



Progress Update



Community
Engagement

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Project Progress

Item	Status	Date
Alley Vacation (Purchase)	Complete	Q2 2022
Site Work Commenced	Complete	Q3 2022
Sanitary Sewer Extension (650 LF)	Complete	Q2 2023
Overhead Dry Utility Relocation	Complete	Q3 2023
Building Demolition	Complete	Q1 2023
Site Grading & Stabilization	Complete	Q4 2023
Site Plan Approval (release)	Complete	Q1 2025
Building Permit	In Review	Q1 2025
Vertical Construction	Not Started	Est. 2026
Project Delivery	Not Started	Est. 2028-2029





Project Overview



Progress Update



Community
Engagement

Braddock West

Public Outreach Summary

Infrastructure Work Community Meeting: August 23, 2022
(Charles Houston Recreation Center)

DSUP Extension Community Meeting: May 22, 2025 (Charles Houston Recreation Center)

Community Engagement Website Updates:

- 11/15/2022: Construction Start Notice
- 11/17/2022: Site Security Update
- 2/10/2023: Wythe Street Construction Notice
- 2/15/2023: Wythe Street Construction Update
- 3/2/2023: Home Demolition Notification
- 4/3/2023: SOE Construction Notification
- 5/2/2023: Temporary Water Disruption Notification
- 5/5/2025: Website update and email to subscribers regarding May 22, 2025 Community Meeting
- 6/4/2025: Website update and email to subscribers regarding June 4, 2025 Planning Commission Meeting
- 6/11/2025: Website update and email to subscribers regarding June 14, 2025 City Council Public Hearing

Where Are We Located?

Braddock West is located along West Street, across from the Braddock Metro Station, and currently encompasses ten rental homes.



What's in the Works?

The Braddock West infill development plan will consist of a mix of for rent housing options and a small portion of neighborhood serving retail. This premium quality development will serve as a gateway to the Braddock neighborhood and include an activated landscape program featuring redesigned pedestrian spaces connecting Metro commuters with the broader neighborhood.

The Braddock West team is currently finalizing development design and coordinating permits with the City of Alexandria.

What's Happening Next?

CRC Companies is actively seeking community engagement to hear feedback on its redevelopment plans. Make your voice heard and register to follow the project for ongoing updates as the project progresses.

REGISTER FOR UPDATES

ENGAGE WITH US

Please note, all images are preliminary and subject to change.

(<https://www.crccommunityengagement.com/braddock-west>)



Project Overview

Progress Update

Community
Engagement

Next Steps

- DSUP Extension
- Target 2026 Groundbreaking
- Target Building Delivery 2028-2029

BRADDOCK WEST



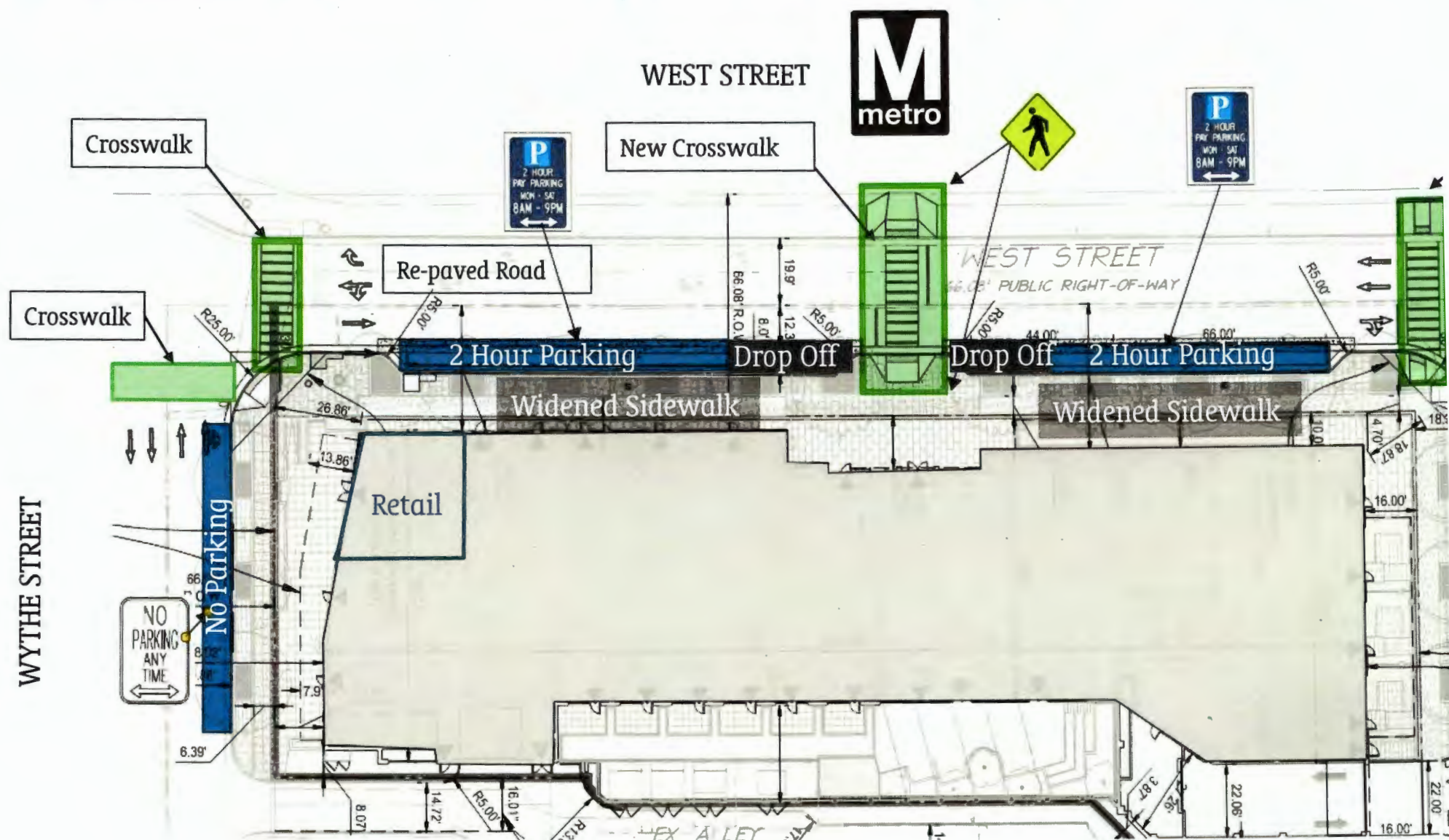


Braddock Road

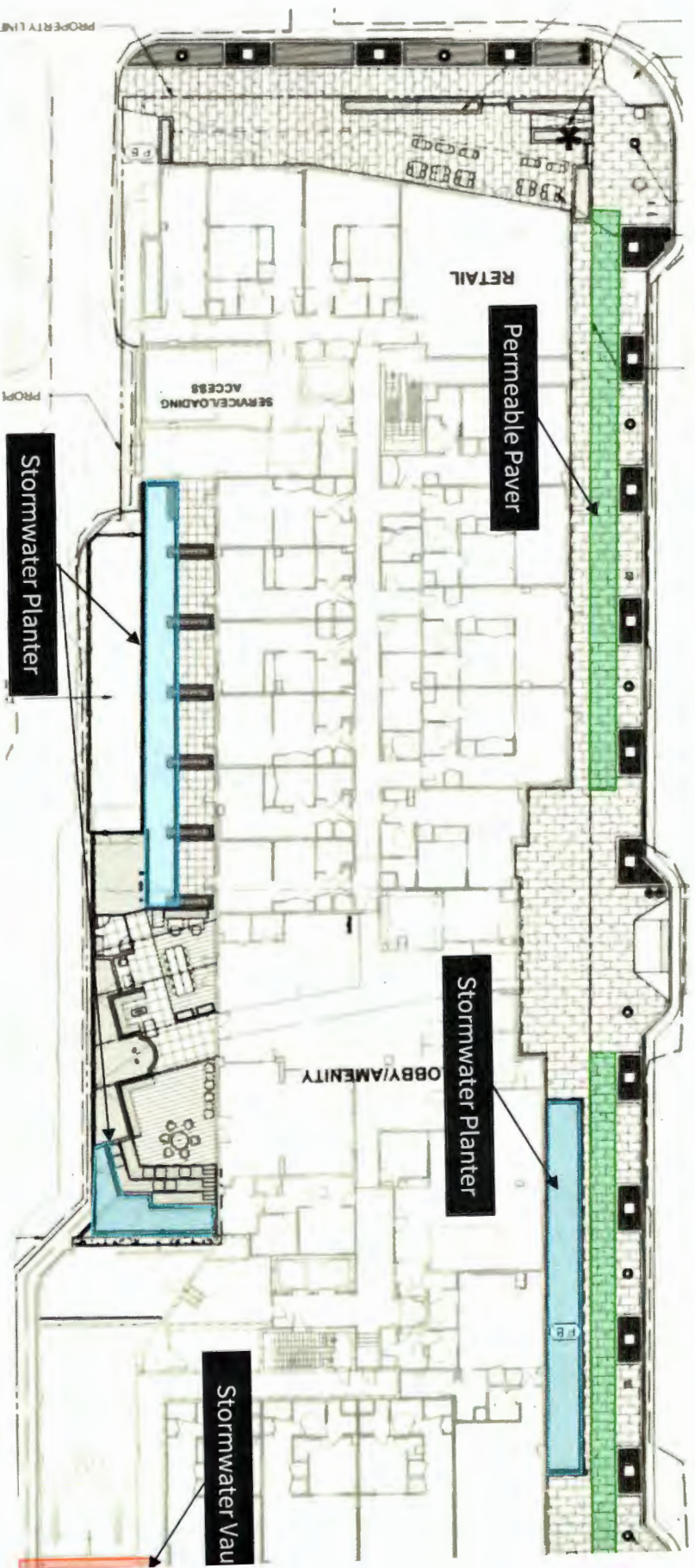
Feedback and Questions?

Contact Information:
info@braddockwest.com

Braddock West Transportation Improvements



Braddock West Stormwater Improvements



Project vision consistent with City planning documents

Land Uses - Residential, retail, office, or hotel. Retail that is primarily neighborhood-serving and pedestrian-friendly.

Height - Final building heights will be evaluated through the DSUP process; An upper-level setback of the façade will be required where appropriate

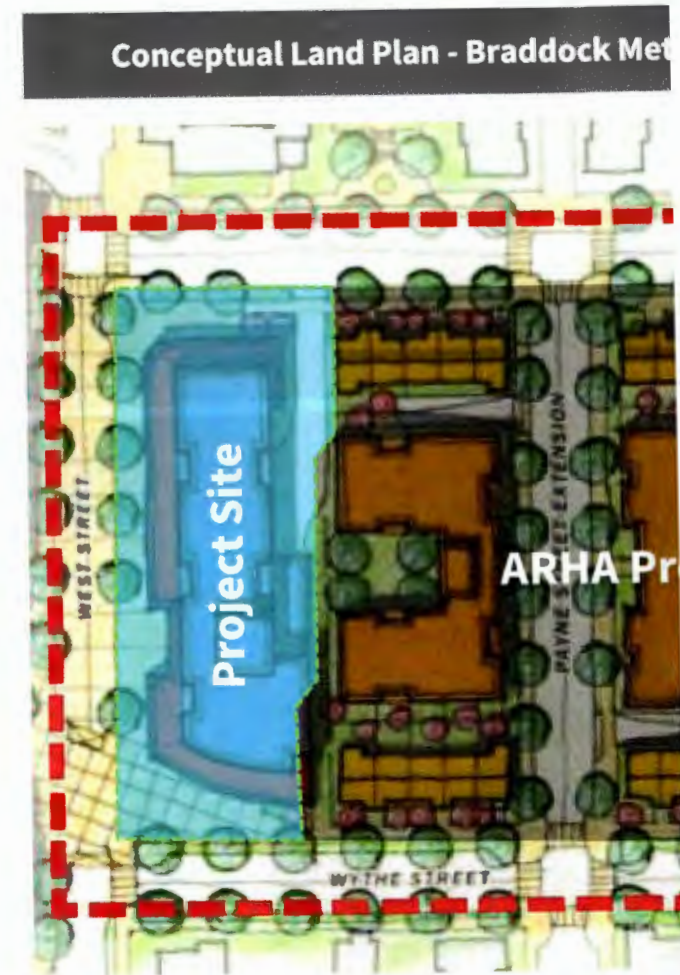
Building Design - Consistent with the design principles in the Development Framework, which refers to the Urban Design Guidelines of the BMNP

Open Space - Publicly accessible, ground level open space will be provided to meet the needs of residents in the new development

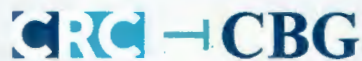
Street Grid - Loading and trash for retail uses should occur in an alley

Pedestrian Connections - Enhance the pedestrian experience for residents, employees, and visitors to the neighborhood with appropriate streetscape, sidewalks, lighting, and intersection amenities

Parking - All parking shall be located below grade. Parking shall be provided in accordance with the parking standards of this Plan



WE HAVE PARTNERED WITH LOCAL PROFESSIONALS WHO ARE COMMITTED TO IMPROVING ALEXANDRIA



Arlington, VA

Vertically integrated,
privately held firm with
30+ years experience

3+ companies
headquartered in
Arlington



Alexandria, VA

Award-winning
local architect

Designed:
Gables Old Town North
Alexan Florence



Manassas, VA

Strong track record
of creating and
enhancing
communities

Designed:
Oakville Triangle



Alexandria, VA

40 years
winning
design

Designed:
Poton
Braddock

Braddock West

Infrastructure improvements improve City capacity, improve streetscape and pave way for Phase



SANITARY SEWER INSTALLED



OVERHEAD CABLES RELOCATED





22
6-14-25

**City of Alexandria, Virginia
Commission on Aging**

Department of Community & Human Services
4850 Mark Center Drive, 9th Floor
Alexandria, VA 22311
703.746.5999

<https://www.alexandriava.gov/dchs/commission-on-aging>
agingcommission@alexandriava.gov

To: Mayor Alyia Gaskins and City Council Members

From: Alexandria Commission on Aging (COA)

Date: June 4, 2025

Re: Proposed Development of The View-Alexandria (Goodwin Living)

I am writing on behalf of the Alexandria Commission on Aging. On June 2, 2025, the Commission's Executive Committee agreed at its meeting to associate the COA with the comments and decision of the Alexandria Housing Affordable Advisory Committee (AHACC) on the development proposal of Goodwin Living on The View-Alexandria (hereinafter, "The View"). On May 14th, AHAAC voted to approve The View's proposed commitment to include 7 set-aside units at a reduced buy-in amount and reduced monthly service fee. AHAAC, voted unanimously to deny The View's request not to make a voluntary contribution to the Housing Trust Fund – Goodwin Living has withdrawn its decision not to make the contribution. AHAAC explained its vote in a memorandum/letter to the City Council and Mayor Alyia Gaskins dated May 19, 2025. The COA fully supports AHAAC's position as stated in the May 19th letter.

The COA has long advocated for affordable housing options for older Alexandrians to age in place in their communities. We supported the enactment of the Accessory Dwelling Unit (ADU) ordinance in 2021 because it offered an option, albeit modest, for older adults who did not want to go into assisted living or a nursing home. We have advocated in the Virginia General Assembly, through the Northern Virginia Aging Network (NVAN), for increases in the monthly Auxiliary Grant, the only public subsidy for low-income individuals to access assisted living, and for legislation to grant certain localities like Alexandria the authority to negotiate affordable set asides in newly licensed assisted living facilities. HB 2054 (Delegate Atoosa Reaser) (Vetoed by



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the Governor). And we have endorsed efforts by the City to use section 7-700 in negotiating an affordable housing contribution with developers, such as Goodwin Living, when they seek an increase in density or building height.

For these reasons, we associate ourselves with AHAAC's decision of May 14th and explanations for its decision described in the letter of May 19th. Moreover, the demographics for Alexandria are changing significantly – the percentage of residents over the age of 65 has increased from 9% in 2010 to over 12% in 2025. In contrast, the percentage of residents under the age of 35 decreased from 30% to 25 % during the same period. (See, Table, below.)

Age	2010	2022
0-19	18%	19%
20-34	30%	25%
35-49	25%	26%
50-64	18%	18%
65+	9%	12%

Source: ACS 5-year Estimates, 2010-2022.



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We are now witnessing an increase of 100-year old Alexandrians. Reflecting this phenomenon, every year the City honors centenarians in City Hall. Fifty percent of children born today are predicted to live to 100 years of age or older. See, Alstott, Anne, *et al. Law and the 100-Year Life: Transforming Our Institutions for a Longer Lifespan*, Cambridge University Press, p. 27, 2025. It is evident, the current affordable housing options for older persons, with increasing life expectancies, are no longer viable. Alstott, *supra*, at pp. 296-308.

We acknowledge, as does both AHAC and the City, that it is challenging to apply section 7-700 to non-rental developments, such as The View. For example, seven units (<3% of the proposed 257 new units) does not reflect the general practice that 8-33.33% of new units created beyond base density on a project would be affordable. Additionally, arguably the reduced buy-in (\$175,000) and reduced monthly service fee (\$1845), albeit affordable for moderate-income Alexandrians¹, would not be affordable for low-income older Alexandrians needing independent or assisted living accommodations.² However, until it can be modified to address affordable housing options for older persons, we will continue to support the City's efforts to

¹ According to City staff, the City intentionally with this application wanted to help expand housing + care options for Alexandria older adults who have more moderate incomes up to 60-80 percent of the area median income (AMI), with some savings and assets, but who cannot afford the market-rate independent and assisted living options currently available in the city. The City plans to prioritize older adults with incomes up to 60 percent of AMI. One indicator of demand for units at 60-80% of AMI is reflected in the 2019-2023 5-Year ACS estimates regarding the number of older adult-headed households in the city: there are approximately 3,300 such households with incomes between \$50,000 and \$99,999. City staff wanted to maximize the yield through this project while optimizing the level of desired subsidy.

² Although the Auxiliary Grant (AG) maximum benefit currently for Northern Virginia is \$2418, any applicant with countable resources of over \$2000, much less the \$175,000 buy-in amount, would not qualify for the AG. See, <https://www.dars.virginia.gov/aps/AuxGrants.htm>. In addition, upon information and belief, The View has not agreed to accept AG beneficiaries – although they previously agreed to accept two applicants before submitting this current development special use permit. This is another reason why the discounted arrangement at The View is not affordable for low-income older Alexandrians



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use current section 7-700 in negotiating affordable housing opportunities for older Alexandrians.

The Commission on Aging would be happy to answer any questions you have, or to speak to you before or during the hearing on The View development.

Sincerely,

Michael Schuster

Chair, Alexandria Commission on Aging

TAMMY L. MANN, PHD

22
6-14-25

June 11, 2025

Mayor & Members of City Council
City of Alexandria
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Dear Mayor Gaskins & City Council Members

I support Special Use Permit #2025-10003 for 5000 Fairbanks Avenue and 5101 Fillmore – the View, proposed by Goodwin Living. Having been actively involved in Alexandria as the recently retired CEO of the Campagna Center, I have seen Goodwin Living's dedication to improving the lives of older adults. I joined its Board of Trustees in 2018 due to its commitment to service and its interest in deepening community connections across generations. The organization is undergoing transformational growth to better serve older adults, both on and off its campuses.

While at Campagna, we engaged Goodwin Living residents to work with students in our Building Better Futures program. Children from our Early Learning Center on Fillmore Avenue visited the View during the summer months before COVID to participate in activities. During COVID, we utilized their procurement capacity to access supplies and resources, enabling us to continue operating services safely in person. Goodwin Living also readily collaborates with others in the community during challenging times. Last year, they were especially helpful supporting Senior Services to pivot when Jeffreys Catering experienced a kitchen fire that impacted several providers in the city, including Campagna Center.

Their innovative approaches to senior living and their commitment to fostering intergenerational connections make them a vitally important business in Alexandria. The proposed project is an exemplary initiative that seeks to enhance the quality of life for older adults while also addressing broader community needs. This project promises to provide much-needed affordable housing options and create a vibrant, inclusive space that reflects the values and aspirations of Alexandria.

Sincerely,

Tammy L. Mann, PhD

SPEAKER'S FORM

DOCKET ITEM NO. 21

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Daniel Watkins
2. ADDRESS: 4401 Fairfax Dr Suite 800, Arlington VA
TELEPHONE NO. 202 256 4482 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? representing
West Street Acquisition
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners'