

Karl:

We have noted that the Braddock Gateway DSUP14-015 has been put on the Consent Calendar of the Planning Commission for extension. We wanted you to know that the Braddock Metro Citizen's Coalition (BMCC) Board (copied on this email) met with Mary Catherine Gibbs and Marie Karl for a lengthy discussion about the project and the DSUP extension. We wanted you to know, in case this gets pulled from the Consent Calendar, that the BMCC sent the information to our membership and have heard no objection to renewing the DSUP. We are fully supportive of this project and remain hopeful that it can get underway in the near future.

We did offer a couple comments to Ms. Karl related primarily to dogs and plantings. We offer these same comments to your staff. We are concerned that the Planning staff, with developers, need to plan more carefully to accommodate the large number of dogs that will be living in these developments – both those that are rentals and those units that are owned. Evidence shows that these buildings almost must allow dogs in order to be competitive in this market. The RCPA will tell you that more than a quarter but less than half of the residents will have one to two dogs. When you look at the density of dogs coming to this neighborhood we need to seriously plan for their “needs”.

We are not asking for a dog park but rather places specifically for dogs to do their business on site, for those buildings not yet planned. Attention needs to be paid to putting in planting areas that are wide with plants installed that can take the use that dogs tend to give them. Ours is a neighborhood where people walk their dogs many times a day. That is great for ‘making community’ because most folks stop to chat when dogs are on leash and behaving. Late at night many dogs are on their last walk before heading to bed and that makes our neighborhood much safer. More dogs means more eyes on the street, but we need large street-side planting areas and plants that withstand a dog's duty in order for this to work. Staff really needs to address this both now and into the future. We asked Ms. Karl to take a close look at the plants that are now required by this DSUP and perhaps, as they move forward to start the project, work with staff to make those areas more dog-wise. Planning staff needs to research the best practices for dense urban environments to accommodate large numbers of dogs.

With that said, we again express our support for the project and hope it will begin in the near future.

With kind regard,

Judy Noritake, President  
Braddock Metro Citizen's Coalition

Cc: BMCC Board