



Braddock Metro Citizens' Coalition

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

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

June 2, 2017

Chairwoman Lyman
Planning Commission Members

Re: Braddock Gateway Phase II
DSUP 2016-0040

Dear Chairwoman Lyman and Planning Commissioners:

The Braddock Metro Citizens' Coalition (BMCC) is pleased to offer our support to the Braddock Gateway Phase II project, DSUP 2016-0040, which you will consider on June 6, 2017. This project is located in the area covered by our civic association and we welcome it to the neighborhood.

This next phase of the project is an important next step in the transformation of our neighborhood. This phase includes the next residential building to come on line in the area, with a small amount of neighborhood-serving retail, and a publicly accessible park which will serve both these new residents as well as folks that already live here.

The developer and design team have met with the BMCC Board on a number of occasions as the project has been refined. Our discussions included some building design considerations as well as the design and uses of the park, which are so critical to the overall success of the site. The team was very receptive to the lessons the BMCC has learned at the Braddock Interim Park related to the success of small scale recreation, as well as a "front yard" lawn area for urban dwellers. We look forward to continuing our discussions through the final site plan stage, especially where the park is concerned.

In addition, the Braddock Gateway is providing significant public improvements for our neighborhood, including streetscape improvements aligned with the adopted Small Area Plan, significant affordable housing contributions, and a new traffic signal at the intersection of Route 1 and the curve of N. Fayette Street. Phase One already provided monetary contributions for other enhancements in the neighborhood. Ultimately, when the full site is developed, the extension of N. Fayette to the growing Slater's Lane area will be very welcome, providing critical connectivity, particularly for foot and bike traffic from the Braddock and Parker-Gray areas.

We applaud the design of the building and its strong references to the Art Deco period. It fits the neighborhood and is well-executed. While the structure rises in the middle, it respects the adjacent street and pedestrian areas by dropping its shoulders, adhering to the design guidelines in the SAP.

This site has been largely vacant for decades. Last year's approval of an amendment to the long standing CDD was strategic, bringing down the height of the project and increasing its construction affordability. That meant progress could begin sooner, and that this northern border of the Braddock neighborhood will be finished and occupied in the foreseeable future. We welcome that and are even more pleased that this is a development of quality. We hope you offer your support as well.

Sincerely,

A handwritten signature in blue ink that reads "Judy Guse-Noritake". The signature is fluid and cursive.

Judy Guse-Noritake, President
Braddock Metro Citizen's Coalition