



Braddock Metro Citizens' Coalition

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

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

June 1, 2020

Chairman Nathan Macek
Vice Chairwoman Maria Wasowski
Comm. David Brown
Comm. Melinda Lyle

Comm. Stephen Koenig
Comm. Melissa McMahon
Comm. John Goebel

Re: Support for Approval of 701 N Henry Street and 1200 & 1230 N Henry Street.

Dear Chairman Macek, Vice-Chairwoman Wasowski and Members of the Planning Commission,

I am writing on behalf of the Braddock Metro Citizens Coalition (BMCC) in support of two projects on the docket for Tuesday, June 2, 2020 but with concerns – Item #11 701 N Henry Street and Item #12 1200 & 1230 N Henry Street. Both projects are within the boundary of the BMCC. We emailed our membership to confirm our residents' thoughts on the new developments, and below are statements of support for each project.

For **701 N Henry**, we believe the building height is appropriate for our neighborhood, but we are still concerned about the articulation of the building and the quality of the construction materials. The Henry Street elevation seems less developed and cohesive than the other portions of the building, and given its prominent location on a busy thoroughfare, that façade is very important. We suggest the applicant works with staff to increase the articulation, roof line variations and material quality. We wish there had been time for additional review and comment with the applicant in the last several months, but we understand the current environment and support the approval of the project with increased articulation and construction quality.

For **1200 & 1230 N Henry**, we believe the changes in the daycare and other ground floor uses are steps in the right direction for the project. However, we preferred the original elevations with more articulation on Fayette Street. As the designated walking street in the neighborhood, Fayette Street needs to be pedestrian scaled and have natural materials, and we believe the original elevation accomplished better than what is currently proposed. The west side of the building also faces onto the open space across Fayette, and we believe higher quality materials are important surrounding neighborhood parks. While we support approval of the project's changes, we would like additional thought be given to the architecture and building materials.

Both projects will be improvements in our neighborhood over the existing industrial buildings and parking lots to help implement the goals for walkability, eyes on the street, and neighborhood continuity as stated in the Braddock Metro Neighborhood Plan. We believe some additional review and increased quality of architectural materials will allow these projects to also support the sense of place and neighborhood identity the plan supports for our neighborhood. We hope that you agree, and we ask you to approve these requests. We are very excited for these projects to proceed but with some updates to the architecture and materials as noted.

Warm Regards,

Abbey Oklak, Treasurer
Braddock Metro Citizen's Coalition

Cc: BMCC Membership; Karl Moritz, Director, Planning & Zoning