

June 2009 Newsletter

New Legal Counsel and Management Company

The Colecroft Station Board devoted much time this spring to identifying new Legal Counsel and Management. The Board found a number of strong contenders for Legal Counsel and chose Segan, Mason and Mason based on the company's focus and reputation. Robert Segan then helped the Board during negotiations with our new management company, Cardinal Management Group.

Cardinal has had an excellent 30-year reputation. Much tempted to hire Cardinal in 2002, the then Board concluded that Colecroft Station needed more than Cardinal could offer at that time, as it specialized in garden apartments and townhouse developments. Five years ago, Cardinal created a high-rise division under the direction of Michael Yelton, CMCA / AMS / LSM / PCAM , which has earned praised from its high-rise clients. As Community Manager, Michael Yelton will manage our On-site Manager Marlene Jose, Painter/Heavy-duty Cleaner Santos Munoz and Groundsman/ Cleaner Oscar Medina.

Unit owners will receive shortly a letter from Cardinal Management with information about the transition, payment of monthly condo-fees, new telephone numbers and e-mail addresses.

HGTV Films Colecroft Station

The Home and Garden Television Network (HGTV) filmed a unit at Colecroft Station last month for a segment in a new show, *Real Estate Intervention*. In the new series, a real estate expert reviews a seller's competition and identifies must-do projects and offering prices. In a forthcoming episode, our unit will be featured as a property that met consumer expectations and sold. Keep your eye on HGTV scheduling for the airdate of this show, expected to be in July.

Potomac Yard Metro Update

This spring the Potomac Yard Planning Advisory Group focused on the location and feasibility of a new Metro-station at Potomac Yard. Though some civic leaders called the \$180 - \$220 million project unfeasible, the Group pressed forward with public/private financing solutions that would not be a crushing burden for the City. The Group's logic was founded on the fact that 40% of Pentagon City Fashion Mall shoppers arrive by Metro and Alexandria's chances of creating a comparable Mall and capturing sales-tax revenue were minimal without Metro.

The Group's currently favored option involves raising the Metro track 35 feet over the existing rail line and locating the Metro-station between the multiplex cinema and the big-box retail. Metro users would enter the future Mall at its middle level. Several floors of parking could be located under the Metro-station and could support a festive deck with cafes and eateries overlooking the Potomac River. The existing parking west of the big-box retail would be redeveloped as a mixed-use community of residential, office and retail uses, fitted into a grid of streets similar to that of Old Town.

The proposed Metro-station and Mall would be very convenient for Colecroft Station residents and would have favorable impact both on unit equity and speed of unit sales.

Braddock Field

At a January 2009 Planning Workshop, the Del Ray Civic Association launched an idea that Pulte Homes, owner of 17 acres of land south of Monroe Street, should swap its property for 5 acres of parking and playing fields at the corner of Braddock Road and Mount Vernon Avenue, presently used by the George Washington Middle School. The Del Ray Civic Association President imagines that the 17 acres would be a great open space for Del Ray.

The Rosemount Civic Association immediately opposed the loss of the Braddock Field, while the George Washington Middle School PTA and Administrators also opposed the idea (they saw no benefit in an exchange that would separate the playing fields and teacher parking from the school). Jon Lindgren, of Pulte Homes, told the Potomac Yard Planning Advisory Group that his company has no interest in building/marketing a high-rise structure on Braddock Field. He added that Pulte Homes has zoning permission to build 371 townhouses on the 17-acre parcel and would submit a site plan in June 2010. (Site plan approval is a *ministerial action*, meaning that the City must approve if the site plan meets yard, parking, fire hydrant, grading and other engineering requirements.) Jon Lindgren further added that Pulte Homes, while opposed to a swap, was open to suggestions about street configuration and other design ideas.

Bottom line: With the Middle School, Pulte Homes and the Rosemount Neighborhood Association in opposition, a land-swap involving Braddock Field appears very unlikely. If the Del Ray Civic Association continues to covet Pulte Homes' 17 acres, it will need to persuade the City Council, presently constrained by a \$55 million operating deficit, to acquire the land the old-fashioned way, namely, by outright purchase from Pulte Homes at fair market value.

Miscellaneous Housekeeping

- The Site Office is staffed Monday through Friday and can be reached by phone or e-mail. Tel: 703-684-9064 E-mail: Colecroftstation@Verizon.net.
- Kitchen-sink disposals in multi-storey buildings have a truly limited function of macerating and rinsing away **table scraps**. The Association recently spent \$500 on snaking and cleaning-up a drain line clogged with potting soil, from an unidentified kitchen sink, that flooded a first floor unit and main lobby.
- The elevators in our Towers are very expensive to repair. Please contact the Site Office before moving or taking delivery of anything larger than a shopping cart or comparable load. Site Staff is more than willing to lock-down and pad the elevators to reduce the chance of damage to the doors and interiors of the cabs. The interior dimensions of the elevators are:
 - **Cabs** – 49 inches deep and 80 inches wide.
 - **Doors** – 84 inches high and 41 inches wide.Furniture and other objects larger than this (e. g. sofas, beds and entertainment units) must be carried up the service stairs. A further consideration are the upper-lobby S-turns and low ceilings. Large sofas and other furniture cannot be maneuvered around these S-turns.