

**Robert "Bob" King, Commissioner
Advisory Neighborhood Commissioner 5A-12
The Ft. Lincoln Community, Washington, District of Columbia**

**Ft. Lincoln Leadership Meeting on the Ft. Lincoln Costco
With Continental Breakfast and Lunch**

Saturday, June 9, 2012

Mount Horeb Church

2914 Bladensburg Road N.E., Washington, DC 20018

Agenda

- I. Registration and Continental Breakfast -- 9:00 a.m. to 9:45 a.m.
- II. Opening Prayer 10:00 sharp
- III. Introduction of Leadership Members
- IV. Opening Remarks – Robert "Bob" King, Advisory Neighborhood Commissioner 5A-12, Ft. Lincoln Community
- V. New Commercial Paving, Curb & Gutters, Curb Cuts to Comply with the American Disability Act (DDOT Tracking Number 65142)– Cell Bernadino
- VI. Transfer of Class A Liquor License for Beer, Wine, Liquor to Costco Wholesale Corporation (Alcohol and Beverage Regulatory Administration: ABRA 089498)– Rod Woodson, Holland & Knight Law Firm
- VII. Presentation by Costco Representatives on Store and Gas Station
 - o Description of Costco
 - o Gasoline Service Station Board of Zoning Administration Application (BZA) 2441 Market Street, N.E. in Ft. Lincoln (Square 437, Lot 5)
 - o Shops at Dakota Crossing Transportation Impact Study Prepared by Wells and Associates August 2008
 - o Wells and Associates' Traffic Study to Determine Impact of Proposed Gasoline Service Station
 - o Environmental Impact of Gas Station
 - o Questions and Answers
- VIII. Job Fair at Mt. Horeb Church – Approve One Date: July 7, July 21, July 28
- IX. Community Benefits and Amenities Package
 - o Thurgood Marshall School Wish List
 - o Ft. Lincoln Senior Citizens Wish List
 - o Seniors Buying Club/Shared Club Concept
 - o Utilization of Local, Small, Women-Owned, Minority-Owned, and Disadvantaged Businesses and Goods
- X. Announcement: SMD 5A-12 Ft. Lincoln Residents Only to Vote on Liquor License, Gas Station, and ADA Curb Cutting
- XI. Adjournment

Robert "Bob" King
Commissioner, Advisory Neighborhood Commissioner 5A-12
The Ft. Lincoln Community, Washington, District of Columbia

Single Member District 5A-12 (Ft. Lincoln)
&
Continental Ward 5 Community Meeting Lunch
Breakfast

Ft. Lincoln Costco Plans

Saturday, June 23, 2012

Mount Horeb Baptist Church Annex
3015 Earl Place, N.E. Washington, DC 20018

(The annex is behind the Mt. Horeb Baptist Church at 2914 Bladensburg Road Northeast)

Registration/Sign In: 9:00 to 9:50 AM Meeting begins promptly at 10:00

On the Agenda (but not limited to or necessarily in this order):

- Remarks from Public Officials
- Presentation on Costco Wholesale Store
- Transfer of Liquor License to Ft. Lincoln Costco
- Curbs/Gutters in compliance with American Disability Act
- Proposed 16 Pump Gas Station
- Traffic Study
- Loretta Caldwell and Associates
- Trammel Crow Developers
- Community Amenities and Benefits (Seniors Wish List, Ft. Lincoln School Wish List)
- Job Fair for Employment Opportunities July 28th Mt. Horeb Baptist Church Annex
(Costco website for employment opportunities: www.Costco.com)
- Community Input, Questions and Answers
- A Vote by Ft. Lincoln Residents only on Curbs, Gas Station, and Liquor License

Speaking time for questions from community may be limited depending on number of witnesses. For further information, contact Commissioner King 202-635-7664.

Who should attend?

Civic Associations • ANCs • PTAs • Businesses • Concerned Citizens • Ft. Lincoln Residents



ADVISORY NEIGHBORHOOD COMMISSION 5A

SLOWE SCHOOL DEMOUNTABLE

1322 Irving Street NE Washington, DC 20017

Phone: (202) 635-6563 • Fax: (202) 635-6565 • Website: anc5A.org

OFFICERS

Janae Grant
Chairperson

Timothy Thomas
Vice Chairperson

Shirley Riven Smith
Treasurer

John Feeley, Jr.
Recording Secretary

Robert King
Parliamentarian

COMMISSIONERS

5A01 Sandi Washington
5A02 Patricia Roberts
5A03 Angel Alston
5A04 Herman (Rip) Preston
5A05 Necola Shaw
5A06 John Feeley, Jr.
5A07 Carolyn Steptoe
5A08 Timothy (Tim) Thomas
5A09 Shirley Riven Smith
5A10 Corey Arnez Griffin
5A11 Janae Grant
5A12 Robert (Bob) King

To: Ruthanne Miller, Chairperson - Alcoholic Beverage Control Board

From: Janae Grant – Chair ANC 5A

Date: June 29, 2012

RE: License No. ABRA-089498 – 2441 Market Street, NE

Dear: Chairperson Miller

The Advisory Neighborhood Commission 5A would like to weigh in on the matter of the Costco Wholesale Class A retailer's license. The community has heard from Costco in regards to their business model and operation. Specifically, the layout of the store will not hold alcohol near the front entrance of the store. Also, they are 335 ft. away from the proposed gas station.

The Fort Lincoln community in which Costco will reside in, has heard from Costco, as well as the greater community at large in Ward 5. Costco has agreed to adhere to the current practices regulated to operate within DC. As such, will adhere to the same operations and guidelines as proposed provided the pending Sunday Sales of Class A licenses goes into effect or not. Additionally, since the owner of Costco liquor license is separate from that of their owner who owns the gas station, Costco is not in violation of the previously set rulemaking making it distinct that there are 2 owners. Finally, due to the location, they have met their minimum requirements of being so many feet away from the nearest park and school.

On Saturday, June 23, 2012, The Fort Lincoln residents voted in support of the transfer of the liquor license to Costco and to operate as a Class A license holder. The motion was properly moved and seconded by the residents of Fort Lincoln and the motion passed favorably.

On Wednesday, June 27, 2012, 5A hosted its monthly meeting at Hospital for Sick Children with a quorum of 9 Commissioners present. The Commission heard from the Single Member District Commissioner of 5A12 Robert King about the strong support for the retailer to also sell liquor. While it was brought up about the competition amongst smaller retail stores, the distinction remains that you have to have a membership with Costco in order to buy from them. Hence, people can still patronize the smaller stores for their leisure. The motion was made to support the Class A license transfer to Costco. It was properly moved and seconded. The motion passed in support of Costco's license – 7- 1 -1 by the Commission.

Janae Grant

Thank you kindly,
Chair ANC 5A

Janae Grant

**Robert "Bob" King, Commissioner
Advisory Neighborhood Commission 5A-12**

Is Convening A

**Fort Lincoln Leadership Follow-up Meeting on Costco
Development**

Tuesday, July 10, 2012

**Wesley House Senior Apartments
3400 Commodore Joshua Barney Drive, NE; Washington, DC 20018
6:00 PM**

Agenda

1. Community Leaders' Debriefing
2. Presentation By Mr. James Cheeks; DC Department of Transportation
 - (A) Transportation Improvements for the Fort Lincoln Area
 - (B) Commodore Joshua Barney Drive Street Closure
3. Costco to Start Construction on July 16, 2012
 - (A) Construction Management Plan
4. Job Fair on July 28, 2012 at Mount Horeb Baptist Church
5. September 11, 2012 Board on Zoning and Adjustment (BZA) Hearing on Costco's Application to Construct a 16 Pump Gas Station
6. Community Amenities Benefits Package Requests
7. Board on Zoning and Adjustment (BZA) Request by Fort Lincoln/Gateway Village LLC to Make Minor Modifications to an Approved Planned Unit Development (PUD) by Altering its Workforce Housing 30% Set Aside (BZA Case #06-08C)

FW: Queuing - South Dakota at 33rd

Cheeks, James (DDOT)

Sent: Wednesday, July 25, 2012 1:22 PM

To: Grant, Janae (ANC 5A11)

Cc: Bellamy, Terry (DDOT); Castor, Sandy (DDOT); Rhones, Aaron (DDOT); Nicholson, Ronaldo (DDOT)

Attachments: Queuing Summary South Dak~1.xlsx (83 KB) ; 2012-06-11_5447 Traffic Im~1.pdf (5 MB)

*SA
United
to support
Traffic
Study*

Dear ANC Grant:

After review of the document submitted by Wells and Associates, (the 2012 Traffic Study) it is evident that they have not adequately addressed the queuing that will occur at the intersection of South Dakota Ave and 33rd Place.

We recommend that Wells suggest some additional improvements and mitigation measures to addressing the queuing that will occur at the intersection of South Dakota and 33rd Place.

Please find summary of 95th percentile queuing during both AM and PM peak-hours as included in the report.

Below is the 95th percentile queuing summary at the intersection of South Dakota Avenue at 33rd Place:

- SBL movement has about 150'-250' of storage.
- 95th percentile queuing under the 2012 Existing PM conditions is about 285' which exceeds the storage.
- 95th percentile queuing under the 2013 Baseline AM and PM conditions is 310' and 380' which exceeds the storage.
- 95th percentile queuing under the 2013 Future AM and PM conditions is 343' and 413' which exceeds the storage.

I have attached the study for your use.

Grade Your Government!

Share your thoughts on key DC Government services:

Check out the new grade.dc.gov and give your feedback via web, text or social media.

Learn more at www.grade.dc.gov

Motion to support 4th Wells

Transmission Report

Date/Time
Local ID 1

08-31-2012
202-635-6565

00:53:12 a.m.

Transmit Header Text
Local Name 1

This document : Confirmed
(reduced sample and details below)

Document size : 8.5"x11"

Robert "Bob" L. King, Commissioner
The Fort Lincoln Community
Advisory Neighborhood Commission 5A
3102 Apple Road, N.E. Washington, D.C. 20017
(202) 635-7664 • (202) 635-7664 • Rbob.king@comcast.net

August 31, 2012

Mr. Richard Nero
Deputy Director,
Board of Zoning Adjustment
441 Fourth Street, N.W.
Washington, D.C. 20001

Re: BZA Case 18395 - 2441 Market Street, N.E., Square 4327, Lot 5 (Costco Gas Station)

Dear Deputy Director Nero:

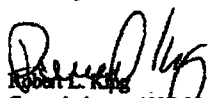
I would like to request a waiver from the requirement to file testimony seven days in advance for the Tuesday, September 11, 2012 hearing. I need to bring my testimony to the hearing for the following reasons:

- Advisory Neighborhood Commission 5A does not meet during the month of August and the next meeting of the entire ANC is Wednesday, September 26, 2012.
- An emergency Single Member District 5A-12 (Ft. Lincoln) meeting on the gas station zoning variance is scheduled for Monday, September 10, 2012 at Mt. Horeb Baptist Church Annex, 3015 Earle Place, N.E., Washington, D.C. 20018.

At the September 10th emergency meeting, Ft. Lincoln residents will vote whether or not to support the gas station zoning variance. My testimony will reflect that vote.

Thank you. Let me know if you have any questions or concerns.

Sincerely,


Robert L. King
Commissioner, ANC 5A-12

Total Pages Scanned : 2

Total Pages Confirmed : 2

No.	Job	Remote Station	Start Time	Duration	Pages	Line	Mode	Job Type	Results
001	236	2027276072	00:50:29 a.m. 08-31-2012	00:02:08	2/2	1	EC	HS	CP26400

Abbreviations:

HS: Host send
HR: Host receive
WS: Waiting send

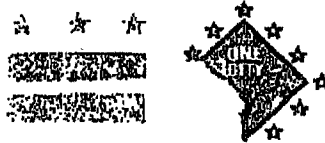
PL: Polled local
PR: Polled remote
MS: Mailbox save

MP: Mailbox print
RP: Report
FF: Fax Forward

CP: Completed
FA: Fail
TU: Terminated by user

TS: Terminated by system
G3: Group 3
EC: Error Correct

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Office Policy, Planning and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe *8-21*
Associate Director, PPSA
District Department of Transportation

DATE: August 31, 2012

SUBJECT: BZA Case#18395
2441 Market Street, N.E.

RECEIVED
D.C. OFFICE OF ZONING
2012 AUG 31 PM 1:28

APPLICATION

The Application of CWC WDC LLC (the "Applicant") pursuant to 11 DCMR § 3104.1, is seeking a special exception under sections 706, 726, and 2302, to allow the construction of a new gasoline station in the C-2-B District on a portion of the premises located at 2441 Market Street, N.E. (Square 4327, lot 5). The Applicant is currently constructing a 154,000 square foot Costco Wholesale store at the site premises, which is part of a larger 432,000 square foot shopping center – the Shops at Dakota Crossing. The Applicant is requesting a special exception to install a 16-pump gasoline filling station as an ancillary use to the approved Costco Wholesale store.

RECOMMENDATION

The District Department of Transportation (DDOT) has no objection to the special exception request for a gas station, provided the trips generated by the gas station are mitigated in coordination with the planned mitigations associated with the Shops at Dakota Crossing, currently under construction. DDOT has reviewed the impacts of the new gas station and determined that most of the trips generated by the gas station will not be new, but rather will be vehicles that are already on the roadway network for other reasons (e.g. commuting, shopping, etc.). These pass-by trips and any new trips generated by the gas station will have a small and manageable impact on the District's roadway network. To ensure that the impacts are manageable, DDOT recommends that mitigation measures at the intersections of 33rd Place/South Dakota Ave and 33rd Place/Fort Lincoln Drive are incorporated into the design and signal timing of the intersections.

RECEIVED BY ZONING ADJUSTMENT
District of Columbia
CASE NO. 18395
EXHIBIT NO. 27

Robert "Bob" King, Commissioner
Advisory Neighborhood Commissioner 5A-12

AGENDA

Update on the Traffic Study
Amenities and Benefits Package
Vote on Costco Gas Station
Refreshments

Single Member District
5A-12 (Ft. Lincoln)
Meeting Notice

Discussion and Vote on the Planned
Ft. Lincoln Costco Gas Station

Monday, September 10, 2012

6:30 PM

Mt. Horeb Baptist Church Annex

3015 Earl Place, N.E. Washington, D.C.

(Location is across from Ft. Lincoln behind the church, which is at 2914 Bladensburg Road)

Costco comes to Ft. Lincoln in November and the gas station is proposed for Spring 2013.

Only Ft. Lincoln Residents can vote on the gas station at this meeting. Bring your ID.

Senior Transportation Alert!

Pick up for Ft. Lincoln Seniors Begins at **5:45** at the buildings below.

Be in the lobby by 5:45 for bus transportation. There is only one bus for pickup.

3001
2855

3005
Wesley

3298

Contact Commissioner King at 202-427-2655 with questions.

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment

FROM: Arthur Jackson, Case Manager
Joel Lawson, Associate Director Development Review

DATE: September 4, 2012

SUBJECT: **BZA Case 18395** – Request for Special Exception relief to establish gasoline station on property located at 2441 Market Street NE

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) **recommends** approval of the special exception requested in accordance with §§ 706, 726 and 2302 to authorize a gasoline station on the subject property.

II. AREA AND SITE DESCRIPTION

Address:	2441 Market Street NE
Legal Description:	Square 4327 Lot 0005
Ward:	5A
Lot Characteristics:	A largely rectangular corner lot with an area of 93,598 square feet (2.15 acres) and frontage along New York Avenue NE. The subject property is elevated above the adjacent public right of way.
Existing Development:	Grading is apparently underway on previously undisturbed land.
Zoning:	C-2-B – a service station is allowed by special exception in accordance with § 726.
Historic District:	None.
Surrounding Neighborhood Character:	Site is within the Fort Lincoln community which is mainly residential. The gas station would be part of a new low density commercial development.
Adjacent Properties:	The abutting lot 0004 to the north and east is the site of the planned Costco Warehouse store (refer to Figure 1).

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Costco Wholesale Corporation, the owner of record
Proposal:	To allow construction of a new gasoline station with 16 multi-product fuel dispensers, eight fueling drive aisles, a 32 x 120-foot canopy and a single 44-square foot controller enclosure with space for one attendant. Vehicles would access the site from New York Avenue via a private drive network and from the drive aisles on the abutting Costco Wholesale store site.



Sgt 11th 2012

**STATEMENT OF
ROBERT "BOB" KING,
COMMISSIONER, ADVISORY NEIGHBORHOOD COMMISSION 5A-12
FORT LINCOLN COMMUNITY
WASHINGTON, DISTRICT OF COLUMBIA**

My name is Robert "Bob" King, and I serve as the ANC representative for single member district 5A-12. I have served nearly 30 years representing the Ft. Lincoln community. I am the longest serving commissioner in the city and also the longest continuous serving elected official. Councilmember Marion Barry is the second longest serving official and Councilmember Jack Evans is third.

The District of Columbia website states that:

Advisory Neighborhood Commissions consider a wide range of policies and programs affecting their neighborhoods, including traffic, parking, recreation, street improvements, liquor licenses, zoning, economic development, police protection, sanitation and trash collection, and the District's annual budget.

In each of these areas, the intent of the ANC legislation is to ensure input from an advisory board that is made up of the residents of the neighborhoods that are directly affected by government action. The ANCs are the body of government with the closest official ties to the people in a neighborhood. (Source:

<http://www.anc.dc.gov/anc/site/default.asp>)

No public policy area is excluded from the purview of the Advisory Neighborhood Commission.

The District's 37 ANCs are distributed among the eight wards in the city. There are 286 Single Member Districts.

Ft. Lincoln is comprised of 360 acres of land located within the city limits of the District of Columbia and offers an idyllic mix of suburban and urban living. When Ft. Lincoln is completed it will have 4,000 residents who may consider buying food, gas, beer, wine and liquor. Ft. Lincoln was conceived by the late President Lyndon B. Johnson to provide first time homeownership to African American families. I am proud to have been a homeowner there since 1976.

The Shops at Dakota Crossing

- 44 acre site
- 430,000 square feet retail density
- Upon completion, 1,200 new jobs
- Over the next 30 years, the shops should provide 635 million in tax revenue
- Costco has already started construction and the opening date is expected in November 2012.

- It is my expectation that this landmark development project will be in compliance with the First Source Employment Agreement and the Workforce Agreement.
- In the future, in addition to Costco, there will also be a Lowe's Home Improvement Store, Marshall's, Shopper's Food, two sit-down restaurants, a bank, and some small shops.

I am here today to support the Application for Special Exception, BZA Case 18395 – 2441 Market Street, N.E., Square 4327, Lot 5 (Costco Gas Station), submitted by Costco Warehouse.

On July 25, 2012, the full Advisory Neighborhood Commission 5A voted in a public meeting to do a traffic study because of concerns raised by the community and emphasized in an email from James Cheeks, D.C. Department of Transportation. This document is submitted for the record. There were eight commissioners voting.

I presided over my Single Member District 5A-12 meeting held at Mt. Horeb Baptist Church Annex, 3015 Earl Place, NE, Washington, DC, on September 10, 2012, and where approximately 150 voting residents of the Ft. Lincoln Community were in attendance and about 35 non-Ft. Lincoln participants. At that meeting, Costco made a presentation to the Community about the proposed gas station, including a video demonstration of the use of the facility, as well a safety presentation, and Wells & Associates regarding the traffic study for the entire retail development, which included a

presentation of the proposed gas station.

After much discussion, a motion was made, and seconded by Joanne Hamer whose address is 3001 Bladensburg Road, NE, Washington, DC 20018, to support the proposed gas station with conditions (see attached motion). The motion was passed by a vote of 75 to 31. (See attached motion)

The full ANC 5A Committee will not take up this issue until its regularly scheduled meeting on September 26, 2012; therefore, I am respectfully requesting that the record be held open for at least thirty days to allow the full ANC 5A Committee has the opportunity to deliberate on this issue.

**SINGLE MEMBER DISTRICT 5A-12 (FORT LINCOLN)
EMERGENCY MEETING
MONDAY, SEPTEMBER 10, 2012, 7 PM
MT. HOREB BAPTIST CHURCH ANNEX
3015 EARL PLACE, NE, WASHINGTON, DC 20018**

**MOTION ON COSTCO WAREHOUSE'S APPLICATION FOR SPECIAL EXCEPTION
TO BUILD A 16-LANE GAS STATION IN FORT LINCOLN**

I move that the Fort Lincoln community, Single Member District 5A-12, vote to support the application of Costco warehouse before the District of Columbia board of zoning adjustment, for special exception to build a 16-pump gas station in Fort Lincoln on the site adjacent to its warehouse at the shops at Dakota Crossing, **with the following conditions:**

1. Costco warehouse adopt and implement the traffic mitigation measures recommended by the district department of transportation (DDOT) in its report to the board of zoning adjustment, at the intersections of 33rd Place and Fort Lincoln Drive, South Dakota Avenue and 33rd place, and the South Dakota Avenue off ramp, prior to opening its warehouse in November 2012.
2. Costco warehouse adopt and implement the recommendations in the 2008 and 2012 traffic studies prior to opening its warehouse in November 2012.
3. Costco warehouse request DDOT to install road signage and lane striping in and around the shopping center to steer vehicular traffic directly into the shopping center and away from Fort Lincoln neighborhood streets (Banneker Drive, Thirty First Place, and Fort Lincoln Drive), prior to opening its warehouse in November 2012.
4. Costco warehouse routinely monitor vehicular traffic in and around the shopping center and make recommendations to DDOT, where appropriate, to develop and implement additional mitigation measures to minimize traffic jams and bottlenecks in a timely fashion.
5. Costco warehouse simultaneously notify the Fort Lincoln community, through its elected ANC representative, of proposed actions to adopt and implement additional traffic mitigation measures to minimize traffic jams and bottlenecks.



This is a 16-pump, 8-aisle Costco "gas-n-go" station. Add 56 or more idling cars. Add large fuel tankers. This is a "truck stop" more suited for the interstate highway.

"No [liquor] license shall be issued for an outlet, property, establishment, or business which sells motor vehicle gasoline."

— DC OFFICIAL CODE §25-313(d)

YOU CAN STOP THIS

Call your Councilmembers, the
Mayor, ABRA, BZA, Media

NOW

Tell your neighbors and rally together!

Check out the mega gas station fight in Westfield Wheaton. The Kensington Heights community doesn't want it either!
<http://kensingtonheightsmd.org/>

Click on EPA & Professor warn of increased cancer risks
www.ckckensington.net/files/KHCA_Costco_Gas_Station_3-2012.doc
<http://savekensington.com/5-2/zta-12-07-mega-gas-stations/>

Paid for by the Independent Gas Station Operators Alliance
c/o 2350 South Dakota Avenue, NE
Washington, DC 20018



PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
C P G



236 1 *****AUTO**5-DIGIT 20018

MS. ELLA MOORE
OR CURRENT RESIDENT
3102 APPLE RD NE
WASHINGTON, DC 20018-1606

SAVE THE FORT LINCOLN COMMUNITY

STOP THE COSTCO MEGA GAS STATION & LIQUOR STORE



This is a 6-pump "gas-n-go" station.

WHAT DOES A
**16-PUMP, DUAL
DISPENSERS,
8-LANE GAS STATION
LOOK LIKE?**

(See Costco station on reverse)

Say **"NO"** to this huge gas station and liquor store!

- **Violates DC Official Code §25-313(d)** that prohibits gasoline & alcohol sales by the same business on the same site.
- **No Environmental Impact Study (EIS)** to evaluate health risks and hazards.
- **No need for a mega "gas-n-go"** that threatens nine full-service stations and 33 "gas-n-go's" in the vicinity and the 24/7 services they provide.
- **Flawed traffic study**, i.e., ignores weekend traffic flow, congestion at main arteries (New York Ave, South Dakota Ave, Bladensburg Rd), intersections and Fort Lincoln cemetery.
- **Costco also plans to sell liquor** in retail and in bulk.
- **Costco must choose** between a liquor store or a gas station.

