



THE EDGEWOOD CIVIC ASSOCIATION

P. O. Box 92168
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202-526-1187/529-4191
edgewoodcivic@yahoo.com

Officers 2006

President: Advisory Neighborhood
Commission 5C
Michael Clark Sr.
1st V. President: P.O.Box 77761
Michael Clark Jr.
2nd V. President: Washington, DC 20013

Rashidi F. Christian
Financial Secretary: Dear Commissioners,

Michelle Turner
Treasurer: On May 28th, 2006 officers and members of the Edgewood Civic Assn. met with representatives of the
Deborah L. Christian Fairfield Group, developers of the planned Capitol Commerce Center to be located at Eckington Place and Harry
Thomas Way, NE. in SMD 5C05.

Recording Secretary: From our viewpoint the meeting was a good one with many questions answered and responses promised on
Denise Clyburn those that were unanswered. Since to date we have not received answers to those questions we cannot support this
Asst. Rec. Secretary: endeavor.
Vacant.

Corresponding Secretary: Problems with the Fairfield Project (aka Capitol Commerce Center).
Mary Barbour

Asst. Corr. Secretary: 1. There has been no socio/political/cultural impact analysis. This development will bring at least 1000 plus
Lillian Washington new residents into this area. Since the population limit for any SMD is approximately 2000 adults this will require
Chaplin: future redistricting of ANC5C, plus there are numerous smaller housing projects in SMD 5C05.
Rev. Allie Parker All of these combined do not equal the population increase of this project.
Sargent at Arms:

Kell Wooden 2. In dialog with the developers it was indicated that this would probably be a childless facility, there are no
recreational plans for children on the complex. We live in a area where it has always been a all inclusive
community. To have a complex of this size not welcoming children is very questionable, if not a serious look into
the future intentions of the new residents who would occupy it. This is suppose to be a gateless complex. Imagine
children coming from McKinley HS, Hyde Public Charter School and Emery Elem. School using this complex as
a pass through to the N.Y. Ave. Metro Station. Some kind of conflict ensues between them and members of the
complex. How long do you think it will be, before the solution to the problem will be to gate the complex.

3. The traffic analysis is seriously flawed and incomplete. There is no study of the Echington & Florida Ave.,
intersection. Reason given, that DCDOT is currently planning to redirect traffic within the next two years and to
completely redevelop it within the next 7 years. Included in this study is the redirection of traffic proposed by
DCDOT around the island where Windy's is now located.. In this proposal Echington Pl. will have limited access
from Florida Ave.

ZONING COMMISSION
CASE No. 05-23
ZONING COMMISSION
District of Columbia
EXHIBIT No. 30
CASE NO.05-23
EXHIBIT NO.30

#05-23



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Chaplin:

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Sargent at Arms:

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The only access will be from N.Y. York Ave. The manauver to the right hand lane from the ridirected loop will be a difficult one and would probably be avoided. Traffic will probably to go to N. Capitol St. and proceed to go east on Q, Quincy Pl or R. St. If this is not allowed traffic will have to go to T. st. or Rhode Isl. Ave. and proceed south on 2nd St. to access Eckington Pl. businesses. Never the less, the surrounding community will experience much more traffic from service trucks and other visitors who can no longer access Eckington Pl. from Florida Ave. east. These issues make the study for Fairfield some what useless from our viewpoint.

4. The numbers given for affordable housing are tricky, if not dubious. They quoted a figure of 60-65 units out of the 625-675 units to be build, this would represent about 10%. But the hard figure they document is 59000 sq.ft., so when you divide this by the total sq. ft. of space available for units (739,951 sq. ft.) you come up with 8%. This would give you only 50 units based on the maximun total proposed. To get 60 affordable units, they would have to be very tiny. We know it is usually standard for developers to offer what the DC Government has mandated for affordable housing, but we think a serious aminity, would be to offer more than what is required.

5. We feel the height of the building should be lowered to coincide with other buildings to the southwest of the community.

6. The drafts for First Source Employment Agreement and MOU are loudable, but as stated above represent the minimun requirements sit by DC Government, we would like to see more.

7. We would hope that the developers would stipulate that who ever manages this project be required to have their own security, to lessen the drawing away of MPD officers from the rest of the community.

8. Other than the offers made to the children of this community, we are not looking for any thing for our organization, other than as stated above more affordable housing units. Lets think outside the magic box.

Sincerely,

Michael Clark Sr.
President