

ZONING COMMISSION CASE No. 06-26
Rocky Gorge Development, LLC

Draft Testimony of Franklyn Malone,
Chair, Advisory Neighborhood Commission 5A

Good evening Madame Chair and Members of the Zoning Commission. My name is Franklyn Malone. My residence address is 2300 Monroe Street, NE. I serve as Single Member District Representative for Advisory Neighborhood Commission 5A11 and as Chairperson of ANC 5A. I am pleased to appear before this Commission tonight to represent the recommendation of ANC 5A to approve the PUD and Map Amendment applications presented by Rocky Gorge Development in this case.

After a number of preliminary presentations and discussions over the course of the past several months by representatives of Rocky Gorge Development to members of the ANC, the North Michigan Park Civic Association, and interested neighbors, ANC 5A formally considered these applications at its regularly scheduled public meeting held on September 27, 2006. With a quorum present, the ANC unanimously voted (8-0) to support the applications for Phase 2 of the Rocky Gorge Emerson Park Townhomes project. I would at this time also like to confirm that the Zoning Office has received a letter from ANC 5A, dated November 29, 2006, formally indicating the approval action taken by the ANC in this case.

Like the approved Phase 1 of the project, which involved significant site cleanup of an abandoned concrete plant, Phase 2 involves the cleanup and redevelopment of a largely vacant and overgrown site formerly operated by the Thos. Somerville Company into an attractively landscaped and thoughtfully-designed complex of single family townhouses, which will integrate well with the longstanding residential communities to the east and south of the site.

Among the issues your Commission is charged with evaluating is the level of public benefits offered as part of the planned unit development project. In this case, we believe the benefits offered to the community are significant, well balanced, and responsive to the stated

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desires of our many community stakeholders. I might note that, as part of the ANC's vote to recommend approval of the applications, we directed that a task force be created to work with Rocky Gorge Development to identify appropriate recipients and channels for the \$75,000 in community funds proffered by the Applicant. I believe you have received a copy of the letter from the task force representatives confirming their meeting and resolution for use of the funds. The funds will be managed by the Friends of North Michigan Park Civic Association, Inc., and earmarked for a variety of important events and programs benefiting a wide variety of segments in the North Michigan Park community, from children to seniors, and include enhancements to the North Michigan Park Recreation Center.

In balancing the Project's benefits with the zoning changes and flexibility requested, it appears that a positive balance is being struck here, one which provides an attractive and desirable residential redevelopment of an overgrown and inactive site, a residential use whose scale is consistent with the existing neighborhood, and one which provides a significant and tangible community benefit program that will positively impact many segments of our community.

In concluding my testimony on behalf of Advisory Neighborhood Commission 5A, I would request that the recommendation of ANC 5A in this case be accorded the great weight to which it is entitled. Thank you for your time. I will please

Thank you for your consideration of this application. I welcome any questions you might have.

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