Concerned Citizens of North Michigan Park
Legislative Testimony- for Public Hearing before the Zoning Commission
November 22, 2004
Attachment

1. **Hazel Franklin, living at 723 Delafield Street. I have lived here for ten (10) years.**

My problems with this proposal by Rocky Gorge is that the high population of persons this redevelopment will cause problems that this neighborhood already has get even worse in an already highly dense neighborhood. In my neighborhood there are already parking problems, traffic problems, and lack of public services. The homes that I currently live in only have street parking; we do not have garages or designated parking spaces. Without this redevelopment there is not enough parking for persons living in this neighborhood to have visitors and guests at there home, who drive.

Traffic in this neighborhood has been a mess as well. The problem is that many people living in this neighborhood take Buchanan Street and Puerto Rico Street to get to Taylor Street and then take North Capital downtown. The traffic consultant and traffic study report did not take this route into consideration. Many people in this neighborhood do not use South Dakota simply because there is usually too much traffic. Currently, there is construction on Taylor Street (building of a new bridge). Traveling from Puerto Rico Street and making a right on Taylor Street is very difficult because of the design of the intersection currently. I would like to see that a traffic study which includes this intersection be done and recommendations on how to better the situation be made before this redevelopment is started and more travelers (traffic) is added. My usual mornings consist of sitting in traffic trying to get out of my neighborhood. I think that my neighborhood needs a solution.

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II. **Adrienne Wade, living at 4923 7th Place. I have lived here for forty (40) years.**

When the population of a certain neighborhood is increased it is customary for the public services will be available and ready for this increase before it happens. Currently in my neighborhood, the only services are provided at the community recreation center which is at 13th and Emerson Street and a mile from my home. This is not within walking distance. The library is a little closer but still not walking distance. The library is half of a mile from my home, at South Dakota and Kennedy. Our community needs access to public services. Right now, there are no public places for community associations to meet, there are no parks where children can play, there are no recreation centers, and there are no child care and development centers. Before more people come into this community, the current people should feel comfortable that services will not be decreased. As more people come into this community, the current services will be decreased for each current member of the community. Giving money to the Civil Association and the library are good amenities but they simply do not help the individuals who will be more directly affected by this redevelopment. Access to the improved amenities that Rocky Gorge has agreed to contribute money to is not close to this community.

III. **Henry Evans, living at 727 Decatur Street. I have lived here for forty eight (48) years.**

I am here tonight to express my thoughts of being an elderly citizen of North Michigan Park, who has lived in this neighborhood for many years. I enjoy my community the way it is right now. I live in a quiet community along with many other

elderly citizens. We are scared that slowly we are being kicked out of the District of Columbia. There are raises in real estate taxes, which make a big affect on fixed income elderly citizens because we will not be able to afford to live in the District at this rising current rate.

IV. Johnny Martin, living at 702 Decatur Place. I have lived here for nineteen (19) years.

I live in a very quiet and tranquil neighborhood. In the last few months as Rocky Gorge has prepared the site for construction, my neighborhood has not been quiet, nor tranquil. This has caused many problems for my neighborhood. The neighborhood is no longer quiet, there are constantly trucks (utility) driving through our neighborhood and parking on our streets preparing for the redevelopment efforts. Recently, the construction noise has started before seven (7) am in the morning.

V. Lydia Moss, living at 707 Delafield Street. I have lived here for five (5) years.

My family has lived in this neighborhood for twenty years. I have moved in to this house five years ago Even though our neighborhood is close to the metro and South Dakota Avenue, in the middle of the day, you would never know that all of those activities surround this neighborhood. In the middle of the day our neighborhood has the feel of middle suburban Maryland, it is quiet and not overly populated with people and traffic. Recently, Rocky Gorge has started developing and getting the property ready.

The problem that I have with Rocky Gorge's proposal is that there are many other things that could be developed on this site. I personally do not feel that adding more

houses in this neighborhood is a good idea. This neighborhood is in need of some public services. This is a great piece of property, which could have been a very useful property to the District. I would have liked to have seen a recreation center developed on this site. There is not a place in this neighborhood were the children can play. Most of the children in this neighborhood play in the street and it will be on these streets where the people that will live in this new development will be coming out. The traffic on Emerson Street will be increasing significantly

If Rocky Gorge is granted the PUD and rezoning, there will be more children in this neighborhood. Where will these children play? The children in this neighborhood will not be able to play on the street because of the cars coming in and out of the new development. There are many things that could be done to reduce the speed on Emerson and other surrounding streets Speed bumps and "children playing" signs could be utilized in this neighborhood.

The developer, Rocky Gorge has expressed concerns of liability issues if they were to build a play ground. There are many ways the developer could avoid this obstacle. The developer could designate a piece of land for the project and create a fund with the D.C Department of Community Development and Housing. Giving control over the play ground to this D.C. Department.

Traffic will be increased, an increase of ninety (90) houses total, will cause an increase of a least one hundred eighty (180) people (if you only account for two people per home in these three bedroom homes). One hundred eighty (180) people added to a neighborhood will cause an increase of traffic. Currently, it takes me a least ten (10) minutes of waiting in traffic just to get out of my neighborhood. I use Buchanan Street to

get to Puerto Rico Street to get to Taylor Street to get downtown. I use this direction instead of South Dakota in avoidance of the traffic. The developer's traffic consultant did not study this traffic pattern in his study. I think to fully understand the traffic problem in my neighborhood the traffic consultant should study all aspects of the traffic flow.

I thank you for giving me the opportunity to express my concerns.

VI. Ann Hunter- 641 Emerson Street, Northeast.

I live within 200 feet of the proposed site. I would like to express my thoughts and ideas about the proposed redevelopment.

I have experienced many problems with my home since Rocky Gorge has prepared the site for construction. I experience vibrations in my home and loud noise throughout the day. I had experienced cracks in my walls and ceilings from the vibrations coming from the site.

My home is going to be in need of improvements and repairs as a result of the proposed construction. I think that the developer (Rocky Gorge) should create a deferred maintenance fund or restoration fund to serve as part of their amenities and benefits being provided to the community. This will reduce some of the problems I face and will face as this development is being built.

This redevelopment will also affect my view. When I walk out my back door there will be other backs of homes directly in front of me. Furthermore, the plan is not clear on whether I will be sharing an alley system with the new home owners. There will be a high population of people behind my home. I am sure that when people move into these new homes they will want me to improve and clean my backyard, so that it would be a better view for them This will cause a great responsibility on me. I am an elderly

citizen living in a town house that is in need of improvements. I will not be able to do these improvements. Please think about the situation that this redevelopment will put me in, if developed. Please consider a deferred maintenance, restoration fund for my community.

Thank you for your attention in this matter and I hope you will consider the problems that my community will face as this redevelopment is being built.

VII. Dorine Mebane, living at 715 Decatur Street. I have lived here for thirty eight (38) years.

I would like to express the neighborhood concerns that this new development will disrupt the elderly citizens and community integrity of this community.

There are many elderly citizens in this particular part of this community, including myself. Right now our community is very closely knit and quiet. I have been active in many of the neighborhood associations. As far as I know I have attended all of the meetings in which the developer, Rocky Gorge, and the ANC representatives met with our community. Attached is my list of meetings which I have attended. I as well as many others voiced our concerns at that time. Our concerns were never followed up and addressed That is why I am here today. I am concerned that the developer, Rocky Gorge, does not understand or is not willing to open up to this immediate community, which is being most directly effected by the redevelopment. This is a very old neighborhood; we are in need of many amenities to improve our community. Our homes were built between 1950 and 1955. So you can only imagine the structural and cosmetic work that needs to be done to improve the longevity and beauty of this neighborhood. I think that the

creation of a deferred maintenance and/or restoration fund contributed by Rocky Gorge will help in great improvements that are needed.

This fund should be used for exterior lights, repairs of sidewalks, structural damage caused on homes due to the construction (including exterior and interior), landscaping improvements, and structural improvements to the existing plumbing lines throughout this neighborhood.

VIII. Wanda Patrick, living at 726 Decatur Street. I have lived here for two (2) years.

I understand that Rocky Gorge has included some green spaces and sitting areas within this redevelopment The problem that I have with Rocky Gorge's plan in development of these new homes is that all of the homes are interior faced. The town homes all face toward the middle of the redevelopment. As well as, the green spaces are in the middle with all of the homes faced toward the front of the townhouses. This leaves a feeling that the redevelopment is more like a gated community; it is not welcoming to the surrounding neighborhood. Our neighborhood would like green space and sitting areas that are more welcoming and accessible to the entire community.

Thank you for your attention tonight. I hope that you understand our community concerns