GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

TO: D C Zoning Commission

FROM: Ellen McCarthy
Interim Director

DATE: February 14, 2005

SUBJECT: Zoning Commission Case No. 04-11 - Supplement

BACKGROUND

During the Zoning Commission public hearing on November 22, 2004, the Commission allowed additional time for Rocky Gorge at Fort Totten LLC to meet with community representatives to further refine the public amenities package for the proposed planned unit development On December 11, 2004, the Applicant met with representatives of Advisory Neighborhood Commission (ANC) 5C, Concerned Citizens of North Michigan Park, Friends of North Michigan Park Citizen Association, and the D C Department of Transportation The Applicant and community representatives subsequently signed a letter dated January 12, 2005 outlining an amenities package reflecting the consensus reached during that meeting

OP reviewed this document and finds that the new package significantly enhances the Applicant's earlier proposal to the Zoning Commission Staff also recognizes the Applicant's proposal to contribute to a Beautification Fund for neighborhood landscaping and maintenance activities coordinated through the Friends of North Michigan Park Citizen Association as an acceptable alternative to construction of pedestrian streetscape improvements along 6th Street, N E

RECOMMENDATION

As a result, the Office of Planning (OP) continues to enthusiastically recommend approval of this application for a consolidated Planned Unit Development (PUD) and related map amendment with the acceptance of the enhanced amenity package that includes·

- Two (2) affordable units marketed at 85% of Washington Area Median Income (AMI), those units to remain "affordable" for a period of 20 years;
- $15,000 to be contributed for the Lamond-Riggs Library, and
- Contributions to the North Michigan Park Civic Association for the following
  - o $15,000 for the North Michigan Park Community Center;
  - o $12,000 for "Welcome to Michigan Park" signs;

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- $25,000 no later than 90 days after the issuance of the Zoning Commission PUD Final Order, $1,000 per unit, totaling $75,000 after the issuance of PUD Building Permits, and another $5,000 payable on January 1 of 2007, and annually through 2011, to support the following programs and activities

  1 Backus Fund
  2 Summer Job program
  3 Family Day event
  4 Mother's Day event
  5 Father's Day event
  6 Ward 5 Constituent Fund
  7. North Michigan Park Awards Dinner
  8 Beautification Fund (to address landscaping issues and maintenance),
  9 Elderly assistance (small repairs, snow shoveling, grass cuts, etc – this would also provide work for the Summer Job program)
  10. College Scholarship Fund
  11. Back to School Fund (provide notebooks, backpacks, lunch boxes, etc)

If the Applicant wishes to claim meeting Leadership in Energy and Environmental Design (LEED) standards as a project benefit, documentation also be provided explaining how project construction and storm water management practices meet or exceed LEED standards

EM/aj