

FROM: Rodney Foxworth
Re: Attachment to
Med Star
letter

Lamond-Riggs Citizens Association (LRCA)

**Flip Charts Notes from Med Star Development Meeting
Lamond-Riggs Library
February 2, 2006**

DATE: 2/8/06

The following represents the "flip chart" notes and a summary of critical discussions from the above. The meeting's purpose was to develop a better understanding of the proposed development, its affects on our Community and to find ways to create a consensus among neighborhood organizations including Lamond Community Action, Citizens Aware, our three (3) ANC Commissioners and the Lamond-Riggs Citizens Association on the proposed project.

Attendance:

Keith white, VP Lamond Community Action, Yvonne Jefferson, Pres. Citizens Aware and ANC Commissioner Muriel Bowser 4B09. The meeting was facilitated by Rodney Foxworth, LRCA Pres., and LRCA Exec. Comm. Members Delvia Lewis, Mr. Dudley and John Morgan were also in attendance as observers.

Invited but did not attend (or send a representative):

ANC Cherita Whiting 4B08 who is also the new ANC Chair of 4B, and Judy Jones, ANC Commissioner 4B07

Agenda

- 1- Why we're here
- 2- LRCA's Role
- 3- Chronology of events
- 4- Development approval process
- 5- What we should "look for" in any development:
 - Affects on Infrastructure
 - Overall Design, Layout, spacing, Exterior, Open space, etc.
 - Quality of Life issues.
 - Misc.
- 6- What the West Group is requesting
- 7- Community Benefits
- 8- Zoning Board Comments
- 9- Next Steps

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Why We're Here

The organizations and ANC Commissioner talked about the same thing, and finding better ways to work together as partners. It was also noted that there are other proposed development projects coming and it's important that we work together now. LRCA talked about responding to Community request to develop a Consensus on the proposed development, to help folks understand the project better, and the critical information we must have before any final vote is taken.

LRCA's Role

Responding to Community request to develop a Consensus on the proposed development and to help folks understand the project better, and the critical information we must have before any final vote is taken.

Chronology of Events (General)

- The West Group wants to build up to 199 units of single-family homes, condos and Town House on the former Med Star property at New Hampshire and Peabody Streets. The prices will start at or near \$250,000 and go up from there, maybe as high as \$400,000 or more.
- For over a year now, residents were shown a few plans that had less than 200 units and more than 200 units. During this process there were comments re: required zoning changes.
- In meetings at the church on New Hampshire and Peabody Street in May and July, others and I strongly suggested that the ANC Commission and neighborhood groups find ways to develop a consensus on this issue. It was also suggested that if those groups folks wanted this project, that they develop a Community Benefits Package and include it in the negotiations with the West Group. This would allow us to "speak" with one voice, not allow folks to play the old "divide and conquer" game, and strengthen our working relationships in preparation for the next Development Project. As the Vice President of the Lamond-Riggs Citizens Association (LRCA) at the time, I was assigned to work on these issues and offered to assist in this effort in these meetings but was never contacted.
- In the July meeting, folks voted for the project to continue. Folks also voted on whether the West Group should be required to set aside 10, 10% or 20% of these units as affordable. The majority of folks voted to set aside 10 units as affordable. The meeting took place in the area served by Citizens Aware.
- Lamond Community Action, the Community Group that's located where the project will be built made several suggestions to the West Group that they incorporated into the plan and later endorsed the plan in writing.

- The ANC Commissioner for that Single Member District (SMD) has opposed the plan in writing. Although there was some initial negotiations with the West group re: the number of units to be built, those negotiations were never completed. This SMD includes the area served by Lamond Community Action.
- This Commissioner also Chairs the ANC Commission. The project has not come before a vote in the ANC and since it has not, the other two Commissioners from our area have not taken a position on the development to my knowledge.
- Citizens Aware, the Community Group that's located across the street from where the project will be built has opposed the plan in writing.
- The West Group submitted their application to the Zoning Board for the project in Sept. and will likely get a hearing in late Feb. or sometime in March. As we noted in this newsletter last month, a copy of the application is in the Lamond-Riggs Library for review.
- In our January meeting, folks realized that we were not unified on this Project. They also realized that it is a "lose-lose" for Lamond-Riggs if we let the Zoning Board decide this for us given all the above. In addition, the application does not contain any financial Community Benefits. The Community as a whole did not agree on nor did we suggest any to the west Group. The West Group stated in that meeting that they are very open to this discussion.
- Several residents who are directly affected by this development requested that the LRCA facilitate a consensus among the involved groups and ANC's. We reluctantly agreed to do so and will let folks know at our Feb. meeting what came out of those discussions. Any recommendations will have to be voted on and approved by our members. You can join at the beginning of the meeting (\$10 for a family) and please bring cash if you want to join.

Development Approval Process

In general, the development process flows like this:

The Developer (West Group, WG) goes to the Office of Planning (OP) to inform and get input, WG then goes to the comes to the Community inform and get input, WG than applies for PUD thru OP. OP in general coordinates process by which other City Departments and Independent Agencies provides an analysis of PUD's affect on the Community including issues involving traffic (DDOT), water and sewer (WASA), Public Safety (MPPD), Fire and Emergency Services (MFD), trash and roads (DPW), kids (DCPS), etc. OP sends PUD to Zoning Commission for initial review.

Zoning Commission does a preliminary review of the application and makes comments. *OP* has or has not received analysis from other organizations; the *Community* has or has not developed a Consensus on the proposed project and has or has not voted as well. *WG* will request a final review by *Zoning Commission* (with or without changes to original PUD). *Zoning Commission* reviews final PUD and makes a decision.

What we should "look for" in any development, and its affects on:

- **Infrastructure**
 - Traffic, signals, signs, parking, etc.
 - Emergency Services
 - Police, Fire and Emergency Vehicles Coverage, Patrols, Response Times, Fire Hydrants, Staffing, etc.
 - Water and Sewer
 - Drainage, runoff, flooding of basements downhill, icy roads, Chesapeake Bay pollution, storm drains, etc.
 - School Enrollment (Capacity, Budgets, etc.)
 - Appearance, Landscaping, Trees, Green Space, Open Space, Views, etc.
 - Property Infringement, Encroachment, etc.
 - Trash Collection
 - Roadway Maintenance
 - Rodent Control

- **Overall Design, Layout, spacing, Exterior, Open space, etc.**
 - Density, Single Family Homes
 - Green Space, Views
 - Height of Buildings
 - Look of Exterior, Chimneys
 - Designed for safety
 - No Blind Spots, Dead Ends or Places Where Folks Can Hide, Excellent Lightening, etc.
 - Design for Green
 - Solar Energy, Water Retention Areas (to water lawns), etc.

 - Rodent Control

- **Quality of Life issues.**
 - Noise (foot traffic or street, cars)
 - Obstruction of Views
 - Litter
 - Crime

- **Misc.**
 - Zoning
 - Pets
 - Property Values and Tax Implication for Single Family (and other) Homes in the Community.
 - Zoning Re; Property Values for Single Family Homes
 - Enforcement of PUD Requirements

What the West Group is Requesting

- 199 Units on 11.5 acres
- R5B Zoning for Whole Development
 - R2 for Some Parts of Development (Single Family Homes)
 - R3 for Some Parts of Development (Town Houses)
 - R5 for Condo Buildings (one restricted for Seniors 55 and older)
- Homeowners Pay for Community Benefits
- Flexibility from Some Zoning Regs. i.e. Lot Occupancy, Side Yard Requirements, FAR Requirements (allowing the Townhouses to be Considered as Groups of Single Buildings).
- Keep Existing Big Buildings as Condos (one for SR. Citizens 55 or older).

Community Benefits

- The Group thought that it would be premature to talk about Community benefits at this time.

Zoning Commission Comments (we had a copy of the above from the Commission Transcript of 11/14/05 and went thru their concerns which included concerns about):

- OP states that:
 - OP supports the overall proposed development as being within range of requirements, incl. density, on-site parking, floor area ratio, etc.
 - Will encourage WG to increase number of affordable units.
 - Asked WG to submit additional info. incl. units that need relief from yard and other requirements, First Source Agreement, MOA with Office of Local Business Development, etc.
 - Streets and Alleys will be Maintained (trash collection, snow plowing, maintenance, etc.) by the Home Owners Assn. and not the City. They are being built to DDOT's Specs. (Keith White from Lamond Comm. Action noted here that the City might assume after two years).
 - Encouraged WG to make development roads, traffic circulation look like surrounding streets, not make it a "Gated Community" with Super Blks.
 - **ANC and Community Overall Supported Project, a Consensus.**
 - Don't like Zoning Change.

- **Zoning Commission Comments** (concerned about, request more info on or submit additional materials re:)
 - Drainage, Storm Water Management System, Basements, etc.
 - Affordable Units given total number of proposed units.
 - Lot Sizes, Remove Roads and Alleys and re-calculate the Yard sizes.
 - Density, Remove Roads and Alleys and re-calculate the Density.
 - Submit a larger diagram of proposed lots sizes showing parameters and how measured.
 - Views to Garden Space, yards like the rest of the Community.
 - Design for Park Space.
 - Surface Parking Details.
 - Green Space.
 - Using a "Trellis" to Connect Two Stand Alone Buildings and Using Them as One for Zoning Purposes.
 - Proximately of Rittenhouse Place as a Major Road in Development with major Intersection of Rittenhouse New Hampshire Ave. and Rittenhouse Street.
 - Zoning Commission Surprised that Lamond Riggs Has agreed to the Proposed Development!

- **Next Steps**
 - OP Has Not received any analysis of Proposed Development from any Department or Agency. Given that, we simply don't know the affect of the proposed project on our Community.
 - DDOT Just Got the Traffic Study Last Week.
 - Concerned That MPD Stated That Proposed Development Will Not Affect Policing.
 - Zoning Commission says that once WG Request Hearing, it'll be scheduled in about 60 Days. As of yet, No Request Filed and Earliest a Hearing Can Occur is Early April.
 - Folks asked that we present and review the above in next LRCA Mtg. To Inform the Lamond-Riggs Community and For Discussion.
 - **Sense That We Should Not Move Forward as a Community to Vote on Proposed Development Until All Questions Answered.**
 - **Impossible to Support with so Many Unanswered Questions.**

Handwritten notes:
New Suggs, we
with OP, 2. Comm, ANC Commission & Community
& West Group of one concern in next steps