

Cochran, Patricia (DCOZ)

From: Andrew Waks <waks.andrew@gmail.com>
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Hi,

I am a Bloomingdale resident who lives a few blocks from this lot. I am writing in opposition to Joe Mamo's requested zoning adjustment for the lot he and his company have kept vacant for about 18 years. Although in the long term, I favor greater density on this lot in order to preserve housing affordability in our neighborhood, I do not think that any zoning adjustment should be made as long as Joe Mamo or his companies own the property.

Joe Mamo has sat on this empty lot for nearly two decades. He has previously tried to placate residents by telling them that he will "temporarily activate" the lot--and at least in recent years, nothing has ever materialized. The lot has attracted trash and crime over the years. Instead of improving the property, Joe Mamo has sought more and more concessions from the city. Indeed, at a public meeting in 2024 (transcript attached here), in response to a comment encouraging residents to put pressure on Mamo to develop the property, he had this to say: "There's no pressure. I can fence the property and hand it over to the next generation without missing a meal[.]"

As I am sure the Commission is aware, the mayor's current budget includes funding to use eminent domain on this property. A zoning adjustment will make the lot more valuable which, at least as I understand it, means the city will have to pay Mamo's company more to acquire the property. I suspect that Mamo seeks this zoning change not to actually develop the property, but instead to extract more money from the city. The Commission should be cognizant of that possibility as it considers this request. (The Commission may also want to be aware of prior litigation by the city against Mamo's companies: <https://oag.dc.gov/release/expanding-our-lawsuit-against-january-6th>.)

Finally, I wanted to note one potential error in the OP Setdown Report. The Report states on page 14 that "[t]he property has been vacant and improved with a surface parking lot since 2008." While there was once a surface parking lot on the property, it has been entirely vacant for several years now, rather than used as a surface parking lot.

Sincerely,
Andrew Waks

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00:09:46.860 --> 00:09:56.750

Councilmember Parker's Office: Well, while we wait, I will kick us off with framing the purpose of tonight's meeting, and hopes that the Memo

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00:09:56.800 --> 00:10:16.660

Councilmember Parker's Office: team will join us soon, so. as you all know the lot. At 1,600 North Capital Street, northwest, has long been vacant. There has been a lot of back and forth, and tonight I'm hoping that we can keep the conversation productive. It is not meant to rehash

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00:10:17.020 --> 00:10:35.459

Councilmember Parker's Office: past decisions or negotiations. I also know there are deliberations and or desires for the slip lane, or other things. And while that may come up, tonight's conversation is really around the activation of the 1,600 North Capital Street, Northwest property

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00:10:35.790 --> 00:10:56.260

Councilmember Parker's Office: in the short term as the mammal team will discuss tonight, they move towards pod and eventually, so they say, development at that site. And so our hope is that we can elicit ideas and suggestions for how we might activate the lot.

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00:10:56.460 --> 00:11:21.990

Councilmember Parker's Office: Or maybe there are some neighbors that would rather the lot. Stay as it is and not be activated. We would welcome to hear that as well. We will briefly hear from Tara Janine Quinn, President of the Bloomingdale Civic Association, as well as Commissioner Carla Lewis. We will hear from them, as they generally frame their engagement up into this point.

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00:11:21.990 --> 00:11:44.609

Councilmember Parker's Office: We have been mindful and intentional and including them every step of the way. As we are seeking to activate this lot, so I will be transparent that I think it is valuable to have some sort of activity. There versus it being a vacant lot, and again want to hear how neighbors feel about that, and or what your suggestions are.

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00:11:44.670 --> 00:11:48.080

Councilmember Parker's Office: The. We will then hear from the mammal team.

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00:11:48.450 --> 00:12:05.460

Councilmember Parker's Office: and I know some of the information may be redundant for some of us, and then ultimately we will have QA. For the remainder of the call. I'm hoping that the QA. Can take up the majority

of the call, and that we can keep the conversation as productive as possible.

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00:12:05.560 --> 00:12:19.449

Councilmember Parker's Office: We know there will be deliberations and decisions. I don't think tonight is the time for those deliberations and decisions, but rather to lift up suggestions and ask questions. So

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00:12:19.560 --> 00:12:24.069

Councilmember Parker's Office: with that, have we been joined by anyone from the memo team. Yet

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00:12:24.340 --> 00:12:25.610

Justin Johnson: sun air.

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00:12:25.880 --> 00:12:35.570

Councilmember Parker's Office: Oh, great Justin! Good to see you absolutely before we get to you. I'm gonna first go to Tara Janine Quinn

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00:12:36.120 --> 00:12:45.550

Councilmember Parker's Office: from the blooming Bloomingdale Civic Association and then we'll go to Commissioner Lewis, and then we'll turn it over to you all on the memo team.

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00:12:46.020 --> 00:12:46.909

Justin Johnson: Thank you.

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00:12:47.390 --> 00:13:11.519

Teri Janine Quinn: Thank you. Councilmember. My name is Terry Jeanne Quan. I'm president of the Bloomingdale Civic Association. I do hope to be as brief as possible, because I'd like to see us, as the custom, as the council member said, spend as much time on community feedback as possible. But I do want to start with 2 points, one from the Bloomingdale Civic Association's Perspective. It is important to us to prioritize

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00:13:11.610 --> 00:13:18.360

Teri Janine Quinn: the voices of people who will be most directly impacted by any potential activation

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00:13:18.440 --> 00:13:34.099

Teri Janine Quinn: and so that means people who live in the adjacent properties, who would be impacted by noise parking if any kind of effects that that might be less than optimal. We want to hear from those folks folks first.

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00:13:34.100 --> 00:14:01.759

Teri Janine Quinn: and and move in loudest so that we can prioritize receiving and and accommodating that. Input. And the second point is, I'm I'm glad to hear from at least from the council members comments that we're still at a place where we're keeping all options open, including not activating the space but I hope that also includes the potential that we might hear

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00:14:01.780 --> 00:14:24.659

Teri Janine Quinn: suggestions from the from the community in terms of what ideas they may have. And you know we've talked about 2 ideas kind of internally. But since this is their introduction, this their formal introduction to this conversation, I'd really like for us to keep the door open for any ideas that they may have, and with that I will stop talking.

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00:14:32.510 --> 00:14:42.919

Councilmember Parker's Office: Thank you. I'm sorry. Thank you, President Quinn. Next we will have Commissioner Lewis.

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00:14:43.040 --> 00:14:49.279

Councilmember Parker's Office: as the lot is in her single member district. and then we'll turn to the memo team.

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00:14:49.440 --> 00:14:50.270

Karla M Lewis: Okay?

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00:14:50.730 --> 00:15:09.349

Karla M Lewis: So I second, everything that Terry has just stated, and I have been in contact with the members of the community to let them know that I will raise their voice. I mean I will be their voice, and raise their concerns with the Council Members Office which I have.

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00:15:09.850 --> 00:15:13.870

Karla M Lewis: I do feel that something needs to be at that lot

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00:15:13.900 --> 00:15:36.370

Karla M Lewis: to prevent all of the loitering and the activity that is happening over there. But what that something is I leave up to the community. So tonight I'm hoping that at the very least what we get out of this is the community voice with regards to what should happen at the lot, even if it's not activating

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00:15:36.380 --> 00:15:48.200

Karla M Lewis: that that the lot at this time until we have some further information with regards to the plans from the developer. And that's all I have to say, and I turn to you

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00:15:48.400 --> 00:15:52.889

Councilmember Parker's Office: awesome. And, Justin, I'll turn it over to you

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00:15:53.140 --> 00:15:58.700

Justin Johnson: alright. So thank you for hosting, and thank you for having us. And

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00:15:58.950 --> 00:16:07.220

Justin Johnson: that's that's the whole purpose of this conversation is to listen to how to activate the site for what the community is looking towards.

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00:16:07.280 --> 00:16:28.059

Justin Johnson: Obviously, the sites that's vacant. There are a lot of comments. We're gonna hear a lot of comments about that. We're gonna have discussion about that. We have proposed a parking lot use in the immediate term or a multifunctional community gather gathering space but really.

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00:16:28.110 --> 00:16:41.069

Justin Johnson: we just wanna hear from the community what they're interested in and have a discussion. If we need to take that away and think about it and talk about it and get back to you all we can do that. But really, that's the the intent here

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00:16:41.090 --> 00:16:44.369

Justin Johnson: to go through activating the site immediately.

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00:16:46.670 --> 00:16:57.899

Justin Johnson: Okay. And Justin, do you all have slides? Was my understanding. You did. Yeah, we can. Really, our slides are specific to a multi functional community space or a

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00:16:58.200 --> 00:17:14.590

Councilmember Parker's Office: or a surface parking lot. So I could pull that up real quick. I'm gonna slide. And while you do, yeah, and while you do that I wanna speak to, I believe it's Andre, and sorry if I'm mispronouncing your name the question of please define lot activation versus lot development.

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00:17:14.859 --> 00:17:33.410

Councilmember Parker's Office: And what we mean in in the short term is that we want to have some type of activity, or it's a question rather, I should say, should we have activity at the lot while the memo team moves forward with seeking

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00:17:33.410 --> 00:17:46.540

Councilmember Parker's Office: another put and and efforts to develop that lot. Whether that be a an apartment complex or some other use and 2 of the ideas that have been provided up into this point as a parking lot

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00:17:46.540 --> 00:18:07.169

Councilmember Parker's Office: or a beer garden style activation. And we're thinking and Justin can tell me more of a defined time. But from one to 2, maybe even 3 years of a activation period for that use. So, Justin, if you're ready, I will let you kind of detail what slides you have.

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00:18:07.370 --> 00:18:10.769

Justin Johnson: Let me share my screen. Thank you for that.

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00:18:12.040 --> 00:18:29.910

Justin Johnson: and II for all here, I think it's important to point out just that the overall state of the development market is not conducive at the moment. We've got very high interest rates. We've got very high construction costs, markets change. They're silical.

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00:18:30.040 --> 00:18:51.409

Justin Johnson: we recognize that leaving the site vacant without activation is difficult for some, some may prefer it in that state, so we have looked at what we call temporary uses. Til we get to something more long term, when that would be we do not know.

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00:18:51.490 --> 00:18:57.450

Justin Johnson: Things outside of our control will need to occur. And the 2 ideas that we've come up with

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00:18:57.700 --> 00:18:58.980

Justin Johnson: our parking lot.

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00:18:59.160 --> 00:19:07.929

Justin Johnson: In a multifunctional community space which would operate and feel a lot like a beer garden, but has a lot of flexibility. So what we've put together. Here

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00:19:07.940 --> 00:19:26.829

Justin Johnson: are just precedent images for this community space intended to bring people to the site to create community to gather. Yes, there's food and beverages but there's a lot more to it than that. You could have entertainment. That could be regulated from time of day.

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00:19:27.610 --> 00:19:32.829

Justin Johnson: you could have events like farmers, markets and so on. So I'm going to quickly just slide through

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00:19:33.270 --> 00:19:46.229

Justin Johnson: precedent imagery of how we see we could temporarily activate the site. There are certain things here that could be appealing. These are rest rooms that could you know, when the site's open could be open to the public.

86

00:19:46.310 --> 00:20:11.749

Justin Johnson: You've got an entrance where people can come in and out that would be occupied throughout the day and certain times of the evening. You've got a place where people can order food and beverages. You could do artwork. You can teach Yoga classes. You can have, you know, places where there could be events where people are dancing and children could play, and you could have fire pits.

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00:20:11.800 --> 00:20:18.190

Justin Johnson: The the options are really on the table, and we've put together a draft layout of such plan.

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00:20:18.260 --> 00:20:23.710

Justin Johnson: We recognize some communities may not be interested in this. Something that we can do

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00:20:23.720 --> 00:20:31.250

Justin Johnson: very quickly with community support is activated with a parking lot, and that's, you know, a layout of what that would look like.

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00:20:31.400 --> 00:20:41.169

Justin Johnson: So really, not much more to say until we get some feedback other than we are very interested in doing something different

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00:20:41.430 --> 00:20:44.170

Justin Johnson: soon, quickly.

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00:20:44.350 --> 00:20:49.400

Justin Johnson: that does benefit the community so that this site can be activated.

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00:20:52.680 --> 00:20:59.190

Councilmember Parker's Office: Love it straight to the point. Thanks, Justin, absolutely. So we're gonna

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00:20:59.570 --> 00:21:03.860

Councilmember Parker's Office: open it up for discussion. I know a push from

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00:21:04.040 --> 00:21:14.459

Councilmember Parker's Office: President Quinn before is, let's have live discussion versus filter discussion. So I'm gonna invite folks to raise their hands. If you are not familiar.

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00:21:14.460 --> 00:21:34.719

Councilmember Parker's Office: If if you've used icon or as Carl is doing, you could raise your literal hand, and I will try to catch you you could also use the chat. If we have questions on the chat, I will lift them up on your behalf. If you desire to speak again, just raise your hand, so we know that that's your way of signaling that you would like to speak

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00:21:34.800 --> 00:21:39.459

Councilmember Parker's Office: with that? I'm gonna start with the chat because I've

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00:21:40.490 --> 00:21:50.749

Councilmember Parker's Office: so Nicole's question. Here are we talking, activating in a money making way or for free for the community type way? Those are different conversations. And Justin, what would you say?

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00:21:51.110 --> 00:21:53.649

Justin Johnson: Yeah, for a surface parking lot.

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00:21:53.740 --> 00:22:21.439

Justin Johnson: there would be an operator in all scenarios. We would sign a lease with an operator, a third party operator, not part of the company that third party operator would. They're operating a business. So we're we're choosing. Yes, there would be money being spent for the multi functional community space people can show up, not buy anything, sit there for free all day long, entertain themselves for the parking lot, for someone to park there.

101

00:22:21.450 --> 00:22:28.119

Justin Johnson: That would. There would be monthly right daily. Right? Correct that. There would be a fee for that.

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00:22:28.430 --> 00:22:32.829

Justin Johnson: and it would be comparable to what you know the market demands in the neighborhood.

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00:22:34.400 --> 00:22:43.950

Councilmember Parker's Office: and then we have a question from Rod. Then I'll go to the hands. Do you currently own the lot, and I'm assuming that question is directed to the Memo team

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00:22:44.120 --> 00:22:45.540

Justin Johnson: chairman wants the lap.

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00:22:46.460 --> 00:22:48.730

Councilmember Parker's Office: Yes, okay, Carl.

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00:22:49.560 --> 00:23:06.149

Carl Hoffmann: I can. You hope everybody can hear me. Apologies. I have Covid right now, so I'm little gravely here. I live at 35 Florida, which is directly around the corner from a lot, and I've lived here since 2010. So 13 years

107

00:23:06.210 --> 00:23:30.049

Carl Hoffmann: I'm adamantly opposed to a parking lot. I don't see there's plenty of parking around and I don't see that a parking lot would take care or do anything to mitigate the activity that's been going on there for the last 13 years cars going in and out, and maybe a parking attendant. None of those things, as far as I can see, would impact

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00:23:30.110 --> 00:23:34.600

Carl Hoffmann: affect the the open air drug market on the corner.

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00:23:34.790 --> 00:23:44.239

Carl Hoffmann: not to mention the whole idea of car too many cars in and out. It's certainly unappealing to me as a resident, you know, 100 feet from the entrance to Lot

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00:23:44.450 --> 00:23:49.240

Carl Hoffmann: I also have a question. I mean, I don't want that. Well.

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00:23:49.380 --> 00:24:09.020

Carl Hoffmann: first, my question. The issue of it's not the right time for development. It has been owned by memo for apparently 17 years, certainly 13 years since I've lived here. And there's been, you know, rushing development at nearby, including directly across the street of 390 unit building.

112

00:24:09.020 --> 00:24:19.809

Carl Hoffmann: going up right now and you know, if not in the last 17 years when and the last part of my my statement is just that

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00:24:19.810 --> 00:24:44.280

Carl Hoffmann: as far as short term activation. I wouldn't want to act that activate. I question whether that activation I'm certainly not opposed to activation of a community space or a beard garden. Those seem appealing. But if those things get in the way or actually slow down the issue of overall development, I think we need to consider that and last thing, but I'm just

114

00:24:44.340 --> 00:24:48.709

Carl Hoffmann: put it on record. I'm adamantly opposed to giving away the slip lane.

115

00:24:49.210 --> 00:25:12.739

Justin Johnson: I like that, Carl. You squeezed in about 4 or 5 questions in there. So, Justin, do you feel like you got all of that? I do. Thank you, Carl. Karl. Glad to know you seem like you feel okay with Covid. So scary scary times, and that that kind of leads into the development. So the point about how long it's been since the expired. Pv. Was approved with development.

116

00:25:12.820 --> 00:25:15.930

Justin Johnson: Pardon me, there are people coming in.

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00:25:16.160 --> 00:25:32.359

Justin Johnson: This site used to be a gas station Exxon and this is very detailed. But I think it's completely relevant to the delay. And the reason the site set the way it's at Exxon had a deed restriction on

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00:25:32.620 --> 00:25:47.119

Justin Johnson: developing a multi family building that has affordable units in it, etc. What was PU deed approved. It wasn't until Covid began that a process to remove that deed restriction was approved by Exxon.

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00:25:47.300 --> 00:25:49.700

Justin Johnson: Then Covid

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00:25:49.800 --> 00:25:52.149

Justin Johnson: came in massively changed the market.

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00:25:52.250 --> 00:25:59.130

Justin Johnson: I mentioned it earlier. Construction pricing is very high. Some of these projects that you're referencing nearby. They're larger.

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00:25:59.240 --> 00:26:19.009

Justin Johnson: They're outside of a historic district. They have larger scale. So unfortunately, the macro changes that came with Covid precluded immediate development. I know you've heard from others on the team on how imminent development was at least how

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00:26:19.110 --> 00:26:48.319

Justin Johnson: The motivation and the desire to break ground was there? Unfortunately, interest rates have risen tremendously. And so that's where we are right now. We we actually do not know the exact plan. Forward. There is an appetite for redevelopment. We will come back to the community when we have an understanding of what that plan looks like, but we do know that we cannot leave it in its current state without having a conversation with the community and talking about what they'd like to see. So hearing you say that you

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00:26:48.560 --> 00:26:52.960

Justin Johnson: prefer one versus the other is meaningful. Then, thank you.

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00:26:57.490 --> 00:27:07.589

Councilmember Parker's Office: And so I wanna underscore what we're hearing that there is no timeline for development. And so to this question of activation versus development.

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00:27:08.080 --> 00:27:15.250

Councilmember Parker's Office: Justin. I'm assuming. That also means that the activation there is no sunset.

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00:27:15.920 --> 00:27:23.849

Councilmember Parker's Office: so that if it is a temporary, a temporary use that temporary use could span on for many years.

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00:27:24.630 --> 00:27:32.489

Justin Johnson: Hopefully, not but we. We don't know things need to change from a macro level. We can plan towards it. And for that

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00:27:32.660 --> 00:27:38.199

Justin Johnson: we would do you all a disservice to try to talk about that at the moment. We don't know what those details look like.

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00:27:38.290 --> 00:27:40.250

Justin Johnson: It does involve a redevelopment.

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00:27:40.510 --> 00:27:50.909

Justin Johnson: We seem to prefer multifamily apartment community. we. We need this project to to pencil to to be financeable.

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00:27:50.980 --> 00:27:59.469

Justin Johnson: And so we are working on that. It could take a little bit of time. It could take 5 years. And so that's why we're saying a temporary use.

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00:27:59.640 --> 00:28:09.160

Justin Johnson: You know, it could take 3 years. We would be very frustrated if it took 10 years.

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00:28:09.350 --> 00:28:12.049

Justin Johnson: but we very much want to see this site activated.

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00:28:12.840 --> 00:28:18.559

Councilmember Parker's Office: II see more hands going up. II just would say, on behalf of my neighbors.

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00:28:19.190 --> 00:28:23.360

Councilmember Parker's Office: it would go a long way for there to be reassurances, not just in words.

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00:28:23.440 --> 00:28:34.170

Councilmember Parker's Office: but more commitments just given what has transpired and how long this project has taken? And I, you know, I think, for good reason their skepticism.

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00:28:34.190 --> 00:28:39.929

Councilmember Parker's Office: That doesn't mean we shouldn't move on it. But there, I think we should acknowledge that there's room to build trust

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00:28:40.060 --> 00:28:45.839

Councilmember Parker's Office: on all sides, and it will go a long way to have some concrete reassurances.

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00:28:46.000 --> 00:29:05.170

Councilmember Parker's Office: Okay. I apologize that I haven't done a good job of keeping track of order. So I'm just gonna go in the order that I see hands, which is a J. Then Andrew, then Kathy, then Commissioner Lewis, then Patricia, then Michael, I apologize. If that was not the order that you raise your hand, but that's how I see it. So Aj, let's go first.

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00:29:05.770 --> 00:29:13.730

AJ DiGregorio: Hi, thank you so much. Yeah, I live on Quincy Place, northwest. I'm very close to the lot. The way I see it.

142

00:29:15.520 --> 00:29:37.129

AJ DiGregorio: A parking lot doesn't make sense. And a community space. I hate to break it to you, but it already is a community space, whether you like it or not. The people that are loitering there are using it as their own community space. Any attempts to try and develop it into something a little bit more gentrified, or really probably only going to be met with the same people hanging out in that same place, because that's where they hang out.

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00:29:37.400 --> 00:29:44.870

AJ DiGregorio: We can look at the pseudo development money making of 200 Florida

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00:29:44.910 --> 00:30:12.730

AJ DiGregorio: couple of years ago they attempted to do kind of the same thing right? They they tried to bring in some food tracks and make it a community space. And it didn't work. This is not a model that is effective or that is proven. And it's not a model that's gonna work for this lot. A parking lot doesn't make sense either. We simply don't need the parking. I think that if the developer is not ready to develop and doesn't feel. The time is right. They should sell a lot to somebody who is ready. Thanks.

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00:30:15.320 --> 00:30:16.400

Carl Hoffmann: Yes.

146

00:30:17.710 --> 00:30:19.660

Councilmember Parker's Office: thank you. Aj.

147

00:30:20.690 --> 00:30:22.160

Councilmember Parker's Office: Feel free to respond.

148

00:30:22.730 --> 00:30:26.380

Justin Johnson: It was more of a state for your comments. Yeah, yeah, thank you for your comments.

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00:30:26.730 --> 00:30:28.840

Councilmember Parker's Office: Alright, Andrew

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00:30:31.370 --> 00:30:53.250

Andrew Waks: bye, thanks for thanks for coming and hosting this. I agree with basically everything that's been said so far. So this will be slightly reiterating what others have said. I think a parking lot makes no sense. I won't fix any problems. It's not even clear to me who on earth would be parking there? That seems like the going rate in the community for parking would be \$0.

151

00:30:53.510 --> 00:31:00.770

Andrew Waks: So I think you know a beer garden is better than that. I do echo a concern that I think maybe

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00:31:02.180 --> 00:31:04.939

Andrew Waks: I think that anything that is letting

153

00:31:04.990 --> 00:31:22.420

Andrew Waks: Joe, Mammo make money off of this lot is reducing the pressure on him to sell to a developer, as Aj. Said, who actually wants to do something promptly with the space. And so I'm very concerned about any activation that takes the pressure off of Joe Mammo to do something with the lot or to sell the lot.

154

00:31:22.650 --> 00:31:36.089

Andrew Waks: That, said a beer garden seems obviously better than a community space. But I'll remind everyone, too. This space was previously activated, I think, like 8 years ago, there used to be community art installations and open to the public there

155

00:31:36.130 --> 00:31:55.210

Andrew Waks: that disappeared, and then the lot set empty during a long period of low interest rates. So I think the only path forward is to do whatever it takes to ensure that there's pressure to develop the lot, sell the lot, or to get the city to use. I'm in a domain on the lot, something to make an honest developer who has an interest in fixing the space. Take it over.

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00:31:57.020 --> 00:31:58.380

Councilmember Parker's Office: Thanks, Andrew.

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00:32:00.990 --> 00:32:05.330

Councilmember Parker's Office: Next, I will add a little. Yeah, I want to add a little bit to that.

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00:32:05.410 --> 00:32:09.649

Justin Johnson: I understand the perception, and I'm not trying to negate it.

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00:32:10.660 --> 00:32:16.510

Justin Johnson: The axon deed restriction covid were very, very hindering

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00:32:17.450 --> 00:32:18.830

Justin Johnson: circumstances.

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00:32:19.080 --> 00:32:24.209

Justin Johnson: There is a process forward. We want to put our details in a row

162

00:32:24.540 --> 00:32:26.689

Justin Johnson: and come back to you all and talk about that.

163

00:32:26.960 --> 00:32:30.580

Justin Johnson: There is pressure to push this project forward.

164

00:32:30.740 --> 00:32:34.970

Justin Johnson: to activate it with.

165

00:32:35.230 --> 00:32:39.700

Justin Johnson: and OP, you know, to sign a lease with an operator. That lease will require them

166

00:32:39.900 --> 00:32:52.329

Justin Johnson: going back to Aj's comments. It'll require them to monitor the the people that are hanging out outside of it. It creates a level of security just having people on site and present

167

00:32:52.490 --> 00:32:54.320

Justin Johnson: so it it

168

00:32:54.450 --> 00:32:55.770

Justin Johnson: it will

169

00:32:55.950 --> 00:32:59.699

Councilmember Parker's Office: improve the current condition. So thank you for your comments. Andrew.

170

00:33:02.230 --> 00:33:30.959

Councilmember Parker's Office: Okay, next we have Kathy before we get to Kathy. And you will be next. I wanna flag that we have a survey because we wanna provide an opportunity for you all to share your perspectives, knowing that some people may jump off of the call. We'll remind you, towards the end of the call. So, Sam or Connor, if you can drop the link to the survey. And I think it's self explanatory. But if you can also share ideas of what you would like to see.

171

00:33:30.960 --> 00:33:44.539

Councilmember Parker's Office: or whether or not you want anything there. That will help us as we move forward, so Mo. We'll talk more about the survey link, but wanted to catch people in case you jump off ahead of time. And, Kathy, you're up next.

172

00:33:56.780 --> 00:33:59.409

Councilmember Parker's Office: Kathy. If you're talking, you're muted.

173

00:34:01.840 --> 00:34:04.049

Kathie Shahan: I'm sorry. Okay. Now I can talk.

174

00:34:04.600 --> 00:34:06.950

Okay. As I say, I've lived here for 40 years.

175

00:34:07.180 --> 00:34:28.550

Kathie Shahan: I've seen a lot of changes, some good, some bad, but basically good. But I didn't just wanna make 2 comments. First of all on the slip lane. II and I've got another neighbor here with me. I stand down there on North Capital and Florida for the bus, and I cannot tell you how many people use that slip Lane, that if that slip lane was closed would be coming down our street, our Quincy.

176

00:34:29.520 --> 00:34:36.860

Kathie Shahan: So I'm really object to closing that, because people that don't see it all the time don't know how many people, even people in North capital use it

177

00:34:37.170 --> 00:34:43.209

Kathie Shahan: used to be a lot nicer before they cut the trees down, but that's a different issue. Also, many years ago.

178

00:34:43.310 --> 00:34:49.989

Kathie Shahan: Oh, they cut down those beautiful, beautiful river oaks. Beach oaks, you know, anyway.

179

00:34:50.980 --> 00:34:59.649

Kathie Shahan: with with respect to building the condor apartment there. We've dealt with him before, and one of the major problems has always been parking

180

00:34:59.730 --> 00:35:08.680

Kathie Shahan: and allowing people that live there to park in the neighborhood, because country with a guy on Florida said, we do have a real parking problem, particularly

181

00:35:09.480 --> 00:35:15.160

Kathie Shahan: Every other day in the summer. When would they have the street cleanings and everything. So I just wanted to make those 2 points

182

00:35:15.490 --> 00:35:16.320

Kathie Shahan: and

183

00:35:16.670 --> 00:35:20.380

Councilmember Parker's Office: absolutely thank you for that. Patricia.

184

00:35:22.810 --> 00:35:24.590

Patricia Johnson: Okay, Hi

185

00:35:25.100 --> 00:35:36.459

Patricia Johnson: and Patricia, I live on Quincy Place, and my house the backyard actually is, comes right up next to the lot. So I just look up mine. I'm looking at the lot right now.

186

00:35:36.560 --> 00:35:43.980

Patricia Johnson: and I've been. I'm a Washingtonian, and I've been here almost 20 years. Right? So I have to have seen Ola.

187

00:35:44.190 --> 00:35:54.109

Patricia Johnson: At first I thought, you know the parking lot. Hmm, you those who don't have parking, you know we need parking. But I agree, you know, that's probably not the best use of the space.

188

00:35:54.290 --> 00:35:57.479

Patricia Johnson: I would say. Yet no, to the slip lane I agree.

189

00:35:57.500 --> 00:36:06.659

Patricia Johnson: But I wonder one of the suggestions that I've been thinking about is into, but you know, was used for the art all night, and that type of thing. But

190

00:36:06.790 --> 00:36:15.999

Patricia Johnson: you know something that would really be beneficial to the community. Right? I had a question about the budget, because when you say temporary activation.

191

00:36:16.200 --> 00:36:18.160

Patricia Johnson: you know, is there a budget?

192

00:36:18.450 --> 00:36:31.839

Patricia Johnson: For you know, because that sounds it sounds like you want to just put something up. Of course it could be there for a while, and we said, But you know, what what are we talking about in terms of investing in that space to even make it a temporary.

193

00:36:32.220 --> 00:36:36.780

Patricia Johnson: you know, activated space. Because, you know, it's one thing just

194

00:36:36.970 --> 00:36:57.149

Patricia Johnson: putting up something that could just be taken down quickly versus actually building something there, right? I mean, but that that's gonna take money. And so just so I'm gonna you know, one of the things we've talked about in other meetings is to come to this meeting with some suggestions, and I would say that something along lines of

195

00:36:57.760 --> 00:36:59.169

Patricia Johnson: almost like

196

00:36:59.460 --> 00:37:10.289

Patricia Johnson: a mini torpedo factory, if anybody's sort of familiar with that in Alexandria. But you know, really geared towards the community, I mean, in just terms of you know, art development something, maybe, for the youth

197

00:37:10.350 --> 00:37:23.849

Patricia Johnson: just classes, even a little bit of green. We don't have a lot of green space. And so you know, they could be green space and be integrated into it. And I'm not talking about something that's just, gonna you know, cost an arm and a leg either

198

00:37:23.930 --> 00:37:34.960

Patricia Johnson: I would not be in favor at all of a beer garden. because, as I said, I am right on this, and and in terms of the noise. And

199

00:37:35.180 --> 00:37:43.300

Patricia Johnson: you know, just constant, I mean, just a lot. Yeah, I don't have anything against beer gardens. It's just that. I think we have a lot of that going on around us, anyway.

200

00:37:43.480 --> 00:37:48.520

Patricia Johnson: So another one. I'm not so sure how helpful that would be. Okay. That's my comment. Thank you.

201

00:37:49.040 --> 00:37:56.880

Councilmember Parker's Office: Thank you for that. So the question, Justin, is, what is the budget that the team is looking at for the activation?

202

00:37:58.000 --> 00:38:05.230

Justin Johnson: honestly, we haven't. We haven't set one together in that regard. This is not a.

203

00:38:05.620 --> 00:38:11.629

Justin Johnson: This is truly not a money maker from a financial perspective. This is about

204

00:38:11.820 --> 00:38:15.540

Justin Johnson: activating the site so that the condition improves.

205

00:38:15.660 --> 00:38:19.620

Justin Johnson: there's a substantial amount of money that's been invested

206

00:38:20.400 --> 00:38:26.610

Justin Johnson: 7 8 billion dollars that money is not earning a return that creates pressure.

207

00:38:26.740 --> 00:38:40.099

Justin Johnson: but we we've talked with several operators. We would not be doing anybody a favor by negotiating terms unless we knew that there was support and interest.

208

00:38:40.120 --> 00:38:45.570

Justin Johnson: so that you know our next step, our first step is to listen, to say that we're trying to improve

209

00:38:45.720 --> 00:38:46.740

Justin Johnson: the site

210

00:38:46.890 --> 00:38:59.410

Justin Johnson: to hear what and there are. There are some options that frankly will not work, and there are some that will work and from there we'll put a budget together. It's it's to carry the site.

211

00:38:59.520 --> 00:39:04.220

Justin Johnson: But it will not be a return on the money, and that's a that's a bad investment strategy.

212

00:39:04.250 --> 00:39:11.050

Justin Johnson: But we will work towards redevelopment, which is the long-term plan. We're just not prepared to talk about it tonight.

213

00:39:13.610 --> 00:39:24.450

Patricia Johnson: Do you have? Can I just ask a quick question when you just said so. Do you have any idea the things that just will not work? You just said that very adamantly. I mean, like, what kinds of things we talking about that just will not work

214

00:39:24.880 --> 00:39:30.459

Patricia Johnson: temporarily. just to give us an idea, so that we understand the kinds of things that you might want.

215

00:39:31.710 --> 00:39:42.890

Justin Johnson: Honestly, we spent a lot of time thinking about it, and we came up with a short list of things that do work, and that's what we wanted to hear you all talk about tonight. The parking line and the community space, the beer garden.

216

00:39:44.000 --> 00:39:45.780

Patricia Johnson: That's it. 2 things

217

00:39:46.510 --> 00:39:51.659

Justin Johnson: that we've heard so far that we've evaluated. It makes sense. We're open to hear other ideas

218

00:39:52.000 --> 00:39:52.870

Justin Johnson: for sure.

219

00:39:55.240 --> 00:39:56.130

Councilmember Parker's Office: Okay.

220

00:39:56.670 --> 00:40:15.799

Councilmember Parker's Office: I believe Commissioner Lewis took her hand down. Put it back up. So I'm going to go to Commissioner Lewis. I want to get to the chat because there's some questions there. And then, Michael Ashley, I will come to you. So, Commissioner Lewis, actually, I've been putting my hand up and down because I want you to hear from the community members first, and I can.

221

00:40:16.070 --> 00:40:23.040

Councilmember Parker's Office: so I will come back to you, Commissioner, and before I get to you, Michael and Ashley, I'm going to go to the chat.

222

00:40:24.340 --> 00:40:27.130

Councilmember Parker's Office: There were several things. So Joe

223

00:40:27.220 --> 00:40:41.250

Councilmember Parker's Office: said, is the property currently subject to the vacant property tax rate. If so, it sounds like the parking lot. Proposal would merely be a way to change the tax treatment of the property that wouldn't actually make the space better for our community.

224

00:40:41.660 --> 00:40:46.670

Councilmember Parker's Office: I can have my team look into that to get an answer.

225

00:40:46.750 --> 00:40:54.040

Councilmember Parker's Office: and Sam or Connor, if you know the answer off hand, please feel free to let me know. But

226

00:40:55.530 --> 00:41:01.279

Karla M Lewis: I know the answer it is tax at a vacant lot rate, in fact, that just happened

227

00:41:01.410 --> 00:41:12.179

Karla M Lewis: 2 years ago. It was up until 2 years ago. They just paid commercial taxes on the property, but they were paying taxes at a vacant lot rate.

228

00:41:12.640 --> 00:41:14.610

Karla M Lewis: That's just in recent years.

229

00:41:15.850 --> 00:41:26.819

Councilmember Parker's Office: Gotcha. Thank you, Commissioner. Build a Mini Water Park for kids and adults alike charge admission. That was a suggestion from the chat.

230

00:41:35.910 --> 00:41:42.880

Councilmember Parker's Office: Okay, I think those are the questions that I'm seeing. I'm gonna come over to you, Michael, for your question.

231

00:41:45.180 --> 00:42:02.480

Michael Scott: Hello, Mike Scott. I'm on the Condo board at the Madison, which is on Quincy Place, Northwest. Thanks for hosting this meeting. I'm believe I'm the only person on the from the board. But we had a brief conversation today. About it from our perspective. We would like to see something happen to the lot

232

00:42:02.710 --> 00:42:09.260

Michael Scott: as soon as possible, as as been raised by everyone, just to mitigate a lot of the the things that have been happening.

233

00:42:09.350 --> 00:42:12.520

The proposals that that have been presented I'm

234

00:42:12.540 --> 00:42:14.489

Michael Scott: like my neighbors are are

235

00:42:14.980 --> 00:42:28.800

Michael Scott: have a little concern about, or would like to hear more information at the parking lot, I believe, is a nonstarter. Most parking lots the way they are operated today do not have an attendant and are unsupervised, and I do not believe that that would change anything as to what's happening

236

00:42:29.070 --> 00:42:32.509

Michael Scott: today in terms of the community space

237

00:42:34.490 --> 00:42:41.120

Michael Scott: intrigued but would like to hear more information. I think something that a little more community centric as

238

00:42:41.130 --> 00:42:50.709

Michael Scott: some of the other suggestions that were raised today with, you know, focus on arts or recreation for for the neighborhood would be would be preferable. But.

239

00:42:50.860 --> 00:42:56.190

Michael Scott: I think something to to mitigate the issues that we've been, we've been facing on this block

240

00:42:56.270 --> 00:43:00.319

Michael Scott: for quite a long time, needs to stop immediately. Thank you.

241

00:43:02.960 --> 00:43:08.009

Councilmember Parker's Office: Thank you, Michael, for sharing your perspective, and II would

242

00:43:09.200 --> 00:43:33.120

Councilmember Parker's Office: say we have the 2 proposals put forth by the mammal team, the parking lot, the community space. So it's again helpful to hear your perspectives around that there may be some ideas outside of that. It will be up to the team to see what's feasible, and we may not, as justice there earlier have answers to some of that.

243

00:43:33.120 --> 00:43:46.929

Councilmember Parker's Office: I would again point you to our survey where we're gonna ask you to weigh in on your perspective on the parking lot versus community space. So that we can see if there is some consensus there.

244

00:43:47.130 --> 00:43:55.700

Councilmember Parker's Office: I'm on the call. I'm noticing some trends regarding the parking lot but again feel free to continue to share. Ashley. I'm gonna come to you next.

245

00:43:56.310 --> 00:44:12.010

Ashley Avitabile: Hi, I'm Ashley. I'm on Quincy Place, north west, just right around the corner from the slot. I saw on your slides that if it was a community space that we were building it would only be activated from it looked like March through October. Is that correct?

246

00:44:13.350 --> 00:44:20.009

Justin Johnson: There could be a way. And so there are several operators. Yes, is the short answer, and what was presented.

247

00:44:20.810 --> 00:44:24.239

Justin Johnson: obviously, the element of leather is is an issue

248

00:44:24.370 --> 00:44:32.910

Ashley Avitabile: vacant for about half the year, though, is that correct cause? That also doesn't really seem like a good solution.

249

00:44:33.150 --> 00:44:35.390

Justin Johnson: Not entirely correct.

250

00:44:35.550 --> 00:44:54.450

Justin Johnson: about 3 to 4 months, for the you know, the months we're in right now Wonder garden is a really good example. If anyone has any experience with wonder gardening they can operate, they've got heaters and propane tanks. So there are certain operators that we can talk to. Just because

251

00:44:54.460 --> 00:45:01.740

Justin Johnson: we, as a landlord, a developer, are interested. We still have to go out and find an operator that this is their business model.

252

00:45:01.830 --> 00:45:10.180

Justin Johnson: and we need to garner their interest. And so those are the details. We don't have the answers to. The reason we put the timeframe in there. Now.

253

00:45:10.320 --> 00:45:13.509

Justin Johnson: it's because that's the the worst case scenario

254

00:45:13.700 --> 00:45:29.580

Justin Johnson: but there are. There are methods and ways to keep it operating and activated, and folks on site to where it's enjoyable for people to use it. People need to to go there. It needs to be an attractive space to congregate.

255

00:45:29.690 --> 00:45:32.139

Justin Johnson: For this operator to be successful.

256

00:45:32.660 --> 00:45:45.430

Ashley Avitabile: Okay, and my follow up question to that is what happens when the space is not successful, I mean not for nothing. It is on the corner of Pro, probably one of the busiest and most trafficked

257

00:45:45.610 --> 00:45:55.480

Ashley Avitabile: areas in all of DC. The corner of North Cap and Florida. It's very loud. It's hard to imagine, like a space with live music would thrive here, and that people would really

258

00:45:55.530 --> 00:46:00.960

Ashley Avitabile: enjoy having a beer here, just I mean, I'm I'm sitting out right now, and they're like.

259

00:46:03.770 --> 00:46:10.109

Justin Johnson: you know, by having an operator that's paying some rent. And again, it doesn't.

260

00:46:14.900 --> 00:46:16.959

Justin Johnson: Sorry you're cutting out.

261

00:46:17.190 --> 00:46:21.179

Ashley Avitabile: No, no, that was, that's that's my question.

262

00:46:21.200 --> 00:46:32.889

Justin Johnson: Yeah. So by having having an operator that would be paying rent. And again, it's not. This is not the business plan. This is a temporary use to activate it, to improve the state of the site.

263

00:46:33.060 --> 00:46:41.710

Justin Johnson: but that can afford a budget which can build things like fences. I don't know if you've been to St. Vincent and Petworth. They've got a small stage out back.

264

00:46:41.740 --> 00:46:45.739

Justin Johnson: They do music on the weekends during the day.

265

00:46:45.790 --> 00:46:57.000

Justin Johnson: There would be time limits. It, would it it? It? The intent is for this to be a creative to the community and not disruptive to the community.

266

00:47:01.150 --> 00:47:03.520

Councilmember Parker's Office: Thank you, Andre.

267

00:47:07.790 --> 00:47:09.960

Councilmember Parker's Office: can you hear me? Yes.

268

00:47:10.090 --> 00:47:24.279

Andre Eaddy: Yup great. So councilmember, Parker. Thank you for hosting this, Justin. Appreciate you being here. I just have a few comments. One I'm adamantly opposed to rescinding the slip lane back.

269

00:47:24.650 --> 00:47:29.020

Andre Eaddy: I think the beer gardens a nonstarter when you look at the proximity

270

00:47:29.100 --> 00:47:33.570

Andre Eaddy: of this of this space to the neighbors

271

00:47:33.740 --> 00:47:47.539

Andre Eaddy: doesn't make any sense to put a beer garden there. We talk about things like a sound stage like it just doesn't make sense. I mean, you've got 12 Quincy place that shares 2 borders like their eastern and their southern border of their lot.

272

00:47:47.550 --> 00:47:49.899

Andre Eaddy: or wrapped around this space.

273

00:47:49.990 --> 00:48:00.850

Andre Eaddy: I live at first in our Northwest, and I would lose my mind. There's a beer garden behind my house, and I love beer. I absolutely love beer, but I just don't want it

274

00:48:01.320 --> 00:48:03.690

Andre Eaddy: backed up to my back fence. So

275

00:48:03.840 --> 00:48:07.460

Andre Eaddy: there's that I don't think the parking lot makes sense.

276

00:48:08.100 --> 00:48:11.620

Andre Eaddy: I'm a little curious about your comments. You you stated earlier.

277

00:48:11.830 --> 00:48:16.659

Andre Eaddy: Regarding some of the restrictions. I mean, it's been 1718 years.

278

00:48:16.770 --> 00:48:30.039

Andre Eaddy: We've had some of the lowest interest rates this country has ever seen, so I mean that explanation doesn't interest me. I'm not really concerned with the Exxon restrictions as well, because we all know that those things have remedies.

279

00:48:30.160 --> 00:48:32.789

Andre Eaddy: When when activated upon

280

00:48:32.860 --> 00:48:38.480

Andre Eaddy: and I'm you know. You also made a comment that the if you were to lease the space

281

00:48:38.510 --> 00:48:44.200

Andre Eaddy: the less sore within put but but

282

00:48:44.580 --> 00:49:00.919

Andre Eaddy: remedies in space to monitor what's going on? I mean, there's nothing preventing you all from doing the exact same thing right now to monitor the space. I get it that it should be a money making adventure. I understand that I've lived in this neighborhood for almost 20 years now.

283

00:49:01.090 --> 00:49:07.879

Andre Eaddy: and, there's been a substantial level of development on in every direction.

284

00:49:08.230 --> 00:49:15.000

Andre Eaddy: And this lot's been neglected, and and and there's a substantial level of trust

285

00:49:15.190 --> 00:49:17.739

Andre Eaddy: that has been reverted

286

00:49:17.950 --> 00:49:22.530

Andre Eaddy: for the decades that this lot has been vacant. So

287

00:49:22.670 --> 00:49:29.030

Andre Eaddy: I think you have to take into account if you're looking for our support, that there's some trust that needs to be rebuilt.

288

00:49:29.040 --> 00:49:31.269

Andre Eaddy: I don't think.

289

00:49:32.230 --> 00:49:39.880

Andre Eaddy: you know. And again, I'm not being. I'm not directing this at you personally, but I don't think it helps coming to a meeting like this with.

290

00:49:40.080 --> 00:49:48.640

Andre Eaddy: you know, not a lot of good ideas. I mean these. What you presented has been lackluster at best in terms of options for a lot.

291

00:49:48.990 --> 00:49:57.010

Andre Eaddy: I think a lot should be developed. If you're gonna develop it, develop it. If you don't want to develop it or can't develop it or don't have the means. Then

292

00:49:57.370 --> 00:49:58.470

Andre Eaddy: sell a lot.

293

00:49:58.810 --> 00:50:20.229

Andre Eaddy: And if you're not gonna develop it, then police a lot, you know it shouldn't be left to the citizens to police a lot. There's folks that have lived around that corner that I talk to my neighbors that deal with all kinds of issues that stem from the vagrancy that you know emanates from a lot that you own, that that gets absolutely no attention.

294

00:50:20.500 --> 00:50:29.839

Andre Eaddy: And then, after decades of that, it's like you're asking us, what should we do with? It's like you're in business to do something with this. You're in business to make money.

295

00:50:29.850 --> 00:50:37.340

Andre Eaddy: Figure out how you're gonna make money with a lot or not. But you know, personally, I think the city should.

296

00:50:37.900 --> 00:50:44.029

Andre Eaddy: you know, continue to tax you at the vacant lot rate until you till you come up with a plan of what you want to do with it.

297

00:50:44.190 --> 00:50:56.169

Andre Eaddy: And it's it's not our job to tell you what to do with it. We're we're certainly willing to provide. Input. But you know, some of the things that you've suggested, or nonstarters, I think, for this community.

298

00:50:56.470 --> 00:51:04.049

Andre Eaddy: And it's because of, you know, this is a lot that sits directly adjacent to a number of residential

299

00:51:04.180 --> 00:51:06.270

Andre Eaddy: backyards and

300

00:51:06.700 --> 00:51:10.810

Andre Eaddy: guess it. I guarantee I drink more beer than anybody on this call

301

00:51:10.900 --> 00:51:17.999

Andre Eaddy: on an annual basis. But I would not want a beer garden in my backyard. I just wouldn't certainly wouldn't want a parking lot back there that's

302

00:51:18.190 --> 00:51:19.630

Andre Eaddy: unattended, or

303

00:51:19.670 --> 00:51:28.819

Andre Eaddy: a haven for some other type of nefarious activity, because parking lots attract a separate, a different kind of nefarious activity. So those are the things you should think about.

304

00:51:28.960 --> 00:51:37.699

Andre Eaddy: And it's just, you know. it's been. It's been almost 2 decades. So it's time to like. Figure it out, you know.

305

00:51:37.770 --> 00:51:50.009

Andre Eaddy: You'll you'll you'll never see the interest rates that we had before. Arguably you might, we might get down to 5%. But we're certainly going to be at like sub 3% rates. So if you can't make it work at sub 3% rates. Then I

306

00:51:50.180 --> 00:51:52.760

Andre Eaddy: I don't have to tell you, you know. So

307

00:51:53.410 --> 00:52:05.169

Justin Johnson: yeah, thanks. Thanks for your input in may 2020 is when the Exxon a path. Yeah, you said remedies it was agreed upon by Exxon, May 2020, while under Covid.

308

00:52:05.280 --> 00:52:09.770

Justin Johnson: That rates for low. You're absolutely right, and it would have worked without that.

309

00:52:09.890 --> 00:52:14.589

Justin Johnson: And so we are actively trying to figure out what to do next. Rates are high now.

310

00:52:14.860 --> 00:52:18.730

Justin Johnson: cost or high, gotta gotta win the community back.

311

00:52:19.290 --> 00:52:23.819

Andre Eaddy: Yeah. I mean, you guys, you guys think to the lot, Patty Corner, across the street from you

312

00:52:23.850 --> 00:52:27.190

Andre Eaddy: was also an Exxon gas station.

313

00:52:27.490 --> 00:52:35.400

Andre Eaddy: and they that development is well underway right now. And and there's been development all around you like.

314

00:52:35.650 --> 00:52:38.530

Andre Eaddy: And that's Caddy Corner across the street. So

315

00:52:39.100 --> 00:52:44.490

Andre Eaddy: you know, just just know from the neighborhoods perspective there, there's some

316

00:52:45.340 --> 00:52:55.659

Andre Eaddy: We kind of question the motives, you know it's like, Are you. Are you serious about this? Or you just kind of hang on to it so you can sell a vacant lot for maximum prop. And if that's the case.

317

00:52:55.900 --> 00:53:03.840

Andre Eaddy: I mean, if that's your model, that's your model. That's your business. But you should deal with the the tax consequences that go along with that

318

00:53:04.060 --> 00:53:17.020

Andre Eaddy: but you know 2 decades is a long, long time, and you're talking to someone who remodel a house from Scratch, and I'm still working on it. You know what I mean. So II know the pain of going through that from a individual standpoint. It's just

319

00:53:17.210 --> 00:53:21.870

Andre Eaddy: it's a it's a little disheartening. That's just my 2 cents.

320

00:53:22.220 --> 00:53:23.670

Councilmember Parker's Office: Thanks, Andre.

321

00:53:23.920 --> 00:53:29.109

Councilmember Parker's Office: I again want to remind neighbors to complete the survey so

322

00:53:29.250 --> 00:53:31.260

Councilmember Parker's Office: hopefully, we can get 100%

323

00:53:31.270 --> 00:53:52.649

Councilmember Parker's Office: completion rate. You will find that questions around to activate, not to activate what your ideas are for the proposals put forth are all included in the survey. If Sam, you can share the link again, and I see that you just did. Please take a second even during this call to complete it. That would be helpful. Patricia. I believe this is a new hand.

324

00:53:52.850 --> 00:54:00.599

Councilmember Parker's Office: and I noticed you had a question in the QA. That I will lift up as well. Would there be noise restrictions if it was similar to Wonderland?

325

00:54:01.000 --> 00:54:11.539

Patricia Johnson: If you have other questions, please feel free to cover. Maybe I just didn't take my hand down. Sorry about that.

326

00:54:12.260 --> 00:54:14.909

Patricia Johnson: Maybe there's another Patricia. Is there another, Patricia?

327

00:54:15.380 --> 00:54:22.570

Patricia Johnson: Maybe that's it. No, anyway. Okay, no, that that's fine. The the question was about the noise restriction, and then I did have

328

00:54:22.770 --> 00:54:32.400

Joe mammo: 2 other suggestions. But I'll put that in the in the survey. Okay, alright, thank you. Can you hear me? This is Joe. Mammo may speak for a minute.

329

00:54:32.770 --> 00:54:46.680

Councilmember Parker's Office: Sure, I'm not sure if you can come on camera. But we could hear you. I tried, but it says, it's restricted, unable to access camera or whatever. But I can speak. I can hear everybody, and I understand the frustration.

330

00:54:46.880 --> 00:54:50.740

Joe mammo: I've owned the site over 20 years, and I've been in the city.

331

00:54:50.960 --> 00:55:02.320

Joe mammo: Actually, I lived there for a long time. I still have a house there been in this district since 87 July first. I was 19 years old when I bought my first gas station.

332

00:55:03.070 --> 00:55:10.259

Joe mammo: and I might committed to the district in general. I probably am top 5 top 10 taxpayer.

333

00:55:10.520 --> 00:55:18.620

Joe mammo: based on my commercial real estate and gas stations fuel tax millions of dollars. I have paid for the district over the last 35 years.

334

00:55:18.920 --> 00:55:22.940

Joe mammo: so I have no get feeling about my commitment to the city

335

00:55:23.160 --> 00:55:25.410

Joe mammo: and to every neighborhood. And

336

00:55:25.650 --> 00:55:36.880

Joe mammo: I'm building a hotel right now on 6 in K. So because the zoning is by right, I could do total 12 stories. and we had very short

337

00:55:37.320 --> 00:55:48.039

Joe mammo: community hearings that was approved immediately zoning variants that was approved. So this side's difficult. because Caddy Corner to us.

338

00:55:48.440 --> 00:56:00.619

Joe mammo: I used to own that property by the way I sold it to a large firm out of New York. and they bought my property on the corner that used to be an Exxon. and they also bought 2 other pieces in the back.

339

00:56:00.770 --> 00:56:04.000

Joe mammo: But you know, for for Lamus.

340

00:56:04.260 --> 00:56:07.999

Joe mammo: looking at this, the folks that are not in the development business.

341

00:56:08.130 --> 00:56:18.770

Joe mamo: the zoning changes significantly from where I am. When you walk across street they can build 11 storey with penthouse, making it 12 story by right.

342

00:56:19.400 --> 00:56:21.710

Joe mamo: That's their right zoning right?

343

00:56:21.880 --> 00:56:23.260

Joe mamo: My situation.

344

00:56:23.360 --> 00:56:30.770

Joe mamo: You can't build more than 7, maybe. and that makes it difficult especially economically.

345

00:56:30.860 --> 00:56:32.819

Joe mamo: That's why we went to PUD.

346

00:56:33.100 --> 00:56:38.549

Joe mamo: To Justin's point. When we got finally, after 10 years of

347

00:56:39.450 --> 00:56:50.750

Joe mamo: back and forth it was Exxon Mobil. They were not willing to remove the jurisdiction, and unfortunately, that's their right as property owners, right to own a property in the Constitution.

348

00:56:50.920 --> 00:57:01.710

Joe mamo: That's how we bought it. Finally, we were able. as a matter of fact, new management came to Exxon. The Old Guard left, and they were willing to deal with us. In 2020

349

00:57:01.890 --> 00:57:14.720

Joe mamo: they gave us. They lifted the deed restriction. I had to post a million dollars bond. which is still in effect. So I put up a million dollars in cash in order to retain the need restriction until I build.

350

00:57:14.870 --> 00:57:18.000

Joe mamo: So that's right, there's pressure. If you talk about pressure.

351

00:57:18.280 --> 00:57:33.060

Joe mamo: the tax escalation to abandon property is went from 30 grand to 100,000 right now. That's another pressure. and I have sunken 8 million

dollars in cash in the property and no mortgage on it. That's another pressure.

352

00:57:35.310 --> 00:57:37.799

Joe mammo: Still, the numbers don't make sense.

353

00:57:38.620 --> 00:57:43.449

Joe mammo: We need a temporary use. What I can guarantee the community now is.

354

00:57:43.780 --> 00:57:50.040

Joe mammo: from what I hear, bare garden and parking. not attractive. But there are

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00:57:50.150 --> 00:57:51.630

Joe mammo: 20 other uses.

356

00:57:52.260 --> 00:58:00.420

Joe mammo: some of it you may not like, for example, by right I could put 7 11 there. I could put Wawa there. That's my right.

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00:58:00.730 --> 00:58:08.259

Joe mammo: but that's not what we want, and I don't think that's what the committee wants, so we can go back with our zoning attorneys

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00:58:08.290 --> 00:58:09.860

Joe mammo: and see if we can find

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00:58:10.300 --> 00:58:16.520

Joe mammo: something amicable. 3, 2, or 3 choices we can circulate before even asking for a hearing.

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00:58:16.670 --> 00:58:19.899

Joe mammo: and see if there's something we can come up most jointly.

361

00:58:19.980 --> 00:58:23.340

Joe mammo: There is absolutely no pressure financial on me.

362

00:58:24.000 --> 00:58:33.070

Joe mammo: I just saw it because one of the residents said, we got to put pressure on my mobile. There's no pressure. I can fence the property and hand it over to the next generation

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00:58:33.310 --> 00:58:37.519

Joe mamo: without missing a meal, and I'm lucky because I came to United States with no money.

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00:58:38.120 --> 00:58:42.759

Joe mamo: I came in, and when I was 13 was sent to a small boarding school in the middle of nowhere.

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00:58:42.880 --> 00:58:50.309

Joe mamo: work my way to where I am to day with over 450 properties here in New York, Washington, Maryland, Virginia, and New York.

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00:58:50.390 --> 00:58:51.639

Joe mamo: This is only

367

00:58:52.290 --> 00:59:03.790

Joe mamo: taken a lot that I have. So there's absolutely no financial pressure. Do I? Do? I want to do something for my legacy absolutely. Do I want to do something for the community. Yes, I'm in many communities from here to New York.

368

00:59:04.530 --> 00:59:09.790

Joe mamo: and my work I stand by. There is absolutely no vacant lot.

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00:59:09.860 --> 00:59:11.000

Joe mamo: and I own

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00:59:11.510 --> 00:59:15.270

Joe mamo: in these jurisdictions, this many properties whatsoever.

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00:59:15.380 --> 00:59:20.459

Joe mamo: So I'm proud of that. But I just want to give you a background. You don't have to accept it, but that's the reality.

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00:59:20.710 --> 00:59:25.460

Joe mamo: So I think what I conclude is, let's come back to you guys

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00:59:25.740 --> 00:59:31.590

Joe mamo: and come up with 3 or 4 other choices circulate that through the counselor's office

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00:59:31.670 --> 00:59:38.010

Joe mammo: and see if there's one or 2 worth talking about before we set up this goals and tell you what we want to do

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00:59:38.580 --> 00:59:52.030

Councilmember Parker's Office: that that sounds great. Ii want to reiterate the survey and encourage you all to complete the survey. I'm understanding that we have about 55 folk on this call.

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00:59:52.030 --> 01:00:15.560

Councilmember Parker's Office: And there are many more Bloomingdale neighbors. And so who knows? Maybe there is support for one of the current proposals. It sounds like once tonight's call. There isn't but we will move forward and engage neighbors to share their views on the survey. And Mr. Memo, I think it's a good idea to expand from the 2 options. I think

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01:00:16.190 --> 01:00:27.149

Councilmember Parker's Office: incorporating some feedback from tonight's call. Perhaps some feedback from Tierra Janine Quinn and Commissioner Lewis might get us to our broader starting point.

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01:00:27.520 --> 01:00:49.870

Councilmember Parker's Office: from which you all can dwindle down, have discussions with your team that might have some broader buy in so just throwing that out there, a few things I would say just to level set and I do want us to close at 7 Pm, I do. Wanna also provide space for Tyrgin and Quinn and Commissioner Lewis to offer any last words. Should you have them? Is

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01:00:49.870 --> 01:01:00.890

Councilmember Parker's Office: One of the reasons why we're here is because I think activating this lot is a good idea. That is my bias. I want to make that transparent. I think, leaving the lot as it is.

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01:01:00.890 --> 01:01:07.050

Councilmember Parker's Office: is less desirable than having something that the community can benefit from, and the community wants

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01:01:07.050 --> 01:01:36.050

Councilmember Parker's Office: at that space. If I am hearing clearly from neighbors that that is not accurate. I will take that tar. But again, I think activating the lot is better than leaving it as is second. There have been engagement with the mammal team, Terra, Janine Quinn, and Commissioner Lewis. We will continue coordinating and shipwrecking those conversations, understanding that there is a lack of trust II wanna be clear at. And II understand the reasons for that.

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01:01:36.050 --> 01:02:02.989

Councilmember Parker's Office: And I'm hoping that the mammal team can lean towards reassurances, concrete reassurances. Whether that's a portion of the proceeds will go to these things to directly benefit the community. Whether that's certain provisions that the community wants to work towards building that trust. And I have every reason to believe that the mammal team is open to thinking expansively about that. And then, lastly, I just wanna say no decisions have been made. So

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01:02:02.990 --> 01:02:09.369

Councilmember Parker's Office: you don't have to leave this call thinking that something is going to happen against the communities will. There will be

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01:02:09.370 --> 01:02:28.209

Councilmember Parker's Office: greater deliberation following. Tonight's call tonight was hopeful a start to a conversation. But we don't want this to drag on that. We're just waiting and swatting down that ideas, but that hopefully, we can call us around something and move on it so that again, we can hopefully activate the space

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01:02:28.610 --> 01:02:35.499

Councilmember Parker's Office: to Janine Quinn, any last words. And then, Commissioner Lewis, I'll go to you, and then we'll close out.

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01:02:35.840 --> 01:02:41.779

Teri Janine Quinn: Sure, very, very, very briefly. I want to say to the folks in Bloomington who showed up tonight.

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01:02:41.780 --> 01:03:06.680

Teri Janine Quinn: I cannot tell you how much I personally appreciate it. I know that both. I came to you. The Commissioner came to you, and I know she went door to door to ask you to show up. We've been having these meetings, but we you need more than just me and Carla showing up somewhere, saying what we think the community thinks. So when you show up your your voices can be, can really really be heard. So we really appreciate

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01:03:06.680 --> 01:03:08.439

Teri Janine Quinn: that. I,

389

01:03:08.790 --> 01:03:19.249

Teri Janine Quinn: Justin, we can talk about this offline, but I did want to get your feedback in terms of whether it's possible to do a community garden. That's not an idea we have shopped yet, so I don't know if anybody wants it other than

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01:03:19.510 --> 01:03:23.649

Teri Janine Quinn: me. But we can talk about that offline because I know we're close with time.

391

01:03:23.730 --> 01:03:27.939

Teri Janine Quinn: But and also thank you to the memo team for for joining us.

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01:03:28.990 --> 01:03:31.370

Councilmember Parker's Office: Thank you. Awesome, awesome.

393

01:03:31.490 --> 01:03:50.670

Councilmember Parker's Office: And so again, just to underscore. What I would ask is for the mammal team briefly, to consult with Commissioner Lewis, Terry, Jeanne, and Quinn my office, as you're entertaining that expansive list of 20 ideas, and we return to the community to get their input. Commissioner Lewis.

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01:03:50.800 --> 01:03:57.249

Karla M Lewis: Yes, I just wanted to say Terry, that we I did get feedback in that survey, and

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01:03:58.220 --> 01:04:11.180

Karla M Lewis: I think there were a lot a number of people that actually wanted to community garden as well, and they they also specified some other options. So those options I can I can possibly share.

396

01:04:11.830 --> 01:04:33.020

Karla M Lewis: I think. Andre had already spoken to it as well as Terry, put a comment in in the chat about the Exxon that was diagonally across from Joe Mannel Slot, how in no time whatsoever I mean, within a few years they were up and and and building. So this, this whole thing about

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01:04:33.210 --> 01:04:38.630

Karla M Lewis: whatever this, this that stopped you from building.

398

01:04:38.840 --> 01:04:54.990

Karla M Lewis: I don't know. I mean, my understanding is initially that there was some type of environmental factors. And then they said, in order to remedy that all you had to do is dig down low underneath the tanks. So that's that's my understanding that would not have taken long to do

399

01:04:56.060 --> 01:05:14.709

Karla M Lewis: other than that. I wanna thank the community for coming out again hopefully. The next time we'll have a greater show and force, and we could come up with something that will work for everyone. Those that are nearest to the property, as well as those that are so close to the property.

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01:05:16.050 --> 01:05:29.500

Councilmember Parker's Office: Thank you, Commissioner Sam. I'm gonna ask that you drop the link to the survey one more time. I know everyone may not have gotten their thoughts out, feel free to reach out to us? Can we share that survey with the members of the community?

401

01:05:29.680 --> 01:05:37.560

Councilmember Parker's Office: 1,000. Yes, when is the closing date on the we haven't set a closing date.

402

01:05:37.650 --> 01:06:01.809

Councilmember Parker's Office: but we would ask that everyone here tonight fill it out tonight. And we will share it in our newsletter on Friday, and we will actually plan to go door to door. We're happy to walk doors with you, Commissioner Terra janine to hear directly from neighbors. And again, I just wanna underscore I think it it for safety, and a host of other reasons is better if we activate the lot.

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01:06:02.230 --> 01:06:09.609

Councilmember Parker's Office: I want to use that as our North Star is not a matter of, should we or should we not? But what is beneficial to the community and the community wants.

404

01:06:09.680 --> 01:06:31.920

Councilmember Parker's Office: And hopefully, over the next month, let's say we can come back to the commute community with some more expansive ideas. So we can land on something. So I'm thinking, a shorter term period versus longer so that this doesn't stretch out for another year 2 years. Or what have you?

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01:06:31.940 --> 01:06:48.860

Councilmember Parker's Office: So with that? Thank you all. I also wanna acknowledge, other Commissioners that I see online Joe, Bishop Henchman. Thank you, Commissioner, for joining. I'm sorry if I'm missing others. But we know that many have an investment in our community. And we thank you for joining us tonight.

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01:06:49.800 --> 01:06:50.660

Justin Johnson: You all.

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01:06:50.940 --> 01:06:51.600

Hmm.

408

01:06:52.990 --> 01:06:59.390

Patricia Johnson: Commissioner Wrap. Thank you. Thank you for

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01:06:59.700 --> 01:07:02.940

Councilmember Parker's Office: joining us as well. And thank you, of course, to the memo team.

410

01:07:04.410 --> 01:07:05.850

Joe mammo: Thank you very much. Guys.