**ANC5A Boys Town Redevelopment: Community Benefits Request – Part 2**

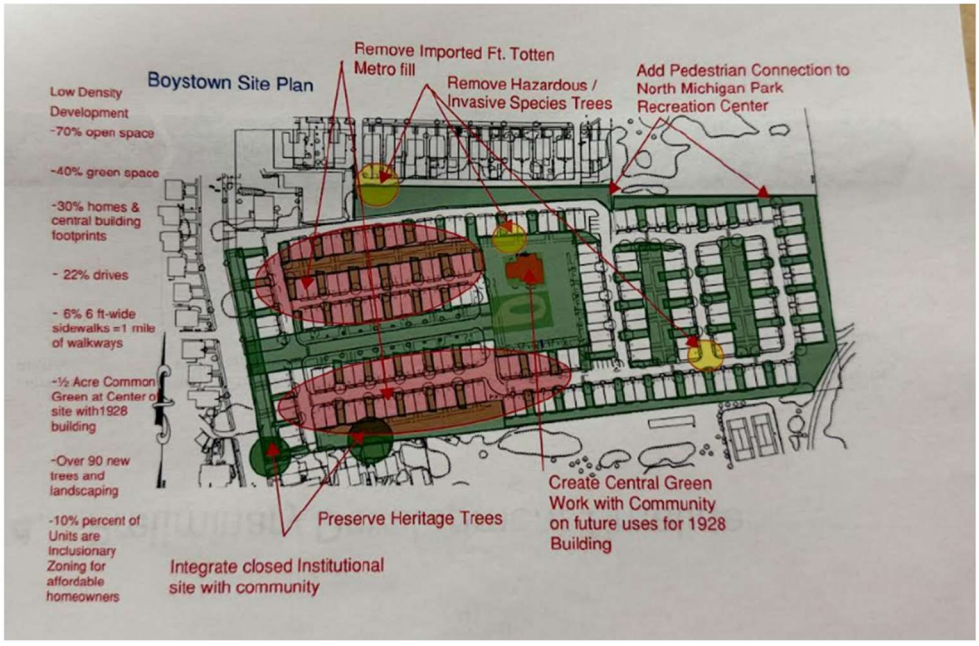
Meeting Date: 7/31/2025
Meeting Location: On-Site- Outside- Delafield Pl., NE - Alley
Meeting Participants:

| | |
|---|---|
| ANC5A Commissioner<br><br>Timothy Thomas | Urban Atlantic (UA)<br>Vicki Davis<br>Mr. Swift |
| Community Members (CM):<br>Cheryl Tracy<br>Sandy Wilson<br>Aritha Willoughby | continue...Community Members (CM):<br>LaNilta Farrior<br>Roshni Patnaik<br>Cameron Hahn<br>Al Drago |

The following Community Benefit Requests (Part -2) are based on the meeting with Urban Atlantic (UA) on July 31, 2025, regarding the Boys Town Redevelopment Project. These notes are not inclusive of everything that was discussed however, they outline major concerns and reflect the understanding by the community participants based on those discussions.

1. Tree Removal

Upon review of the new documents provided by Vicki Davis that showed the Tree Retention Plan, it was discovered that new Tree removal plan differed significantly from previously shared plans. Plans shared at previous ANC meetings included removal of only select trees deemed Hazardous and/or invasive. Current plan shows removal of all trees adjacent to Delafield alley. (See photo of previously shared plan attached indicating this discrepancy)




**Tree Removal Response: The diagram above only shows heritage trees being retained and being removed, as was discussed in the meeting, and as can be seen by the circles indicating the size of the canopy. This is shown because only heritage trees are prohibited from being removed, unless they are hazardous or invasive species. We did explain that we would be planting over 200 trees. We also committed to preserving the double row of trees flanking the main drive into the site as they are well maintained and beautiful. As explained in the neighbors meeting, there will be a large bio retention in the area, and existing trees, (which are overgrown, choked with vines, and in poor condition, and include invasive species) will be removed to ensure proper storm water management for the site.**

ZONING COMMISSION
District of Columbia
CASE NO. 26-09
EXHIBIT NO. 11B

Community Response/Requirement – “Ask”
For many newer residents, the attraction to the homes along Delafield Place was the wooded area at the rear of the homes and no neighbors in the rear. As the new changes would impact the reasons these residents chose the community in the first place, the Community Members (CM) would like the following:
a. Revisit tree removal plans and share arborist reports with the community to confirm that this level of tree removal is necessary. CM feel strongly about saving the current trees along the alley line as Urban Atlantic previously promised this. **Agree to share plans. Many of the trees are severely impacted by vines, and some are invasive or in poor health. This location is designated for bioretention to meet Storm Water Management requirements, which is in conflict with saving current trees. Existing images are below.**

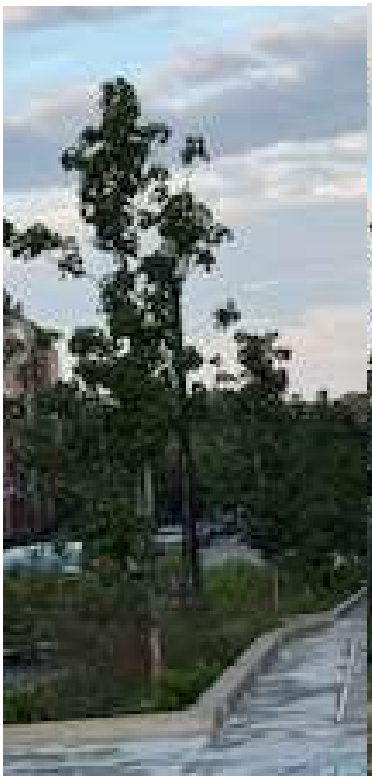






b. Urban Atlantic shall provide evergreen trees combined with deciduous trees that will serve as a wall to visually provide a similar wooded appearance in the areas where the bio-retention area will be placed along the alley. Provide tree species that will provide coverage to block rear development views.

**Urban Atlantic will share recommended trees and plantings with neighbors, to get input. The intention is to reduce views between rear of buildings. New Homes are from over 60 ft to over 100 ft apart from back of existing townhomes of neighbors. Similar trees at Walter Reed (planted over the past 3 years – some in bio retention areas are below as illustrative examples.**





c. Urban Atlantic (UA) indicated they will share the tree planting plans with the CM. The CM would like to meet with the Landscape Architect or Arborist to discuss the tree planting plan prior to implementation to ensure the green space along the alley will provide a green barrier “wall of trees” that will be lost due to the Boys Town Redevelopment (BTR).
**We agree to arrange a call with the landscape architect this fall, as detailed plans are developed.**

d. Upon the initial tree installation, UA shall provide larger diameter trees than developers typically provide which will adapt to the newly transplanted location. Selected trees should provide a large canopy at maximum maturity.
**We will plant properly sized trees with the above goal in mind, and consistent with bio retention regulations.**

**.**

e. Trees that die after being planted shall be promptly replaced by Urban Atlantic (UA).
**Typically the first year of growth is the main indicator of whether a tree will grow. UA will replace dead trees in the first year post completion. This is generally part of DOEE process.**

**2. Parking in the Alley & Turning Radius**

UA informed us that the alley width is 17'– 4" as measured by Mr. Swift while on-site. Vicki stated that the community would have to wait until the design of the bio-retention areas to determine if the alley can be widened to handle cars exiting and entering private backyard driveways.

Vicki didn't broach the subject of maintaining /providing parking along the alley.

**We discussed parking along the alley:**

1. **We discussed whether there is any evidence of emails, communications, etc. to approved parking from Boystown for the community. We discussed who posted all of the no parking signs. Community members said their last communications had been in the 1990's with the prior owner St. Gertrude's. Community members did not know but thought neighbors may have posted the signs.**
2. **Boystown has posted snow fence in the last week as shown above in order to transfer clean title and address their no parking on their property.**
3. **One abandoned truck without plates was removed. One additional car under cover remains weighted down with tiles.**
4. **Parking has only existed on the western 40% or less of the property. Parking occurs behind 8 homes at the western end of the alley. It appears from aerials that there are 23 homes that are located on the alley. The 60% eastern portion of the alley remainder is overgrown and does not show any parking.**
5. **We agreed that we would look at providing some parking depending on the bio-retention calculations, but that the prior request from the neighbors for a 30 ft alley is not consistent with the neighborhood and is more typical of a commercial loading zone.**
6. **Other alleys in the neighborhood and behind Delafield are actually more narrow and double loaded, at 16ft versus the 17.4 ft here.**
7. **We also addressed the request for a privacy fence. We will endeavor to set a fence back from the alley itself by a foot or more to help with turning movements for our neighbors.**

**No parking exists on Boystown property on eastern end of alley. It is overgrown to the edge of pavement.**



**Parking including abandoned cars exists on western end of alley.**





**Vehicles no license plates:**





**Overgrown trees on Boystown side of Alley:**





Community Response /Requirement – “Ask”.

Maintaining the parking along the alley is very important to the Community; it not only impacts the existing residents that park in the alley, but it will affect all the residents along Delafield Pl and beyond. Residents will be forced to compete for already sparse street parking spaces in the front of their homes and beyond.
a. Urban Atlantic shall prioritize using some of the 50’ to 80’ area, Vicki mentioned would remain at the rear of the development for parking along the alley. This would require approx. 10 feet of width; this would go a long way with building a relationship with the community.
b. The potential gravel area used for parking would also provide additional space for water from the new development to seep into the ground prior to flowing into the alley and into the storm water system.

**Response: This is a significant request – it is a request to use 5.000 sf of Boystown property– the equivalent of two neighborhood townhome lots to park up to 25 cars for free. We are working to see if a small amount of parking – either head in or parallel parking , can be accommodated. To help with this effort, please give us the names and addresses, license plates and title of residents who need spaces on the alley, and total car count per home, assuming these spaces are behind their homes and photos of their cars that show they were parked there if possible. See the google earth photos above if that helps identify the cars that have been parking there regularly. There is still one car covered with tarp and blocks that has no tags parked on the Boystown property.**

3. Storm Water Management (SWM)
Vicki worked to address our Stormwater Management (SWM) concerns by indicating that there will be a bio-retention area located on the Boys Town Site along the alley. Vicki stated that there would be an overflow that would drain into a 16”-20” diameter pipe should the bio-retention area over flow. This overflow pipe would travel directly into the existing storm water system’s pipe of the same diameter. **A small correction – the trunk drain will be 27” diameter (not 16 or 20”), while the alley drains themselves are 15 “.**

Vicki also provided a plan **(hand sketch below - with proposed bio retention locations**)that showed the location of several proposed bio-retention areas on- site. It was further stated that the residents of the neighborhood should contact DC Department of Energy and Environment (DOEE) to have them address the **sediment – not clogged** inlet drains in the alley. Vicki mentioned this was raised on **an informal** walk-through with Anthony Black the Ward 5 Community Relations Manager / Single Member District Commissioner and *(he identified this as one of the SWM issues in the neighborhood.)* **this statement is not an accurate reflection of the conversation with ANC SMD and Mr. Black.**



Community Response/ Requirement – “Ask”
The CM would like reassurances and proof that the SWM system will be designed to relieve pressure from the existing aging SWM system in an effort, to prevent flooding in and around the existing neighborhood.

As stated previously, the residents along the alley of Delafield that back up to the BTR already have issues with flooding as a result of **ground water from the alley and stormwater from the front of Delafield backing up causing basement flooding in the areaway in the rear of the properties**. **Clarification: Residents expressed that flooding is caused by roots growing into terra cotta pipes original to the homes that drain the areaways, and suggested root removal chemicals as a solution. These drains are generally unrelated to the main drains, that are very large pipes in Delafield Place. Neighbors agreed that there is currently no back up in the alley drains, nor flooding over the alley of water coming from Boystown site, but that rear yards do drain toward the areaways, and if those are clogged with roots etc, that can be a problem.**

a. UA, upon completion of each phases of construction, would monitor the SWM system and surrounding areas impacted by the BTR after we have experienced a significant rainstorm event to ensure the system is adequately designed to handle the new and existing developments. **Agree. We will work with neighbors to monitor this in real time.**

b. Should flood damage occur to properties as a result of the BTR, affected residents would like a guarantee that UA will mitigate the cause/s and compensate those residents for damage done to their property both during the construction process and after all phased construction is complete. **If a neighbor floods another neighbors property due to improper installation as opposed to an act of god, the neighbor can make a claim through their insurance and subrogate against the developer’s builders risk insurance and property insurance. Both during construction and after completion. This SWM work is bonded, and is subject to rigorous inspections and enforcement throughout the city. It is more appropriate to follow the standard property process and city process.**

There have been no significant flooding events in the neighborhood in recent years along the Delafield alley. **Flooding across the alley was also discussed and when neighbors were asked there was no recollection of water flooding across the v shaped alley as a concern.**

Any significant flooding that occurs during and after construction shall be investigated by UA to determine the root cause of the flooding. A written report of the findings shall be provided to the affected residents **Agree**

c. CM would like a written agreement between UA and residents stating that any water damage caused due to flooding during a stipulated period of time, post construction (5 years) would be UA’s responsibility to remediate or compensate residents financially. **If a neighbor floods another neighbors property due to improper installation as opposed to an act of god, the neighbor can make a claim through their insurance and the insurance will subrogate against the developers builders risk insurance and property insurance. Both during construction and after completion. This SWM work is bonded, and is subject to rigorous inspections and enforcement throughout the city. It is more appropriate to follow the standard property process and city process rather than a new document that will miss items of law and prededent on both sides.**

4. Rodent Control

UA stated they will provide rodent control during construction. **Agree.**

Community Response/ Requirement – “Ask”

The community has had past experiences with rodents including rats and mice when construction occurs nearby. CM request that the rodent control measures extend to the edge of the alley near trash pick-up areas to manage rodents during the construction process. **We will install and maintain proper rodent control measures as appropriate at the perimeter of the Boystown site during construction.**

a. Rodent control measures should be at regularly scheduled intervals based on the method used to ensure the method does not become ineffective and create a larger problem. **Agree. This should be a service contract during construction.**

b. Urban Atlantic should not put out rodent control traps and walk away. The community would like the Project Manager or Construction Superintendent responsible for daily construction activities to provide contact information to the residents should the need arise for immediate pest control remediation. **Agree.**

5. Building Materials

This was not discussed; however, CM would like to see the building material being used on the townhomes front and rear facades prior to purchase/installation. We prefer earthy colors consistent with the community that will blend in with the local home environment. **Colors will be earth tones, and perhaps a dark gray blue. There will be stone type facades and red brick type facades. Some will have white batton accents likely on a white or gray background on projecting bays.**

It should be noted the white church nor the aluminum siding houses near the church are, in our opinion, consistent with community dwellings when they were constructed and should not be used as a benchmark for the townhomes facade material selection. **Agree. Rendering on Sargent Road below.**



**Notes from neighbors with responses provided during the meeting on July 31, 2025**

**Community Benefits Package Request** ANC 5A Feedback: Boys Town Site Redevelopment

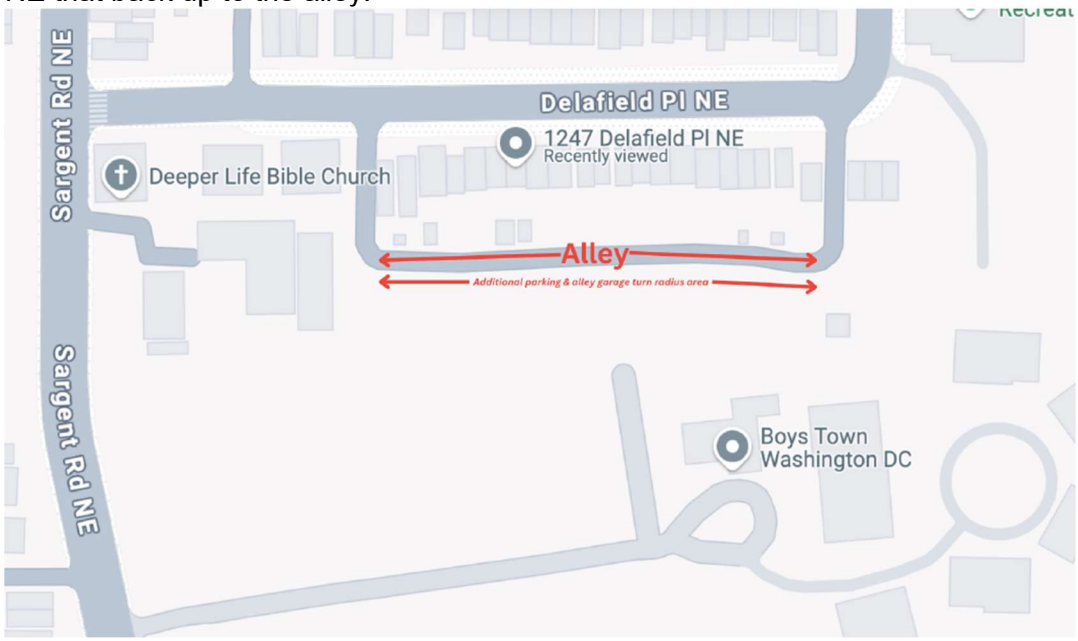
The immediate residents who will be most affected by the Boys Town Redevelopment, as well as the larger ANC5A community, request the following community benefits be considered for adoption by the new developers of this site, in order to protect the peace and quiet of the neighborhood during the construction phase. To aid in this effort and promote the goodwill between longstanding existing neighborhood residents and residents of the new site, we kindly request accommodations for the following:

1. **Stormwater Management –**

**UA with our engineers will create a SWM and utility plan for the site, which will be shared with the community. It will fully meet DC requirements for SWM management.**

a. **History and Acknowledgment:** i. Consistently, any development on the Boys Town site has directly caused significant and catastrophic impacts on the flooding of residents' homes most adjacent to the site. Residents have gone to great lengths in the past to work with site developers to stop this flooding and manage stormwater and general wastewater in the area.

b. **Location:** i. All properties adjacent to the Boys Town site, most namely the homes on Delafield Place NE that back up to the alley.




c.

d. **Community Benefits Request:** i. With stormwater experts, create a realistic plan for stormwater management: Consult Civil Engineers, drainage experts and hydrologists to develop a realistic stormwater management (SWM) plan for implementation by the developer that will determine best practices to add a new housing development to an existing aging SWM system without impacting the current residents: 1. To ensure that previously existing stormwater issues are taken into account and solved for to prevent them accessing the alley, and;

**Community Benefits Package Request** ANC 5A Feedback: Boys Town Site Redevelopment

2. .Take into account the amount of impervious pavement and construction that will now worsen the issue even further due to the significant construction of new homes, driveways, sidewalks, and roads, allowing for less green space to absorb water than even exists currently.

a. Suggested stormwater management techniques include adding green infrastructure such as rain gardens, green roofs for the proposed 40% of the proposed green space, and adding retention and detention ponds. We also request to see the results of studies showing how these mitigation techniques will manage run off.

ii. Ensure sediment and erosion control measures are implemented and maintained by the developer/ contractor during construction to mitigate soil eroding and seeping onto the surrounding properties.

iii. Share this plan with ANC5A residents and allow for feedback, especially as many have seen many iterations of stormwater management failures and successes over decades in the neighborhood.
iv. Share the Civil Plan for resident review. Several residents of Delafield Place NE work in construction management and architecture and have the capability to understand and read high-level civil plans. Sharing this plan will allow residents, especially those with historic knowledge of the area and previous efforts, to understand the grade and its location, as well as make further input into the runoff plan, etc based on experience.

v. Implement a mutual Redevelopment Plan. Inspect Delafield Place NE's alley adjacent residents' homes before development begins, and allow them to additionally document their homes during water-heavy weather events, to establish a record. Agree to be responsible for costs and repair to homes, personal property, and establishment of a new system, should the stormwater mitigation plan implemented as part of the redevelopment fail.

**By regulation in DC, all developments are required to retain 1.2 inches for 90% retention on site. We will grade away from the alley, which will reduce flow from our property to the alley. Storm water will continue to flow under the perpendicular alley portions to the main in Delafield Place. We are planning to manage storm water in the area south of the alley. Likely with grading and bioretention.**

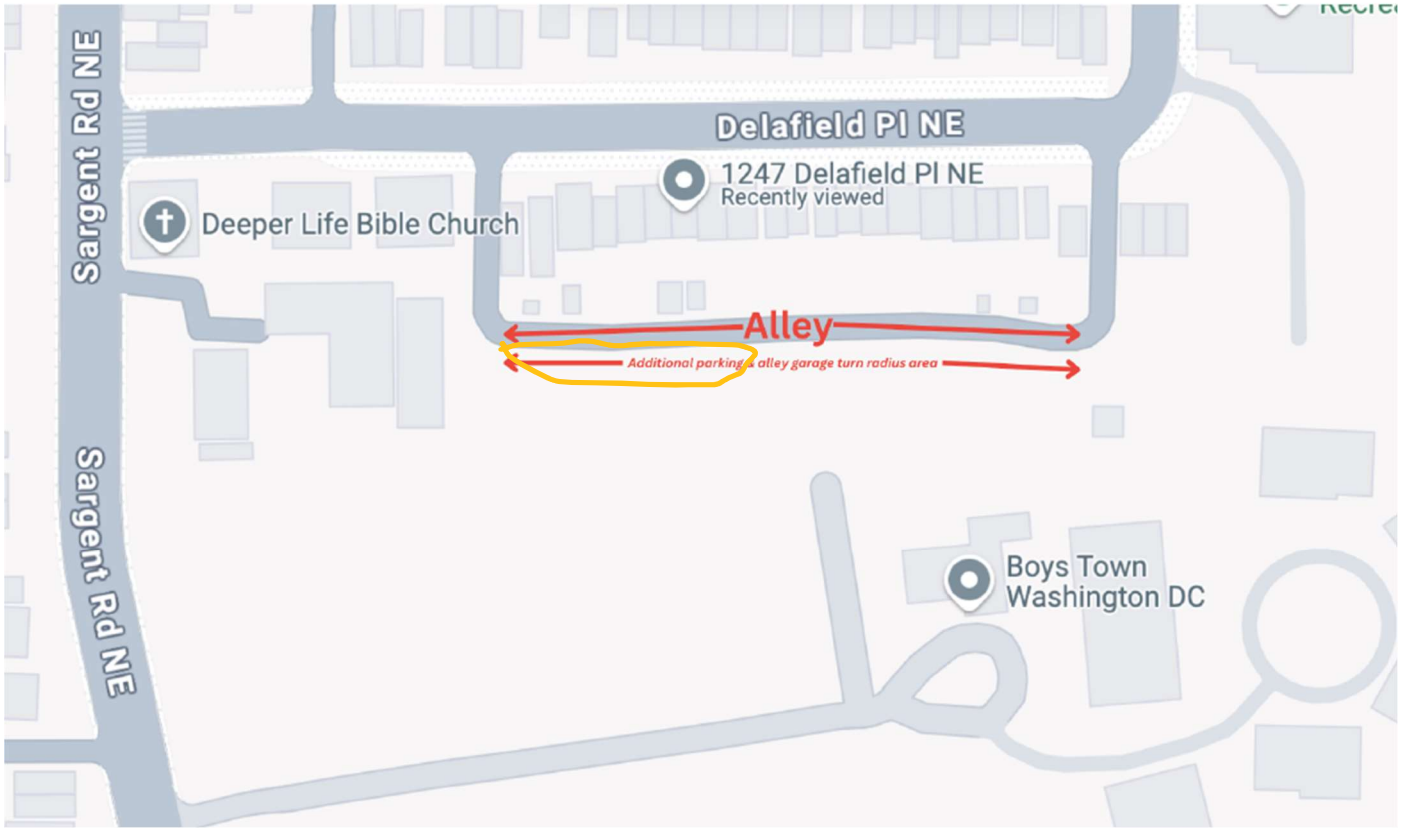


**2. Parking Retainment** a. **History and Acknowledgment:** i. The alley between the homes on Delafield Place NE and the edge of the old Boys' Town property is used by residents to access their parking garages as well as access additional parking space, as has been agreed between Boys' Town and these residents for years previously. The occasionally gravel areas is currently used by several residents to park additional cars in the alley.

**Please provide copies of agreements, emails, contact names, etc to document agreements with Boystown.**

b. **Location:**

c.



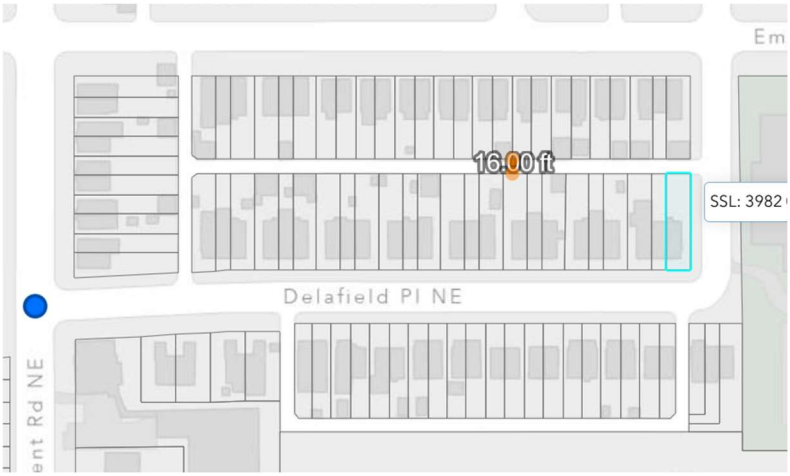

**In looking at the alley there appear to be No parking signs. Do you know whose signs these are? Also there appears to be an abandoned truck? Do you know whose vehicle this is? No license plates.**

**Parking appears to be only on a portion of the alley**









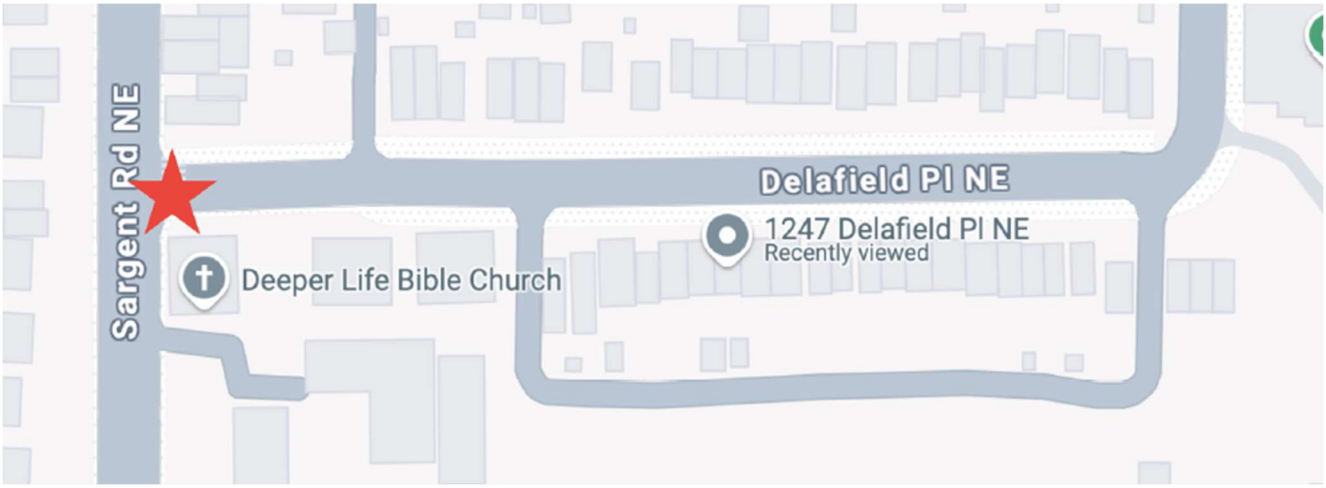

d. **Community Benefits Request:** i. Allow the parking area in this alley area to continue (that has been historically used for years to ensure all residents have parking between here and Delafield Place NE).
ii. We request that Urban Atlantic honor previously longstanding parking arrangements that were in place between residents and Boys Town, and allow residents to continue using this land flanking the alley for vehicle parking. 1. If that is unacceptable, then we request that Urban Atlantic maintain a minimum alley width of at least 30 feet clear between the Delafield residents' property line and the new fence to allow residents to turn their cars into their parking spots. **There appear to be fences and structures on the neighborhood side of the ally. On the DC zoning website the alley appears to be 17 ft wide, while the other alleys seem to be somewhat smaller at 16 ft. (but I will come to meeting with a tape measure to verify width. According to our engineer, alleys in DC range from 10 to 30 feet wide, with the 30 ft alleys being in commercial loading zones for high density properties. There may be a conflict with bioretention and the requested fence below.**

iii. Do not build so close to the alley that cars will have a difficult time turning into their garages/backyards from the alley space itself. Please maintain space for a turn radius. **Our houses are about 50 to 80 ft away from the alley. So not very close.**

e. **Notes:** i. This is not a request to create parking zoning on Delafield Place NE.

**3. Traffic Management Supplication on Sargent and Delafield** a. **History and Acknowledgment:** i. The intersection of Delafield Place NE and Sargent Rd NE is a dangerous and risky entry due to church vehicles often blocking line of sight, causing vehicles exiting Delafield Place NE to have to pull all the way into traffic in the hopes that no vehicles are currently coming at them, in order to be able to fully look left or right. This is still the case when church is not in session; however, church vehicles do absolutely exacerbate the problem.

b. **Location:**

c. 

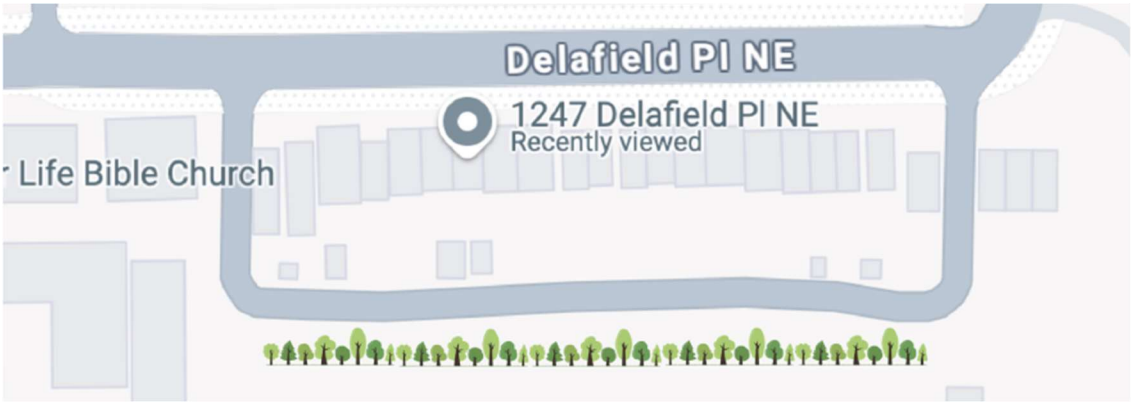

d. **Community Benefits Request:** i. With the increase of traffic volume to the area due to construction vehicles followed by eventually new residents using Sargent Rd NE, it is imperative to have a three-way stop and implemented stop signs for northbound and southbound traffic on Sargent Rd NE and Delafield Place NE, so that Delafield residents are able to safely exit and enter onto Sargent Rd NE.
ii. This would be replicating stop signs that have already been added at all other nearby crossings onto Sargent Rd NE from other neighborhood roads (closest: Emerson St NE and Sargent Rd NE).
iii. Please include this in your overall traffic safety plan recommendations.
iv. Provide the Traffic Plan for residents' understanding of new and upcoming traffic mitigation efforts, and the impact of the new development on traffic, from the pre-construction process through project completion.
1. Urban Atlantic to share TCP (Traffic Control Plan) with residents during the construction period to ensure that residents are not impacted by construction traffic on Sargent Road during construction.
2. Additionally, construction personnel are not to park on the street in the resident parking areas during construction.

**We expect our construction traffic to stay on Sargent and use major streets to remove earth from the site. We are not planning on using neighborhood streets except for when work is being done in the alley.**

**4. Beautification and Inclusion of Trees and Fencing** a. **History and Acknowledgment:** i. The mature trees currently standing along this boundary serve critical environmental and community functions — including erosion control, stormwater absorption, air quality improvement, and maintenance of


neighborhood character and privacy. Their removal would not only disrupt this ecological balance but would also significantly affect the quality of life for existing residents.
ii. Additionally, the draw for many residents of Delafield Place NE, particularly those backing up to the Boys Town site, was the quiet, the fence line, and the view of the large trees on the Boys Town property alongside the alley.

b. **Location:**

c. 


**We are working with certified arborists and the DC arborist to best understand the trees. We will be putting in bio retention and regrading to meet storm water requirements near the alley to remediate flooding. There are invasive species and hazardous trees in this are that will be removed. Across the site we are maintaining the trees along Sargent Road and on the main allee leading in to the site. We will also be planting over 200 trees on site.**

d. **Community Benefits Request:** i. We request that Urban Atlantic: 1. Maintain and protect all existing trees along the shared property line unless they are deemed hazardous by a certified arborist. If so, provide documentation of the arborist's report to residents. **Will share tree plan and tree removal permits.**

2. Consult with neighbors prior to any tree removal that may impact adjacent properties, and provide written notice of any intended removals at least 90 days in advance. Please plan, share information about, and thus conduct a site walkthrough with Delafield Place NE residents to identify which trees are being kept, and review how this area will be modified. **We are planning bioretention at north edge with new plantings and trees.**

3. Restrict tree removal within 50 feet from property boundaries to preserve natural screening. **Conflict with drainage/ bioretention – new trees will be placed.**

4. Include tree preservation measures in your site plan and construction staging to avoid root damage and soil compaction**. Agree.**

5. Confirm that any current green space that directly borders the location of homes on any side of the property shall be regularly maintained and upkept by the new development's HOA. **Part of HOA docs.**

6. Provide and install a permanent privacy fence along the shared property boundary. This will help preserve privacy, ensure a clear boundary, and reduce the impact of construction on neighboring residents.
a. Ideally, this fence should be at least 6 feet high, of durable material, and installed prior to or during the early phases of construction.

**A fence may be in conflict with bio retention and requested alley setbacks.**

**5. Include ANC5A Residents in Representation** a. **History and Acknowledgment:** i. In light of the many impacts this new development can and will have on local neighborhoods, it has been found to be imperative to have representation from local neighborhoods be the point of contact and

**My name is Vicki davis and my cell phone number is 3012520152. I would be happy to do monthly or weekly call during construction to ensure we are working together to minimize impact.**

**Community Benefits Package Request** ANC 5A Feedback: Boys Town Site Redevelopment voting member of the new development's board(s), in order to facilitate smooth communication of the site's effect on local neighborhoods.

b. **Community Benefits Request:** i. Allow a non-HOA, ANC5A resident onto any neighborhood or HOA board. This person will represent the neighborhood beyond the HOA as HOA discussions and decisions may significantly impact residents beyond the HOA, and will allow a voice for all neighboring communities to be heard.
ii. Members of the HOA

**I think the ANC 5A is the proper forum for these discussions, not the HOA. By definition the HOA includes Homeowners of the Boystown site who pay in to a fund and hire a management company to maintain the property. It would be proper to share the contact info for the property manager and the board chair at the property.**

6. Include ANC5A Residents in Events and Communal Space Use a. **History and Acknowledgment:**
i. The ANC has struggled with establishing community in-person in the area, and is looking forward to welcoming new neighbors due to the inclusion of new housing. However, based on the current situation, it will be difficult for the new development's residents to be a part of ANC conversations just as it is difficult for current ANC residents to do so, since we do not have a community meeting place and are subject to wandering meetings with no fixed location. In the past, Boys Town agreed to permit non-Boys Town residents to request use of the meeting space on the property, but then failed to maintain an insurance policy that allowed for non-Boys Town users. **We have found that the new residents at Walter Reed are active in the ANC and in their internal HOA's and Community Management Associations, and the SMD even lives at Walter Reed. The site will be open to pedestrians, but likely subject to good behavior rules. No inside amenities are contemplated at this time.**

ii. The general neighborhood also severely lacks support for families, youth, and does not have significant natural communal meeting points. **There is a recreation center – North Michigan Park-, playground and park at the end of Delafield Place, including outdoor grills and a baseball diamond. Perhaps this facility could host meetings for the overall community as it used to before Covid? Perhaps joint usage of this facility should be consideredfor the entire community? At the request of the community the Boystown development will have a direct access point to enjoy this facility. We would be happy to collaborate on how to improve the use of this facility by the community at large.**

b. **Community Benefits Request:** i. Should any community building for the new site be built (i.e. a clubhouse, event space, etc), residents of the area who do not belong to the HOA will be permitted to submit requests for use of the space and be considered with the same fairness and evaluation as HOA residents.
ii. An insurance policy for this space will be held to the standard that allows for non-HOA members to be allowed onto the property.
iii. Events will be held to cater to the community and foster relationships between the new residents of the development and the neighborhoods past the site. This could be seasonal-focused events (Harvest Festivals in the fall, holiday-focused events) and/or weekly events (support for a farmers' or craft market on the property open to the public, etc). 1. Clarification: we are requesting use of space for community gathering and not for external events such as meetings, weddings etc.
2. We would like to limit the use of space for the immediate community to gather rather than drawing an external crowd, such as an art gallery, daycare, etc.
3. A coffee shop would also be welcome since the neighborhood lacks one. Grace Street Coffee Roasters in Georgetown is a great example of a coffee shop and a community gathering space.

**No inside amenities are contemplated at this time. This site is not zoned for retail use.**

**c. Notes:** i. Any official Board of this property (possibly including the HOA) will establish a method of communication for the rental of/calendar of events for the space, naturally. As a member of the board, the local ANC5A representative will equally participate in the administrative duties of maintaining the rentals and calendar of events.
ii. The HOA will support financially if needed.
iii. Cash generated from the private rental fees of events at the clubhouse would largely plan to cover the cost of community events here, in tandem with the HOA's funds' maintenance of the building's integrity itself. 1. Rentals are subject to being approved by the HOA/board for the protection of peace and safety of all.

**No inside amenities are contemplated at this time.**

7. Protect the Peace, Quiet, and Consistency of the Neighborhood During the Construction Phase a. **History and Acknowledgment:** i. This neighborhood is historically a very quiet area with little ability to hear traffic, construction, or more from within most houses in the vicinity. The established nature of nearly all houses in the neighborhood is a major draw for many residents as it does not naturally attract large construction projects.

b. **Community Benefits Request**