Outlook

RE: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE

From Schellin, Sharon (DCOZ) <sharon.schellin@dc.gov>
Date Fri 11/6/2026 10:54 AM
To Cochran, Patricia (DCOZ) <Patricia.Cochran@dc.gov>
Cc Bardin, Sara (DCOZ) <sara.bardin@dc.gov>

I would add it as "Applicant's Response to Request to Withhold ANC Support"

Like Sara, not sure why they wanted to add it either… other than to show that they reached out to them???

Sharon S. Schellin
Secretary to the Zoning Commission
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From: Cochran, Patricia (DCOZ) <Patricia.Cochran@dc.gov>
Sent: Friday, November 6, 2026 10:02 AM
To: Schellin, Sharon (DCOZ) <sharon.schellin@dc.gov>
Subject: Fw: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE

Can you tell me if this is a ZC case? If so, how do you want it entered?

From: Bardin, Sara (DCOZ) <sara.bardin@dc.gov>
Sent: Friday, November 6, 2026 9:57 AM
To: DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>
Subject: FW: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE

Not sure if the intent was to put this in the record.

Sincerely,

Sara

Sara Bardin
Director

Office of Zoning | District of Columbia Government
www.dcoz.dc.gov | sara.bardin@dc.gov

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From: Vicki Davis <VDavis@urban-atlantic.com>
Sent: Thursday, November 5, 2026 1:32 PM
To: Hermes, Jack (SMD 5A04) <5A04@anc.dc.gov>; Roshni Patnaik <roshnipatnaik@gmail.com>; ATD DCOZ <dcoz@dc.gov>; Planning (OP) <Planning@dc.gov>; DOB (DOB) <dob@dc.gov>; ATD DDOT <ddot@dc.gov>; DOEE <doee@dc.gov>; zparker@dccouncil.gov; roshnipatnaik@gmail.com; Teddy Swift <TSwift@urban-atlantic.com>; Vicki Davis <VDavis@urban-atlantic.com>
Cc: Sellars, Keith (SMD 5A01) <5a01@anc.dc.gov>; Thomas, Timothy (SMD 5A02) <5A02@anc.dc.gov>; Lucio, Emily (SMD 5A03) <5a03@anc.dc.gov>; Weston, Dyanna (SMD 5A05) <5A05@anc.dc.gov>; Holloway, Derrick (SMD 5A06) <5A06@anc.dc.gov>; Sosa Garnica, Valeria (SMD 5A07) <5A07@anc.dc.gov>; Alston, Elaine (SMD 5A08) <5A08@anc.dc.gov>; Bocoum, Shelagh (SMD 5A09) <5A09@anc.dc.gov>; Cc: <alovelace@dccouncil.gov>; Cheryl Tracy <cheryltracy12@gmail.com>; LaFarrior <lafarrior@gmail.com>; Cameron Hahn <cameronahahn@gmail.com>; Sandra Wilson <sandrak06@yahoo.com>; Aritha Willoughby Delafield Actiss From Brother <afwilloughby@msn.com>; Avitabile, David <davitabile@goulstonstorrs.com>
Subject: RE: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE

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ZONING COMMISSION
District of Columbia
CASE NO. 26-09
EXHIBIT NO. 12

Some people who received this message don't often get email from vdavis@urban-atlantic.com. Learn why this is important

Dear Neighbors, ANC Members and ANC SMD member elect Cheryl Tracy, **I** am following up via email, **to ask you to please send to Teddy Swift and me any questions to be addressed at the ANC SMD meeting on Monday evening November the 9th, at 6 pm at the Lamont Riggs library SMD meeting.** We have requested questions ideally before end of day Friday if possible, to give us time to respond. I have reached out for questions to several people on this list individually, but wanted to share that we have not received any questions except the ones answered below from the community and ANC members. I have spoken directly with both our SMD and SMD elect and emailed with Ms. Taylor and Ms. Hahn.

We look forward to meeting with you on Monday to hear and respond to your questions. Thank you in advance for your questions and participation. Please feel free to call me if you want to discuss anything related to the Boystown site. Best, **Vicki 301-252-0152**

Concern 3 & 6 - Updated Response: Landscaping at Delafield Alley: I have previously provided to Ms. Taylor– a Delafield alley neighbor (to review and share with neighbors) the conceptual landscaping plan for the bio area and the overall site. We have added an evergreen border along the alley as requested by neighbors, to help screen the site from the alley and neighboring homes per neighbor requests. We have added select – water tolerant evergreens to the plant palette below as well for your review. I am attaching the plan and palette for the community as a whole to see below. It is clearly a work in process and the opportunity for input on how this planting should be, was offered to the direct neighbors and still stands if there is interest. My understanding is that there is a desire for an evergreen border, which can be accommodated and is shown. There was also a request for proposed specimens, as shown below. These are plantings that we have used to create an extended pollinator season in other bio retention areas in DC at the request of our neighbors and we think it could be great at Boystown.





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URBAN ATLANTIC

From: Vicki Davis
Sent: Tuesday, October 27, 2026 8:34 PM
To: Hermes, Jack (SMD 5A04) <5A04@anc.dc.gov>; Roshni Patnaik <roshnipatnaik@gmail.com>; ATD DCOZ <dcoz@dc.gov>; Planning (OP) <Planning@dc.gov>; DOB (DOB) <dob@dc.gov>; ATD DDOT <ddot@dc.gov>; DOEE <doee@dc.gov>; zparker@dccouncil.gov; roshnipatnaik@gmail.com
Cc: Sellars, Keith (SMD 5A01) <5a01@anc.dc.gov>; Thomas, Timothy (SMD 5A02) <5A02@anc.dc.gov>; Lucio, Emily (SMD 5A03) <5a03@anc.dc.gov>; Weston, Dyanna (SMD 5A05) <5A05@anc.dc.gov>; Holloway, Derrick (SMD 5A06) <5A06@anc.dc.gov>; Sosa Garnica, Valeria (SMD 5A07) <5A07@anc.dc.gov>; Alston, Elaine (SMD 5A08) <5A08@anc.dc.gov>; Bocoum, Shelagh (SMD 5A09) <5A09@anc.dc.gov>; Cc: <alovelace@dccouncil.gov>; Cheryl Tracy <cheryltracy12@gmail.com>; LaFarrior <lafarrior@gmail.com>; Cameron Hahn <cameronahahn@gmail.com>; Sandra Wilson <sandrak06@yahoo.com>; Aritha Willoughby Delafield Actiss From Brother <afwilloughby@msn.com>; Avitabile, David <davitabile@goulstonstorrs.com>; Teddy Swift <tswift@urban-atlantic.com>
Subject: RE: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE

Dear Neighbors and ANC Commissioners, and Community Task force, thank you for sharing the concerns below. Community input and support are important to us and are demonstrated below. All of these concerns have been raised and collaboratively addressed with our ANC, civic associations, and neighborhood groups. However, there is now a new request to review these items again. We are respectful of this request and suggest the following steps:

1. **Responses:** We will provide the responses to each concern below in this email, and will attach the most recent correspondence with our Delafield alley neighbors.
2. **Process:** We will outline our approach for reviewing all community issues in the Oct 28 ANC meeting (in short summary format)
3. **Follow up:** We would like to request that our neighbors and ANC's and Civic association submit any unanswered questions or concerns to Vicki Davis at vdavis@urban-atlantic.com this week so we can properly address with community.
4. **Meeting to address outstanding concerns:** We have requested that our SMD ANC 5 A 02 Mr. Timothy Thomas host another SMD meeting in person next week (first week in Nov 2026) to go over every community concern.

It is important to all of us to listen and be respectful and responsive to concerns of our community and to find solutions that are mutually acceptable.
Teddy will reply to all above with link tomorrow. Thanks. Vicki 301-252-0152

CONCERNS RAISED raised by neighbors:

Concern Summary: Request Regarding the Text Amendment

The attached correspondence demonstrates that residents have engaged constructively for more than a year. The unresolved issues are specific and verifiable:

- **missing stormwater plans –** **Response:** see prior info sent in Sept 2025 below and attached and link to plans
- **traffic plans**; **Response: -** in March 2026 UA submitted all of the information for the public space permit and held multiple public discussions including the October 2025 Large Tract Review and received support from the ANC. We have added these public space plans to the link. These are the improvements and plans required from UA for the work in public space.
- **an undisclosed completed arborist survey**; **Response:** See correspondence from July – Sept 2025 below and attached. Reports added to the link
- **the unheld landscape architect meeting**; **Response:** Plan is still in process **Community and Neighbors please propose a time to collaborate**
- **unanswered questions about rodents, -** **Response:** Please see answers below and attached– closed out with agreement Sept 25
- **bioretention maintenance,** **Response:** Maintenance is the initial responsibility of UA during construction and then the ongoing responsibility of the HOA as confirmed below.
- **fence placement**, shown above **Response:** We need to confirm whether community wants a fence and where they want it. Proposed at 1 ft inside property line at North side on alley. Based on most recent discussion with Mrs. Taylor – a neighbor from Delafield alley, Alternatives include no fence, or fence on other side of bio, we are open to alternatives TBD
- **turning clearance, and** **Response:** See proposals from Sept 2025 below and attached. Turning radius is over 2 ft more than closest alley on other side of Delafield PL.
- **responsibility for the existing ditch.** **Response:** see explanation below. UA will maintain during construction HOA to maintain after completion.

Response and Documentation of follow up: The latest correspondence from Urban Atlantic with the Delafield neighbors / Community task force is attached to this email, with the full iterative correspondence (Part 3) **from UA starting with follow up to the meeting on 7/31/25 on 9/10/25 transmittal** shown below and in attachment. Responses are highlighted in yellow for ease of reading the chain. No further correspondence, follow up, or meeting requests were received from the Delafield neighbors until the request for delay of zoning hearing October 27, 2026 – 13 months later alleging lack of follow up by Urban Atlantic. Our transmittal was as follows:

From: Vicki Davis
Sent: Wednesday, September 10, 2025 1:34 PM
To: 'LaFarrior' <lafarrior@gmail.com>
Cc: Commissioner Thomas N Mich Park ANC502 <txthomas2202@gmail.com>
Subject: RE: ANC5A Boys Town Redevelopment Community Benefits - Part 3

Dear Commissioner Thomas and Delafield Alley Neighbors, I have completed a response to your thoughtful questions. We are willing to work with you to achieve mutually acceptable outcomes. Bes
Vicki

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Response: We continue to be open to further discussion and coordination, and suggest an SMD meeting with the community next week to review open concerns. Each of these summary issues has been responded to, sometimes with repeated written responses. We will create a link to share the requested plans and reports, some of which are still in process.

Timing Concern:

We respectfully request that the Zoning Commission defer action on Urban Atlantic's proposed Text Amendment, ZC Case No. 26-09, until Urban Atlantic provides these materials, meets with affected residents and relevant technical professionals, and responds in writing to the outstanding items in the attached correspondence.

Response: The Zoning Commission's initial consideration of the text amendment hearing is now scheduled for Nov 12, 2026. UA is prepared to work with the community as outlined in this email and has requested a meeting with the community to address all concerns next week. Your attached correspondence misses the response from UA on September 10, 2025, which addressed the issues raised. There was no response or further follow up from the community task force. We are prepared to address all issues together in a meeting next week to address any remaining open issues and concerns. We would like to meet and work collaboratively before the scheduled Zoning text amendment discussion on November 12, 2026. A further delay to the development should not be necessary.

Concern 1: October 27,2026 Urban Atlantic received the following letter forwarded by ANC, from the Delafield neighbor group identified as the Boys town Community Task Force. Responses to questions are embedded.

1. Community Engagement and Previous Correspondence

The Boys Town Community Task Force, formed with the assistance of ANC 5A Commissioner Timothy Thomas, met with Urban Atlantic representatives beginning in 2025. At a July 31, 2025 site walk along the Delafield Place NE alley, residents identified specific problems and subsequently submitted written requests. Urban Atlantic responded in writing, including commitments to share plans and consult residents. We are attaching that correspondence so the Commission can distinguish commitments made from issues still outstanding.

At the October 8, 2026 meeting, Urban Atlantic sought community support for the Text Amendment. Yet residents still had not received key studies and plans promised or discussed more than a year earlier. Our objection is not that every request must be granted; it is that residents are being asked to endorse zoning changes without the information needed to assess the effects on their homes. The Community Task Force's participation in meetings and email exchanges was intended to raise concerns and seek solutions—not to endorse the project or the proposed Text Amendment. We are concerned that this correspondence and the Task Force's willingness to engage are being misconstrued or presented as evidence of community support. No such support should be inferred from our participation, particularly while the documented commitments remain unfulfilled.

Response:

There is no change to the zoning of the site, which remains the same and the plan has been confirmed by the zoning office to be fully compliant as of Dec 2025. The purpose of the text amendment ***is to reconcile new and unprecedented interpretation of the surveying subdivision methodology and the existing DC zoning code.*** The text amendment only requests a mechanism for the zoning and subdivision methodology to be consistent with prior approval methodology over the past 10 years.

Concern 2: Raised in Oct 27 email: *Of particular concern is the potential characterization of ongoing correspondence and participation in community meetings as evidence of community support.* ***Engagement should not be mistaken for endorsement.*** *Residents have participated in good faith to seek answers and improvements, not to signal approval of the proposed amendment.*

Commitment to Community Process:

Process History: Over the past year we have attended and worked collaboratively with our ANC and neighbors. In particular neighbors from Delafield Alley and we met and then corresponded multiple times over a 2 month period. With significant attached information exchanged and ideas pursued to resolve concerns. Our ANC issued two letters of support – one to OP for Large Tract Review; and one for the public space permit.

First process priority of Communication:

Before we submitted any plans to DC government the first thing we did was community outreach, starting in May 2025, with communication and multiple meetings in June, July, August and September of 2025. We reached out to our SMD and then to the ANC, where we reached out to each commissioner and the president of North Michigan Park Civic association and Queens Chapel Civic Association. We presented conceptual plans to NMPCA first then the ANC, multiple SMDs and neighbors multiple times. We continued to present to the ANC and get and incorporate feedback several times at major milestones including to gain support for the plan in September 2025 in preparation for large tract review. The community and ANC were invited to the large tract review hearing and were able to participate. Many requests were made by the community and incorporated into the plan. The following concern has now been raised about good faith and improvements included in the plan:

Response:

Neighbors and elected officials requested several benefits that we have agreed to in response to these requests. We believe this is responsive and demonstrates good faith as opposed to just engagement. These items are from my notes from several meetings and emails that we listened to community and agreed to incorporate in plans:

I. Summary notes on requests made by community and accepted by Urban Atlantic from meetings and emails with ANC, multiple SMD meetings with several SMD's and Civic Associations starting in May in 2025, September 2026, March 2026, and through SMD meeting October 8, 2026:

1. Chair Lucio suggested publicly accessible green space. We committed to public access to the site and the large open space in the center of the site associated with the historic school building.
2. There was significant discussion of sidewalks and trails in meetings. Our sidewalks are wider than typical with most sidewalks at 6 ft wide for ample side by side walking, and almost a mile of public walks on this formerly closed and gated site.
3. Cheryl Tracy, Commissioner elect for 5A02 asked us to help with beautification on the two Triangle blocks in the intersection of Sargent and South Dakota. UA agreed to do this in conjunction with our ANC and community as a volunteer effort by our company.
4. Nobody wanted us to build a playground as it exists next door at the rec center. So we agreed not to build a separate one so all children could play together.
5. Request for no resident parking on Sargent for all new homes and retaining the parking out front on Sargent for the community. We agreed that our residents would not have the right to park on Sargent Road.
6. Request for cut through access the community center directly through site without walking on Delafield, with a walkway and steps desired. This is part of the plan plus a ramp.
7. Request to retain the main building at center of site. We agreed to nominate for preservation at the completion of Townhome construction.
8. Agreement to memorialize the Catholic mission at the site requested by Commissioner Hermes. We agreed to memorialize.

9. Agreement to retain and not impact the heritage tree on the southern property edge requested by adjacent neighbor Emily. We agreed and established an area around the tree.
10. Request from neighbors to set back homes from property lines to south and north for neighbors. The plan reflect large setbacks for these neighbors – between 25 to over 100 ft from property line.
11. Agreement to listen and work together over time. We agreed to this and I have taken several calls from neighbors and held several meetings, with documentation and extensive correspondence. We have attended every meeting we were invited to. I have shared my cell number 301-252-0152 Vicki Davis
12. Review of traffic planning for a secondary means of entry/egress from the site. Initially requested by Carmen Williams of NMPCA this question was asked of DDOT, FEMS, OP and other agencies and the one entry approach is preferred / required by DC agencies.
13. Storm Water Management: Over the past year we have spoken to neighbors to the south and to the north on Delafield Alley. Neighbors to the south are concerned about the wet area near the intake of storm water from St. Anselms. We are increasing the size of storm water pipes and will continue to drain this water through the site. To the north we have created significant storm water bioretention areas to improve drainage and manage stormwater as detailed below.
14. Comments from neighbors vary saying storm water does not run across the alley to a number of neighbors with wet basements because the rear of their properties are higher than the areaways at the back and higher than the front side of homes. The bioretention being installed will significantly reduce any existing runoff from the site onto the alley and is graded awayfrom the alley and below the elevation of the alley thus retaining storm water on site. Much of the sloping of the dirt mounds on the site that may cause water to flow toward the south and north will be removed.
15. Residents on Delafield alley requested a fence along the perimeter to reduce view to the homes which are over 100 feet away. We agreed. One neighbor suggested we should not have a fence – we are ok with that and we are ok with moving the fence if the neighbors prefer it.
16. Residents on Delafield alley requested that we set the fence back from the edge of the 17 ft 4" alley to ease turning movements. We agreed to set it back one foot, from the alley to ease turning movements. This results in an alley that is 18'4" wide, which is more than 2 ft wider for turning radius that the closest alley on the other side of Delafield. .
17. Most recently Ms. Taylor expressed concern about the fence and asked if we are open to moving it. We agreed to consider this with the neighbors.
18. Residents on Delafield alley requested extensive trees and landscaping in the bio retention areas with photo examples, which we provided examples from Walter Reed of trees in bio retention that are similar. We are currently working on landscape drawings and will present them to our neighbors for input

II. On October 8, 2026, UA re-confirmed our commitments to the community and DC at the request of ANC 5A02 SMD-elect Cheryl Tracy in an email with responses for the following community concerns below:

Urban Atlantic will stand by its commitments to the DC government and to our neighbors.

- **Traffic and pedestrian safety.** This is a DC requirement and we will abide by it.
- **Stormwater enhancements.** This is part of approved plans.
- **The number of tree plantings between 90 and 225 to include the species and plant locations along with a maintenance period**. This is already part of approved plans.
- **Formal community process before the 1928 Main building is sold and its future use is finalized.** We agreed with HPO to nominate this building for historic preservation. It is part of the LTR approval and is documented.
- **Permanent benefit could be funding a historian and photographer to document the history of Boys Town campus and North Michigan Park before redevelopment** There is already a standard historic preservation process governed by SHPO. We also committed above to document the Catholic mission and history.
- **Affordable housing at 10%/17 homes.** This is already part of approved plans and approvals
- **Construction protection like hours, noise heavy trucks, construction traffic.** There are DC regulations in place of governance. We will abide by regulations.
- **The pedestrian connection to the recreation center to be safe ADA-accessible pedestrian connection**. This is part of approved plans and does not need a commitment
- **Permanent community liaison to provide monthly construction updates, advance notice of major construction activities and a community contact number/email and street cleanliness** That liaison is me – Vicki Davis, Managing Partner, and I will gladly coordinate with neighbors and be responsive. The best way to get me is my cell phone. 301-252-0152

III. **Public Space Permit and other discussions:** In 2025 and 2026 There have been multiple calls with individual residents of Delafield Place, and ANC elect, Cheryl Tracy, ANC commissioner Singer - Lucio, and our SMD Thomas, and Carmen Williams of NMPCA. We presented the plan that DDOT requested, and gained support from the ANC for improvements on Sargent Road including crosswalks and signage.

Concern 3:

Stormwater Management, Bioretention, and Rodent Concerns

Several Delafield Place residents have experienced basement flooding during heavy rain. Adding 166 townhomes, streets, and other hard surfaces makes it essential to show precisely where stormwater will flow and how existing properties will be protected. In its 2025 written response, Urban Atlantic said its engineers would prepare a stormwater management and utility plan and share it with the community. Residents have not received the detailed grading, drainage, or civil engineering plans needed to assess those assurances.

Response: please see below excerpt from September 10 2025 email to task force to address storm water retention. This shows SWM areas outlined and explained for retention on site. We will share plans through a link for the community, Excerpt from first correspondence below.

Excerpt from attached correspondence

3. Storm Water Management (SWM)

1. **CM:** 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. **UA:** A small correction – the trunk drain will be 27" diameter (not 16 or 20"), while the alley drains themselves are 15".
2. **CM:** Vicki also provided a plan 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 clogged inlet drains in the alley. Vicki mentioned this was raised on 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.
    a. **LA:**
        i. **(hand sketch below - with proposed bio retention locations)**
        ii. **sediment – not clogged** *inlet drains in the alley.*
        iii. *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.**



a **CM:** (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.

i **UA:** 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.

i **CM (8-28-2025): Point of Clarification – In the past, when construction and/or extremely heavy rains behind the alley homes has occurred, several homes along the Delafield alley have experienced basement flooding. Sediment from construction activity has caused the Stormwater Management (SWM) system at the tree box area in front of the homes to back up. As the ground water from the rear areaway enters the main SWM system and is blocked by rushing water from the overwhelmed main SWM system, basement flooding has occurred.**

i **. This is NOT due to clogged roots in the areaway drain system that leads to the main SWM system in the street. This is due to ground water that rushes into the areaway during heavy storms and enters an already overwhelmed main SWM system in front of our homes and prohibits groundwater from releasing into the main SWM system. The convergence of the two water systems (ground water at areaway and main SWM system) causes the ground water from the areaway to become backed up by the overwhelmed main SWM system. Water rises in the areaway of our homes and breaches the 3**

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.

i **UA:** Agree. We will work with neighbors to monitor this in real time.

b **CM:** 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.

i **UA:** 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.

1 **CM (8-28-2025): Please see g. ii. below.**

c **CM:** There have been no significant flooding events in the neighborhood in recent years along the Delafield alley.

i **UA:** 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.

M: 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

i **UA:** Agree

d **CM:** 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.

i **UA:** If a neighbor floods another neighbor's 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 precedent on both sides.

i **CM (8-28-2025): Point of Clarification – Is UA stating that should flooding happen after Boys Town redevelopment begins and any neighbor believes it is due to the redevelopment that the flooding has occurred, the right course of action is for the flooded neighbor t o file a claim against the new development as a whole, as it cannot b e attributed to any specific one neighbor on the new development? If so, who would that POC be for the development as a whole?**

UA is saying that our bio retention should significantly reduce water exiting the Boystown site. If flooding is caused directly by the Boystown site during development the builders risk insurance provides coverage. If flooding is caused directly by the Boystown site after completion then the HOA insurance is responsible.

Concern 3 A– Rodent concern

Response: Please see attached from 9/10/25 letter. I believe we have agreed to all requests, as well as reiterated this in meetings and that we are in full agreement with our neighbors requests.

4. Rodent Control

a **CM:** UA stated they will provide rodent control during construction.

i **UA:** Agree.

b **CM:** 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.

i **UA:** We will install and maintain proper rodent control measures as appropriate at the perimeter of the Boystown site during construction.

c **CM:** 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.

i **UA:** Agree. This should be a service contract during construction.

d **CM:** 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.

i **UA:** Agree.

Concern 4: **Raised Oct 27, 2026:** At the October 8 meeting, Urban Atlantic described bioretention facilities along the alley behind a six-foot wooden fence located approximately one foot from the alley. Residents are concerned that this narrow, largely hidden strip could become overgrown, collect debris, and attract rodents or insects, particularly near existing trash storage areas. We need to know who will inspect, clean, replant, and maintain these facilities, how often, and what happens if standing water or pests become a problem. Simply labeling an area "bioretention" does not answer those questions.

Response:

- The bioretention areas are not a narrow strip, rather they are about 400 ft long along the alley and at least 20 ft in width and up to 6 feet deep. See sketch above. They will be fully planted with trees and flowers and shrubs, with an effort to be sustainable landscaping for pollinators.
- Neighbors asked for the fence. We agreed. If neighbors prefer not to have a fence or move the fence to the other side of the bio retention, we can consider that. Or if neighbors prefer no fence that is also ok.
- For Maintenance of all site areas, the HOA will be responsible to DC for ongoing maintenance and that is enforceable by DC generally, that property owners have the obligation to maintain their property.

Concern 5 **Raised by Delafield adjacent neighbor Oct 8, 2026 in meeting.** Neighbor raised an existing V-shaped drainage ditch near Michigan Park Recreation Center that Boys Town near the alley had historically maintained. At the October meeting, Urban Atlantic could not clearly explain who would assume that responsibility. We request the drainage plans, a maintenance map identifying each responsible party, and a clear process for addressing flooding or pest complaints.

Response: In the meeting the neighbor asked who maintains it and said that Boystown historically had done so but that she was concerned about the condition now. I said in the meeting that I was unsure of the current maintenance program. Once the property is transferred UA will be responsible as the developer, followed by the HOA.

Concern 6 **Protected Trees, Arborist Report, and Loss of the Green Buffer**

The mature trees between Boys Town and Delafield Place provide privacy, shade, screening, and stormwater absorption. Residents were alarmed when revised plans appeared to remove more trees along the alley than initially anticipated. An arborist survey has been conducted, and residents understand that several trees were identified as protected, including trees reportedly measuring at least 32 inches in circumference. Despite repeated requests, Urban Atlantic has not shared the completed arborist report. Without it, residents cannot assess which trees are proposed for removal, why removal is necessary, or whether protected trees can be retained.

In its July through Sept 2025 correspondence, Urban Atlantic agreed to share tree plans and removal permits, seek input on replacement plantings, and arrange a meeting with its landscape architect in fall 2025. That meeting did not occur, and residents still lack a meaningful planting plan showing species, sizes, spacing, and the privacy buffer that will exist when the project is built. A promise of more than 200 trees across the site is not a substitute for showing what will remain or be planted immediately behind existing homes.
We request the full arborist survey, tree preservation and removal plans and permits, and a meeting with the landscape architect before the community is asked to support the Text Amendment.

Response: From August 2025 correspondence with group:

1. Tree Removal I think we have a plan to share info with neighbors through this group for Delafield Alley – outlined process below.
    a. **CM:** Upon review of the new documents provided by Vicki Davis that showed the Tree Retention Plan, it was discovered that the 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 the Delafield alley. See photo of previously shared plan addressing this discrepancy.
    b. 

        i. **UA:** 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.

c **CM:** 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:

i **CM:** 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.

i **UA:** 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.







i **CM:** 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.

- **UA:** 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.



- **CM:** 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).
  - **UA:** We agree to arrange a call with the landscape architect this fall, as detailed plans are developed.
- **CM:** 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.
  - **UA:** We will plant properly sized trees with the above goal in mind, and consistent with bio retention regulations.
- **CM:** Trees that die after being planted shall be promptly replaced by Urban Atlantic (UA).
  - **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.

Concern 7 : Alley Access, Fence Placement, and Existing Parking

The Delafield Place alley is approximately 17 feet 4 inches wide and is the only practical access to some residents' rear driveways. A six-foot fence only about one foot from the alley could make turning into and out of these spaces more difficult, particularly when snow piles up in winter. Residents previously discussed moving the fence toward the existing retaining wall and using the space between for drainage or landscaping, rather than constricting vehicle movements.

Urban Atlantic said it would endeavor to set the fence back to help turning movements and would evaluate whether some existing parking accommodations were feasible; it did not promise to preserve all informal parking. The concern now is that the proposed arrangement has been presented without a dimensioned plan or turning analysis showing that existing residents can safely access their own driveways. We request those drawings and a documented evaluation of the alternatives discussed.

Response: Please see notes below from July – September 2025- UA proposed several solutions and trying to better gauge the problem. No response from neighbors was received.

1. **Parking in the Alley & Turning Radius**
    a. **CM:** 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.
    b. **CM:** Vicki didn't broach the subject of maintaining /providing parking along the alley.
        i. **LA:** 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.
                a. **CM (8-28-2025): There are more than 8 homes that have parking behind their properties. Both parallel a nd perpendicular spaces are used based on permission that was provided originally from St Gertrudes. When Boys Town took over the property the spaces remained and are still in use by those that l ive along the alley. There are 12 homes that currently h ave parking behind their properties as follows: 1257, 1 255, 1253, 1251. 1249, 1247,1245, 1243, 1241,1239, 1237, 1235.**

                As discussed in our meeting in the alley, there is no written agreement, or documentation of any kind that allows this parking, but we are willing to work with neighbors. As a part of the planning process.

                It is really hard to tell how many spaces existed – parallel and perpendicular and how many were actually used. We should know who used these spaces and specific info. For clarity, we do not think it is a good use to store abandoned cars on the Boystown property – there were two of these that appear to have been consistently in place.

        i. **UA:** 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.
            1. **CM (8-28-2025): We appreciate you looking into providing parking and remain optimistic an agreement can be reached.**

        i. **UA:**
            1. Other alleys in the neighborhood and behind Delafield are

actually more narrow and double loaded, at 16ft versus the 17.4 ft here.

1. 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 the turning movement of our neighbors.
2. **CM (8-28-2025): UA's endeavor to provide fencing is appreciated. However, placing fencing one foot from the alley road itself will negate parking space availability at all. The goal is to have a fence and parking spaces. A fence one foot from the alley road will not only remove parking, but it will also remove the ability of alley residents to pull into their carports and garages, as the turning radius to enter into these must be wider than just a foot wider than the width of the alley.**

Placing fencing one foot from the alley itself will not necessarily negate parking space availability:

There are many different alley configurations in DC. There are one way alleys (like Blues Alley and Blagden Alley), two way alleys, commercial alleys, etc with different widths. Turning radii are different if a car is parked parallel or perpendicular. Radii and travel lane usage can be less important if it is parallel parking and one way.

It looks from aerials that about 4 active cars have parked here plus two abandoned cars, so perhaps the demand is for 4 cars. We note that nearby alleys are narrower than this one.

We would be open to working with you and with DDOT to help with solutions to make parking available.

One idea that we could work together on with DDOT is Possibly a standard 10 ft travel lane plus an 8ft parking lane – with parallel parking could mean that our fence could be installed one foot off of existing alley that is 17' 4" wide. That way each house on the alley could potentially have one parallel parking space. For those who have their own garages or parking spaces on their lots, there could be no parallel parking behind those homes to allow for turning radius for those cars to leave their spaces.

Component	Standard width
Travel lane	A 10-foot lane is an appropriate and safe width for low-speed, one-way urban traffic. Narrower lanes are used to discourage speeding.
Parking lane	Parallel parking spaces typically require a minimum width of 8 feet, with 9 feet being a more comfortable standard. Some guidelines recommend a minimum combined width of 18 feet for a travel and parallel parking lane.



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



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



i **UA:** Vehicles no license plates:




i **UA:** Overgrown trees on Boystown side of Alley:
a. Note: Pictures failed to load; pictures were provided

3 **CM:** 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.

4 **UA:** 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.

5 **C**

would be to relinquish UA from liability or responsibility for cars designated for these spots.

We requested this info to properly gauge which neighbors have registered current cars that they are parking in the alley to gauge demand. From google earth app it looks like 4 cars plus the two abandoned ones that should be removed. We are not contemplating a written document, but rather a development plan, that could reconfigure the alley with some compromise among neighbors to accommodate the desire of neighbors to park behind their homes in the alley.

a . We would like to acknowledge that at the time photos were taken above, the orange fencing was up, so it is not a strong demonstration of how often the space is used for parking, because the fence is prohibiting the normal parking that takes place there.

Concern 8: Traffic and Construction Safety

With 166 proposed townhomes, residents anticipate a substantial increase in cars using Sargent Road NE and nearby intersections. The Delafield Place–Sargent Road intersection already has difficult sightlines and safety concerns. At the October 8 meeting, Urban Atlantic stated that a traffic study had been completed and suggested that impacts would be manageable, but residents were not given the study or its assumptions.

The 2025 correspondence also discussed routing construction traffic primarily along Sargent Road and major streets, except for work requiring alley access. We request the traffic impact study, construction traffic routing and safety plan, and an opportunity to review possible intersection improvements with DDOT. Residents cannot evaluate an assurance that traffic will be fine without seeing the underlying analysis.

Response: DDOT approved plans in 2025 and March 2026, with intersections shown. Public space plans were provided to the community and are reshared in the link. We will share the traffic study to the link. We would be happy to share all transportation info.

Concern 9: **Long-Term Maintenance and Accountability**

Urban Atlantic has indicated that the future homeowners association would maintain certain landscaped areas. But the neighbors most exposed to potential overgrowth, rodents, blocked drainage, and fence deterioration will not belong to that HOA. Residents need a written plan identifying responsibility for each bioretention facility, the fence, landscaping, and the existing drainage ditch, including inspection schedules and a reliable contact for complaints. The arrangements must work after the developer has completed construction and left the site.

Response: The HOA will be registered with DC. Their obligations for maintenance will be spelled out in the HOA documents, and will be subject to DC rules and regulations in the same way all property owners are responsible.

Concern 10: We therefore respectfully request that the Zoning Commission defer action on Urban Atlantic's proposed Text Amendment, ZC Case No. 26-09, until Urban Atlantic provides these materials, meets with affected residents and relevant technical professionals, and responds in writing to the outstanding items in the attached correspondence.

We also ask ANC 5A to withhold support until these steps occur. We request that the attached correspondence be made part of the case record.
The Community Task Force's participation in meetings and email correspondence was intended to identify problems and seek solutions—not to endorse the development or the proposed Text Amendment. We are concerned that this engagement is being misconstrued or characterized as community support. No endorsement should be inferred from our willingness to collaborate, particularly while commitments documented in the attached correspondence remain outstanding.
Our community is eager to collaborate with the Urban Atlantic and other stakeholders to find a balanced solution that supports growth while preserving quality of life. However, in collaborating with UA to be a team player it appears the Community Task Force was used to garner community support while agreements stated within email correspondences were forgotten.

Response: Initial consideration of the zoning text amendment is already postponed to Nov 12, 2026. UA remains prepared to work with the community as outlined in this emai and has requested a meeting with the community to address all concerns next week. . Your attached correspondence misses the responsefrom UA on September 10, 2025, which addresses the issues raised. There was no response or further follow up from the community. We are prepared to address all issues together in a meeting next week to address any remaining open issues and concerns. We would like to meet your needs before the scheduled Zoning text amendment discussion on November 12, 2026.

Thank you for your attention to these matters and for your dedication to equitable and sustainable development in the District of Columbia.
Sincerely,
Concerned Residents of ANC 5A
LaNilta Farrior-Taylor
1255 Delafield Place NE,DC
Roshni Patnaik, Joshua Cartwright & Arjun Cartwright
1253 Delafield Place, NE, DC
Sandra Wilson, Horatius Wilson, Kia Wilson, Devis Ford, Donoavan Ford, Dyllan Ford
1251 Delafield Place, NE DC
Cameron Hahn & Al Drago
1247 Delafield Place, NE, DC
Aritha Willoughby
1266 Delafield Place, NE, DC
Cheryl Tracy
4920 Sargent Road,NE DC
Lauren Coonen & Andrew Coonen
1248 Faraday Place, NE,DC
Katherine Vences & Johnathan Beltran
1232 Emerson St, NE DC
Laura Boyette & Luis Alvarez
5118 11th Street ,NE DC
Attachment: ANC 5A Boys Town Redevelopment – Community Benefits Requests, July 31, 2025, and Urban

Atlantic's Written Responses, July–August 2025, Email Correspondence –

Over the past year, residents have repeatedly raised concerns regarding traffic, stormwater management, bioretention facilities, tree preservation, rodent and mosquito control, and impacts on neighboring properties. Despite extensive engagement, many of these issues remain unresolved, and we believe Urban Atlantic has failed to provide adequate transparency or meaningful commitments to address them.

We support responsible development, but community concerns deserve substantive responses before the Commission lends its endorsement.

Thank you for your consideration and service to our community.

Vicki Davis
Managing Partner
Urban Atlantic Development LLC
7735 Old Georgetown Road
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URBAN ATLANTIC

From: Hermes, Jack (SMD 5A04) <5A04@anc.dc.gov>
Sent: Monday, October 26, 2026 10:00 PM
To: Roshni Patnaik <roshnipatnaik@gmail.com>; ATD DCOZ <dcoz@dc.gov>; Planning (OP) <Planning@dc.gov>; DOB (DOB) <dob@dc.gov>; ATD DDOT <ddot@dc.gov>; DOEE <doee@dc.gov>; zparker@dccouncil.gov
Cc: Sellars, Keith (SMD 5A01) <5a01@anc.dc.gov>; Thomas, Timothy (SMD 5A02) <5A02@anc.dc.gov>; Lucio, Emily (SMD 5A03) <5a03@anc.dc.gov>; Weston, Dyanna (SMD 5A05) <5A05@anc.dc.gov>; Holloway, Derrick (SMD 5A06) <5A06@anc.dc.gov>; Sosa Garnica, Valeria (SMD 5A07) <5A07@anc.dc.gov>; Alston, Elaine (SMD 5A08) <5A08@anc.dc.gov>; Bocoum, Shelagh (SMD 5A09) <5A09@anc.dc.gov>; Cc: <alovelace@dccouncil.gov>; Cheryl Tracy <cheryltracy12@gmail.com>; LaFarrior <lafarrior@gmail.com>; Cameron Hahn <cameronahahn@gmail.com>; Sandra Wilson <sandrak06@yahoo.com>; Aritha Willoughby Delafield Actiss From Brother <afwilloughby@msn.com>; Vicki Davis <VDavis@urban-atlantic.com>
Subject: Re: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE

Roshni,

Thanks for submitting your comments. I am adding Vicki to this chain, as it is important for the Commissioners to hear her response before we deliberate on Wednesday.

Thanks again for your comments and commitment to our community.

Best,
Jack

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Cc: Sellars, Keith (SMD 5A01) <5a01@anc.dc.gov>; Thomas, Timothy (SMD 5A02) <5A02@anc.dc.gov>; Lucio, Emily (SMD 5A03) <5a03@anc.dc.gov>; Hermes, Jack (SMD 5A04) <5A04@anc.dc.gov>; Weston, Dyanna (SMD 5A05) <5A05@anc.dc.gov>; Holloway, Derrick (SMD 5A06) <5A06@anc.dc.gov>; Sosa Garnica, Valeria (SMD 5A07) <5A07@anc.dc.gov>; Alston, Elaine (SMD 5A08) <5A08@anc.dc.gov>; Bocoum, Shelagh (SMD 5A09) <5A09@anc.dc.gov>; Cc: <alovelace@dccouncil.gov>; Cheryl Tracy <cheryltracy12@gmail.com>; LaFarrior <lafarrior@gmail.com>; Cameron Hahn <cameronahahn@gmail.com>; Sandra Wilson <sandrak06@yahoo.com>; Aritha Willoughby Delafield Actiss From Brother <afwilloughby@msn.com>
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I am forwarding the attached letter, originally sent to ANC 5A commissioners, to ensure the relevant DC agencies and Ward 5 representatives are aware of residents' outstanding concerns regarding Urban Atlantic's proposed text amendment for the redevelopment of 4801 Sargent Road NE.

We respectfully request your review and assistance in ensuring these concerns are adequately addressed before any further zoning approvals or community endorsements are considered.

We would also appreciate confirmation that our concerns have been received and, where applicable, included in the official zoning record.

Thank you for your attention to this matter.

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Date: Mon, Oct 26, 2026 at 9:18 AM
Subject: Request to Withhold ANC Support for Urban Atlantic's Text Amendment – 4801 Sargent Road NE
To: <5A01@anc.dc.gov>, Timothy Thomas <5A02@anc.dc.gov>, Emily Lucio <5A03@anc.dc.gov>, <5A04@anc.dc.gov>, <5A05@anc.dc.gov>, <5A06@anc.dc.gov>, <5A07@anc.dc.gov>, <5A08@anc.dc.gov>, <5A09@anc.dc.gov>
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Dear ANC Commissioners,

Ahead of the October 29 meeting and anticipated vote on Urban Atlantic's proposed zoning text amendment for the former Boys Town property at 4801 Sargent Road NE, we are writing to formally express our concerns and request that the Commission withhold its support.

Over the past year, residents have repeatedly raised concerns regarding traffic, stormwater management, bioretention facilities, tree preservation, rodent and mosquito control, and impacts on neighboring properties. Despite extensive engagement, many of these issues remain unresolved, and we believe Urban Atlantic has failed to provide adequate transparency or meaningful commitments to address them.

Of particular concern is the potential characterization of ongoing correspondence and participation in community meetings as evidence of community support. **Engagement should not be mistaken for endorsement.** Residents have participated in good faith to seek answers and improvements, not to signal approval of the proposed amendment.

Please find attached our formal letter outlining these concerns in greater detail.

We respectfully urge each Commissioner to review the attached letter and previous correspondence with UA before the October 29 meeting and vote to withhold support for the proposed text amendment until the outstanding concerns have been meaningfully addressed.

We support responsible development, but community concerns deserve substantive responses before the Commission lends its endorsement.

Thank you for your consideration and service to our community.

Sincerely,
Concerned Residents of ANC 5A

Vicki Davis
Managing Partner
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7735 Old Georgetown Road
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Ahead of the October 29 meeting and anticipated vote on Urban Atlantic's proposed zoning text amendment for the former Boys Town property at 4801 Sargent Road NE, we are writing to formally express our concerns and request that the Commission withhold its support.

Over the past year, residents have repeatedly raised concerns regarding traffic, stormwater management, bioretention facilities, tree preservation, rodent and mosquito control, and impacts on neighboring properties. Despite extensive engagement, many of these issues remain unresolved, and we believe Urban Atlantic has failed to provide adequate transparency or meaningful commitments to address them.

Of particular concern is the potential characterization of ongoing correspondence and participation in community meetings as evidence of community support. **Engagement should not be mistaken for endorsement.** Residents have participated in good faith to seek answers and improvements, not to signal approval of the proposed amendment.

Please find attached our formal letter outlining these concerns in greater detail.

We respectfully urge each Commissioner to review the attached letter and previous correspondence with UA before the October 29 meeting and vote to withhold support for the proposed text amendment until the outstanding concerns have been meaningfully addressed.

We support responsible development, but community concerns deserve substantive responses before the Commission lends its endorsement.

Thank you for your consideration and service to our community.

Sincerely,
Concerned Residents of ANC 5A