



**BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	Alicia Dickerson / Edgewood West		
Address:	207 Cromwell Ter NE		
Phone No(s):	202-446-8555	E Mail:	aliciad69@yahoo.com

I hereby request to appear and participate as a party in Case No.:

Signature:		Date:	May 3, 2016
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Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E Mail:	

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

- A list of witnesses who will testify on the party's behalf;
- A summary of the testimony of each witness (*Zoning Commission only*);
- An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (*Zoning Commission only*); and
- The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

- How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
- What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
- What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
- What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
- Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
- Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

Edgewood West Party Status Application for ZC 15-16

Supplemental Information for Form 140 – Party Status Request

Party Witness Information

- 1) List of witnesses: Jimmy Rock, Sally Hobough and Alicia Dickerson
- 2) Summary of witness testimony:
Jimmy Rock – Impact Statement on Light and Air
Sally Hobough – Quality of Life Implications
Alicia Dickerson – Traffic and Transportation
- 3) Not Applicable
- 4) 30 minutes total time requested to present

Party Status Criteria

- 1) Edgewood West consists of neighbors that are located within 400 feet or less of the proposed development in ZC 15-16. The development is across the street from group members and can be seen and heard from the entire groups' individual residences. All of the neighbors currently use the property for retail and transportation needs on a daily basis. This property provides access to the Metropolitan Branch Trail (MBT) as well as handicap accessible access via the DDOT Pedestrian Bridge to the Rhode Island Avenue Metro. Prolonged construction would negatively impact our access to vital public transportation routes to the Rhode Island Avenue Metro as well as to recreational and quality of life usage of the MBT and to the surrounding green space. In addition, the noise from the construction staging, dust, debris, and traffic congestion from continuous construction over two decades would be an extreme burden for members of Edgewood West.

Edgewood West members within 200 feet of the development: Heather Deutsch, Charles Bashara, Jimmy Rock, Tom Ceglarski, Nick Sadoti, Vonnie Calemine, Elisabeth Lamb, Derick Lamb, Jim Pierce, Bethany Slater, Joffrey Howard

Edgewood West members within 400 feet of the development: Alicia Dickerson, Michael Henderson, Sally Hobough, Ryan Snedaker, Mandi Wolfes, Paul Miller, Josh Lewis, Kathleen Lewis, Kendra Chong, Kevin Chong, Walter Tersch, Jen Croft, Jared Heming, Bryan McDermott, Lauren McDermott

- 2) No member of Edgewood West has legal interest in the property in the PUD application ZC 15-16. However, the members of Edgewood West are property owners within the immediate vicinity.
- 3) The members of Edgewood West reside within less than 400 feet of the subject property.

Edgewood West members within 200 feet of the development: Heather Deutsch, Charles Bashara, Jimmy Rock, Tom Ceglarski, Nick Sadoti, Vonnie Calemine, Elisabeth Lamb, Derick Lamb, Jim Pierce, Bethany Slater, Joffrey Howard

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Edgewood West members within 400 feet of the development: Alicia Cromwell, Michael Henderson, Sally Hobough, Ryan Snedaker, Mandi Wolfes, Paul Miller, Josh Lewis, Kathleen Lewis, Kendra Chong, Kevin Chong, Walter Tersch, Jen Croft, Jared Heming, Lauren McDermott, Bryan McDermott

- 4) There are multiple environmental, economic and social impacts that are likely to affect the members of Edgewood West with the current plans for ZC 15-16 PUD.

Environmental Impact –

The proposed twenty years of construction will produce excessive amounts of dust and debris on the property of surrounding home owners. Additionally, paving over public space for the proposed plaza on the property will only exacerbate current issues the neighborhood has with flooding and storm water run-off. The two lane road circling Block 1-A is unnecessary and will also add to the current flooding and storm water run-off issues.

Economic Impacts –

Without a detailed mitigation plan for neighbors west of 4th Street, the proposed twenty years of construction could negatively impact resale value of homes in the Edgewood community. Without a comprehensive MBT and pedestrian bridge access and construction plan, members of Edgewood West as well of thousands of additional Edgewood neighbors will be forced to travel less safe and inconvenient routes to our destinations on the MBT, the Rhode Island Metro station and beyond.

Social Impacts –

A multitude of community events and activities are held on the MBT trail and the current public green space surrounding the trail. Community movie nights, free exercise classes, a neighborhood 5k, community bike rides, running clubs, daily exercisers and commuters all use the trail on a regular basis. Re-routing of the MBT would eliminate the space currently used for many of these community activities. There is also a concern by some neighbors that moving the trail under the bridge would be a safety hazard.

- 5) The following are additional items that demonstrate how Edgewood West will likely be affected or aggrieved by the approval of the current plans for ZC 15-16 PUD.

Air and Light – The changes in the quality of the air and light available to our neighborhood due to the increased height in the proposed development.

Traffic/Transportation – Increased traffic flow to and from the development through our neighborhood due to the density of the project with no detailed traffic plan for its use or construction.

Quality of Life – The lack of green space to integrate the project with the neighborhood and the use of current public green space with planned impermeable surfaces resulting in increased risk of flooding and removal of areas for community events and gatherings.

Edgewood West Party Status Application for ZC 15-16

6. As home owners within 400 feet or less of the property, who daily traverse the property for Metro access, recreational access to the MBT, and for retail shopping at the property, we are uniquely impacted by the proposed twenty years of construction activity. Changes to access to the MBT, the pedestrian bridge and the Rhode Island Metro stop beyond will have a negative and distinctive impact on the quality of life of members of Edgewood West and all our neighbors in the surrounding community.