

Greta Fuller
Testimony
Zoning Case 18-10 2352-2360 High St SE
March 21, 2019

MOU Changes from December 2018

****Original Verbiage**

7. The Developer agrees that the architectural plans will consider input provided by ANC 8A06. The Developer shall include the residents of ANC 8A06 in the design process by committing to three design charrettes during the initial schematic design phase that focus on the following topics:
 - a. Massing, materiality, and art
 - b. Traffic, parking, and pedestrian safety
 - c. Landscaping

****New Verbiage**

7. The Developer agrees that the architectural plans will consider input provided by ANC 8A06.

****Removed Completely from Original MOU**

16. The Developer will include a use agreement in the condominium bylaws that allow the Historic Anacostia Preservation Society and Historic Anacostia Block Association to reserve the common roof deck, common courtyard, or other common areas in the building for an annual event at a time that will be agreed upon by the condominium association.

This is not a must, if it is provided we would see the developer as his namesake Neighborhood Development.....but it isnt actually a must we do recognize this property as a privately owned condominium

17. The Developer will include parking permit standards in the condominium bylaws and the Developer will prohibit condominium owners from receiving Residential Parking Permits.

This was mentioned again at the meeting held by Commissioner Jones at DHCD on February 28, 2019. I heard the developer mention this would be a part of their commitment but it has been removed from the current MOU. Please explain?

****MOU ASK Not Included**

1. Historic Anacostia is in the process of expansion. We currently have a few parcels within the historic district that are not included and look to including these properties as we expand the historic district and update the guidelines. Historic Anacostia request as part of the MOU that the developer commit to including this property in the expansion of the historic district, especially since it is located inside and beside residential historic homes. We understand that the subject property is not currently in the historic district and we are not asking that the property go through historic preservaton review for design or sign off. We believe the condo association guidelines will probably be more restrictive than historic preservation.

Please let us know if you will include in the MOU?

1. Why wont DHCD sign a document stating if this developer is not able to meet the requirements and another developer is chosen to complete this project the same restrictions discussed today apply to this parcel of land. We basically want the government, the owners of the property to state in writing that they are committed to:

- a. Homeownership and use as discussed today
- b. Height should remain as discussed today or lower
- c. Number of units as discussed today or less

2. Why hasnt DHCD or the developer provided drawings or shown us in writing why they cant create the amount of homes that the lot is currently designed to provide?

3. Why not get a variance of some sort rather than rezone the entire property? This is a residential street that deserves its infill to look and feel like its surrounding. We have repeatedly asked for this information and to be honest I havent gotten anything that tells me it really cant be done? I am requesting from all parties why this isnt possible.

4. And most important! Why are we changing a perfectly zoned parcel of land to be zoned as something that will allow density that isnt appropriate on our street, in the middle of a well established residential street with single family and semi detached homes?

5. I need to really understand what the Zoning Regulations mean by changing a correctly zoned parcel of land from R-3 to RA-2? R-3 seems appropriate please explain both in detail R-3 and RA-2? What differences will happen with RA-2 is this the only zoning necessary to create housing?

Will this allow an institution to be placed in the middle of our residential neighborhood can someone place a shelter or school at the site, please explain? I really need to understand the details and what this zoning change means. Office of Planning should have sent something and come out to the community to explain all of these changes and we have gotten nothing from them or any government agency to calm our fears or address our concerns.

We have several single family homes being developed by MiCasa and the L'Enfant Trust. Please explain why we havent considered the same for this lot?

***What I know is the current R-3 zoning works:

The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three or more row dwellings.

*** The change to RA-2 doesn't seem necessary to bring home ownership and seems to be looking to do something else and I quote from zoning and I am not an expert the following:

The purposes of the RA-2 zone are to:

Permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and

Permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The RA-2 zone provides for areas developed with predominantly moderate-density residential.

**Permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. What does that mean?

6. The comprehension plan may say we need more density in neighborhoods like ours....but it also states that neighborhoods should be created to include a sense of place and home. I don't have the actual statues with me at the moment but I am sure I can find them I just don't want to believe the city would create a plan to destroy neighborhoods with buildings and structures that are out of place and cause disruption to existing neighborhoods.

7. Administrations change, they come and go. I have lived through several administrations that have promised one thing and when a new administration comes in it's significantly different and I am back down here in front of the zoning board or some other board in the District of Columbia. My neighbors and I, we don't change we have to live with what you and this administration do to our neighborhood, we have to live with decisions that this Board makes everyday unless we move.

Most important all or at least most of the people in the room may go away and take other positions but I live on Maple View PL SE very near the site and I have been in my home for almost 19 years. I fought to get the drug infested, unkempt buildings at the top of that hill torn down. I spent many years calling the city and picking up trash and stopping illegal stripping of cars, and who knows what ever illegal actions were taking place in those buildings. I and my neighbors have to live with the zoning change and administration changes where promises are not kept. What guarantee do I and my neighbors have that the plans stated today will be followed by the city and they won't hold this developer off after they get the zoning they want and come back with another plan. That is why I am worried, that is why we are scared, we have seen it before with Maple View Flats, we were promised retail and I had to fight for 2 years after coming back in office to get one retail space filled with a Starbucks of which we haven't seen, and there is no talk of other retail space, we have seen it with offsite affordable housing from 5th and I Project gets 5 or 6 star Hotel and residential Condos that probably no one in the room can afford...but they

put the off site affordable housing in our community instead of accepting their part of affordable housing in Ward 6. I've seen all of this done to my neighborhood over and over and I have to get up and fight once again to show how this is not fair and doesn't make sense. I see projects like these show up in my neighborhood everyday and I hear these promises and they are seldom kept without it being written down. I need to know in writing from DC Government that you will keep your word. The current administration will not always be here, the persons in leadership may have moved on and the developer doesn't own anything yet. So all of this is just a promise unless it's in writing and I and my neighbors can show what was promised to us. Stop this right now and write this out properly.

8. All of the things I am saying now is the reason why I didn't agree last year when I was Commissioner of ANC 8A06. All of my questions still go unanswered. I have lived through the Big K aka Maple View Flats having to go back and fight for commercial retail when it was promised. If it wasn't for the fact it was a Mayor's Agent decision and written we would have an entirely different site. I have lived through off site affordable housing for a project that produced a luxury hotel and condominiums at 5th and I NW. All coming into the neighborhood violating the height restrictions and design of the historic district.

What will make this project any different from those that made false promises? I had to still fight for what was promised, I commend the Mayor for asking what is happening and let's work to make this right.

I am putting this on the record I am fearful if nothing is in writing and the community doesn't wholly understand or agree. We don't want a building that looks like the building developed by Neighborhood Development at 2620 Bowen Rd SE. We want an exemplary building for this site with its views of the city and less than one city block from Cedar Hill the final home of Frederick Douglass.

9. It also feels like this project was brought to this board after I left and the same questions I had then are still unanswered today. This feels like a work around and no one is answering the community's questions. Commissioner Jones is doing a good job but hasn't had the experiences I have had in this single member district.

I am not against development, I am not against change, but I am against the rezoning especially when I and my neighbors even ANC 8A doesn't understand the impact of RA-2 and why it's not feasible possible to keep a property zoned R-3 which is proper at this location. Isn't this property located between existing single family and detached homes? Is it unreasonable for the residents to complete the landscape with similar dwellings? Is it a crime for me and neighbors to ask you not to create a large amount of density on a narrow residential street that has just received a large parcel of housing at the other end of the street? I am against this having ownership as described I will reiterate once again that the developer does not own this property

the District Government owns it, things happen the developer may not be able to meet all requirements to receive ownership of the land and we are here with land zoned for the government to do what they want in the middle of our residential neighborhood. I have seen the handy work of DHCD and the administrations when they want something.

In conclusion, I am here to day and for the record. I asking that all my questions be answered properly before a decision is made. I am asking that the government put in writing, a statement that our concerns will be addressed, a statement that promises to the community will be folllowed if the zoning chnages and the development, homeownership, height will not exceed what is mentioned today, there will be proper set back and the structure shall conform and not feel out of place in the community and the developer will continue to work with the ANC, a small group of residents that are immediately affected by this project to ensure we receive an exemplary project in an exemplary community.

I ask the developer not only to take in consideration but actually incorporate and submit a design that compliments and has a sense of place with the current architecture in which it sits, make sure the design and materials are appropriate and the materials are quality materials that are of the right color and texture. I also ask that the developer allow this property to become part of Historic Anacostia upon completion of the expansion of the historic district. To be clear we are not asking for the developer to follow historic guidelines before or during construction we are asking that the property becomes part of the neighborhood in which it resides.

And finally to the Board, you will all vote how you will vote but remember your vote impacts the lives of many who have live in this community through the ups and downs. We welcome new development and we welcome new residents but we dont welcome change that isnt part of the community.

As I have said before Development should be a part of the community, the communitiy should not be at the whim of the developers development.

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