

ECKINGTON CIVIC ASSOCIATION MEETING

CARING FOR THE COMMUNITY WE LIVE IN

MEETING MINUTES - MONDAY, OCTOBER 2, 2017

Attendees: ~53

PRESIDENT'S AND COMMITTEE REPORTS

Introductions

Katrina – VP

- Eckington Day – Oct 28, 1-5pm on Harry Thomas Way between R & Q st NE – food, fire trucks, moon bounce, music, costume contests for kids and pets
- Want to volunteer? Email Katrina
- Local businesses can have tables set up to talk to the community
- Adam (events chair) – if you know of anyone in a band who could play, reach out
- Lyndsi (outreach chair) – have people sign up to hand out fliers

ELECTED OFFICIALS REPORTS

Cyril from Councilmember McDuffie's office

- Introducing bills to support small businesses
 - i. Accessible and transparent procurement amendment act –
 - ii. Quick payment amendment act - speeds up processes of gov paying small businesses
 - iii. Gov Contractor/subcontractor dispute resolution actDC
- Mows act
- Statues
- Quick payment bill – has been introduced, next step is hearing, then markup, then goes back to council for vote, and then several readings
- If it gets approved, how is it communicated to public/
 - i. Will be on Councilmember McDuffie's newsletter, can go to council website at any time to check on status of legislation
- Q – Legislation being considered tomorrow on dogs on patios – does Councilmember have position?
 - i. Will be introduced tomorrow; haven't talked to Councilmember, believe he's supportive of it
- Tenant opportunity to purchase act – was just a hearing, where in process and where is councilmember?
 - i. Don't know position, once hearing is held, it's up to committee chair to schedule markup – time amount varies

- ii. To direct comments for that – direct to chairman of council (chairs committee of whole)
- Q – When are the DC comprehensive plan amendments coming up for a vote – we submitted a lot of them; thought process was moving at end of year
 - i. Spoke with head of office of planning 2 weeks ago, did not give a direct response. Entire process would be 2 years (at least).
 - ii. Eckington was poster child for civic association that made good comments, and very organized comments.

ANC UPDATES – NO ANC COMMISSIONERS IN ATTENDANCE

ECA ELECTIONS IN DECEMBER

Positions are: President, Vice President, Treasurer, and Recording Secretary

For more information, see our Bylaws here:

<https://eckingtoncivicassociation.org/about/bylaws/>

Or email Hannah Putman at hjputman@gmail.com

MPD TO DISCUSS ASSAULT IN NEIGHBORHOOD.

Lieutenant Ronald Wright

- Ronald.WrightJr@dc.gov, cell - 202-425-4202 (call cell anytime but not for crime – text, don't leave vm), 202-698-0261 (desk)
- Katrina – Thank Chrissy for attending –
- Chrissy was assaulted Sat night by a group of teenage girls. Was walking home on 2nd st between T and Seaton – there was a group of girls, ran up behind her, assaulted her (group of 5-7 girls). Posted on NextDoor, was surprised to learn that others have had issue w/ group of teen girls hanging out on T st.
- Lieutenant Wright – we don't have a lot of these types of crimes, but one is one too many. We don't see many of these crimes of people assaulted by groups of teenagers. We did see more of this about 2 years ago- more robberies, but we haven't seen this type of assault. I do believe it was a crime of opportunity – something they could do and get away with. We haven't heard anything from anyone in the community that would allow us to believe the T st girls are an issue or problem – if you think one of them were a suspect, let the detective know. We have to be careful – it's an ongoing investigation, and they're juveniles.
- What the community can do – if you recognize that there are groups of people hanging out and you're suspicious, email lieutenant Wright. Provide information about what you're seeing, why you're concerned. He'll check it out, but if they're not breaking the law, they can't do anything. A lot of people around the community used to live here, but they don't anymore; however, they are still connected to the community by their history and past, and they still come to the places they used to come. If there's alcohol and marijuana, that's a violation of the law. Call us, we'll check it out. But if you see the

officer come and go, it doesn't mean nothing happened – it means there's nothing there for him to enforce other than checking on the situation.

- Clarifying Q – “T st girls – is it a group” – no, I was just using that as an example.
- Chrissy – when you say you don't think it's a thing, when I posted, 3 people said the same thing happened to them (2 in neighborhood, 1 on MBT) – all teenagers, maybe not the same one. Second, same night of assault on me, two of my neighbors called the police about 2 incidents involving a group of girls – 1 where girls banged on door and threw rock, and one where group of girls vandalized her car. I think it wasn't a single incident. We had lots of other neighbors saying that there's harassment.
- L. Wright – didn't mean to diminish situation. We do not have anything complaint-wise or criminal report-wise to lead us to believe there's something more. Those are one-time situations – we're not seeing a trend or habit.
- Chrissy – Someone called Sunday, said there was another assault on Seaton place on Sunday afternoon.
- Lieutenant Wright – this is where you come in as a citizen, you can email me about these things. We can start addressing it. Because it doesn't come up on our criminal report radar doesn't mean it doesn't exist – but if we don't know about it, we can't do anything. If you email me, you can hold me accountable. We will keep going until we either ID that there's not an issue, or say that there is an issue. But it hasn't come up on our radar criminal-wise or report-wise other than the unfortunate situation you were involved in. But that doesn't mean it's not existing. We don't see everything – when we pull in with our uniform, people disperse.
- Works Sun-Wednesday 5:30am-3:30pm. Call him.
- PSA 502 – way below crime, but doesn't matter if citizens in our community are being attacked.
- David – I wonder if there's something we could do as a community – whether it's the ECA, or ANC? If people are calling the police – if there's some way to record more centrally.
 - Katrina will put on agenda for next meeting, how to address
 - Still do not have Crime & Safety chair for ECA, so if anyone feels inspired, we could use it.
 - **DC Gov has grant for buying own security cameras – pay up to \$500 (\$700 if business) – Katrina submitted and got check later. Just need to have recording features so you can share the footage after. We'll send out link on how to apply.**
- Shelley: Emailing ANC rep if anything happens is a great idea:
 - Hannah Powell (eastern side of Eckington): 5e03@anc.dc.gov
 - Sylvia Pinkney (west side of Eckington): 5e04@anc.dc.gov
- One citizen - Campaign – “take back our building” – make reports on paper – put things in writing, in email. Another place on 4th & T selling singles, young people hang out there.
- Thank you to Chrissy for raising awareness on this

FOULGER PRATT PRESENTATION ON R ST

Adam Davis – with Foulger Pratt on Eckington Park Project

- i. Has filed for PUD – hearing in December (Dec 14) with zoning board. Had meeting w/ Shelley and development committee, wanted to share progress and answer questions.
- ii. Have Josh, Sarah, and Greg.
- iii. Josh with Foulger Pratt development. 335 Units, 6-7 stories above grade with a level of parking below, 8500 sq ft of retail – mix of neighborhood goods and services, and hopefully café on park. Wanted to give update on design. And an update on current proposed CBA.
- iv. Sarah - we are on part of MBT where it's really sharp turn, one of the great parts of park development is softening that curve. North of new park will be building site. Our site will be enveloped by park on 2 sides. On other 2 sides is neighborhood – so lots of new development to west – JBG, Gale, and to north, existing fabric of context of Eckington. Wanted to knit all those elements together; made a building with a series of different façade types that each respond to their “frontage.”
- v. Ground floor plan to orient where building lies. JBG project – has retail on corner of path and park. Amenities – fitness room, community room, continue to bring life to Harry Thomas way. Will have another retailer on north. Want Harry Thomas way to be pedestrian friendly street, but also have to have loading space – on R st, all front-in, front-out so no backing up; garage entry is right next to that. Want to make sure that we're activating the park – Entrance for retail parking garage or bike storage, secondary residential lobby, and combination of town-house style, live/work style, etc – 2-story units face on park w/ direct access from inside building and on park. Will show prospective views.
- vi. On North side, set back top floor and made darker so it will recede, brought horizontal banding and balconies to make smaller scale; wanted grain and texture to be industrial to speak to Eckington's history. Some of buildings have more modern tilt, but all have industrial features – brick, industrial panes, larger windows. Harry Thomas – 4 fronts so not one large megalith building. From bike path, wanted iconic roof line and massing that tied it together – whole façade – metal panels, red brick, balconies, so more eyes on park. From south, wanted something that looks more like NY meat packing district – overhangs w/ green roof, loading dock feel to keep grittiness, and respond to park and grading. And set-back with roof terrace. Last façade on corner embracing park – more modern aesthetic feel, keeping terracing, cleaner forms, dark gray brick and metal panels, large glass, vertical and horizontal panels. Activate w/ retail on ground floor, bringing more life to park.
- vii. Amenities package:
 1. One of largest portion of amenities package that we've offered is partnership w/ the NoMa Green park – we wouldn't have been able to come up w/ this development without the park, and vice versa. There's

a 22k sq foot parcel that we're donating to District that allows park to naturally bend w/ relocation of MBT, we will make significant contributions for realignment of MBT, and some kiosks and small structures of park. Second – IZ – did offer 8% of sq footage a 60% MFI; majority of IZ units are 2 bedrooms – 10 2-br units will be part of package. On east façade, we are looking at providing 4 artist live-work units – 10-11 2-story units from south edge of park, 1st floor would be maker space where artists could design and sell product, top floor would be living space – also at 60% MFI.

2. Sustainability – we focus on sustainability – almost all of portfolio is silver or gold LEED cert, we are pushing envelope on Silver, working to achieve gold.

viii. Questions?

1. Shelley – comment on process for CBA – we're working through Civic Association's proposed set of CBA that we would like to request from Foulger Pratt. Did survey about what we wanted to see around investments, we're finalizing what we want to request, and we'll be working with Foulger Pratt, and then we'll have full ECA vote. If you'd like to be part of that process, find me after that meeting – welcome more people on committee.
2. Adam – are affordable units distributed throughout building?
 - a. Yes – various floors, locations?
3. Are all apartments, or any condos?
 - a. All are for rent
4. Have you guys addressed traffic getting out of building, going down Eckington place, onto Florida?
 - a. We're working with consultant on traffic study to see what improvements may be necessary. Down at Eckington Place, that's one area of concern in particular – I know other areas, JBG and others are working on traffic plan. Working w/ DDOT and office of planning.
 - b. Shelley: DDOT is working on "Dave Thomas Circle" – has their own set of proposals that they've gotten feedback on. We're asking DDOT to consider growth coming into Eckington.
 - c. Josh: There will be some mitigation on our part, but not sure how far it will go.
5. Mike: Zoning hearing set for Dec 14th – when does traffic study get published?
 - a. Approximately 30 days before hearing.
 - b. Mike – we want to look at that study – we don't want to vote on anything before study. JBG had twice the units and only had to put in a stop sign, so am guessing there won't be any recommendations from study.

6. For the park, you mentioned you're working w/ NoMa on elements for the park? Is that a donation, and how much? What elements of park wouldn't happen without your contribution?
 - a. NoMa has released limited plans – this funding is directly related to those structures & improvements (\$350k) – for amphitheater, rest rooms, etc.
 - b. Mike: How much is park? Is that a big contribution? Is there not going to be water fountains if they don't give that money?
 - c. The bigger contribution is the piece of land we're donating – that entire piece of park is designated as dog park. Yes, there are contributions that are going to be made for kiosks and elements for park, but the biggest piece is a ½ acre of land that allows for realignment of MBT and dog park.
7. FedEx said they're going to oppose zoning changes – what's your view?
 - a. We received letter from FedEx, we're in conversations and have spoken w/ their general counsel. We're reviewing PUD. One of FedEx's concerns is with Gale having been developed (which they supported and JBG's project, they're concerned that with additional residents, people will complain more about their operations, and they worry about that. We're talking with them about that – some concerns are a little unfounded – they worry someone will kick them out of site. We can't kick them out of building – they own it. It's an ongoing dialog with FedEx – we hope they will support the project.
 - b. Ned – do you have any concerns about that? Do you think it will be a holdup?
 - i. I don't believe it will be a holdup. It's interesting, they've supported other buildings that are closer than ours.
8. Ned – on Architecture – why not steel and glass approach like we've seen other places, like Atlantic Plumbing?
 - a. We felt that steel and glass experience was the building that faces park; but the brick was more akin to buildings you already have here. Some others were in less of knitted neighborhood, so more modern approach.
9. I like what you guys have done in terms of architecture, breaking up into different spaces, think it will be a great addition.
 - a. Will you come back to ECA for construction when that time comes to talk about construction logistics?
 - i. Yes – and with regard to MBT, that's going to be one of trickiest pieces; we will come back, we're working through logistics plan – construction of park, building, how to keep MBT open – will work w/ DDOT on that. At some point there will be a detour – we will work w/ DDOT, MBT, this group

- b. For the bottom right-hand corner – is that art space – is there any plan for restaurants or commercial food service for space?
 - i. Red portion – north corner – neighborhood goods and services (eg, dry cleaner), south corner – more connection to park – café or restaurants.
 - ii. Is there possibility of retail instead of artist spaces? Or gym not on street level?
 - 1. We could look into that – when we were thinking about best use of maker space/artist live/work is required by zoning. “Production, distribution, and repair” designation – whole space along MBT is zoned for mixed residential and PDR.
 - 2. You could speak up and say you want more retail – it’s a balance, Office of planning would like to hear that.
 - iii. Bottom right-hand space will be most connected to people – if it’s not connected, 90 percent of people will miss it; if that can be shifted so more retail (eg, café) along trail, move maker space to other areas, I think that would be beneficial.
 - iv. Shelley – Eckington Yards will be finished, connecting to neighborhood, so either would be good activation of park.
- c. Mike: qUestion about height – how many floors are on trail?
 - i. Grading helps us in that regard – shortage portion of building is at R and Harry Thomas – actually at corner 70’ and 6 stories; and south side, 75’ish on park side with step-back, 83’ in middle.
- d. How much parking in parking garage?
 - i. 124 parking spaces, 14 for retail, rest are residential
- e. Do you charge for residents?
 - i. Yes – additional fee; for retail, still need to decide.
- f. So if people are renting in building, are they allowed to get street parking?
 - i. Yes.
 - ii. Sounds like some buildings have made it so residents can’t apply for residential parking
- g. Like green roof concept. Curious about landscaping along building, along MBT to make it feel safe, well-lit?
 - i. It’s a little interesting – The amount of area we have control over, our property line is only 7’ off building, rest of space will be dedicated to park. It’s NoMa park and their landscape architect that is driving design of entire space except for a few feet. We don’t have control of

landscape elements along park. Lighting and safety along trail have been at top of their list in terms of design elements. We've discussed residential units along trail, having more eyes on trail, but in terms of landscape design, NoMa parks is driving that.

- ii. So 5-7' of sidewalks with no greenery?
 - 1. We're coordinating w/ NoMa Parks, trying to make it integrate into park.
- iii. North and west side – our landscape architect, but is largely controlled by DDOT – a lot of green, large tree pits; it's a 10-12' sidewalk.
- h. Current conditions – are you aware that people are accessing site regularly, possibly living there. People are going through gate.
 - i. We drove by the site this evening, it needs some love. Thank you for making us aware of that.
- i. Inclusionary zoning – we have seniors who have just sold homes in neighborhood, other people who are moving back to care for parents. This zoning isn't really inclusionary. I qualify, I've gone through training, I'll never be able to get a unit. People who do qualify are those who move into DC.
 - i. Our conversations have been focusing on people in the community, which is why we're focusing on 2-br units for families, rather than on studio and 1-br units. We're exploring ways to make those 2-brs a little bit larger.
 - ii. Shelley: What part of zoning is not inclusionary?
 - 1. There's a certain sect of people who are excluded. I qualify for lottery. I fill out the information, but I will never qualify. My mom, who has limited funds, she does not qualify. There are a sect of people who are not included.
 - 2. Clarifying question – are you saying your income doesn't meet the threshold?
 - a. It's income, but then they go to credit, it's just not attainable. It's not inclusionary.
 - 3. Is there a way for lottery to favor people in neighborhood?
 - a. It can give priority to people who are DC residents over people moving into city. I don't know if they can do additional things. Some things are federally mandated.
 - 4. Can you specify in CBA?
 - a. Don't know. Think no – it's a DC gov thing.

5. Foulger-Pratt and Shelley will discuss more – there have been cases in NW DC where developers tried to have deeper affordability, DC’s housing program couldn’t make an exception. There’s some challenges trying to deviate from inclusionary zoning regulations.
6. Housing for families has been our focus.

61 RHODE ISLAND AVE

- Owner of 61 RIA – Sharing packet of information.
- Bought building about 5 years ago, has been doing work on it. Had an area intended to be “commercial space” – was full of garbage, cleaned it out. It’s a 21 unit building – R4 zoning. Have existing COA for 21 units. Have 1300 sq ft space that is unused – tried to expand existing units into basement space. Tried to rent as commercial space. Because of zoning district, can’t find retailer, coffee shop, who would be willing to come to BZA to get store. So asking for additional 2 units on COA.
- Sharing letter from real estate agent, letter to BZA.
- Shelley: To be clear, the variance you’re asking for is to turn commercial space into 2 residential units – from 21 residential units to 23 residential units.
- Problem is, can’t go to BZA, to say that we want to have a coffee shop – have to get the coffee shop and then go to BZA – can’t find anyone who wants to do it. Turning commercial space to 2 residential units.
- Lyndsi – have you tried to change your property clause to mixed use?
 - Had attorney trying to work all angles, was told we’re out of options. Now we use it for storage.
 - Lyndsi – I would love to see more businesses in the north side of Eckington – I feel like there are other businesses, if we could market to people we know – there aren’t other coffee shops or anything.
 - I tried for over 2 years, I’ve hired real estate agents, have talked with 4-5 people who are interested, once they understand BZA process, they walk away – I’ve offered free rent for a year, they won’t do it.
 - Lyndsi – I wish that you had come to us earlier. Have you spoken to anyone at incubator spaces who will need space?
 - Agent had lists and lists of people who he reached out to – he came up short. I can’t speak to individual people he reached out to, but I did review. I want something there – for the tenants of my building; I’ve done as much as I know to do. I do know a lot of people, given a 2 year effort to get that accomplished...
 - David – have you talked to RIA main street folks?
 - i. Yes – we’ve talked with them a number of times. They’ve put it in their newsletter.
 - ii. RIA main street – has small business group that meets every month, you could reach out to that.
 - iii. Yes – we were involved with that years ago.

- Going to ANC soon – met with Comm Pinkney. She said to come here first. We’ve also had to put up bars because people have broken in; trying to make it not a nuisance.
- Q – So these apartments? Do you offer parking on the property or st parking?
 - i. We have no parking. Most units are efficiencies, 1-2 bedrooms – at least 75% take bus because bus is out front door.
- Katrina: to summarize, they are looking to add 2 residential units and get rid of commercial space.
- Motion to support:
 - i. In favor: 21
 - ii. Opposed: 4
 - iii. Abstain: 0

SARAH FASHBAUGH, ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

- Katrina: Preface for conversation dates back to July, Eckington civic association had extensive conversation about Superliquors and issue of them breaking agreement w/ ECA. There were a lot of feelings about how they were handling loiterers, drug use, etc. We sent them a letter (which they received); we hope they come into compliance so we don’t have to do anything. We want them to be a part of our community, we want to help them do that. If not, we will have to take steps.
- **Sarah: Community Resource Officer for ABRA. First, great turnout. If you want to follow up, take business cards – includes enforcement hotline #. It’s 202-329-6347.** Hotline manned 7pm-3pm, 7 days a week. Also abra.dc.gov. You are our eyes and ears, so we need you to report things to us so we can send someone out to investigate.
- **Community training – how to file complaints, protests: Oct 26, Thursday 6:30-8:30pm**
- Renewal season – for Class B licenses – markets that sell beer and wine. In March, renewal season for Class A liquor stores. You’ll start to see placards go up in store windows. Placards will be posted for 45 days. During this time, groups can file protest letters against these establishments. We would take your input into account; board may put stipulations on license, limit hours, or deny renewal outright.
- Groups that can protest: ANC (Comms Pinkney and Powell), Community Associations – but if you intend to protest an establishment, you must notify 7 days prior to discussion, and they must be invited to attend. Can call, send certified mail, send email – proof is good. Also must be group of 5 or more – if you live anywhere in the district. If ANC enters into settlement agreement, you will lose standing – make sure to work closely with them. Sometime ANC will enter into agreement not knowing other people are involved.
- Q – You have to show up – does it have to be 1 person from 5, or do all have to show up?
 - Need to see at least 5 people who signed petition show up on date of first hearing. After that, only need to see designated person from there on out. Should designate in protest letter who designee is.

- Q – Which Class B licenses are up for renewal?
 - All are listed on website – you can sort by class and find ones in this neighborhood.
 - You can sign up for email updates and we'll notify you when placards are up each week.
- In March – liquor stores are up for renewal, you can start preparing your case for that.
- Katrina – opening floor to anyone from Super Liquors who wants to discuss anything
 - Owner and daughter are here. Didn't know where community meeting was here. We've never been approached by anyone about concerns. Comm Pinkney had come, said they didn't need to attend. They've called the police, had people arrested, banned, had tires slashed. They clean up trash, but when trash can is full, what can they do? They paint building. We had everything together before violation happened.
 - Katrina – didn't submit anything for violation, just letter saying we wanted to work with you. We thank you for coming, want to open it up to see if anyone has any questions.
 - Q – what is violation?
 - i. Outside of building needs to be painted. We painted, but when you move trashcan, paint chips. Log for police – we had to log every time we call.
 - Katrina – Background – in 2015, ECA entered into settlement agreement – addressed paint, loitering, log for police,
 - Q for Lieutenant Wright – is loiterers their problem?
 - i. DC doesn't have a loitering law, but what we try to utilize – we cannot force anyone to disperse. The tool we use when guys are blocking sidewalk – we use that to disperse or arrest. They back the chairs up, put them on tree lots, so it's not illegal. L Wright comes to store often – it's rough on these ladies and the gentleman who has the thrift store. He puts stuff along rail so they don't sit on the rail. He tells his workers not to engage w/ the men out there. Go to the ladies' store, it's clean, they're not in violation. Men are out there, passed out, it's an eyesore, but it is not a crime. As police, we have to be careful about how we engage citizens because they have rights to. They don't speak much on it because they have substance abuse problems, but we do not want them to say that we're harassing them. What we've done in the past is, we've had the NW side by FL Ave, we've had DC gov human services come out and assist us with alcohol and psychological care, they don't want anything to do with any of that. SOME is 3 blocks away, and they don't want any of that. We try to engage by "checking on them" – we use their first name, encourage them to move on, these are the tactics we use. It's been an eyesore for decades.
 - ii. Q – Has DC ever tried to pass an anti-loitering law. It passed in San Fran.
 - 1. They tried to pass that along about 4-5 years ago, it didn't pass.

- iii. The loitering is going on because of single sales of alcohol – we see people hanging out because they can get single bottles; they are loitering, there's more crime and prostitution.
 - 1. We used to think that too – the single sales, they're drunk before the store opens
 - a. We see them go in drunk and come out with singles
 - 2. Sarah – Through ABRA, you can address single sales.
 - a. Lieutenant – I've spoken to ABRA many times because of complaints; ABRA tells me they are in compliance. We have to keep in mind, they have a right to run their business. If the community does not want them to do those things, you have to stay on ABRA. Prostitution, urination, they come as a factor of the loitering. We try to address other issues, but they're not urinating or conducting prostitution in front of us – I can't arrest you because you look like a prostitute.

ECKINGTON DAY UPDATE AND REQUEST FOR OUTREACH VOLUNTEERS.

Next Eckington Civic Association Meeting: Monday, November 6, 2017

Eckington Day: Tentatively Saturday, October 28 from 1-5pm

Eckington Civic Association elections & holiday party: December 4, 2017

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