

ECKINGTON CIVIC ASSOCIATION MEETING

CARING FOR THE COMMUNITY WE LIVE IN

MEETING MINUTES - FEBRUARY 1, 2016

1. PRESIDENT AND COMMITTEE REPORTS.

- Randy welcomes and attendees introduce themselves.
- Malik Williams from Mayor's office was going to attend but is unable to.
- Upcoming events
 - Happy Hour – Feb 18 – at Crisp
 - Next ECA meeting – March 7
 - 2nd historic designation town hall – Weds, March 16
- No committee reports
- Trying to limit time, hold questions to end

2. REPORTS FROM ELECTED OFFICIALS.

- **Commissioner Pinkney**
 - 30 FL Ave NE – has attained raze permit; property owners can raze property once it's gone through historic review and it's been determined it's not a historic structure. It's one of 12 homes on FL ave, near 4 vacant homes (passes out picture of home to be razed). Pinkney finds it unforgivable that home will be raised, but Eckington does not have historic designation, and building itself is not historic.
 - Picture of 1705 North Capitol St – was looking forward to building w/ business on bottom floor; met owner (Nate Summer), said he was going to renovate, take building higher (up to 90 ft by right), said he didn't need ECA/ANC support – has no building permits; sitting there and cannot do work w/out permits.
 - Eckington newsletter – covered 50 FL Ave.
 - Will have meeting this Wednesday at 7pm at Summit to discuss 50 FL Ave – was approved by community 2.5 years ago. 85(?) unit condo/rental on FL close to XM Radio; old Icehouse building. They will get started in 45-60 days. Will hear from closeby residents what will happen.
 - Security camera incentives – city gives homeowners & businesses security camera incentives – if you purchase, city will give rebate. Commercial rebate higher; but all in newsletter.
 - Mentions Historic District
 - Safe and Home program – seniors, depending on annual income, can get 10,000\$ grant to help replce furniture risers, handrails, grab bars, shower seats, and ramps.
 - Rock'n'roll DC marathon – map of race in newsletter
 - ANC meetings every 3rd Tuesday – Armstrong Friendship Public Charter School (???Double check info???)
 - Provides dates for Rodent Abatement schedule, starting in April.

- Alley cleaning schedule – May & July, dates TBD – 2-3 days for all of Eckington
 - City services – every city service included through 311, 911, as well as how to report vacant properties
 - DDOT having cross-town multimodal transportation study 2/2 evening– Trinity University Main Hall. Will be talking about all sorts of transportation, plans for city.
- Proposed bikeshare stations – 2nd & T st NE, Harry Thomas Sr Rec Center – not sure where there’s room for bike station unless they build out sidewalk or cut into front lawn of rec center.
- Snow removal process – thinks city did excellent job in Eckington; walked around w/ Malik Williams; came back in middle of night – cleaned main streets and side streets.
- Senior Citizen volunteer snow shoveling – worked somewhat but could work better; most senior citizens in Eckington had sidewalks cleaned.
- Questions?
 - How do we get Newsletter?
 - Everyone gets it at their home. If you don’t have outside boxes, will make sure you get them.
 - No website to post newsletter on.
 - Rebates – any outside security camera? (Yes) Where does it have to be?
 - Show street?
 - Additional info? Website? It was in newspaper and sent to Com Pinkney.
 - Rebates up to \$200/camera for residents, capping at \$500/residential address, same for non/profit & commercial w/ cap of \$750.
 - Not finished yet, council wants to revisit.
 - Malik Williams will be here next week to talk more about this.
 - Shoveling – not everyone did
 - City decided not to cite residents this time around
 - Vacant homes that weren’t shoveled – should have green sign
 - Not necessarily – has to meet certain criteria to be determined vacant; if utilities on, not vacant even if no one living there.
 - Commercial properties are supposed to shovel and city should cite them.
 - 50 Florida Ave didn’t shovel – send pics to DPW
 - Could you post newsletter to Eckington Civic Association? Could post ones from Comm Lewis.
 - Prefers to hand-carry to front doors, wants to see and talk to constituents.
 - In addition, might have further spread if you posted on website.
- Commissioner Renee Lewis – back from Maternity Leave
 - Apologizes for missing earlier meetings

- Next few days – VZA zoning meeting for property applied for inclusionary zoning, wants support from ECA and ANC; at Oct ANC meeting did not receive letter of support as did ECA. In Dec, sent letter to VZA stating they don't support property. Next few days – VZA meeting where residents can voice opinions on project – case #19101. Address 2112-2126 (?) 3rd st NE. Info on NextDoor, where people can go to VZA site.

3. FLOWER MARKET PROJECT

JBG/Boundary Stone will present their plans for the Flower Market Project.

- Brian Mall & colleagues.
- Quick overview of project –
 - Points out Trilogy project, nearby streets, NoMa green
 - 2 parcels – State Farm building; Flower Center. 4 different buildings over 3 acres.
 - Part all residential, part w/ sizeable retail component, focused on “maker retail.”
 - Not traditional retail location – more insular to neighborhood vs on main street.
 - Need to subsidize retail rent, think outside the box. Will target some coffee shops, restaurants, but also maker concepts like where coffee shop roasts their beans; common in Brooklyn, Cleveland, Detroit – often in places w/ low retail rents.
 - Choose retail rather than residential – want to create great places in existing neighborhoods (e.g., Atlantic Plumbing w/ Landmark theater, restaurants, artist studios) – try to think outside the box.
 - Looking down Quincy – 20 ft height, roll-up doors – engage consumers – make locally, sell locally.
 - Calling development “Eckington Yards”
 - Transitioning to Harry Thomas Way – all residential; 2-story townhouse units on ground level,
 - Proposed over 40k sq’ maker retail plus mezzanine space in retail units (brings to almost 60k sq’)
 - Unit counts – 4 buildings
 - 695 units total
 - Below grade parking below full site – 330 spots for residents & retail
 - 1 building rental, up to 3 buildings for sale – 2-level units in one building will probably be for-sale; other projects could be for rent or for sale (prefer sale), 1 is for rent – depends on market conditions
- Changes to design in response to feedback
 - Community wants input on type of retail, establishments – would like to hear feedback
 - Met w/ neighbors along R st immediately to north of project, met w/ ECA board, ANC. In process of negotiating CBA, will be held to do what we’re

promising to do. Will hopefully have more developed CBA in March, will return with that finalized. Happy to discuss but some moving pieces.

- Set-down hearing w/ zoning commission, since then working on design
 - Trying to bring all loading interior to site – utilize existing loading in Gale building and on Eckington place, retail will load from within alley. Cuts down on curb cuts, trash cans outside, etc.
 - Looking to remove curb cut w/ parking entry, combine parking entry off Q st to Gale to bring parking into Flower Market site
 - Looking to create pedestrian throughway from promenade through buildings, through Gale to Q st to break up blocks, bring more permeability.
 - Question
 - Car parking entrance off Eckington place – would it be replaced w/ commercial? Yes – would be replaced w/ retail.
 - Average unit size – larger than other apartment projects – allows for more families, includes 3 brs, 2 brs. All affordable units located w/in site.
 - Affordable housing – proposing 8% affordable, 20% would beat 50% AMI
- o Questions?
- Make space for bikeshare along Harry Thomas?
 - Part of CBA – put one near the park or expand existing bikeshare – looking into it. Recognize need in community for more bikeshare bikes, want to be part of solution
 - Total project 8% affordable? ~50 units – yes.
 - 20% at 50% AMI (AMI = 100k for family of 4); remaining at 80% AMI
 - Comm Pinkney – as part of CBA, you can request more affordable housing – don't have to stop at 8%.
 - Comm Pinkney – do you plan to attempt to purchase storage building at Eckington & R st, just have 1 complete complex?
 - John – Cubesmart building – been in close contact about purchasing and is not an option (their most profitable place in DC), asked about easement to allow egress, they're not interested.
 - Want to continue walkway up to Cubesmart in case it's ever developed; would integrate into building. Would encourage any outreach to Cubesmart.
 - Negotiate right of first refusal with Cubesmart? You could, but at what cost. It's hard to get unless you're willing to pay significant % of current value today. Would be better for community as a whole to advocate.
 - Comm Pinkney – Traffic plan – have you completed traffic plan?
 - DDOT has process – send scoping document, everything you plan to study
 - Clarification – way your trucks will move in and out of complex, which streets they will follow?

- Have been made aware that loading in promenade will be via one-way traffic; trucks prohibited on 100,200, unit block R st, so make sure trucks don't use it. Not prohibited – Federal street – but ask trucks to stay off R st b/c have buses going down street b/c homes already damaged;
- Would be happy to mandate trucks from our development do not use R st
- Don't anticipate any trucks over 35',
- List of Community Benefits – is there a list,
 - Still working through them, will be disseminated to group prior to March meeting – can talk through CBA, concerns, etc.
 - Had sit-down in Nov, working on package resulting from that. Won't have zoning hearing til April/May. That's when it's a done deal.
 - Our proposed process is meeting w/ individual groups, working through concerns, have list of concerns, plan to work w/ Randy and board as well as R st Condo, coming up w/ agreement, ECA would circulate, we would come back seeking support. That would be in March, 1-2 months before hearing.
 - Randy – JBG/Boundary have been working w/ 200 block R st (most impacted), Vernon been working as ECA lead, and now Comm Lewis is back, she will work w/ them too, since ANC has greater weight.
 - How can people give input. If you have suggestions, talk to Vernon, Randy, email Civic Association.
 - Concern – CBA – like dog park at Trilogy will be reduced and reduced. What is ability of folks who live in neighborhood to weigh in, hold JBG's feet to fire. There are things we're entitled to considering scope of project.
 - JBG suggestion – in terms of holding accountable, preparing legal document (CBA). Questions about timing – send statement/summary to ECA, ECA can post it on listserv and website for feedback.
 - Need relatively solid, detailed feedback to ECA to get negotiated – need a couple of point people representing. Ideally want agreement solid & “baked” in next few weeks.
 - Anything solidified that you can share? Have summary sheet of agreed-to-requests. ECA can distribute.
 - Maker market – one form of community benefit
 - Requires that people are open, that they sell things, need to engage w/ community to get reduced rent
 - Will have traditional restaurants & services as well

- Ward 5 Works Study – literature on maker economy – can send link
- Mike – does Flower shop constitute maker space?
 - It does, - talking w/ existing flower center, looking at 14k sq', may stay
- Who will choose makers?
 - A few different ways – JBG can do it – has done similar (e.g., Shay, Atlantic Plumbing)- has in-house retail group, not commission-based, work to get “best” types of retail for project. If they find 3rd party that does this well, open to working with them.
 - Team looks at project as whole, looking at long-term success, keep space activated, who will work well together
- How many maker units – 40k sq', currently floor plan is very flexible – not a lot breaking up the space, so can make spaces of different sizes. Will probably be fixed walls. Walls wouldn't go up until leasing.
- How different from Union Market? Goal to bring people in on weekends, get crowded?
 - Union Market is unique – model successful b/c have very small spaces for people to sell stuff; most food & beverage. Think key is making space special is maker component. Union market has 40 different groups, we would have half or less – won't be as busy, not meant to be market.
- Could you describe amenities residents will have?
 - Access to computers, business center, probably have pool, definitely fitness center (not big), lots of outdoor space – utilizing space for outdoors, central plaza w/ outdoor movies (maybe) – open to public.
- Parking is an issue – any incentives that would be available to future residents to deter them from owning cars? E.g., giving metro cards?
 - Can do carrot or stick. Stick – won't allow RPP parking permits – if you live in new development, cannot park on neighborhood streets. Fixed # of spaces – think it will meet market demand. The park that's being built will have connection to metro to make it easier to access. Time from building to metro will be much shorter. Then Trilogy & Gale have shuttle bus currently, if there's demand will add on to that.
- Any chance of JBG will contribute to new park for NoMa?
 - Have already approached NoMa, would be willing to contribute/work with/offer expertise – it's in their interest to make park great.

- NoMa requested cash, Robin Eaves is communicating & working on formal proposal – zoning will require \$ tied to something specific. \$ for specific project.
 - Part of CBA? Not on list, but yes
- How many planned underground spaces?
 - 330 (0.4/unit)
 - Nearby site, demand at .4/unit
 - Parking on streets going through complex? Yes – limited (about 4, short term)
- Any thought toward investing in trail – upkeep, security, etc.
 - Have been working w/ NoMa bid, invested in trail study – has been ongoing relationship, have and probably will continue to do so
 - NoMa BID _ safety study – in their best interest that executed well. Park to get from site through park to Union Market, Trail, trying to make safer.
- Right angle for trail on R st
 - Goes around private property owned by Pepco – biggest issue – in order to straighten out, Pepco would have to agree or sell, no plans to do so
- Any unique artwork in development to attract people driving in, on trail, etc?
 - Maybe in March will have better images- have IDd places that would be good for art, on Quincy, Plaza, several other opportunities. Bridge – will bring pic – crosses 2 buildings, we'll do NY Water tower that will say “Eckington yards” – don't want to feel too Disney-esque.
- Has there been discussion about food desserts – small grocer?
 - Can look into. Situated between 2 grocery stores, not most convenient w/out car – for basic needs. Great to have people make & sell goods, but no grocer – even on East or West side of North Cap.
 - Did look at grocery store – b/c of train tracks, were worried that was trade barrier, but might be opportunity for smaller scale (e.g., Mom's, Glen's Garden Market)
- Too early to talk about construction techniques? Concrete pad with timber?
 - Mixture of construction types. 1 building all concrete, others concrete on first 2 levels, and timber or steel above. 2 distinct issues – cheap façade materials, construction type. A lot of developers who use timber use cheaper materials, vinyl windows – a lot of issues are materials. Every project we do is high quality materials.
 - Very large windows. Like in Shay – large windows in wood frame building. Hard to get floor to ceiling

everywhere w/ wood frame which is why doing concrete in some places.

- Biggest issue w/ wood – sound transition. Have a lot of techniques – JBG has higher-than-building code regarding sound
- What will streetscape look like? Keeping curb line or extending? How wide is sidewalk?
 - 14th street – w/ bulb-out at intersections, creates safer condition for pedestrians b/c parking is inset.
- There is a major grocery store coming to McMillan site at North Cap & Michigan Ave – 40-50k sq', pushing for Harris Teeter
- Timing –
 - Project goes to zoning in April/May, have time to finish design (about a year), start construction around mid-2017, delivering mid-2019.
- As Eckington Lover & Historian, concern when people build in community – will there be acknowledgement of community's history? Eckington has very industrial history (railroad, springmakers, glassmakers), concern that history be acknowledged – perhaps through makers. Want to make sure JBG hears concern that there is some acknowledgement of Eckington history.
 - Agree & would like to work with you – lots more we could learn. That's why we're calling it Eckington Yards – care about history.
 - Is there any move afoot currently about mention of what kind of makers? List created of makers that comes from history?
 - Cannot force certain tenants to come in, but can try to curate the right retailers. Want to avoid saying that we can do something when it's not feasible. Absolutely think finding right tenant w/ nod to history of Eckington is important, incorporate history into art, wayfinding, would be interested in doing that.
 - Architect remembers rail buildings w/ cobblestone streets, considering in promenade trying to capture feeling of old paving.
 - History – pictures – great sign B&O Railroad – had great black trellis stretching across block, holding up sign.
 - Not everyone loves the watertower idea.
- As result of 50 Florida Ave development – Eckington will receive a historic heritage trail, project getting started, maybe in next year or so, Eckington will have complete trail.
 - Station/sign planned near project?
 - One in front of XM, throughout Eckington. 8-10 signs total.
- Randy – maybe incorporating history that's not part of heritage signs might be nice.

- Been talking about Cubesmart as something you need residents' assistance with. Is there anything else you want community to be aware of or engaged in to make project successful for everyone?
 - Support for CBA.
 - Would need help w/ Public Space Committee for artwork
 - Support for Shared Loading Facilities – like idea consolidating curb cuts
 - Can come up w/ a lit of specifics for next meeting
- How do you plan to keep central plaza active so not undesirable cul de sac? Cut through to Trilogy would help, but how do we keep so not scary place?
 - A lot of things to do – doesn't have to be immensely active. Want to have community events. Well-lit, good landscaping, balconies overlooking, full time concierge.
- NoMa Bid – at some point boundaries changed for maintenance, who will be responsible?
 - JBG will be responsible for maintenance – private street.
- During construction, will sidewalk on Eckington remain passable?
 - DDOT has been mandating that projects keep sidewalks open.
- 2 stories underground parking?
 - Just 1.
- Still planning to share w/ Gale parking space?
 - Entrance in parking garage will come off of Q st, buildings will have ability to utilize each other's parking, but there are different ownerships so Gale owner hasn't committed to anything – so building enough parking to sustain project in Yards.
- Are these leased parking spaces?
 - Leased/for sale
- At what point do you start thinking about purchase price?
 - Would start sales 12-18 months before delivery, so summer/fall 2017.
 - Projection for price?
 - Tough to tell – expect units start in upper 300's today
 - Inclusionary zoning – rental and for sale? Yes – requirement to be representative mix.
- Be sure that ECA sends out list via listserve, website, so people have time to look over and comment.
 - JBG/Boundary wants to meet w/ ECA as smaller group to hash out issues.
 - Randy – not focused on dollar amounts, but rather specifics (e.g, if tearing down large trees, programs to replace trees, Eckington banners, streetscape improvements, Bikeshare, affordable housing, construction traffic routes & management plan)

4. 2016 PLANNING: WE DID NOT GET TO THIS IN THE AGENDA.

We will discuss goals and projects for the following committees:

Beautification

Heritage - Oral History

Events

Membership

UPCOMING EVENTS

Eckington Happy Hour, Feb 16, details to come

Eckington Civic Association Meeting - Monday, March 7 from 7-9 PM

Historic Designation Community Forum - Wednesday March 16 from 7 - 9 PM