

ECKINGTON CIVIC ASSOCIATION

CARING FOR THE COMMUNITY WE LIVE IN

MEETING MINUTES – JUNE 1, 2015

RANDY NOLAN, PRESIDENT, WELCOMED THE GROUP

- Events coming up
 - June 11 Happy Hour
 - July 6 ECA meeting
 - August 9: ECA trip to Washington Nationals game--\$18 (Sunday day game)
 - Fall festival will be coming
- Sean:
 - putting up Eckington banners—putting together bids from a few different places
 - RI, N Cap, 4th; not sure where the southern boundary is
- Cleanups
 - Sat June 20 10:00am is the next one
 - Cleanup wherever you feel needs attention
 - Pub n People will be the after party

Stacie West, NOMA Parks Foundation

- Community meeting coming up
 - June 18, Courtyard by Marriott, 6:30-8:30 with food!
 - Interactive meeting—talking about history, the big parks plan
- Underpasses
 - M Street Underpass was the first
 - Design team working to go through permitting process
 - Better lighting, cleanliness (M, L, K, and Florida)
- L Street Plaza—new site for summer screen
 - Expect to have further development of parks there
- Meander
 - Mid-block crossings with greenery, water features, etc.
- PEPCO park
 - NoMa is still negotiation
 - Hope to have an announcement later this summer
 - Will have a lot of design process later

MALIK WILLIAMS, MAYOR BOWSER'S OFFICE

- Job Fair for Ward 5—40 employers hiring there

- Prescreening June 8 10-4pm, June 9, 10-4
- Tuesday June 11

JOHN WILKINSON, BOUNDARY COMPANY

- In venture with JBG, they control State Farm and Flower Center
 - 80000+50000 sqft
- Flower Center is currently vacant warehouse and surface
 - Zoned M—can build 6 FAR (4 stories)
 - State Farm, 6000 sqft empty – 4FAR
 - PUD to CR zone 8FAR
 - To create dynamic catalyst for neighborhood and human scale, we will not max out
 - Average height 75 ft –not 110
 - Slightly under 5 FAR, not 8 that we think we could get
- Use of space
 - 400 apartments, 300 condos, including vertical condos
 - Lowering density to have a pedestrian and vehicle road through
 - Maker economy retail space
 - Good example is Union Market—small companies can rent space.
 - Maker movement is targeted to entrepreneurs but can't lease out a huge facility—belts, t-shirts, pottery—quasi-industrial
 - Support entrepreneurs—subsidized through rent—but they also have retail to sell
 - Will have coffee shops, etc.
 - Industrial look, similar to flower market today
 - Intent to do a PUD
- Parking
 - Flower .3/1000—exactly what code is. 300+
 - 1 space per every 3
 - Public could go into garage
 - 2 levels of below grade parking
 - DDOT will likely add street parking on Harry Thomas
 - Trilogy doesn't use all the parking; parking was way overbuilt
 - Where is the access to the parking?
 - Top of Eckington place—there is a curb from flower center
 - Most of the people won't use their cars every day for work; they take public transit, especially at transit
- Questions:
 - Our balconies will be facing you; trash and collection will be from the existing public alley; is there any way we get the height reduced?
 - Zoning will allow a 90 ft building right now; by right
 - We are proposing to re-zone, reduce to 75
 - Will there be bikeshare?
 - We propose to meet and exceed for pedestrians—and happy to have Bikeshare
 - How long is retail subsidized?
 - Usually for a long time

- Retail at Trilogy hasn't taken off
 - Neighborhood repositioning like Union Market—just that small warehouse is a destination
 - Create a destination, where people are experiencing the maker stuff
- Union Market had a food ambassador to select people; do you have a strategy? There is high vacancy in NoMa
 - We don't want high vacancy. There are groups that are curation companies; they will master-lease the whole thing and then select the groups
- Is there any community say in that? Who brokers this?
 - JBG companies has their own place-making group. They will bring in outside leasing.
- Of 45,000, what other merchandising mix do you want
 - We want traditional food and beverage as well.
 - Through PUD, the majority will be maker space
- Fitness center that is open to the neighborhood would be good
- Could you move the retail out to the edges; other schematics?
- Is this a done deal?
 - No; but it's worth a discussion
- What's the long-term stake in the development? Who are the builders?
 - This is meant to be collaborative; JBG –this is a first-class development firm. We don't want a fight or opposition. We are incentivized to work with you. Lots of meetings, collaboration, solutions. We need each other. We want to get off on the right foot.
- Resident: It's important to acknowledge this. We appreciate you coming to us. We have concerns, things we enjoy—open space, public amenities
- Resident: This project is divided between SMDs. We need to involve Commissioner Renee Lewis. She speaks for the 2000+ people on the other side. She has never had an SMD meeting and she's not here tonight.
- Note: Right now 100% of the site is paving and roofs that are non-permeable. We will incorporate green roofs and storm-water management
- Timeline
 - 6-12 months for PUD
 - 2 years to construct

SARGENT PARKER FROM MPD

- Crime is down in Eckington
- Theft is up; random from retail businesses on RI ave and 4th
- No robberies on MBT
- Talked to DDOT to get more lighting and call boxes
- Motorcycles on MBT—there are ATVs all over the city. The Dept is working on an action plan.
- If you know where the bikes are stored, please let us know. Many of them are stolen.
- Free bike registration.

NO COMMISSIONERS HERE FOR UPDATES

COUNCIL MEMBER MCDUFFIE'S OFFICE

- Newsletter
- All motor bikes should be tagged and registered
 - People should contact 911 to report
- Asphalt trucks coming through S street—200 block
 - Will look into it
 - There are oversized vehicle cameras
 - Fedex has a rep—they could come here
- **Question:** developers, utility companies, etc. tear up pavement. When they are done, they will do a poor patch-job. What's the policy? And what can we do?
 - Required by law to do equal or better. Sounds like a violation.
 - Call 311; but email McDuffie's office first