

5201 Hayes Street Surplus Meeting

Meeting Date and Location:

Property: Square: 5197 Lot: 0809 at 5201 Hayes Street, SE
Date: March 19, 2013
Time: 6:30 p.m.
Location: **HD Woodson High School**
540 55th Street, N.E.
Washington, DC 20019

Approximate Number of Attendees:

2 members of the development team and 8 Community attendees, including 4 ANC Commissioners: Walter Garcia (ANC 7C04); Greg Stewart (ANC7C02); Antoine Holmes (ANC7C07); Patricia Malloy (ANC?).

Summary of Public Comments:

Commissioner Walter Garcia (ANC7C04) expressed concerns about the redevelopment. He felt that a public space and a playground is a better use. When asked about Woodson, he indicated that the community can't always use the facilities at Woodson because they are frequently locked. He then asked about whether, if the project was being developed by a private developer, was the District giving or selling the land.

Commissioner Greg Stewart (ANC7C02) expressed that he was open to options and wanted to know more. He was interested in the possibility of a small hospital use here.

Andre Byers, the District's representative, then describes the proposed development and how it fits within the New Communities Initiative and the proposed financing structure.

Commissioner Garcia asks about retail and whether the proposed redevelopment will spur development on Division and Nannie Helen Burroughs. He then asks about Lincoln Heights residents and whether they have to qualify somehow to live at 5201 Hayes once it is built. He is also concerned about this project becoming Potomac Gardens with fenced in spaces.

Commissioner Antoine Holmes (ANC 7C07) expressed concern over whether project will be well integrated into the community. He stated that it takes away from the look and feel of a community otherwise. He wants retail and increased density as well as increased income levels to attract diverse retail options. Commissioner Holmes also prefers that the District, when considering surplus property, first consider redeveloping smaller parcels that can accommodate housing.

Commissioner Stewart would like District to consider replacement housing for seniors instead of replacement units for Lincoln Heights/Richardson Dwelling residents. Seniors who are homeowners are having difficulty going up and down stairs. He also expressed concern that something other than residential is needed to support what is coming to the neighborhood, including a small medical center.

Commissioner Patricia Malloy (ANC7?) expressed concern about the comments at the meeting. She stated that substantial work has already occurred and funds expended. The redevelopment was known and supported by the community. She also expressed concern about the dissemination of the meeting to residents located within the vicinity of the site because she does not want people excluded.

J.R. Myers (resident) asks whether the Commissioner would like to see a park or housing at the site. Commissioner Malloy responds that she would like to see housing and then she asked about what had changed with the plan that the community had already agreed they liked.

Warren Williams (development team) said that the plan has not deviated from what was discussed with the community. He stated that the original plan was seven stories, but after working with the community and Commissioner Malloy, it is now four stories. In addition, the development team will have to go to the community for their feedback during the PUD process.

Commissioner Holmes says we have to make sure that the citizens are aware of what is proposed. Commissioner Garcia concurs and says he wants to make sure the ANCs know about the development.

Commissioner Malloy says that the community needs to see drawings and that it has been such a long time that it is time for the property to be disposed. In addition, she adds that there is a paper alley that used to be cleaned up and now there are illegal activities happening at the site. There is a hole in the fence where people are entering.