

**Advisory Neighborhood Commission 6D
Minutes of Business Meeting – April 8, 2019
Held at 1100 4th St SW, Washington DC 20024
Gail Fast, Chair**

As approved at the May 2019 meeting

The Commission convened at 7:04 p.m. The following Commissioners were in attendance at the beginning of the meeting: Andy Litsky, Ron Collins, Anthony Dale, Rhonda Hamilton, Anna Forgie, Edward Daniels and Gail Fast (chairing). Administrator Keara Mehlert was also in attendance.

Approval of Agenda

CM Collins moved to approve the agenda, CM Litsky seconded. Agenda changes included removal of 9c – Department of Housing and Community Development presentation, addition of 12e – Letter to DDOT release results of 4th Street SW Safety Study, 12f – Letter to DGS to support adding \$200,000 for Amidon-Bowen ES capital improvements. Passed 6-0-0.

Introduction of Commissioners

Approval of Prior Month's Minutes

CM Collins moved to approve the March minutes and CM Dale seconded. Passed 6-0-0.

Congresswoman Eleanor Holmes Norton Remarks

Congresswoman addressed meeting attendees and discussed topics including HR 51 DC Statehood, DC Home Rule, the revitalization of DC neighborhoods including the Wharf and St. Elizabeth's. Also discussed gentrification issues and marijuana legalization.

Meeting Announcements

- CM Dale announced SMD 6D05 Chat and Chew, 4/27
- CM Litsky announced Titanic clean up, 4/13
- CM Fast announced DC National Guard Open House, 5/18
- CM Fast congratulated CM Hamilton on receiving award at the MPD Award Ceremony on 3/19.
- Georgine Wallace announced SW MPD meeting on 4/17. Also thanked Commission regarding the SW Library support.
- Mikaela Ferrill, MOCRS announced Emancipation Day celebration on 4/13. Also mentioned Mayor Bowser submitted budget to Council for review.
- Lexie Albe from SW BID announced the Farmers Market returning to Southwest on 4/13.

Public Safety Report

- Mentioned that PSA 103 has low violent crime levels, theft from autos has dropped since arrests were made in both 103 and 105. Suspect arrested in parking permit theft.
- Discussed status of shootings at O Street and P Street SW, and at Greenleaf, which was caught on camera.
- CM Hamilton asked about curfew.
- CM Litsky asked about P and O Street shooting and requested officers patrol the area more often.
- CM Fast asked about Petalpalozza traffic issues.

Councilmember Charles Allen Remarks

- Provided updates from the Council, currently budget oversight season – Ward 6 budget townhall happening 4/23 at Capper Community Center.

- Gave status of Randall School Project
- Following up with DDOT regarding traffic issues from Petalpalooza
- CM Hamilton mentioned concerns in Buzzard Point, wants to see agencies coordinate on projects, improve quality of life for residents.
- CM Dale mentioned importance Amidon-Bowen improvements by DGS.
- CM Forgie asked about traffic issues and the stadium and what can the Commission do when things go wrong for residents and what guidance to give them. Councilmember Allen said to let his office know about issues and can push DDOT on them
- CM Fast asked about Greenleaf project and Build First commitment. Councilmember Allen mentioned relocation of the Apparatus and Maintenance Shop for Fire and EMS is included in the budget.
- CM Litsky commented on Wharf traffic issues. Councilmember Allen discussed options to improve EMS response.
- CM Daniels commented about getting the remaining Capper/Carrollsborg sites built.
- CM Collins commented on conditions in DC Housing sites. Councilmember Allen mentioned proposal of bringing DCHA under DC government authority.

Consent Agenda

8a-d. CM Fast moved to send the following letters:

- Letter to DDOT and DPW RE Request for Protected Bike Lanes on L'Enfant Plaza SW (Fast)
- Letter RE Support for Waterfront Towers to Engage DDOT to Install Uber/Lyft Dropoff Zone on 3rd Street SW (Dale)
- Letter to Public Space Committee RE Support for Cambria Hotel Public Space Application (Hamilton)
- Letter to Commission on Fine Arts RE Support for Stephanie Mercedes' sculpture at the Forensic Science Lab at 401 I Street SW (Fast)
- Passed 7-0-0.

Presentations and Resolutions

9a. Office of Campaign Finance, Public Funding Program: Eric Jackson gave an overview of the DC Fair Elections program.

9b. Wharf Phase II Construction Update: Elinor Bacon provided update on construction progress and also discussed traffic issues.

Alcoholic Beverages (ABC Committee Chair Coralie Farlee)

11a. Residence Inn Capitol, 333 E Street SW – new CT w/ Entertainment, Endorsement + stipulated. CM Collins moved, CM Litsky seconded, passed 7-0-0.

11b. Homewood Suites, 50 M Street, SE – Amendment 1 to CR license, 170 vs 35 in rooftop summer garden + stipulated. CM Forgie moved, CM Litsky seconded, passed 6-0-1, CM Dale abstained.

11c. Salt Line, 79 Potomac Ave, SE – Amendment 1 to CR license, addition of 34 seats in summer garden = 130 indoor, and 229 summer garden patrons + stipulated. CM Daniels moved, CM Litsky seconded, passed 6-0-1, CM Dale abstained.

11d. Punch Bowl Social, 1250 Half Street SE – new Cooperative Agreement. CM Forgie moved, CM Collins seconded, passed 6-0-1, CM Dale abstained.

Development, Planning, and Transportation

12a. *ZC 18-22 Yards Parcel G Design Review*: CM Daniels moved to support application, CM Collins seconded. Passed 7-0-0.

- CM Fast moved to authorize CM Daniels to speak at May 23 zoning hearing, CM Litsky seconded, passed 7-0-0.

12b. *Trapeze School Relocation Use Approval*: CM Daniels moved to support relocation, CM Fast seconded. Passed 7-0-0.

- CM Fast moved to authorize CM Daniels to testify at zoning hearing, CM Forgie seconded. Passed 7-0-0.

12c. *Tingey Square DC Water Driveway Adjustment*: CM Daniels moved to support driveway adjustment Public Space application, CM Fast seconded. Passed 6-0-0.

12d. *41 L Street SE Public Space Permit Application*: CM Forgie moved to file Public Space application review as pending and require a meeting with the applicant, CM Dale seconded. Passed 7-0-0.

12e. *Letter to DDOT RE Southwest Safety Study results*: CM Litsky moved to write a letter requesting the release of the study results, CM Collins seconded. Passed 7-0-0.

12f. *Letter to DGS to support Capital Projects at Amidon-Bowen*: CM Dale moved to send a letter to encourage reallocating DGS funds to support capital improvements at the school, CM Hamilton seconded. Additional comments from the Commission requested letter be also sent to Mayor and Councilmember Allen.

Administrative Matters

Chairperson’s Report:

13a-i. Abolishment of Director of Special Projects position: CM fast moved to abolish position, CM Litsky seconded. Passed 7-0-0.

Treasurer’s Report:


13b-i. Audio Equipment Purchase: CM Collins moved to authorize the purchase of new audio equipment for ANC meetings, CM Daniels seconded. Passed 7-0-0.

Community Concerns:

Gene Solon gave comments about the Wharf and accessibility.

The commission adjourned at approximately 10:18 p.m.

Minutes prepared by Keara Mehlert

Attested by: 



Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: 6d@anc.dc.gov
Website: www.anc6d.org

April 12, 2019

Levon Petrosian, Plan Review Branch Manager
Public Space Regulation Division
District Department of Transportation
1100 4th Street SW, Suite 3343
Washington, DC 20024

OFFICERS

Chairperson

Gail Fast

Vice Chairperson

Andy Litsky

Secretary

Rhonda Hamilton

Treasurer

Ron Collins

COMMISSIONERS

SMD 1 *Gail Fast*

SMD 2 *Anna Forgie*

SMD 3 *Ronald Collins*

SMD 4 *Andy Litsky*

SMD 5 *Anthony Dale*

SMD 6 *Rhonda Hamilton*

SMD 7 *Edward Daniels*

Via email: levon.petrosian@dc.gov

Dear Branch Manager Petrosian,

At a regularly scheduled and properly noticed public meeting on April 8, 2019 with a quorum being present, a quorum being four (4) Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to support Option 3 of the attached Traffic Control Plan options to be implemented during the construction of the Cambria Hotel at 69 Q Street SW.

After walking with the developer, ANC 6D strongly support Option 3 for the following reasons:

- 1. New Sidewalk on South Side of Q Street** – Currently, there is no sidewalk on south side of Q Street SW making it unsafe for pedestrians. With Option 3, the developer will be installing a new sidewalk on the south side which will correct the unsafe conditions that exist today. After construction, pedestrians and the community will have the added benefit of sidewalks on both the east/west side past 69 Q Street (opposite the one that exists today) and the added south side sidewalk. Anytime sidewalks can be installed, the community benefits.
- 2. Limited Overhead Protection** – as a rule, ANC6D prefers to limit overhead protected walkways because they can “hide” pedestrians and make them more susceptible to crime. While Option 1 does not require an overhead protected walkway, we agree with DDOT that it more advantageous to limit the re-routing of pedestrians, so we support Option 3 which has only one mid-block crossing. The developer has also agreed to work with the ANC on developing additional safety precautions and strategies.

Should you have any questions, please contact me at 6d@anc.dc.gov or 202-554-1795.

Sincerely,

A handwritten signature in cursive script, appearing to read "Phil Fisher".

Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point

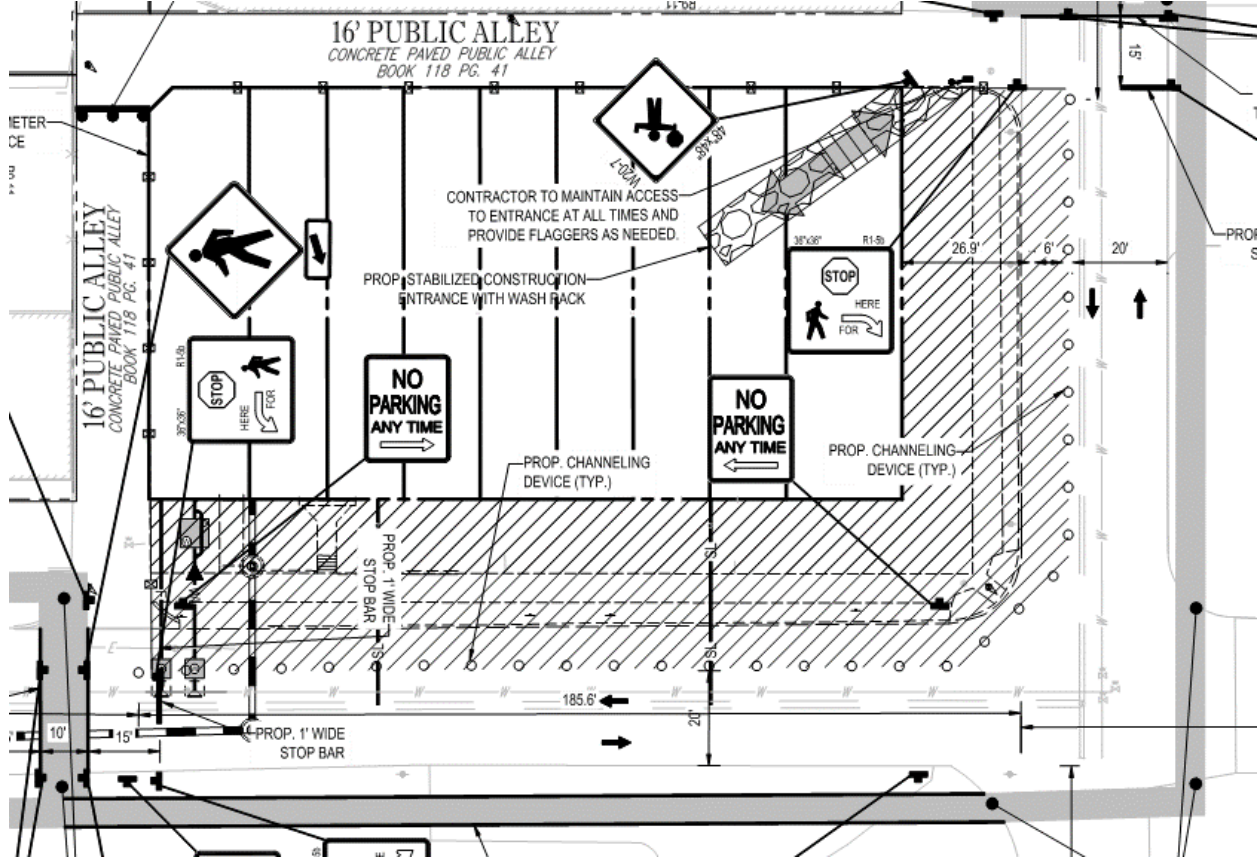
4/1/2019

**69 Q Street, SW – Cambria Hotel Washington DC Capitol Riverfront
Options for Pedestrian Traffic During Construction**

Option 1 - divert pedestrian traffic to east side of Half St. and south side of Q St. (includes new concrete curb / gutter and sidewalk on south side of Q St.)

Pros – creates permanent concrete sidewalk on southern side of Q St., efficient for construction deliveries yielding shorter overall construction duration, keeps pedestrians away from construction site, no overhead protection required.

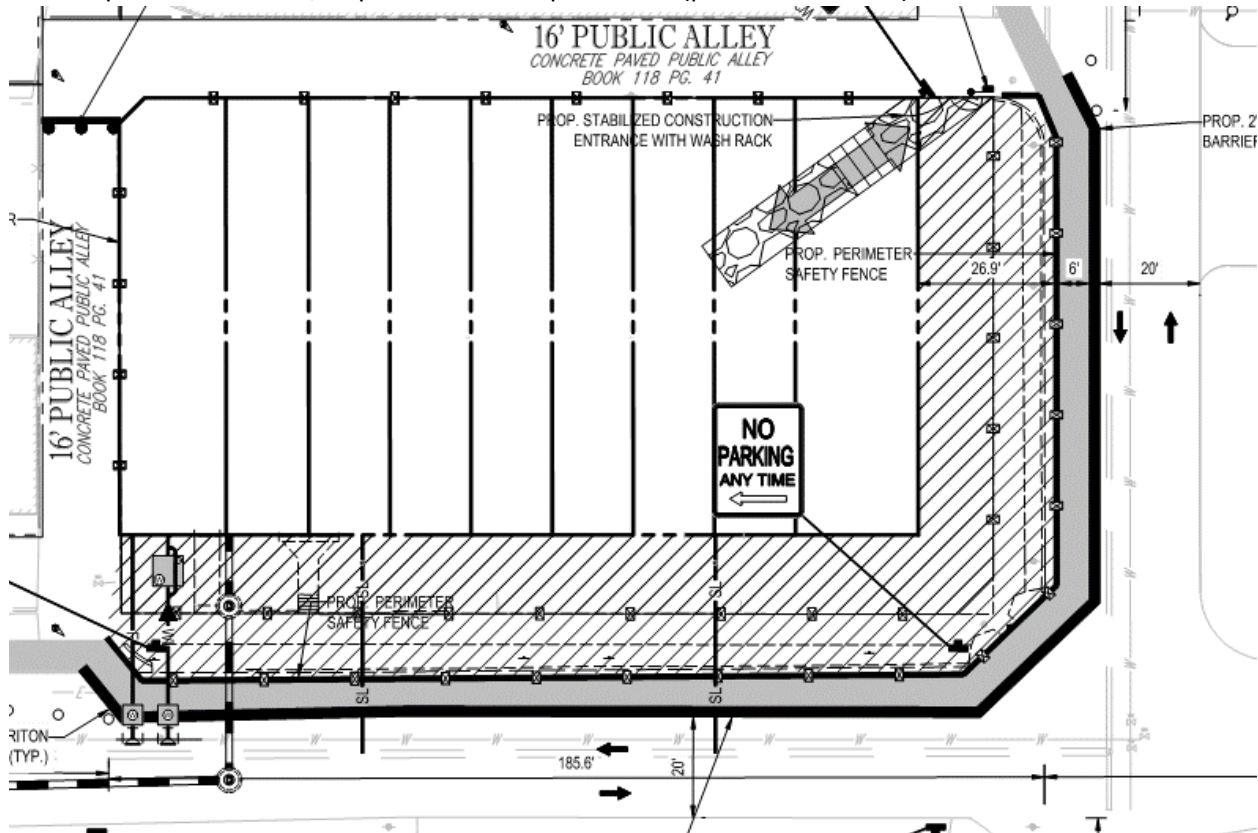
Cons – requires pedestrians to cross street .



Option 2 - Move pedestrian traffic into street with jersey barrier between road and pedestrian traffic. There will be fence between work zone and pedestrian traffic as well as overhead protection.

Pros – pedestrians do not have to cross street.

Cons – no improvements at southern end of Q St., requires construction deliveries to cross pedestrian traffic, requires overhead protection (place for mischief).



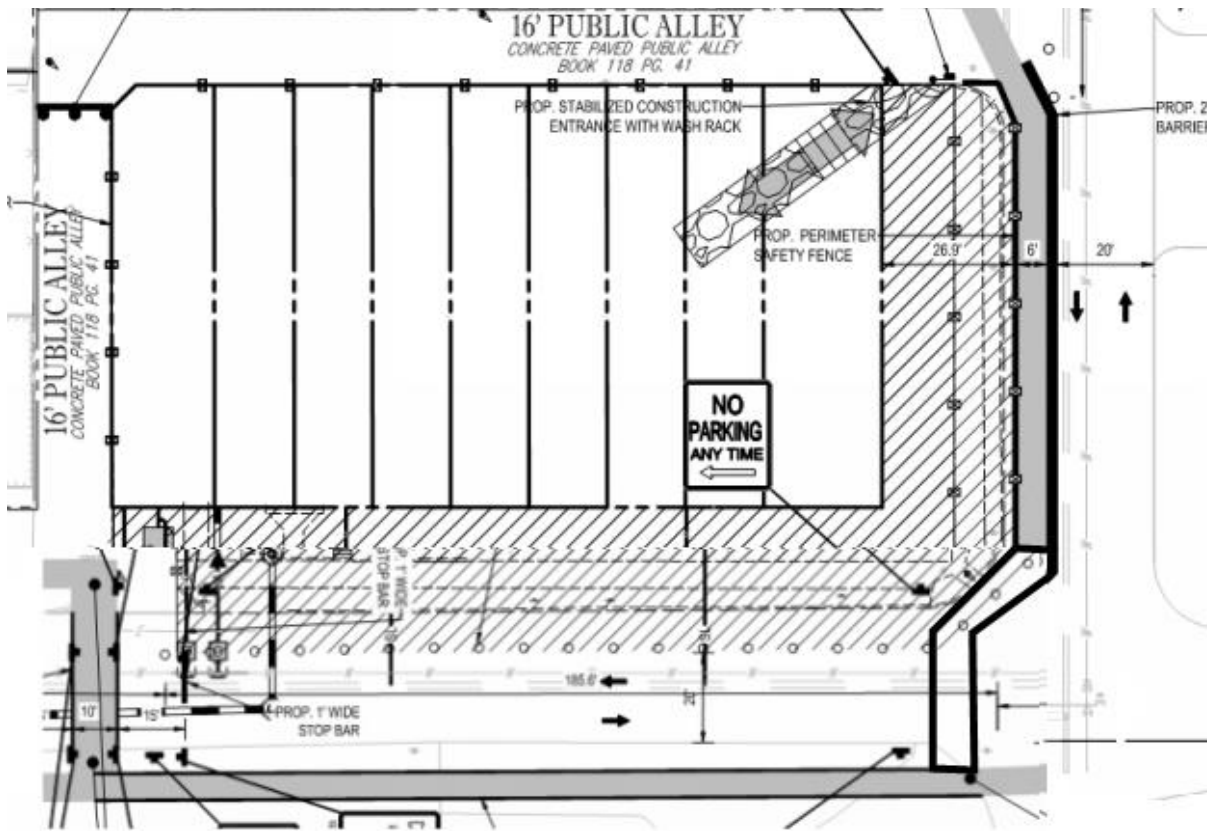
4/1/2019

**69 Q Street, SW – Cambria Hotel Washington DC Capitol Riverfront
Options for Pedestrian Traffic During Construction**

Option 3 – On Half Street, move pedestrian traffic into street with jersey barrier between road and pedestrian traffic. There will be fence between work zone and pedestrian traffic as well as overhead protection. On Q Street, divert pedestrian traffic to south side of Q St. (includes new concrete curb / gutter and sidewalk on south side of Q St.)

Pros – pedestrians walking do not have to cross street on Half Street. Creates permanent concrete sidewalk on southern side of Q St., more efficient than Option 2 for construction deliveries yielding shorter overall construction duration.

Cons –requires overhead protection along Half Street. Pedestrians walking on north side of Q Street have to cross street when walking east past 69 Q St.





Southwest / Navy Yard / Buzzard Point
Advisory Neighborhood Commission 6D

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May 16, 2019

Anthony Hood, Chairman
Zoning Commission
441 4th St. NW, Suite 200/210-S
Washington, DC 20001

OFFICERS

Chairperson

Gail Fast

Vice Chairperson

Andy Litsky

Secretary

Rhonda Hamilton

Treasurer

Ron Collins

Transmitted via email, zcsubmissions@dc.gov

RE: ZC 19-07, Brookfield Properties Yards Parcel E Design Review

Dear Chairman Hood and Members of the Commission:

COMMISSIONERS

SMD 1 *Gail Fast*

SMD 2 *Anna Forgie*

SMD 3 *Ronald Collins*

SMD 4 *Andy Litsky*

SMD 5 *Anthony Dale*

SMD 6 *Rhonda Hamilton*

SMD 7 *Edward Daniels*

At a regularly scheduled and properly noticed public meeting on April 8, 2019, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 in support of the design review application of Brookfield Properties, LLC for the relocation of the Trapeze School of New York and related equipment (the "Project") on the property known as the "Parcel G" in "Yards West" to Parcel E4 in The Yards in Southeast DC.

The ANC hereby requests that the Commission give this resolution in support the great weight it is to be afforded under the Zoning Regulations.

Should you have any questions, please contact me at 6D01@anc.dc.gov or 202-554-1795.

Sincerely,

Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point



Southwest / Navy Yard / Buzzard Point
Advisory Neighborhood Commission 6D

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May 16, 2019

Anthony Hood, Chairman
Zoning Commission
441 4th St. NW, Suite 200/210-S
Washington, DC 20001

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Vice Chairperson

Andy Litsky

Secretary

Rhonda Hamilton

Treasurer

Ron Collins

Transmitted via email, zcsubmissions@dc.gov

RE: ZC 18-22, Brookfield Properties Yards Parcel G Design Review

Dear Chairman Hood and Members of the Commission:

At a regularly scheduled and properly noticed public meeting on April 8, 2019, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 in support of the design review application of Brookfield Properties, LLC for the proposed office building with ground floor retail (the "Project") on the property known as the "Parcel G" in the "Redevelopment Zone" of The Yards in Southeast DC.

ANC 6D supports the proposed design of the Project.

The Project will be a catalyst for the emergence of the office development of "Yards West" with Chemonics to occupy the entirety of the building's office space.

The ANC hereby requests that the Commission give this resolution in support the great weight it is to be afforded under the Zoning Regulations.

Sincerely,

Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point

COMMISSIONERS

SMD 1 *Gail Fast*

SMD 2 *Anna Forgie*

SMD 3 *Ronald Collins*

SMD 4 *Andy Litsky*

SMD 5 *Anthony Dale*

SMD 6 *Rhonda Hamilton*

SMD 7 *Edward Daniels*



Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

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April 30, 2019

Jeff Marootian, Director
District of Columbia Department of Transportation
55 M St SE, Suite 400
Washington DC 20003

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Rhonda Hamilton

Treasurer
Ron Collins

COMMISSIONERS

SMD 1 *Gail Fast*
SMD 2 *Anna Forgie*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Anthony Dale*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

VIA E-MAIL: jeffrey.marootian@dc.gov
naomi.klein@dc.gov

RE: Letter of Support for Protected Bike Lanes -L'Enfant Plaza SW

Dear Director Marootian,

At a regularly scheduled and properly noticed public meeting on April 8, 2019, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 in support of Protected Bike Lanes at L'Enfant Plaza SW.

Last spring, as the Banneker steps were completed, DDOT added the much-needed bike lanes on L'Enfant Plaza SW. These bike lanes provide a low-stress connection between the Case Bridge, East Potomac Park and the Southwest neighborhood. The lanes are widely used and popular with bicyclists. ANC 6D thanks DDOT for providing this buffer.

While the bike lanes have the buffer, they lack a barrier and as a result (which you can see from the photos attached), tour buses, landscaping trucks and other vehicles use L'Enfant Plaza SW as their parking lot. If you click on the link, <http://bit.ly/2uFb7nQ>, you can see eleven tour buses parked illegally in the bike lane.



As tourist season gets into full swing, ANC 6D can only expect the problem to worsen. A simple solution would be to add the same type of flex posts that have been installed throughout the city which would provide the necessary protection and support DDOT's commitment to Vision Zero and Safe Streets.

We encourage DDOT to take the necessary steps to begin the process.

Should you have any questions, please contact me at 6d@anc.dc.gov or 202-554-1795.

Sincerely,

A handwritten signature in black ink, appearing to read "Gil Iser". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point



Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

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April 15, 2019

Jeff Marootian, Director
District of Columbia Department of Transportation
55 M St SE, Suite 400
Washington DC 20003

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Rhonda Hamilton

Treasurer
Ron Collins

COMMISSIONERS

SMD 1 *Gail Fast*
SMD 2 *Anna Forgie*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Anthony Dale*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

VIA E-MAIL: jeffrey.marootian@dc.gov
naomi.klein@dc.gov

RE: Letter of Support for Drop off Zone at 1101 3rd Street SW

Dear Director Marootian,

At a regularly scheduled and properly noticed public meeting on April 8 2019, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 in support for a new Drop Off Zone at 1101 3rd Street adjacent to the to the pedestrian gate located on 3rd Street SW between Waterfront Towers condominium and the residential building, 301M.

Waterfront Towers' physical address is 1101 3rd Street SW however their front door is located within a shared private drive in the Waterfront Station development. Currently, access and egress for their residents has been on the narrow private drive which is also used by fire and EMS, delivery trucks, construction vehicles and private contractors.

It has become a safety issue for residents that rely on taxis and TNC's. ANC 6D supports Waterfront Tower Condominium Association's application to create a Drop Off Zone on 3rd Street SW. We believe that the new Zone would relieve the daily pressure of taxis and TNC's having to jockey for space on the private drive and allow residents at both Waterfront Towers and 301M to safely access their homes.

We encourage DDOT to take the necessary steps to begin the process.

Should you have any questions, please contact me at 6d@anc.dc.gov or 202-554-1795.

Sincerely,

Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point



Southwest / Navy Yard / Buzzard Point
Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
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April 9, 2019

Commission of Fine Arts
401 F Street NW, Suite 312
Washington, DC 20001

OFFICERS

Chairperson

Gail Fast

Vice Chairperson

Andy Litsky

Secretary

Rhonda Hamilton

Treasurer

Ron Collins

Members of the Commission of the Fine Arts,

At a regularly scheduled and properly noticed public meeting on April 8, 2019 with a quorum being present, a quorum being four (4) Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send a letter of support for Ms. Stephanie Mercedes proposed piece of art to be displayed in the lobby of the Consolidated Forensic Laboratory.

COMMISSIONERS

SMD 1 *Gail Fast*

SMD 2 *Anna Forgie*

SMD 3 *Ronald Collins*

SMD 4 *Andy Litsky*

SMD 5 *Anthony Dale*

SMD 6 *Rhonda Hamilton*

SMD 7 *Edward Daniels*

ANC 6D, along with support from the Department of Forensic Science, is excited to see her sculpture of spiral bells made from melted bullet casings hung in their lobby. Attached is a letter from DFS to the ANC in support of her project.

Should you have any questions, please contact me at 6d01@anc.dc.gov or 202-554-1795.

Sincerely,

Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point



April 3, 2019

Ms. Gail Fast
Chair - ANC6D
Commissioner – 6D01
Southwest, Navy Yard & Buzzard Point
Washington, D.C. 20024

Re: Stephanie Mercedes

Dear Ms. Fast:

This letter is intended to express the strong support for Washington, D.C.-based artist, Ms. Stephanie Mercedes, by the Department of Forensic Sciences.

It is an honor and a privilege to have the Consolidated Forensic Laboratory be considered for displaying the work of arguably one of today's most talented artists of this modern medium. The proposed piece slated for our facility consists of a spiral of bells derived from melted bullet casings. The true splendor of this sculpture resides within the seamless inventive blend of the simplistic and the complex, not unlike the work performed within the walls of our laboratories.

We support the continuing creative growth and development of Ms. Mercedes and recommend your favorable approval and support.

You may contact me at (202) 727-8267, if you have questions or concerns.

Thank you.

Sincerely,



Dr. Jenifer Smith
Director



Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
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OFFICERS

Chairperson

Gail Fast

Vice Chairperson

Andy Litsky

Secretary

Rhonda Hamilton

Treasurer

Ron Collins

COMMISSIONERS

SMD 1 *Gail Fast*

SMD 2 *Anna Forgie*

SMD 3 *Ronald Collins*

SMD 4 *Andy Litsky*

SMD 5 *Anthony Dale*

SMD 6 *Rhonda Hamilton*

SMD 7 *Edward Daniels*

May 6, 2019

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Via email: zcsubmissions@dc.gov & IZIS

RE: ANC 6D Report – ZC Case #16-02B, Modification of Consequence to use Parcel B as a temporary parking lot

Dear Chairman Hood and Members of the Zoning Commission:

At a Special Meeting scheduled and properly noticed public meeting on April 29, 2019 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-1 to oppose Zoning Commission Case No. 16-02B, Modification of Consequence to use Parcel B as a temporary parking lot for the following reasons:

I. DC United has failed to follow significant portions of the Zoning Order 16-02 relating to transportation issues for parking lots they already presumably control.

II. DC United has provided no environmental impact study on the use of Parcel B – a parcel that barely escaped EPA brown field designation -- nor have they stated that they will do so prior to its use as a lot.

III. DC United has provided no guidance as to the use of the proposed parking lot on days other than those where the lot will be used by VIP ticketholders.

IV. In the Decision [ZC Order 16-02 p. 50] D.1. “The Applicant ... shall be required to apply to the Commission for design review and approval for the development of the ancillary Parcel B...”

I. DC United has failed to follow significant portions of the Zoning Order 16-02 relating to transportation issues. <https://www.dcunited.com/matchday/transportation>

ZC Order No 16-02 p. 6

36. PUD Development Flexibility – “... *The majority of patrons will arrive via public transit, and the applicant has secured, or will secure, sufficient off-site parking spaces – approximately 3,750 – to accommodate demand.*”

ANC-6D has found: The section labeled “Parking” on the DC United Website simply links to Spot Hero. That site lists available parking spaces – some as far away as The Wharf -- but omits any of the lots controlled by The Nationals even though DC United had stated in testimony that they had LOIs in place to use those lots. Also absent are directions to any of the lots in Capitol Riverfront -- at all -- except at one residential apartment house and the Residence Inn on M Street. Amazingly, the Akridge lots just south of the Stadium do not even show up on the site Spot Hero. DC United has simply shunted to an outside vendor their responsibility of adequately educating their patrons who drive to Audi Field.

As a consequence, patrons arrive at Audi Field any way that Wayz directs them --- usually through residential Southwest. This causes interminable traffic snarls, clogged streets and, increasingly, poached residential parking spots which DC United patrons grab out of frustration and the expectation that the risk of a \$25 ticket is worth taking especially since some lots already cost as much or more.

- There are currently no signed agreements to use Nationals lots – something that DC United had testified that they had in hand during testimony on the PUD – and to which the Order requires them to have had prior to Certificate of Occupancy. The ANC strongly urges the Commission to have DC United produce those signed agreements.

ZC Order No 16-02 p. 6

36. PUD Development Flexibility – “... *The majority of patrons will arrive via public transit, and the applicant has secured, or will secure, sufficient off-site parking spaces – approximately 3,750 – to accommodate demand.*”

ANC-6D has found: DC United is taking inadequate steps to promote the use of public transit. Consequently, although the team stated – and the Order compels – that mass transit will be the majority method of fans attending each game, that is a goal far from being met. Indeed, the Applicant’s own attorney, in a letter sent to the Commission on April 29, 2019, stated: “... *Based on data supplied by WMATA, the Applicant has calculated that approximately 2,500 to 4,000 fans per match use the Metro.*”

In point of fact, the stadium seats 20,000 people. Assuming that even the uppermost WMATA data is accurate, the Applicant’s previous assertions that “... the majority of patrons will arrive via public transportation” is simply -- and mathematically -- untrue. **Even with a packed house, fewer than 20% of the fans arrive at each match by Metro.** This is the concern that ANC-6D had anticipated from the beginning and appears is a fact to which neither the team nor our Department of Transportation chooses to acknowledge.

Zoning Order No. 16-02 p. 24
Contested Issues – Transportation

ANC-6D has found: DC United website has a “Transportation” section yet the *only* information shown under “Public Transit” is the ubiquitous multi-color Metro Map. That’s it. Nothing else.

There is no information contained on their website recommending Metro stops closest to Audi Field. No suggested walking routes from to Audi Field. No information about any Metro bus service. No information about free Circulator service.

This is in direct contravention to the Mitigation strategies *required* in the Decision which states on p.48: “...The Applicant shall publicize transit availability and encourage use. Information will be disseminated via the team website, mobile application and social media platforms. The Applicant shall also explore providing transit information on tickets.”

ANC-6D has found: There is not one map on the DC United Site, let alone one provided in the section: “Getting to Audi Field.” There is nothing on DC United site that directs drivers to take specific routes into Buzzard Point. There is nothing on the website that advises patrons to avoid neighborhood streets for parking or traveling to or from Audi Field. While we know that patrons use the Akridge lots, and we know that both DDOT, Capitol Riverfront BID and the DC United all promised that Potomac Avenue was the suggested route to Buzzard Point – there is no map on the DC United site that directs them thusly.

This is in direct contravention to the Vehicular TDM Strategies in the Decision [p.49] which requires: i. “The Applicant shall advertise primary vehicular routing to and from the stadium, alerting motorist to preferred driving routes that minimize congestion and avoid neighborhood streets.”

ANC-6D has found that: DC United corporate sponsorships significantly impact the provision of adequate information regarding alternative transportation options to Audi Field.

- DC United website assigns UBER its very own category. Consequently, there is no mention of Lyft, taxi or other for hire vehicles on “how to get there.” There is also no discussion site-*specific* pickup and drop off zones that for hire vehicles must employ even though these are highlighted in the TOPP to which DC United subscribes. This lack of information causes undue hardship for the neighborhoods to the north which have become pick-up and drop-off zones that DC United has not even attempted to control by providing information to patrons. Instead, DC United depends upon TCOs – with no enforcement authority -- to do that job on a game-by-game basis.
- In the “Bicycles” section of their “Getting to Audi Field” DC United again shows more of an interest in sponsor relationships rather than the safe and efficient transportation of fans to and from their stadium by bike. LIME is the only visual that pops up this section. No maps. No suggested routes. No links to WABA.
- Although there is a mention of a Capitol Bikeshare corral (a requirement of the PUD) DDOT acknowledges that the team has not yet even paid for the provision of that public benefit.
- There is a mention of “general bike racks” but no location information even though the TOPP clearly lays out those parameters and such information would provide bikers with advance opportunity to more efficiently access the site.

- And while the site mentions a corral for LIME scooters (a company owned by corporate partner UBER), there is no information about what patrons are to do who use scooters not favored by DC United even though there is a TOPP policy for those as well.

ZC Order 16-02 p. 26

Off-site parking sufficiency and usability, and binding agreements for off-site parking.

84. “ ... [1] The Commission finds that the location and number of off-site automobile parking spaces will adequately accommodate stadium patrons, staff, players, and media. [2] The Commission finds that the Applicant has provided evidence that parking spaces will be available to satisfy expected demand. [3] Furthermore, the Commission finds that the off-site spaces are within a distance close enough to be used by stadium patrons.

ANC-6D believes: [1] The Applicant has provided no compelling evidence to refute the above findings in the Order regarding sufficiency of stadium parking. [2] The Applicant has provided no new information to refute the evidence that they had previously provided that that the number of parking spaces available will satisfy expected demand. [3] The Applicant has provided no evidence to refute the Order that finds that the off-site spaces are within walking distance close enough to be used by stadium patrons.

85. “ ...The Applicant’s evidence showed that the supply of off-street parking in off-site lots will be sufficient to accommodate the expected stadium patrons’ demand for parking: the Applicant will secure approximately 3,750 off-site spaces, which is commensurate with the anticipated demand. Most importantly, prior to the issuance of a certificate of occupancy, the Applicant must produce evidence of commitments for at least 3,750 off-site parking spaces.”

ANC-6D believes: The Applicant has not provided evidence that they have access to at least 3,750 off-site parking spaces. The spaces to which they committed during the hearing included those spaces where they had only LOIs: specifically, they claimed spaces in that total that are either owned or controlled by the Nationals. Indeed, in e-mails to the ANC in late April from Christopher Duebert, DC United General Counsel, he stated: “ ... that he needed to get back in touch with

II. DC United has provided no environmental impact study on the use of Parcel B – a parcel that barely escaped EPA brown field designation -- nor have they stated that they will do so prior to its use as a lot.

ANC-6D had believes: The parcel that D.C. United is proposing to use for the temporary parking area is a contaminated site. It is unclear why DC United has chosen not to consult with the Department of Energy and Environment (DOEE) prior to wanting to place a parking area on Parcel B. D.C. United worked closely with DOEE during the remediation and construction of the soccer stadium. ANC-6d believes that DC United should be required to do an environmental impact study on the use of Parcel B prior to it being granted the change requested. We need to find out what contaminants are present in the soil, if the gravel parking structure they anticipate is safe to operate on this contaminated site and to determine if placing gravel over those contaminants will generate dust and other airborne toxins that pose a human health risks.

III. DC United has provided no guidance as to the use of the proposed parking lot on days other than those where the lot will be used by VIP ticketholders.

While the Applicant has given assurances that patrons of the lot will be directed through to the lot their website and other means (heretofore options not employed by the team thus far), there is no plan in place for the use and control of the parking lot when there are no DC United games. Since Audi Field will be used for at least as many days for non-soccer related events such as concerts, there is no plan to control access to that lot by patrons who may be “pre-educated.”

In addition, there has been some discussion by team representatives that the lot could be made available to “the community” in a Hail Mary attempt to gain popular support for this VIP lot. At no time has DC United put forward a plan that could even conceivably address such a circumstance.

IV. The Decision states [ZC Order 16-02 p. 50] D.1: “The Applicant ... shall be required to apply to the Commission for design review and approval for the development of the ancillary Parcel B...”

ANC-6D believes: The application, on its face, cannot be undertaken because the Applicant is required to come before the Commission for a design review and approval prior to the development of Parcel B. While we anticipate, at some time in the future, for this parcel to be developed in accordance with promises made as a consequence of the Zoning Order, use of the parcel as a parking lot and improving it in any way for that circumstance is, in and of itself, a design change and must, therefore, be required to go for a full design review and approval process.

Finally, the Office of Planning letter in support of this Application states, “The applicant states that no other conditions of ZC Order 16-02 would change as a result of the proposed temporary surface parking lot and that all commitments to the Transportation Demand Management Plan outlined in Condition C(3) of the order remain.”

As stated throughout this response, the ANC contends that there are already numerous conditions that have not been met by the Applicant in the existing order. If there is “a changing condition” to which DC United subscribes that has provided them their opportunity to request a modification of consequence it is directly related to their inability to follow the clearly delineated expectations put forward in the Zoning Order No. 16-02. ANC-6D strongly believes that until such time as each of those unmet conditions are remediated that the Applicant ought not to have the opportunity to alter the existing Order in any manner whatsoever. We urge you to provide our comments great weight under law as you deliberate this case.

Should you have any questions, please contact me at 6d@anc.dc.gov or 202-554-1795.

Sincerely,



Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point