

**Advisory Neighborhood Commission 6D**  
**Minutes of Business Meeting – February 9, 2015**  
**Held at 1100 4<sup>th</sup> St. SW, Washington DC 20024**  
**Roger Moffatt, Chair**

*\*Minutes to be reviewed prior to and approved at March meeting*

*The Commission convened at 7:06 p.m. The following Commissioners were in attendance at the beginning of the meeting: Roger Moffatt (chairing) Stacy Cloyd, Meredith Fascett, Marjorie Lightman, and Andy Litsky.*

**Approval of Agenda**

CM Litsky moved to approve the agenda. CM Lightman seconded. The agenda was approved 6-0-0 (CM Carroll arrived).

**Introduction of Commissioners**

*Announcement of 6D07 ABC Representative: Katherine Brown*

**Meeting Announcements**

- CM Moffatt: Next ANC meeting is March 9, 2015 at 7pm at 200 I St. SE.
- CM Fascett: DC Public Schools has ward-specific representatives and Ward 6's is Maurice Wilkins
- CM Carroll: 3/5/15 DC statehood event at Arena Stage
- Howard Mevin—Washington Global Public Charter School is opening in September 2015
- Perry Klein—SWNA's next meeting 2/23, 7pm at Arena Stage. Main topic is SW Business Improvement District
- Naomi Mitchell—on 2/20 at Arena Stage There will be a job fair from 10am-2pm co-sponsored by councilmembers Elissa Silverman and Charles Allen

**Public Safety Report**

Lt. Crystal Beslow, PSA 105, reports a 73% decrease in "part 1 offenses" this year compared to last. There was a slight increase in stolen autos. The shooting on 1<sup>st</sup> and N St. SW last Saturday was closed with an arrest. The shooting at 1337 1<sup>st</sup> St. SW last month (which was a homicide) is closed with 2 arrest warrants issued. Officers are planning community engagement events at King-Greenleaf. The Lt. is on limited duty for medical reasons but is still involved. Questions:

- CM Carroll: Is graffiti in 4<sup>th</sup> St. underpass gang related? Lt. Beslow will look into that.
- CM Fascett: Is there an update on 2 stabbings in PSA 106, one of a cyclist and one by Harris Teeter? Lt. Beslow said they were unrelated: the one of cyclist was closed, and the reported one by Harris Teeter did not check out—there were a lot of inconsistencies in the story.
- CM Cloyd: Who at US Attorney's office should community members contact to give community impact statements during sentencing phases of trials? Lt. Beslow will look into that.

**Ward 6 Councilmember Charles Allen**

- Described staff—Naomi Mitchell has moved from Tommy Wells' staff to his
- Ward 6 covers all 4 quadrants.
- He does not chair any committees
- He has introduced a lot of legislation. A selection:
  - Small Business Incubator Act: make it easier for entrepreneurs to navigate DCRA.
  - Books from Birth: mailing books to all kids aged birth to 5 in DC each month.

- After Metro smoke incident last month, need for oversight of WMATA is apparent.
- Revenue is growing less than in previous years, so need to do careful budgeting
- You can reach him at (202) 704-8072, on Twitter, Facebook, or email
- CM Carroll: next steps on Buzzard Point/Soccer Stadium? District is negotiating to purchase parcels, which should be concluded in 2015.
- CM Litsky: please keep communicating with DDOT about transportation in 6D. We need streetcar, bike, and other departments to work together and coordinate all their different plans. Charles Allen is optimistic about new DDOT director Leif Dormsjo.
- Perry Klein: Any plans for SW office hours? Yes, starting in March—3<sup>rd</sup> Fridays, 8-9:30am at the Starbucks in Safeway and may move to Jenny's eventually.
- David [?]: Potholes are a problem. Charles Allen will keep working with DDOT to make them as effective as possible. We have the resources to fix them, though everything must be prioritized.
- Coralie Farlee: There is a trench on 4<sup>th</sup> St. from a FIOS dig. Who's responsible? FIOS is. Naomi is working on it. CM Moffatt noted that sometimes repairs are not done well and he wants to work with Allen's office to improve that.
- Bill Schickler: Office of Planning is ignoring community concerns about zoning. Will you ignore us too? Charles Allen said he is not going to ignore constituents. We won't agree on everything but he's always been a good listener.
- Deputy City Administrator Kevin Donohue is here as well. His job is to hold agencies' feet to the fire. There are tough decisions to make around the budget and there are 3 budget engagement forums: nearest one to 6D is 2/23 at Dunbar HS from 7-8:30pm.
  - CM Moffatt reiterated concerns about street repairs after utility work. Mr. Donhue said there can be better coordination between DDOT and utilities, and better enforcement and fining. Asphalt responds unpredictably in extreme weather but it can be corrected.
  - CM Carroll: are there any online budget fora for people who can't go to meetings? He will look into that.

### **Approval of Prior Month's Minutes**

CM Cloyd moved to approve the January minutes, CM Litsky seconded. With the change of "November" to "December" in the section about approval of minutes, the minutes were approved 7-0-0 (CM Hamilton arrived).

### **Temporary Traffic Interruptions**

*Marine Corps Marathon:* Mark Williams and Amy Sullivan presented. The race will occur October 25<sup>th</sup> and has been run since 1976. The course goes around Hains Point, and also around the Mall and Tidal Basin. Roads close around 6am and reopen around 2pm. This is the same route as 2014. CM Carroll moved to send letter of support, CM Hamilton seconded. Passed 7-0-0. CM Moffatt urged them to publicize road closures well.

*Accelerate Brain Cancer Cure (Race for Hope):* Christina Bonner. Sunday, 5/3/15. Roads will close just before 9am and open by 10:30. It's the typical 5k route that goes into 6D for a few blocks north of the freeway, near the Federal Center SW metro station. The race benefits brain cancer research. CM Carroll noted that D St block will have sidewalk closed for the Museum of the Bible construction and urges them to plan accordingly. They've been before the Mayor's task force on special events. CM Carroll moved to send letter of support, CM Cloyd seconded. Passed 7-0-0.

*Rock & Roll Marathon:* Diane Romo-Thomas. Scheduled for 3/14/15. 10<sup>th</sup> year in DC. Course has been re-routed so it doesn't cross into 6D as much because of construction at the Wharf. They'll be on S. Capitol, Potomac Ave, 1<sup>st</sup> and 2<sup>nd</sup> Sts, V, and Q Sts. SW. The new route has been approved by MPD and fire dept. There might be "No Parking" on one block. Rolling closures in 6D—starting at 8am and ending by 12:30pm. CM Hamilton asked about notice to residents and was told there would be door hangers about road closures and parking. CM Cloyd asked about P6 bus and was told runners would be on the lower level of S. Cap so there would be no problems with bus route on M Street across S. Capitol. CM Litsky moved to send a letter to Mayor's special events task force in support of the race. CM Hamilton seconded and the motion passed 7-0-0. Diane will share her cell phone with commissioners so we can contact her on race day.

### **Development, Planning, and Transportation**

*Riverside Baptist Church Presentation:* Shawn Seaman of PN Hoffman and architects from Studios Architecture and Geier Brown Renfrow. They plan to file with the zoning commission (ZC) in the next few weeks and they'll be back prior to the public hearing to solicit ANC support. Things the community wanted: no tunnel effect on street, open/green space, retail, units with more bedrooms, pedestrian interest. There will be 170 residential units, ranging from 400-1500sf. There will be green public space with a playground and water wall and ground-floor commercial space. They want to eliminate slip lane on 7<sup>th</sup> St. to simplify intersection with I St SW.

Pastor Blesdoe: Church has been in SW since 1857 and he has been serving it for 23 years. They support racial, religious, and gender diversity and are open and affirming of LGBT members. Host AA and NA meetings, provide space for community groups, etc. Current building from 1968 needs a lot of expensive maintenance and redevelopment is a way of keeping church in SW while being fiscally prudent.

- CM Carroll: what's the ownership structure? It's all one building from a zoning perspective. Church will own their building and there will be reciprocal easements. They'll have 8 more parking spaces than they currently do. PN Hoffman is paying the church, and the church is making an endowment from it.
- CM Cloyd: how many bedrooms? Largest unit is 2br w/ den. 58% of residential square footage will go to those larger than 1-br. 8% of units are affordable at 80% of AMI.
- CM Moffatt: what is current zoning? R-5-B. They're going for a PUD. Where do most members live? All over greater Washington; about 1/3 from SW. CM Moffatt Encouraged 3-br units.
- CM Hamilton: Is the size of the church adequate for congregation? Pastor Blesdoe thinks so. Currently have about 125 members; if they grow they can add a second service.
- CM Litsky: Thank you for including varying heights, water wall, and public space. What's the community engagement process going forward? They've met with neighboring property owners and are happy to meet with others. Elinor Bacon is running community engagement process. Rental or condo? Plan is for rental.

*ZC 02-38 NE Parcel, 1002 4<sup>th</sup> St. SW: Marc Bleyer*

Nothing has changed since last month—they haven't submitted request for extension of PUD to ZC because they're waiting for the new Deputy Mayor to sign request, and he just took office last week. Hope is that he'll sign tomorrow and it'll get sent to ZC next week. So we'll have time to discuss it at future meetings. CM Moffatt asked that they request that ZC not schedule it on a meeting night for 6D. No vote taken—decision to address it in a future month once request is made to ZC.

*ZC 02-38D NW Parcel, 1001 4<sup>th</sup> St. SW:* Construction has begun and concerns have been addressed. No discussion or actions taken.

*ZC 02-38E Extension of 02-38A and 02-38C SW & SE parcels (375 & 403 M St. SW):* Gordon Fraley noted that at previous visit to ANC, there was concern about maintenance and activation of parcels. They agreed to postpone ZC hearing to address those concerns. Regarding site maintenance: they've met with owners of land near SkyHouse (now called the Lex) and they have plans to hang lights on building or otherwise light the site. They'll know more in the next few weeks. They are working with Urban Atlantic on repairing sidewalks along M Street and hope to work on that this spring. They have met with property owners to add signage along private drives connecting 4<sup>th</sup> St. to Skyhouses—awaiting DDOT approval on some of them. Need to clarify they are one-way, away from 4<sup>th</sup> St. Regarding activation of site: the theme is “creating a community square” and are working on physical improvements like outdoor seating, event space with a stage, games, and green space. There will be things that happen daily, weekly, and less frequently. The eastern parcel will stay green space/recreational, with west side more for events. Possible temporary volleyball/beach area. They've done outreach to groups including Aya Markets, United Social Sports, Diverse Markets, food trucks, and looking forward to coordinating with SW BID. They got over 400 people at Soup-er Bowl event despite bad weather.

- CM Moffatt: is it safe for people to gather on the parcel? Yes, it's strong enough to park vehicles on top too.
- CM Lightman: This is a major improvement over last month.
- CM Litsky: This is what was promised to us and the Zoning Commission two years ago. Please keep your promises this time.
- CM Litsky moved to send a motion to ZC supporting extension of first-stage PUD given its promises about site maintenance and activation and to continue meeting with ANC. CM Lightman seconded. CM Hamilton noted that signage on private roads is good but maybe speed bumps would also help. Coralie Farlee asked if any of the events will have alcohol sales and consumption and was told they'll either pull one-day permits or work through the ANC and ABC as need. The motion passed 7-0-0.

*ZC 14-05 Forest City Text Amendment:* Phil Fiola of Goulston & Storrs present to answer questions. CM Moffatt moved to send a letter to the Zoning Commission reiterating support for requiring units with more than 2 bedrooms, without exemptions. CM Hamilton seconded. CM Moffatt noted we haven't selected a particular percentage of units or square footage that should go to larger units because that's the ZC's jurisdiction. The motion passed 6-0-0 (CM Litsky absent).

*Half & N St. SE:* Kevin Roberts of Jair Lynch. This is the “Half Street hole” just north of Nationals Park. The previous owners had an approved development plan (hotel, residential, office, and retail) but Jair Lynch would like to modify it. They want same building height—110 feet. More glass, a little less square footage, 2 stories of retail instead of one. Probably not a hotel since other hotels have since been constructed in the area, so more retail and residential, and more open courtyard space. Planning to submit to ZC soon—in the next few weeks. CM Lightman asked if the sidewalks are wider under this plan and was told they are the same on Half St. and a little wider on N St. CM Litsky is pleased with proposal and likes the expanded retail. CM Moffatt asked that they request ZC not schedule their meeting the same day as 6D meeting. CM Fascett asked about # of units: 310 rental and 130 condos. How many affordable? Current approved plan didn't include any but they're considering it. Access to parking and loading? On Cushing Street, same as in currently approved plan. CM Fascett encouraged wayfinding on sidewalk so it can be an effective meeting place. CM Carroll encouraged them to note that 1244 S. Capitol Street is also hoping for a gym on its second floor, so they may need to be flexible about what tenant they ultimately get.

*Proposed RPP Reduction on 7<sup>th</sup> St. SW for Appletree drop-off site:* CM Lightman met with Naomi Mitchell and walked the site with Mr. Cheeks and others from DDOT and reps from neighboring buildings and developers. She noted that there's no school crossing guard and that there's a driveway adjacent to Appletree that could be reconfigured for dropoff, and Riverside will allow use of their parking lot for the rest of this year. Her concern is that request for 2 spaces (50 feet) could cause backup as cars wait for open spaces, especially given construction vehicles also using that street. She also noted that H Street SW is not open to the public even though it should be. She moved that we send a letter to DDOT opposing the drop-off zone, requesting the opening of H Street SW with a curb cut, and asking for a crossing guard or other safety precautions. Although Appletree now says they're working with Jefferson to resolve the problem, CM Lightman suggested we still send the motion since there is a proposal before DDOT and we should respond to it. CM Moffatt felt that the request about H St. was unclear. CM Cloyd suggested we just request DDOT study the intersection and meet with the ANC to discuss proposed changes. CM Lightman suggested just having request #3 "to make clear that H St. is a public street with signage and parking," and add a fourth request asking that DDOT meet with the ANC to determine the feasibility of a cut in the median strip along 7<sup>th</sup> St SW at H St. SW. CM Cloyd seconded and noted a hope that Appletree and Jefferson come to a compromise by the beginning of next school year. Representatives from Appletree (Michael Wilson) and Jefferson were present. CMs Hamilton, Litsky, and Moffatt pointed out they know it's not required, but they wish Appletree had come to ANC before applying to DDOT. Jefferson representative noted they have requested a crossing guard. They would like to be involved in discussion about opening up H Street so students have safe access. Naomi Mitchell suggests that if DDOT rejects Appletree request (or if Appletree withdraws it), that Appletree and Jefferson meet with ANC and neighbors before making a new request to DDOT. Motion as amended passed 6-0-1 (Fascett abstaining).

*ZC 09-09 Forest City SEFC LLC Text Amendment for Trapeze School Use:* Lyle Blanchard and Taryn Price. Requesting one-year extension of the use of the parcel as a trapeze school. The school will relocate to a different parcel, Parcel G, this fall, but their current permission for Parcel O expired in December and is now tolled. They want one-year extension so there is time to move to the new site. CM Fascett moved to support text amendment, CM Lightman seconded. Passed 6-0-0 (Litsky left).

*ZC 03-12Q, 03-13Q DCHA redevelopment in SE, Extension and Flexibility:* CM Fascett introduced motion to respond to agreement DC Housing Authority and Office of Planning made after ZC hearing about minimum and maximum percentage of affordable units on the remaining squares. CM Fascett's proposal is to oppose the new plan because it puts bounds on the percentage of the remaining affordable units that can be on any one square, but does not set requirements that each building be mixed-income. CM Hamilton seconded and the motion passed 6-0-0.

*Waterfront Substation:* CM Hamilton has been working with DC Climate Action about concerns regarding the community impact of Pepco's proposed substation at Buzzard Point. There is an open case with the Public Service Commission (case #1123). CM Hamilton moved to send a letter with DC Climate Action to the PSC in support of an expedited working group that would work with the PSC to assess the need for the substation, the capacity of the substation, and health and safety impact of it on the community. There's a hope that solar capacity at the soccer stadium could change how the substation is designed, so it could take some of the power generated at the site and distribute it around the neighborhood. CM Fascett seconded. CM Moffatt suggested removing "with DC Climate Action" from the motion and CM Hamilton agreed. CM Cloyd noted that the proposed motion sent out at 4:44 pm is still in a draft format with many portions unfinished. CM Lightman asked if the motion would slow down the process of approval. CM Hamilton said yes but that is good because it could address concerns.

CM Cloyd asked Pepco if they'd need to redesign substation to accept solar energy generated on site. Pepco said they would have to make some changes. DC Climate Action just filed something with the Office of People's Counsel about the topic today, and Pepco hasn't been able to review it yet. Gene Solon asked if the design of the substation considered other sources of renewable energy. CM Cloyd noted that PSC case is about this—the "reasonableness." Pepco says they did plan for the need and generation capacity in the area and expect need to exceed capacity in 2017. Coralie Farlee asked if Exelon will acquire substation if it's built. Answer is yes. Bill Schickler asked if we could add concerns about Exelon merger but that suggestion was rejected as not germane. Motion passed 4-0-2 (Cloyd and Carroll abstaining).

Presentation by Pepco of latest design for Waterfront Substation: they've convened a charette and other public meetings about design. They heard that they needed to have public space to respond to new soccer stadium, to allow for public art, to break up the façade, and to divide the building into two pieces along the east-west axis. They want a more warehouse aesthetic to match other buildings in the area. They incorporated these things. There would be glass windows on top floors. They're open to having a community advisory group as they move toward construction. They need to have project completed by summer 2017. CM Fascett asked about uses of parcels adjacent to the site. It's the soccer stadium on one side, Ft. McNair on another, a taxicab lot on a third side, and potentially development on the fourth. CM Fascett encouraged ways to make it clear that people are welcome in the spaces where they are welcome. They could add art and seating. Pepco noted the Office of Planning didn't want a "big design"—they want it to blend with stadium, hotels, and other development. There is potential for an education piece on ground level like the "transportation walk" at the Dept. of Transportation. OP is helping them work with DC Commission on Arts and Humanities on public art. Pepco says the design can handle a hundred-year flood, and they are building with safety in mind so people will be separated from anything dangerous. CM Hamilton asked if it could be smaller and was told no. BZA hearing is March 10; they're seeking special exception for use.

**Alcoholic Beverage Committee: Coralie Farlee, chair.**

*Gun Law and Alcohol:* Council passed a concealed carry law in late 2014. Guns are not allowed in certain sites, but guns would be permitted in facilities with CR licenses, restaurants, hotels, or tasting permits. Bill hasn't been signed by Mayor yet, nor has it been sent to Congress. Coralie would like to add a ban on guns in community agreements, but applicants last month were opposed and ABC reps were of mixed opinions. Given that the concealed carry rules are not the law yet, and ABRA may not enforce it even if becomes law and an applicant and ABC agree to it, no action was taken. Commissioners asked Coralie to keep them up to date on any changes.

*Flippin Pizza:* Protest date now changed to February 17. Attorney for applicant is here. There is a signed agreement from the applicant. The attorney originally did not want any Community Agreement, but agreed when ABC members voted to suggest the ANC protest if no agreement was signed. The CA differs in some way from 6D's usual agreement: several whereas clauses were eliminated; also, the description of the business, the hours of operation and sales, the floors utilized, and occupancy were all omitted, as were paragraphs on security, and public space. The license still specifies hours of operation, occupancy, and many of the other omitted topics. The ABC committee voted 5-1 in favor of negotiating an agreement, but did not vote on this specific version of the CA. CM Cloyd moved to support the license with the CA as negotiated. CM Fascett seconded. Motion passed 5-0-1 (Hamilton abstained).

*Bonchon Stipulated License:* An agreement was approved at last month's ANC meeting. Some Velocity owners expressed concerns and may protest the granting of a license. Bonchon is asking for a stipulated license so they can start to serve in April. CM Fascett moved to support stipulated license. CM Cloyd seconded. Passed 6-0-0.

*Boomerang Boats:* They want to add a third boat. Attorney Mr. O'Brien in attendance. Capacity would be 149 passengers. They want an amendment to their voluntary agreement to allow license to cover this boat. They are trying to sell one boat, which has smaller capacity. The new boat will be docked at Washington Marina, with the others at Diamond Teague and Georgetown marina. Other than the number of votes, the agreement will still stay the same. CM Cloyd moved to support amended VA, CM Lightman seconded. Passed 6-0-0. Also, Mr. O'Brien would like a stipulated license. CM Lightman moved to support the stipulated license and CM Cloyd seconded. ABC committee had no problem with it but didn't vote—just discussed via email. Passed 6-0-0.

*Jenny's:* Wharf developers said Jenny's reopening is being held up by liquor license. Owners would like a stipulated license to reopen at Chinese New Year. They have agreed to a draft settlement agreement, but it doesn't have occupancy numbers in it (they will still be in license, just not in the agreement). It hasn't been placarded yet. CM Cloyd moved that the ANC support the stipulated license if Jenny's signs the agreement that has been developed, since it would otherwise set a bad precedent to let them operate without an agreement. CM Carroll seconded. CM Hamilton says Jenny's has been a good neighbor for a long time and feels a signed agreement is unnecessary to support the stipulated license. CM Lightman suggested we just have a stripped-down agreement without the occupancy numbers and operating hours, which would be in the license anyway. Naomi Mitchell offered to help Coralie find someone who can sign the agreement on behalf of Jenny's before the ABRA meeting on Wednesday, and the motion passed 6-0-0.

### **Other Presentations and Motions**

*Greenleaf Motion:* CMs Carroll and Hamilton moved to send a letter to DCHA, Mayor Bowser, and Councilmembers Allen and Bonds supporting a build-first, one-for-one redevelopment of Greenleaf's public housing and asked for DCHA to keep the ANC informed. CM Lightman seconded. Gene Solon suggested to we send the letter to the whole council. CM Carroll is glad to cc other councilmembers. Passed 6-0-0.

### **Commission Updates and Administrative Matters**

- Chair's report: None
- Treasurer's report: Audit report has been prepared. CMs Moffatt and Cloyd signed it.

### **Community Concerns**

- Gene Solon: website should feature email addresses for all commissioners. Opposes Excelon acquisition of Pepco.
- Bill Schickler: suggested the ANC meet twice a month. The ANC should always demand affordable housing for people at 0-30% of Area Median Income. Also, Westminster Church should not have been charged taxes.

*The commission adjourned at approximately 11:09 p.m.*

*Minutes prepared by Stacy Cloyd*

*Attested by:* \_\_\_\_\_