

Advisory Neighborhood Commission 6D
Minutes of Business Meeting – February 8, 2016
Held at 1000 4th St. SW, Washington DC 20024
Andy Litsky, Chair

**Minutes reviewed and approved at the March meeting*
**Correspondence sent as a result of this meeting is attached*

The Commission convened at 7:07 p.m. The following commissioners were in attendance at the beginning of the meeting: Roger Moffatt, Stacy Cloyd, Meredith Fascett, Marjorie Lightman, Rachel Reilly Carroll, and Andy Litsky (chairing).

Approval of Agenda

CM Litsky moved to approve the agenda, and CM Lightman seconded. CM Lightman asked to remove 7a (renaming street near Jefferson). With that change, the agenda was approved 6-0-0.

Introduction of Commissioners

Meeting Announcements

- The next ANC meeting will be Monday, March 14 at 7pm, 1100 4th St. SW, 2nd Floor.
- CM Litsky: comments on Buzzard Point Vision Framework are due to the Office of Planning by Friday
- CM Litsky thanked residents, SW BID's clean team, and District employees who helped with response to last month's snowstorm.
- CM Cloyd: the Mayor announced plans to construct a family homeless shelter on the Blind Whino site. Community meeting Thursday 6:30pm at Friendship Baptist Church
- CM Fascett: There is an HPRB meeting on 2/25 about the Joy Evans recreation center
- CM Carroll: At 6:30 on 2/16 there will be a meeting about the proposed Bard development, held at Blind Whino
- CM Hamilton: Edgewood-Brookland Collaborative is sponsoring a "Love Ball" for seniors at King Greenleaf Rec Center on Thursday from 5-10pm
- Marty Welles: Amidon fundraiser at Nando's in SE on 3/1 4-10pm, 40% proceeds go to Amidon PTA

Public Safety Report

Sgt. Architzel, PSA 105

- He will pass 106 questions to Lt. Avery
- PSA 105 had no homicides or sex assaults in the past 2 months. There were 4 assaults with guns this month and several other assaults with other objects. There was a shooting at Greenleaf—2 people were hit and it appears they shot each other. Shooting at 1351 1st St. SW has been closed with an arrest. Robberies decreased to 4 this month (11 last month)—1 with a gun and 3 robbery snatches (all 3 were closed, with community help). No burglaries this month. Most thefts from auto are in L'Enfant Plaza area (some near Waterfront metro) and MPD is monitoring. PSA 105 has a new traffic monitoring unit and will be focused on 4th and M SW
- PSA 106 also had no homicides in the past 2 months, but 1 sex assault and 1 assault with dangerous weapon each month. 6 robberies this month and 3 last month. A juvenile was robbed on the 1100 block of New Jersey Ave SE around noon on February 5 and had his jaw broken; the case was closed and School Security Branch is handling that. 1 burglary (3 last month), no stolen autos (2 last month). 23 thefts from auto last month and 24 this month.

Approval of Prior Month's Minutes

CM Clloyd moved to approve January minutes and CM Fascett seconded. The minutes were approved 7-0-0 (CM Hamilton arrived).

Other Presentations and Resolutions

Buzzard Point Vision Framework

CM Lightman moved to send a letter to the Office of Planning by 2/15 regarding the Vision Framework. The letter would include concerns about density of residential units, affordable housing, access for individuals and emergency services, additional services (libraries, schools, transit, etc.), and community health during construction. CM Hamilton seconded. Bill Schickler stated that in addition to health concerns, the comments should include environmental concerns. CM Lightman agreed. The motion passed 7-0-0.

March for Equality

CM Carroll moved to send a letter in support of the DC Statehood March for Equality on April 15 from 9am to noon. It will not pass through ANC 6D. CM Hamilton seconded. The motion passed 7-0-0.

Testimony at DCHA Hearing

CM Hamilton moved to give CM Carroll permission to testify at the DC Housing Authority performance oversight Council hearing on 2/24/16. Her testimony will be about build first at the Greenleaf site. CM Lightman seconded. Motion passed 7-0-0.

ABC Committee Report, Coralie Farlee, chair

Report: There was not a January ABC meeting and discussion about the Capitol Skyline hotel was tabled until a future meeting. Capitol Skyline has hired a new attorney who needs time to get up to speed. Dr. Farlee has submitted evidence and a list of witnesses for the Bardo Riverfront protest, which will happen on Wednesday. The MPD Commander will testify, as will a representative from the Nationals and CM Fascett. CM Litsky nominated Chris Thiemann, a former ABC member, as an at-large member of the ABC. CM Moffatt seconded. Motion passed 7-0-0. In addition, James Carroll will be the 6D03 representative. CM Fascett thanked Dr. Farlee for her work preparing the Bardo Riverfront protest.

Temporary Traffic Interruptions

National Police Week 5k: will 5/14/16, with the typical route to and from Freedom Plaza. CM Lightman moved to send letters to the Mayor's task force in support of all four events. CM Fascett seconded. The motion passed 6-0-0.

Development, Planning, and Transportation

New Mayor's Office of Community Relations Representative: Frank Maduro bade farewell to the ANC commissioners and residents, and Edward Doxen introduced himself. He is a 4th-generation Washingtonian, recent graduate with a BSW from Delaware State, former member of the DC Youth Advisory Council representing Ward 6. His top issue is public safety. He can be reached at Edward.Doxen@dc.gov or 202-341-3659.

*ZC 16-01 "Stadium District Lofts" 1542 First St. SW—*Tyler Merkeley is the owner and developer of this site. He is a SW resident and is proposing an 8-unit infill housing development, with some 1, 2, and 3 bedroom units. Whether it is rental or condo has not yet been decided. The Zoning Commission hearing

is March 17 at 6pm. He is asking for support of the exterior design because the project is in the Capitol Gateway Overlay, and for a variance from parking requirements. The site is in between a liquor store and High Roads private school. It was a house that had fallen into significant disrepair and it was razed while High Roads was on winter break. This project is about half the height of the maximum allowed for the site's zoning and lower than the youth hostel ANC 6D supported in the past. Everything on the project other than parking is done by matter of right. He has met with many of the neighbors and obtained their support. He has been to DCRA, OP, and DDOT and had preliminary reviews, which went well. He has hired neighborhood residents to clean up his site and nearby locations. They used permeable pavers, bioretention garden, and bicycle racks to enhance environmental sustainability and are targeting LEED Silver. There are no walls on the side because neighboring parcels could build right up against it. The lot is only 24 feet wide and there is no alley access; DDOT is not interested in allowing a curb cut and it would require removal of a tree. But zoning requires 1 parking space for every 3 units, so he is requesting a variance. The traffic study on a weeknight found there is excess street parking, and they are doing a transit demand management plan: free bike helmet for new residents, discounted bikeshare/uber/zipcar for the first 5 years. There will be pet plans with designated "relief areas" and refuse bags. He will work with CM Hamilton on a construction management plan.

CM Carroll moved to send a letter to the Zoning Commission in support of the variance and design of the building. CM Lightman seconded.

- CM Litsky said it is rare for a developer to present such a thoughtful and complete plan.
- CM Carroll commended the developer for setting the stage for future development at Buzzard Point.
- CM Hamilton also expressed support for the project and the developer's willingness to engage the community.
- CM Moffatt noted that while he likes the project, he cannot vote for it, knowing it could set a precedent for developers to ask for street parking.
- CM Litsky said he is one of the strongest opponents of granting residential parking permits for new developments, but he believes that the ANC could develop a framework for situations where RPP and on-street parking are appropriate and situations where it is not appropriate. This site is unusually small and will lead to fewer street parkers than any other project that has come before the ANC in recent years.
- CM Lightman noted that if we don't allow people to park on the street for this development, they would have no other way to park. New residents on this site would wonder why they pay the same taxes as other residents but can't have RPP. The ANC needs to figure out how to deal with RPP more broadly. But in this case, it makes sense to make an exception to its usual practice, especially since if the developer can't build here, he would likely sell to a different developer and the parcel would become part of a larger site.
- CM Moffatt said he would support the motion if there were a cap on the number of RPPs issued to residents at the address but CM Cloyd explained that DDOT either grants or bans RPP by address, and any cars registered at the address would be allowed RPP.
- CM Hamilton said this project is a special case, and the developer is trying to mitigate the parking issue by encouraging people to use different forms of transportation.
- Gene Solon: this is such a small project that it will not set a harmful precedent—maybe size of the project will be a determining factor for deciding on RPP in the future.
- Bill Schickler: will any of the units be affordable? Mr. Merkeley said that he could do an inclusionary zoning unit if he built a 90-foot building, but otherwise the financing does not work out. The financials if there were an affordable unit would make it impossible to develop the

parcel alone; it would make more sense to sell it for development along with other parcels. Some of his other buildings are rent-controlled and thus more affordable.

- Saadia Athias: The owner could probably find tenants who don't own a car. Our neighborhood should support a local resident and this proposal.
- Mary Williams: Tyler is our neighbor and we support this project. This will not set a bad precedent because this project is unique—the developer is a Southwest resident and this is a small project. There is a parking problem when there are Nats games and traffic will get worse over time, but this project will not make things much worse. At other properties with this owner, he finds good tenants.
- Marty Welles: I have never owned a car in DC. You don't need cars in SW.
- CM Carroll: we are not going to require the developer to find residents who promise not to own cars, but it's true that some people might not own cars.

Vote on design of the project 6-0-1 (Moffatt abstained); vote on variance for parking 6-0-1 (Moffatt abstained).

ZC 11-03F, Wharf Pier 4 Second Stage Modification—Shawn Seaman presented. There will not be a vote. This is the pier where large ships like the *Odyssey* and *Spirit of Washington* dock. It is across from Waterfront Park, which will open this summer. The original plan was to build this pier during Phase II of development but the Wharf developers did not want to finish the park and then have to build Pier 4 later; they now want to do Pier 4 during Phase I of development. They have stage 1 PUD approval for 45,000 square feet of townhouse development on the pier, but the Army Corps of Engineer will not grant a permit for that. Therefore they plan to create a dock and related buildings for entertainment cruise boats. Gabby Riegler, development manager for Pier 4, said the new proposal has 35,000 square feet of development, used for office space, prep kitchen, and other cruise-related functions. The prior plan had parking on the pier. This proposal requires 20 spaces: 8 will go near Waterfront Park. The other 12 will be located at various sites during construction, but when that's done, there will be 12 underground parking spaces under Parcel 10. There is already a bus loading plan for the cruise ships. This revised plan preserves views for nearby buildings and creates better boarding patterns for boat users. Adam McGraw from the proposed building's architect showed renderings of the site. The pier will be gated so there will not be access at night.

- CM Litsky: this presentation was given at Harbor Square's resident association and there are some questions that were asked at that meeting. Many relate to the operation of the building, which is not at issue here, but the following are about the building itself:
 - What are the construction hours? 7am-7pm, Monday-Saturday, which is the maximum allowed under District rules.
 - Can there be more green space at the headhouse? Probably not, but the park is going to look nice and be close by.
 - What is the lighting scheme? There will be 8-foot lights to give lighting on the pier, as well as sconces. The goal is to have just as much as code requires, but not more. The sconces are shining down underneath the building's roof to avoid light shining into neighbors' houses. Gabby Riegler said they could do a night rendering to show how lights will look.
 - Will the roof deck be rented out for parties? Right now the plan is for an office tenant to have it. It is not intended to be an amenity space.
- CM Lightman: who owns the pier? Hoffman-Madison

- Peter (community resident): Will the public be able to get out on the pier? Only if they buy a ticket to ride a boat. There are Coast Guard security rules. There will be other piers with public access. Part of the goal is to have people waiting to board boats to get out on the pier instead of waiting in the park.
- Marty Welles: what's the capacity of the roof deck? 200 people. And how many people will work on that floor? The office space is 9000 square feet but the developers do not know how many employees will work there each day. So will it be a party space? That is not the plan, and a lot of the roof deck is designed to meet rainwater management requirements and will not be accessible for people walking out on the deck.
- Coralie Farlee: will the cruise operators want to serve alcohol on the Pier? CM Litsky said he did not expect that to happen but if they did apply for that the Alcoholic Beverage Committee and the ANC will discuss it.
- Bill Schickler: The president has put out an order through FEMA that Maine Avenue is in a 100-year flood plain. Underground parking is not going to do well in a flood plain. There haven't been environmental or traffic studies. We're dealing with lawless people who are ramming whatever they want through the DC government. Will the ANC take a stand and not approve any more junk?
- Quinn, SW resident. He is a lighting expert and would like to discuss more with the development. He feels that the building looks more like 14th Street and less like Southwest. Why is it such a tall building? It will block the view of the river. Could it be more transparent? Adam McGraw said this was his attempt at breaking up the façade on a very long narrow building. They are limited to placing support columns in the existing places, which requires using lightweight materials.
- Will there be access to East Potomac Park? Yes, they have plans to operate a shuttle boat that will begin in 2018.
- CM Lightman: Will there be a light at the intersection near Arena Stage across Maine Ave.? Yes, once construction is done and crosswalks are in their permanent locations.
- Andrew Lightman: Thank you for relocating all the large boats—that makes things safer in the Channel for recreational crafts.
- Gene Solon: how will employees get to the site and where will they park?
- Tom Denning, Harbor Square: since Hoffman-Madison will lease out the building they can limit how the roof deck is used. Is there any parking for the park? No, parking has always been planned for Pier 4.
- Loretta: Over 16,000 passengers will take a cruise from Pier 4 each year. How will they get there and where will they park? CM Litsky said many take buses and there's a plan for that. There will not be an increase in the number of people taking cruises. Loretta believes there will be more cruises in 2017 than in previous years but CM Litsky does not think that is accurate based on conversations with the Entertainment Cruises staff but he will check with them.
- Georgine Wallace: Where will the vessels park during construction? The finger pier is being constructed now and boats can still dock there while the building is being constructed. Construction will last about a year.
- CM Hamilton: will other boats launch from this pier? No, just the 4 current boats. Other boats will use the transit pier. Also, you need a safety plan in case people fall off the pier. There will be a plan, but the pier needs to be open for people to board boats.
- CM Lightman: When she heard the presentation by the boat operators, they said people will not be loitering on the pier because the goal is to get people on and off the boats quickly.

- Community resident: It's going to be a problem if the Odyssey becomes a casino boat and that really could happen. CM Litsky and Coralie Farlee noted that there are agreements that there will be no gaming at the Wharf or on boats.
- CM Litsky requested renderings of lighting at night, and building with boats in front of it.

ZC 04-33G Text Amendment to Chapter 26 (Inclusionary Zoning)—CM Fascett moved to send a letter to the Zoning Commission in support of a change to the District's inclusionary zoning rules. She said ANC 6D supports affordable housing. The proposed change would help achieve that. Instead of allowing units built through density bonuses at 80% and 50% and Area Median Income, it would make all rental IZ units would be affordable at 60% of AMI and condo units would still be at 80% of AMI. CM Hamilton seconded. CM Cloyd noted that IZ condo units are challenging at lower AMI percentages because condo fees are challenging. Bill Schickler said this will not help extremely low income people, and there are tens of thousands of such households in DC. CM Fascett agrees that this is not a substitute for public housing or very heavily subsidized units, but it will improve housing for moderate-income households. CM Carroll agreed and said units targeted at 60% AMI will help to have an economically diverse community. Gene Solon asked why condo units should be targeted at higher income than rental units. CM Hamilton commended CM Fascett for her work and noted that the battle to preserve affordable and public housing in the community will continue. Motion passed 7-0-0.

CM Litsky moved to allow CM Fascett to testify at the 3/3 hearing about this change to zoning rules. CM Carroll seconded. CM Fascett noted that the Zoning Commission has already postponed the hearing to allow more ANC engagement and encouraged members of other ANCs throughout the district to testify. Passed 7-0-0.

Commission Updates and Administrative Matters

- Chair's report: Please send your comments to OP on the Buzzard Point Vision Framework by 2/16.
- Treasurer's report: CM Fascett moved to send quarterly report. CM Litsky seconded. Passed 7-0-0.

Community Concerns

None

The commission adjourned at approximately 9:30 p.m.

Minutes prepared by Stacy Cloyd

-----Original Message-----

From: Andy Litsky <alitsky@aol.com>

To: patricia.zingsheim <patricia.zingsheim@dc.gov>; tanya.stern <tanya.stern@dc.gov>; sam.zimbabwe <sam.zimbabwe@dc.gov>; callen <callen@dccouncil.us>

Cc: mfascett <mfascett@gmail.com>; marjorie.lightman <marjorie.lightman@gmail.com>; misrhonda <misrhonda@yahoo.com>; rachelreillycarroll <rachelreillycarroll@gmail.com>; 6d02 <6d02@anc.dc.gov>; moffatt <moffatt@verizon.net>

Sent: Mon, Feb 15, 2016 4:38 pm

Subject: ANC-6D's responses to The Buzzard Point Vision Framework & Implementation Plan.

All -

Attached, ANC-6D's responses to The Buzzard Point Vision Framework & Implementation Plan.

Best

Andy Litsky
Chairman, ANC-6D



Southwest / Navy Yard / Buzzard Point

Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: office@anc6d.org
Website: www.anc6d.org

OFFICERS

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SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

A RESOLUTION

WHEREAS, the Office of Planning of the District of Columbia has issued a document entitled Buzzard Vision and Implementation Plan and;

WHEREAS, Buzzard Point is located completely within ANC6D and;

WHEREAS, ANC-6D has reviewed the document, held a community informational meeting attended by 125 residents and co-sponsored with our civic association, the Southwest Neighborhood Assembly, to address community concerns with District officials and;

WHEREAS, ANC-6D has strong and lingering doubts about the efficacy of Buzzard Point Vision and Implementation Plan and;

WHEREAS, these concerns include, but are not limited to

- OP recommendation that more than 6,000 units of housing are to be squeezed into just a few small blocks, and
- A total lack of commitment to achieving any affordable housing at Buzzard Point beyond the barest minimum required under IZ, and
- A bare bones transportation plan, and
- All aspects of public safety in an area that is to be intensively developed and the most geographically isolated in the entire District of Columbia, with water on two sides and a military installation on another, that

THEREFORE, at a duly noticed monthly public meeting of ANC-6D held on February 8, 2015, the Commission agreed by unanimous vote (7-0-0) to submit comments delivery on or before February 15, 2015 to Office of Planning and to the Council of the District of Columbia to encourage them to address a full range of continuing concerns on matters regarding the Buzzard Point Vision Plan and provide our deliberations great weight in that regard.

Andy Litsky
Chairman, ANC-6D

February 12, 2016

Concerns of ANC-6D with regard to the Buzzard Point Vision Plan

1. ANC-6D requests that OP define in clear and unambiguous language what it means by a Vision Plan and how such Plan contrasts with a Small Area Plan.

No specific description of what a Vision Plan entails is listed anywhere on OP's website. While a Small Area Plan requires Council review and action, OP contends that a Vision Plan specifically does not.

2. ANC-6D contends that this Vision Plan has been structured to have the same effect as an SAP – amending the Comp Plan -- but without the formal involvement of the Southwest Community nor any proper review of and a vote by the Council of the District of Columbia.

The last time such a plan was put forward in Ward Six (NOMA Vision Plan) was a decade ago. It was just ten pages – not 92. The NOMA Plan had a Community Advisory Committee, a Technical Advisory Committee and continuous collaboration with local ANC Commissioners. The Buzzard Point Vision Plan was clearly structured to lessen relevant community participation and involvement.

There were, indeed, two small meetings with a select group of community leaders structured by the consulting team, AECOM. The sole result of the first meeting, was the “Listening Map” (page 19). The second meeting simply reviewed the first. And the one public open house meeting to which the Plan alludes focused entirely on plans for the United Soccer Stadium. That's how it was billed.

Further, the mention (p. 18) of a Council Roundtable and Public Hearings on this Plan is completely disingenuous since those actions pertained *specifically* to the Southwest Small Area Plan and discussion regarding Buzzard Point was only obliquely referenced as it played little or no role at all in the overall SW SAP itself.

3. ANC-6D requests that OP delineate in words the geographically specific boundaries of its proposed Vision.

Currently, the BP Plan provides only drawings and maps to show what areas are under study. This is completely insufficient for a document that is supposed to be incorporated into the Comp Plan.

4. ANC-6D requests that OP delineate specifically where and, more importantly, how more than 6,000 units of housing proposed in the Plan can be accommodated in such a constrained space especially since virtually all new housing has been recommended to be located south of the Stadium.

5. ANC-6D suggests that the Vision plan is silent about where it anticipates placing necessary new facilities – schools, a library, health facilities or a police substation -- to accommodate residents in than 6,000 units of new housing on Buzzard Point, let alone thousands of new workers and 20,000 patrons 40-50 times a year at the Stadium.

7. ANC-6D requests that OP move no further in its approval process of the BP Vision Plan until it can develop a written plan to ensure meaningful mixed income development.

8. ANC-6D requests that OP explain the status of the Vision in the period before the adoption of modifications to the Comprehensive Plan and precisely what input the neighborhoods of ANC-6D will have at near, mid and long term development points.

9. ANC-6D requests that DMPED explain why this plan does not require specific oversight and action by the Committee of the Whole of the Council of the District of Columbia.

10. ANC-6D requests that OP use “best practices” examples from across the country that would allow the Buzzard Point Vision to incorporate sufficient mixed income housing to establish a new neighborhood representative of the racial, gender, age and economic profile of the larger Southwest as delineated in the SW SAP.

Inclusionary Zoning regulations that apply to new residential development on Buzzard Point give very short shrift to the District's Affordable Housing goals. IZ requires only a meager 8% of affordable units. Even at that, it is at a relatively high ADI. Currently, based upon the 6,000 new units of housing proposed, that means that only 480 units will be affordable (p. 29 of BP Plan).

This Plan has clearly been stacked in favor of the development of high end housing on Buzzard Point. Either the Administration is fully committed to affordable housing -- or it is not.

12. ANC-6D believes that The BP Plan deceptively states that it provides a 'remedy' for the placement of affordable housing. Indeed how it does that is to speak about the rebuilding of public housing in Southwest ... not on Buzzard Point.

Clearly, this plan meets was developed to capture the desires of the property owners on Buzzard Point and the Capitol Riverfront BID. One can't simply "transcend" the need for affordable housing in the District of Columbia by simply placing the remedy elsewhere.

13. ANC-6D requests an unambiguous answer from DMPED that eminent domain will not be exercised as a consequence of the recommendations in this plan and that no owned or public housing will need to be removed in order effectuate that vision.

The ANC had asked that very question at our recent ANC/SWNA Joint Community Meeting. It was deftly sidestepped.

14. ANC-6D vigorously opposes adoption of the Buzzard Point Vision Plan if it puts restrictions our ability to properly advocate for the neighborhood before any regulatory body regarding development at Buzzard Point.

Since it is unclear precisely what legal effect a Vision Plan has under current DC planning guidelines, ANC-6D is rightly concerned that incorporation any consultant recommendations within the BP Vision Plan would conceivably restrict our ability to properly address our concerns before the Zoning Commission once such a case is heard.

We remind OP that DC United submitted their stadium plan to the Zoning Commission only in late January and that such a transportation plan will be incorporated into their PUD. It is at that time when ANC-6D will have an opportunity on the record to properly question both DDOT and Gorove Slade on their recommendations for that plan.

15. ANC-6D is reluctant to embrace a “Vision” that does not, at the same time, include a budgeted transportation plan.

16. ANC-6D believes that the BP Plan provides insufficient guidance on how a brand new community – with the same number of units as *existing* Southwest – can even be suggested without a specific and clearly articulated transport plan.

“Improving Premium Transit “(p. 60) suggests that all one has to do is place pictures of streetcars on a page and expect it to suffice. One cannot simply cut and paste a few sentences about the 2014 Circulator Plan to fill space on a page and then speculate “While new Circulator lines are not currently planned to extend south of M Street, there is a possibility to extend the lines in order to provide more direct access to the stadium.” (and one presumes, to also service thousands of residents and workers at Buzzard Point). We cannot simply fill in the blanks.

DDOT has once again dodged its responsibilities in providing proper guidance to the District on how Buzzard Point transportation needs must be met south of the Stadium.

17. ANC-6D vigorously disputes the contention that all roads lead to Rome – or, more precisely, from the Capitol Riverfront along Potomac Avenue and the Navy Yard Metro Station to Buzzard Point.

While this small subterfuge may well work for the Capitol Riverfront BID, it simply doesn’t hold water. To continue to insist that the main road into Buzzard Point will be along Potomac Avenue, and that pedestrians will insist upon dodging traffic across the PEPCO Oval is preposterous.

Google maps has proven that both the Waterfront Metro (.91 miles) and the Navy Yard Metro (.89 miles) are equidistant from the front gate of the new stadium ... and even further than that to the tip of Buzzard Point. One would be foolish to presume that mass transit users will insist upon

exiting at the Navy Yard station when as many or more diversions will be available in the same distance at The Wharf and in Southwest.

18. ANC-6D is concerned that this plan clearly views residential Southwest as more of a pass through than a neighborhood.

Indeed, this is the first time when this ANC has seen on paper what we knew to be true all along and yet was firmly denied during every phase of discussion about United Stadium -- that vehicular connections will not only need to be routed along South Capitol Street but through existing residential Southwest along Half Street , Second Street, P Street and Fourth Street – *right through existing residential Southwest.*

The concern is heightened even more so because those residents most acutely impacted by travel into and out of Buzzard Point are economically challenged. Perhaps the thought was ... they'll just deal with it.

19. ANC-6D is heartened to see that the Plan encourages pedestrian and non-motorized vehicular modes and suggests a pedestrian only zone for the waterfront plaza.

However, as was emphasized in the special ANC/SWNA Community meeting, we believe that a plan must also limit motorized vehicle access and stress additions to and use of public transport to BP, especially south of the stadium. The additions to the pedestrian zone could be allowed to be open to vehicular traffic during the day to accommodate deliveries to residents and retail.

20. ANC-6D is incredibly concerned about what this street grid with limited ingress and egress to Buzzard Point, paired with 6,000 new units of housing and a stadium holding 20,000 people will mean when it comes to adequately addressing emergency access, fire and EMS.

What will the incredible increase in vehicular traffic, the lack of parking infrastructure, the addition of thousands of office workers, 6,000 new units of residential housing and no discernible transportation plan mean in such a geographically isolated when it comes to provision of basic

public safety and EMS services? Neither OP nor DDOT nor DMPED has addressed this in any way other than to meekly say, “No problem.”

21. ANC-6D strongly suggests that to embrace this plan without a requisite public safety study would be reckless.

22. ANC-6D appreciates the generous width of the riverfront promenade and that it is recommended to step down in a series of layered terraces to that support varying levels of mobility, viewing, gathering and flood mitigation.

23. ANC-6D encourages more extensive thought regarding how the public will be able to actively engage the Anacostia.

On the eastern side of South Capitol Street, Diamond Teague Park is wonderfully activated. We want to assure that residents living on the western side of South Capitol Street and directly to the north of Buzzard Point will be welcomed in this new community by providing similar access to activities on the water.

24. ANC-6D is well concerned that Buzzard Point has been an industrial area for many years and requires considerable attention before it can be considered ‘liveable.’

We wish to see greater thought devoted in the plan to adequately address how existing contaminants will be cleaned up given that some exceed the EPA limits by more than 200 times. These health concerns are real. One can’t simply clean up the problems at the Stadium site and presume that the rest of the land will take care of itself. Now is our opportunity to clean up Buzzard Point.

We must not miss this opportunity.



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: office@anc6d.org
Website: www.anc6d.org

February 17, 2016

Josh Burch
President
Neighbors United for D.C. Statehood

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SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

VIA E-MAIL: unitedforstatehood@gmail.com

RE: Support for the March for Equality to End Taxation without Representation

At a regularly scheduled and properly noticed public meeting on January 11, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 in support of sending this letter in support of the above referenced event.

Whereas, Washington, D.C. residents pay federal taxes and perform other similar obligations of citizenship in the United States of America;

Whereas, Washington, D.C. residents do not have the right to a federal delegate permitted to vote on their behalf in Congress;

Whereas, this has resulted in federal taxation without federal representation;

Whereas, Washington D.C. residents should have full fledged rights of citizenship as residents of the United States of America including Congressional representatives with the ability to vote on federal appropriations, and;

Whereas, in its ongoing efforts to raise awareness of this issue, the Neighbors United for D.C. Statehood is organizing a "March for Equality to End Taxation without Representation;"

Therefore, ANC 6D conceptually supports Neighbors United for D.C. Statehood's efforts to organize the "March for Equality to End Taxation Without Representation" on April 15, 2016.

Further, ANC 6D encourages all interested residents to participate in this event and commends Neighbors United for D.C. Statehood for its commitment to raising awareness of D.C. residents' lack of true representation in Congress.

Respectfully submitted,

Andy Litsky
Chairman, ANC 6D



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

February 17, 2016

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: office@anc6d.org
Website: www.anc6d.org

Chris Cosgriff
Executive Director
The Officer Down Memorial Page

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

VIA E-MAIL: cosgriff@odmp.org

RE: National Police Week 5K (Saturday, May 14th, 2016)

At a regularly scheduled and properly noticed public meeting on February 8, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send a letter in support of the National Police Week 5K to be held on Saturday, May 14th, 2016.

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

We appreciate your outreach to inform us of the details for this event which passes through our community, and we wish you a successful race!

Sincerely,

Andy Litsky,
Chairman, ANC 6D

Cc: Sandra Honeysett, honeysett@odmp.org



Near Southeast/Southwest

Advisory Neighborhood Commission 6D

February 17, 2016

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202.554.1795
Email: office@anc6d.org
Website: www.anc6d.org

Anthony J. Hood, Chairman
Zoning Commission
441 4th Street, N.W., Suite 200-s
Washington, DC 20001

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

VIA E-MAIL: zcsubmissions@dc.gov

**RE: Zoning Commission Case No. 16-01
Stadium District Lofts to be located at 1542 1st Street SW (Square 0656, Lot 813).**

At a regularly scheduled and properly noticed public meeting on February 8, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-1 in favor of sending this letter of support for ZC 16-01.

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

The Applicant proposes to develop the property with a new four-story, eight unit residential building. No parking will be provided. The floor area ratio ("FAR") of the property will be approximately 3.35 FAR. The building height will measure approximately 55' feet. The property will be extensively landscaped. Loading access will be provided on 1st Street, S.W.

ANC 6D's support of this application is based upon the applicant's satisfaction of the Design Review Standards for the Capitol Gateway Overlay District and for the area variance standards for the reduction in the amount of parking spaces provided in the project.

ANC 6D recognizes that the applicant has no option for on-site parking, as the property is only 24ft wide with no alley access. Accordingly, ANC 6D voted to provide a special exception to our long standing policy of not supporting Residential Permit Parking (RPP) on new multi-family projects.

The ANC also believes that the proposed residential development, the architectural design and the location of the project on the site all further the goals, and policies of the Capitol Gateway Overlay District. The ANC supports the public space plan in the front of the building along with the planned use of building materials that reflect the industrial heritage of the community.



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ANC 6D also would like the Zoning Commission to take note of the Applicant's actions in working with ANC 6D Commissioner Hamilton to ensure that this project fits in the community and provides employment opportunities to local residents. Applicant is a 9 year resident of the neighborhood and small business owner (4 residential rental units) who is actively involved in the community and has a track record of using neighbors in maintaining his rental properties. ANC 6D applauds the Applicant's statements of intending to be a true partner in the ANC 6D community to be sincere. ANC 6D looks forward to the opening and operation of the residences at Stadium District Lofts.

ANC 6D Commissioner Rhonda Hamilton, the Single Member District Commissioner for the property is hereby authorized to represent ANC 6D before the Zoning Commission at the March 17, 2016 public hearing on this case.

Please feel free to contact me at 202-554-8070 with any questions you may have about this letter of support.

Sincerely,

Andy Litsky
Chairman, ANC 6D



Near Southeast/Southwest

Advisory Neighborhood Commission 6D

February 17, 2016

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Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

VIA E-MAIL: zcsubmissions@dc.gov

RE: Zoning Commission Case No. 04-33G, Text Amendment to Chapter 26, Inclusionary Zoning

At a regularly scheduled and properly noticed public meeting on February 8, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to support the following resolution:

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

WHEREAS, affordable housing remains a top priority for this ANC as rising housing prices in the District of Columbia and ANC 6D are increasingly out of reach for low and moderate income households;

WHEREAS, the DC Zoning Commission created the Inclusionary Zoning (IZ) program in 2006 with the intent to help low and moderate income households live in the city by requiring that most new residential developments set aside 8 to 10 percent of new housing to be affordable;

WHEREAS, the IZ program has been successful in many respects, produced or creating a pipeline of 767 IZ units, with applicants leasing and buying IZ units that are distributed across the city;

WHEREAS, these units were intended to be affordable to both moderate (80 percent of median family income) and low income households (50 percent of median family income);

WHEREAS, 88 percent of all IZ units are affordable at the 80 percent median income level, and less than 20 percent at the 50 percent income level;



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Advisory Neighborhood Commission 6D

WHEREAS, 80 percent median family income rental IZ units are too expensive for most DC residents in need of housing, and most applicants in the IZ program;

WHEREAS, 80 percent of median family income is too close to market rents in too many neighborhoods in DC, especially for small apartments;

WHEREAS, DC Office of Planning's July 3, 2015 Setdown report on Case No. 04-33G recommended in Option 1 B to revise IZ income targeting to require all rental IZ units to be priced to be affordable for households earning 60 percent of median family income and all for-sale IZ units to be priced to be affordable to households earning 80 percent of median family income;

WHEREAS, preliminary economic analysis for high density zones by DC Office of Planning demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership due to the surplus value created by the 20 percent density bonus given to properties to offset IZ costs;

WHEREAS, preliminary economic analysis for low density zones by DC Office of Planning demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership if minor modifications can provide cost offsets for revised IZ requirement;

WHEREAS, the timing for revising IZ requirements is critical to ensuring that future IZ units serve our neighborhoods with rental units that are otherwise unavailable nearby;

Therefore, BE IT RESOLVED, BY THE ADVISORY NEIGHBORHOOD COMMISSION 6D, that the Zoning Commission consider and adopt as part of Case Number 04-33G, the proposed revision of IZ income targeting to require that all IZ rental units be affordable at the 60 percent median family income level, and all IZ for-sale units be affordable at the 80 percent median family level to ensure that affordable residential units will be created in the ANC and in the District.

Sincerely,

Andy Litsky,
Chairman, ANC 6D