

Advisory Neighborhood Commission 6D
Minutes of Business Meeting – January 11, 2016
Held at 1000 4th St. SW, Washington DC 20024
Roger Moffatt, Chair

**Minutes approved at the February meeting*
**Correspondence sent as a result of this meeting is attached*

Pre-meeting Presentations

Kerry Smyser, DC Housing Authority: DCHA committed to replacing all 707 Capper-Carrollsborg public housing units and many have already been replaced. Lofts at Capitol Quarter should begin occupancy in the next 60 days and community center should have ribbon-cutting in the spring. DCHA is working with development partners to secure financing for a mixed-income, 10-story building on Square 769. On Square 767, DCHA is working with partners to complete building design. They had a community meeting in November where DCHA agreed to look at the income mix in that building and make the rental and condo buildings architecturally indistinguishable. No progress on Sq. 739.

- CM Fascett: do people know if they're moving into Lofts at Capitol Quarter? Ms. Smyser said no: DCHA hasn't started applications yet, so that may take more than 60 days. Name of building? Bixby at Capitol Quarter. When will we have income tiering plan for Square 767? Sometime in February—DCHA has a meeting with architects and partners this week. When will there be a sidewalk on the side of Sq. 739? Permits should be pulled in late January and public space work finished in March. Who is the operator of the community center, and will it be announced by the ribbon cutting? Naming it before the ribbon cutting is the goal. Are there any ADA-accessible units not on the ground floor? Yes.
- CM Lightman: how do people in wheelchairs above the first floor deal with fires? The elevator goes down but does not go back up. It's against ADA to put all the units on the first floor. How many affordable units are currently available, and how many in Bixby? 87 in townhomes, plus about 300 in apartments right now.
- CM Hamilton: are the residents of the Bixby going to be former Capper-Carrollsborg residents? They will be reached out to, and have preference. But there are re-entry criteria (income, housekeeping, background check, and more—Janice Burgess is re-entry coordinator)—they can appeal if denied. There will be a deadline to submit applications but that deadline has not yet been set. Additional units will be given out for other preferences next—people in public housing in 6D and Ward 6, then others in DCHA housing, then those on public housing waitlist.
- CM Cloyd: can you send notice to us when you've sent the invitations to former residents and other public housing residents? DCHA will send it to CM Fascett. Will DCHA backfill units from the public housing waitlist if people move from public housing to Bixby? Yes, except for units at Barry Farm.
- CM Carroll: Are applicants made aware of re-entry criteria? Yes, they have had extensive outreach over the past 10 years of relocation.
- CM Hamilton: It would be good to have statistics on the percentage of people return, have been denied return, what services they've gotten, etc.

Rikki Kramer: How many market-rate townhomes are there? 227, plus 87 affordable. In the new building, 39 are low-income (ACC) and 156 market rate.

Deborah Frazier: has a management company been chosen for the Bixby? Yes, Forest City.

Patricia Zingsheim, Office of Planning, on Buzzard Point Plan: They have met with many stakeholders in District government and outside, such as Pepco about the substation. There is much development already in the pipeline: South Capitol Street and Douglass Bridge, Pepco substation, Florida Rock, residential project by the marina, and more. There could be 6200 housing units, including affordable units, constructed. The minimum under inclusionary zoning would be 400 affordable units if all housing is built, but developers could choose or be incentivized to build more. There are ideas of how to ring the traffic oval near Douglass Bridge with new buildings and activate that site. Jay Wilson from District Department of Energy and the Environment said that sustainability was important to the neighborhood design. They want to be leaders on green building and adaptation to climate change. They can use heat from wastewater pipes, solar energy, and more technology. To protect against flooding, there will be stormwater management, a “soft shore,” and no residential units on the first floor.

- CM Litsky: There will be a community meeting on February 3 at 7pm to discuss the Buzzard Point plan, at 1100 4th St. SW, 2nd floor. There will be people from various District agencies and people will be able to ask questions. The plan is available at planning.dc.gov and it's at the library and ANC office.
- CM Moffatt: The design needs to restrict automotive traffic and support walkability, given the limited entrance and egress points to the neighborhood. Right now, there aren't even sidewalks on some roads.
- CM Lightman: where will Buzzard Point buy groceries? Safeway or Capital Riverfront in the short term, with retail coming when there's more people. How will people bring groceries to the neighborhood? It will be multimodal. Most retail is designed to cluster on Half St. SW. This is matter of right development and retailers will want to come when people live there, like in NoMA and Capitol Riverfront.
- CM Hamilton: there should be more affordable units. The substation is not environmentally responsible. And traffic planning should not burden existing residents near the site.

The Commission convened at 7:16 p.m. All commissioners were in attendance at the beginning of the meeting: Roger Moffatt (chairing) Stacy Cloyd, Meredith Fascett, Marjorie Lightman, Rhonda Hamilton, Rachel Reilly Carroll, and Andy Litsky.

Approval of Agenda

CM Litsky moved to approve the agenda, and CM Cloyd seconded. CM Moffat suggested the following changes: Item 7d removed, but adding a resolution to thank Revs. Hamilton for their service; removal of items 10a, 10h, 10i, and 10j. With those changes, the agenda was approved 7-0-0.

Introduction of Commissioners

Meeting Announcements

- The next ANC meeting will be Monday, February 8 at 7pm, 1100 4th St. SW, 2nd Floor.
- CM Cloyd: There will be a benefit for the Washington Humane Society on 1/20 at Blind Whino from 6-8pm
- CM Fascett: Lincoln Playground Fieldhouse HPRB hearing 2/25
- CM Hamilton: meeting on 1/21 at 6pm in this room about soccer stadium cleanup plan.
- CM Litsky: Charles Allen is having office hours at Safeway this Friday 8-9:30am.
- CM Lightman: 2016 is the 40th anniversary of ANCs. 6D02 resident Gottlieb Simon has worked with ANC 6D since the beginning, and has spent 25 years working for the Office of ANCs. Also,

this is CM Moffatt's last meeting as chair because of term limits. Both were recognized for their service.

Public Safety Report

MPD did not attend.

Approval of Prior Month's Minutes

CM Cloyd moved to approve December minutes and CM Fascett seconded. The minutes were approved 6-0-0 (CM Hamilton absent).

Other Presentations and Resolutions

Wharf Quarterly Update, Matt Steenhook: The Wharf shared its 2016 events schedule and aerial photos of construction progress—and at wharfdc.com . The Zoning Commission will hear about the 7th St. Recreational Pier (voting on this tonight) and an office building (ANC voted on this in December). The ANC will discuss Pier 4 at a future meeting. Pile driving is done and some parcels are back up to grade. Scaffolding is being constructed on the underside of the Case Bridge to hang lighting—anything involving access to the road will be done at night. Lighting should be done in May. Work at the fish market: a new fish cleaning and services building to better contain smells, some improvements to utility connections. The Wharf Interagency Collaboration Group and Wharf development advisory group both meet 1/21. 2/3 is a construction advisory group meeting. They are working with DCHA, DOES, and Building Futures to train public housing residents. 68% of apprentices on site are DC residents, exceeding 51% target. The Wharf donated to DCHA's Gift of Love program for children in public housing, did a food and clothing drive for DC Central Kitchen and a teen shelter, and hosted a game night in a senior building. They are also installing "little free libraries" near the site.

- CM Litsky: Why did Miller and Long request after hours permits to start lining up trucks pouring cement at 5am? The ANC wasn't notified. Is it only going to last a month, or will they ask for more permits then? Matt will get more information and get back to CM Litsky. What is the status of the park? It will be delivered later this year—right now, the major work is grading and utilities, with planting occurring when it gets warmer. Will you work with National Park Service and the nascent Friends group on the waterfront promenade near the Titanic statue? Matt is interested in talking with them and will reach out.
- CM Moffatt: when will retail open? Summer to fall of 2017.
- Diane Schultz: There are a lot of dump trucks dumping cement and dirt into the park site. How does that help our park?
- Andrew Lightman: Do you have a community engagement process for kayakers and other recreational light boat users? Yes, they've met with Gangplank Slipholders group, ANC, and are glad to talk to others. This will occur at the 7th St. Pier and will be handicap-accessible.
- Brenda Tobe: Where exactly is Waterfront Park? From the little hook of 6th St, south to the police pier. It's about 3.5 acres.
- Kim Katzenbager: when you need to pull emergency permits in the future, please notify the community and the ANC because idling at 5am is very disturbing and engenders distrust.

DC United Stadium Update, Victor Melara

The stadium is going to go through approval as a PUD and the application for it should be filed on January 19. The Office of Planning will write a recommendation to the Zoning Commission. Then United will do a traffic study and a whole package. The public hearing will be in April or May, so the team will

come back to future ANC meetings. The application package will be sent to commissioners and the Southwest library. In terms of the design of the stadium, pedestrian entrances to the stadium will be on the NW, NE, and S of the stadium. Truck traffic will come off of S St. SW. The stadium will be under the 100' height limit. Capacity will be about 18,000. From 1/21 6-8pm there will be a meeting at 1100 4th St. SW about environmental remediation of the site, and United will be at the Buzzard Point meeting in the same location at 7pm on 2/3.

- CM Lightman also expressed concern about the environmental impact of construction of the stadium.
- CM Litsky expressed a desire for bike valet like Nationals Stadium and plans for pedestrian circulation from Waterfront metro. He also asked how the space in front of the stadium will be programmed on non-game days.
- CM Carroll: Please coordinate with the construction staging for the South Capitol St. construction project.
- CM Hamilton: ANC has been meeting with District agencies to protect the health of the community during remediation and construction in the area. She wanted to know that there is a plan to protect their health.
- Kim Katzenbarger, Tiber Island, asked for remediation to be addressed at both the 1/21 and 2/3 meetings.
- Robert Sockwell, CPIV: what percentage of the stadium development site has Pepco infrastructure below it? A lot.

Parking M St. SW (Eastbound, south side of M between 4th and 6th Sts.)—resident petition to convert parking to RPP

The block currently allows anyone to park without a time limit, though it is zoned to allow RPP. The neighbors have petitioned to zone the blocks for residential parking permits (RPPs). CM Litsky moved to send a letter to DDOT requesting they place signs restricting the area for residential parking. He also asked for the block of 6th south of M to have signs. CM Hamilton seconded. CM Carroll asked that the letter include both signs and enforcement and CM Litsky agreed to include that. CM Litsky also noted that 4th Street is being striped for bike lanes and will also be signed for RPP between M and P Sts. CM Lightman asked if people who live in the Lex and Leo could park there and CM Litsky said that since those building are not eligible for Ward 6 stickers, they would not be able to park there. CM Moffatt offered an amendment to request that the sign would allow for anyone to park for 2 hours and Ward 6 residents with RPPs to park longer. CM Cloyd seconded. CM Litsky agreed to amend his motion to incorporate CM Moffatt's amendment so the letter to DDOT will request M and 6th Sts. have signs allowing 2 hour parking for everyone but longer parking for those with Ward 6 RPP stickers.

- Dr. Austin, community member: What happens to the other part of M Street east of 430 M St.? Petitions were submitted for this area too. CM Litsky said he is not planning to move to put parking there because of the impact on pedestrian safety on that corner.
- Community member: 10 spaces were removed from behind her house and that of her neighbors without notice. The residents met with CM Litsky and Councilmember Wells and the issue has not been resolved.

Motion passed 6-0-1 (Fascett abstained)

Recognition of Revs. Ruth and Brian Hamilton's service to the community: CM Hamilton moved to send a letter to Pastors Ruth and Brian Hamilton in recognition of 20 years of service to Westminster Church and the 6D community. CM Cloyd seconded. CM Lightman stated that she did not want this recognition

to influence in any way any future ANC decisions on Westminster's development plan. Motion passed 7-0-0.

11th St. Bridge Park: CM Fascett moved to send a letter to the Bridge Park Project in support of its plans. CM Carroll seconded. Passed 5-0-0 (CMs Cloyd and Hamilton absent).

Buzzard Point Health Assessment: CM Hamilton moved to send a letter to the Department of Health in support of a health assessment at Buzzard Point. CM Litsky seconded. The motion passed 6-0-0 (CM Lightman absent).

ABC Committee Report, Coralie Farlee, chair

Report: The Bardo Riverfront protest witness list is shaping up. CM Litsky asked why there are people who do not live or work in ANC 6D as witnesses, and said he would feel much more comfortable if only those with ties to our neighborhood would testify. CM Cloyd agreed. CM Moffatt stated that a vote on the witness list is not necessary and that he would discuss the witness list with Dr. Farlee. The next ABC committee meeting is January 28, 7pm at King-Greenleaf recreation center, 201 N St. SW.

Temporary Traffic Interruptions

Marine Corps Marathon, October 2016: Mark A. Williams

Race 4 Respect (6/4/16) and PurpleStride 5k (6/11/16): Jeff Ruday

Walk to Cure Arthritis 5k 5/22/16: Jody Haltenhof: this walk is at/near Nationals Park.

CM Hamilton moved to send letters to the Mayor's task force in support of all four events. CM Cloyd seconded. The motion passed 6-0-0.

Development, Planning, and Transportation

ZC 11-03E, Wharf 7th St. Pier, 2nd Stage PUD, Matt Steenhook: The pier extends out from the park along 7th Street. The pier is purely for recreation: boat launches, fire pits, swings, etc. The pier is curved and will have lighting that matches other parts of the Wharf; they will not shine far away. There will be floating wetlands to clean water, provide habitat for wildlife, and provide visual interest—the largest is 400 square feet. There will be a setdown hearing later this month.

- CM Litsky expressed support for the design of the pier and how much activity will be there.
- CM Carroll asked about operating hours and was told there will not be gates to close it off.
- Marty Welles asked if there was adequate space between the fire feature and the water so people don't fall in to either and was told yes.
- Karen Anderson of Gangplank Slipholders asked why Pier 4 will not be built at the same time and was told that there is no displacement of slipholders, just relocation, and the liveboards wouldn't be able to access Pier 4 if it were built at the same time as the 7th St. Pier anyway because of other construction going on nearby.
- Andrew Lightman said he liked the kayak access and drydocks, and asked how people will bring their boats and if there will be a place to store or rent kayaks. He was told there will be a rental provider and possibly boat storage.
- Gene Solon asked where DC Sail will end up and was told they will have a home, but it hasn't yet been designed.
- Ryan Dusig: Is there a timeline for completion of the marina? It will be after fall 2017 but nothing more specific than that—maybe 2021. Pier 7 will be sooner, but possibly after Phase I opens in fall 2017. Also, there will be 5 to 7 mooring balls for larger crafts.

DDOT 119524 Public Space Permit Request: CM Fascett said this is a public space permit for the McDonald's site at 2 Eye St. SE. Two curb cuts would be removed and one would be placed further east on I St. She moved to send a letter to DDOT in support of the permit request. CM Cloyd seconded. Motion passed 6-0-0 (Litsky absent).

BZA Case 19175, 2 Eye St. SE, Sq. 695W, Lot 21, BZA hearing 2/9/16: This is a residential building at the McDonald's site at 2 Eye St. SE. There will be ground floor retail. All services will be north of a "grand courtyard" and there will be a driveway on the interior of the site so cars don't stop on South Capitol or I Street. There will be ground-floor level units along South Capitol St. They are requesting several variances and special exceptions: 30-foot loading berth instead of 55-foot one, a smaller rear yard, relief from the side yard requirement so the setback matches others along South Capitol Street. They no longer require relief for their roof structures because the District changed its rules for roof structures. CM Fascett moved to send a letter of support for this project to the BZA. The developers agree not to petition for RPPs, to inform the ANC about any requests for after-hours permits, to provide pet waste bags and receptacles, and to make a \$25,000 donation to a housing nonprofit with the goal of creating or preserving affordable housing and homeownership opportunities, especially for low-income residents of ANC 6D. CM Cloyd seconded.

- CM Lightman asked whether there would be vegetation in the driveway and was told there might be, or a water feature.
- CM Hamilton said she realized the developers were not required to provide affordable housing, and she appreciates the donation, but she is disappointed that the building will be all market rate because that limits the economic diversity of the neighborhood.
- Marty Welles: encouraged the ANC to be stronger on requiring dog relief areas and appreciated the waste receptacles. The developers said there will be a pet relief area on the ground floor. CMs Fascett and Moffatt agreed that this is the ANC's desire as well and expressed hope that developers would work together on this.
- Rikki Kramer asked where the \$25,000 would go, and why that amount was chosen. CM Moffatt said it was the negotiated amount, and CM Fascett mentioned examples of organizations but stated the resolution does not select an organization.

The motion passed 4-0-1 (Hamilton abstained; Carroll and Litsky absent)

ZC 08-30B, West Half, Half St. SE, Square 700, lots 33, 802, 840-1, 850, 864-5, 871-5, CG Overlay modification, hearing 2/25/16

This is a 424-unit residential building with retail on the first 2 floors. The building will have condo and rental units. It is located near Nationals Park, between Half and Van Street SE. CM Carroll and CM Lightman said that they like the design. CM Cloyd moved to send a letter to the Zoning Commission in support of the modifications. CM Litsky seconded. CM Hamilton expressed concern for pedestrian safety on the curbless street during events at Nationals Park. The number of parking spaces and the level of LEED certification were discussed and the letter reiterates that we expect the applicants to follow the Community Benefits Agreement signed for a previous iteration of this project. Motion passed 7-0-0.

ZC 08-04B, 355 and 385 Water St. SE, Square 771, Lots 807-8, SEFC overlay revision and variances, hearing 2/18/16

This is District Winery, at 4th and Water Streets SE in the Yards Park. Several of the requests for relief arise from the fact that the parcel was subdivided, so there are different zoning rules about things like lot occupancy than there was when the whole building was on a single parcel. There is also a request

for relief to change the height of the mezzanine but it will still be 9 feet high. CM Fascett moved to send a letter to the ZC in support of the revision and variances. CM Litsky seconded.

- CM Cloyd asked if glazing will be revised for bird safety and was told the design team is meeting tomorrow and will discuss it.
- CM Fascett asked about how construction will relate to summer concert series and was told the site will be secured and try not to conflict.
- CM Hamilton asked how many permanent employees there will be and Forest City said they did not know, but Dr. Farlee said information about that is in the cooperative agreement for the liquor license. CM Hamilton encouraged local hiring, and CM Carroll suggested that since Forest City will manage the Bixby it would be good to hire their residents.
- Coralie Farlee: The alcohol license is for 385 Water Street; is that the correct address? She was told yes.

Motion passed 7-0-0.

After Hours Work permit request, Waterfront Station Northwest parcel

This is for "Elliott on 4th", aka the lot across from CVS. CM Lightman said the builders want seven days, each about 10 days after the last, depending on temperature and rain, of late work (no later than 9pm). This would be to pour concrete. The developers said concrete pours take a longer time when the temperature is low and it has to be done all at once. It will be finished pouring by mid-day. There will be a generator but no other machines. There will be localized lights but not a crane light. They have not had any after-hours violations or fines. They will tell their workers to speak quietly or use radios and not yell.

- CM Hamilton asked about lighting between their site and the duck pond park. The developers said that their site is fairly well lit on that side, but there is a public streetlight out near the intersection of K and Makemie Place. That's where a crime happened earlier this month. The SW BID, MPD, DDOT, and others are working on getting more light on the public portions of the site.

CM Lightman moved to send a letter to DCRA in support of the after hours permit. CM Litsky seconded. CM Cloyd asked that the letter specify that the work not be done on Sundays or holidays and CM Lightman approved. Motion passed 6-1-0 (CM Carroll opposed).

P Street SW Sidewalk Drainage Issues

CM Hamilton moved to send a letter to DDOT and DPW asking them to look at drainage issues on the block of P St. SW between Canal and Half Streets SW. Residents have made 311 requests and asked the Mayor's representatives and Councilmember Allen. The pooling water breeds mosquitoes. CM Lightman seconded. Motion passed 7-0-0.

Commission Updates and Administrative Matters

- Chair's report: it is CM Moffatt's last meeting as chair and he thanked the other commissioners for their teamwork, even when we don't see eye to eye.
- Treasurer's report: none

Election of ANC 6D Officers

Gottlieb Simon read the rules: A majority of votes is required. Seconds are not. Each office is elected separately. No secret ballots. Chairs can only serve 2 consecutive terms. It's ok to nominate yourself.

Chair: CM Lightman nominated CM Litsky and he was elected by acclamation.

Vice Chair: CM Litsky nominated CM Carroll and she was elected by acclamation.
Secretary: CM Fascett nominated CM Cloyd and she was elected by acclamation.
Treasurer: CM Moffatt nominated CM Fascett and she was elected by acclamation.

ANC Procedural Votes

Bonding for Commissioners

CM Cloyd moved that ANC 6D approve participation in the ANC Security Fund. CM Carroll seconded. The motion passed 7-0-0.

CM Cloyd moved to authorize spending \$25 for ANC 6D's participation in the ANC security fund. CM Carroll seconded. Passed 7-0-0.

2016-7 Business meeting dates and locations

CM Moffatt moved to approve the following schedule for meeting dates:

2016: 2/8, 3/14, 4/11, 5/9, 6/13, 7/11, no meeting in August, 9/12, 10/17, 11/14, 12/12

2017: 1/9

CM Hamilton seconded. Motion passed 7-0-0.

CM Cloyd moved that the March and November meetings be located in SE (CM Fascett is trying to reserve 200 I St. SE) and all other meetings at 1100 4th St. SW, that all meetings be at 7pm, and that meetings be cancelled on any day when the District government is closed. CM Litsky seconded. Motion passed 7-0-0.

Community Concerns

Sasha Thompson, of the 1200 block of Carrollsburg Place SW, said she and her neighbors are having trouble with Visitor Parking Permits, especially when there are events at Nationals Park. There are 76 housing units on that block. She is hoping that the District will prohibit Visitor Parking Permit parking on her block. She believes that VPPs are open to fraud and abuse: Air B&B renters are using VPPs, households can request multiple VPPs claiming they lost theirs and DDOT and DPW can't track what happens to the "lost" ones. CM Hamilton said some people who live on the block like VPPs and some don't, so she is glad that Ms. Thompson is going to do a petition on her block to see how many neighbors support the abolition of VPP. Naomi Mitchell of Councilmember Allen's office offered to help Ms. Thompson with petition language. CM Carroll suggested that maybe the Council and DDOT need to change VPP rules more generally.

The commission adjourned at approximately 10:31 p.m.

Minutes prepared by Stacy Cloyd



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 21, 2016

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Leif Dormsjo
Director
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VIA E-MAIL: leif.dormsjo@dc.gov

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Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

RE: Resident petition to convert open parking to RPP (south side of M St. SW, between 430 M Street SW and 600 M Street SW)

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 6-0-1 to send this letter regarding parking on the south side of M St. SW between 430 M Street SW and 600 M Street SW.

The above referenced block currently allows anyone to park without a time limit. This lack of signage makes it extremely difficult for residents to find parking, while employees working in the neighborhood enjoy free parking all day. Advisory Neighborhood Commission 6D requests that the District Department of Transportation (DDOT) place signs restricting parking for residents. Signage would allow for anyone to park for 2 hours and Ward 6 residents with RPPs to park longer. ANC 6D also requests that the signs be enforced once placed. A petition demonstrating community support for this request will be submitted to DDOT's 55 M Street SE office.

The residents of ANC 6D appreciate DDOT's assistance with this matter.

Respectfully submitted,

Andy Litsky
Chair, ANC 6D

cc: Aaron Rhones, DDOT, aaron.rhones@dc.gov
Councilmember Charles Allen, callen@dccouncil.us

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*



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 21, 2016

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Scott Kratz, Director
11th Street Bridge Park

VIA E-MAIL: scott@bridgepark.org

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

RE: ANC 6D Support for the 11th Street Bridge Park

Dear Mr. Kratz,

At a regularly scheduled and properly noticed public meeting on January 11, 2016 with a quorum being present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D enthusiastically voted 5-0-0 for the motion to send this letter of support for the 11th Street Bridge Park.

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*

ANC 6D believes the Anacostia River has long been a hidden resource in the District hiding in plain sight. The 11th Street Bridge Park has the potential to engage residents with the Anacostia and connect a larger constellation of activities up and down the river. In addition, this new civic space can become a physical and metaphorical bridge of two long-divided and diverse communities. From the beginning, Bridge Park's extensive community engagement and positive feedback has driven our support of this project.

The Bridge Park's four goals:

- Create a healthy community by establishing a safe place for exercise and play
- Connect the community with the Anacostia River
- Reconnect the neighborhoods of Anacostia / Fairlawn and Capitol Hill / Navy Yard
- Generate new jobs and economic activity

We are excited to support this innovative new park in the nation's capital as we work collaboratively to improve the community's environmental, cultural, physical and economic health. ANC 6D sees the potential for what the 11th Street Bridge Park would mean to our community, the city and the region.

Sincerely,

Andy Litsky
Chair, ANC 6D

 **ANC 6D**
Near Southeast/Southwest
Advisory Neighborhood Commission 6D

February 1, 2016

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The Honorable Muriel Bowser
Mayor of the District of Columbia

VIA E-MAIL: eom@dc.gov

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SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

RE: Buzzard Point Health Impact Assessment Resolution

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 6-0-0 in support of the following resolution.

Whereas the health of the near Buzzard Point Residential Community has been of a concern to the community with the planned remediation efforts and projects scheduled to take place in Buzzard Point in preparation for the soccer stadium in addition to the construction of D.C.'s largest Pepco Substation (Waterfront Substation) and the largest development project the city has undertaken (which is the new South Capitol Street Bridge);

Whereas the city has not developed a plan as to how the city will protect the health of the residential community pre- and post-construction;

Whereas there are existing health disparities within our diverse community that warrant concerns for how residents with existing health conditions and the population in general will be impacted by inhaling and or exposure to any dust and air chemicals from the future soccer stadium site;

Whereas this commission has reached out to the Department of Health, the Department of Energy and Environment, the Deputy Mayor's office and the Mayor to seek assistance with ensuring that the health and well-being of the near Buzzard Point Residential Community is protected;

Whereas the Centers for Disease Control and Prevention (CDC) recommended that the Department of Health sends a formal request for a health assessment;

Be it resolved that this Commission votes in support of the formal outline draft for the Community Health Risk Assessment put forward by the Department of Health, called the Community Health and Safety Study or CHASS (attached to this letter) to address potential community health and safety issues and risks for the residents during the multi-phase remediation and redevelopment of Buzzard Point and the new South Capitol Bridge construction and requests that the Mayor provide the financial support to fully fund this study.

Respectfully submitted,



Andy Litsky
Chairman, ANC 6D

cc: Brian Kenner, Deputy Mayor for Planning and Economic Development, brian.kenner@dc.gov
Dr. LaQuandra Nesbitt, Director, DC Department of Health laquandra.nesbitt@dc.gov
Ivan Torres, DC Department of Health, ivan.torres@dc.gov
Councilmember Charles Allen, callen@dccouncil.us

Note: Attachment – Community Health and Safety Study (CHASS) Draft Scope for Review

BUZZARD POINT CHASS

Draft Scope for Review
January 15th, 2016

SCOPE: Develop a Community Health and Safety Study (CHASS) to address potential community health and safety issues for the public in the vicinity of multi-phased voluntary cleanup and redevelopment at Buzzard Point, District of Columbia

Key Project Tasks:	Activities & Output
1. Project Summary	Provide Overview of CHASS purpose, process and major project components.
2. Project Schedule	Summarize the proposed sequence of project activities, including overall phases and schedules; proposed hours of operation and approximate duration of each major phase and activity.
3. Current Community Health Status	Descriptive Analysis and summary of current health status of community (including comparison to Ward 6, DC at large, and national averages). Review and discussion of existing report findings.
4. Hazard Assessment and Control	Review & Summary of the potential hazards that could impact human health, cause accidents or damage both onsite and beyond the project boundaries. Will be based on information provided on how the project is designed to reduce the likelihood of adverse effects and accidents.
5. Monitoring Program	Review & Summary of the construction and operations monitoring programs as submitted regarding the detailed descriptions provided in the Air Monitoring Plan, etc.
6. Community Quality of Life Considerations	Review and Discussion of when and how the project may generate noise, light, odor, air quality and traffic with an emphasis on how the project is designed to reduce and mitigate these nuisances
7. Emergency Preparedness and Response Planning	Review & Summary of Preventative measures in place for spills, accidents and injuries and what safety personnel and procedures planned and/or in place to respond to an emergency should and accident or incident occur.
8. Public Notification & Participation	Review & Summary of Process for addressing complaints about project-related noise, light, odor and other impacts, how the community will be kept informed about project status, monitoring results and other information and public information materials.
9. Report & Recommendations	Prepare a report on the CHASS review results, with recommendations as needed to address and assure community health and safety.



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 21, 2016

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

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

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SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

Mark A Williams
Operations and Security Coordinator-Marine Corps Marathon
3399 Russell Road
Quantico Va 22134

VIA E-MAIL: mark.a.williams17@usmc.mil

RE: Marine Corps Marathon, Sunday, October 30, 2016

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 6-0-0 in support of your above-referenced event.

ANC 6D Commissioners thank you for your continuing efforts to inform our constituents of your upcoming event and working to minimizing potential disruption of vehicle and pedestrian traffic within our neighborhoods. The Commission wishes you much success with the race.

Sincerely,

Andy Litsky
Chair, ANC 6D



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

Jeff Runday
Event Manager, Race 4 Respect

VIA E-MAIL: jeff@jeffrunday.com

RE: Race 4 Respect 5K and 1K Kids Dash - Saturday, June 4, 2016

Dear Mr. Runday,

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 6-0-0 in support of your above-referenced event.

ANC 6D Commissioners thank you for your continuing efforts to inform our constituents of your upcoming event and working to minimizing potential disruption of vehicle and pedestrian traffic within our neighborhoods. The Commission wishes you much success with the race.

Sincerely,

Andy Litsky
Chair, ANC 6D

Cc: Emily Belcher, emily@jeffrunday.com
Tanya Mitchell, tanya.mitchell@dc.gov



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 21, 2016

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SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

Jody Haltenhof
Development Manager/ Mid Atlantic Region
The Arthritis Foundation

VIA E-MAIL: jhaltenhof@arthritis.org

RE: Walk to Cure Arthritis 5K, Sunday, May 22, 2016 – Nationals Stadium

Dear Ms. Haltenhof,

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 6-0-0 in support of your above-referenced event.

ANC 6D Commissioners thank you for your continuing efforts to inform our constituents of your upcoming event and working to minimizing potential disruption of vehicle and pedestrian traffic within our neighborhoods. The Commission wishes you much success with the race.

Sincerely,

Andy Litsky
Chair, ANC 6D



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 18, 2016

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202.554.1795
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Website: www.anc6d.org

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Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

COMMISSIONERS

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SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

District Department of Transportation
Public Space Permit Office
Attn: Public Space Committee Coordinator
1100 4th St. SW, 3rd Floor
Washington, DC 20024

VIA E-MAIL: PublicSpace.Committee@dc.gov

RE: Public Space Occupancy Permit Request, DDOT Tracking #119524, 2 I St. SE

Dear Public Space Committee Coordinator:

At a regularly scheduled and properly noticed public meeting on January 11, 2016 with a quorum being present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 for the motion to support the Public Space Occupancy Permit Request (DDOT Tracking #119524, postmarked December 11, 2015) for 2 I St. SE, Washington, DC 20003.

ANC 6D does not have any objections to the permit application for Paving: Driveway(s).

ANC 6D asks that DDOT carefully review any traffic management plan required by this public space occupancy plan as the premises is located at a busy intersection in the Navy Yard neighborhood. ANC 6D also asks that DDOT inform the ANC if any of the paving will be conducted after hours.

Should you have any questions, please let me know.

Sincerely,

Andy Litsky,
Chair, ANC 6D

Cc: Paul Tummonds, PTummonds@goulstonstorrs.com
Commissioner Meredith Fascett, 6D07@anc.dc.gov



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 18, 2016

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

Ms. Marnique Heath
Chairperson, Board of Zoning Adjustment

VIA E-MAIL: bzasubmissions@dc.gov

OFFICERS

Chairperson
Andy Litsky
Vice Chairperson
Rachel Reilly Carroll
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

RE: Requested Variances and Special Exceptions for BZA Case 19175, Square 695W, Lot 21 (Street Address: 2 Eye Street SE)

Dear Chairperson Heath and Members of the Board of Zoning Adjustment:

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 4-0-1 in support of Crescent Communities LLC and RCP Development Company's ("the Developer's") application for two zoning variances and two special exceptions. These relate to side yard requirements, loading requirements, rear yard requirements, and roof structure requirements.

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*

Side Yard

ANC 6D supports relief from the side yard requirement on the western side of the proposed building as the side yard requirement would result in an abnormally large set back from South Capitol Street given that the western nine feet of the property are subject to an easement that prohibits the construction of any buildings within the easement area.

Loading Berth

ANC 6D supports relief from the requirement to provide a 55-foot loading berth in a project that includes more than 50 residential units. ANC 6D supports the Developer's plan to provide two 30-foot loading berths, rather than the single 55-foot loading berth.

Rear Yard

ANC 6D supports the Developer's special exception relief from the requirements for a rear yard of 2 ½ inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. ANC 6D supports the Developer's plans for an irregularly shaped closed court along the rear of the building and along the eastern edge of the building.

Roof Structure

ANC 6D supports the Developer's special exception relief from the requirements that the roof structure be a single roof structure and be of singular height. ANC 6D supports the Developer's proposal to provide mechanical penthouses for the elevator overrun and separate stair access roof structures of different heights and believes that the requested relief will not adversely affect the use of neighboring properties.



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

Residential Parking Permit Petition

The Developer agrees not to petition DDOT to make any block adjacent to the building eligible for Residential Parking Permits (“RPP”), and to place information in all leases stating that tenants are not eligible for RPP. Inclusion of this commitment in the BZA’s decision is a condition of ANC 6D’s support for the variances and special exceptions.

After Hours Construction

ANC 6D opposes after-hours construction and construction-related activities on sites close to residences in accordance with DCMR 12A Section 105.1.3. Given the proximity of 2 Eye St. SE to another residential building, ANC 6D requests that if the Developer applies for an after-hours permit, the Developer also inform the Commission of the request, rationale, and terms so that the neighborhood can understand the application and provide feedback to DCRA and DDOT as appropriate. In addition, ANC 6D requests that the Developer send an electronic copy of any issued after-hours permit to the Commission and the 6D07 Commissioner at least 24 hours before the commencement of after-hours work. Inclusion of this commitment in the BZA’s decision is a condition of ANC 6D’s support for the variances and special exceptions.

Construction Management Plan

ANC 6D asks that the Developer provide an electronic copy of its construction management plans to the Commission once they are available.

Pet Waste Management

Given the increasing density of the neighborhood, limited green space, and growing number of dog-friendly residences, ANC 6D requests that if the Developer plans to allow dogs to live at 2 Eye St. SE, the Developer must provide 1) bags for residents to use for pet waste collection and 2) a receptacle for bagged pet waste near one of the building’s entrances. Inclusion of this commitment in the BZA’s decision is a condition of ANC 6D’s support for the variances and special exceptions.

Affordable Housing

ANC 6D recognizes that the Developer is not required to develop affordable housing units at 2 Eye St. SE. ANC 6D appreciates the Developer’s willingness nonetheless to support the preservation and development of affordable housing in the District through its generous commitment to donate \$25,000 to an organization which has a track record of supporting the development of and/or access to affordable housing in the District. Examples of such organizations include City First Enterprises, Habitat for Humanity of Washington, DC, LISC DC, and Manna Inc. ANC 6D further appreciates the Developer’s commitment to ask the recipient organization to use the funds for activities in ANC 6D or with ANC 6D residents to the greatest extent possible.

Should you have any questions, please let me know.

Sincerely,

Andy Litsky
Chair, ANC 6D

Cc: Paul Tummonds, PTummonds@goulstonstorrs.com
Commissioner Meredith Fascett, 6D07@anc.dc.gov



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 21, 2016

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

Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW
Washington, DC 20001
VIA EMAIL: zsubmissions@dc.gov

OFFICERS

Chairperson
Andy Litsky
Vice Chairperson
Rachel Reilly Carroll
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

Re: ZC 08-30B, 08-30/08-30A Modification, West Half Residential II and West Half Residential III LLCs, Capitol Gateway Overlay District

Dear Chairman Hood and Members of the Zoning Commission,

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 to send the following letter. This letter is in support of West Half Residential II LLC and West Half Residential III LLC's (collectively "the applicant's") requested modification to Zoning Commission order 08-30 as amended by order 08-30A. However, ANC 6D has several comments on its support for the modification.

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*

ANC6D is glad to see mixed-use construction that will draw foot traffic and more residents to our neighborhood. In addition, units with two or more bedrooms are in relatively short supply in ANC6D and this project includes many such units: 75 condominium units with two bedrooms, with some units larger than 2000 square feet and therefore allowing for the construction of additional bedrooms if the owner so chooses; 4 rental units with two bedrooms; and 10 rental units with three bedrooms. Overall, nearly 21% of the 424 units will have at least two bedrooms.

Community Benefits

Exhibit 23 of Zoning Commission (ZC) case 08-30 (attached to this letter) is a Community Benefits Agreement (CBA) for the site, negotiated by 08-30's applicants, ANC 6D, and the Community Benefits Coordinating Council. The CBA addresses the applicant's commitments regarding local hiring, environmental protection, traffic, parking, community relations, and other topics. ANC 6D expects the applicants to continue to abide by this CBA regardless of any modifications allowed or denied by the ZC.

ANC6D supports affordable housing in our community, and we understand that residential areas equal to 8% of the square footage of the penthouse level ($22917 \times 0.08 = 1833$ square feet) will be designated affordable to households with income up to 50% of Area Median Income. The unit mix of this affordable housing will match that of the building as a whole and the affordable housing units will be scattered throughout the building. The affordable housing provided is the minimum allowable under District law; ANC6D would prefer to see more residential square footage designated as affordable to households with low incomes. This would be beneficial to preserve or even increase the economic diversity of our community.

Specific Relief Requested

ANC 6D does not oppose the applicant's request for additional relief from the Capitol Gateway Overlay's maximum lot occupancy requirement (634.1). There is ample pedestrian access around the proposed building and the building's terraces reduce the feeling of bulkiness one might otherwise expect from a building with such high lot occupancy. However, given the reduction in street-level open space such relief would create, ANC 6D expects that the applicants' public space permit request will include extensive landscaping on the public-facing portions of the street level. The applicants should also plan their public space with an eye towards accommodating any dogs who will be allowed to live in the building; such accommodations should include waste disposal bags and receptacles.

ANC 6D does not oppose the applicant's request for relief from setback requirements in section 1607.2 for a portion of the building facing Half Street SE. The proposed design steps back substantially, especially in the upper floors, and its terraces provide light and ventilation both at the street level and for those viewing the building from higher up.

ANC 6D supports the applicant's request for relief from the rule that compact spaces must be provided in groups of five or more spaces (2115.4). ANC 6D also appreciates that all bicycle parking spaces have been provided on level P1.

The applicants have also requested relief from 2115.2's requirement that no more than 40% of spaces be sized for compact cars. 33 of the 70 spaces on level P1 of the proposed parking area are sized for compact spaces. On levels P2 and P3, 100 of the proposed 210 spaces are sized for compact cars. This creates a total percentage of 47.5% compact spaces. ANC 6D does not oppose the applicant's request for relief from 2115.2 so long as the applicants and their successors agree to minimize the impact this requested relief will impose on parking in the neighborhood by:

- Informing prospective buyers or tenants of the size of the spaces they purchase or rent
- Including information about residents' inability to apply for Residential Parking Permits (RPPs) in leases and condominium documents and enforcing residents' adherence to those terms
- Should RPP rules change in the future, agreeing not to request RPP for the building

ANC 6D notes that the CBA requires a 0.75 parking ratio. The planned 424 units would therefore require 318 residential parking spaces, but the building as planned would only provide 280 total spaces, though ANC 6D understands that updated parking plans and renderings are forthcoming. ANC 6D requests that the applicants be required to provide parking at the ratio agreed upon in the CBA.

ANC 6D does not oppose the applicant's request for relief from loading berth and loading platform requirements in 2201.1 so long as all residential and retail loading occurs using the loading berths and platforms and does not involve loading from the streets and "via" that surround the building.

The project will require careful design of the parking lot for safe residential and retail use, as well as creation of an effective loading plan. The applicants have indicated they are consulting with DDOT to develop a transportation and loading analysis and a loading management plan for the process. Relief should only be granted when these plans have been developed to DDOT's satisfaction and submitted to the ZC. These documents must include an adequate plan for situations when emergency services are required at the building (either during construction or operation), especially if such a situation occurs while a major event is happening at Nationals Park.

The applicants are uncertain whether their planned closed court requires relief from 638.2. ANC 6D does not oppose such relief if it is necessary, so long as the closed court has adequate light, ventilation, and drainage.



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

Environmental Concerns

ANC 6D supports green building. This project, with proposed modifications, targets LEED Silver certification. However, the CBA indicates a willingness to target LEED Platinum certification. The ZC order in 08-30A required that the project would achieve LEED Gold certification in both its residential and non-residential portions, and then was amended to allow Silver in the residential portion and Gold in the non-residential portions. ANC 6D requests that the ZC not reduce the applicant's obligations in this area and expects that the applicants will adhere to the CBA.

This project expects to receive a LEED point (IDP 1.1) for its green education plan. As part of such plan, the applicants should consider outreach to local schools to educate students about green building and the vegetation on and around the building.

This project is located very close to the Anacostia River, which provides habitat for 172 species of birds,¹ including bald eagles.² It is therefore important for the building's design to balance a desire for openness (and a requirement for a large amount of clear or low-emissivity glass in streetwalls facing M Street, Section 1604(e)) with the need to protect birds from collisions with glass. As recommended by the Audubon Society's Bird-Safe Building guidelines,³ ANC 6D supports reducing glazing reflectivity on the building's retail areas and/or the introduction of "visual noise" such as bird-deterrent window films or etching. These actions could also help the project receive credit for LEED-NC SSc5.1, Site Development—Protect or Restore Habitat.

Site Management: Construction and Operations Phases

ANC 6D voted to send this letter pending the applicant's submission to the Zoning Commission of a construction management plan. The applicant has provided a draft plan and will continue to work with ANC 6D to finalize it.

ANC 6D opposes after-hours construction and construction-related work on sites close to residences in accordance with DCMR 12A section 105.1.3. Given the proximity of the site to other residential buildings, ANC 6D requests that if the applicants or any successors or subordinates request an after-hours permit, they will also inform the Commission of the request and the reasons for it, so that neighborhood residents can understand the need for the permit application and have the opportunity to provide feedback to DDOT and DCRA. In addition, ANC 6D requests that the applicants or any successors or subordinates send an electronic copy of any issued after-hours permit to the Commission and the Commissioner in whose Single-Member District the project is located, at least 24 hours before the commencement of after-hours work. Inclusion of this commitment in the Zoning Commission's order is a condition of ANC 6D's support for the applicant's proposed modifications.

ANC 6D supports efforts to encourage pedestrian, bicycle, and public transit access to the site. ANC 6D also supports the idea of paving Van Street SE with special materials to increase the draw and character of the street, with the understanding that the applicants and adjacent developers will pay the cost of the special paving materials.

¹ <http://www.anacostiaws.org/news/blog/birds-anacostia-watershed>

² <http://www.chesapeakeconservancy.org/bald-eagle>

³ <http://www.nycaudubon.org/our-publications/bird-safe-buildings-guidelines>



ANC 6D

Near Southeast/Southwest
Advisory Neighborhood Commission 6D

ANC 6D further supports the project's proposal for a "curbless street" along Half Street to facilitate pedestrian circulation when events occur at Nationals Park, so long as the street features the planned vegetation (the CBA indicates an agreement to provide "planting strips" along Half Street SE) and provides a way of distinguishing between areas that are always pedestrian-only and those that are sometimes open to cars (perhaps by changing the color or orientation of paving materials). Curbless streets, sometimes called festival streets or woonerfs, allow for faster pedestrian flows and slower automotive speeds.⁴ ANC 6D supports the use of permeable pavers for stormwater management and cushioned, long-lasting paving materials that do not become slippery when wet, for pedestrian safety.

ANC 6D thanks the Zoning Commission in advance for its careful consideration of the comments in this letter.

Respectfully submitted,

Andy Litsky

Chair, ANC 6D

⁴ See http://www.seattle.gov/transportation/rowmanual/manual/6_2.asp, <http://www.pps.org/reference/8-principles-streets-as-places/>, http://seedmagazine.com/content/article/where_the_sidewalk_ends/, https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwjn07bG_Z_KAhXD4D4KHylvAQ0QFggdMAA&url=ftp%3A%2F%2Fftp.ci.austin.tx.us%2FPWD_ESD%2FEngineeringServices%2FSecond_Street%2FArchive%2FADA_Coordination%2F05%2520Curbless%2520Streets%2520Research%25202007-07-30%2520pub1.pdf&usg=AFQjCNEidZA8KrUqYuAQEg9DfzNrJnLzdg&sig2=ElGuma35xMMJbVUF-3xmrQ

Community Benefits Agreement

This agreement was signed on January __, 2009, in Washington, DC, between West Half 1, LLC, West Half 2 LLC, and West Half 3 LLC (collectively, the "Applicant"), Advisory Neighborhood Commission ("ANC") 6D, and Ruth Hamilton, representing the Community Benefits Coordinating Council. This agreement concerns the Applicant's plan for building structures associated with Square 700 as defined below.

EMPLOYMENT, CONTRACTORS, AND VENDORS.

A. Construction: The Applicant in building the project, on Square 700 (or its designee) and its general contractor will develop a program for their subcontractors that includes the following:

1. Recruitment of construction workers from ANC 6D by purchasing quarterly ads in the Southwester or other local publication, between breaking ground and issuance of the final certificate of occupancy;
2. An overall 5% "first-source" employment goal for qualified ANC 6D residents; and--
3. Tie-breaking preferences, as to--
 - a. LSDBE companies, for qualified companies headquartered in ANC 6D, and--
 - b. Construction workers, for qualified workers living in ANC 6D.

After Construction: As to retail sales, administrative, management, community-relations, landscaping, janitorial, and other services needed after the project is finished, the Applicant (or its designee), its contractors, subcontractors, vendors, and lessees will continue to have both a tie-breaking preference for qualified ANC 6D companies and qualified residents, and a 5% qualified ANC 6D "first-source" resident employment goal.

- C. The Applicant will participate in good faith in the Near SE/SW Community Benefits Coordinating Council's Workforce Development Center Steering Committee to develop jobs, training, placement, job readiness, and support. A representative will make a good faith effort to attend meetings.
- D. In conjunction with other employer efforts to recruit employees, the Applicant will participate in annual "Job Fair" in ANC 6D to solicit employees. Ads will be placed in the Southwester or its designee, www.SWDC.org, and other venues as appropriate as well as with appropriate signage to promote the event.

The Applicant will comply with District "First Source" requirements.

CONSTRUCTION.

Prior to construction activities, the Applicant (or its designee) will submit the DDOT

ZONING COMMISSION
District of Columbia

CASE NO. 08-30 *Mr*

EXHIBIT NO. 23

ZONING COMMISSION
District of Columbia
CASE NO.08-30
EXHIBIT NO.23

construction street plan with routes for trucks, etc. for review and comment by ANC 6D.

ENVIRONMENTAL.

The Applicant will seek Platinum LEED certification for each of the building structure associated with Square 700 as defined below. ANC 6D recognizes that the Applicant may not be able to fully achieve a LEED Platinum building, but has made that their stated design goal.

The Applicant (or its designee) will establish a recycling program for post consumer waste to include residential, office, and retail uses.

The Applicant will include planting strips on the ground level of the project along Half Street.

TRAFFIC, PARKING, AND LOADING DOCKS.

Because of no traffic signal at M and Van Streets SE, the Applicant will work with DDOT to determine whether only right turns will be allowed from Van Street SE onto M Street SE.

Residential parking will be provided as stated at .75 per and public commercial/retail underground parking will be provided.

ANC6D supports the 4-30 foot loading docks and the Applicant agrees to limit the length of trucks to 40 feet for recurring daily deliveries, etc. due to the width of Van Street SE (50 feet).

PUBLIC SPACE PERMITS.

In regard to potential closings of Half Street, Van Street or N Street for events, the applicant seeking the closure of such street will collect signatures only from authorized representatives of the adjoining establishments. The street closure applicant will present the signature list and application to the ANC a minimum of three (3) business prior to submission to the Emergency Management Agency (EMA). The street closure applicant shall use public space only in strict conformance with the permit received. The street closure applicant agrees to provide to the ANC a copy of such permit by mail at least 2 business days prior to any use of public space.

COMMUNITY RELATIONS.

The Applicant and/or its designee(s) will maintain a close working relationship with ANC6D and is strongly encouraged to attend monthly business meetings (second Monday of each month). The Applicant has stated it is a good community partner and will act as such.

The Applicant and /or its designee(s) will endeavor to provide support to improve the quality of life for residents in facilities such as the Hope VI "Capper Senior" DCHA facility. This will include the Sassy Senior program supported at the King Greenleaf Recreation Center that previously resided in the near SE DPR facility. Support may also be made by Akridge's philanthropic foundation.

The Applicant and/or its designee(s) will seek to support the civic, public schools and cultural elements of the near SE/SW community (ANC 6D area). Such support may include the following:

Aiding fundraising projects (which may be coordinated with the Youth Activities Task Force, Resident Council Group (DCHA facilities based), or other community recognized 501 (c) 3 non-profits that support residents of ANC6D. These projects may provide support for back-to-school supplies (such as previously provided by Akridge for Jefferson Middle School), Thanksgiving baskets, winter clothing, and/or similar quality of life support.

Promoting and supporting "mentors and tutors" for our local public schools.

Support events such as the annual community arts festival by the Corcoran School of Art and Design and/or its designee.

Promoting cultural elements, such as the Cherry Blossom Festival, Christmas Parade of Lights on the Waterfront, Jazz Night, Blues Night, etc.

Supporting the near SE/SW community as a Wi-Fi, high tech community.

Using, supporting, disseminating, and promoting the Southwester newspaper.

ANNUAL REPORT.

Beginning with the year following the execution of this agreement, each year the Applicant will make an annual report to ANC 6D regarding satisfaction of the benefits covered by this agreement. In the Applicant's discretion, the report may be in writing; may be a combined report by both the owner and manager of the residential portion facility; and may include other aspects of the facilities. This will convey with the sale of all or any portion of the property.

All communications will be sent to the ANC6D Office address (PO Box 71156, SW Station, Washington, DC 20024-9998), The ANC Chairperson, and the ANC Commissioner representing the SMD. The Applicant will advise the ANC of any change in contact information and numbers.

ANC PROJECT SUPPORT.

ANC 6D hereby supports the Applicant's current application for Zoning Commission review and approval of a new structure and new uses on M and Half Streets, SE in the Capitol Gateway Overlay District before any governmental bodies with the power to approve or reject the proposal (specifically Zoning Commission Case No. 08-30), contingent upon the Applicant agreeing to include this Agreement as a proposed condition in the Zoning Commission Order. The Applicant hereby agrees that it will urge the Zoning Commission to include this Agreement as a condition of approval in the Zoning Commission Order in Case No. 08-30.

DEFINITION.

In this agreement, the term "ANC 6D" means the Advisory Neighborhood Commission or Commissions that cover the neighborhood, or the geographic neighborhood itself, bounded by the following: on the west, Raoul Wallenberg Place, NW, the 14th Street Bridge, and the Potomac River; on the south, the Anacostia River; on the east, South Capitol St. (north of I-395), 7th St., SE (between I-395 and M St., SE), and 11th St., SE (south of M St., SE); and, on the north, Independence Ave., NW (west of South Capitol St.), I-395 (between South Capitol St. and 7th St., SE), and M St., SE (east of 7th St., SE). We expect the official designation of this Commission to change periodically with decennial reapportionment, and intend this agreement to benefit the residents of the above-defined neighborhood in perpetuity, whatever the designation of the Commissions that cover the neighborhood in which they live.

West Half 1 LLC, West Half 2 LLC, and West Half 3 LLC are the owners of the property located on Lots 33, 802, 840, 841, 850, 857, 864, 865, 871, and 872 in Square 700 which is commonly referred to as Half Street, SE (the "Property"). The Property is comprised of approximately 87,989 square feet of land area and is located in the CG/CR Zone District.

Signed at Washington, DC on the following dates:

WEST HALF 1, LLC, a Delaware limited liability company; and
WEST HALF 2, LLC, a Delaware limited liability company; and
WEST HALF 3, LLC, a Delaware limited liability company

By: 25 M Street Investors, LLC, a
Delaware limited liability company,
Its Managing Member

By: Akridge Office Fund, LLC,
A Delaware limited liability company,
Its Authorized Member

By: Akridge Fund Manager, LLC
A Delaware limited liability company
Its Managing Member

By: JACo Manager, Inc.
A Delaware corporation
Its Managing Member

By: 
Print Name: *Matthew J. Klein*
Print Title: *President*
Date: January 28, 2009

*AP
TW*

Advisory Neighborhood Commission (ANC) 6D

By: _____
Name: Andy Litsky
Title: Chair, ANC 6D
Date: January __, 2009

ADDITIONAL SIGNATURE ON FOLLOWING PAGE

KL

West Half 1 LLC, West Half 2 LLC, and West Half 3 LLC are the owners of the property located on Lots 33, 802, 840,841, 850, 857, 864, 865, 871, and 872 in Square 700 which is commonly referred to as Half Street, SE (the "Property"). The Property is comprised of approximately 87,989 square feet of land area and is located in the CG/CR Zone District.

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By: 25 M Street Investors, LLC, a
Delaware limited liability company,
Its Managing Member

By: Akridge Office Fund, LLC,
A Delaware limited liability company,
Its Authorized Member

By: Akridge Fund Manager, LLC
A Delaware limited liability company
Its Managing Member

By: JACo Manager, Inc.
A Delaware corporation
Its Managing Member

By: _____
Print Name:
Print Title:
Date: January __, 2009

Advisory Neighborhood Commission (ANC) 6D


By: _____
Name: Andy Litsky
Title: Chairman, ANC 6D
Date: January __, 2009

ADDITIONAL SIGNATURE ON FOLLOWING PAGE

Community Benefits Coordinating Council

By: *Ruth Hamilton*

Name: Ruth Hamilton

Title: Acting Co-Chair

Date: January __, 2009



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 21, 2016

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

Anthony J. Hood, Chairman
Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

VIA E-MAIL: zsubmissions@dc.gov

RE: ZC 08-04B, Forest City SEFC, LLC – Southeast Federal Center Overlay District Review @ 355 and 385 Water Street, SE, Square 771, Lot 807 (Parcel P2B) and Lot 808 (Parcel P2A)

Dear Chairman Hood:

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*

At a regularly scheduled and properly noticed public meeting on January 11, 2016 with a quorum being present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 in support of ZC No. 08-04B, Forest City SEFC, LLC (Forest City) – Southeast Federal Center Overlay District Review @ 355 and 385 Water Street, SE, Square 771, Lot 807 (Parcel P2B) and Lot 808 (Parcel P2A) contingent upon the execution of a mutually agreed construction management plan. The applicant presented the request with supporting documentation, and described in detail the basis for the application.

Accordingly, ANC 6D recommends that the Zoning Commission approve the application and requests that this recommendation be accorded great weight.

Should you have any questions, please let me know.

Sincerely,

Andy Litsky
Chair, ANC 6D

Attachment: P2B Site Construction Management Agreement

P2B SITE CONSTRUCTION MANAGEMENT AGREEMENT

This Construction Management Agreement (“Agreement”) is made as of 1/11/16, 2016, by and between Forest City SEFC, LLC (the “Developer” and “Applicant” in Zoning Commission Case No. 08-04B) and Advisory Neighborhood Commission 6D (“ANC”).

The Developer proposes the following elements to minimize any impacts from the construction of the P2B District Winery Building at 385 Water Street SE (Square 771, Lot 807) (the “Site”). The project consists of the construction of the core and shell of a 2-story stand-alone retail building, less than 20,000sf in total, to be used by District Winery as a boutique urban winery/restaurant/event space (“Project”). The Applicant shall be bound by the terms of this Agreement, which will be incorporated as a condition to the zoning approval for the Site.

- 1. Traffic and Construction Control Plan:** The Site is located at the southwest intersection of Water Street and 4th Street in “The Yards” master planned neighborhood. The Yards Park is directly south of the Site, with public walkways associated with the Park to the West and a public street (Water Street) to the North. At the section between Water and the Park, 4th Street SE is currently a private roadway. Applicant shall cause the contractor to utilize 4th Street as the primary loading and staging road, where necessary, in order to minimize any congestion or traffic back up along the public section of 4th Street or Water Street. Applicant recognizes that construction for residential apartments / condominiums is scheduled to begin at approximately the same time as the Project on an neighboring site (“Parcel O”), and Applicant bears responsibility for coordinating with the owner(s) of the Parcel O project to prevent traffic congestion or idling from occurring north of the Site.
- 2. Construction Parking:** On-site parking will not be available during construction. Construction workers will be required to park off-site at public parking lots or will utilize mass transit. A list of public parking lots will be provided to the Applicant's general contractor. The general contractor will coordinate off-site parking with its subcontractors to eliminate parking by construction personnel on adjacent residential streets.
- 3. Communication:** The Applicant will provide a 24-hour emergency contact, who is authorized to address complaints and respond to inquiries regarding construction activities. In addition, communication to and from the community will primarily be coordinated by a representative of The Yards community management team, who will

ensure efficient communication to contractors and between construction activities which may be overseen by separate construction entities.

4. **Site Management:** Prior to the commencement of construction activities, the Applicant shall continue to conduct routine maintenance of the Site. At the time construction commences, the Applicant will require the erection and maintenance of a construction fence and other erosion control measures around the Site pursuant to an erosion and sediment plan as included in the to-be approved construction plans. All construction materials and equipment, including construction storage, trailers, and dumpsters, shall be secured on-site. The Applicant will ensure that its general contractor uses commercially reasonable efforts to keep all public streets and sidewalks adjacent to the Site open and available to the public for its use during construction. The Site will be lighted during construction hours of darkness. These lights at night will be kept to a minimum while still being sufficient to provide necessary security and to comply with the federal and local safety standards.
5. **Compliance with D.C. Law:** The Applicant agrees that all construction contracts will require that all construction personnel involved in the Project strictly follow all applicable D.C. Laws and regulations for construction, including those related to noise and hours of operation.
6. **Daily Work Hours:** Construction work shall only be conducted as permitted under D.C. Law (and regulations) during the week and on Saturdays between the hours of 7:00AM and 7:00PM. Exception to these hours will be limited to emergencies but in all cases will be consistent with all applicable D.C. laws and regulations. In the event that the Applicant applies for an after-hours permit, the Applicant will promptly inform the ANC. In addition, the Applicant will send an electronic copy of any issued after-hours permit to the ANC and the ANC 6D07 Commissioner at least 24 hours before the commencement of after-hours work.
7. **Cleanliness:** The Applicant will require the daily removal of waste and construction debris during the construction workday. Portable toilets provided by the contractor will be placed away from the streets. All construction access and egress streets will be swept daily to minimize dust and mud. The Applicant's contractor will monitor the Site for dust control during excavation activities per the approved erosion and sediment control plan.

8. **Contractors**: The Applicant will enforce contractor compliance with all rules and regulations described herein. Such conditions will be included in any general and sub-contractor contracts.
9. **Environmental Monitoring**: In addition to complying with all required environmental rules and regulations, the Applicant's environmental consultant will provide on-site screening of excavated soils during excavation activities.
10. **Security**: The Site is part of The Yards development area, which is managed by an affiliate of the Applicant. The Site will benefit from the existing security apparatus of The Yards development. The Applicant will coordinate closely with The Yards management to ensure that the construction schedule and activities are understood. Direct communication between The Yards management and the Applicant's contractor will be established to immediately resolve any security issues which may arise over the course of construction.
11. **Worker Conduct Policy**: The Applicant shall require that its general contractor implement a Worker Conduct Policy for all personnel either directly employed by the contractor or in the employ of any subcontractor who will be present onsite. All workers are to conduct themselves in a respectful manner.
12. **Pedestrian Circulation**: Excavation and construction will prevent pedestrian access through the Site. Pedestrian access around the Site will be available through the public park to the west of the Site across Parcel P2A (Lot 808 in the subject square) and adjacent public walkways. Applicant will cause contractor to erect signage clearly directing pedestrian circulation and signaling to stay away from the construction site.
13. **Public Transportation Options**: Numerous public transportation options are available to The Yards community and visitors to aid in circulation to, from, and around the neighborhood. It is not anticipated that any services will be interrupted during the construction of the Project at the Site.

14. Initial Contact Information:

The following is the initial contact information for development of the Site:

Forest City SEFC, LLC (c/o Parcel P2B)
Forest City Washington
202-496-6600
Jonathan S. Gertman, Development Manager

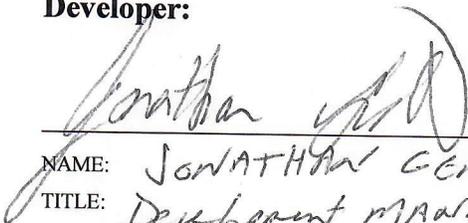
15. Governing Law: This Agreement shall be governed pursuant to the laws of the District of Columbia.

16. Counterparts: This Agreement may be executed in counterparts, each of which constitutes an original all of which constitute one and the same Agreement.

Accepted on January __, 2016

Developer:

ANC 6D:



NAME: JONATHAN GENTMAN
TITLE: Development MANAGER



NAME: Roger Moffatt
TITLE: Chair, ANC 6D



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

January 21, 2016

William J. Watkins, Jr.
Project Manager
James G. Davis Construction Corporation

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

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SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

VIA E-MAIL

RE: After Hours Work Request, 1001 4th Street SW

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 6-1-0 to approve a motion allowing the Davis Construction Company, working on site of the future 1001 4th Street SW, to extend their work hours until 10pm for seven (7) days of their choosing until the end of March, 2016. The conditions of the extension are set forth in their letter of request appended to the motion.

Respectfully submitted,

Andy Litsky
Chair, ANC 6D

Attachment: Letter from William J. Watkins of Davis Construction, January 4, 2016



James G. Davis Construction Corporation
12530 Parklawn Drive | Rockville, MD 20852
301 881 2990 tel | 301 468 3918 fax | davisconstruction.com

04 January 2016

Commissioner Marjorie Lightman
ANC 6D
1101 4th Street, SW
Washington, DC 20024

SUBJECT: Waterfront Station Residential (Eliot on 4th), 1001 4th Street SW

Dear Commissioner Lightman,

On Friday, December 18, 2015, we met as part of the community advisory Construction committee for Waterfront Station related to the residential project currently under construction at 1001 4th Street, SW. One of the items discussed that day was the request for additional work hours on certain limited days as Davis Construction completes the concrete operations. The direction was given that we come before the ANC to request approval for this activity to facilitate our permit request with DCRA. This is that request.

To recap our discussion, on each of the remaining seven (7) floors (including Roof) of the project, there is one section which is significantly larger than the other sections as it relates to the area and volume of concrete to be placed. Normally this would not be an issue for our work day, but when the temperatures are lower, concrete takes longer to harden and finish. On the days of these pours, and these pours only, we would like the ability to extend the work day to allow for the completion of the finishing work in this area. These areas are limited to one section^s per floor, which means there are seven remaining. Each pour occurs approximately once every 1.5 weeks. We are also proposing to limit the after-hours permit such that during the time of the extended hours the only work occurring on site would be the actual finishing of the concrete – no banging, hammering, crane operations, concrete or other deliveries, etc. This would consist of 5 – 7 workers, mostly working with hand tools and one or two trowel machines. Trowel machines are gas powered, and making about as much noise as a lawnmower. As the structure proceeds vertically, the noise levels become less noticeable. The seven remaining pours will occur approximately through March 2016 when the project tops out.

We also understand that light infiltration is a major concern for residents. For these pours, after the regular work hours end, we will shut down the tower crane lights (the lights that are mounted high above the work and shine over the entire site) and use mobile light towers, which would provide more limited, directed light, resulting in a significant reduction in the light levels emitted from our site.

As part of a residential neighborhood, we do not want to be an imposition on our neighbors, but if we are forced to make other accommodations to the method of the concrete placement, it will cause us to extend the project schedule.

I hope that we are able to come before the ANC to discuss this request more fully in this month's meeting.

Sincerely,

JAMES G. DAVIS CONSTRUCTION CORPORATION
William J. Watkins, Jr. LEED Green Associate
Project Manager

cc: David R. Smith, VP - Development/FCW