

**Advisory Neighborhood Commission 6D**  
**Minutes of Business Meeting – May 11, 2015**  
**Held at 1100 4<sup>th</sup> St. SW, Washington DC 20024**  
**Roger Moffatt, Chair**

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

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

**Approval of Agenda**

CM Moffatt moved to approve the agenda. CM Litsky seconded. The agenda was approved 5-0-0.

**Introduction of Commissioners**

**Meeting Announcements**

- The next ANC meeting will be Monday, June 8, at 7pm, 1100 4<sup>th</sup> St. SW.
- Nancee Lyons of DPW: DPW funds a mural program on private properties to prevent tagging. The owners of 1017 NJ Ave SE (Eagle Academy) requested a mural. She circulated a signup sheet to discuss the mural concept and artist next month. CM Hamilton asked if the students will help paint it—Ms. Lyons said it will happen after the school year ends, but they do have youth interns and they can consult the students at Eagle Academy about the design.
- CM Fascett: Cynthia Robinson-Rivers is the new principal of Van Ness Elementary School.
- CM Carroll: 5/28 Council hearing about the Southwest Neighborhood Plan
- Suraj from Casey Trees: 5/21 Ward 6 event with Charles Allen and Melissa Bird (Office of Planning), DDOE, and DDOE at Westminster Church.
- Seth Shapiro: Ward 6 liaison to the Mayor. They are hosting a neighborhood cleanup on May 30, and community members can contact him to volunteer or to help.
- Georgine Wallace from Friends of the SW Library: They earned enough at the last book sale to cover the summer reading program and three months of programming. Next sale is June 6 and 7 from 10-3. May 30 is the kickoff for the summer reading program.
- Nina Dodge from DC Climate Action: Their group and CM Hamilton have begun contacting DC agencies about the possibility of a large-scale solar installation at the soccer stadium.
- Ben Curran with SWNA Emergency Preparedness task force: 5/21 at noon at River Park, brownbag lunch talking about lessons learned from the 2011 earthquake.
- Andrea Pauley: Learned that DCRA issued a raze permit for Southeastern University. She is working with Charles Allen's office to try and stop the building from being razed. She encourages people to contact DCRA and Councilmember Allen if they feel the same.

**Public Safety Report**

Presented by Sgt. Architzel, Acting Lt. for PSA 105 while Lt. Beslow is having hip surgery.

In the past 30 days of this year compared with the same time last year, violent crime is up. There were no homicides during either period, but there were 5 assaults with a deadly weapon this year and 2 last year, 2 sex assaults this year and none last year, 6 robberies this year and 2 last year. However, property crime is down: 1 burglary this year and 2 last year, theft from autos and other thefts are also down.

MPD was asked to comment on the PUD modification for Mill Creek (6<sup>th</sup> st. between I and M) and they support it.

MPD is trying to better enforce traffic violations, including commuters and dump trucks. Rather than community members taking pictures and sending them , it is better to call 911.

Tomorrow they meet with DPR after the shooting at King-Greenleaf.

They will be giving out bicycle helmets at the summer reading program kickoff on 5/30.

Anyone who wants to host a PSA 105 meeting in the community is welcome.

CM Lightman asked for continued enforcement about dump trucks, and of parking in the center strip on 4<sup>th</sup> St. Sgt. noted it's mostly DC employees and they're contacting the agency.

CM Cloyd asked about changes at the Office of Unified Communication but the Sgt. said it's too soon to tell.

Gene Solon asked what the damage was to King-Greenleaf and was told several gunshots broke glass.

Saadia Athias asked about how MPD will address people smoking marijuana at the King-Greenleaf playground and was told that MPD is stepping up enforcement of everything at the rec center. She also asked if there are gangs in the neighborhood and was told there are no groups with a citywide or larger reach, but there are some neighborhood crews.

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

CM Cloyd moved, CM Lightman seconded. With the correction of "1000" to "1100" in the location of the meeting, and CM Litsky's suggestion that we incorporate into the minutes each resolutions that was passed, the minutes were approved 5-0-1 (CM Hamilton absent, CM Carroll abstained).

### **ABC Committee Report, Coralie Farlee, chair**

Announcements: Bullpen will have a Summerfest on June 13, Yards Park will have 15 Fridays with concerts and alcohol services.

*DC Yacht and Tour Company:* this is a new LLC, but the applicant is Eric Slaughter who has worked in the community before. He's asking to bring two boats back and they've negotiated a Community Agreement with the ABC committee, who supported the CA 5-0-1 (Farlee always abstains). CM Litsky moved to support the license application, CM Lightman seconded, and the motion passed 6-0-0. CM Litsky then moved to support a stipulated license, CM Lightman seconded, and it passed 6-0-0.

*Scarlet Oak:* New application for a CR license at 909 NJ Ave. SE. The ABC committee voted 5-0-1 in support of the Community Agreement. CM Cloyd moved to support the license with the CA. CM Lightman seconded, and it passed 6-0-0.

*Pub Crawls:* ABC Committee submitted their own comments on pub crawl regulations. CM Cloyd moved to endorse their recommendations, and CM Litsky seconded. The motion passed 6-0-1 (CM Hamilton abstaining).

*Bardo Riverfront update:* There was a fact-finding hearing at ABRA, which Coralie Farlee attended. She is working on a draft CA with some strict controls on the applicant, such as fencing the site and limiting entertainment. She will share it with the ABC committee to see if they can agree to it before presenting it to the applicant. But MPD may oppose the plan if there is any alcohol served at all. The prospective operators have applied for a license but it has not been placarded yet, so there is no deadline set to file a protest. CM Fascett suggested that the ABC committee consider whether hours and capacity should be limited.

### **Other Presentations and Motions**

*Little Farm Stand at the Duck Pond:* CM Lightman moved to send a letter to the Department of Parks and Recreation in support the farm stand's return to the Duck Pond this spring and summer. CM Hamilton seconded. Perry Klein suggested that the motion reference the Southwest Duck Pond since that's the park's official name. Saadia Athias asked about maintenance of the duck pond and was told that was a separate issue. Steven Anderson noted that the farmer parks her SUV in the park and he does not like that. The motion passed 7-0-0.

*Half Street SE Art Installation:* Kevin Roberts of Jair Lynch discussed plans to install an art display on the fence near the intersection of Half and N Streets SE. CM Cloyd moved to send a letter to DCRA in support of the general concept of an art installation, with our support of the actual design dependent on seeing the actual design. CM Litsky seconded. He noted that DDOT is soon changing their sign regulations to allow electronic advertising. He asked if there would be any ads on the installation and was told no. Bill Schickler asked if there would be light pollution from this. Kevin Roberts said the display will be solar powered and not flashing or bright, just meant to be visible at night. CM Carroll noted that no one lives close enough to the site to see it from their homes. The motion passed 7-0-0.

*Southwest Neighborhood Plan:* CM Moffatt noted that on 5/28 at 2:30 pm in Rm 412 of the Wilson building, there will be a hearing about the SW Small Area Plan. CM Cloyd moved for CM Litsky to testify at the hearing, based on the testimony the ANC voted on at its December meeting. CM Carroll seconded and the motion passed 7-0-0.

*Construction Traffic:* CM Lightman moved to send a letter to DDOT requesting a coordinated plan for managing construction traffic through the SW streets. CM Cloyd seconded. CM Carroll noted that whatever the plan is, the trucks need to go someplace and someone will be unhappy. Gene Solon asked that the plan not just address dump trucks but all construction vehicles and CM Lightman agreed to the modification. Barbara Erlich agreed that construction trucks in the neighborhood are a concern and expressed support for the resolution. CM Litsky encouraged people to contact DDOT, OP, DMPED, and ask for a truck plan for SW. The motion passed 7-0-0.

### **Temporary Traffic Interruptions**

*31<sup>st</sup> Annual Army 10-Miler:* George Banker. Race will be held Sunday 10/11/15. Same route as last year—will be in ANC 6D between about 10am and 10:45am, along Independence Ave and looping around to 7<sup>th</sup>, C street, and 4<sup>th</sup> Streets SW. They will have to make sure not to conflict with the Taste of DC. CM Carroll moved to support the race, and CM Hamilton seconded. CM Cloyd encouraged them to become aware of the Museum of the Bible construction in case it affects them. Passed 6-0-0 (CM Moffatt absent).

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

*ZC 05-38B, PUD Modification, K, M, and 6<sup>th</sup> St. SW, (Sq. 499, Lots 855-859), Mill Creek Residential Trust:* There is already a PUD for building two towers on the parking lots of the site—it was approved in 2007 and modified in 2009. The current owners of the site, Mill Creek, want to modify the PUD. The tenants and owners on the site were aware of the plans to build on the site and it was part of their decision to work with Mill Creek through the Tenant Opportunity to Purchase Act. Mill Creek is asking to reduce the height and density of the plans because they think it will fit better with the neighborhood, and it will allow them to use a less expensive type of construction. They have not yet decided what retail will go in to the space at the corner of 6<sup>th</sup> and M Sts. SW, but they're hoping for a restaurant and not a fast food chain or drugstore. There will be 145 units in proposed new north tower and 115 in the proposed new south tower, ranging from studio to 2-bedrooms with lofts. They have a draft construction logistics plan. There will be covered walkways so pedestrian access is not hindered. There will be 2-way traffic on 6<sup>th</sup> St. They would like to use parking spaces on 6<sup>th</sup> and park construction vehicles on the sidewalk during business hours, but leave the sidewalk open at night. Trucks will head north on 6<sup>th</sup> and left on I to 7<sup>th</sup>. CM Lightman moved to send a letter in support of the modification to the Zoning Commission. CM Litsky seconded. CM Hamilton urged caution of truck traffic near Jefferson and Appletree, and CM Lightman urged the developers to coordinate with other projects to manage traffic. Mill Creek noted they manage the construction and there will be a phone number community members can call if there are problems. They are investigating parking lots off site for current residents. Bill Schickler asked if the ANC will vote against the project because it does not include affordable housing for 0-30% of AMI and was told the amount of affordable housing would not change whether the PUD was modified or not. Nancy Masterson asked about tree planting on site and was informed by Mill Creek about tree plan. Nina Dodge asked if there could be a green roof and was told that would not be possible with their design. Mill Creek did say they are aiming to do enough that the building could be certified as LEED Silver if they sought certification. The motion passed 7-0-0.

*Capitol Park Towers Presentation, Perseus Realty LLC:* They have an agreement with the tenants that led to some improvements in the existing buildings. They are planning a by-right development that will add 295 units, with 8% of them affordable, ranging from studios to 3brs. The portion that is next to the highway is 7 stories, and the part across from Capital Park IV townhouses will be 4 stories. The whole site is landmarked, but it is possible to do construction on a landmarked site if HPRB agrees. The existing, landmarked, building will be maintained but a green roof will be added and some landscaping enhanced. They will not need any variances or special approvals from the Zoning Commission, but they will have to go before HPRB. They are seeking the neighborhood's support for the HPRB process and want to work with neighbors during this and the construction process. They will not apply for zoned street parking for the project, and they are building enough underground spaces for a 0.5 ratio (current tenants park at a 0.33 ratio). They have engaged Justice and Sustainability Associates to work with the tenants and they have made an offer to the tenant board for a new agreement with the tenants. CM Litsky asked that two copies of the presentation be brought to the SW library, and CM Carroll asked that it be made available at the management office in the building. A Capitol Park IV board member asked what the setback from the property line will be. She was told by Perseus that the setback is a minimum of 15 feet and they are within current zoning allowances. CM Hamilton asked if the trees can be moved—Perseus said they have hired an arborist and many of the trees along G Street can be preserved. Ken Sicucci of Capitol Park asked about changes to the façade of existing building and was told there would be none, just a breezeway added to the back. Another Capitol Park tenant was concerned about the density the 7-story building will add—the developer said HPO actually wanted it a little higher, and they could have asked for more height through the PUD process, so they already feel they've made concessions. Gene Solon asked if the HVAC system is being upgraded in the existing building and is it improving energy efficiency. He was told the HVAC system was not being replaced but

low-flow toilets, new windows, and more efficient lights were installed, and a green roof will be installed. Felicia Coutts asked about shadows that will be placed on the green space between the new building and the CPIV townhouses. She was told there will be limited additional shadow in the late afternoon, and the covenant with CPIV for pool access will continue. A Capitol Park Tower tenant requested that at least one of the pools allow lap swimming, and the developers noted that the new pool will be 5 feet longer (78' instead of 73' long) and lap swimming will be allowed. As this was just a presentation, no vote was taken.

*Public Space Use DDOT Tracking #105471, 1200 1<sup>st</sup> St. SE, Forest City:* CM Fascett moved to send a letter to DDOT recording no objections to Forest City's planned temporary uses of the former National Geospatial Intelligence Agency. These uses include a grassy space, a parking lot, and the new site of the trapeze school. CM Cloyd seconded. Motion passed 5-0-1 (Carroll absent, Litsky abstained).

*Public Space Permit DDOT Tracking #106495, 880 NJ Ave. SE, WC Smith:* CM Fascett moved to send DDOT a notice that the ANC does not oppose the six-month renewal of this public space permit. CM Hamilton seconded. The motion passed 6-0-0.

*Draft EIS, Marine Barracks Bachelor Enlisted Quarters Complex:* CM Fascett moved to send a letter to the EIS project manager and the Office of Planning supporting Alternative 4 or 5 (Sites D and E) for the new location of Bachelor Enlisted Quarters, since these are sites that the Marines already control. The other proposed sites would require the government to take privately-owned land. The motion passed 6-0-0.

*Pepco PSC Hearing Update re: Health and Safety:* CM Hamilton reported that the Public Safety Commission opened an investigation about the proposed Pepco substation. PSC ruled on the investigation and determined that the project should go on as planned, but that Pepco should convene an advisory group. Pepco will have to make quarterly reports to the PSC. She has worked on a proposal to have a solar facility at the planned soccer stadium.

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

- Chair's report: CM Moffatt reported that Josh Habursky is resigning and the ANC will be hiring a new administrator soon.
- Treasurer's report: CM Fascett moved that we approve the FY 2015 budget and CM Cloyd seconded. Passed 6-0-1 (Carroll abstained). CM Fascett then moved to approve the quarterly report and CM Lightman seconded. Passed 7-0-0. CM Fascett moved to revise our first quarter report and CM Cloyd seconded. Passed 7-0-0.

#### **Community Concerns**

Gene Solon asked if Pepco agreed to bury the transmission lines 3 feet deeper at the new substation than was previously planned, and CM Hamilton told him no.

Peter Gardner, who has lived in Capital Park Tower for 10 years, expressed opposition to redevelopment of his complex because it will damage the historic nature of the site and wall off some of the units.

*The commission adjourned at approximately 9:56 p.m.*

*Minutes prepared by Stacy Cloyd*

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