

Advisory Neighborhood Commission 6D
Minutes of Business Meeting – October 19, 2015*
Held at 1100 4th St. SW, Washington DC 20024
Roger Moffatt, Chair

**These minutes were approved at the following business meeting, November 9th, 2015.*

**Note: Letters and resolutions sent as a result of this meeting are appended to the minutes.*

The Commission convened at 7:00 p.m. The following Commissioners were in attendance at the beginning of the meeting: Roger Moffatt (chairing) Stacy Cloyd, Meredith Fascett, Marjorie Lightman, Rachel Reilly Carroll, Rhonda Hamilton, and Andy Litsky.

Approval of Agenda

CM Litsky moved to approve the agenda, and CM Hamilton seconded. Commissioners suggested changes: the CM presenting 7e on Build First at Greenleaf is CM Carroll not CM Litsky; adding 7g: a letter to DC Public Charter School Board re: Washington Global PCS; adding 10g: allowing CM Carroll to testify at HPRB re: 301 G St SW; and 10h: allowing CM Litsky to testify at a DC Council roundtable on public libraries.

With those changes, the agenda was approved 7-0-0.

Introduction of Commissioners

Meeting Announcements

- The next ANC meeting will be Monday, November 9 at 7pm, **200 I St. SE**. Please note the unusual location.
- CM Carroll: 10/24 Greenleaf community meeting 1-3pm at Westminster Church
- CM Carroll: Thursday 1pm: HPRB reviewing 301 G Street. Hearing at 441 4th St. NW.
- CM Litsky: SW branch of DC Public Library will be showing home movies from DC on 8mm and video, 12-4pm on 10/24.
- CM Litsky: Thursday afternoon council hearing on libraries. We have a budget to renovate the Southwest library so people should express their thanks. Georgine Wallace, Friends of SW Library seconded this and said the book sale last weekend made over \$1300.
- CM Fascett: 10/27 Community Meeting on Arthur Capper/Carrollsborg Redevelopment 7pm
- Seth Shapiro: Mayor Bowser is attending next SWNA meeting. The Mayor has a plan to end homelessness in DC in 5 years. Goal is to have all veterans off the street by the end of 2016, then close DC General in the next two years and replace with smaller units in all 8 wards. Also increase in affordable housing throughout the District.
- Perry Klein: PSA 105 meeting on Wednesday 7pm at 700 7th St. SW
- Bob Rubenkoenig: Pumpkin-pa-looza Saturday 12-4. About 500 pumpkins available to decorate or you can bring your own.

Public Safety Report

Sgt. Architzel and Lt. Beslow.

This month in 2015 and 2014: no homicides or arsons either time. Robberies down, one sex abuse this year (there was a sexual assault in the stairwell at Safeway but there was a quick arrest) and none last year. Thefts and thefts from auto up. Fewer stolen cars this year. There are a number of thefts of construction materials from the Wharf construction site—if you see people on the site at night it's ok to

call 911 and have MPD check to see if they are supposed to be there. MPD is working on more traffic control on Nats games day on SW streets near the stadium—they plan to have more enforcement there. Only DPW can issue zone violations, but MPD can ticket for all other kinds of parking violations and can call DPW to ticket for zone violations. 4th and M Street is not going to get a left-turn camera at the intersection but MPD is ticketing frequently, especially in the evening.

CM Lightman asked why 4th St. from M to I SW was closed on 9/15? Sgt. Architel will look into it. Bob Rubenkoenig in the audience said he believed it was for a charity walk.

Also, CM Lightman asked what is being done to help the community deal with shootings that have occurred this year. MPD says they've revamped their tactical team and have officers working powershift. There are 4 officers from a Crime Suppression Team patrolling. Shootings have gone down in recent weeks. Lt. Beslow says they are targeting "heavy hitters" and trying hard to get the US Attorney's office to hold them. They are trying to get PSA stayaway orders. There are only 60 juvenile beds so some kids are let out sooner than MPD would like. Lt. Beslow asked that one ANC commissioner volunteer to serve as liaison to her about arrests and community impact statements.

Lt. Beslow (PSA 105, acting PSA 106): Warned that with Christmas coming, people will be walking with purchases and it is dark in the evenings. Please be vigilant and don't walk and text because it is easier to rob someone who is distracted. Walk on populated streets and use ATMs in stores, in daylight, or with others around. Don't leave things in the cars.

CM Moffatt encouraged people to attend PSA meetings to learn more. The schedule for PSA 105 and 106 meetings is available at mpd.dc.gov

CM Litsky urged more attention to speeding on 4th St. SW south of M, where a car flipped over on 9/15.

CM Fascett asked for an update on carjacking in "unit block of I Street" on 10/3 but without quadrant. Told it was not in SE or SW.

Approval of Prior Month's Minutes

CM Cloyd moved to approve September's minutes and CM Lightman seconded. The minutes were approved 7-0-0.

Other Presentations and Resolutions

Wharf—Report (no vote taken) by Bob Rubenkoenig

- The Boat Home Tour on 10/10 sold out and went well.
- December 5 is the 24th Annual Parade of Lights with 50-60 lighted boats in the Channel. Ads in the Southwester and Hill Rag.
- MPD and DDOT and DPW are rigorously ticketing at the fish market on weekends.
- There are signs on M Place that allow parking Saturdays after 6pm and on Sundays.
- Wharf construction hit bottom in July and closed all financing in September.
- Early construction has been addressed and developers apologize for the subcontractors' error.
- Of 5500 piles, only 600 are left to be driven and it should be done by the end of the month.
- By Thanksgiving, the slabs at street level should be in place.
- Park construction should be done in January
- Marine piers should be done in the next three weeks.

- There will be 7 more cranes on the site by the end of the year.
- In November or December, they will present to the ANC plans for Parcel 1, an office building.
- In January, they will present to the ANC about another pier.
- They are exceeding their CBE goals and East of the River new hiring goals.
- Advisory and Interagency groups are meeting regularly
- About 70 Jefferson Academy students got a tour of the site a few weeks ago.

Presentation on Amidon Park and Field (no vote taken) by Peter Norden, DPR

- DPR is trying to improve the park.
- So far, Bob Craycraft of the Waterfront Gateway Neighborhood Association and CM Lightman have helped secure \$100,000 toward renovation.
- Over 30 people attended a WGNA visioning session for the park. There was a desire for fitness elements and better lighting.
- There will be another community forum in the next month or so and it will be well-advertised.
- There will be construction sometime by next spring or summer.
- CM Lightman asked if the community can rename the park to the Margaret Amidon Park and Field? Mr. Norden will look into that.
- CM Carroll: please get your ads to the Southwester and Hill Rag by their deadlines. Also, can Capitol Bikeshare locate there? Mr. Norden says there are nearby Bikeshare stations nearby and so DDOT is not interested—he will tell CM Carroll who at DDOT made that decision. Also, they do not want to disturb soil because it could harm trees.

Pepco Waterfront Substation update by Chris Taylor (no vote taken)

- PSC and BZA have approved substation plan
- Existing structures on the site are being demolished
- Trucks were washed down before they went into the street. Fire hoses and pump trucks were used to keep dust down. Hay bales were used to reduce runoff and rodent traps were used to control vermin.
- Construction fences and trailers will go to the site first, the building permit should come by December, and construction will take most of 2016.
- Distribution line work is starting on Q Street SW, Half Street, 1st St., and 2nd St SW in the roadway.
- 10/29 Community Advisory Group meets at 6pm at 1100 4th St. SW, 2nd floor. All are welcome.
- 855-226-5880 is their hotline for the project.
- CM Hamilton asked about shielding EMF from distribution lines and Mr. Taylor said EMF declines rapidly with distance and the gas-insulated switchgears and indoor substation reduce them. They are discussing shielding with the contractor.

Build First Resolution to DCHA and the Office of the Mayor

CM Carroll moved to send a resolution to DC Housing Authority and Mayor Bowser in support of building comparable replacement units for any public housing in SW that is removed, and locating the replacements in this ANC, before any public housing residents have to move. This is especially important now that DCHA is planning a redevelopment of its Greenleaf property. The motion requests that an interagency group between DCHA, Charles Allen, a least one ANC 6D commissioner, Mayor's office, and other agencies be formed in the next 30 days to discuss using the 21 publicly-owned sites for build first and would make at least monthly reports on its progress. CM Cloyd seconded. A resident of

800 4th St. SW asked about community engagement and CM Carroll discussed the advisory group and DCHA's activities to advertise the 10/23 community meeting (1-3pm at Westminster). Passed 7-0-0.

Unity Health Care construction update (no vote taken)

Nobody from Unity Health Care present. Gene Solon and CM Cloyd expressed support for health care provided by Unity.

Public Service Commission on Excelon's Updated Bid for Pepco (no vote taken)

CM Litsky noted that the ANC opposed the original merger proposal. He said he was not prepared to bring a motion forward on the revised proposal. It is not clear when the Public Service Commission will vote on the merger. He encouraged people to educate themselves about the merger proposal, write to the Public Service Commission with their opinions, and to encourage an open process with lots of community input.

Letter to Scott Pearson, DC Public Charter School, re: Washington Global PSC charter amendment

The school has asked for a modification to its charter to allow more students to enroll. They said in their amendment application that they had contacted the ANC about this. CM Cloyd moved to send a letter clarifying the outreach the school has done to the ANC, both in general and specifically about their proposed change in enrollment. CM Litsky seconded. CM Lightman asked that the letter be written after she has time to respond to the school's emails to her. Motion passed 7-0-0.

ABC Committee Report, Coralie Farlee, chair

Report

- Dr. Farlee has been participating in discussions about a new noise control bill.
- She would like to testify at the bill's Council hearing on two points:
 - Opposing an arena exemption for the soccer stadium
 - Suggesting increased penalties for violations of the proposed noise ordinance.
- A lengthy discussion ensued about whether a vote is needed, given last month's grant of permission to Dr. Farlee to testify at hearings and meetings. No vote was taken.

Priorities for Review of 2016 Renewals

- It is going to be a busy year since many licenses are up for renewal.
- The goal is to focus on establishments that have caused problems in the past.
- One question is whether hotels should be required to have community agreements. CM Cloyd noted that hotels are being built close to residences and residences near hotels and urged community agreements for hotels.
- Bluejacket and 100 Montaditos don't have community agreements so those will be negotiated.
- Dr. Farlee is working on a new agreement with Capitol Skyline hotel but will wait until new noise laws are passed to finalize the agreement, so it comports with new law.
- CM Lightman moved that we adopt Dr. Farlee's proposed priorities. CM Litsky seconded and the motion passed 7-0-0.

Temporary Traffic Interruptions

Jingle All the Way 5k—Kathy Dalby, Pacers

- Pacers is moving to Navy Yard neighborhood (Boilermaker shops) and opening Wednesday.
- Event is 12/6/15
- Typical 5k course to and from Freedom Plaza

- Roads will reopen around 9:30am
- Race benefits Pacers' running activities at local high schools.
- CM Carroll moved to send a letter to the Mayor's Task Force in support of the race. CM Lightman seconded. CM Carroll encouraged Ms. Dalby to walk the course shortly before the race to observe and plan around construction sites. Passed 6-0-0 (CM Fascett absent).

Development, Planning, and Transportation

Voluntary Cleanup Action Plan on Buzzard Point

CM Hamilton moved to send a letter to the Mayor and Councilmembers requesting funds for the Department of Health to do a community health assessment and asking the District to consider asking Pepco to shield EMF in substation project. CM Litsky seconded, and suggested that the letter include a request that Pepco pay for shielding. CM Cloyd suggested that if CM Litsky's amendment is included, that the request should request that the costs of shielding come out of Pepco's profits, not from an increase in rates. Amendments added without objection. Naomi Mitchell suggested copying the City Administrator on the letter and that suggestion was accepted by acclamation. Motion passed 7-0-0.

ZC 15-05, Riverside Baptist Church PUD, hearing 11/30/15

- Bao Vong and Bryan Pilot gave a presentation.
- Seeking approval of the PUD
- Parcel is bounded by 7th Street, I Street, and Maine Ave. SW
- Pastor Bledsoe discussed the history of the church; he has been the pastor for almost 24 years. The church came to SW in 1857 and was originally called Island Hall Baptist Church. It is a progressive Baptist church that cares about civil rights.
- The building's maintenance needs are overwhelming and redevelopment puts them in a better financial and structural position.
- Building will be 164,000 square feet, with about 170 residential units, ground-floor community-serving retail, and a new church. There will be an improved streetscape with water walls and green space and affordable housing.
- There is a community benefits agreement with the church and PN Hoffman
 - Affordable housing: 2% of Gross Floor Area at 50% of AMI, 6% at 80%, and 2% at 100% of AMI
 - Public realm and streetscape improvements
 - Residents will not be allowed Residential Parking Permits
 - PN Hoffman will meet with residents to determine appropriate neighborhood-serving retail.
 - \$25,000 for subsidized day care
 - Rodent abatement program
 - Improvement of loading dock
 - Investigate the feasibility of a rooftop dog park
- CM Lightman moved to support the PUD with the CBA
- CM Cloyd asked who the CBA is with. The answer was that it's with the ANC and will be part of the PUD. There will be a PUD covenant and ANC will oppose building occupancy certificate if it hasn't been followed.
- CM Cloyd asked if there's a daycare partner chosen. The answer was not yet, and there may not be one, in which case neighbors will provide feedback on the preferred retail option—they are working with several day cares and hope to have a letter of intent by the hearing but cannot guarantee that. She also suggested that instead of giving \$25,000 to a nonprofit for daycare

scholarships, it would be more beneficial to the community if the daycare reserved a certain number of spaces for people who have child care vouchers. \$25,000 might only help one child for one year. The developers agreed to consider this suggestion.

- CM Carroll asked how long the affordability of housing runs, and there were two answers given: the length of the PUD and 30 years. The developers agreed to find out by next month's meeting. CM Carroll also asked who would provide income certifications and was told DCHD would do so.
- CM Carroll asked if there could be a crosswalk near the school driveway and was told that there is an existing crosswalk that serves the school.
- CM Fascett noted that the new crosswalk to Disabled American Veterans does not allow a direct crossing to Jefferson. The reason given is that there is a private drive that could be traversed but a crosswalk is not appropriate.
- CM Moffatt asked if the new buildings project over the property line and was told that they do, and that will be addressed in the public space permitting process. They protrude a maximum of approximately 3 feet from the property line on the north side of the property, but they do not touch the ground. It's a "bay projection" that sets back at the ground level. The renderings are not accurate. New ones will be provided next month.
- CM Litsky asked how many trees will be maintained and was told there will be 4.
- CM Hamilton expressed concerns about morning construction when children are going to Appletree and Jefferson. She requested that construction start after school starts. She would also like to see community benefits to assist those two schools. The response is that safety is their first priority and they are willing to work out a construction management agreement. They can't commit to anything specific at the moment. CM Lightman requested that a draft of the construction management plan be submitted by next month's meeting.
- CM Lightman withdrew her motion and no vote was taken on the PUD.
- However, the developers noted they are going to DDOT on Thursday on preliminary review of their public space permit. CM Lightman moved to send a letter to DDOT in support of the development's conceptual public space design and CM Cloyd seconded. Audience member Rikki Kramer noted that she is concerned that the existing day care and beautiful church sanctuary will be replaced and the developers described the plans for attractive new ones. Audience member Amanda asked if there are traffic impact studies to discuss how removing the slip lane will affect other intersections, like Maine Avenue, given other developments. The developers said they have conducted a study and it found minimal impact. Audience member Pat Spencer, asked how much public space would be used, and the architects explained that the building will protrude slightly into public space but it doesn't sit on public land. She noted that metro's power plant is underground nearby and digging must be done carefully. The motion passed 7-0-0.

ZC 15-23, Square 700 Residential, 10 Van Street SE, Capitol Gateway Overlay, hearing 11/5/15

CM Cloyd moved to send a letter to the Zoning Commission in support of the project's requested variances: lot occupancy (88.2% instead of 80%) and loading berths (30' instead of 55'), provided that the applicant sign the agreement on the mitigations. CM Fascett seconded. The developers expressed willingness to sign the agreement. Motion passed 4-0-2 (CM Lightman absent, CMs Hamilton and Litsky abstaining).

DDOT Public Space Use—Portals Curb Cut (no vote taken)

- CM Lightman noted that she has not found evidence that all components of the Portals Community Benefits Agreement have been paid. She did not want to say they haven't been paid, but can't prove that they have been paid. Since there are very few ways for an ANC to enforce the Community Benefits Agreement, she refused to move a response to the curb cut until the Portals can demonstrate that they have fulfilled the CBA, or commits to paying out all benefits.

Waterfront Station Northeast Parcel

- CM Litsky noted this is the lot north of CVS, with proposed street address 1000 4th St. SW. There were three finalists to develop the site. He stated that the ANC and the SW Small Area Plan support affordable housing in the neighborhood, retail along 4th Street including community gathering spaces, and maintaining and improving Southwest's reputation as a cultural destination.
- He moved to send a letter to the Deputy Mayor of Planning and Economic Development providing feedback on the ANC's priorities for the site (including a request for affordable retail space for locally-owned businesses) and expressing a preference for PN Hoffman's proposal, which includes a theater, a diner, the largest number of affordable units at or below 50% of AMI of any of the proposals, and 13000 more square feet of retail than either of the other proposals. He said that PN Hoffman has done a good job of community engagement at the Wharf, is locating their headquarters here, and has many executives living in or moving to Southwest. CM Lightman seconded.
- CM Moffatt noted that this proposal had more retail than the other proposals which should provide more jobs.
- Gene Solon expressed a desire for more retail in Southwest. He is worried that the retail will encroach on the private road on the north side of the development. The commissioners discussed the fact that none of the proposals sit on top of the road but PN Hoffman's proposal has some retail facing that road.
- Rikki Kramer noted that CBCC provided its comments to DMPED to the ANC very shortly before tonight's meeting. She would hope that the resolution will ask specifically about the retailers that will be used. In addition, many developments put their green space on the interior which can cause problems with access and hopes the ANC will address that issue.
- Motion passed 7-0-0.

1000 South Capitol Street SE (no vote taken)

- Chip Glasgow from Holland and Knight (lawyer), Stuart Miller from Lerner (developer)
- Ultimately two letters will be sent: one regarding the developer's request for zoning variances (30' loading berth instead of 55'; a side yard that meets the requirements of the Capitol Gateway Overlay) and a special exception (splitting the roof structure into two pieces instead of one and having a smaller setback of roof structure along the interior courtyard) to BZA, and one regarding a request for 808 square feet of alley closing/extinguishment of easement to the DC Surveyor. The alley closure would allow for several curb cuts to be closed. The developers determined today that they are amenable to providing two units of affordable/workforce housing although they are not required to provide any.
- CM Moffatt asked that they bring back information about square footage.
- Given the need to work out details of the two affordable housing units, the vote will occur at the November meeting.

Permission for CM Carroll to testify before Historic Preservation Review Board on 301 G St. SW

The ANC already passed a motion in support of the design and the changes to the design do not change the ANC's opinion. CM Carroll will testify consistent with the ANC's previously passed testimony. Passed 6-0-0 (CM Litsky absent).

Permission to CM Litsky to Testify at DC Council Roundtable about libraries

CM Carroll moved; CM Cloyd seconded. Passed 6-0-0.

Commission Updates and Administrative Matters

- Chair's report: none
- Treasurer's report: CM Fascett moved to approve the quarterly report. CM Lightman seconded. Passed 6-0-0.

Community Concerns

- Gene Solon: He and the People's Counsel do not agree about the revised Pepco-Exelon merger; he opposes it and encourages the ANC to do the same. He respects the People's Counsel but came to a different conclusion. He would like a consideration of a merger with a different company or no merger at all. He supports low rates and sustainable energy.

The commission adjourned at approximately 10:25 p.m.

Minutes prepared by Stacy Cloyd



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

October 22, 2015

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OFFICERS

Chairperson
Roger Moffatt

Vice Chairperson
Andy Litsky

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

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*

Adrienne Todman
Executive Director
District of Columbia Housing Authority
1133 North Capitol Street NE
Washington, DC 20002

VIA E-MAIL: atodman@dchousing.org

RE: Support of Avoiding the Displacement of Public Housing Residents during the Redevelopment of Public Housing Buildings in the Southwest Neighborhood

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send the resolution on page 2 of this letter, "Support of Avoiding the Displacement of Public Housing Residents During the Redevelopment of Public Housing Buildings in the Southwest Neighborhood."

Sincerely,

Roger Moffatt
Chairman, ANC 6D

cc: Mayor Muriel Bowser, Mayor of the District of Columbia
Charles Allen, Ward 6 Councilmember
Other Members of DC Council
Melissa Bird, Ward 6 Planning Coordinator
Mary Jacksteit
Anthony Guma
M. Bell
Christian Calleri
Rhonda Harvell
Andre Gould
Merrick Malone
Kerry Smyser

ANC 6D Resolution in Support of Avoiding the Displacement of Public Housing Residents during the Redevelopment of Public Housing Buildings in the Southwest Neighborhood

Whereas, the Southwest Neighborhood Plan (Plan) identifies the community's desire to remain an exemplary model of equity and inclusion which celebrates and retains a mix of races, ages and income levels and enhances well-being for all amidst neighborhood growth and change;

Whereas, the Plan notes that Southwest residents are concerned that development pressures and potential gentrification are specially considered a threat to the most economically vulnerable residents in Southwest;

Whereas, much of the new housing typology in the development pipeline is not oriented to families or seniors and can be unaffordable for households with moderate or lower incomes;

Whereas, the District of Columbia Housing Authority (DCHA) has begun discussions with Greenleaf Public Housing (Greenleaf) residents and the Greenleaf Neighborhood Advisory Group about the potential redevelopment of the Greenleaf parcels into a mixed-income and mixed-use community with additional housing and amenities (Master Planning);

Whereas, the community supports the responsible redevelopment of Greenleaf, which is comprised of approximately 900 households, to benefit existing Greenleaf residents;

Whereas, GOAL MC.1 of the Southwest Neighborhood Plan states the community's will to develop a strategy during the Master Planning process for keeping current residents in the community during and after the construction and redevelopment of the Greenleaf parcels;

Whereas, the community believes that the Build First strategy should be utilized to avoid displacement of current Greenleaf residents during and after the construction and redevelopment of the Greenleaf parcels;

Whereas, we understand the Build First strategy to be one by which redevelopment is phased to avoid displacement, and public housing residents are relocated to a comparable affordable unit in the neighborhood (ANC6D) so that they can continue to live in the community affordably;

Whereas, the Southwest neighborhood contains an abundance of District and federally owned parcels, many of which are currently underutilized and should be repurposed to best serve residents and contribute to the neighborhood;

Whereas, GOAL MC.2 of the Southwest Neighborhood Plan recommends that an Interagency Working Group between DCHA and District agencies be formed to identify Federal and District-controlled properties in Southwest, which would support a Build First strategy.

Therefore, in a vote of 7-0-0, ANC 6D voted on October 19, 2015 to urge DCHA, the City Council, and the Office of the Mayor to form an Interagency Working Group within the next 30 days to evaluate the feasibility of executing a Build First strategy utilizing one or more of the 21 publicly-owned parcels in Southwest.

Further, the Interagency Working Group should include a minimum of one ANC 6D Commissioner, and should report on its progress and findings to the Greenleaf Neighborhood Advisory Group when pertinent but no less frequently than once per month until such time that redevelopment commences.



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

October 22, 2015

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Mayor Muriel Bowser and Members of the DC Council

VIA E-MAIL

OFFICERS

Chairperson
Roger Moffatt
Vice Chairperson
Andy Litsky
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

RE: Voluntary Cleanup Action Plan on Buzzard Point

Dear Mayor Bowser and Members of the DC Council,

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send this letter regarding a voluntary cleanup action plan on Buzzard Point.

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*

Specifically, ANC 6D requests funds be provided for the DC Department of Health to perform a community health assessment on Buzzard Point. ANC 6D also requests that the District consider asking Pepco to shield residents from the electromagnetic field (EMF) in the Pepco substation project. ANC believes this shielding should come at Pepco's expense and be funded from Pepco's profits, not through a rate increase.

Respectfully submitted,

Roger Moffatt
Chair, ANC 6D

To: eom@dc.gov
Cc: Rashad M. Young, City Administrator, rashad.young@dc.gov



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

November 2, 2015

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Website: www.anc6d.org

Muriel Bowser,
Mayor of the District of Columbia

VIA E-MAIL: eom@dc.gov

RE: Voluntary Cleanup Action Plan on Buzzard Point

OFFICERS

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Meredith Fascett

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present, a quorum being 4 commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send a letter regarding our stance on a voluntary cleanup action plan on Buzzard Point. That letter (dated October 22, 2015) was already e-mailed to your office. The following text expands upon our position.

COMMISSIONERS

SMD 1 *Marjorie Lightman*
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On behalf of ANC 6D, we are extremely concerned about the health and well-being of the near Buzzard Point residential community. It has been brought to this commission's attention that Buzzard Point is highly contaminated (including the future site of the soccer stadium), and surface level contaminants are both visible and can be smelled in that area. The neighborhood is home to a cement factory, the existing Buzzard Point substation, huge mounds of dirt, industrial waste, and a salvage yard, all of which continue to pose immediate environmental threats to the health and safety of neighboring residents, and have done so for decades.

We know that the Office of the Deputy Mayor for Planning and Economic Development will be performing a voluntary cleanup of Buzzard Point in preparation for the soccer stadium. We are glad that this area will be cleaned up and made safer for the community and people in general to travel to and from this area. However, we want the current residents who live near Buzzard Point to be protected from exposure to additional contaminants while this area is being remediated. We know that it will take more than just hosing down the land and trucks to prevent these chemicals from becoming more airborne than they already are. We want additional updated techniques to be used beyond the traditional measures that are done at existing construction sites. These residents are very vulnerable because they live in low-rise garden style apartments and homes. It is important that these residents not be placed in harm's way during remediation or pre- and post-construction of the Waterfront Substation.

The preparation for the construction of the new Waterfront Substation is underway. The near Buzzard Point residential community will live near the old Buzzard Point Substation and the Waterfront Substation. In some cases, we will have young children who live less than a block from the Waterfront Substation who will also have underground distribution lines that run parallel to their homes.



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

Substations, distribution lines, and transmission lines release low levels of radiation to the community through electromagnetic fields (EMFs). Some studies provide evidence that EMF exposure can be linked to cancer, childhood leukemia, and other ailments that affect our neurological systems. We are not certain how much EMF our residents (including the children and babies) will be exposed to from the substation, underground distribution lines and the transmission lines. This is a great deal of additional EMF to dump on residents with existing health disparities and who have been exposed to years of contamination and waste from Buzzard Point.

We respectfully request that funding be provided by the city to the Department of Health to do a community health assessment of the near Buzzard Point residential community. We also request that Pepco be required to put in shielding to the Waterfront Substation and underground distribution and transmission lines to prevent residents and visitors to the Buzzard Point area from being exposed to large amounts of consistent EMF. Even at low levels the radiation still impacts human health. We do not want the cost of the shielding to be at the expense of the rate payers. However, Pepco will run underground distribution lines up several streets that will be a definite health threat to the near Buzzard Point residential community, unless this shielding is done or another plan is put in place to prevent Pepco from concentrating all of this additional EMF right around these low-moderate income residents. They will essentially be boxed in by radiation.

Something has to be done to protect this end of our community who also will have to endure the rebuilding of the South Capitol Street Bridge. Otherwise, the city is planning around what will essentially be a sick pocket of the community and this city in the next 10-15 years. The health of these residents matters to this commission and we are hoping to receive your full support, and that of the council, to address and correct these environmental justice issues. No residents in the District should be paying Pepco to create environmental hazards in any community, including Southwest Washington. This should especially not take place at a time when we are both aware of the dangers of substations and electrical generators, as well as have access to more environmentally friendly alternatives such as solar energy.

Respectfully submitted,

Roger Moffatt
Chair, ANC 6D

cc: District of Columbia Councilmembers
Rashad M. Young, City Administrator



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

October 22, 2015

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Matthew Marcou
Acting Deputy Director
Public Space Regulation Administration
District Department of Transportation
1100 4th Street SW, Suite E360
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VIA E-MAIL: Matthew.Marcou@dc.gov

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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*

RE: Public Space Permit 114527 (Riverside Baptist Church, 680 I Street SW)

Dear Mr. Marcou,

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present (a quorum being four Commissioners) Advisory Neighborhood Commission (ANC) 6D reviewed the proposed public space improvements related to the redevelopment of 680 I Street SW (public space permit 114527) and voted 7-0-0 to support the Applicant's proposed improvements and related requests for approval.

Respectfully submitted,

Roger Moffatt
Chair, ANC 6D

cc: Bernadette.Edwards@dc.gov
PublicSpace.Committee@dc.gov



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

November 4, 2015

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Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW
Washington, DC 20001

VIA EMAIL: zsubmissions@dc.gov

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Chairperson
Roger Moffatt
Vice Chairperson
Andy Litsky
Secretary
Stacy Cloyd
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Meredith Fascett

Re: ZC 15-23 Application, Square 700 Trust LLC, Capitol Gateway Overlay District

Dear Chairman Hood and Members of the Zoning Commission,

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present (a quorum being four commissioners), Advisory Neighborhood Commission (ANC) 6D voted 4 yes, 0 no, and 2 abstaining to send the Zoning Commission this letter in support of the application by SQ700 Trust LLC to construct a residential building which would occupy the southern portion of lot 48 in Square 700. The proposed street address of this building is 10 Van St. SE.

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ANC6D is glad to see construction that will draw foot traffic and more residents to our neighborhood in general and South Capitol Street in particular. We are not opposed to the lot occupancy and loading design as they were proposed. As South Capitol Street transitions from a highway to a boulevard in the next several years, a project that enlivens the street will be especially welcome. In addition, two and especially three bedroom units are in relatively short supply in ANC6D and this project includes several such units. Although the unit mix has not been finalized, the ANC understands that all 13 townhouses and some of the apartment-style units will have at least two bedrooms, with one townhouse and four apartments currently designed as 3-bedroom units.

ANC 6D does not oppose SQ700 Trust LLC's request for a variance of the lot occupancy requirement (11 DCMR 634.1 and 1601.1). Constructing the project with 88.2% lot occupancy instead of 80% lot occupancy allows for a design that minimizes curb cuts. The project includes a large green roof on its south side, which ANC 6D requests be designed with plantings that can reduce stormwater runoff and tolerate the lighting conditions that will occur both when the building is first constructed and if the lot to the south is redeveloped to include a taller structure. The project is close to the Anacostia River. Therefore, ANC 6D urges consideration of permeable paving materials and appropriate landscaping around the site to further minimize the effects of increased lot occupancy on stormwater runoff.



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ANC 6D does not oppose SQ700 Trust LLC's request for a variance from 11 DCMR 2201.1. Van Street is too narrow to accommodate a 55-foot truck, and ANC 6D opposes loading from South Capitol Street. If 55-foot trucks will not be able to serve the building, then it is not appropriate to build a 55 foot deep loading berth. A berth that is 30 feet deep will accommodate the trucks serving the building. The loading management plan suggested on pp.12-13 of Exhibit B appears to protect the safety and traffic flow of streets surrounding the development, which are often heavily used during events at Nationals Park. ANC 6D expects that SQ700 Trust LLC will consult with DDOT on their final plans for loading, and that SQ700 Trust LLC or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.

In addition, the project will require creation of an effective construction management plan, especially in light of its proximity to other development projects and to Nationals Park. Construction traffic should be managed in a manner that minimizes impact on pedestrian, bicycle, bus, and other vehicular traffic near the site. ANC 6D expects that SQ700 Trust LLC will consult with DDOT on their final plans for construction, and that SQ700 Trust LLC or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.

ANC 6D supports efforts to encourage pedestrian, bicycle, and public transit access to the site. ANC 6D appreciates that the proposed development provides 60 spaces of bicycle parking and 16 spaces of visitor bicycle parking, more than is required by zoning. It is notable that all interior bicycle parking spaces are on the highest (P1) level of the garage, which is more accommodating to cyclists.

When One M Street had its original Overlay Review (ZC Case 15-11) on June 4, 2015, the project proposed 165 residential units with 101 spaces. On September 9, 2015, SQ 700 Trust LLC applied for review and approval of only the residential component of the project (later assigned ZC Case number 15-23), proposing 163 residential units with 92 parking spaces. The applicant's most recent filing proposes 170 residential units with 92 parking spaces (Appendix B, p.11). This decrease of parking ratio from 0.61 to 0.56 to 0.54 spaces per unit is of concern to ANC 6D. The plans used at the June 4 review involved 64 units without parking (assuming one space per other unit) and the current plans would involve 78 such units. This change will likely increase demand for neighborhood parking by residents and visitors to the site. ANC 6D realizes, however, that the current plans still exceed the required parking ratio (2101.1). To reduce the burden 10 Van Street SE will place on street parking in the neighborhood, SQ700 Trust LLC has agreed not to petition the District to designate any additional Residential Parking Permit (RPP) blocks on the streets adjacent to this building. In addition, the developers have agreed to include in all condominium offering materials a statement that the property is not eligible for RPP as it is not on the RPP registry.

ANC 6D is concerned that residents of the townhouses along South Capitol Street will be tempted to use the rightmost lane of South Capitol Street for loading, deliveries, and boarding and disembarking from taxis and other vehicles. Locating the building's address and an entrance on Van Street may reduce, but not fully eliminate, this issue. ANC 6D and SQ700 Trust therefore support the District of Columbia using signage and other methods to dissuade stopping on the 1200 block of South Capitol Street SE.

ANC 6D's October 2014 letter to the Zoning Commission in support of the JBG Companies' mixed-use development at 1244 South Capitol St. SE (Case 14-15), and its June 2015 letter to the Zoning Commission in support of SQ 700 Trust's office building at One M St. SE (Case 15-11) both supported the idea of paving Van Street SE with special materials to increase the draw and character of the street, with the understanding that they and adjacent developers will pay the cost of the special paving materials. ANC 6D encourages SQ700 Trust LLC to work in concert with JBG and other developers and landowners to ensure that Van Street SE is paved in an attractive and consistent manner. ANC 6D and SQ700 Trust LLC also support the installation of additional street lighting on Van Street.

ANC6D supports affordable housing in our community, and we understand that 10 Van Street provides the minimum it is allowed. ANC6D would prefer to see more units designated as affordable to households with a lower income, especially those with whose income is below 60% of Area Median Income. This would be beneficial to preserve or even increase the economic diversity of our community.

ANC 6D supports green building and is pleased to see that the project is targeted to meet the guidelines for at least LEED Silver certification. ANC 6D would prefer to see the building meet the guidelines for LEED Gold or Platinum certification, which would be achievable depending on the number of "maybe" items in the Preliminary LEED Scorecard (p. 8 of Attachment A, Architectural Plans, 10/16/15 submission) that are accomplished. According to the scorecard, the project could also attain three additional points if it fulfilled the requirements of SSc4.3, Alternative Transportation—Low-Emitting and Fuel Efficient Vehicles, which requires alternative fuel refueling stations or preferred parking for low-emitting and fuel-efficient vehicles.

Furthermore, ANC 6D requests that in keeping with the Audubon Society's Bird-Safe Building guidelines,¹ glazing reflectivity on the building's glass facades be reduced and "visual noise" such as bird-deterrent window films or etching be introduced.

Respectfully submitted,



Roger Moffatt
Chair, ANC 6D

Attachment: initialed agreement from SQ700 LLC

¹ <http://www.nycaudubon.org/our-publications/bird-safe-buildings-guidelines>

Agreement of SQ 700 Trust LLC regarding 10 Van St. SE (ZC Case 15-23)

I F. Russell Hines (name), on behalf of SQ 700 Trust LLC, agree to the following. I understand that this document will be submitted as an attachment to ANC 6D's letter to the Zoning Commission regarding 10 Van Street SE (ZC Case 15-23). This letter will be voted on at its October 19, 2015 meeting, and submitted to the Zoning Commission before it considers Case 15-23 on November 5, 2015.

FRH SQ700 Trust LLC will consult with DDOT on their final plans for loading and construction management, and SQ700 Trust LLC or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.

FRH To reduce the burden 10 Van Street SE will place on street parking in the immediate neighborhood, SQ700 Trust LLC will not petition the District now or at any time in the future to designate any additional Residential Parking Permit (RPP) blocks on the streets adjacent to 10 Van Street SE.

FRH SQ 700 Trust LLC will submit a copy of this agreement to DDOT prior to the matter being heard before the Zoning Commission or BZA.

FRH All condominium offering materials will include a statement that the property is not eligible for RPP as it is not on the RPP registry.

FRH SQ700 Trust LLC supports the District of Columbia using signage and other methods to dissuade stopping on the 1200 block of South Capitol Street SE.

FRH SQ700 Trust LLC commits to working with developers of adjacent parcels to provide specialty paving on Van Street SE to increase the draw and character of the street, with the understanding that they and adjacent developers will pay the cost of the special paving materials.

FRH SQ 700 Trust LLC supports the District of Columbia's installation of additional street lighting on Van Street SE.

See Below

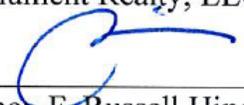
Signature

10/22/15

Date

SQ700 Trust, L.L.C.

By: Monument Realty, LLC [its authorized agent]

By: 

Name: F. Russell Hines
Title: President



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

October 22, 2015

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RE: ANC 6D Recommendation to the Deputy Mayor of Planning and Economic Development Regarding the Disposition of 1000 4th Street, SW; Square 0542, Lot 0822

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to approve a resolution regarding the disposition of the above referenced parcel. The resolution text follows.

Whereas, this property was formerly occupied by the Waterside Mall and offices of the Environmental Protection Agency; and

Whereas, the DC Zoning Commission Report and Findings of Fact in the First-Stage PUD for the site (Order No. 02-38A) published on November 19, 2007 supports a mixed-use town center, with office workers providing a significant daytime population, the apartments bringing full-time residents and evening activity to the site, and both of these serving as customers of the retail uses, which will also serve the surrounding neighborhood; and

Whereas, that order has since been extended until April 15, 2017 under Zoning Commission Order No. 02-38F; and

Whereas, an RFP to construct on that city-owned parcel was issued on April 17, 2015 with a submission deadline for proposals on May 22, 2015; and

Whereas, DMPED named three of the applicants to a short list presenting each of the proposals to the Southwest Community at a public meeting held on September 10, 2015; and

Whereas, ANC 6D has consistently supported not only broadening the amount of affordable housing in Southwest, but deepening the number of affordable housing units at lower AMI where the strongest need for affordable housing exists in our community and also increasing the size of the affordable housing units to more adequately meet the needs of growing families; and

Whereas, ANC 6D has consistently supported retail on the old Waterside Mall site to equal or exceed the previous neighborhood serving retail on a one for one basis and has already negotiated an overall increase in the originally proposed 75,000 sq/ft of retail to 117,000 sq/ft of retail, recognizing that even that amount of retail will be insufficient for our rapidly growing neighborhood since 55,000 sq/ft of that space is devoted solely to Safeway; and



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Whereas, ANC 6D has consistently lobbied for more neighborhood gathering spaces for Southwest residents that will help to create a more vibrant Southwest Town Center; and

Whereas, ANC 6D -- aware of the incredible cultural resources already provided to the Southwest Community by Arena Stage, Westminster's Jazz and Blues Nights, the activities of Blind Whino and the soon to be developed Rubell Museum of Contemporary American Art -- has been extremely supportive of establishing Southwest as cultural and creative destination that will complement pre-existing neighborhood cultural facilities and also attract new offerings to enhance the public realm, foster a renewed sense of neighborhood pride and improve the overall quality of life for all Southwest residents; and

Whereas, each of the above points have also been goals clearly articulated by the Southwest Community through the Southwest Small Area Plan Process adopted by the Council of the District of Columbia; and that

In regard to the disposition of 1000 4th Street, SW; Square 0542, Lot 0822, ANC 6D believes that the application submitted by major partners PN Hoffman and AHC, Inc. in association with cultural partners Forum Theater, Cultural DC, Arena Stage and Georgetown University LAB has most completely addressed the hierarchy of needs consistently articulated by ANC 6D over time and supported in the responses of the members of the Southwest Community through the Small Area Plan process.

On Residential Housing – ANC 6D believes that the Hoffman/AHC plan provides a higher number of units at lower AMI levels – one quarter of affordable units 30% - and three quarters of affordable units at 50% - which more closely approximates where the real need for true affordable housing exists in our neighborhood. In addition, nearly one third of the units in the proposed building are either on bedroom/den or two bedroom units which provide greater opportunities for the growing number of families who wish to locate in Southwest.

On Neighborhood Serving Retail – ANC 6D believes that more retail is better especially if we are seriously committed to reestablishing a thriving Town Center in Southwest. The Hoffman/AHC plan provides significantly more neighborhood serving retail and provides 22,500 sq/ft of retail space in stark contrast to 8-9,000 sq/ft offered by the other teams. And with the greater retail space, we would also encourage the Applicant to consider providing a portion of that neighborhood serving retail space in the development at an affordable rate to benefit local entrepreneurs. In addition, we believe that this Applicant has the most extensive knowledge and understanding of the big picture of existing neighborhood retail requirements and they will be better able to recruit retail that is complimentary to that which is being developed at The Wharf. The inclusion of The Diner in this plan greatly enhances the acknowledgement that a Town Center must function as a community gathering place. Southwest has been clamoring for a non-national chain coffee place and kick back kind of restaurant. The Diner will admirably fill that vacuum, providing an “office” away from home, a place to grab breakfast and a comfortable late night spot where Southwesterners can gather for dinner or after a community meeting.

On Enhancing Southwest as a Cultural Destination – The inclusion of Forum Theater within this development dramatically enhances the goal in the Southwest Small Area Plan to continue to develop our neighborhood as a cultural destination. In addition to providing a Black Box theater with 10,000 square feet, Forum would be returning to the District after more than a decade away. Performances and cultural activities at Forum will significantly enliven our Town Center during evening hours and provide additional patrons to existing restaurants already located along Fourth Street. Partnership arrangements with Arena Stage, Cultural DC and Georgetown University and proximity to our new Southwest Library will provide additional synergy in the area the creative arts as Southwest develops as a cultural destination.



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On Commitment to Long Term Ownership and Community Participation – The Applicants have shown exemplary commitment to the Southwest Community and their highest profile development hasn't even yet opened. They are locating their headquarters in Southwest. Their leadership already lives here or will become Southwesters once they receive certificates of occupancy for 525 Water and VIO. While other developers have built and flipped for quick profit, the Applicants are committed to the overall development of Southwest both as anchors of our major development at The Wharf and as founding members of the new Southwest BID.

Accordingly, and after much consideration, and at a regularly scheduled monthly meeting at which a quorum was present and by a vote of 7-0-0, ANC 6D strongly recommends to the interdisciplinary staff at DMPED that the PN Hoffman/AHC team be awarded the right to construct on the Northeast Parcel at Waterfront Station and that our recommendation be accorded great weight in that process.

Sincerely,

Roger Moffatt,
Chairman, ANC 6D

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