

**Advisory Neighborhood Commission 6D**  
**Minutes of Business Meeting – September 8, 2014**  
**Held at DCRA Conference Room, 1100 4<sup>th</sup> St. SW, Washington DC 20024**  
**Roger Moffatt, Chair**

*The Commission convened at 7:00 p.m. The following Commissioners were in attendance: Roger Moffatt (chairing) Stacy Cloyd, Rachel Reilly Carroll, and Andy Litsky. ANC staff member Joshua Habursky also attended.*

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

**Approval of Agenda**

CM Hamilton's motion to move community concerns to the beginning of the meeting failed 1-3-1. CM Litsky moved to approve the agenda and CM Cloyd seconded. Agenda was approved 5-0-0.

**Meeting Announcements**

- CM Moffatt: The next ANC meeting will be October 20, 2014 at 7pm at 200 I St. SE
- CM Litsky: There will be a mayoral candidates' forum the evening of 10/6/14 (time to be announced) at Arena Stage.
- CM Garber: There will be an ANC 6D07 candidates' forum 9/13/14 from 11:30am to 1pm at 200 I st. SE.
- CM Cloyd: Navy Yard memorial is 9/16/14 at 6pm in Canal Park.
- CM Litsky: DC Preservation League community historical walk 9/20/14 from 2-4pm, starting outside the Waterfront metro station.
- CM Hamilton: Public safety meeting the evening of 9/17, boxing tournament all day 9/13 at King-Greenleaf.
- CM Hamilton: long-term community member David Plummer passed away recently; she asked for a moment of silence to remember him.
- Kael Anderson (SWNA president): On 9/15 Winning Goal Coalition is meeting with Council Chairman Phil Mendelson to discuss the proposed soccer stadium at Buzzard Point.
- Bill Schickler: On 9/22 there will be a protest of gentrification at the Wilson building.

**Public Safety Report**

Commander Brown, who took over command of MPD First District in February 2014. He and/or Lt. Gallucci will attend future ANC meetings regularly. The shooting of 6 people in Southwest was closed with arrests. Violent crime other than that is low, but there is still some property crime. YTD crime is down over 30% overall in PSA 105. He advised drivers to take notice that 8:45am on 9/16 there will be crowds for Navy Yard memorial.

Lt. Gallucci noted that some crimes aren't reported and that makes it hard to deploy resources. They are happy to reassign officers to trouble spots if they know about them. CM Carroll asked about when to use 911 vs.311 and Lt. Gallucci said to use 911 any time you want the police to respond; 311 is to get information to or from other District agencies.

**Recognition of Felicia Coutts for the 3<sup>rd</sup> & I St. SW Playground**

CM Carroll presented a certificate to Felicia Coutts for her work spearheading the construction of a playground next to the Southwest Library. Ms. Coutts noted that the first playground cleanup is scheduled for 9/27/14.

### **Community Benefits Coordinating Council DC United Stadium Community Benefits Agreement**

Felicia Coutts, on behalf of the CBCC, explained that they have been holding community meetings to learn what benefits community members would like to come as part of the soccer stadium. They have sent a draft to the District and DC United in hopes that they can come to an agreement and have it included in the Council's legislation that leads to a stadium. They will send that draft to the ANC. CM Litsky also asked her to send the CBCC's financial statements.

### **Approval of June and July Minutes**

June minutes approved 7-0-0 (CMs Marrero and Garber arrived).

July minutes approved 6-0-1 (CM Carroll abstained).

### **Fundraising walks/races**

- Dave Mallory, Whitman-Walker Health, for Walk to End HIV on 10/25/14. This is their 28<sup>th</sup> year, and they are planning a 5k timed run beginning at 9:15 am, with a walk that begins at 9:20. They are expecting 7000 participants along a route that will enter ANC 6D along 3<sup>rd</sup>, 4<sup>th</sup>, C, D Streets and Independence Ave (all in SW). CM Litsky moved to send a letter of support, CM Hamilton seconded. Approved 7-0-0.
- Rebecca Potts-Dupree, So Others Might Eat, for 13<sup>th</sup> Annual Thanksgiving Day Trot for Hunger. It's a 5k and roads will reopen by 10am. CM Carroll moved to send letter of support, CM Garber seconded. Approved 7-0-0.

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

Sean Seaman, Hoffman-Madison Waterfront, gave update on Wharf and St. Augustine's project.

- The project started in mid-April. The plan is for construction to take 42 months. They're currently ahead of schedule on utility relocation on Maine Ave. 90% finished with Verizon relocation in Phase 1 area, Pepco is done, Washington gas should finish by end of September. Keeping 2 lanes open during rush hour but as few as 1 in each direction in off-peak.
- Channel Inn is being used for office space for members of the construction team, Jenny's restaurant, and the Capitol Yacht Club. Jenny's Asian Fusion is closing 9/28 in their current location but will reopen around December in the Channel Inn and will eventually serve 3 meals a day for construction workers and the public.
- At St. Augustine's, the copper beech tree will be relocated to the current site of the Maine Lobsterman statue, which will become the Waterfront Park, in keeping with the wishes of members of the community. CM Litsky asked for community to be notified when beech moves because some community members would like to observe. The lobsterman statue will be stored temporarily and relocated towards fish market later on in construction. Call boxes are being stored in garage of Channel Inn.
- Parcel 11 (St. Augustine's site) has faced permitting delays and the sanitary sewer needs relocation. There will be continuous access on either 6<sup>th</sup> or Water Street for police and Spirit boats, Tiber Island loading dock. Balfour-Beatty is condo developer. 108 condos will start construction in October, with delivery early 2016. Goal is for the waterfront park to be completed around the same time.

- Risa Abraham discussed the community meetings the Wharf team has held, and the FAQs they recently posted on the wharf website. They will be updating website weekly with traffic-causing local events so they can plan construction around it.
- 700-900 Water Street structures are being demolished (Zanzibar, Phillips, Kastles stadium). No more parking under Phillips. At end of October, parking lot between Capital Yacht Club and fish market will open.
- Bike and pedestrian routes on one side of the street will be created/preserved. CM Carroll asked if there'd be a separate bike lane but Sean Seaman said it will be on sidewalks during construction unless DDOT allows sharrows. CM Carroll indicated her support for sharrows. Sean noted there will be a bike lane there after construction.
- In October developers will be presenting their bus management plan, which they're working on with DDOT. This focuses on private buses.
- Eleanor Bacon: the developers are trying to identify historic people and events who should be commemorated at the wharf. She is hoping that all ANC commissioners in SW will each nominate 2 people to participate in a charrette about this.
- Events between 6<sup>th</sup> Street and gangplank: Thursday jazz and blues and Friday summer sounds go through end of September. Every Saturday morning there are workouts 8-11. Pumpkin Lantern Palooza will be 10/4, and they will participate in parade of lighted boats.
- Next Development Advisory Group and community benefits subcommittee meetings will be held in November.
- Community Questions:
  - Gene Solon: how many piles have been driven in the channel? A: about 36, out of a total of 150-200 that need to be driven. Marine side of things is about 8 weeks ahead of schedule. Currently, 8-10 piles are being driven per week.
  - Karen Anderson: what is the plan for public parking? A: there may be a possibility of using some area behind the Wharf sign, but fish market trucks are currently using it. They'll move closer to the fish market soon, and some public parking might also be available there. Spirit parking lot is also available too.
    - Ms. Anderson pointed out a need for handicapped spaces and ramps, and requested future updates about progress toward first choice hiring goals. Sean Seaman and Elinor Bacon said they would take care of both.
  - Bill Schickler: are the developers aware of any plan to reconnect N and O Sts, going through River Park and King-Greenleaf fields? A: no, don't know anything about it but the planned park near parcel 11 would keep those roads from connecting to 6<sup>th</sup> St.

1244 S. Capitol St. SE: Dennis Hughes, Holland and Knight, Eric Colbert from design team.

- The site was purchased from monument and Lehman brothers in December 2013. They had planned an office building, but new proposal has 2 levels of retail with residential (probably rental, roughly 450-1200 square feet per unit) above. They will follow the Community Benefits Agreement for Square 700 that Monument negotiated. Zoning Commission hearing is November 15.
- There will be landscaping and other improvements along S. Capitol St, for noise control, beautification, seating, and stormwater retention. There will be complementary plantings on terraces and balconies. They will try for LEED silver. CM Cloyd asked about preventing birds from flying into glass or nesting on the window wells and they have plans to reduce how much these events occur.

- Asking for variance for penthouse setback (it would be used for deck, mechanical, and courtyard space) and an alley closure; other than that, it will follow the Capitol Gateway overlay guidelines.
- Robin Mosley from JBG discussed attempts to attract retailers. They will be building the amenities in other parts of the building, so they do not plan to use the retail space for residential amenities. They want a mix of neighborhood-serving retail and stores suited to the large number of ballpark visitors.
- CM Litsky asked for drawings that show the building with South Capitol at grade, as the plan is for the future. CM Moffatt asked the developers to include information in their leases stating that tenants would not be eligible for Residential Parking Permits, and they were willing to do that.
- An extensive discussion of affordable housing followed. The plan is for 8% of units to be designated affordable, for households at 80% of Area Median Income.
- CM Garber moved to send a letter in support of the project to the Zoning Commission. CM Cloyd seconded. CM Moffatt asked for an amendment to the draft letter specifically addressing Residential Parking Permits, but it did not come to a vote because CM Garber withdrew his main motion after CMs Carroll and Hamilton said they'd abstain because they wanted more information about affordable housing.

Joseph Lapan, DMPED about DC Water sites which would be transferred to Forest City

- The project that would happen there (involving a movie theater) has already been approved for a PUD, with the ANC's support.
- 2 parcels will be sold, one ground leased for 50yrs with two 24-yr extensions. 2 conveyed parcels will pay property taxes—no TIF. DMPED is confident that after deductions for remediation, Forest City will pay DC for the site.
- There will be a community meeting on 9/29 at 6:30 at 300 Tingey St. SE.
- CM Garber moved to send a letter of support for the transfer once information about remediation needs and costs on all three parcels is sent to ANC. CM Litsky seconded. Passed 6-0-0 (Marrero left).

WC Smith retail

- CM Garber moved to send a letter to W.C. Smith reiterating support for retail at the Park Chelsea at 880 NJ Ave. SE, as planned in the initial development. CM Litsky asked to strike one sentence discussing the developer's other projects in the area and CM Garber agreed. CM Litsky seconded and the motion passed 6-0-0.

David Avitabile, Goulston and Storrs, for Forest City Washington.

- Parcels north of the ballpark and close to the stadium. They are in the Southeast Federal Center overlay, which has height maximum of 110' and max 6.0 FAR. That's lower than the Capitol Gateway overlay, which has a 130' maximum height and density of 7-8 FAR for residential.
- Forest City wants these 4 parcels to be allowed extra height and density to match Capital Gateway: 130' and 7.0 FAR, if the buildings would be residential. They would be willing to put anything using this extra height in front of the Zoning Commission (and ANC could comment).
- The current overlay would require retail on 1<sup>st</sup> and N Sts but they would also focus on 1 ½ st. They are going before ZC on October 18 so need a decision now.
- CM Garber moved to support ZC 14-05 (Yards West Text Amendment). CM Litsky seconded. CM Moffatt offered an amendment that would state "ANC 6D strongly encourages the Zoning

Commission to require units with more than 2brs as a condition of this added height and density.” CM Carroll seconded the amendment. It passed 6-0-0. The motion also passed 6-0-0.

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

- Updates: at ABC meetings since last ANC meeting, Bullpen and Capitol Skyline came to discuss noise complaints and residents have reported noise has improved. They are reporting when it’s too loud. ABC has submitted plans and goals to the ANC, along with a draft version of all the liquor licenses in 6D by SMD.
- Harris Teeter: company has negotiated a cooperative agreement. CA approved 5-0-0 (Garber absent). CM Litsky moved to send a letter of support for their Class B License. CM Carroll seconded and motion passed 5-0-1 (Garber abstained).
- Capital Yacht Club: It’s not clear whether ABRA will require them to get a new license or just change the address on their existing license. CM Litsky moved to send a letter in support of a change of address or a new license. CM Hamilton seconded and it was approved 6-0-0.
  - CM Litsky then moved to send a letter in support of a stipulated license should a new license be required. CM Cloyd seconded. CM Cloyd put forth an amendment stating that “the current settlement/voluntary/cooperative agreement should remain in place during any period of a new or stipulated license until such time as a new agreement is agreed upon.” CM Litsky seconded and the amendment passed 3-1-1 (Garber opposed, Carroll abstaining, Hamilton absent). The main motion passed 3-0-2 (Garber and Carroll abstaining).
- Cap Liquors wants to extend hours. The new hours would be Sundays 10am-9pm and other days 10am-midnight. ABC supported 4-0. CM Litsky moved to support the changed hours, CM Garber seconded, and the motion passed 5-0-0.

**Other Presentations and Motions**

Mike Goodnough, DDOT

- DDOT would like to install bike lanes along 4<sup>th</sup> St. SW from School Street to Independence Avenue. This would connect existing bike lanes on 4<sup>th</sup> Street south of School Street to the Pennsylvania Avenue bike lanes. There would be no reduction in parking. They can’t do anything about the cobblestones between the national galleries of art. CM Carroll moved to send a letter in support of this plan to DDOT, CM Litsky seconded, and it passed 6-0-0.
- Since no other DDOT staff were able to attend, he answered questions about other DDOT matters:
  - CM Litsky asked about sinkhole at 430 M St, reported through 311 on July 1. Litsky moved to send a letter to DDOT about it. CM Moffatt seconded and it passed 6-0-0.
  - CM Moffatt asked about a dedicated left turn arrow from 4<sup>th</sup> St SW onto I St. DDOT wasn’t aware of request. But after they pulled the traffic counts, DDOT doesn’t feel the left turn volume requires a signal. CM Hamilton expressed concerned with the impact a dedicated arrow could have on people walking to and from Amidon-Bowen Elementary. Mr. Goodnough said Anthony (he doesn’t know last name) will be in charge of the decision on signal.
  - CM Cloyd asked about the ANC’s request for a crosswalk on the north side of South Capitol at I Street and traffic calming on the unit block of I Street SE. Mr. Goodnough said he would inquire with the relevant parties at DDOT.

CM Cloyd moved to change ABC bylaws to allow virtual attendance at ABC meetings. CM Litsky seconded and the motion passed 5-0-1 (Moffatt abstains, 2/3 majority required).

**Commission Updates and Administrative Matters**

- Chair’s report: none
- Treasurer’s report: The ending balance for the third quarter of 2014 is \$3831.32. The current balance without additional money that will soon be coming from the District is \$12,637. CM Carroll moved to submit financial statements to the District. CM Litsky seconded and the motion passed 6-0-0.

**Community Concerns**

- Bill Schickler: Wanted to know if Commissioners were aware of local traffic studies. Also, he informed the ANC that he is meeting with One DC, Our DC, Restaurant Opportunity Center, DC Jobs with Justice, and Empower DC to oppose gentrification through a People’s Platform and wants our support.
- TD Stanger: Thanked ANC for letter sent to Zoning Commission regarding affordable housing on DCHA-owned parcels. He stated that DCHA has asked for a postponement for their Zoning Commission hearing to get more community input on the topic.

*The commission adjourned at approximately 10:41p.m.*

*Minutes prepared by Stacy Cloyd*

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