

**Advisory Neighborhood Commission 6D**  
**Minutes of Business Meeting – December 9, 2019**  
**Held at 1385 Canal St SE, Washington DC 20003**  
**Gail Fast, Chair**

*\*As approved at the February 10, 2020 meeting\**

*The Commission convened at 7:00 p.m. The following Commissioners were in attendance: Gail Fast, Andy Litsky, Ron Collins, Edward Daniels, Anna Forgie, Fredrica Kramer and Rhonda Hamilton. Executive Director Shaun Carter was also in attendance.*

**Approval of Agenda**

Passed 6-0-0.

**Introduction of Commissioners**

**Announcement of January meeting – Meeting will be held on January 13, 2020 1100 4<sup>th</sup> Street SW at 7pm.**

**November Meeting Minutes**

**Amendments:**

**DPR/DGS Presentation regarding improvements to Lansburgh Park** - DPR and DGS to provide regular updates on the project for residents. CM Forgie asked for DPR to specifically provide information during the winter and spring as that is the planting season for the SW Community Gardens.

**Corrected vote tally 66 Kramer to 58 Moffatt**

**Public Safety Report – Lt. Donigian**

Increase in death from autos near Nationals Park. One homicide in 200 block of L Street SW, case remains open. Other forms of crime have been falling.

Fall Crime Initiative has been very successful and crime has gone down dramatically due to the extra overtime hours officers are able to use as part of the initiative.

Increase in robberies near Potomac Avenue Metro

Presence of unarmed recruit officer paired with armed officers

New intelligence unit is tracking violent offenders in the district after arrest and through conviction/dismissal to identify and evaluate that things are working the way they are supposed to.

Fight at Waterfront Metro on the platform, large number of juveniles and young adults on December 8.

Metro Transit police are handling investigation.

CM Daniels asked for increased MPD enforcement on Sundays around the Nationals Ballpark Enchanted venue when DPW is not operating to enforce parking.

There was a report of shooting at Half & O Street, 2 days ago and he walked into a non-DC hospital and it was found out that he might have been victim of burglary at home or someone at his home. His gunshot may have been self-inflicted and was not at Half & O. Lt not sure if victim is a resident.

Waterfront metro incident involved older children around 7pm and not school aged.

Will there be police presence at next Peace Walk on December 14<sup>th</sup>? Yes.

**Meeting Announcements**

A number of closings at WARF. Orangetheory Fitness at the Wharf is opening this week.

Greenleaf redevelopment project from 6-8pm on Tuesday, December 10 – 203 N St SW Family Enhancement Center.

Fredrick Douglass Bridge project offering 2020 Calendar gifts to the community. Bridge is going from 4-6 lanes and goes over to the Anacostia River

SW Library is now under demolition, 8 weeks to level the building, recycling materials.

Dec. 14<sup>th</sup> annual gingerbread day at St. Matthews Church at 222 M Street.

Dec. 18<sup>th</sup> PSA 103 & 105 Holiday meeting, holding a gift card drive for older children – requesting food related gift cards of \$5-10, or bringing individually wrapped snacks for the patrolling officers.

Wharf is hosting “Shop the Square” holiday market at District Square – European style open air market Noon – 6pm Dec. 14-15.

Rescheduled SW Skates for free at WHARF on Dec. 22<sup>nd</sup> 12-9pm.

On Saturday Dec. 7, the WARF had 61 boaters participate in annual Parade of Boats. Bob Woodman Koenig of District Wharf apologizing for missing TCOs at 7<sup>th</sup> & Maine Ave during the parade of boats and subsequent fireworks, the contracted employees failed to stay active during the entirety of the event.

This Saturday party for 1D where St. Dominic’s supplies and supports food

Saturday Dec. 21 12-2pm coat giveaway at St. Vincent DePaul in partnership with St. Dominic

Good Projects – conduct service projects in different areas of DC and this Friday Dec. 13 is a brown bag event for the homeless at the 1D police precinct at 7pm.

### **Consent Agenda**

- a. Scope it Out 5K March 29, 2020 (CM Collins) Collins moved, Daniels seconded – 7-0-0 passed.

### **Presentations and Resolutions**

- a. **Office of Neighborhood Safety and Engagement’s Violence Intervention – Carmen Berry, EOM**

The Office opened two years ago. Mission is to foster community-based strategies for violence intervention to help prevent violence and increase public safety. It is partnered with Training Grounds. It was founded after passage of the NEAR Act. Utilizing a public health approach to combat violence and identify and correct the root problem. Office has violence intervention workers on the front lines that work with community members and respond to critical incidences and facilitate cease fires, mediation and peace agreements.

[www.onse.dc.gov](http://www.onse.dc.gov) for more information.

- b. **DC Water Lead Pipe Replacement Program – John Deignan, DC Water**

Free or discounted replacement of lead service lines, regardless of income and lead testing.

Offers free test kits that can be requested at <https://www.dewater.com/lead-testing>.

- c. **Waterfront Station Update (CM Fast)**

Sidewalk closure on 4<sup>th</sup> Street SW. Will not impact parking at Safeway or ingress/egress to CVS.

Starting on Wednesday Dec. 11, weather dependent. GO technical work will be done near sidewalk. The site is just beyond the CVX. They will be closing the sidewalk from 305 days depending on the weather.

- d. **Recent loss of District Hardware & Bike, Velo Café, DC Row, ANCHOR, and d/eleven (CM Litsky)**

Andrew Son, VP of Asset Management with Madison Marquette. Responsible for asset management team at District Wharf.

d/eleven was not planned to be a long-standing tenant, was a short-term licensing deal.

District Hardware & Bike/Velo Café – we were very surprised to see them close, were actively in negotiations to keep them in the location, did not receive notice of the closing.

Rents are sized based on revenue generation for the type of occupant in the space. Those that left were not able to make the numbers work despite paying a below-market rent.

8 new tenants are opening in the next six months.

CM Litsky: Loss for the community. The Commitment in the PUD was to provide neighborhood serving retail on the Maine Ave side of the project. It was part of PUD that was signed and allowed the WHARF to take over that property. We want to ensure that new tenants fit that promise. Make sure that community serving retail is put in that side of the property. He has to give WARF credit for going out to entertain venues that are not big names. One thing that has come up is a desire to have trader Joes. A food service other than Safeway. Wants to make sure that the WHARF is supportive of WHARF LIFE.

CM Daniels- Asked about commitment to working with Capital Fringe.

Son- Yes. They do work with Capital Fringe.

CM Fast: It is important that the community is supportive of WHARF and not just those that live there. Would like to see businesses who cater more toward affordable incomes as part of the retail/service mix at the WHARF.

CM Kramer: What lease options are available to new tenants at the WHARF?

Son: A lease is usually around 10 years; licenses allow tenants to control spaces for shorter period of time – 2 to 3 years.

CM Hamilton: What efforts are you making to support these small businesses are successful at the wharf? What things are you doing to attract small businesses?

Many residents are unable to participate in the retail/services at the WHARF due to high price points.

Son: Everything is on the table and our leasing team is ready to talk to potential tenants who may be local, small businesses and short-term leasing. They have a leasing team that they can talk to. We are committed to neighborhood serving retail. They will do their part and hope that everyone does their part.

**e. Vaping ban resolution (CM Hamilton)**

Hamilton moved, Litsky seconded. 2-3-2 motion did not pass.

**ABC Committee Report**

- a. Albi/Maxwell, 1346 4<sup>th</sup> Street, SE: new CT + E & SG w/E; also support for stipulated license  
Daniels moved, Forgie seconded. 7-0-0 motion passed.
- b. Protest Chopsmith application, 11 District Square, SW. Litsky moved, Collins seconded. 7-0-0 motion passed.

**Development, Planning, and Transportation**

**a. ZC 19-23 – 80 M Street SE Design Review (CM Forgie)**

ZC Hearing is on January 9<sup>th</sup>. Request for a community benefit from the ANC was considered and are willing to offer use of the community room at the ground floor up to 3x per year to a non-profit organization, scheduled in advance with management.

CM Forgie: Thank you very much for meeting with residents and a member of the board at Velocity condominiums and offering the community benefit despite not being required to.

Requesting that a sunlight study be conducted to determine the impact of adding two additional floors to the sunlight received into the condos on the south frontage of Velocity.

CM Forgie: Motion to support the 80 M Street SE project at zoning with the caveat that developer provides a shadow study within the next week and should the study show a significant loss of sunlight that we would retain our right to withdraw support. CM Fast seconded. 6-1-0 motion passed.

**b. ZC 17-05B – Akridge/WhyHotel Design Review Mod. of Significance, auth. Chair to testify at ZC (CM Fast & Hamilton)**

Requesting to add a temporary lodging use to the building, from WhyHotel to help support building during its lease-up period. ZC hearing date is Dec. 16. ZC does not look to benefits as

part of review, but developer is offering two benefits to the community – a 15% discount to residents of ANC 6D, and hire from the neighborhood through career day events. WhyHotel is a 2-year old company based in NW DC that seeks to assist new high-rise apartment developments utilize unsold inventory during the 9 to 24-month lease-up phase by providing 24/7 staffed and furnished apartments for rent from a day to months at a time. Seeking to take up to 150 units at Riverpoint and slowly wind down position as building leases up. A hard stop date of 2 years has been placed into the zoning application. CM Fast moved to oppose ZC 17-05B due to the fact that the WhyHotel is not and was not the intended use of the property that we voted on years ago when Akridge came to us the project was a mixed use with 1<sup>st</sup> floor retail and a residential property. There was not a hotel in the mix and we feel that the concept of the hotel is in contra-diction with what we were told when originally going to zoning commission. CM Daniels seconded. 6-0-1 motion passed. CM Fast moved to authorize Chair Fast to testify before the ZC. Litsky seconded. 6-0-1 motion passed.

- c. **ZC 12-14/A – 300 K Street SW – 2-year extension of 2<sup>nd</sup> Phase PUD (CM Kramer)**  
CM Kramer moves to support request for the 2-year extension, Litsky seconded. 7-0-0 passed.
- d. **250 M Street SE Construction Update – HITT Construction (CM Daniels)**

**Chairperson’s Report: Meeting schedule for 2020 approved.**

**ANC 6D Business Meeting Schedule – 2020**

Meetings begin at 7pm

<b>Month</b>	<b>Date</b>	<b>Location</b>
<b>January 2020</b>	January 13	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>February</b>	February 10	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>March</b>	March 9	Navy Yard - DC Water HQ 1385 Canal St SE
<b>April</b>	April 13	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>May</b>	May 11	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>June</b>	June 8	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>July</b>	July 13	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>August</b>	<b>No Meeting</b>	<b>No Meeting</b>
<b>September</b>	September 14	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>October</b>	October 13	1100 4 <sup>th</sup> Street SW, 2nd Floor
<b>November</b>	November 16	1100 4 <sup>th</sup> Street SW, 2 <sup>nd</sup> Floor
<b>December</b>	December 14	Navy Yard – DC Water HQ 1385 Canal St SE

<b>January 2021</b>	January 11	1100 4 <sup>th</sup> Street SW, 2nd Floor
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**Treasurer’s Report:** No report.

**Community Concerns:** No concerns.

*Prepared by Rhonda Hamilton and Shaun Carter*



*Southwest / Navy Yard / Buzzard Point*  
Advisory Neighborhood Commission 6D

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: [6d@anc.dc.gov](mailto:6d@anc.dc.gov)  
Website: [www.anc6d.org](http://www.anc6d.org)

December 9, 2019

Julie Hanson  
[hpeventsdc@gmail.com](mailto:hpeventsdc@gmail.com)

RE: Scope it Out 5k – March 29, 2020

**OFFICERS**

Chairperson  
*Gail Fast*  
Vice Chairperson  
*Andy Litsky*  
Secretary  
*Rhonda Hamilton*  
Treasurer  
*Ronald Collins*

Dear Ms. Hanson,

At a regularly scheduled and properly noticed public meeting on December 9, 2019, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 in support of your above-referenced event.

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

**COMMISSIONERS**

SMD 1 *Gail Fast*  
SMD 2 *Anna Forgie*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Fredrica Kramer*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

Sincerely,

Gail Fast  
Chair, ANC 6D  
Southwest, Navy Yard, & Buzzard Point



*Southwest / Navy Yard / Buzzard Point*  
Advisory Neighborhood Commission 6D

January 6, 2020

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: 6d@anc.dc.gov  
Website: www.anc6d.org

Councilmember Charles Allen (Ward 6)  
1350 Pennsylvania Avenue, NW Suite 110  
Washington, DC 20004

**OFFICERS**

Chairperson  
Gail Fast

Vice Chairperson  
Andy Litsky

Secretary  
Rhonda Hamilton

Treasurer  
Ronald Collins

**COMMISSIONERS**

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SMD 2 *Anna Forgie*  
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SMD 4 *Andy Litsky*  
SMD 5 *Fredrica Kramer*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

**VIA E-MAIL:** callen@dccouncil.us

**RE: Alley Closure for 1000 1<sup>st</sup> St SE**

Dear Councilmember Allen:

At a regularly scheduled and properly noticed public meeting on November 18, 2019, with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-0 to support, with conditions, the proposed alley closure for the property located at 1000 1<sup>st</sup> St SE and the associated Lots 1, 18, 41, 42 and 805 (hereinafter “the property”) as proposed by Paradigm Development Company (hereinafter “the applicant”).

The ANC’s primary concern is ensuring the safety of residents, motorists and bicyclists as well as the ability of residents to enjoy their neighborhood and to move about freely.

The applicant proposes to “close” the alley between K and L St and between 1<sup>st</sup> and New Jersey SE by assuming its management and maintenance. This will require a public space easement in order to ensure the alley remains accessible to the public. The alley is currently 12’ wide and will be widened to 20’ in order to comply with DDOT standards.

The ANC will support the applicant’s proposed changes to the alley with the following conditions:

- First, the applicant, as both the development firm and management company for the property, will ensure the upkeep, maintenance, and accessibility of the alley at all times.
- Second, the applicant, as both the development firm and management company for the property, will offer as a community benefit at least five (5)

units in the second phase of the building at 1000 1<sup>st</sup> St SE as affordable units offered at 80% AMI. The applicant will ensure that these units will be identical in size and location to any other market-rate units in the property. These affordable units will vary in size from studio – 2 bedrooms and will have the same finishes as all of the other units in the building. Any residents occupying these units will have all rights and access provided to residents of the market rate units.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gail Fast".

Gail Fast  
Chairperson, ANC 6D  
Southwest, Navy Yard & Buzzard Point

CC: District Department of Transportation  
Attn: Jeffrey Marootian, Director  
1100 4<sup>th</sup> Street, SW, 3<sup>rd</sup> Floor  
Washington, DC 20024





## *Southwest / Navy Yard / Buzzard Point* Advisory Neighborhood Commission 6D

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: [office@anc6d.org](mailto:office@anc6d.org)  
Website: [www.anc6d.org](http://www.anc6d.org)

January 7, 2020

Anthony Hood, Chairman  
Zoning Commission of the District of Columbia  
441 4<sup>th</sup> Street, NW, S200  
Washington, DC 20001

### **OFFICERS**

Chairperson  
Gail Fast

Vice Chairperson  
Andy Litsky

Secretary  
Rhonda Hamilton

Treasurer  
Ronald Collins

Transmitted via email: [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

### **RE: 80 M St SE Vertical Extension**

Dear Chairman Hood,

At a regularly scheduled and properly noticed public meeting on December 9, 2019 with a quorum being present, a quorum being four Commissioners, Advisory Neighborhood Commission 6D (“ANC 6D” or the “ANC”) voted 6-1-0 not to oppose the proposed application for an addition of two floors plus a habitable penthouse (the “Project”) as submitted by Goulston Storrs (the “Applicant”) for the property located at 80 M Street SE, which the applicant has submitted to the Zoning Commission as a Design Review for Z.C. Case No. 19-23.

### **COMMISSIONERS**

SMD 1 *Gail Fast*  
SMD 2 *Anna Forgie*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Fredrica Kramer*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

ANC 6D notes that the proposed vertical changes to 80 M St SE will have the greatest impact on residents of the Velocity condominium building (located at 1025 1<sup>st</sup> St SE). The ANC held a November 12, 2019 meeting for Velocity residents with the Applicant and provided residents the opportunity to voice their opinion on the Project at the December 9, 2019 ANC meeting referenced above. In late December, the ANC received emails of opposition to the Project from more than one resident and we urge the Zoning Commission to take their opposition into account.

The ANC is mindful of concerns regarding additional construction in the neighborhood as well as the safety impact on the intersection of 1<sup>st</sup> St SE and L St SE. The ANC is actively working with DDOT to improve pedestrian safety at this intersection and urges the Applicant to participate in those discussions to ensure that the Project does not impede necessary safety improvements. Further, in response to the ANC’s request, the Applicant submitted a sun/shadow study on

January 2, 2020, which appears to show shadow on three additional floors of the Velocity condominium building during the three winter months.

The ANC supports the Project's use of sustainable materials and the incorporation of local geography, especially the confluence of the Anacostia and Potomac rivers, into its design. Further, the proposed extension will bring the building up to the height of its surrounding buildings and in that sense complements the existing neighborhood.

ANC support is contingent upon the Applicant's commitment to make available the public meeting area in the lobby of 80 M St SE for community meetings once a month. Further, the ANC notes that should the Zoning Commission deny, fail to support, or otherwise reject any portion of the Applicant's proposal, ANC6D will, as a consequence, withdraw its support for the Project.

In conclusion, the ANC does not oppose this Design Review application to the Zoning Commission because 1) it is within the height parameters of the surrounding neighborhood, 2) it incorporates local geography into its design and makes use of sustainable building materials, and 3) it is accompanied by a welcome community benefit in support of the neighborhood.

Should you have any questions, please contact me at 202-554-1795 or 6D01@anc.dc.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gail Fast".

Gail Fast  
Chair, ANC 6D  
Southwest, Navy Yard, & Buzzard Point