

**ANC 6D, MONTHLY BUSINESS MEETING AGENDA, 9/14/2020, Virtual WebEx Meeting | MINUTES \*As approved at the November 16, 2020 Business Meeting\***

The following Commissioners were in attendance: Gail CM Fast, Andy CM Litsky, Ronald CM Collins, Rhonda CM Hamilton, Edward CM Daniels, Fredrica CM Kramer, and Anna CM Forgie. Executive Director Shaun Carter was also in attendance.

**1. Approval of the Agenda 7:05pm, 3min**

Start 7:06pm

Commissioner Fast, removal of 7b.

Forgie – add letter to Jair Lynch as to why LED light is on Kelvin building. Add 10.f

CM Litsky moved, seconded CM Collins

Passes, 7-0-0

2. Introduction of the Commission 7:12pm

3. Announcement of Oct Business Meeting, virtual 7:15pm  
10/13/2020, 7pm

4. Approval of July Minutes, Moved Daniels, Second Hamilton 7:16pm  
Passes, 6-0-1, Forgie abstains

**5. Meeting Announcements 7:18pm**

CM Fast: Moment of silence, Mrs. Bailey in Greenleaf.

CM Litsky: Please register to vote.

CM Hamilton: ERAP info.

Regina – Weathering the Storm, SW Emergency Preparedness Task Force

Mikaela – coronavirus.dc.gov, \$3.3 million investment low-income students. Reaching out to eligible families, those who are receiving snap and tandif benefits in DCPS or charter. If you have not received text, phone or email, please reach out to your school to make sure they have your contact info. Techtgether.dc.gov | Mikaela: 202-538-1241

Flash floods last week – go to dcwater.com for backwater bail rebate program

Census – please complete the 2020 census. 2020census.gov, 1-844-330-2020, or by mail. Contact 202-538-1241, Mikaela.

Georgine Wallace– PSA, Wed at 6pm. Link is on NextDoor and on the e-list. You can join SW PSA, [swdcpsa@gmail.com](mailto:swdcpsa@gmail.com), speaker will be program manager from Training Grounds.

MLK Library opens on 9/24. Virtual opening. Available on DCLibrary.org available at a later date. Only first floor open.

Construction on SW library on schedule.

## 6. Public Safety Report MPD

7:34pm

Captain Dorrrough

PSA 103, two ADW, one domestic incident and other was a robbery. 800 block of 4<sup>th</sup> street. Higher rate of stolen autos still throughout the area. Delivery drivers leaving keys in car while making deliveries.

105/106 is on a robbery call right now.

Collins- was there arrest in 4<sup>th</sup> street Safeway stabbing incident? -not that he is aware of. Has to look that up. 8/18

Litsky – shots last night at 4<sup>th</sup> and N SW. -suspect fired three shots, not sure at what. Was not able to stop him. Recovered evidence and working on it

Kramer -Incident around James Creek. Any info? Yes, shots fired. Have to look up details. One subject shot. 8/21, 9pm

Daniels – Shooting near Ore 82? No info from MPD. Will follow up.

Fast – Lots of shots fired.

Captain Dorrrough – These guns need to get off the street. That's why we are being so aggressive about it.

## 7. Consent Agenda

7:46pm

- a. Letter to AG depicting deplorable conditions at Greenleaf (CM Hamilton)

CM Hamilton: Mold, deteriorating walls, poor insulation, vents that are uncleaned, funding being cut. Residents are suffering.

Motion **CM** Kramer, second **CM** Daniels.  
Passes 7-0-0

- c. Letter of Support for PN Hoffman RFP Awardee – Washington Improv (CM Kramer/Daniels)

Memorialization letter to ensure that the ANC was involved in the process of selecting this company. CM Kramer will be involved in making sure that the company is part of Waterfront Station II per the RFP agreement

Motion, CM Kramer, Second CM Daniels  
Passes, 7-0-0

- b. (removed from agenda)

## 8. Presentations and Resolutions

- a. Legal Aid Society of DC (Ellen Peterson & Caroline Fehr)

7:53

Free legal services for low-income or no-income residents of the District. Coming housing, domestic housing, consumer, public benefits, and some immigration law.

Lots of public benefits issues during Covid. Please visit intake process. [Legalaiddc.org](http://Legalaiddc.org), 202-628-1161.

Also, domestic violence cases, foreclosure and debt collection.

DC superior court not open, except for limited criminal hearings  
Family custody cases and child support, housing tenant's rights

You can file a motion or start a case online.

No evictions until oct 9. No filing new cases during emergency and 60 days after (dec 8). If you had a pending case, you can call the intake line. Tenant hotline, 202-851-3388. No rent increases or late fees through oct 9.

Mortgages – fed govt and local options available. No auctions of owner-occupied property or foreclosures as well during emergency or until 60 days after.

New debt cases cannot be filed during emergency until 60 days after.

No physical repossession during or until 60

No utility during and for 15 days after

Stability network, 202-772-4300 x 153

Daniels – Follow up regarding unemployment ins putting residents over the limit for affordable housing.

#### **b. DC Office of Neighborhood Safety and Engagement – Alfred Duncan 8:09pm**

ONSE – Violence prevention efforts in Ward 6. Also, city-wide. Foster community-based strategies to prevent violence and increase public safety.

Says that the pandemic has increased the root causes of gun violence.

Five primary programs.

CM Hamilton: What is intervention strategy during pandemic? Youth do not have anything to do or are jobless.

Duncan – Outreach is still taking place. Conversations still taking place.

CM Collins- Young people aging out of foster care. How do you coordinate with other agencies?

Duncan – We try to work with 'change agents', people who've been through our program and then want to help work with the communities we serve. We don't currently have a referral program with the different agencies (those aging out of other programs).

Litsky – Would be helpful to chat with the SW BID

Presentation will be placed on [ANC6D.org](http://ANC6D.org) website.

### c. SW DC Action – Coy McKinney

Organize and advocate for anti-racist development and an equitable and environmentally sustainable neighborhood. Developed from a series of neighborhood chats.

Housing, environment, art & culture, book club, community dev, youth committee

Follow the Southwest Neighborhood Plan. Median incomes have increased with addition of white residents, as incomes for black residents have decreased and more and more black residents are dislocated. More 1BR homes as opposed to family-sized homes.

Action: provide feedback on Chapter 19 of the Comprehensive Plan (Navy Yard & SW)

[www.swdcaction.com](http://www.swdcaction.com) | Monthly meetings.

Presentation will be placed on our site.

CM Kramer – We are all on same page in getting back to the principles of the SW plan. Either expand the law or figure out some way to push forward re: development.

### d. SW BID Parklet/Scooter Corral Update – Jesse Himmelrich

Grant received from DDOT to pilot vision zero projects. Vision Zero by 2024. Public Art. Public art as traffic calming with street murals to help make intersections more visible to be aware of the crosswalk more visible. Chalk Riot. Installing corrals. None will take up parking spaces. Will be on the street.

Enhanced bike lanes on 4<sup>th</sup> street.

This Friday in front Christ united, 11am-4pm.

## 9. ABC Committee Report

**No report.**

## 10. Development, Planning, and Transportation

### a. ZC 20-14, 5 M Street SW Design Review – JBG Smith/Gensler (CM Forgie) 8:53pm

M St SW & South Cap SE

Zoning design review hearing scheduled for Oct 1. Delivered 750 units on Half St SE. DC based company. 60 years. Dual tracking two different design schemes in the review. One is mixed-use and other is residential only.

Not requested zoning relief. Application adheres to rules and regs of D5 zone.

Judged on two factors of the design: Preserve view of capitol dome, further development of a high-den mixed-use corridor of the Capitol Gateway Neighborhood.

Mixed-use: 349 units, Residential: 615 units

Surveyed other buildings to find commonality in designing this project.

Materiality comparison.

Private driveway for deliveries.

Lots of research has gone into the design to make sure it reflects the SW neighborhood.

Internal loading and pick up and drop off. Everything will be internal to the property. Head-in, head-out loading.

Light and air. Height lowered along M and half St. SW.

Increased public safe. Set back 3 feet from M Street to allow for larger sidewalks and greenspace to improve public realm. Dog run amenities within the site.

More balconies added to each scheme. Setback requirements are met, and view of capitol is provided.

Lighting. Will include functional illumination. No architectural facade lighting proposed. Lit retail signage restricted.

No affordable housing required. Penthouse space requires either 300k contribution to housing production trust or 1 affordable housing unit.

JBG will offer 8 affordable housing units.

Forge – Lack of affordable housing is a concern. Offer of 5 units of 349 or 8 of 615, is 1.4% and 1.3% of units. We need affordable housing to build a strong and diverse community. When will we know which scheme you are pursuing?

Design is over-powering. Looking for gateway into SW.

Fast – (9:26p) Audience has 10 min to offer feedback in chat.

Collins – Affordable housing and size of project are a concern.

Litsky – This is better than the original drawing, which resembled a prison. Main concern is design as entry to SW. Now it looks like a stack of boxes. Lower the mass of building at South Cap & M, such that the lower section is at that intersection. Darker portions of brick should be lightened. Lighting plan? Traffic concept at South Cap at grade? Would like to see balconies on the south-facing side of building. How will retail signs be lit? Active-motion signs? Should add more affordable housing, though you don't have to. More affordable housing needed. Will vote against the project based on the design of the building.

Kramer – Does not appear to be gateway to SW. Doesn't resemble aesthetic of SW buildings. Has nothing to do with SW. Looks like extension of SE into SW. Look at what was done in the 60s. Affordability is insulting. You have money to respond to the social catastrophe of loss of affordable housing. All of the other matter-of-right buildings in Buzzard Point has created more affordable housing than this project. We will continue express our thoughts regarding the need for affordable housing. Other groups are looking at this project. Not only us (Commissioners) responding to this project this way – other residents are commenting on this.

Hamilton – Design needs lots of work. Reminds me of building in Friendship Heights. Does not like sharp corners. Concerns about dark bricks. Prefer red brick. Building does not compliment the structures near it. Would like to see the 7-11 displaced. Number of affordable units is disrespectful to community. Would you live here and embrace the project?

Daniels – No issues with the design. Brickwork that is brown or tan would look similar to other buildings at the Wharf. Issue with the number of affordable units. Building will displace even more of the SW community. That reason alone is why I will not support the project.

Fast – Struggling with the dual modality of the project. Both renditions are too busy. Looks like ‘Hollywood Squares’. Project feels like it should be in the Navy Yard neighborhood, industrial & ultra-modern. Step-down blocks Capitol view. Does not like the hopper windows. SW area plan is meant to be exemplary and inclusive.

Forgie – Pg. 79 of packet. Sidewalk looks small in rendering. Reference to building height being 148, shouldn't it be 130? What does ‘open to beyond’ mean? Pg. 98, exemplifies the grand nature of the building. It looks as though it's sticking out into middle of street.

Community: Is there a danger of commercial space be modified to be residential? What would be community impact? Has this happened elsewhere nearby?

-We don't think that there will be a demand to change from office to residential.

Commercial/retail would stay same regardless if it's mixed or all residential.

-What type of retailers are being targeted? -Hard to answer in this current climate. Can't make promises about specific type, but will be community servicing.

-Question/Comment – ask to delay approval/support of project. Too high, too dense. Should have 30% affordable.

-Christy – Not asking for any zoning relief.

-Forgie: What are community benefits? Can you provide artist studios or affordable retail spaces for art.

-This is not a PUD, there is no requirement. Forgie- please consider this.

**CM Forgie:** Motion to oppose 5M design review project. Second, **CM Hamilton**.

Vote: Passes, 7-0-0

**b. Authorize CM Fast to testify at ZC 20-14 Hearing on Oct 1, 2020 (CM Forgie)**

**CM Forgie,** motion. **CM Collins,** second

Vote: **Passes,** 7-0-0

Litsky – Since we have been presented with two renditions, which one are we voting on?

-JBG: it is being presented as one total project. Primary scheme is mixed-use (if I heard this correctly).

**c. Parcel F Development (1<sup>st</sup> and N St SE) – Brookfield Properties (CM Daniels)**

Commercial space. Currently empty parking lot. David Avitable: Pre-filing intro for ANC. Yards West, redevelopment zone. Oliver (Selldorf, architect). Two floors parking. 170 parking spaces. Ground retail, 3 sides of building. Pedestrian scale street walk.

Flex retail space that activate street life. Maybe a tenant dedicated lobby. Main lobby is on corner. Full loading bay to keep trucks off the sidewalk and street for loading. Terracotta material will be used, exterior.

Daniels – would be great to fill retail spaces with neighborhood-servicing tenants. Please use CBE's for the flex retail space. Please ensure mixed-income options for our residents. We have a lack of female-owned, minority-owned, LGBT-owned businesses. If they could be dedicated to these businesses who do not have the ability to get into these spaces. Or, please consider cultural/art spaces. Please be sure that lighting isn't lost within the trees. Lots of dark pockets throughout the neighborhood, at present.

Any concerns regarding finding retail tenants to fill the spaces post-covid? We have a number of empty office space at present.

Brookfield – We are feeling good about the office market at this particular location. We did walk the site and noticed that the trees are overgrowing the lights and lamps that are out. Plan is to get the lamps replaced and will do pruning in the fall to improve lighting.

Retail, we do have locally owned business. We are not chasing chains. The idea is to continue food/bev and other services that are like Steadfast and Jubilee.

Litsky – beautiful building, if only we could get a similar building at south cap and M.

Collins- appreciate the approach to environmental concerns and lighting.

Forgie – no questions

Fast – nice floating step-down; looking forward to more

**d. Closing of Potomac and 1<sup>st</sup> Ave SE “Paper Street”- Vincent Morris, DC Water (CM Daniels)**

Carolyn Brown – Portion of the street to be closed is Potomac Ave SE at parcels G3 to facilitate development along G3, G2, and G1. Street has never been used for street purposes. Been held up because Surveyor's Office record had conflicting info as to whether it's been officially closed a street. Hearing is 10/14. Need support letter from ANC.

Litsky – We have had paper closings over time. If this needs to be done and without adverse effects, I would support it.

**CM Daniels- Motion, CM Hamilton, Second. Vote: Passes, 7-0-0.**

Clarification: So that land can convert to DC Water site in addition to Brookfield Development. Need letter before 10/14/20.

**e. DDOT NOI – Crosswalks at O & Canal St SW (CM Hamilton)**

Hamilton – DDOT has asked us to look at three different options. Option 3 would be at O and Canal. Fatality along this stretch years ago, motorcycle. Delaware & Canal option would be more challenging due to bus turn and lighting.

Send letter of support for Opt 3.

**CM Hamilton, motion. CM Kramer, second. Vote, Passes, 7-0-0**

#### **11. commission updates and admin matters**

**10:39pm**

- a. Chairperson's Report – CM Fast
- b. Treasurer's Report – CM Collins
  - i. FY 2021 ANC 6D Budget

**Motion to approve proposed budget, CM Collin, motion. CM Litsky, second. No discussion.**

**Vote: Passes,7-0-0**

#### **Community Concerns**

**Velocity. Forgie: We have written a letter regarding not supporting any AH requests for 80 M.**

**Jordan Cox: The building was copied on a letter for a two-month request for AH work on Sundays that would begin end of October/beginning of Nov. For demo of the top. Doesn't seem to cut down time of the entire project.**

**Fast- CM Forgie will work with Velocity residents on this.**

**Forgie- Will work with residents.**

Adjournment





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

1101 Fourth Street, SW  
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**OFFICERS**

Chairperson  
*Gail Fast*

Vice Chairperson  
*Andy Litsky*

Secretary  
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SMD 4 *Andy Litsky*  
SMD 5 *Fredrica Kramer*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

September 15, 2020

Matthew Le Grant  
D.C. Zoning Administrator  
Department of Consumer and Regulatory Affairs  
1100 4<sup>th</sup> Street, SW, 3<sup>rd</sup> Floor  
Washington, DC 20024

Via email: [matthew.legrant@dc.gov](mailto:matthew.legrant@dc.gov)  
Cc: [droberts@hoffman-dev.com](mailto:droberts@hoffman-dev.com)

**Re: Z.C. Order No. 02-38J (Waterfront Station PUD – Northeast Parcel) (the “Order”) – Satisfaction of Condition**

Dear Mr. Le Grant,

At a regularly scheduled and properly noticed public meeting on September 14, 2020, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to confirm that consistent with Condition B.2 of the Order, the ANC had an opportunity to review and advise on proposals received in response to a Request for Proposals (RFP) for the Waterfront Station II Theater Space, dated June 5, 2019 and issued jointly by PN Hoffman (now Hoffman & Associates) and CulturalDC, for the lease of a theater space at 1000 4<sup>th</sup> Street, SW, Washington, DC.

Prior to RFP being issued, the ANC also had an opportunity to review and advise on the RFP’s content, which included a requirement that respondents address neighborhood engagement and inclusivity in their responses. Respondents’ neighborhood engagement and inclusivity responses were among the criteria used to evaluate each response.

Edward Daniels, ANC Commissioner for 6D07, personally served on the RFP review panel. Further, since this venue falls within the Single Member District (SMD) 6D05 represented by Commissioner Fredrica Kramer, Commissioner Kramer has continued to discuss progress in lease arrangements with David Roberts and Hoffman staff to ensure that the space is successfully fulfilled by

Washington Improv Theatre per the terms of the RFP, and will continue to work with the developer and tenant to help ensure a positive and successful stay in the SW neighborhood.

Should you have any questions, please contact me at [6D01@anc.dc.gov](mailto:6D01@anc.dc.gov) or 202-554-1795.

Sincerely,

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

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



## *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  
Website: www.anc6d.org

September 15, 2020

Office of the Attorney General of the District of Columbia  
Attention: Mr. Karl Racine  
400 6th Street, NW  
Washington, DC 20001

### **OFFICERS**

Chairperson  
*Gail Fast*  
Vice Chairperson  
*Andy Litsky*  
Secretary  
*Edward Daniels*  
Treasurer  
*Ron Collins*

VIA E-MAIL: oag@dc.gov

**Re: Request for an investigation into the deplorable housing conditions of the Southwest (SW) Public Housing Properties (Greenleaf Gardens, Syphax Gardens and James Creek).**

Dear Attorney General Racine:

At a regularly scheduled and properly noticed public meeting on September 14, 2020, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to request the Office of the Attorney General investigate the deplorable housing condition of the Southwest (SW) Public Housing Properties ("collectively Greenleaf Gardens, Syphax Gardens and James Creek).

### **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*

Last week, we lost a 12-year resident (name to remain anonymous) to a heart attack brought on by stress as a result of the living conditions in her James Creek home. The resident was living in a home that had been infested with sewer rats. A process for an emergency move was put into place however the home found for her was in a community that was "beefing" with SW.

DCHA gave the resident the option of staying in her home while they replaced the kitchen cabinets the rats had eaten through, or make the move. This resident already had health challenges, now there was the worry about the safety of her family. And her children wanted to stay in their current school.

Although James Creek has/had vacancies, the resident was told that no home was available to her on the property. She decided to stay in her current home until another one at James Creek could be identified. The rats kept coming due to a backed up sewer and the resident finally felt that after numerous conversations with DCHA, she had no choice but to move.

There is conflicting stories as to whether the resident wanted to move or whether DCHA left her no choice. Regardless, she suffered a fatal heart attack and died in the process of moving. Now there are two children left without a Mom.

This is just one of the many situations facing residents who live in SW Public Housing Properties. The lack of adequate funding applied diligently and directly towards their upkeep and maintenance is clearly documented. In addition, the Federal Government has consistently reduced the funding to housing authorities across the country including the D.C. Housing Authority (“DCHA”).

Who wants to live in a home that has steps to get to the bathroom when you are physically unable to climb them? Who wants to live in a home that has rodents eating at your cabinets, or has mold in your ceiling and walls? As Commissioner Rhonda Hamilton, whose Single Member District (6D06) includes the SW Public Housing Properties, has said in testimony on housing inequity, “many household pets live in much better housing conditions than the children in public housing.”

Right now there are market rate units in Southwest that sit vacant. Why should residents in public housing remain in substandard units and wait months/years for public housing units to come online when there is available housing stock to meet their needs? Southwest is home to one of the largest development projects in the city -- the redevelopment of Buzzard Point. Once fully developed, there will be 6,000 new residences, of which only 480 will be affordable.

Piggy-backing on your success with DCHA for failing to address drug- and firearm- related nuisances at 10 public housing properties, two of which are Syphax Gardens and James Creek – it is our hope that you will work with ANC 6D to help get these residents out of these deplorable housing conditions and find a way for these residents to be rehoused and remain in their own communities.

There also needs to be meaningful repairs and maintenance on these properties. Residents (and ANC 6D) are tired of waiting on pending redevelopment, as is the case with Greenleaf Gardens, in order to get an adequate number of affording housing. Healthy living conditions should be a right that is guaranteed to every residents in the District of Columbia. No child should have to live with lead paint; with walls deteriorating from water damage; with poor ventilation from vents that have not been cleaned in years and are filled with dust and rodent droppings.

Commissioner Rhonda Hamilton (6D06) is ANC 6D’s lead on housing inequity. How does the AG’s office and ANC 6D work together to correct this injustice? There needs to be a plan to provide housing equity in SW and throughout the District of Columbia.

Should you have any questions, Commissioner Hamilton can be reached at [6d06@anc.dc.gov](mailto:6d06@anc.dc.gov). Please feel free to contact me at [6D01@anc.dc.gov](mailto:6D01@anc.dc.gov) or 202-554-1795 to discuss next steps.

Sincerely,



Gail Fast

Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point



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SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

September 24, 2020

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

Submitted via IZIS

With a copy emailed to [DCOZ-ZCSubmissions@dc.gov](mailto:DCOZ-ZCSubmissions@dc.gov)

### **Post Script to ANC 6D Design Review for Z.C. CASE NO. 20-14**

Dear Chairman Hood and Members of the Zoning Commission,

Although ZC Case No. 20-14 is a design review and ANC 6D has based its advice solely upon the design elements discussed within our Report to the Commission on this case, each of the Commissioners of ANC 6D *specifically* wanted to be on the record before this body on this point even though it not the basis for our objection to the project as presented.

While ANC 6D recognizes that the IZ requirements are not part of the Zoning Commission's purview with respect to design review, it is the wish of the Commission and the general public to note that the Applicant initially informed ANC 6D that they would not offer *any* affordable units –in either scheme– because, as they stated to us, “It is not required and we don't *have* to.”

Truthful as that statement may be, the difference between “is” and “ought to” in this circumstance -- in the District of Columbia where affordable housing is in crisis -- is a concept that that most well mannered children could define and embrace. For those who remember the magazine “Highlights,” this is simply a Goofus and Gallant moment. JBG Smith's affordable housing contribution for this project based upon their penthouse habitable space should be an epic embarrassment.

After all, the Applicant proudly announced this week that they will be spending upwards of \$25,000,000 just to provide 5G at their project at National Landing. One would think that JBG Smith would see the intrinsic value in a community desperate for affordable housing to provide an appropriate level in a building of either 349 or 615 apartments.

Now that JBG Smith is a member company on the New York Stock Exchange, and has become the landlord to much of what will be the East Coast headquarters for Amazon, one wonders whether they have completely forsaken the corporate commitment that they boldly state on their website: "At JBG SMITH, we know that prioritizing diversity and inclusion is not only the right thing to do, but the smart thing to do. We are committed to building an organization reflective of the tenants, residents, stakeholders and communities we serve."

Ought it not follow that their public commitment to diversity and inclusion extend to the properties and the communities in which they do business as well?

And so, in the face of repeated pleas from ANC 6D to address the dire housing crisis in the District of Columbia, Holland & Knight returned with a proposal from their client with an offer of one affordable unit in the residential scheme. That's one affordable unit out of 615.

The Applicant then announced at the ANC 6D September meeting that they would offer, depending upon which of the two designs eventually proved financially efficacious, 5 affordable units out of 349 in the mixed use, or 8 affordable out of 615 units in the residential. That represents 1.4% and 1.3% of units, respectively. However, this verbal commitment cannot now be located anywhere within the Applicant's Pre-Hearing Submission.

Sincerely,



Gail Fast

Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point



*Southwest / Navy Yard / Buzzard Point*  
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October 1, 2020

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

**OFFICERS**

Chairperson  
Gail Fast

Vice Chairperson  
Andy Litsky

Secretary  
Edward Daniels

Treasurer  
Ronald Collins

VIA E-Mail: [Jeffrey.marootian@dc.gov](mailto:Jeffrey.marootian@dc.gov)

**Re: New crosswalk at the intersection of Canal and O Street, SW**

Dear Director Marootian,

At a regularly scheduled and properly noticed public meeting on September 14, 2020, with a quorum being present, a quorum being 4 commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send a letter to the District Department of Transportation (DDOT) in support of installing a single crosswalk at Canal & O Streets, SW to increase pedestrian safety along that block.

We have circled, in the attached photo, where we would like the crosswalk to be placed. ANC 6D feels that this is most opportune placement to ensure public safety. We want to thank DDOT for this much needed improvement.

Should you have any questions, please contact me at [6D01@anc.dc.gov](mailto:6D01@anc.dc.gov) or 202-554-1795.

Sincerely,

Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point

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Delaware







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September 24, 2020

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

Submitted via IZIS

With a copy emailed to [DCOZ-ZCSubmissions@dc.gov](mailto:DCOZ-ZCSubmissions@dc.gov)

**RE: ANC 6D Report -ZC Case No. 20-14, 5 M Street Design Review**

Dear Chairman Hood and Members of the Zoning Commission,

At a regularly scheduled and properly noticed public meeting held on September 14, 2020, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to oppose ZC Case No. 20-14, a design review case located in the heart of ANC 6D, and **we urge the Commission to provide our conclusions on this case great weight under law.**

Also at the regularly scheduled and properly noticed public meeting held on September 14, 2020, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to authorize Chair Gail Fast to testify on behalf of ANC 6D.

The site under review sits at the confluence of cultures and communities in ANC 6D. Though just across South Capitol from the rapidly changing Navy Yard neighborhood, the 5M site is a world away and firmly rooted in residential Southwest, a community with a strong tradition of inclusiveness, diversity, and tolerance. Located at South Capitol and M—arguably the two most important streets in our ANC—this site presents the extraordinary opportunity to create a sense of place and serve as a gateway to Southwest. Unfortunately, the building put forth by the Applicant has squandered that opportunity. Instead of making a statement of welcome and inclusion, the Applicant's plan is architecturally heavy-handed and domineering. It has failed to make a positive statement,

wasting the opportunity to demonstrate architectural transition from the mixed-use neighborhood on the east side of South Capitol to one that is predominantly – and successfully – almost entirely residential on the west side

M Street is the gateway to the Southwest Waterfront and The Wharf. A few blocks north of the 5M site, amid the sight lines to the Capitol building a few blocks north, the Randall School redevelopment just south of the highway serves as the bookend entrance into the Southwest residential neighborhood from the north along Eye Street from the east. Its design, set back from the street, with significant light and open space, combined with preservation of the building's historic structure, introduces residents and visitors alike to the neighborhood and blends aspects of the neighborhood's older structures with newer design concepts. ANC 6D had hoped 5M could serve a similar role on the southern side of the gateway to the Capitol. The Applicant's design does not.

Further, the design as presented creates a jumbled building of boxy squares and teetering windows within an imposing block of concrete. There is precious little room for air, light, or views except for those few lucky residents who will be afforded balconies with a view of the Capitol. The Applicant has suggested to the ANC that the design reflects various architectural elements of the Southwest neighborhood. Rather, that representation came only after ANC 6D raised objections that their plan addressed none of those elements. The Applicant then backed into a tortuous description of various aspects of their existing design purporting to show elements of Clothiel Woodward Smith here, Charles Goodman there and Keyes, Lethbridge and Condon someplace elsewhere. At best, this is design by tangential relation. No series of arrows focusing on a disparate and desperate hodgepodge can overcome the result -- an incomprehensible amalgam that is representative of nothing.

Were the Applicant truly serious about their desire to incorporate elements of Southwest design, ANC 6D encourages them to look toward Carrollsburg, Tiber Island, River Park, Riverside, and 700 Seventh Street – each of which provide balconies for every single one of their residents. In the time of COVID, brand new tiny box apartments and work from home, that is a design that we'd applaud. Were the Applicant truly serious about incorporating elements of Southwest design, they might look again to Tiber Island, Carrollsburg, Harbour Square and the recently approved Bard complex all of which successfully incorporate the overarching theme that Southwest is a community made up of varying building heights – even within the same project. Maybe the Applicant would even consider, as ANC 6D had requested, reorienting their building so that the lower portions of 5M front on South Capitol Street thereby creating a more visually compelling and physically welcoming entry to our neighborhood. And, of course the Applicant could always look toward Harbour Square whose landscape plan is notably included as part of their historic designation or to Carrollsburg whose courtyard was designed by Dan Kiley. Then the Applicant would understand why ANC 6D is so protective of our tree canopy and along with DDOT insist that the 5M design be amended to incorporate the preservation of several heritage trees in public space adjacent to their property.

Indeed, the Applicant made a vain attempt to show how their building 'fits' within the confines of the Southwest Small Area Plan (SAP). So there is no confusion, let's lay out the main Design Guidelines that are specifically spelled out in the SAP and are strongly encouraged in matter-of-right development.

**Principle #1:** Encourage a mix of building heights. Provide a massing and mix of defined building heights which compliment and uphold the mixture of high rise and low-rise building.

**Analysis:** This project is directly across from some of the oldest homes in the District of Columbia. Sanitary row homes line M Street and S. Capitol. The SAP explicitly details that large development sites should include the provision of rowhomes with high rise buildings. Below is a picture from the Bard development that shows how to incorporate townhomes as part of a high-rise building. This could easily be replicated in both of the Applicant's proposed schemes.



**Principle #2:** Achieve design excellence for high quality and timeliness development.

**Analysis:** Both schemes in this project include their “timeless” feature of Hollywood Square-windows. This industrial look of tissue boxes stacked on top of one another jutting out into pedestrian space is neither timeless or attractive. Nor does it follow Principle #3, which is detailed below.

**Principle #3:** Promote variation in building frontages along streets with continuous massing.

**Analysis:** Neither scheme promotes cohesive forms and design. In the mixed-use scheme, the Applicant has presented three distinct buildings: the office on M Street, the retail and the residential. Each of these plans is so busy that when placed side-by-side there is no continuity to the streetscape. Perspective 05 in the Mixed-Use scheme shows a projected overhang that moves to a flat retail and ends with an office entrance with a projected bay. Nothing about this seems unified.

**Principle #4:** Enhanced green space through landscaping

**Analysis:** Maintaining a green oasis is another of the guiding principles of the SAP. DDOT's report identified the location of one Non-Hazardous Heritage Tree that must be preserved and as such, would require the Applicant to redesign the site plan in order to preserve the tree. This tree is located at the intersection of Half Street and L Street. There are also several Special Trees, were also identified in DDOT's report, that are located on the private property that ANC 6D would seek to have preserved.

Additional thought should also be considered for the green amenity space. Since this project is adjacent to Lansburgh Park, ANC 6D would like to see the Applicant incorporate some public access to their green space.

**Principle #5.** Incorporate sustainable building and site design

**Analysis:** ANC 6D has not seen OP's report however OP has introduced a Flood Resilience Strategy that will include all of Southwest -- west to S. Capitol and north to the freeway. ANC 6D would like to see how the Applicant plans to meet the requirements that are set forth for new development in this plan in their project.

**Principle #6.** Ensuring parking is not a detractor.

**Analysis:** Based on DDOT’s report, the Applicant needs a non-restrictive easement with the owner of Lot 47. ANC 6D asks that the easement be finalized before this application is approved so we do not get stuck with the issue we have had with at-risk windows elsewhere in our ANC. Even though it is not zoned for residential parking, ANC 6D would request a clause in tenant leases indicating that there is an understanding that they will not be eligible for RPP.

Further, without a “proper trip generation,” there is no way for the ANC to analyze the impact on traffic. Nor has the Applicant provided any plans for its retail space. As the ANC is well aware, retail fronting a major street can lead to double parking and significant congestion. The Applicant has not addressed this issue.

In addition, the Applicant has not provided a clear and comprehensive lighting scheme for the building, leaving ANC 6D in the dark as to their plans for exterior lights and how they may alter the design of what we see in daylight. As the Zoning Commission may well recall, ANC 6D has been steadfastly opposed to all manner of lighting and signage that directly impinges upon the world class views north along South Capitol Street toward the Capitol dome. Also, you may remember our concerns regarding billboards on Nats Park and how they would impact the view North along South Capitol Street toward the Capitol building. The recent and very unfortunate proliferation of garish neon lighting on buildings in the Navy Yard – from the neon boxes on Novel at 2 Eye Street, SE, to the fluorescent strip running the length of Meridian at 1000 1<sup>st</sup> Street, SE to the oversized check-mark on the roof of the Kelvin at 1250 Half Street, SE are all embellishments that have appeared in recent months. This is all the more reason to insist upon a very precise lighting scheme in this design review as part of the Applicant’s presentation so that such unfortunate embellishments don’t simply happen after the fact.

The Applicant has stated that they will “restrict” neon lighting on the building, without providing any guarantee or confirmed final lighting scheme. Further, the ANC is uncomfortable with the Applicant’s “no neon lighting” verbal pledge as it may not in fact specifically prohibit some other lighting scheme or lighting material that may ultimately allow similarly objectionable design elements not presented within this package. We are left to wonder specifically *how* any such lighting will appear in a “restricted” way on the building, and whether there will in fact be neon-*ish* lighting, static or dynamic, LED or other material, somewhere else on the building. Clarity is absolutely vital.

As the Commission may recall, ANC 6D went through an extraordinarily thorough design review as part of The Wharf project and that included a full vetting of lighting design and placement prior to approval. Here, the Applicant belatedly provided two pages of bleak architectural drawings with precious little detail about their plans – let alone their intentions. Although ANC 6D has now reviewed the exhibits that were filed just two days before our ANC meeting, we request the Commission insist that the Applicant provide more definitive information so that there are no surprises in this regard. The Commission should also require a precise lighting scheme with proper renderings.

ANC 6D has reviewed the plans for placement of retail, building and tenant signage. There is no specific information about the size, placement and lighting of any retail signage nor how the Applicant intends to proclaim “5M” on the structure. ANC 6D believes that because 5M will be located on one of the most visible corners in the District of Columbia, at the entrance of the M st grand boulevard and within the line of sight of the Capitol Building, the Commission should engage in a very thorough exploration as part of this design review.

Further, ANC 6D believes that there must be a clear understanding about whether the Applicant intends to include placement of any digital signage as part of this project. Signage is most definitely part of the design review and, as such, ANC 6D wants to ensure that it does not impinge on the rest of the community, from the historic sanitary homes to the Capitol sightlines.

ANC 6D has met with the Applicant several times, each time reiterating our hope that they would make significant changes to the building's design to better reflect the importance of the site but also to announce to visitors that they are entering a residential neighborhood. Each time, the Applicant returned with microscopic changes purporting to have heard the ANC but indeed merely altering something by an inch here or a shade of grey there.

In closing, ANC 6D asked the Applicant to postpone their hearing before the Zoning Commission with the sincere belief that they might wish to continue work with us on the building's design and the impact it will have on the greater Southwest Community. The Applicant refused and has instead insisted on pushing forward with a design that has raised concerns not just among the commissioners but from neighbors across the ANC.

Sincerely,



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



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

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September 30, 2020

Mr. Roland Dreist, Surveyor for the District of Columbia  
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Washington, D.C. 20024

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**RE: S.O. No. 19-46967 Closing of Potomac Avenue, S.E. Adjacent to  
Square South 744-S and Reservation 248**

**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*

Dear Mr. Dreist:

Advisory Neighborhood Commission ("ANC") 6D is in receipt of your notice regarding the proposed closing of Potomac Avenue, S.E., adjacent to Square South 744-S and Reservation 248, which is located within the boundaries of ANC 6D.

At a duly noticed meeting held on September 14, 2020, with a quorum present, ANC 6D voted 7-0-0, to support the proposed street closing. The portion of Potomac Avenue to be closed is a "paper street" that has never been improved or used for transportation purposes. The closure will allow D.C. Water to complete the legal requirements under the planned unit development ("PUD") for its adjacent headquarters building approved by the Zoning Commission in Z.C. 15-14. It will also facilitate the development of the Stage 1 PUD for Parcel F-1 of the Yards, as approved by the Zoning Commission in Z.C. 13-05. Therefore, ANC 6D has no objection to the proposed street closing and supports the application.

Should you have any questions, please contact me at [6D01@anc.dc.gov](mailto:6D01@anc.dc.gov) or 202-554-1795.

Sincerely,

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