



# ANC 6D Annual Report December 2023

## **Commissioners**

6D01 – Bob Link, *Vice Chair*

6D02 – Ron Collins, *Treasurer*

6D03 – Gail Fast

6D04 – Andrea Pawley

6D05 – Ashton Rohmer

6D06 – Bruce Levine, *Secretary*

6D07 – Fredrica “Rikki” Kramer, *Chair*

6D08 – Rhonda Hamilton

Donna Purchase - *Administrator*

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# Introduction

Due to redistricting, ANC 6D has one new Single Member District (**SMD**), giving it a total of eight Commissioners. Its jurisdiction is now exclusively in Southwest from South Capitol Street west across Hains Point to the Potomac River and from Independence Avenue south through Buzzard Point.

ANC 6D continues to be at the center of massive redevelopment. Phase 2 of The Wharf is essentially complete, but major activity is in progress in Buzzard Point, the west side of South Capitol Street, and south of Independence Avenue, where additional parcels are anticipated to be redeveloped. With major entertainment venues, museums, cruise ships and stadiums across all SMD's and the great increase in density, ANC 6D must address complex traffic and public safety issues.

Perhaps the greatest challenge that faces ANC 6D is to ensure that the principles of the Southwest Small Area Plan are honored and reflected in all development projects—maintaining a demographic diversity through a mix of housing types that supports affordability and households of singles, couples, and families, maintaining a mix of height and density and with it the green and open space that builds community, and honoring our iconic mid-century architecture that distinguishes Southwest.

The efforts of each of our ANC Commissioners, described below, reflect these objectives. The efforts of ANC 6D as a Commission included creating a new Transportation Committee and a Task Force on Safeway and its environs in the 4<sup>th</sup> Street Town Center, negotiating with developers and testifying before the Zoning Commission on several projects that were heard this year or reached their final stages (One K Street SW, 807 and 899 Maine Avenue, 1301 and 1319 So Capitol St.), and meeting with District agencies and public authorities to press the interests of the residents of ANC 6D and reflect the principles of the SAP and the objectives of the Southwest community.

As documentation on the ANC 6D website attests (see [anc6d.org/2023-correspondence/](http://anc6d.org/2023-correspondence/)), transportation and traffic management in Southwest were of continuing concern, and formal votes of the Commission are reflected in multiple letters to DDOT and WMATA, for example, to save the Circulator and 74 bus service, to amend DDOT's Traffic Operations and Parking Plan (TOPP) to properly control traffic and parking around the two stadia and the Wharf, and to address safety issues in the installation of protected bike lanes and redesigns of South Capitol and M streets. Similarly, the redevelopment of Greenleaf will represent the largest residential project in Southwest and of key interest to ANC 6D. Letters including a FOIA request for documentation of the project plans, requests for detailed updates on specific issues, and protections for current Greenleaf residents reflect ANC 6D's concerns.

## **SMD 6D01**

Due to redistricting, ANC 6D01 now covers most of The Wharf including our residents aboard at Wharf Gangplank Marina and Capitol Yacht Club and landside at The Tides, Vio, Incanto and The Channel. ANC 6D01 extends north to Independence Avenue SW which adds the townhomes along G Street SW from 4th - 9th as well as 311 Maryland to this district. ANC 6D01 is a physically sprawling district as it includes the western half of the Washington Channel to the intersection with the Anacostia River and extends across Hains Point to the Potomac River.

### **6D01 Accomplishments**

- Worked extensively with the ANC 6D ABC Committee to ensure that Community Agreements were negotiated with new ABCA license applications as well as renewals & modifications to existing agreements. A focus was to ensure continuity of operating hours that “make sense” for both the businesses and the residents as well as a focus on noise, traffic, and garbage requirements.
- Worked extensively with the residents of Capitol Square Homeowners Association to challenge the developers of the proposed 899 Maine Ave SW property to fully consider all aspects of the planned redevelopment. Composed letters on behalf of ANC 6D for final Zoning Commission consideration, submitted a Motion for Reconsideration to the Zoning Commission (ultimately denied) and utilized the OANC “Technical Expert” program to obtain funding for an independent analysis and report on the case on behalf of ANC 6D. ANC 6D01 has initiated the conversation with the developer to ensure that when construction begins all stakeholders will be properly engaged and represented.
- Composed letters on behalf of ANC 6D for final Zoning Commission consideration for the 801 Maine Ave SW redevelopment project. While ultimately the project was approved, ANC 6D01 has initiated the conversation with the developer to ensure that when construction begins, all stakeholders will be properly engaged and represented.
- Co-hosted a 6D01 community walk with the D.C. Metropolitan Police Department (MPD) First District and the Wharf. The walk included approximately 30 neighbors who shared safety concerns and learned about organizations to contact for concerns unrelated to safety. Have continued to engage with the residents of The Wharf on follow-up activities including potential ANC 6D Community Grants and a Town-Hall co-sponsored with the SWBID.
- Worked with the SWBID, Wharf, NPS and DDOT stakeholders to address several public safety and wellness issues related to lighting, abandoned signage, trash and landscaping to greatly improve the conditions of Banneker Park, the area under the 14th street bridge near the Fish Market and the median of Maine Ave SW.
- Provided active early engagement on behalf of ANC 6D on the Long Bridge project and the Anacostia River Sedimentation remediation projects; Both projects represent significant potential risks and impacts to our residents and businesses of ANC 6D01.
- Worked within the ANC 6D to draft much-needed updates to our ANC 6D Bylaws and website, provided active communications to residents via X (formerly Twitter) and Instagram and cleaned-up and re-organized the ANC 6D office after a pandemic-caused period of inattention.

## **SMD 6D02**

### **6D02 Accomplishments**

- Endured the constant disruption of noise, traffic patterns, parking loss, and quality of life along 4<sup>th</sup> Street SW during PEPCO GRID Construction work. This disruption was over a year.
- Rubell Museum: The Rubell Museum opened at 65 I Street SW. Washington, DC 20024.
- A new residential apartment building opened on 555 E Street SW which includes a mix of affordable and market rate apartments. There is also space for retail on the ground floor.
- Galaxy 64: A new residential development opened behind and surrounding the Rubell Museum on I Street SW at South Capitol Street SW. The residences include affordable and market rate apartments, as well as townhomes.

## **SMD 6D03**

Due to redistricting, 6D03's new boundaries include the east side of 7<sup>th</sup> Street to the west side of 6<sup>th</sup> Street SW, from G Streets SW to Maine Ave SW. The Modern on M, Waterfront Towers, the Banks, TH communities 1 & 2, the 600-block of the Commons at Town Center, Town Square Towers, and the Southwest Duck Pond.

### **6D03 Accomplishments**

- Focus was on community and SMD Commissioner meetings. The Modern on M and Waterside Tower residents talked about issues in Southwest, particularly the increase in crime, traffic, and loss of parking.
- Testimony to preserve the 52 and 74 bus routes at Councilman Allen's Town Hall and before the DC Council has kept both routes as well as the Circulator providing residents with easy and accessible transportation options.
- Programming at the Southwest Duck Pond included the annual Duck Drop and, a community favorite -- Sunday Suppers. The FY 24 allocated \$3.5M for the first phase of the renovation/revitalization of the Town Center Park project which will link the Southwest Duck Pond to the Southwest Library.
- Installation of traffic calming speed bumps on G Street SW finally came to fruition.

## **SMD 6D04**

### **6D04 Accomplishments**

- Kicked off the delivery of proffers related to the 501 I SW Planned Unit Development, including Shakespeare Theatre Neighbor Night, a discount theatre program for all residents of Southwest.
- Partnered with Hoffman & Associates to ensure on-time completion of The Westerly apartment building, which includes 136 affordable units.
- Oversaw completion of the Early Childhood Development Center in a cross-SMD School Improvement Team effort in conjunction with D.C. Public Schools and affected members of the community.
- Co-hosted with the D.C. Metropolitan Police Department (MPD) First District a 6D04 community walk that included approximately 40 neighbors who shared safety concerns and learned about organizations to contact for concerns unrelated to safety.

## **6D04 Continued**

- Collaborated with other ANC6D commissioners, MPD, local property managers, and the Southwest Business District in an ongoing effort to address safety and security concerns in the vicinity of Safeway.
- Surveyed Southwest residents in the first steps of an effort to resolve ongoing quality, service, and safety issues inside Safeway.

## **SMD 6D05**

Due to redistricting, ANC 6D05 now includes the residents of Potomac Place Condominium, Potomac Place Tower, Greenleaf Gardens, Greenleaf Senior, and Greenleaf Family Mid-Rises. This single member district also includes Christ United Methodist Church, The Southwest Library, Friendship Baptist Church, Lansburgh Park, The US Postal Service located on L Street, The US Capitol Police vehicle management division, DMV and Fire/EMS facilities along Half Street, The King Greenleaf Recreation Center a portion of Southwest Town Center Park plus properties under development at 60 I Street, 1 K Street, and 5 M Street.

## **6D05 Accomplishments**

- Co-hosted with DC Metropolitan Police Department (MPD) First District officers a community walk to address public safety to address public safety concerns and connect residents to District resources on September 27, 2023
- Connected MPD with management (Potomac Place Tower, Potomac Place Condominium) to host community meeting and explore technological options for addressing public safety concerns.
- Partnered with other Commissioners to submit letters to DCHA to address public health, displacement, and building maintenance concerns at public housing in Southwest.
- Engaged with development teams to ensure properties at 60 I Street, 1 K Street, and 5 M Street to ensure properties met neighborhood needs and were completely successful including composing a letter for the design review of the 1 K Street development to draw the Zoning Commission's attention to concerns about housing affordability, community impacts, and street safety.
- Interfaced with staff at The Department of Energy and Environment and Office of Planning to respond to historic designation nomination for Lansburgh Park submitted by the DC Preservation League.
- Oversaw process to transfer \$70,000 donation from USGBF Waterfront Station LLC to the Department of Parks and Recreation to support programming and equipment at the King Greenleaf Recreation Center.
- Provided oral and written testimony on behalf of ANC 6D at DC Council hearing on proposed STEER Act to address dangerous driving.
- Established the ANC 6D Special Committee on Transportation to provide Southwest residents with a forum to discuss and make recommendations on critical transportation concerns in the neighborhood.
- Participated in the America Walks/Greater Greater Washington "National Week Without Driving" campaign.
- Collaborated with contracts at DC Department of Transportation (DDOT) to repair unsafe sidewalks next to the Greenleaf Senior building

## **SMD 6D06**

Due to redistricting, 6D06's new boundaries include Channel Square, all of the residential buildings on the west side of 4<sup>th</sup> Street to the Washington Channel, from P to M streets; 525 Water Street; 610 Water Street; St. Augustine's Church; the Green at The Wharf; the Amaris and the commercial establishments under and next to it east of Parker Row.

### **6D06 Accomplishments**

- Having met and otherwise communicated with residents of 6D06, the issues seemingly most preoccupying them were transportation and public safety. As a result, a walk-through of 4<sup>th</sup> Street from P to M was conducted with representatives of DDOT and Councilmember Allen's office to identify possibly areas for better adjusting the intersection of pedestrian, motor vehicle, and bicyclist interests. Letters were exchanged with DDOT, and the ANC remains engaged in having the issues raised addressed. In addition, a Special Transportation Committee has been created by the ANC to support our efforts.
- Public safety concerns are being addressed through ongoing communication with MPD 1D and the SWBID; recent community walks around the neighborhoods of 6D06 and 6D01 (for Wharf residents in particular); and discussions with concerned residents at The Wharf. Also, specific efforts are being directed at improving the conditions for public safety and enjoyment in the area outside the Safeway—through ANC efforts, all stakeholders are communicating with each other, there is better presence of security cameras and guards, and further initiatives are being explored.
- Matters pertaining to The Wharf have been a focus. Concerns over the erection of a permanent structure for a bar in The Green are being addressed through the execution of a Community Agreement with the owners. Through ongoing communications with Wharf management and City Cruises, the challenges posed by moving bus passengers to the cruise ships have been alleviated and strong connections between the stakeholders have been established to address any bus-related problems.

## **SMD 6D07**

As a result of redistricting, ANC 6D07 now consists of residences on the east side of 4<sup>th</sup> St. from M St. SW through Buzzard Point: the Valo at 222 M St., Carrollsburg A Condominium, Carrollsburg Square, River Park, St. James, and in Buzzard Point the Verge, RiverPoint, Peninsula, and soon to be completed The Stacks, as well as St. Matthews Lutheran Church, Dent House, Audi Stadium, and Ft. McNair and its shoreline and as it wraps around Buzzard Point into the Anacostia River.

### **6D07 Accomplishments**

- Traffic management a persistent concern, instigating multiple meetings and letters to DDOT, WMATA, DC United and construction contractors, to address poorly managed access during games and events, 74 bus service interruptions, and revisions of DDOT's Traffic Operation and Parking Plan (TOPP) once the end of the pandemic resumed events at the two stadia. 6D07 welcomed new continuous protected bike lanes in the SMD and walked 4<sup>th</sup> St. with DDOT to address sight lines and parking issues created and yet unresolved, and got a new crosswalk as requested at 4<sup>th</sup> and O Streets. A new sidewalk alongside the Pepco plant in Buzzard Point has partially alleviated the dangerous mix of bikes, pedestrians and cars at Half and V streets.



## **6D07 (continued)**

- The decreasing number of below market rate and larger units remains a central concern in new development that would help keep demographic diversity in Southwest. 1319 So. Capitol was completed, which preserved several of the oldest row homes in SW as family-sized affordable units, the results of a joint effort with SWNA and Commissioner Hamilton. Parcel B east of Audi Stadium will have 110 100% affordable units for seniors, and DC Central Kitchen's entire operation moved to RiverPoint and supplies graduates to the many hospitality venues in SW.
- We continue to focus on environmental quality, preserving and improving green and open space, and controlling air pollution. 6D07 and 6D08 together had several meetings and site visits with DOEE and DC Office of the Attorney General to plan new strategies including more air monitors to better control pollution and harness particulate matter coming from the remaining concrete plant and new construction. The National Park Service has received funding from DC to begin design of Buzzard Point Park, 6D07 negotiations with the developers and DDOT will create an expanded new park in Parcel B, and new lighting requested by 6D07 created a safer tree-lined walk along First St. in Buzzard Point.

## **SMD 6D08**

### **6D08 Accomplishments**

- **1319 South Capitol Street, SW** - Project is almost completed at about 400 units. We worked together with the developer, Southwest Neighborhood Assembly & the Community Benefits Coordinating Council to acknowledge the teamwork with the developer through commemorative plaques to preserve some of the homes that the developer owns along South Capitol & N Street (the oldest homes in our community). They will be integrated into the project including as live/work and possibly affordable units.
- **45 Q Street, SW** - Construction of this project will soon be underway and it will be an additional hotel/residence in the community. We worked with the developer early in the design of the project to integrate art into it, additional residential units & possibly include an affordable market that would provide an additional food venue to the community to benefit low-income residents as well as the wider community. The project has encountered some financial hurdles due to the increase in construction costs. However, the developer is working through them, and they are moving forward to obtain permits to begin construction.
- **69 Q Street, SW- The Cambria Hotel** - The hotel will soon be losing its valet parking location at 45 Q Street, SW. Our commission worked with the developer to make sure that the site that they identified to park their cars on in the future, which is located at 129 Q Street SW, poses no environmental threat to the community due to existing contaminants on site. We worked with representatives from the Department of Energy and Environment as well as an environmental consultant firm to address the environmental concerns about use of the site for parking.

## 6D08 (continued)

- **119 Potomac Avenue SE** - This project is also almost at completion at about 500 units. We were not able to have much input into the project as a commission due to it being a matter of right development. However, we did reach out to the developer and the Department of Energy and Environment and the developers environmental consultant firm to address environmental issues and other concerns that developed because of the construction of the project on land that had to be seriously remediated by the developer prior to construction.
- **MDX Flats-1550/1530 First Street, SW** - (100% affordable housing project- 2<sup>nd</sup> Bldg.) This project is the second building in two building project site that delivered 176 units of affordable housing to the community at 30% & 50% of the AMI.
- **To Live and Breathe: Women and Environmental Justice Washington DC** - Our community was featured in an exhibit at the Smithsonian's Anacostia Museum curated by Rachel Seidman. The exhibit highlights the experiences of communities and leaders who have been fighting for environmental justice. Buzzard Point as a former mega industrial brownfield area is undergoing major redevelopment and our community has had to absorb and continues to deal with the negative health and quality of life effects of its redevelopment. This exhibit uplifts our community and others in the fight for environmental justice.
- **Community Events & Activities** - In partnership with James Creek Resident Council and other community partners, we worked together to hold community events and activities that included a community Thanksgiving Meal and Winter Wonderland Holiday event.

## Staying the Course in 2024

- ANC 6D will continue to work with DDOT, DC United, the Nationals, MPD and DPW to ensure that the 2024 Traffic Operation and Parking Plan (TOPP) properly reflect the combined effect of multiple events at the two stadia and the Wharf, that the needs of cyclists, motorists and pedestrians are reflected in the South Capital and M Street redesigns and new installations of protected bike lanes, and that parking, loading and entry designs in new buildings are functional and safe for residents and the entire Southwest community.
- ANC 6D will continue to work with WMATA to protect the Circulator and the 74 bus that are both critical components of public transportation in Southwest and continue to support local shuttle operations as they are developed by the SW and Capitol Riverfront BIDs.
- ANC 6D will continue to work with DOEE and other experts to advocate for environmental justice for Southwest residents, as continued construction introduces new threats to the health and welfare of the Southwest community.
- ANC 6D will continue to advocate for a fair and equitable approach to Greenleaf redevelopment, including genuine implementation of Build First for current public housing residents, and the continued attention to maintenance as redevelopment plans move forward.
- ANC 6D will seek community input on the important redesign of public space in the proposed Town Center Park, including the linear walks from the Duck Pond to the Southwest Library and the green spaces between Westminster and Christ United churches
- ANC 6D will continue to oppose neon/LED lighting and digital signage on buildings that do not serve a safety purpose for residents, to reinforce Southwest's distinctive character .