

**Advisory Neighborhood Commission 6D**  
**Minutes of Business Meeting – November 9, 2015**  
**Held at 200 I St. SE, Washington DC 20003**  
**Roger Moffatt, Chair**

*\*These minutes were approved at the following business meeting, December 14th, 2015.*

Before the meeting, Craig Stouffer of the DC United reported on the team's 2015 season, community engagement (the United's afterschool program has merged with DC Scores, unifying the soccer curriculum for Amidon and Jefferson), and plans to update the community at a future meeting about progress on construction of the new stadium. CM Litsky asked when the team will take title to the land, and Mr. Stouffer's understanding is that Pepco lines on the site limit how much excavation can occur. There will be an update at the December ANC meeting. CMs Litsky and Lightman also encouraged the United to provide transportation for fans between the Metro and the stadium, and CM Moffatt urged the team to locate parking for fans.

Also before the meeting, Tracy Harrison, VP of Clinical Administration at Unity Health Care, presented on plans to renovate the Southwest health center. They are planning a small remodel of the site. It is an interior renovation only. They cannot afford to replace the elevator in the building since they only rent it from the District, so they are moving all patient services to the first floor. This includes the WIC center and patient scheduling. They will make room for this by removing paper records now that they use electronic records. They will also discontinue dental services; current dental patients can go to Brentwood or Parkside, which have enough capacity to accommodate the patients. They will do some painting and cleaning, but patients (other than dental patients) should not be very much affected. Appointments will be available throughout the renovation and it should only take less than a week in January. They see about 40-60 patients a day and would love to have more patients. They encourage community members to enroll, and if they get enough patients they can extend hours. They take public and private insurance and self-pay patients, and they have enrollment coordinators to help people sign up for insurance.

*The Commission convened at 7:05 p.m. The following Commissioners were in attendance at the beginning of the meeting: Roger Moffatt (chairing) Stacy Cloyd, Meredith Fascett, Marjorie Lightman, and Andy Litsky.*

### **Approval of Agenda**

CM Moffatt moved to approve the agenda, and CM Cloyd seconded. CM Moffatt suggested changes: the addition of 9o (emergency no parking signs); combining 9e, 9f, and 9i in a single agenda item; and removing 7a (DCHA presentation). CM Fascett requested that Eye St. pedestrian updates move to 9a and CM Moffatt agreed.

With those changes, the agenda was approved 6-0-0 (CM Hamilton arrived).

### **Introduction of Commissioners**

### **Meeting Announcements**

- The next ANC meeting will be Monday, December 14 at 7pm, 1100 4<sup>th</sup> St. SW, 2<sup>nd</sup> Floor.
- CM Fascett: Rescheduled meeting with DCHA regarding Square 767: Tuesday 11/17 at 6:30, 200 I St. SE.

- CM Litsky: 11/17 is a hearing before the PSC regarding Pepco-Exelon merger. Community members can testify.
- CM Litsky: 11/24 is Wounded Warriors' Patriot's Cruise. Contact Spirit Ships if you want to volunteer to serve soldiers and their families.
- CM Litsky: evening of 12/5, Parade of Lighted Boats at the Wharf
- CM Litsky: 12/9 is 4<sup>th</sup> Street Neighborhood Group Holiday Party
- CM Hamilton: 11/23: Buzzard Point Marina meeting 6:30pm at SW Library.
- Naomi Mitchell: Friday 8-9:30am CM Allen office hours at SW Safeway.

### **Public Safety Report**

Lt. Beslow, PSA 105. Halloween party at 1D headquarters was a success—over 100 kids attended. 1D is putting together holiday baskets for needy families. There was a homicide on the 1400 block of 1<sup>st</sup> St. SW and it's not closed yet. Last month there was a sex offense, closed within minutes. There were 2 closed ADWs last month and none so far in November. 6 robberies this month and 4 last month and have been searching for perpetrators—recovered weapons from one suspect this week. CMs Hamilton and Cloyd commended the 1D officer who participated in a danceoff with a local teenager where the video went viral.

Lt. Fowler, PSA 106 (and 107). [Eddie.Fowler@dc.gov](mailto:Eddie.Fowler@dc.gov) (202) 425-2826 is his cell and he works nights. 1D has allocated more bicycle patrols and undercover units to deal with crime in 106. A lot of robberies involve juvenile suspects robbing people in groups. He urged people to be vigilant and call 911 for anything suspicious. CM Fascett asked about a report of the sounds of shots fired—Lt. Fowler said they canvassed and found no shells, victims, or damage.

### **Approval of Prior Month's Minutes**

CM Cloyd moved to approve October minutes and CM Lightman seconded. The minutes were approved 5-0-1.

### **Other Presentations and Resolutions**

#### *Rail Study, Including CSX Tracks*

Ryan Westrom of DDOT described DC's state rail plan. DC is creating one to create a vision for rail in the District through 2040. It helps DC become eligible for federal funding. It does not address Metro rail, but freight, Amtrak, and commuter rail like MARC and VRE. There is a public engagement process with "road shows" until March 2016, with a final public meeting in March 2016. DCRailPlan.com is the website for updates. CM Fascett asked if safety is a component of the plan, and Mr. Westrom said yes. CM Litsky asked how VRE riders have been engaged, and Mr. Westrom said there will be fliers or an email survey for them and MARC passengers. Will Rich asked if streetcars are part of the plan, and Mr. Westrom said not directly, but the plan will work to make sure that streetcar and rail passengers can transfer to other modes. They are working with Union Station stakeholders. Given the estimated need for heavy rail capacity, there might be additional MARC and VRE stations in the future.

#### *Public Service Commission—Comments on Updated Pepco-Exelon merger bid*

CM Litsky moved to send a resolution to the PSC in opposition to the Pepco-Exelon Settlement Agreement. CM Hamilton seconded. Coralie Farlee expressed a wish that the resolution would oppose the substance of the deal as well as the process by which it's being considered. The motion passed 5-0-1 (Cloyd abstained).

## **ABC Committee Report, Coralie Farlee, chair**

### *Report*

Dr. Farlee summarized the Council's hearing about proposed noise laws. She will check with committee staffers before the December ANC meeting; if the legislation still shows the soccer stadium as exempt from ABRA oversight, ANC 6D can send a letter to the council requesting that the stadium not be exempt. She also noted that if there is to be tailgating outside the new soccer stadium, it is illegal to have open containers of alcohol and she believes MPD will enforce that.

### *Bardo Big River Application*

The applicant, Mr. Stewart, was in attendance. Dr. Farlee noted there was a tie vote of the ABC committee on whether to support the license if a cooperative agreement were signed, and Dr. Farlee broke the tie by voting in favor of the license if a CA were signed. However, there is not a signed agreement. CM Cloyd moved to protest the license on the grounds of peace, order, and quiet, as well as traffic and pedestrian safety. CM Lightman seconded. Passed 6-0-0. CM Litsky moved to support the proposed cooperative agreement so that it can be used as the basis for negotiation. CM Fascett seconded. Passed 6-0-0.

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

### *Pedestrian Safety Updates on Eye Street SE (no vote taken)*

George Branyan of DDOT said that a short study of 3 intersections on Eye Street showed there are enough pedestrians to justify a HAWC signal (three lights to get pedestrians to cross safely) on the unit block of I St. SE but not enough car traffic. There was evidence that cars were rolling through or blocking stop signs. The study showed a need for a stop sign at Half and I Street SE but it may not meet DDOT's requirements for a stop sign. Given the amount of construction that is pending, DDOT's recommendation is to re-evaluate the street after I Street reopens and traffic patterns normalize—but no date was given for that to happen. DDOT will do a traffic calming study for things like refuge islands, since some speeds looked a little high. There is a missing crosswalk at Half Street because there is a storm drain there, and DDOT will use a ramp or move a light pole to install the crosswalk. CM Cloyd asked if the South Capitol and I Street intersection has been examined, as it gets a lot of traffic from users at the rec center, baseball fans, tourists at the Capitol Skyline, McDonald's patrons, etc. and there is no crosswalk on the northern side of the intersection. The ANC has requested for months that the intersection be studied and that has not yet happened. Mr. Branyan said that is a complicated intersection and DDOT has no plans to install a crosswalk on its northern side.

### *Virginia Avenue Streetscape Restoration—Letter to DDOT*

Mr. Smoker, consultant to DDOT, presented diagrams of improvements to Virginia Avenue. ANCs 6D and 6B and CSX have been involved in the public engagement process, as have community members. There will be a Public Space Committee hearing on 11/12. A few changes since the initial plans were submitted in late August: there will be a separate bicycle lane along the entire route, from 2<sup>nd</sup> to 9<sup>th</sup> St. SE. More trees were added to the plan, and lighting plan was revised. The alley behind Capper Seniors has been realigned so it does not look like a route to a nearby ramp, and a sign will denote that it is a private alley. I Street will not be connected to Virginia Avenue; it will be left as a cul-de-sac, as was written in the Record of Decision. That allows for more parking and green space. There will be a bicycle connection there, but not a car connection. CM Fascett moved that 6D submit a letter to DDOT in support of the streetscape plan. The letter requests that the plan not result in the loss of any parking spaces and asks for the opportunity to comment on whether parking in the 300 block of Virginia Ave. is zoned for RPP. The letter also requests water lines to water street trees, and requests the placement of

trash receptacles. The letter requests continued public engagement as the final details of the plan are finalized. CM Hamilton seconded. CM Lightman proposed that the letter include a recommendation that DDOT coordinate with the 11<sup>th</sup> St. Bridge Park and this suggestion was incorporated. Passed 6-0-0.

*Appointment of CM Fascett to Represent ANC 6D at DDOT Public Space Committee Hearing 11/12 re: Virginia Avenue Streetscape*

CM Cloyd moved to appoint CM Fascett to testify based on the letter to DDOT that the ANC approved about the Virginia Avenue Streetscape. CM Litsky seconded. The motion passed 6-0-0.

*Riverside Baptist Church PUD, ZC 15-05*

Shawn Seaman of PN Hoffman presented an update on the plans for the redevelopment of Riverside Baptist Church with a new church, residences, and ground-floor retail. Pastor Bledsoe is caring for an ill parent and is out of town; he has written a letter to the ANC. Mr. Seaman stated that the affordable housing will remain affordable as long as the PUD remains in force. With regards to the day care community benefit, two day care providers are interested in the site but one stopped taking vouchers because the staff training and income verification requirements were too onerous. The other firm is a Canadian firm that has not operated in the District. The developers feel that requiring the acceptance of vouchers would make it too hard to attract a day care, so they plan to use the \$25,000 they had planned to use for scholarship instead for rent abatements to attract a day care provider. Mr. Seaman agreed to keep construction truck traffic on Maine Avenue so it does not affect children traveling to Jefferson and Appletree. Revised drawings showing the perimeter of the building, the property line, and the projection into public space were shown. CM Lightman moved to send a letter in favor of the PUD. CM Hamilton seconded. CM Moffatt expressed his opposition to the projection into public space but approved of the green barrier. CM Hamilton urged the developer to work with the schools to make sure kids are kept safe from construction vehicles. CM Cloyd urged developer to locate a day care provider and do everything possible to allow it to accept vouchers. Passed 5-1-0 (Moffatt opposed).

*Case Bridge Lights DDOT Tracking #117181*

Steve Moore of the SWBID, requested ANC support for an artistic lighting process on the Case Bridge, which connects Maine Avenue and Ohio Drive SW. PN Hoffman, the SW BID, and Citelum (which has lighted bridges and other structures around the world). There would be a blue line of lights on the south side of the bridge (not the Mandarin Oriental side but the Wharf side) and soft white light illuminating the piers of the bridge. They have letters of support from several community groups, and CM Litsky stated that the liveboards have not opposed the plan; they will not be located very close to the piers. CM Fascett asked who will pay the electric bills and was told either the Wharf master developer or the SW BID. CM Litsky moved to send a letter to DDOT in support of the lighting plan. CM Lightman seconded. Diane Schultz at Harbor Square expressed concern that the light will affect migrating birds and residents at Harbor Square. She is already affected by construction lights at the Wharf. Mr. Moore said that the light on the pier will point down. Motion passed 5-0-1 (CM Cloyd abstained).

*Lunchroom and Oyster Shucking Shed, 1100 Maine Avenue SW, HPRB Case 15-20*

Matt Steenhoek from PN Hoffman requested ANC 6D's support for their nomination of these buildings as landmarks. The buildings would be restored to be closer to how they appeared in the past. The lunchroom would have glass sliding walls 6 inches inside the original walls so that the building can be used for more months of the year. CM Litsky moved to submit a letter to David Maloney, State Historic Preservation Officer, in support of the landmark applications. CM Fascett seconded. Barbara Erlich asked whether the preservation will eliminate the vending machines and was told yes. Motion passed 6-0-0.

*909 Half St. SE, 82 Eye St. SE, and DC Water Main Pumping Station Construction Updates (no vote taken)*  
CM Fascett provided updates from the developers of each project. At 909 Half Street, all concrete pours will be scheduled during normal business hours. This week, work on utility lines on Half Street will start, and the following week, similar work will occur on K St. SE

82 Eye Street SE expects to finish concrete pours in January and cranes will come down in March. They do not expect any more after-hours permits in the next 6 months, unless the District tells them that they have to do utility work after hours. There will be sporadic work over the next few weeks in the roadways on I Street and NJ Ave. SE. The building will be complete in January 2017 but the goal is to start moving people in by late 2016.

DC Water has an 8-week-long 24-hour construction permit and about 2 weeks of it have passed. The work is needed to avoid large fines for combined sewer overflow. But they are trying to minimize disturbances by stopping drilling and backup alarms at 10pm, among other changes.

Bob Hall asked when the new portion of I St. SE will open and CM Fascett said mid-December 2015.

*1244 South Capitol St. SE Public Space Permit, DDOT Tracking #115172*

CM Cloyd moved to send a letter to DDOT in support of JBG's public space permit. CM Litsky seconded. Passed 6-0-0.

*Florida Rock Bulkhead Replacement, 2 S St. SW DDOT Tracking #115840*

The current bulkhead is 275' long and in poor condition. About 40' are in public space. The plan is to add a new bulkhead about 1.5' further into the water. They will use a turbidity curtain to control sediment. The work will mostly be done from the water. Any trucks will access the site through private property (the concrete plant) adjacent to the site. They have no reason to believe that the site is the contaminated, but they will be testing the sediment throughout and will take any precautions the testing indicates is necessary. The engineers have tested the existing bulkhead and found no contamination. The goal is to begin construction in January 2016 and it should take about 6 months. They have reached out to DDOT, who shared their information with the Anacostia River cleanup team. CM Hamilton urged the workers to protect their staff from dust coming from the concrete plant and asked that only quiet work occur at 6am. CM Hamilton moved to send a letter in support of the bulkhead replacement with the comment that any contaminants should be managed, trucks following the route of existing concrete trucks, and a request to only do quiet work before 7am. CM Moffat seconded. Passed 6-0-0.

*1000 South Capitol St. SE BZA 19113*

CM Cloyd moved to send a letter to BZA in support of the special exceptions and variances that were requested. CM Litsky seconded. CM Hamilton noted she wishes the affordable units were targeted to households at lower percentages of AMI and encouraged Lerner to add more affordable housing in its future projects so that low-wage workers like those who work at the stadium can afford to live in the community. Motion passed 5-0-1 (Hamilton abstained).

*1000 South Capitol St. SE Surveyor 15-06936*

CM Cloyd moved to send a letter to the DC Surveyor in support of extinguishing an easement over part of an alley between this parcel and 1015 Half St. SE. CM Lightman seconded. Motion passed 6-0-0.

#### *4<sup>th</sup> St. SW Bicycle Lanes*

CM Litsky moved to send a letter to Mike Goodnough at DDOT opposing placement of bicycle lanes on 4<sup>th</sup> St. south of M given that DDOT has not yet addressed persistent speeding and other traffic issues in the area. The letter supports the general concept of bike lanes but only after an overall safety and transportation plan has been completed. CM Hamilton seconded. River Park resident expressed support for bicycle lanes and asked what the safety concerns were about putting bicycle lanes on 4<sup>th</sup> Street SW. CM Litsky replied that it's not that bicycle lanes are themselves a safety hazard but that traffic calming is needed on 4<sup>th</sup> Street so that cyclists are not at risk, especially from car commuters. The River Park resident noted that even if there isn't a bike lane, people will bike there, so a bike lane would be an improvement; he suggested rewording the letter to better express the desire for bike lanes as well as safety improvements to that block. CM Lightman expressed concern that striping a bike lane and not protecting it will create an illusion of safety. CM Litsky agreed to reword the letter to more strongly support protective bike lanes, but also request safety improvements. Diane Schultz stated that many people park illegally on 4<sup>th</sup> Street and open their doors into the road and suggested that the ANC request greater enforcement of violations. Georgine Wallace requested a copy of the plans be sent to Edgewater Condominium and CM Litsky agreed to do so. The motion passed 5-0-1 (CM Fascett abstained).

#### *L'Enfant Plaza Curb Cuts, DDOT Tracking #114539*

CM Lightman moved that we send a letter to DDOT in support of these curb cuts. CM Litsky seconded. Passed 6-0-0.

In addition, CM Lightman reminded the audience that Portals has requested support for a proposed curb cut. Although she does not oppose the curb cut, it led her to examine the community benefits agreement Portals made in the past and learned that there is no evidence the Portals completed its commitment after 1992. Therefore, she has not moved to support the curb cut and asked the Portals if they have fulfilled the agreement. 60 days later, the Portals have not responded and CM Lightman moved that the ANC send a letter to the Public Space department at DDOT and cc DMPED, OAG Karl Racine, and Anthony Hood at the Zoning Commission, opposing the Portals curb cut because we cannot find proof that they completed their obligations under the community benefits agreement. CM Litsky seconded. Perry Klein suggested that CM Lightman search the Southwester for evidence of Portals contributions. Passed 6-0-0.

#### *Emergency no parking signs*

CM Hamilton moved to send a letter to DDOT and DPW asking that they attend our December meeting to discuss issues regarding "no parking" notices, but there was no second and no vote was taken.

#### **Commission Updates and Administrative Matters**

- Chair's report: none
- Treasurer's report: none

#### **Community Concerns**

None

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

*Minutes prepared by Stacy Cloyd*



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 16, 2015

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: office@anc6d.org  
Website: www.anc6d.org

**ANC6D Resolution in Opposition to the Pepco Exelon Settlement Agreement**

**OFFICERS**

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

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

**Whereas**, in June 2014, Exelon proposed to acquire the District's electric utility, Pepco, but at least six Councilmembers, 27 ANCs, and thousands of Pepco customers opposed that proposed merger; and

**Whereas**, the DC Public Service Commission (PSC) held comprehensive hearings, including three community hearings to take testimony from customers and others who would be affected by the proposed merger; and

**Whereas**, on January 12, 2015, ANC 6D, as one of 27 Advisory Neighborhood Commissions across the District, voted to oppose the Pepco takeover; and

**Whereas**, the PSC, after considering the voluminous evidence before it, unanimously concluded in its August 27, 2015 order that Exelon has "an inherent conflict of interest" with the interests of utility customers in the District and that Exelon will not "be the enthusiastic supporter and facilitator necessary to lead the District and its local distribution franchise in the future"; and

**Whereas**, following the PSC's order, the District government began secret negotiations with Exelon and Pepco and, **without consultation or input from ANCs or customers**, reached a settlement agreement that would permit Exelon to take over Pepco; and

**Whereas**, on October 6, 2015, the District government committed to support an accelerated schedule for the PSC's consideration of that agreement that would not permit thorough public scrutiny of the agreement nor properly allow time to respond and permit comments and testimony from customers, ANCs, and the community,

**Therefore**, at a regularly scheduled and properly noticed public meeting on November 9, 2015, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D, by a vote of 5-0-1, resolved that the PSC should conduct comprehensive proceedings to ensure that the flaws in the proposed settlement agreement are fully identified and understood, including holding community hearings with participation by affected customers and groups.

Respectfully submitted,

Roger Moffatt  
Chair, ANC 6D



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 10, 2015

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)

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Chairperson  
*Roger Moffatt*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Stacy Cloyd*

Treasurer  
*Meredith Fascett*

Matthew Marcou  
Chair, Public Space Committee  
Government of the District of Columbia  
Department of Transportation  
Public Space Administration  
1100 4<sup>th</sup> St., SW, 3<sup>rd</sup> Floor  
Washington, DC 20024

Transmitted via Email: [matthew.marcou@dc.gov](mailto:matthew.marcou@dc.gov)

Dear Mr. Marcou,

**RE: ANC 6D Comments on the Virginia Avenue Restoration Final Concept Plan**

At a regularly scheduled and properly noticed public meeting on November 9, 2015 with a quorum being present (a quorum being four Commissioners) Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 for the motion to approve the Final Concept Plan for the Virginia Avenue Streetscape Restoration, dated November 4, 2015 with the following comments:

ANC 6D is very supportive of the Final Concept Plan for the Virginia Avenue Streetscape Restoration, dated November 4, 2015. ANC 6D believes that the Final Concept Plan provides valuable enhancements to Virginia Avenue and the adjacent public spaces. ANC 6D also believes that the design of the Final Concept Plan was informed by robust community engagement.

ANC 6D recognizes that some modifications to the Final Concept Plan will be required as the underlying engineering plans are developed.

ANC 6D requests DDOT's assurance that the Final Concept Plan does not result in a net loss of parking spaces, Residential Permit Parking spaces or metered spaces. Parking is in high demand in the neighborhood. A loss of parking would be very burdensome to residents.

ANC 6D requests DDOT's commitment to work with ANC 6D to determine the terms of the metered parking proposed for the northern side of the 300 Block of Virginia Avenue and/or assess whether these spaces should instead be Residential Permit Parking spaces.

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
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Advisory Neighborhood Commission 6D

ANC 6D requests DDOT's commitment to facilitate coordination between DC Water, CSX, Parsons Corporation, and the Capitol Quarter Phase 1 Community Association in order to make best efforts to provide water connections in the public space in the 300 Block and 400 Block of Virginia Avenue so that the Capitol Quarter Phase 1 Community Association can maintain the landscaping in the public spaces as required by its by-laws.

ANC 6D requests that District-maintained trash cans be added in the public spaces as appropriate. ANC 6D asks that DDOT account for pedestrian traffic on Nationals game days and increased cyclist traffic along Virginia Avenue and I St. SE when determining the appropriate number of trash cans.

ANC 6D recognizes that the CSX Virginia Avenue Tunnel construction required the removal of nearly 200 trees. ANC 6D urges DDOT's Urban Forestry Administration to give the Final Concept Plan a thorough review and add additional trees wherever possible.

ANC 6D requests that DDOT coordinate with the Department of Parks and Recreation and the ANC to publicize future community input opportunities for the planning for Virginia Avenue Park.

ANC 6D requests that DDOT share with the ANC the plans for the improved pedestrian and ADA access along 2<sup>nd</sup> St. SE leading to Garfield Park as soon as such plans are available.

ANC 6D requests that DDOT share with the ANC the plans for H St. SE between New Jersey Avenue SE and 2<sup>nd</sup> St. SE as soon as such plans are available.

ANC 6D does not oppose efforts by DDOT's Urban Forestry Administration to coordinate with property owners along the east side of the 900 Block of 5<sup>th</sup> St. SE to make sidewalk adjustments and add street trees where appropriate.

ANC 6D requests that DDOT coordinate the streetscape work for 11<sup>th</sup> St. with THEARC and other agencies involved with the 11<sup>th</sup> Street Bridge Park.

ANC 6D thanks the representatives from DDOT, CSX, Parsons Corporation, the working group of community stakeholders, and the community who provided their expertise and input throughout this process.

Should you have any questions, please let me know.

Sincerely,

Roger Moffatt  
Chairman, ANC 6D  
Near Southeast/Southwest

CC: Ward 6 Councilmember Charles Allen, [callen@dccouncil.us](mailto:callen@dccouncil.us)  
Ravindra Ganvir, Civil Engineer, DDOT, [ravindra.ganvir@dc.gov](mailto:ravindra.ganvir@dc.gov)  
[PublicSpace.Committee@dc.gov](mailto:PublicSpace.Committee@dc.gov)



*Near Southeast/Southwest*  
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November 16, 2015

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: office@anc6d.org  
Website: www.anc6d.org

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

**OFFICERS**

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**FILED VIA: IZIS electronic filing system**

**RE: ZC 15-05, Motion in Support of the Planned Unit Development (PUD) Requested by P.N. Hoffman Inc, and the Riverside Baptist Church**

At a regularly scheduled and properly noticed public meeting on November 9, 2015, with a quorum present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-1-0 to approve a motion in support of the Planned Unit Development (PUD) requested by P.N. Hoffman Inc, and the Riverside Baptist Church (zoning case 15-05). The motion text is as follows:

**Whereas:** P.N. Hoffman and Associates, Inc and the Riverside Baptist Church have requested from ANC6D support for a consolidated planned unit development (PUD) and a related amendment to the Zoning Map for the property at 680 I Street SW;

**Whereas:** The property at 680 I Street SW, otherwise identified as Lot 127, square 472, was purchased by the congregation of the Riverside Baptist Church from the RLA as part of the Southwest's urban renewal reconstruction in 1960;

**Whereas:** The congregation of Riverside Baptist church constructed a striking, modernist church building and has been the sole occupier of the property since its completion in 1963;

**Whereas:** The applicants have requested that the property of approximately 30,015 square feet currently zoned R-5-B be changed to a C-3-A Zone District. The changed zoning will allow the applicants to construct a new church building, a nine-story apartment building, underground parking and ground floor commercial space;

**Whereas:** The applicants have developed the design for a residential building and a new church, which includes significant enhanced public space and a Community Benefits package;

**Whereas:** The applicants have met with local community groups, SWNA and the ANC. And the applicants have also met with the Office of Planning and have had informal discussions with the zoning commission;



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**Whereas:** The Commission acknowledges receipt and review of the corrected project renderings as presented in the Amended and Restated Prehearing Submission of November 9, 2015, as well as supplemental documents (including a proposed construction management plan and a letter from the Pastor of the church, both of which are attached to this motion);

**Whereas:** The applicants have agreed with ANC6D to a Community Benefits package as an integral part of the PUD process;

**Whereas:** Appended to the Motion is a signed copy of the Community Benefits agreed upon between the applicants and ANC6D on November 9, 2015;

**Be it so moved that:** ANC6D supports the consolidated PUD and zone change requested by P.N. Hoffman Inc., and the Riverside Baptist Church, which includes a signed Community Benefits agreement.

Respectfully submitted,

Roger Moffatt  
Chair, ANC 6D

# RIVERSIDE BAPTIST CHURCH

Rev. Michael Bledsoe, Ph.D., Pastor  
*Recurring Adjunct Professor, Howard University School of Divinity*

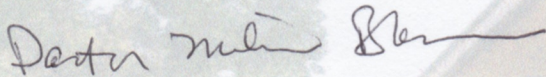
November 5, 2015

Dear Chairman Moffat and ANC 6D Commissioners:

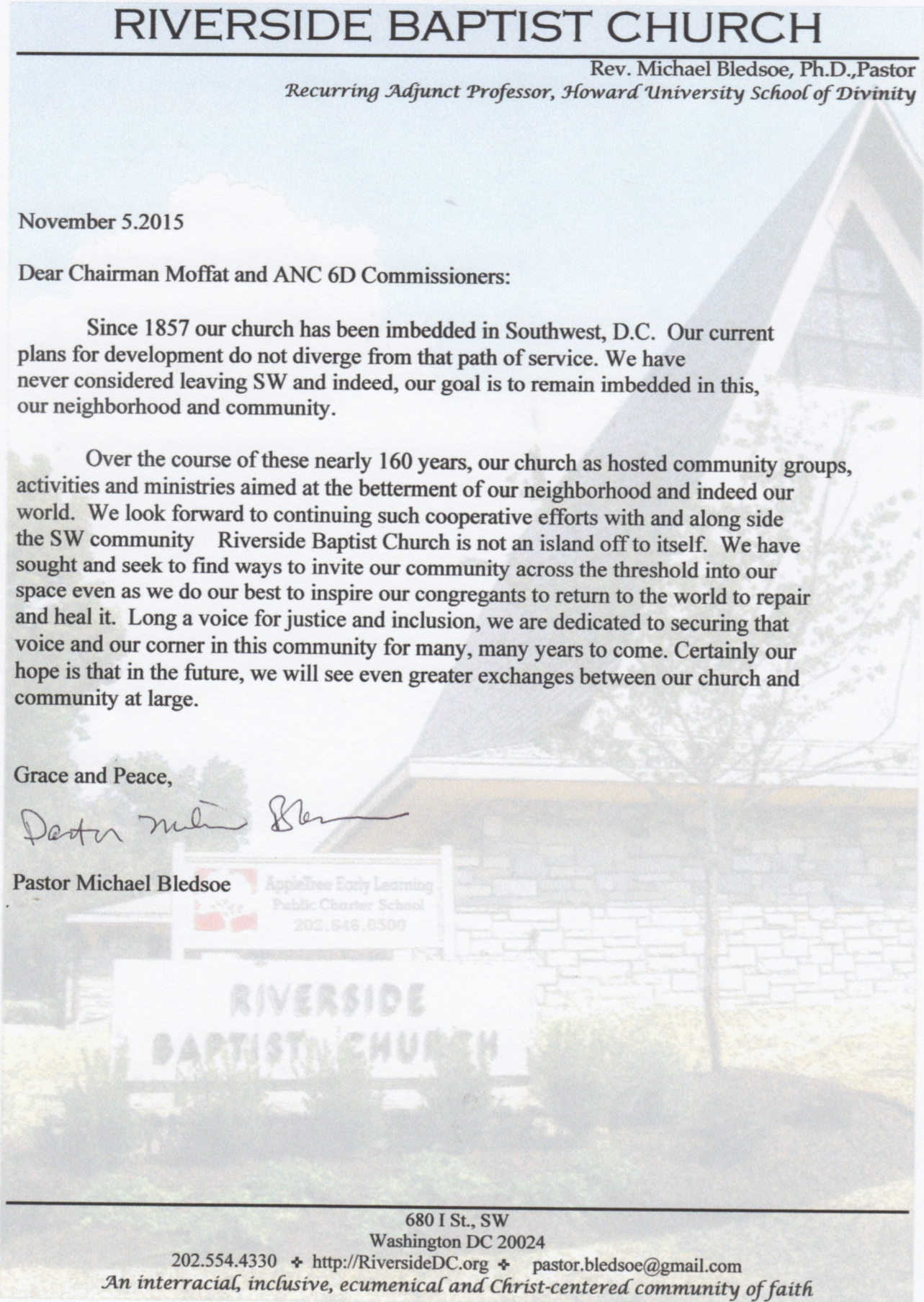
Since 1857 our church has been imbedded in Southwest, D.C. Our current plans for development do not diverge from that path of service. We have never considered leaving SW and indeed, our goal is to remain imbedded in this, our neighborhood and community.

Over the course of these nearly 160 years, our church has hosted community groups, activities and ministries aimed at the betterment of our neighborhood and indeed our world. We look forward to continuing such cooperative efforts with and along side the SW community. Riverside Baptist Church is not an island off to itself. We have sought and seek to find ways to invite our community across the threshold into our space even as we do our best to inspire our congregants to return to the world to repair and heal it. Long a voice for justice and inclusion, we are dedicated to securing that voice and our corner in this community for many, many years to come. Certainly our hope is that in the future, we will see even greater exchanges between our church and community at large.

Grace and Peace,



Pastor Michael Bledsoe



Appletree Early Learning  
Public Charter School  
202.546.6500

RIVERSIDE  
BAPTIST CHURCH

680 I St., SW

Washington DC 20024

202.554.4330 ✦ <http://RiversideDC.org> ✦ [pastor.bledsoe@gmail.com](mailto:pastor.bledsoe@gmail.com)

*An interracial, inclusive, ecumenical and Christ-centered community of faith*

## **Riverside Baptist Church Redevelopment Public Benefits and Mitigation Package**

November 5, 2015

- Affordable Housing Proffer
  - 2% of residential GFA will be set aside at 50% of AMI
  - 6% of residential GFA will be set aside at 80% of AMI
  - 2% of residential GFA will be set aside at 100% of AMI
- Public Realm Changes for Benefits and Mitigation
  - Reconfiguring and improving the overall quality and safety of the 7<sup>th</sup> & Eye Street intersection
    - Addition of a new crosswalk at the southside of Eye Street
    - Relocation of the curb cut for DCPS drive aisle coming onto 7<sup>th</sup> Street
    - Alteration of existing cross-walk on the north side of Eye Street
    - Removal of 7<sup>th</sup> Street slip lane
    - Addition of a public landscaped and seating area
  - Installation of a public art water wall feature at the corner of 7<sup>th</sup> & Eye Streets
  - Curb extension along 7<sup>th</sup> Street to provide for wider sidewalks
  - Landscaping the public space in front of church
  - Installation of a parking control arm along Eye Street as parking control mitigation if requested by both UDR and THM1 HOA. Request must be made to in writing no later than 6 months following the receipt of the building permit.
  - Installation of fence along Eye Street for nuisance and pet impact mitigation if requested by both UDR and THM1 HOA. Request must be made to in writing no later than 6 months following the receipt of the building permit.
  - Addition of new light on top of an existing parking lot light pole to increase public safety
- Residents of apartment building will not be allowed RPP permits
- Neighborhood serving retail and service, day care or clinic. The PN Hoffman team will work closely with a small group of residents to consult on what “neighborhood serving retail and services” are preferable.
- Provide \$25,000 subsidy to help attract a daycare to the site. Within 6 months of the applicant notifying the ANC that a daycare tenant is not or will not be the lessee, an alternative community benefit will be identified by the ANC.
- Setback residential building which offers the feel of public use of private space
- Retention of the church in the Southwest community
- Enter into a rodent abatement program
- Implement a transportation demand management plan
- Will select a loading dock door that is consistent with the architectural integrity of the building

## **DRAFT 680 EYE STREET CONSTRUCTION MANAGEMENT PLAN**

This draft plan is provided to ANC 6D to illustrate the construction management measures that will put in place during the construction of the project. Once a contractor has been selected, this plan will be further refined and made final prior to construction of the project. This final plan will be used for securing public space permits and DDOT approvals and will be reviewed with the ANC prior to implementation. All construction start dates and durations are estimates only and may be impacted by conditions found in the field or unforeseen delays.

### **CONSTRUCTION PHASE I: Building Demolition & Rough Grading**

**Approximate Duration: 3 months,**

**Estimated: Q4 2016 – 1Q2017**

#### **Construction Activities:**

During Phase 1, construction activities will be focused on demolition and rough grading of the site. Truck traffic is anticipated to approach traveling westbound on Maine Avenue, turning right onto 7<sup>th</sup> Street traveling north, and turning right into the construction site. This allows trucks to make only right hand turns and avoids trucks from crossing from directly in front of Jefferson Middle School on entry. Trucks exiting the site will leave from the south along Maine Avenue at a temporary curb cut. Flaggers will be placed at all truck entrances and exits when trucks are hauling.

#### **General Notes:**

- It is currently anticipated that the contractor will seek public space permits to close the sidewalks and curb lanes on 7<sup>th</sup> Street and Maine Avenue immediately adjacent to the site. The sidewalk will be used for material laydown and construction management offices and the curb lane used for staging, delivery and access. This approach segregates pedestrian traffic most effectively from construction activities and provides the most safety for neighbors and children.
- Construction fencing will be placed around the perimeter of the project site with a fabric scrim to reduce dust and debris from leaving the project site.
- Rodent abatement will be put in place before demolition occurs to minimize neighborhood impact
- Preconstruction photo and observation studies will be conducted on all adjacent and immediately proximate homes and buildings. As needed, crack monitors will be placed to monitor any existing building cracking or settlement.

#### **Automobile Traffic**

- Although the curb lanes will be closed (to parking on Maine Avenue and closing the rightmost travel lane on 7<sup>th</sup> Street SW) traffic will continue through the area with minimal impact, utilizing the two existing travel lanes on each of these streets. Right turns from 7<sup>th</sup> Street northbound onto Eye Street eastbound will be possible from the rightmost travel lane.

#### **Parking**

- During this phase, some portion of the on-street parking on the northbound Maine Avenue will be closed for truck staging and construction laydown. PNH will work with neighborhood and DDOT to determine the exact truck staging location and hours of operation
- No permanent closure of parking on 7<sup>th</sup> Street NW or Eye Street SW is anticipated

## **Pedestrian**

- Pedestrian traffic is anticipated to be managed as follows:
  - Travelling west on Eye Street from the Duck Pond, pedestrians will be detoured to the northern side of Eye Street. Local pedestrian traffic can still travel on the south side of Eye Street up to the Riverside property line.
  - Travelling west on Maine Avenue next to Arena Stage, pedestrians will be detoured across Maine Avenue at the existing protected mid-block intersection up to 7<sup>th</sup> Street, then back to the northeast side of the Maine Avenue/7<sup>th</sup> Street Intersection.
  - Travelling east from the Wharf, pedestrians will be directed to the northeast corner of the Maine Ave/7<sup>th</sup> Street Intersection.

## **Bicyclists**

- Bicyclist traveling northwest bound on Maine Avenue will continue to travel in the right most travel lane as they do today.
- Bicyclists travelling from the Wharf will use the rightmost travel lane of 7<sup>th</sup> Street and be able to turn onto Eye Street SW dedicated bicycle lane which remains in place through construction.

## **CONSTRUCTION PHASE II: Excavation / Vertical Construction**

**Duration: Approximately 20 months,**

**Estimated: Q1 2017 – Q3 2018**

### **Construction Activities:**

During Stage 2, construction activities will be focused on mass excavation, buildout of the residential and church structures, reconstructing the 7<sup>th</sup> and Eye Street intersection and the new public space features, necessitating the closure of the slip lane. This phase of the project will require the erection of a tower crane on the site. Trucks accessing the site will approach traveling northwest on Maine Avenue, turn right into the construction site from a temporary curb cut along Maine Avenue and exit from the same construction entrance. This allows trucks to make only right hand turns. Flaggers will be placed at truck entrances and exits during all truck movements. Deliveries and laydown will occur in the curb lane of 7<sup>th</sup> Street SW

### **General Notes:**

- Construction fencing will be placed around the perimeter of the project site with a fabric scrim to reduce dust and debris from leaving the project site.
- Rodent abatement will continue throughout construction
- Crack monitors will be observed for any construction related disturbance to existing adjacent property

### **Automobile Traffic**

- Although the curb lanes will be closed (to parking on Maine Avenue and closing the rightmost travel lane on 7<sup>th</sup> Street SW) traffic will continue through the area with minimal impact, utilizing the two existing travel lanes on each of these streets. Right turns from 7<sup>th</sup> Street northbound onto Eye Street eastbound will be possible from the rightmost travel lane.
- There will be sporadic/temporary lane closures for the installation of permanent utilities to the site, usually during off-rush hours and covered with plates during the evening
- Because new signals and control wires are being installed, sawcutting and minor disruption will occur across the entire 7<sup>th</sup> and Eye Street intersection during a short phase of the signal work during non-rush hours and with the assistance of flaggers and temporary traffic control measures.

### **Parking**

- During this phase, some portion of the on-street parking on the northbound Maine Avenue will be closed for truck staging and construction laydown. PNH will work with neighborhood and DDOT to determine the exact truck staging location and hours of operation
- No permanent closure of parking on 7<sup>th</sup> Street NW or Eye Street SW is anticipated

### **Pedestrian**

- Pedestrian traffic is anticipated to be managed as follows:



- Travelling west on Eye Street from the Duck Pond, pedestrians will be detoured to the northern side of Eye Street. Local pedestrian traffic can still travel on the south side of Eye Street up to the Riverside property line.
- Travelling west on Maine Avenue next to Arena Stage, pedestrians will be detoured across Maine Avenue at the existing protected mid-block intersection up to 7<sup>th</sup> Street, then back to the northeast side of the Maine Avenue/7<sup>th</sup> Street Intersection.
- Travelling east from the Wharf, pedestrians will be directed to the northeast corner of the Maine Ave/7<sup>th</sup> Street Intersection.
- As soon after the site work is complete is practicable, the sidewalks will be reopened to pedestrian traffic so long as construction activities and deliveries can continue without posing a risk to pedestrian safety.

### **Bicyclists**

- Bicyclist traveling northwest bound on Maine Avenue will continue to travel in the right most travel lane as they do today.
- Bicyclists travelling from the Wharf will use the rightmost travel lane of 7<sup>th</sup> Street and be able to turn onto Eye Street SW dedicated bicycle lane which remains in place through construction.

**OTHER TOPICS:**

- PNH will work with Jefferson Middle School to request a crossing guard at the corner of 6<sup>th</sup> and Eye Streets during morning and afternoon hours to ensure students cross to the north side of Eye Street.
- PNH will work with Appletree, if desired by Appletree, to have discussions with Jefferson Middle School to use their drive aisle as a pickup/dropoff location.
- PNH will work with DDOT to determine the best course of action with the bus stop at the corner of 7<sup>th</sup> and Maine Ave. This maybe either to close the stop temporarily or temporarily relocate and reroute the bus.
- PNH will work with DDOT to determine the best location for truck staging with the goal of not staging near residential windows.







*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 16, 2015

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)

Matthew Marcou  
Chair, Public Space Committee  
Government of the District of Columbia  
Department of Transportation  
Public Space Administration  
1100 4<sup>th</sup> St., SW, 3<sup>rd</sup> Floor  
Washington, DC 20024

**OFFICERS**

Chairperson  
*Roger Moffatt*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Stacy Cloyd*

Treasurer  
*Meredith Fascett*

VIA E-MAIL: [PublicSpace.Committee@dc.gov](mailto:PublicSpace.Committee@dc.gov); [matthew.marcou@dc.gov](mailto:matthew.marcou@dc.gov)

**RE: ANC 6D Comments on lighting of Case Memorial Bridge (DDOT 117181)**

Dear Mr. Marcou:

At a regularly scheduled and properly noticed public meeting on November 9, 2015 with a quorum being present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-1 to enthusiastically support the project to light the Francis Case Memorial Bridge, a project advanced by the Southwest BID, Hoffman-Madison Waterfront and Citelum.

ANC 6D is pleased to join with The U.S. Commission of Fine Arts, and The DC Commission on the Arts and Humanities in support of this extraordinary endeavor that will gently illuminate the bridge and its piers providing visitors to our Southwest Waterfront a unique nighttime visual experience both landside and on the Washington Channel.

We strongly encourage you to support this project encompassed in DDOT Permit Application #117181 when it comes before the Public Space Committee.

Sincerely,

Roger Moffatt  
Chairman, ANC 6D  
Southwest, Navy Yard & Buzzard Point

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

CC: Kisha Allen, Assigned DDOT Technician, [kisha.allen@dc.gov](mailto:kisha.allen@dc.gov)  
Ward 6 Councilmember Charles Allen, [callen@dccouncil.us](mailto:callen@dccouncil.us)  
Matt Steenhoek, The Wharf, [msteenhoek@pnhoffman.com](mailto:msteenhoek@pnhoffman.com)



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 16, 2015

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: office@anc6d.org  
Website: www.anc6d.org

Andrew Lewis  
Staff Reviewer, Historic Preservation Office

**VIA E-MAIL:** andrew.lewis@dc.gov

**OFFICERS**

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

**RE: HPRB Case 15-20, Lunch Room & Oyster Shucking Shed, 1100 Maine Ave., SW**

Dear Mr. Lewis:

This is to inform that ANC6D supports the application of Hoffman Madison Waterfront (HMW) to landmark the former Fish Cleaning Building, the Lunch Room and Oyster Shucking Shed, located at The Wharf, 1100 Maine Avenue, SW.

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

At a regularly scheduled and properly noticed public meeting on November 9, 2015, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 to support the plans of McGraw Bagnoli to renovate the building and their application to list it on the National Register of Historic Places.

During the initial negotiations with Hoffman-Madison in connection with Phase 1 Stage 1 Zoning review and approval, ANC6D made clear its desire that HMW pursue landmark status for the building. We are pleased that HMW has followed through with their commitment and filed with the State Historic Preservation Office to landmark the building and, at the same time, incorporated a design that will encourage more productive use of the space as it had been originally intended.

Sincerely,

Roger Moffatt  
Chairman, ANC 6D  
Southwest, Navy Yard & Buzzard Point

CC: Ward 6 Councilmember Charles Allen, callen@dccouncil.us  
Melissa Bird, Ward Six Planner, melissa.bird@dc.gov  
David Maloney, HPO Staff Reviewer, david.maloney@dc.gov



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 10, 2015

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: office@anc6d.org  
Website: www.anc6d.org

District Department of Transportation  
Public Space Permit Office  
Attn: Public Space Committee Coordinator  
1000 4<sup>th</sup> St. SW, 3<sup>rd</sup> Floor  
Washington, DC 20024

**OFFICERS**

Chairperson  
*Roger Moffatt*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Stacy Cloyd*

Treasurer  
*Meredith Fascett*

VIA E-MAIL: PublicSpace.Committee@dc.gov

**RE: Application to occupy public space, 1244 S. Capitol St. SE, DDOT # 115172**

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

At a regularly scheduled and properly noticed public meeting on November 9, 2015, with a quorum present (a quorum being four Commissioners), Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 in support of 1244 South Capitol Residential, LLC c/o The JBG Companies' ("JBG's") application to occupy public space, with the following comments.

Timeliness: Although DDOT's letter to ANC 6D about JBG's request was dated October 9, 2015, it was not postmarked until October 29, 2015 (see attached copy of envelope). Responses are due no later than 30 days from the postmarked date of the letter, excluding weekends and legal holidays. Therefore, this response is timely filed.

Scope: These comments are restricted to the topics listed in DDOT's October 29 letter: paving for ADA curb ramp, curb and gutters, and sidewalks (both traditional and porous/pervious); installation of benches, bicycle racks, and trash receptacles; new tree spaces and tree planting; and projections of awnings and balcony. The drawings supplied to ANC 6D along with the application include information about demolition, grading, storm water management, and sediment control. However, it is ANC 6D's understanding that the public space permit with tracking number 115172 does not address these topics and that demolition and grading permits have already been issued. ANC 6D expects JBG and its contractors to follow all laws and regulations during the demolition and grading process, in order to protect those who live and work near the site, but more detailed comments on those issues are outside of the scope of this public space request.

Van Street SE Sidewalk Pavers: ANC 6D requests that JBG and Monument (developer of the adjacent parcel) coordinate their efforts, either using identical materials or creating an attractive paved border between both parcels' sidewalks. There should be no "lip" or other change in grade as pedestrians traverse the sidewalk from one parcel to the other. Pavers should be chosen, installed, and maintained in such a way as to reduce tripping and slipping hazards, especially in wet or icy conditions.



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

Balconies and Awnings: Any projection into public space was addressed when the building's design was approved as part of the Capitol Gateway Overlay process. There is no projection into public space at ground level.

Bicycle Racks: ANC 6D has concerns about the model of bicycle rack proposed, as it is made of metal and has right angles at the eye level of a child. JBG was responsive to these concerns and we understand that they are reviewing the safety of the proposed bike racks and may replace them with a different model with curves instead of edges. ANC 6D would strongly support curved (inverted U-shaped) bicycle racks.

Pedestrian Access During Construction: ANC 6D understands that construction vehicles will enter and exit the site from Van Street SE, turning on and off of M St. SE. ANC 6D requests that flaggers be used at the entrance to the construction site and the corner of Van and M Streets SE.

This parcel is located very close to a Major League Baseball stadium. Given the fact that most baseball games occur on evenings and weekends, there should not be significant conflict between construction activities and attendees at stadium events. ANC 6D recommends that large trucks not enter or exit the site from two hours before to two hours after baseball games and other major events at the ballpark, and requests deployment of additional flaggers (provided by JBG) and Traffic Control Officers (provided by the District) at any points where stadium attendees are likely to interact with moving construction vehicles. ANC 6D requests that the South Capitol Street sidewalk along this parcel's western edge remain open throughout construction, as it is a major pedestrian thoroughfare, especially during baseball games and other events at Nationals' Park.

After Hours Permits: ANC 6D opposes after-hours construction and construction-related work on sites close to residences in accordance with DCMR 12A section 105.1.3. Given the proximity of the 1244 S. Capitol St. SE site to other residential buildings, ANC 6D requests that if JBG applies for an after-hours permit, they will also inform the Commission of the request and the reasons for it, so that neighborhood residents can understand the need for the permit application and have the opportunity to provide feedback to DDOT and DCRA. In addition, ANC 6D requests that JBG send an electronic copy of any issued after-hours permit to the Commission and the 6D02 Commissioner at least 24 hours before the commencement of after-hours work.

Tree-watering Devices: ANC 6D supports the use of "treegators" and other enclosed tree-watering devices. These allow tree maintenance personnel to provide a large amount of water to new trees so that the water can be slowly absorbed. ANC 6D does not support open tree-watering devices like Bioplex tree rings, because they provide breeding grounds for mosquitoes and can collect litter.

Respectfully submitted,

Roger Moffatt  
Chair, ANC 6D

Cc: Kisha Allen, DDOT Technician, (kisha.allen@dc.gov)





*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 10, 2015

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)

Matthew Marcou  
Chair, Public Space Committee  
Department of Transportation  
Public Space Administration  
1100 4th Street, SW, 3rd floor  
Washington, DC 20024

Via Email: [matthew.marcou@dc.gov](mailto:matthew.marcou@dc.gov)

**OFFICERS**

Chairperson  
*Roger Moffatt*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Stacy Cloyd*

Treasurer  
*Meredith Fascett*

**Re: Public Space Permit, 2 S Street SW -- DDOT--Tracking No. 115840**

Dear Members of the Public Space Committee:

At regularly scheduled and properly noticed public meetings on November 9, 2015, with a quorum being present (a quorum being four commissioners), Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 in support of Public Space Use Application, Tracking No. 115840, with qualifications. Those qualifications are that the applicant addresses any contaminants discovered during construction and any trucks associated with this project will not go through the residential neighborhood but will follow the route used by the cement hauling trucks currently operating from the site.

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

ANC 6D believes that this is a much needed project. However, with so much contamination in the area, the ANC wants the applicant to exercise extra care in ensuring that any contaminant found will be kept from escaping into the river and/or from becoming airborne. In addition, we want trucks that service this site to enter and exit it by the way of Potomac Avenue, South Capitol and M Streets, SW so that they are the least disruptive as possible to local residential traffic and do not create safety concerns for pedestrians walking through the community.

We hope that this project complies with the hours of operations the same as any general construction project with a start time at 7:00am or later and that no earlier or late extended hours of construction taken place aside from what is necessary to ensure the safe installation and replacement of the deteriorating bulkhead.

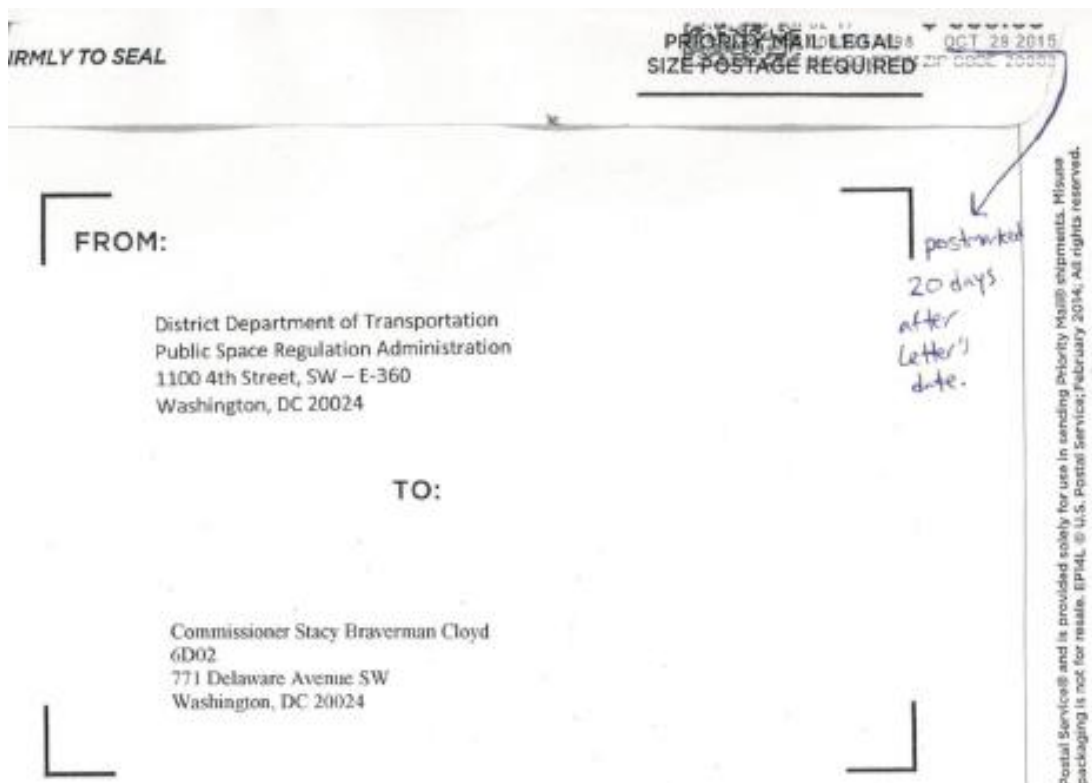
Please contact me should you have any questions.

Sincerely,

Roger Moffatt  
Chairman, ANC 6D  
Southwest & Near Southeast

cc: Catrina Felder, Public Space Coordinator, DDOT ([catrina.felder@dc.gov](mailto:catrina.felder@dc.gov))  
Jason Washington, Special Assistant to the Director, DCRA ([jason.washington@dc.gov](mailto:jason.washington@dc.gov))  
[PublicSpace.Committee@dc.gov](mailto:PublicSpace.Committee@dc.gov)

Attachment: Copy of postmark date. (This is an image of the late postmark on the letter from the Public Space Regulation Administration regarding public space occupancy permit 115172, 1244 South Capitol Street SE, Washington, DC 20003. The letter dated October 9, 2015 was postmarked twenty days later, on October 29, 2015.)





*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 10, 2015

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: office@anc6d.org  
Website: www.anc6d.org

Board of Zoning Adjustment  
441 4th Street NW  
Suite 200S  
Washington, DC 20001

**OFFICERS**

Chairperson  
*Roger Moffatt*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Stacy Cloyd*

Treasurer  
*Meredith Fascett*

SUBMITTED VIA THE IZIS ONLINE SYSTEM

**RE: Requested Variances and Special Exceptions for Case 19113, Square 679, Lot 46  
(proposed street address 1000 South Capitol Street SE)**

Dear Board Members,

**COMMISSIONERS**

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

At a regularly scheduled and properly noticed public meeting on November 9, 2015, with a quorum present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-1 (one abstaining) in support of Lerner South Capitol Street Joint Venture's ("Lerner's") application for two zoning variances and a special exception. These relate to the side yard, the loading berth (variances), and the roof structure (special exception).

*Side Yard*

ANC 6D supports Lerner's request to have a side yard of a different width than zoning on the site currently allows (775.5). It is our understanding that Lerner's proposed side yard would match those of buildings in the Capitol Gateway Overlay, which is to the south of this site. Providing either a narrower or a wider side yard than proposed would create visual discontinuity along the east side of South Capitol Street, which will soon begin construction that will turn it from a highway to a boulevard.

*Loading Berth*

ANC 6D supports Lerner's request for a variance from loading berth requirements (2201.1). The loading area for the proposed building is via an alley that is too narrow to accommodate a 55-foot truck, and ANC 6D opposes loading from adjacent streets. If 55-foot trucks will not serve the building, then it is not appropriate to build a 55 foot deep loading berth. A berth that is 30 feet deep will accommodate the trucks serving the building. ANC 6D expects that Lerner will consult with DDOT on their final plans for loading, and that they or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

#### *Roof Structure*

ANC 6D supports Lerner's request for a special exception from the roof structure setback (770.6(b)) and single enclosure (411.3) requirements. The setback requirements are not met only on the eastern portions of the building, which face an alley and an internal courtyard. As such, the exception will not change sightlines along public streets. Allowing two roof structures instead of a single one allows for additional residential amenities on the rooftop and again, should not worsen sightlines from the street.

#### *Other Issues*

The proposed building sits on what is currently Nationals Parking Lot K. The loss of game-day parking spaces and the addition of over 300 households to the neighborhood will place further demands on an already difficult parking situation. Lerner agrees not to petition DDOT to make any block adjacent to the building eligible for Residential Parking Permits (RPPs), and to place information in all leases stating that tenants are not eligible for RPPs. Inclusion of this commitment in the BZA's decision is a condition of ANC 6D's support for the variances and special exception.

ANC 6D is also concerned that residents of the building will be tempted to use the rightmost lane of South Capitol Street for loading, deliveries, and boarding and disembarking from taxis and other vehicles. The problem could be mitigated if DDOT used signage and street markings to indicate a small "drop-off" zone on the building's K Street frontage.

ANC 6D requests that Lerner return to present the ANC with its public space permit application and construction management plan as soon as these are created.

ANC 6D opposes after-hours construction and construction-related work on sites close to residences in accordance with DCMR 12A section 105.1.3. Given the proximity of the 1000 S. Capitol St. SE site to other residential buildings, ANC 6D requests that if Lerner applies for an after-hours permit, Lerner will also inform the Commission of the request and the reasons for it, so that neighborhood residents can understand the need for the permit application and have the opportunity to provide feedback to DDOT and DCRA. In addition, ANC 6D requests that Lerner send an electronic copy of any issued after-hours permit to the Commission at least 24 hours before the commencement of after-hours work. Inclusion of this commitment in the BZA's decision is a condition of ANC 6D's support for the variances and special exception.

ANC 6D understands that this building does not have an affordable housing requirement. However, we understand that Lerner or any successor owner/operator of the site, in a rental apartment building development, has committed to making two units affordable: one for a household with an income that is 80-120% of Area Median Income and one for a household with an income that is 50-80% of Area Median Income. The number of bedrooms in each unit is not yet determined but will be in keeping with the unit distribution in the completed building. Lerner will verify the income of each household living in an affordable unit and set the rent at no more than 30% of each household's income. Inclusion of this commitment in the BZA's decision is a condition of ANC 6D's support for the variances and special exception.

Respectfully submitted,

Roger Moffatt  
Chair, ANC 6D



## *Near Southeast/Southwest*

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)

November 10, 2015

### OFFICERS

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*Roger Moffatt*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Stacy Cloyd*

Treasurer  
*Meredith Fascett*

Office of the Surveyor, DC  
1100 4<sup>th</sup> St. SW, 3<sup>rd</sup> Floor  
Washington, DC 20024  
Attn: Roland F. Dreist, Jr.

**RE: Proposed Closing for Public Alley and Easement Established in Square 679,  
S.O. 15-26230**

VIA E-MAIL: [roland.dreist@dc.gov](mailto:roland.dreist@dc.gov)

### COMMISSIONERS

SMD 1 *Marjorie Lightman*  
SMD 2 *Stacy Cloyd*  
SMD 3 *Rachel Reilly Carroll*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

Dear Mr. Dreist,

At a regularly scheduled and properly noticed public meeting on November 9, 2015, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 in support of Lerner South Capitol Street Joint Venture's application to close a portion of an alley on Square 697, Lot 46. We understand that while this action is considered an alley closure, it technically would be the extinguishment of the District's easement across what is a remnant part of an original alley in the original city.

The alley closure allows the proposed residential building on the site (with the proposed street address of 1000 South Capitol Street SE) to offer at-grade bicycle parking near the building's lobby. It does not add to the site's impermeable surface; in fact, it is our understanding that much of the 808 square feet will be covered by a green roof. The alley closure also allows for the consolidation of curb cuts, increasing parking and improving the pedestrian experience on the streets surrounding the lot.

Respectfully submitted,

Roger Moffatt  
Chair, ANC 6D



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

November 16, 2015

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)

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SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

Mike Goodno  
Bicycle Program Specialist  
Policy, Planning & Sustainability Administration  
Government of the District of Columbia  
Department of Transportation  
1100 4<sup>th</sup> St., SW, 3<sup>rd</sup> Floor  
Washington, DC 20024

**VIA E-MAIL:** [mike.goodno@dc.gov](mailto:mike.goodno@dc.gov)

Dear Mr. Goodno,

**RE: ANC 6D Comments on Placing Bike Lanes on Fourth St. South of M St., SW**

At a regularly scheduled and properly noticed public meeting on November 9, 2015 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-1 to oppose at this time the placement of bike lanes on Fourth Street, SW south of M Street with the following comments:

ANC 6D supports the expansion of bike lanes throughout the District and in Southwest, however; ANC 6D remains concerned that DDOT has not satisfactorily addressed persistent safety issues along the Fourth Street corridor that have continued to exist since the redevelopment of Waterside Mall, the opening of Nationals Park and further exacerbated by reconnecting Potomac Avenue and South Capitol Street to considerable daily commuter traffic.

ANC 6D remains concerned that inadequate attention has been paid to travel on Fourth Street that will dramatically increase with the development of Buzzard Point and, specifically, with the opening of the DC United Stadium in 2018.

ANC 6D strongly suggests that the DDOT plan for placing bike lanes on Fourth Street, while in the aggregate will be a positive, until such time as an overall safety and transportation plan can address the needs of the 4,000 residents living in the impacted area, that bike lane placement would be premature.



*Near Southeast/Southwest*  
Advisory Neighborhood Commission 6D

ANC 6D reminds DDOT that the Southwest Neighborhood Assembly and ANC 6D are in the process of developing a Southwest Transportation Forum that will address in a more comprehensive manner the needs of Southwest residents including those who bike into and through our community.

ANC 6D appreciates that DDOT has incorporated within the current bike lane plan a recognition that RPP Zone 6 parking signs need to be placed on the west side of Fourth Street from M Street to N Streets, SW, something that the ANC has long sought, so that consistency of signage is maintained along Fourth Street to Ft. McNair.

ANC 6D appreciates that DDOT recognizes that traffic signalization at N Street needs to remain in its current configuration so that residents from Tiber Island, Harbour Square, Carrollsburg and River Park, most of whom use N Street as their only vehicular access to and from their homes, will not be negatively impacted and so that pedestrians will continue to have generous crossing times at N Street, SW.

ANC appreciates the input of residents living along Fourth Street who have helped to provide input to Commissioners in their discussions with DDOT toward the development of this plan.

Should you have any questions, please let me know.

Sincerely,

Roger Moffatt  
Chairman, ANC 6D  
Southwest, Navy Yard & Buzzard Point

CC: Ward 6 Councilmember Charles Allen, [callen@dccouncil.us](mailto:callen@dccouncil.us)  
Seth Shapiro, Ward 6 MOCR, [seth.shapiro@dc.gov](mailto:seth.shapiro@dc.gov)