

ANC6D Monthly Business Meeting Minutes
June 13, 2023
Virtual Meeting held on Zoom

The Commission convened at 7:04 p.m. The following Commissioners were in attendance: Fredrica Kramer, Bob Link, Bruce Levine, Ronald Collins, Andrea Pawley, Ashton Rohmer, Gail Fast, and Rhonda Hamilton.

Approval of the Agenda

The agenda was approved as amended 8-0 with the following changes: removal from the Consent Agenda of items added to #9; Community concerns was moved up on the agenda; removal from the agenda of a Bylaws discussion; adding to the Development, Planning and Transportation segment a discussion of 899 Maine.

Introduction of Commissioners

Announcement of Next Administrative and Business meetings: 7/10 and 7/17, respectively, both at 7 pm via Zoom

Review and Approval of May 2023 Minutes

On motion of Commissioner Levine, the minutes were approved 8-0 as amended.

Meeting Announcements

Jamaal Jordan of PEPCO reported that the utility is planning to conclude work on 4th Street SW in October 2023. He also presented a one-pager about the utility's work and indicated that PEPCO had met with representatives of Amidon-Bowen to coordinate efforts around work on 4th and I Street.

CM Fast indicated that Councilmember Allen is hosting a town hall meeting regarding proposed bus route changes on June 15 at 7:30 pm at Watkins Elementary. She also noted that WMATA is accepting comments on the bus routes at betterbuswmata.com until June 19. Finally, on June 20, Metro Lift will begin its pilot project serving low-income residents of DC who are able to show that they receive SNAP benefits.

CM Levine reported that the next PSA meeting will be on June 21 at 6 pm via Webex. He also indicated that the inaugural SW Juneteenth Festival will be held between M and N streets on 1st Street on June 18 from 12-3 pm, with Carron Baptist Church serving as host.

CM Rohmer announced that the DC Mobility Innovation District is providing free rides in its electric vehicles until July 19. Related, she indicated that the ANC will be discussing a possible Transportation Committee at its next meeting. Finally, she noted that parents at Amidon-Bowen have established bus-bike _____.

CM Pawley gave an update on developments with SW Town Center Park. DPR is in the process of selecting a design and build contractor for Southwest Town Center Park. After DPR selects a contractor, the contractor will begin holding a series of community meetings that will include the initial kickoff meeting, a design meeting, and a final design meeting with construction kickoff.

Community Concerns

Karthik Subramaniam shared his concerns around development of M Street corridor and his hope that it would be a safe and equitable multi-modal corridor.

Pam McKinney indicated her opposition to extension of the period in which Brookfield Properties can obtain a building permit for the lot at 375 M Street, and requested that the ANC support an effort to force Brookfield to sell that property and the one at 425 M to DC.

Coy McKinney also discussed the Brookfield Properties lots and urged a focus on community ownership of the land.

Public Safety Report from MPD

Capt. Harding from PSA 105 reported that this Area experienced significant activity in the past 30 days. More specifically, among other events, there had been a homicide; a shooting on June 7; and sounds of gunfire and unlawful charges have been sharply increasing. MPD has doubled deployments in the area of Greenleaf Rec Center.

Capt. Roth from PSA 103 reported that there had been no violent crimes in the past 30 days, but that there had been a slight uptick in motor vehicle and property theft.

PRESENTATION

Office of Neighborhood Safety and Engagement

Nokomis Hunter, a housing and workforce development specialist from this Office, made a presentation on the Office's programs, including five to reduce violence and support victims of violent crime. He discussed the Pathways program, a workforce development program for

individuals 20-35 years of age who are referred to the Office. Mr. Hunter indicated that his Office is looking for housing and workforce development opportunities for participants in the Pathways program, which involves nine weeks of training leading to DOES subsidized employment. He can be reached at Nokomis.hunter1@dc.gov.

Consent Agenda

No objection was expressed to Commissioner Rohmer's proposal to issue letters of support for Paul Taylor's summer event to be held in Lansburgh Park on August 26th and the SW Community Gardens 10th Anniversary event to be held on July 29.

Development, Planning and Transportation

On motion of CM Pawley, the Commission voted 6-0-1 (CM Fast recused herself from vote) to support the request from Waterfront 375 M (Zoning Commission Case Number 02-281) for a 2-year extension of the time period to file a building permit. CM Pawley provided the following details in support of the motion:

- The developer of Waterfront 375 M Street has requested a 2-year extension of the time period to file a building permit, currently set to expire in January 2024.
- The developer is requesting extension under Zoning Regulations Subtitle Z, Sec. 705.2(c)(1) related to the developer's inability to obtain sufficient project financing for the development because of changes in economic and market conditions beyond the developers reasonable control.
- The developer in their affidavit states they are "fully committed to moving forward with development of the 375 Building and fully complying with all conditions and obligations imposed as part of the PUD approval."
- The developer proposes no changes to the approved PUD as part of this extension application."
- The developer also states that there is no financial advantage for them not to pursue development, and they have every incentive to do so as soon as feasible.
- In support of this extension, the developer cites obstacles associated with construction costs, inflation, interest rates, and a weak lending market which have had specific and material consequences on their ability to secure debt and/or equity financing.
- The Applicant proposes no changes to the approved PUD as part of this extension request.
- The developer acknowledges the importance of the adjacent property at 425 M Street, which the developer also owns. The developer commits to maintaining

the programming at 425 M Street during the period of this extension for 375 M Street.

On motion of CM Kramer, the Commission voted 6-1-1 to send a letter to Council President Mendelson, with copies to Councilmember Allen and members of the Council's Committee on Transportation and the Environment, opposing loss of 74 bus service below Potomac Avenue in Buzzard Point.

Commissioner Link reported that with regard to the property at 899 Maine, zoning orders were issued on June 9. He informed the commission of the efforts of him and CM Fast to draft and submit a motion for reconsideration by the Zoning commission of its order based on a failure of the project to meet the established balancing test weighing density versus community benefits.

On motion of CM Hamilton, the Commission voted 8-0 to send a letter to DCHA requesting that the Agency pause right-sizing efforts at Greenleaf until the Commission receives information from DCHA regarding the process underlying this initiative and how it relates to the Build First commitment of DCHA in relation to Greenleaf redevelopment.

On motion of CM Hamilton, the Commission voted 8-0 to send a letter to the zoning Commission requesting them to reconsider whether the daycare center proposed by developers of 1550 1st Street meets the agreed-upon requirements for local retail to be including in the development.

On motion of CM Hamilton, the Commission voted 8-0 to authorize issuance of a letter to DOEE requesting information about the status of the pending new air permit for the Vulcan plant, what can be done to mitigate the dust from the plant, and to request that a meeting be arranged with the management of the plant.

ABC Report

CM Pawley announced that she has appointed Stephanie Eicher to the ABC committee, and CM Rohmer announced she has appointed James Yan to the same Committee.

On motion of CM Link, the Commission voted 8-0 to authorize execution of the CA agreement with Makers Union.

CM Levine reported on the status of discussions with representatives of ZOOZ over a possible CA agreement

On motion of CM Link, the Commission voted 8-0 to protest the issuance of a license to Kinfolks Southern in the absence of execution of a mutually acceptable agreement between the parties.

CM Link reported on ABC Committee discussions regarding Pearl Street's streatery; Colada Shop; and Thrasher's, all at The Wharf. He also indicated that the ABC Committee is looking into developing language to be inserted into agreements with license applicants to protect against unwarranted expansion efforts.

There was no Chair's Report.

There was no Treasurer's Report

The Commission adjourned at approximately 10:26 p.m.

Minutes prepared by Bruce Levine