



Government of the District of Columbia
Advisory Neighborhood Commission 5C
Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

2023 Annual Report
Issued December 1, 2023

About ANC 5C

Advisory Neighborhood Commission 5C represents approximately 14,000 (and growing) residents in central Ward 5 in the District of Columbia. Commission Area 5C includes areas generally identified by neighborhood names such as Arboretum, Gateway, Fort Lincoln, Langdon, and Brentwood, as well as much of what would be considered Woodridge (the remaining parts being in Commission Area 5B). Prior to redistricting in January 2023, Commission Area 5C contained more of what many consider Woodridge, as well as areas that might be considered part of Brookland.

Both before and after redistricting, Commission Area 5C was/is divided into seven Single-Member Districts, each electing a single Commissioner to serve on the Commission and given special deference by Commission procedures on matters within their Single-Member District. As of January 2023, 5C's Commissioners (and officers) are:

- **5C01:** Commissioner Anthony Dale
- **5C02:** Commissioner Lauren Rogers (5C Vice Chair)
- **5C03:** Commissioner Tequia Hicks Delgado (5C Secretary)
- **5C04:** Commissioner Jacqueline Manning (5C Chair)
- **5C05:** Commissioner Darlene Oliver
- **5C06:** Commissioner Harry Thomas Jr. (5C Parliamentarian)
- **5C07:** Commissioner VJ Kapur (5C Treasurer)

Prior to January, during the small timeframe in late 2022 nominally covered by this report, 5C01 was wholly comprised of the current 5B07 and represented by Commissioner Gail Brevard (currently 5B07 Commissioner). 5C07 covered much of its current boundaries as well as much of the current 5B06, and was represented by Commissioner Jeremiah Montague Jr. Neither Commissioners Dale nor Kapur were seated prior to January. All other current Commissioners have served as 5C Commissioners during the full duration covered by this report.

Prior to 2013, Commission Area 5C generally covered the current Commission Areas 5E and 5F. ANC 5C has existed since the inception of ANCs in 1976.

Report Purpose

This report is responsive to two provisions of the DC Code pertaining to ANC governance.

Per DC Code § 1–309.10(n-1)¹

By December 1 of each year, each Commission shall publish an annual report or newsletter that summarizes the activities of the Commission in service to the community over the preceding 12 months, including a highlighting of key issues voted upon, comments submitted to District agencies, and issuance of community grants.

Per DC Code § 1–309.10(j)(1)²

On or before November 30 of each year, each Commission may file an annual report with the Council and the Mayor for the preceding fiscal year. Such report shall include, but shall not be limited to:

- (A) Summaries of important problems perceived by the Commission in order of their priority;*
- (B) Recommendations for actions to be taken by the District government;*
- (C) Recommendations for improvements on the operation of the Commissions;*
- (D) Financial report; and*
- (E) A Summary of Commission activities.*

In combining these provisions, the subject report covers the 12 months preceding December 1, 2023 (December 1, 2022 through November 30, 2023) and/or the preceding fiscal year (October 1, 2022 through September 30, 2023). As a result, this report will comprehensively cover events from October 1, 2022 to November 30, 2023 to the extent possible.

Commission Activities

Key issues voted upon

Please see *Appendix A: Resolutions, Letters, and Reports Adopted by ANC 5C*.

Comments submitted to District Agencies

Please see *Appendix A: Resolutions, Letters, and Reports Adopted by ANC 5C*.

Community Grants

ANC 5C did not issue any community grants in the subject timeframe.

Summary of SMD Activities

A summary of Commission Activities for each Single-Member District below.

¹ [https://code.dccouncil.gov/us/dc/council/code/sections/1-309.10#\(n-1\)](https://code.dccouncil.gov/us/dc/council/code/sections/1-309.10#(n-1))

² [https://code.dccouncil.gov/us/dc/council/code/sections/1-309.10#\(j\)\(1\)](https://code.dccouncil.gov/us/dc/council/code/sections/1-309.10#(j)(1))

Fort Lincoln Park Improvement: Fervently advocating for augmented funding to address imperative repairs required in Fort Lincoln Park, these efforts yielded expeditious action. The necessary repairs, with a specific emphasis on replacing hazardous equipment, fortify the safety of park patrons and contribute substantially to the amelioration of the community space.

Crime Prevention: Collaborating with the Metropolitan Police Department (MPD), diligently engaged in fortifying crime prevention initiatives within the Fort Lincoln community. This collaborative endeavor culminated in the strategic deployment of the Robbery Suppression Task Force, an instrumental measure that has unequivocally demonstrated success. The community has witnessed a noteworthy 50% reduction in property crimes, indicative of a substantial enhancement in overall safety.

Community Engagement:

- Orchestrating and presiding over the inaugural SMD Community Social, the event garnered substantial attendance with more than 30 residents. This occasion served as a platform for fostering interpersonal connections and cultivating a sense of community among neighbors.
- In conjunction with the Fort Lincoln Civic Association, unified all Homeowners Associations (HOAs) and Resident Associations in the community. This collaborative initiative sought to pool resources to collectively address the prevalent concern of crime in Fort Lincoln, promoting a concerted approach to community challenges.
- Collaborating with ANC's from 5C03 and 5C04, to convene three joint SMD meetings. These sessions addressed pivotal issues such as crime prevention, recreation programs, and community engagement, embodying a comprehensive approach to community development.
- In an effort to proactively address safety concerns, organized and led four community safety walks, affording residents an opportunity to actively participate in fostering a secure environment.

Traffic Improvements: Advocating for heightened traffic enforcement constituted a focal point, and the ensuing implementation of traffic enhancements yielded discernible outcomes. The community experienced a marked decrease in instances of vehicles running stop signs. Additionally, a comprehensive traffic study was conducted on Bannaker Rd., paving the way for judicious decision-making and prospective improvements in traffic management for the community.

5C02

- **Queens Chapel Forest Patch:** multiple efforts to preserve and sustainably activate this four acres of incidentally preserved wild forest area
 - **Successfully deterred DC FEMS from plans to build a new Engine 26** facility in this forest patch, paving a significant portion of it and introducing traffic safety concerns to the interior of the Langdon neighborhood
 - **Assisted the Friends of Queens Chapel Forest Patch** in efforts to secure a conservative easement to preserve the forest in perpetuity, and possibly seek support to build an unpaved trail to assist in stewardship efforts

5C03

- **Costco public space permitting:** performed thorough fact-finding and outreach on the proposed left-in/left-out curb cut into the Costco parking lot to facilitate additional vehicle traffic flow in and out of the parking lot
- **Costco gas station expansion:** performed thorough fact-finding and outreach on the proposed expansion of the Costco gas station facility from 16 pumps to 24 pumps, ultimately resulting in an ANC report in favor of the proposal

5C04

- **Arboretum Bridge and Trail project:** engaged in community engagement
- **Water distribution:** assisted in efforts to provide water during the large-scale boil water advisory in effect
- **Bladensburg zoning map amendment:** lead the community in questioning Douglas Development's proposed map amendment along Bladensburg Rd
- **NewCityDC development:** engaged with Douglas Development on evolving plans for large-scale NewCityDC development

5C05

- **Successfully secured a new public litter can on Brentwood Rd:** though not yet installed, an SR was submitted and put in queue for installation by DPW
- **Facilitated environmental justice efforts** on the Brentwood trash transfer facility and proposed bus facility

5C06

- Speed humps along 1400-1500 block of Saratoga Ave NE: 23-00523088
- Intersection Safety Improvement at Montana and Saratoga NE: 23-00523098
- Streetlight investigation along 1400-1500 blocks of Saratoga Ave NE: 23-00523113
- Speed humps 2400-2500 block of 17th St NE.
- DDOT confirmation of request is now in system, and it will be included in our quarterly prioritization process for Traffic Safety Input program. Even though a speed hump

petition is no longer required, DDOT added petition in system (#22-00408896) they will take petition into consideration once investigation for this location is started for potential traffic calming.

- Implementation of Community Action Public Safety Survey: Please take my survey! <https://www.surveymonkey.com/r/RWG7FF3>
- Co-Introduced OSSE bus terminal Opposition resolution. The OSSE bus terminal is of concern and should not move forward without an environmental impact study and community impact assessment being done with community input to ensure that the quality of life of our residents is protected. We also must look at the employment impact on OSSE and overall impact of what the OSSE buses provide.
- The biggest issues impacting ANC 5C06 are employment, housing, traffic safety and public safety. Developing collaborative effort to address these outlined issues will ensure the quality of life for our residents is protected and prioritized through the ANC, DC Council and Mayor.
- Brookland Manor/RIA DC PUD extension: performed fact-finding and outreach regarding the requested extension of Mid-City's deadline to submit a second-stage PUD application from August 2023 to August 2025
- Johnny Lee Harrington Vision Zero investigation; pushed the Vision Zero team on documenting and clarifying after-action artifacts on the case on the fatal crash that took the life of 66-year-old Johnny Lee Harrington at Rhode Island and Montana Aves NE

5C07

- **Multiple SMD meetings in October, November, and December** as Commissioner Montague closed out the prior term.
- **In the new term**, set up an SMD website (<https://www.anc5c07.com>), SMD newsletter, and successfully held five joint SMD meetings to enable cross-Commission awareness along the 5C/5B boundary
- **Andy Cariño Vision Zero investigation**; after a fatal crash that killed 22-year-old Andy Jose Cariño, the community:
 - Pulled together crash media, police reports, and historical Traffic Safety Investigation request data
 - Held a site visit with DDOT and Council staff to discuss various traffic safety mitigations the community needs
 - Commissioner Kapur testified before Council on DDOT oversight on the impact of the old and new TSI process on securing traffic safety mitigations that could have prevented this crash
 - Traffic Safety Inputs for the area were elevated for investigation; many remain under investigation as of October
- **Corridor projects**; Commissioner Kapur participated in advocacy alongside other Commissioner on a number of critical corridor projects:
 - **South Dakota Ave tactical safety funding**: advocated alongside constituents in Friends of South Dakota Ave NE for dedicated funding to improve the safety of South Dakota Ave NE; Councilmember Parker was eventually able to secure \$1M in FY24 for these tactical safety improvements thanks to case made by these advocacy efforts.

- **Bladensburg Road multimodal safety project:** Commissioner Kapur advocated along with other Bladensburg Road CAC members to provide detailed feedback to DDOT on their preferred alternatives on this project in the form of a sign-on letter signed by 23 Commissioners representing SMDs in Ward 5 and along the Bladensburg corridor's south end in Wards 6 and 7.
- **New York Avenue Streetscape and Trail project:** Commissioner Kapur joined many 5F and 6C Commissioners on advocating for more aggressive scoping on this project during the June concept introduction, ultimately yielding a return to scoping at DDOT on this project
- **Other traffic safety improvements;**
 - speedhumps successful installed on the 2800-2900 block of 26th St NE, 2900 block of 25th St NE, 2400 block of Girard PI NE, 2000 block of Hamlin St NE, and 1700 block of Girard St NE.
 - successfully documented issues in the Reserved Disability Parking Permit case spurred by a new striped crosswalk and signage on Girard PI NE.
 - speedhumps have been solicited for comment and approved for the 1700 block of Girard St NE and the 2000 block of Hamlin St NE
 - multiple other evaluations are ongoing, including a new traffic signal at Rhode Island Ave NE and Thayer St NE (SR 22-00443225), one-way diversion at 17th and Franklin Sts NE
 - Documented many other significant crashes in hopes of using the evidence to push for more aggressive traffic safety mitigations in the future
 - Drafted many additional advocacy artifacts for other goals, such as 24-hour parking on Rhode Island Ave NE and protecting and expanding the 18th St NE bicycle/mobility lanes
- **Zoning/Housing production matters;** successfully ushered in multiple cases through the zoning process on both sides of the 5B06/5C07 boundary, as well as working on anticipated zoning cases and under-construction projects and broader planning projects:
 - **2026 Jackson St NE** had multiple approved BZA cases passed with overwhelming community support in the record; currently plans are for 35 homes and 2700 SF retail (plus another 2000 SF patio space inside the property line)
 - **Green Valley Apartments** obtained approval for an expanded vestibule and new elevator containment to facilitate important safety and accessibility improvements during their upcoming modernization of the existing 100 affordable senior homes
 - **1800 Hamlin St NE** presented multiple times to SMD meetings, ultimately attaining ANC 5B approval and soon to come before the Zoning Commission; later presentations integrated Commissioner Kapur's traffic safety improvement ideas on the record for a future Public Space application
 - **2385 Rhode Island Ave NE** is under construction; Commissioner Kapur continues to discuss public space improvements for later construction phases with the developer
 - **2001 Rhode Island Ave NE** is still in early design phases, but integrating Commissioner Kapur's advocacy for retail on the ground-floor; work continues to make sure considerations are made for building new sidewalk in the public space where retaining walls and raised landscaping currently create pinchpoints and restrict the pedestrian environment

- **Franklin St mudslide issues**; advocated alongside Council staff and nearby resident for abatement on erosion/runoff issues with the Eritrean Church at 22nd and Franklin Sts NE; some issues with adjacent property owner remain ongoing
- **Franklin Arms building issues**; Commissioner Kapur worked with the Franklin Arms Tenant Association to advocate on behalf of building residents for stronger DC agency oversight on building operations
- **New York Avenue Vision Framework** feedback; Commissioner Kapur participated in multiple public meetings and one-on-one meetings and correspondence with the OP team on this project to issue recommendations on the 20-year future of the New York Avenue corridor
- **Alcohol/Cannabis licensing matters**
 - **Aurora Market**: negotiated a Settlement Agreement with this small grocer and event space; the same SA template was used with minor modifications by ANC 5B, and included some newly drafted language on multimodal transportation encouragement that are now used in other templates
 - **Xscape Restaurant and Lounge**: joined ANC 5B in protesting the license for this establishment in the old SIP Lounge space. The business intended to operate until 3am on the weekends and had many inconsistencies in their business plans as presented to the community; the business ceased engaging in mediation during the protest process and the application was dropped
 - **DC Xtracts**: negotiated a Settlement Agreement with this medical cannabis manufacturer, likely one of the first of this class of recently created business type
 - **Compliance businesses**: a number of so-called compliance businesses that engage in gifting cannabis products have opened in 5C07; Commissioner Kapur continues to engage with these business to keep aware of their operations and future plans to possibly pursue licensing
- **Langdon Park advocacy**
 - **Issued many amplified sound letters**, using them to raise awareness of issues created by event permittees driving vehicles into the park for loading/unloading throughout their events without due discretion; this, along with other advocacy efforts, yielded new signage and bollards to clarify DPR policy on the west side of the park
 - **Helped spin up the Langdon Park Neighbors org**, which now has Adopt-a-park status in the park. Commissioner Kapur has been working closely with LPN on park events, advocacy with pool operations and facilities throughout the summer, and preparing for the Langdon Community Center modernization project and outreach efforts related to that
 - **Organized multiple Langdon Park cleanup events** both in conjunction with LPN and independently with neighbor support as needed

- **Langdon Elementary advocacy**
 - **Worked with the Langdon Elementary School PTO on many advocacy efforts** throughout the year, including on block party permitting for bike safety classes on Evarts, Queens Chapel Forest Patch advocacy, traffic safety advocacy, and facilities issues
 - **Toured the school facilities** with CM Lewis George and many other participants in the Council Facilities Committee tour in June
 - **Drafted a resolution (passed in October)** on various facilities issues, and have begun using it to strengthen advocacy efforts

Appendix A

Resolutions, Letters, and Reports Adopted by ANC 5C

- Letter on Karon Blake and MPD transparency
- Report on PSC #41174; Costco curb cut
- Report and Party Status Request for BZA 20872; 2026 Jackson St NE
- Settlement Agreement with Aurora Market II, 2006 Rhode Island Ave NE
- Protest Letter on ABRA-124142, Xscape Restaurant and Lounge
- Report on BZA 20948, 2412 Franklin St NE (Green Valley Apartments)
- Report on BZA 20933, 1364 Bryant St NE
- Letter to DPR regarding closure of Theodore Hagans Cultural Arts Center
- Resolution Urging Office of Unified Communications to Undertake Reforms
- Report on ZC 14-18B; Brookland Manor PUD extension
- Settlement Agreement with DC Xtracts, LLC
- Resolution on Langdon Elementary Facilities Improvement
- Resolution on National Engineering Products and Environmental Justice
- Report on BZA 20994, 2431 Market St NE (Costco gas station expansion)



Commissioner Harry Thomas Jr. ANC 5C06

January 16, 2023

Greetings to my Ward 5 community,

On this day, as we acknowledge the birthday of one of our nation's most significant leaders, Rev. Dr. Martin Luther King, Jr., I am calling on members of ANC 5C to stand in support of the letter that was sent by Ward 5 Councilmember Zachary Parker on January 9th surrounding the shooting death of 13-year-old Karon Blake.

I serve as the Commissioner of 5C06, the community where Karon Blake and his family reside. As such, I stand with Councilmember Parker and demand the following:

- The Immediate release of information related to the investigation surrounding the shooting death of Karon Blake on Saturday, January 7, 2023.
- The City of the District of Columbia addresses the outstanding questions surrounding the non-arrest of the alleged shooter.
- The release of information about the parties involved and the rationale utilized in the decision not to arrest the shooter.
- The release of information about the parties involved and the rationale utilized in the decision not to suspend the gun license of the shooter.

As stated, I support the following letter that DC Councilmember Zachary Parker has previously shared:

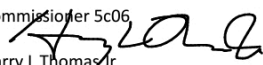
In the early morning of Saturday, January 7th, the Metropolitan Police Department responded to a shooting in the 1000 block of Quincy St NE in the Brookland neighborhood. Responding officers arrived at the scene to find a male resident performing CPR on a juvenile male victim who had been shot. The resident reportedly told MPD that he confronted the victim based on a suspicion that he was breaking into cars and shot the victim following an interaction. The victim was transported to a local hospital, where he was pronounced dead.

The victim has been identified as 13-year-old Karon Blake. After communication with the family of Karon Blake, the Metropolitan Police Department, and community leaders, Ward 5 Councilmember Zachary Parker released the following statement:

"I again wish to express my deepest condolences to the family of Karon Blake. He was a son, brother, friend, and student who should still be here. I am deeply saddened and outraged by Karon's killing." Councilmember Parker added, "No car or material possession is worth a life - under any circumstances. I join Ward 5 residents in calling on the Metropolitan Police Department and the U.S. Attorney's Office to hold accountable the individual who took Karon's life. Councilmember Parker continued, "Our community's healing is linked to the trust we are able to cultivate with those tasked with keeping us safe, and I believe our neighbors are entitled to knowing more about the circumstances of Karon's death. Ward 5 is caring, invested, and resilient. We will draw on these strengths as we seek justice and care for one another."

I present this letter to ANC 5C for a commission total vote of support on behalf of the residents of 5C06 and ANC 5C as a whole and ask all ANC commissioners to join in support of this letter of request to MPD and the government of the District of Columbia.

Commissioner 5C06


Harry L. Thomas Jr.
5C06@anc.dc.gov
202 439-5103



Advisory Neighborhood Commission 5C

Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

Website: ANC-5C.COM
Email: 5C@anc.dc.gov

PO Box 92352
Washington, DC 20090

5C01 – Anthony Dale

5C02 – Lauren Rogers
Vice Chair

5C03 – Tequia Hicks Delgado
Secretary

5C04 – Jacqueline Manning
Chair

5C05 – Darlene Oliver

5C06 – Harry Thomas, Jr.
Parliamentarian

5C07 – VJ Kapur,
Treasurer

March 17, 2023

Elliott Garrett, Chairman
Public Space Committee
c/o Public Space Regulation Division
District Department of Transportation
250 M Street, SE
Washington, DC 20003

Re: Resolution Supporting Public Space Permit Application
#411742 for Costco Wholesale Located at 2441 Market Street NE -
Fixture: Hand Rail (36" high for ADA, 30"-42" high other),
Landscaping: Tree Planting, Tree Removal, Paving: Curb &
Gutter(s), Driveway(s) New- Commercial, Sidewalk(s)

Dear Chairman Garrett:

Please be advised that the Advisory Neighborhood Commission 5C ("ANC 5C" or "Commission"), at its regularly scheduled and duly noticed public meeting on March 15, 2023, conducted virtually via videoconference, and with a quorum of six out of seven Commissioners and the public present, ANC 5C approved the following resolution by a vote of six in favor and zero opposed, to approve Public Space Permit Application #411742:

WHEREAS, during a meeting for Single Member District (SMD) 5C03, where Costco is located, Commissioner Tequia Hicks Delgado called for area residents, including Ft. Lincoln residents of SMD 5C01 (Commissioner Anthony Dale was active and present) and 5C02, to provide feedback and ask questions about the application. Costco's owner, Mr. John Alvarado, along with two agents (Mr. Alex Torres, Kimley-Horn of DC, and Mr. John Harter, Atlantic Traffic & Design Engineering) discussed the conceptual plan, heard feedback, and answered questions. The meeting was recorded and shared with residents via electronic communications and social media posts.

WHEREAS, during the regularly scheduled and duly noticed public meeting of the ANC 5C, Costco's owner, Mr. John Alvarado, along with two agents (Mr. Alex Torres, Kimley-Horn of DC, and Mr. John Harter, Atlantic Traffic & Design Engineering) presented the conceptual plan again, heard feedback, and answered questions from the Commission.

WHEREAS, concerns raised by residents of Ft. Lincoln and the 5C Commission included:

- traffic and pedestrian safety, including speed calming, proper signage and lighting, and other mitigation efforts
- vehicle congestion, volume, route patterns, and best routes of entry and exit, including additional traffic signals, markings, right of ways, and road construction
- environmental preservation, including preservation of existing tree canopy
- procedural, timing, and financing issues

THEREFORE, BE IT RESOLVED **the ANC 5C supports Public Space Permit Application #411742 with the condition the applicant and/or business owner include the following modifications to their concept plan:**

1. Include vertical mitigations (speedhumps or rumble strips) south of the proposed driveway - on the US Route 50 Service Rd. that meets Ft. Lincoln Dr., NE.
2. Consider other speed mitigating installations along the stretch of roadway north of the proposed curb cut - between the proposed curb cut and the proposed crosswalk, to include flashing pedestrian signage.
3. Produce a traffic study along Commodore Joshua Barney Dr., NE; up to and through Eastern Ave. NE, to the Bladensburg Rd. NE intersection prior to the issuance of the permit.
4. Implement traffic calming measures along Commodore Joshua Barney Dr. NE and up to and through Eastern Ave. NE, to the Bladensburg Rd. NE intersection.
5. Include Commodore Joshua Barney Dr. NE; the whole of Ft Lincoln Dr. into Eastern Ave. NE, to the Bladensburg Rd. NE intersection in all future traffic assessments and plans.
6. Produce a comprehensive traffic study within the year of project completion.

THEREFORE, BE IT FURTHER RESOLVED Commissioner Tequia Hicks Delgado, ANC 5C03, is hereby authorized to serve as the Commission's representative in all matters relating to this issue. You may reach her by sending an email to 5c03@anc.dc.gov, or via telephone by dialing (202)-643-1861.

THEREFORE, BE IT FURTHER RESOLVED that ANC 5C requests the District Department of Transportation (DDOT) consider this resolution with great weight, consistent with DC Code §1--309, which states only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight.

ON BEHALF OF THE COMMISSION.

Sincerely,

/s/ Jacqueline Manning
Jacqueline Manning
ANC 5C Chair

/s/ Lauren Rogers
Lauren Rogers
ANC 5C Vice Chair

/s/ Tequia Hicks Delgado
Tequia Hicks Delgado, ANC 5C03
ANC 5C Secretary

CC: Zachary Parker, Ward 5 Councilmember
Everett Lott, Director, District Department of Transportation (DDOT)
Catrina Felder, Public Space Committee Coordinator (DDOT)
Aaron Zimmerman, Program Manager (DDOT)
John Alvarado, Costco Wholesale Property Owner
Alex Torres, Kimley-Horn of DC



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST


Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name: Advisory Neighborhood Commission 5C
Address: PO Box 92352
Phone No(s): 202-556-3481, 202-455-6723 E Mail: 5C@anc.dc.gov, 5C07@anc.dc.gov

I hereby request to appear and participate as a party in Case No.: 20872

Signature:  Date: 4/14/2023

Will you appear as a(n) ☒ Proponent ☐ Opponent Will you appear through legal counsel? ☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel.

Name:
Address:
Phone No(s): E Mail:

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for: 5/3/2023

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.



Advisory Neighborhood Commission 5C

Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

Form 140 – Party Status Request Supplemental

Party Witness Information

1. **A list of witnesses who will testify on the party's behalf;**
Advisory Neighborhood Commissioner VJ Kapur (Single-Member District 5C07) will represent 5C, as authorized by the Form 129 report passed by ANC 5C at the duly noticed 3/15/2023 Full-Commission Meeting and attached to this request.
2. **A summary of the testimony of each witness;**
Commissioner Kapur will testify in favor of the proposed relief, with specific points related to the engagement history, the need for both new housing and new retail along the Rhode Island Ave NE corridor, and concerns raised by the community throughout the process. He will also respond to any issues raised in the DDOT or OP reports as necessary.
3. **An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and**
There are no expert witnesses, beyond the subject matter of ANC engagement for the proposed building and relief.
4. **The total amount of time being requested to present your case.**
Three minutes should be sufficient.

Party Status Criteria

1. **How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?**
The proposed building is in Neighborhood Commission Area 5B (SMD 5B06), however:
 - The site had been within Neighborhood Commission Area 5C (SMD 5C07) until redistricting took effect in January 2023, late in the process of the consideration of both this BZA case, and the project as a whole (which had a preceding Zoning Commission case, ZC 21-14, opened in August 2021)
 - In the new boundaries, the site is located within 200 feet of the 5B/5C boundary, a condition that itself warrants notice to 5C per BZA Rules of Practice and Procedure Subtitle Y § 402.1(c).
 - Additionally, the site abuts the bounding roadway (Rhode Island Ave NE) on a corner, a condition that could convey automatic party status to ANC 5C per Subtitle Y § 403.5(b), which states in part "...if the subject property is located on a street that serves as a boundary line between two ANC's, both ANC's are automatic parties."
 - Per Robert Reid at Office of Zoning in a 3/7/2023 email to Commissioner Kapur, OZ currently interprets "located on a street" based on the assigned

address of the property, which is Jackson St NE and not Rhode Island Ave NE in this case. That prompts this Form 140 submission, but all inherent effects on the constituency and interests considered in these regulations would hold as if the address were assigned to a different adjacent roadway.

2. **What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)**

Adjacent (and previously presiding) Advisory Neighborhood Commission.

3. **What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)**

The closest distance between the subject property's property line and the ANC 5C boundary is around 75 feet.

4. **What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?**

All impacts considered by DC's zoning regulations that require notice and automatic party status to adjacent ANCs under certain conditions should apply.

5. **Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.**

All relevance considered by DC's zoning regulations that require notice and automatic party status to adjacent ANCs under certain conditions should apply.

6. **Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.**

All relevance considered by DC's zoning regulations that require notice and automatic party status to adjacent ANCs under certain conditions should apply.



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	20872	Case Name:	The New Macedonia Baptist Church
Address or Square/Lot(s) of Property:	2026 Jackson Street, NE; Square 4220, Lot 802		
Relief Requested:	Special Exception re: rear yard; Area Variance re: window proximity		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	3	/	1	5	/	2	3	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	The meeting was noticed on the ANC website, through an ANC email list, and by SMD Commissioners through their own websites, email lists, and social media as per their own community conventions.												
Number of members that constitutes a quorum:	4				Number of members present at the meeting:	6							

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See supplemental document

AUTHORIZATION

ANC	5C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0 (1 absence)
Name of the person authorized by the ANC to present the report:		Commissioner VJ Kapur	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:		Commissioner Lauren Rogers, Vice Chair	
Signature of Chairperson/ Vice-Chairperson:		Date:	4/13/2023

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.



Advisory Neighborhood Commission 5C

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Form 129 – Advisory Neighborhood Commission (ANC Report) Supplemental

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application:

The ANC recommends approval of this project as presented. The BZA application requests allowance for rear yard reduction and closer rear window adjacency than would otherwise be allowed. On these specific matters, the ANC recommends approval.

ANC Outreach History

The applicant, as represented by personnel from Feldman Ruel (primarily partner Ian Ruel) has briefed SMD 5C07 (on 11/3/2021) and ANC 5C (on 5/18/2022) as part of the preceding Zoning Commission case (ZC 21-14), at which point preliminary plans that tracked fairly closely to those in the BZA case were presented, and the applicant was made available to outreach, questions, and many concerns. Many residents in proximity to the subject property, including those most immediately impacted, have been in contact with the applicant throughout this process.

In the ANC redistricting cycle taking place in 2022 and actuated on January 2nd, 2023, the subject property and the areas around it moved from SMD 5C07 in ANC 5C to SMD 5B06 in ANC 5B. The applicant briefed the BZA case and updated plans to a joint 5B06/5C07 SMD meeting on 2/22/23, where the former Commissioner of 5C07 that oversaw the case on behalf of ANC 5C was present.

In order to ensure representation of the broader community in these matters, ANC 5C will apply for party status to join ANC 5B in representing community interests in this BZA case.

Caveats

The significant change made between the plans briefed during ZC 21-14 and those briefed during BZA 20872 concerns the removal of underground parking from the plans. In the most recent designs, parking has been moved to at-grade, at the expense of potential ground-floor retail or multiple ground-floor residential units. The ANC laments this tradeoff, but still overall approves of the project, and hopes for further consideration on this matter by the applicant as the designs continue to evolve.

Authorizations

As the subject property was in Single-Member District 5C07, and now sits in Single-Member District 5B06 on the Commission boundary with Single-Member District 5C07, the Commissions each respectively designate the following representatives of their own Commission on matters related to this case, to include seeking party status on behalf of the Commission as needed:

- **For 5B:** Commissioner Prita Piekara, Single-Member District 5B06
- **For 5C:** Commissioner VJ Kapur, Single-Member District 5C07



Advisory Neighborhood Commission 5C

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Settlement Agreement

Visionary Management Association, LLC

d/b/a Aurora Market II

This Voluntary Agreement "Agreement" is made on this **17th** day of **May 2023** by and between Visionary Management Association, LLC ("Applicant") and the Advisory Neighborhood Commissions 5C ("Protestant") collectively, ("the Parties").

Whereas:

- Applicant has applied for a Class "B" Retailer and Class "C" Tavern License for a business establishment ("Establishment"), Aurora Market II, located at 2006 Rhode Island Ave NE, Washington, DC ("Premises")
- Applicant has concurrently applied for a license Class Change from Retailer Class "B" to Retailer Class "A" for another location, Aurora Market, at 500 Irving St NW, Washington, DC, with a potential to later swap these licenses
- The Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage Control Board ("ABC Board") approve the Applicant's license application conditioned upon the Applicant's compliance with the terms of this written Agreement
- the Parties are desirous of entering into a Settlement Agreement pursuant to DC Official Code § 25-446 for the operation and maintenance of the Establishment in such manner as to minimize the effect on (i) the peace, order and quiet of the neighborhood and (ii) pedestrian safety and vehicular traffic, and to eliminate the need for a Protest Hearing regarding the license application.

Resolved:

In consideration of the provisions set forth above and the mutual covenants and conditions set forth below, the Parties agree as follows:

1. **Recitals Incorporated.** The provisions set forth above are incorporated herein by reference.
2. **Nature of the Business.** The Establishment will be a convenience store and Tavern serving cheese plates and tapas with a total occupancy of 40 with a seating of 40 (contingent on DOB/DLCP permitting), including a sidewalk café with 10 seats (contingent on DDOT permitting) and basement level seating for food and alcohol consumption and live entertainment.
3. **Hours of Operation and Sales.** The Applicant's hours of operation, individually contingent on ABCA approval, shall be as follows:

- for **alcoholic beverage sales for on-premise service/consumption** inside or on the sidewalk café, and for **live entertainment inside of the premises with cover charge**:
Sunday through Saturday 9:00 am – 11:00 pm
- The Applicant's hours of operation and **retail alcoholic beverage sales** shall be as follows:
Sunday through Saturday 6:00 am – 11:00 pm

The conditions contained here shall not prevent or prohibit the Applicant from applying for, receiving, or operating under any extended hours or additional hours granted under the law.

4. Floors Utilized and Occupancy. The Applicant will operate its Establishment on the premises and sidewalk café. The Establishment will have no more patrons than permissible by DC Code and Fire regulations.

5. Noise, Entertainment and Privacy:

- Applicant will strictly comply with D.C. Official Code § 25-725. Applicant agrees to implement sound suppression measures that will mitigate any noise from this Establishment and sidewalk café that impacts abutting residential properties that may be heard within those surrounding homes. Notwithstanding coronavirus (COVID-19) standards required by the Government of the District of Columbia, the Applicant agrees to keep its doors and windows closed when live music is being played at the Establishment or other entertainment where an amplifier is in use. If necessary, the Applicant will take reasonable steps to reduce noise emanating from the Establishment from the opening of the entry and exit doors.
- Applicant may offer entertainment for patrons only with an entertainment endorsement and may have recorded or background music with small speakers and no amplifier or disc jockey or DJ without an entertainment endorsement. "Entertainment" means live music or any other live performance by an actual person, including live bands, comedy shows, karaoke, game night/trivia, poetry readings and disc jockeys. The term "entertainment" shall not include the operation of a jukebox, a television, a radio or other prerecording music.
- Applicant shall configure any and all speaker systems such as to minimize sound from being heard outside the Premises.
- Applicant agrees to post notices notifying patrons and employees to be respectful of the residential area: No littering, no loitering and no excessive noise.
- Applicant shall not have VIP table service
- Applicant shall not have VIP bottle service

6. Public Space and Trash. Applicant shall keep the sidewalk (up to and including the curb), tree box(es), curb and abutting public spaces and alley clean and free of litter, bottles and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas sufficiently during operating hours to assure that


refuse and other materials are promptly removed. The Applicant agrees to obtain a dumpster to be placed in the rear of the building. Applicant shall ensure the area around the dumpster is kept clean at all times and the dumpster is placed such as it does not encroach on abutting property owners and so that no garbage is placed on the abutting property.

7. **Rats and Vermin Control.** The Applicant shall provide rat and vermin control for its property. Applicant shall proof of its rat and vermin control contract upon the request of the Board. Applicant shall have the Establishment and area around the Premises properly cleaned at the end of each night to ensure that there is no garbage and odor present the following morning.
8. **Traffic Safety and Multimodal Transportation Encouragement.** The Applicant shall encourage good stewardship of the community by delivery drivers and patrons, to include cautious driving and legal parking and loading in designated spaces. In promotional materials, the Applicant shall include comprehensive directions by transportation options such as rail, bus, and bike, and note limitations in nearby street parking.
9. **License Ownership and Compliance with ABCA Regulations.** Applicant promises to Protestants that it shall abide by all ABCA regulations regarding the ownership of the license and all other provisions applicable to liquor licensees, and agrees that the Protestants shall have standing to ask the ABC Board to enforce any violations of the Agreement.
10. **Notice and Opportunity to Cure.** In the event that any of the Parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or repetition of a prior breach, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If Applicant or licensee fails to cure within the 30-day period (or, with respect to a breach which reasonably requires more than 30 days to cure, fails to commence cure of such breach and diligently pursues such cure) then such failure shall constitute a cause for the ANC to file a complaint with the ABCA Board pursuant to D.C. Official Code § 25-447 and 25-446(e).

Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via certified mail, returned receipt requested, postage prepaid, or hand delivered, to the other parties pursuant to this Agreement at the following addresses. Notice shall be deemed given at the time of the receipt or refusal of the receipt:

If to Applicant:


Visionary Management Association, LLC
Aurora Market II
2006 Rhode Island Ave NE
Washington, DC 20018


Pablo Ortiz Jr., MBA, DML
Founder
Visionary Management Association, LLC
Aurora Market II

If to Advisory Neighborhood

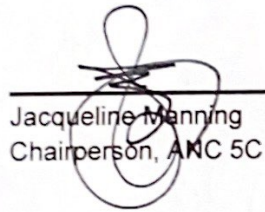
Commission 5C

Advisory Neighborhood Commission 5C
PO Box 92352
Washington, DC 20090


Vijay "VJ" Kapur
Commissioner, SMD 5C07
Advisory Neighborhood Commission 5C
District of Columbia Government

Failure to give notice shall not constitute a waiver or acquiesce to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

Certification: After providing sufficient notice for and with a quorum of 7 present at its May 17th, 2023 meeting, Advisory Neighborhood Commission 5C voted 7-0 (yea/nos), to adopt the above resolution.


Jacqueline Manning
Chairperson, ANC 5C

Tequia Hicks Delgado
Secretary, ANC 5C



Advisory Neighborhood Commission 5C

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ANC 5C01 – Anthony Dale
ANC 5C02 – Lauren Rogers, Vice Chair
ANC 5C03 – Tequia Hicks Delgado, Secretary
ANC 5C04 – Jacqueline Manning, Chair
ANC 5C05 – Darlene Oliver
ANC 5C06 – Harry Thomas, Jr., Parliamentarian
ANC 5C07 – VJ Kapur, Treasurer

Website: ANC-5C.COM
Email: 5C@anc.dc.gov
PO Box 92352
Washington, DC 20090

May 17, 2023

Alcoholic Beverage and Cannabis Administration
2000 14th Street, NW, Suite 400 South
Washington, DC 20009

Re: Protest of Liquor License Application ABRA-124142 - 3X Hospitality, LLC, t/n Xscape Restaurant and Lounge at 1812 Hamlin Street NE, Washington DC 20018

Dear Members of the Alcoholic Beverage and Cannabis Administration Board,

On Wednesday, May 17th, 2023, ANC 5C voted 6-0 to officially register our protest against the license application of 3X Hospitality, LLC, d/b/a Xscape Restaurant and Lounge, located at 1812 Hamlin Street NE, Washington DC 20018. This regularly scheduled and duly noticed meeting had a quorum of 6 out of 7 Commissioners present at the time of the vote.

Our protest of this license is based on the appropriateness standards as outlined in District Of Columbia Official Code § 25-313, and we assert that the establishment of this venue will have a detrimental effect on our community in the following ways:

1. the effect of the establishment on property values;
2. the effect of the establishment on the peace, order, and quiet, including the noise and litter provisions set forth in Sections §§ 25-725 and 25-726 of the D.C. Code; and
3. the effect of the establishment upon residential parking needs and vehicular and pedestrian safety.
4. moreover, in reference to § 25-314, we would like to highlight the establishment's close proximity of the proposed establishment to exclusively residential districts as identified in the zoning regulations, as well as its proximity to several community institutions, including daycares, libraries, and public recreation centers.

We respectfully request that the Alcoholic Beverage and Cannabis Administration Board give great weight to these concerns when considering the license application of 3X Hospitality, LLC. ANC 5C is not the containing Commission, but the establishment is approximately 100 feet from the 5B/5C boundary, within the 600 feet required for 5C to have standing to protest. Additionally, the establishment premises were within 5C's boundary from 2013 through 2022, during which time ANC 5C engaged in deliberations with ABCA on the subject property.

We also request, as this has been an issue in past hearings involving Ms. Nwaeze, that ABCA makes any accommodations necessary for interpreter services during the hearing process.

Included in ANC 5C's vote to file this protest petition, is the designation of 5C07 Commissioner VJ Kapur as the primary representative of ANC 5C in all matters pertaining to this application. We would be grateful for the opportunity to engage in further discussion regarding this matter.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vijay' followed by a stylized flourish.

Vijay "VJ" Kapur
Commissioner, SMD 5C07
Advisory Neighborhood Commission 5C



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	BZA 20948	Case Name:	Second New Saint Paul's Baptist Church
Address or Square/Lot(s) of Property:	2412 Franklin St NE (Square 1526, Lot 47)		
Relief Requested:	Special Exceptions re: penthouse setback and enclosing wall; Area Variances re: non-conforming use and height		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	2 / 1 / 06 / 2 / 3	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	The meeting was noticed on the ANC website, through ANC email list, and by SMD Commissioners through their own websites, email lists, and social media as per their own community conventions.			
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6	

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The Applicant presented the subject case during an SMD meeting on 5/24/2023.

SMD outreach occurred through targeted paper flyering ahead of this meeting and afterwards, as well as through social media outreach and availability of an SMD website information page.

Community concerns primarily centered on the well-being of current residents and concerns were sufficiently addressed by the Applicant.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

The ANC recommends approval on all sought relief to allow the construction of a new elevator containment and an expanded entryway vestibule.

AUTHORIZATION

ANC	5C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0
Name of the person authorized by the ANC to present the report:	VJ Kapur		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Jacqueline Manning or Lauren Rogers		
Signature of Chairperson/ Vice-Chairperson:			Date: 06/21/2023

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	BZA 20933	Case Name:	Kaizen Community Strategies, LLC
Address or Square/Lot(s) of Property:	1364 Bryant St NE (Square 3953, Lot 0007)		
Relief Requested:	Special Exceptions re: FAR, lot occupancy, side yard, matter-of-right uses in RA-1 zone		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	2	1	D	/	0	6	M	/	2	3	Y	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	The meeting was noticed on the ANC website, through ANC email list, and by SMD Commissioners through their own websites, email lists, and social media as per their own community conventions.															
Number of members that constitutes a quorum:	4				Number of members present at the meeting:	6										

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The Applicant presented the subject case during an SMD meeting in 5C05.

SMD outreach occurred through targeted paper flyering ahead of this meeting.

The applicant subsequently presented at a Full-Commission meeting in June before the vote.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

The ANC recommends approval on all sought relief to allow construction of the additional homes.

AUTHORIZATION

ANC	5C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0
Name of the person authorized by the ANC to present the report:	Darlene Oliver, Jacqueline Manning		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Jacqueline Manning or Lauren Rogers		
Signature of Chairperson/ Vice-Chairperson:			Date: 06/31/2023

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

Dear Director Freeman,

It has come to our attention that the Theodore R. Hagans Cultural Arts Center indoor facility will not be reopening, and we are writing to express our utmost concern regarding this decision. We believe that the closure of this facility will have a significant impact on the community, and we would like to request further information regarding the decision-making process and future plans for the center.

As representatives of the community, we were disappointed to learn that Parks and Recreation made the decision to close the facility without any consultation with us. This decision is not only a direct violation of The Code of the District of Columbia § 1–309.10 Section 1, paragraph A, subsection III, which requires city agencies to inform ANC's 30 days before changes to the delivery of services, but it also undermines the trust and confidence that residents have in district agencies.

We understand that the center was initially closed due to an HVAC issue, and that the Department of General Services was expected to repair the unit. However, despite repeated inquiries from Commissioner Dale over the course of two months, there was no update on the status of the repair. In April, Councilmember Parker's liaison, Carlos McKnight, informed Commissioner Dale that the center would remain offline even after the HVAC was repaired, according to Department of Recreation staff. Subsequent conversations with Councilman's Parker confirmed this information.

The Theodore R. Hagans Cultural Arts Center indoor facility holds a special place in the hearts of the Fort Lincoln community, particularly among the elderly residents who make up a significant portion of the population. The center serves as a hub for social activities, cultural events, and educational programs that are tailored to the needs of the community. It is a safe and inclusive space where people of all ages and backgrounds can come together to learn, share, and grow. Moreover, the facility plays a critical role in supporting the physical and mental well-being of the residents, providing a space for exercise classes, wellness workshops, and health screenings, which are essential services for a community with a large elderly population. These services not only promote physical health but also help to combat loneliness and isolation, which are significant issues facing the elderly population. In addition, the closure of the center has had a significant impact on the economic activity in the community, with local businesses reporting a decrease in foot traffic since the center closed. The center was a vital community space that brought people together and provided a boost to the local economy. The closure of the Theodore R. Hagans Cultural Arts Center indoor facility has deeply affected the Fort Lincoln community in numerous ways.

Therefore, we respectfully request that you provide us with a detailed explanation for the decision to close the facility and any plans that you may have to provide alternative options for community gatherings until the new community center is constructed. We ask that you reconsider the closure of the Theodore R. Hagans Cultural Arts Center indoor facility or find a suitable alternative that meets the needs of the community. It is critical that residents of Fort Lincoln have access to the resources and services that they need to maintain a strong and cohesive community.

Furthermore, we express our deep dissatisfaction and frustration regarding the lack of progress in providing us with the much-needed update on the timeline for the renovation and construction of the new Fort Lincoln Recreation Center. Despite our repeated requests and assurances given by various Tommie Jones over the past month, we have been left without any concrete information or updates.

This prolonged delay in communication not only hampers our ability to plan and prepare for the upcoming changes but also undermines the trust we have placed in the project management team. It is disheartening to note that despite our unwavering commitment and support, our concerns have not been adequately addressed.

Transparency is a fundamental principle that should govern any project of this magnitude, especially when it involves a vital community resource like the Fort Lincoln Recreation Center. We firmly believe that open and honest communication fosters trust, collaboration, and ensures the success of the project.

Therefore, we urgently demand a swift and detailed response to the questions we have outlined previously. We require a clear and updated timeline that encompasses all stages of the renovation and construction process. It is imperative that we receive this information promptly, as it directly impacts our ability to make informed decisions and allocate resources effectively.

We expect a robust and accountable approach to addressing our concerns. The lack of transparency exhibited thus far is not only incongruent with our expectations but also reflects poorly on the project's overall management. We implore you to rectify this situation immediately by providing us with the information we require.

We hold the belief that by fostering a collaborative and transparent relationship, we can work together towards the successful completion of the new Fort Lincoln Recreation Center. However, we emphasize that time is of the essence, and any further delays or lack of communication will only serve to exacerbate the situation.

We eagerly await your immediate response, which will demonstrate your commitment to resolving this matter and restoring our confidence in the project.

Advisory Neighborhood Commission 5C

Cc: Mayor Murial Bowers

Councilman Trayon White, Chair Committee on Recreation, Libraries and Youth Affairs

Councilman Zachary Parker, Ward 5 Councilmember

Deputy Mayor Paul Khin

Council Committee on Recreation, Libraries and Youth Affairs



Advisory Neighborhood Commission 5C

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Resolution Urging Office of Unified Communications to Undertake Reforms

Whereas:

- the Office of Unified Communications (OUC) is the agency responsible for DC's 911 service (including text-to-911) and dispatch services
- over the last several months, DC residents have reported experiencing long delays when calling 911, including incidents of callers to 911 being placed on hold for several minutes, and a long lag time between calling and dispatch of emergency services
- these delays of seconds and minutes can mean the difference between life and death
- it has been reported that on August 14, 2023, OUC call takers did not accurately relay information from people calling 911 regarding the flooding at District Dogs to emergency services, leading to the tragic death of 10 dogs at the facility and the endangerment to life and safety of at least seven staff and clients and 21 additional dogs.
- on August 31, 2023, family members of nine of the 10 dogs that were killed met with the Mayor and requested an independent investigation or creation of a task force staffed by experts in emergency response to conduct a thorough investigation into the challenges at OUC and identify solutions to ensure OUC's 911 service functions at the optimum level, a recommendation that the Mayor did not indicate she would pursue
- the Council has launched such a task force to independently investigate OUC before, as recently as 2017, notably resulting in the creation of the Right Care, Right Now Nurse Triage Line, which provides critical advice to DC residents experiencing non-emergency illness or injury
- on September 5, 2023, a letter regarding *Grave concerns about performance and reliability at the Office of Unified Communications*, signed by a majority of ANC 5C Commissioners and over 100 sitting Commissioners across all eight Wards, was transmitted to Mayor Muriel Bowser, OUC Director Heather McGaffin, and members of the Council urging specific reforms and actions
- every person who uses the 911 service should have full confidence that this service will provide them with the help that they need

Therefore, be it resolved that ANC 5C:

- **Endorses the September 5th, 2023 ANC letter** regarding *Grave concerns about performance and reliability at the Office of Unified Communications*
- **Urges that OUC expediently** considers the following measures:
 - Provide updated training to 911 call takers, ensure they are well-equipped to understand DC addresses including the importance of quadrants when dispatching EMT services.
 - Prioritize the hiring and retention of 911 call-takers to fulfill the several open positions on the role that contribute to understaffing and delays in call responses. In addition, OUC should work with the Mayor's office to provide incentives to hire new personnel and retain existing staff, including, but not limited to, increasing the hiring bonus from \$2,500 to \$5,000 and offering retention bonuses.
 - Ensure that training for all OUC dispatchers are trained on correctly flagging and dispatching emergency services when confronted with scenarios such as flash flooding to ensure emergency services can tackle the situation with expedience.
 - Work to reduce 911 call waiting times to zero as soon as possible.
 - Ensure staffing and training for OUC staffers to ensure the text-to-911 service is fully staffed at all times, which is a vital tool for residents who may not be able to verbally communicate.
 - Provide the full data as required by the OUC Transparency Act in the newly-launched 911 Performance Dashboard.
- **Calls on the DC Council** to initiate an independent investigation or task force staffed by experts in emergency response to conduct a thorough investigation into the challenges at OUC, the response by OUC to the events of August 14, 2023, and solutions to ensure OUC's 911 service functions at the optimum level
- **Authorizes ANC 5C Commissioners to speak on behalf of the Commission** in advocating for the aforementioned.

Certification: Adopted on 9/20/2023 by a vote of 7-0-0, with four commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.



Jacqueline Manning
Chair, ANC 5C



Advisory Neighborhood Commission 5C
Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

September 27, 2023
Anthony Hood
Chairman, DC Zoning Commission 441 4th Street, NW
Suite 200-S
Washington, D.C. 20001

Re: ZC Case No. 14-18B:

ZC Case No. 14-18B: Letter in Support of Time Extension Request of Mid-City
Financial Corporation (the "Applicant")
Dear Chairman Hood and Commission Members:

On September 20, 2023, at a duly noticed, regularly scheduled monthly meeting of ANC 5C, with a quorum of commissioners (6 out of 7) and the public present, ANC 5C voted 6-0-0 to support ZC Case No. 14-18B.

ANC 5C determined that the Applicant satisfied the requirements for the granting of the time extension and understands that the Applicant will be required to return to the Zoning Commission (and the ANC) for the approval of Second-Stage PUD applications.

Thank you for giving great weight to the recommendations of ANC 5C, and we hope that you will promptly approve this application.

On behalf of ANC 5C,

Jacqueline Manning, Chair



Advisory Neighborhood Commission 5C
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Settlement Agreement
DC Xtracts, LLC

This Voluntary Agreement "Agreement" is made on this **18th** day of **October 2023** by and between DC Xtracts, LLC ("Applicant") and the Advisory Neighborhood Commission 5C ("Protestant") collectively, ("the Parties").

Whereas:

- Applicant has applied for a Medical Cannabis Manufacturer (Type 2) License (ABRA-126065) for a facility ("Establishment") located at 2419 Evarts Street, NE, Unit C, Washington, DC ("Premises")
- The Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage Control Board ("ABC Board") approve the Applicant's license application conditioned upon the Applicant's compliance with the terms of this written Agreement
- the Parties are desirous of entering into a Settlement Agreement pursuant to DC Official Code § 25-446 for the operation and maintenance of the Establishment in such manner as to minimize the effect on (i) the peace, order and quiet of the neighborhood and (ii) pedestrian safety and vehicular traffic, and to eliminate the need for a Protest Hearing regarding the license application

Resolved:

In consideration of the provisions set forth above and the mutual covenants and conditions set forth below, the Parties agree as follows:

1. **Recitals Incorporated.** The provisions set forth above are incorporated herein by reference.
2. **Nature of the Business.** The Establishment will be a manufacturing facility (contingent on DOB/DLCP permitting) creating medical cannabis products for bulk sale; there are no planned retail or public-facing operations.
3. **Public Space and Trash.** Applicant shall keep, and/or advocate keeping to the landlord and other tenants of the structure, the sidewalk (up to and including the curb), tree box(es), curb, and abutting public spaces and alley clean and free of litter, bottles, and other debris in compliance with D.C. Code and Municipal Regulations, and in maintenance and good stewardship of any building dumpsters and other trash receptacles.

4. **Rats and Vermin Control.** The Applicant shall provide, and/or advocate providing to the landlord and other tenants of the structure, rat and vermin control for its property. Applicant shall proof of its rat and vermin control contract upon the request of the Board.
5. **Traffic, Safety and Multimodal Transportation Encouragement.** The Applicant shall encourage good stewardship of the community by delivery drivers and visitors, to include cautious driving and legal parking and loading in designated spaces. If providing directions, the Applicant shall include comprehensive options such as rail, bus, and bike, and note limitations in nearby street parking. To the extent practicable, the Applicant will note on delivery instructions the commercial vehicle restriction map maintained by DDOT¹.
6. **Adherence to the Applicant's Security Plan.** ABCA has reviewed and accepted the Applicant's Security Plan as in full compliance with ABCA regulations and DC Code. The Applicant shall make every effort to follow this Security Plan as amended.
7. **License, Ownership and Compliance with ABCA Regulations.** Applicant promises to Protestants that it shall abide by all ABCA regulations regarding the ownership of the license and all other provisions applicable to cannabis licensees, and agrees that the Protestants shall have standing to ask the ABC Board to enforce any violations of the Agreement.
8. **Notice and Opportunity to Cure.** In the event that any of the Parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or repetition of a prior breach, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If Applicant or licensee fails to cure within the 30-day period (or, with respect to a breach which reasonably requires more than 30 days to cure, fails to commence cure of such breach and diligently pursues such cure) then such failure shall constitute a cause for the ANC to file a complaint with the ABCA Board pursuant to D.C. Official Code § 25-447 and 25-446(e).

Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via certified mail, returned receipt requested, postage prepaid, or hand delivered, to the other parties pursuant to this Agreement at the following addresses. Notice shall be deemed given at the time of the receipt or refusal of the receipt:

¹ As of this writing, located at <https://godcgo.com/dc-truck-and-bus-map/>

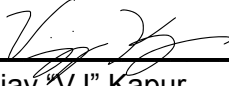
If to Applicant:

DC Xtracts, LLC
2419 Evarts Street, NE, Unit C
Washington, DC 20018

If to Protestant:

Advisory Neighborhood Commission 5C
PO Box 92352
Washington, DC 20090

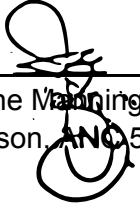
Rob Vasquez
Managing Member
DC Xtracts, LLC



Vijay "VJ" Kapur
Commissioner, SMD 5C07
Advisory Neighborhood Commission 5C
District of Columbia Government

Failure to give notice shall not constitute a waiver or acquiesce to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

Certification: Adopted on **10/18/2023** by a vote of **5-0**, with four commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.



Jacqueline Manning
Chairperson, ANC 5C

Tequia Hicks Delgado
Secretary, ANC 5C



Government of the District of Columbia
Advisory Neighborhood Commission 5C
Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

Resolution on Langdon Elementary Facilities Improvement

Sponsor: Commissioner Kapur (5C07)

Co-Sponsors: Commissioners Thomas (5C06) and Dale (5C01)

Whereas:

- Langdon Elementary School, operating under District of Columbia Public Schools (DCPS), is located at 1900 Evarts St NE within Single-Member District 5C07 in Neighborhood Commission Area 5C
- After the 1997 closure and subsequent sale of Woodridge Elementary School¹ and the 2014 closure and subsequent demolition of Thurgood Marshall Elementary School², Langdon ES is now Commission Area 5C's only traditional public elementary school facility, serving as the sole in-boundary Elementary for the vast majority of 5C households
- From 2014-2016, Langdon ES underwent a "Phase 1" modernization³ focused on the building's "west wing" and subject to a limited scope of work meant for later supplementation in another phase
- In 2016, the DC Council passed the Planning Actively for Education (PACE) Facilities Amendment Act of 2016⁴, which prescribes a scoring formula considering multiple factors related to Facility Condition, Demand, Community Need, and Equity, to determine prioritization for *full* modernization
- Langdon ES's recent Phase 1 modernization left it deprioritized for further modernization by this scoring method
- The score rankings and other information related to near-term school modernizations are transmitted by the Mayor to the Council annually as part of the DC budget process, in the form of the PACE Annual Supplement
- The latest version of this document was issued on July 29, 2023⁵ and lists Langdon ES with PACE Prioritization Rank 30, with a Modernization Start Year of TBD

¹ <https://www.washingtonpost.com/archive/local/1997/03/27/school-closings-the-list/b029eb50-ab59-4859-a98a-7b3e51da0d85/>

² <https://wjla.com/news/local/d-c-schools-closing-list-to-be-released-tuesday-report-says-82024>

³ <https://dgs.dc.gov/node/846132>

⁴ <https://code.dccouncil.gov/us/dc/council/laws/21-219>

⁵ <https://lms.dccouncil.gov/downloads/LIMS/53392/Introduction/RC25-0065-Introduction.pdf?Id=164952>

- In October 2022, reporting by WUSA Channel 9 news widely publicized issues plaguing the Langdon ES facilities, including inconsistently functioning security cameras, HVAC systems, and lights⁶
- On June 28, 2023, DC Council Committee on Facilities and Family Services (Facilities Committee) organized a well-attended Langdon ES site visit⁷ where attendees experienced firsthand the inconsistent functionality of Langdon ES's six HVAC systems of varying components, brands, and controllers, earning the school a specific callout in Chairperson Lewis George's subsequent report⁸
- Langdon ES's enrollment has grown considerably in the last year to accommodate approximately 100 children (including an estimated 20 new enrollees in just the past month) from families receiving temporary shelter accommodations nearby, straining, among other resources, facility space and repair bandwidth
- The Department of General Services (DGS), tasked with facilities maintenance in service to DCPS as a client agency, is plagued by inconsistent performance in the management of Work Orders and other tracking artifacts, leading to further frustration as school administration and staff seek to achieve timely repairs
- The Facilities Committee is currently considering the Work Order Integrity Amendment Act of 2023, which would require that the DGS Facilities Management division receive affirmative approval from a school-level staff member before closing a request in the Department's internal work order system
- On September 20, 2023, ANC 5B passed a *Resolution Urging DCPS to Establish a 5B Modular Site*⁹, advocating for the provisioning of a new modular complex in Commission Area 5B to serve as the temporary facility ("swing space") to John Burroughs ES and Bunker Hill ES, DCPS elementaries (PACE rank 8 and 18, respectively) already scheduled for construction in sequence from SY25-26 through SY28-29
- Through the resolution, ANC 5B "encourages DCPS to consider assigning the neighborhood swing space to displaced students, staff, and administrators during Langdon ES and/or Noyes ES modernizations, in the interest of being good stewards of public funds and applying the significant cost associated with a modular complex to at least six years of utilization"
- The 2023 PACE Annual Supplement lists Langdon with a Prioritization Rank of 30, while Noyes ES is not listed among the 34 highest-priority schools with a listed Prioritization Rank, making Langdon ES the more likely candidate for this scheduling

⁶ <https://www.wusa9.com/article/news/education/dcps-teacher-pleads-fixes-broken-hvac-systems-lights/65-4b76e189-541a-400d-8908-cb7fd277fe73>

⁷ <https://x.com/vj5c07/status/1674253113169936385>

⁸ <https://x.com/CMLewisGeorgeW4/status/1681757672008187906>

⁹ https://resolutions.anc.dc.gov/AttachmentsFiles/22/230920_Resolution_re_5B_modular_campus_FINAL_TM_20230928101754AM.pdf

- The Langdon ES Parent-Teacher Organization (PTO) has extensively discussed the need to advocate for near-term modernization, and scheduling this process to align construction commencement with SY29-30, indicating planning work beginning in FY29, would allow the Langdon ES community to capitalize on a nearby swing space facility to make sure the neighborhood school remains in the neighborhood

Therefore, be it resolved that ANC 5C:

- **requests the Council expediently consider and pass the Work Order Integrity Amendment Act of 2023** to strengthen the process of performing and adjudicating completion of school facility repairs, with consideration to improve the bill by requiring DGS to close work orders upon affirmative approval by the school and that the public-facing DGS work order dashboard mirror the data in DGS's internal system
- **requests the Mayor, Deputy Mayor for Education (DME), DCPS, and Council prioritize Langdon ES's capital improvement needs in near-term budget cycles**, to include: replacing the outdated and degraded marquee board in front of the school, comprehensively sealing the school to curb rodent ingress and aid in custodial rodent abatement, removal of the unsafe concrete stadium seating at the Early Child Education playground, modernizing the cafeteria and auditorium spaces, setting up modular classrooms on the Langdon ES campus and/or building out unused parts of the structure to add classrooms to accommodate the surge in enrollment, and phased replacement of the HVAC systems with a priority on component brand and controller uniformity
- **requests the Mayor, DME, DCPS, and Council schedule Langdon ES's full modernization to begin planning in FY29**, so commencement of construction occurs during SY29-30, shortly after the anticipated completion of Bunker Hill ES, and that any improvements listed above not yet completed by that time be budgeted and planned for in full during that modernization cycle
- **joins ANC 5B in requesting that DCPS immediately investigate provisioning a new temporary elementary school facility within central Ward 5**, engage in active outreach on the topic with the Elementary School communities in Commission Areas 5B and 5C, and, if there are no nearby alternatives, release an RFP with sufficient time for construction of a new modular campus of the highest quality to be substantially complete in time for use during SY25-26
- **authorizes 5C07 Commissioner VJ Kapur to speak on behalf of the Commission** in advocating for matters relating to this resolution, in cooperation with the sitting Langdon ES PTO Advocacy Committee Chair

Certification: Adopted on **10/18/2023** by a vote of **5-0**, with four commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.



 Jacqueline Manning
 Chair, ANC 5C



Government of the District of Columbia
Advisory Neighborhood Commission 5C
Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

**Resolution on National Engineering Products and
Environmental Justice**

Sponsor: Commissioner Manning (5C04)

Co-Sponsors: Commissioners Dale (5C01), Rogers (5C02), Hicks Delgado (5C03), Oliver (5C05), Thomas (5C06), Kapur (5C07)

Whereas:

- the National Engineering Products (NEP) facility at 1950 Capitol Ave NE in Ivy City has been operating in this community since the 1930s
- the DC Department of Energy and the Environment (DOEE) has indicated that this facility has no Air Quality Permit because it has been operating since before Air Quality Permits were created, and has only had a Certificate of Occupancy since 1971
- this facility uses harmful chemicals such as formaldehyde (a carcinogen that is harmful to humans and animals) in manufacturing Copaltite, a heat- and pressure-resistant chemical adhesive used in military and industrial applications
- the Toxic Substances Control Act Inventory maintained by the Environmental Protection Agency (EPA) indicates severe risks to health and community welfare presented by the chemicals in use at the NEP facility, including warnings to “Avoid release to the environment, prevent entry into waterways, sewers, basements, or confined areas”
- the burden of reporting nuisance odors emitting from the chemical plant, including the nauseating smell of formaldehyde and burning tar, has been placed on Ivy City residents
- historically, toxic industries have been set up near redlined communities of color with less political capital to fight their presence
- the Mayor, Council, DOEE, and EPA should acknowledge the rights of our communities to have access to clean air, land, water, and food
- on November 6th, 2023, Ward 5 Councilmember Zachary Parker introduced the Environmental Justice Amendment Act of 2023¹, legislation informed by the struggles of communities in Ivy City, and ANC 5C’s own Brentwood, to combat facilities producing air pollution, hazardous waste, water pollution, stormwater runoff, and urban heat island effects in low-income and predominantly Black neighborhoods

¹ <https://ims.dccouncil.gov/Legislation/B25-0564>

- Commission Area 5C's commercial properties are often plagued by historical contamination by toxic build materials and chemical usage, burdening property owners with prohibitively costly remediation work in order to lease or redevelop their property for safe occupation and use

Therefore, be it resolved that ANC 5C:

- **stands with our neighbors in ANC 5D and the Ivy City community in their fight for environmental justice** and requests the Mayor, Council, DOEE, and EPA ensure that our neighbors in Ivy City are not subjected to hazardous ecological conditions
- **requests NEP cease use of toxic chemicals at its Ivy City facility** until it can prove without a reasonable doubt that there is an ability to manufacture without any harmful effects to the adjacent community and environment
- **requests all stakeholders take appropriate measures to make communities whole** if harmful effects from the plant materials or operations are discovered
- **urges the Council expediently consider and pass, and the Mayor and Council fully fund, the Environmental Justice Amendment Act of 2023** to create new procedures and agency components that facilitate sorely needed accountability and change, with consideration to strengthen the legislation with provisions for contaminated property remediation through existing grant/loan programs for minimal new fiscal impact
- **authorizes ANC 5C Commissioners to speak on behalf of the Commission** in advocating for the aforementioned.

Certification: Adopted on **11/15/2023** by a vote of **7-0**, with four commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.



Jacqueline Manning
Chair, ANC 5C



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	20994	Case Name:	CWC WDC, LLC
Address or Square/Lot(s) of Property:	2431 Market Street, NE (Square 4327, Lot 5)		
Relief Requested:	Special Exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	10 / 11 / 23	Was proper notice given?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	The meeting was noticed on the ANC website, through ANC email list, and by SMD Commissioners through their own websites, email lists, and social media as per their own community conventions.		
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	7

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The applicant presented the subject case at a full 5C Commission meeting on 10/18/2023. The applicant then presented at a joint SMD meeting of 5C03, 5C02, and 5C01 on 11/9/2023. The applicant returned to present and answer outstanding questions at the following full 5C Commission meeting on 11/15/2023 ahead of the vote. Community concerns primarily centered around traffic cueing and volume increases on Ft. Lincoln Drive, 33rd. Place, Market Street, US 50 Service Road, and the lot area. The applicant sufficiently addressed those concerns.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

The ANC recommends approval on all sought relief to expand an existing gasoline service station in the MU-5A zone.

AUTHORIZATION

ANC	5	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-2-0
Name of the person authorized by the ANC to present the report:			Tequia Hicks Delgado	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Jacqueline Manning or Lauren Rogers	
Signature of Chairperson/ Vice-Chairperson:			Date:	11/28/2023

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.