



ANC 6D Annual Report December 2024

Commissioners

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6D03 – Gail Fast

6D04 – Andrea Pawley

6D05 – Chearie Phelps-El

6D06 – Bruce Levine, *Secretary*

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

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Donna Purchase, *Administrator*

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Introduction

ANC 6D has eight Single Member Districts (SMDs) and its jurisdiction covers Southwest South Capitol Street west to the Potomac River, including the Washington Channel and Haines Point, and from Independence Avenue south through Buzzard Point to the Anacostia River.

The community continues to be undergoing massive redevelopment. Phase 2 of The Wharf is complete, but new development will continue in Buzzard Point, and west of South Capitol Street and south of Independence Avenue where additional parcels are anticipated to be redeveloped in the next several years. Redevelopment has slowed somewhat post-pandemic, as developers face new financing challenges and several projects have sought two-year extensions from the Zoning Commission to slow their start. But the combination of major entertainment venues at The Wharf, Audi Field and Nationals Park, new museum and theater spaces, and expanded use of the waterways now make Southwest a bustling destination. This growth plus greatly increased density means ANC 6D must address complex traffic management and public safety issues, as well as practical and adequate ways to ensure the increasing numbers of new residents have retail and services that address their needs.

The redevelopment of Greenleaf, said to be on track, will represent the largest residential project in Southwest and is of key interest to ANC 6D, both ensuring that the Build First commitment of the DC Council protects current public housing residents and that the new development is a welcome addition for all of Southwest. As of this writing, ANC 6D still awaits responses to detailed questions it has posed to the DC Housing Authority (DCHA), a full document review and complete status briefing.

As redevelopment resumes, ANC 6D may continue to be challenged to ensure that the principles of the Southwest Small Area Plan are honored and reflected in new development—including maintaining a demographic diversity through a mix of housing types to support singles, couples, and families at a range of affordability; maintaining a mix of height and density, green and open space to build and nurture community; and honoring our iconic mid-century architecture that distinguishes Southwest within DC and across the nation.

The efforts of each of our ANC Commissioners, detailed below, reflect these shared objectives. Formal letters, testimony, resolutions, discussions at public meetings with the principal District authorities and other documentation attest to ANC 6D's efforts in 2024 and can be found on the ANC 6D website (see anc6d.org/2024-correspondence). ANC 6D created a Transportation Committee to help address continuing challenges to transportation and traffic management in Southwest, and its ABC Committee continues to deal with the expansion of eating establishments that serve alcohol and more recently the first medical cannabis dispensary coming to Southwest. The Commission has recently supported several public arts projects, some permanent and others intended to create interesting visual spaces as parcels wait to be developed. ANC 6D will continue to negotiate with developers, testify before the DC Council, Zoning Commission, Alcohol Beverage and Cannabis Administration, WMATA, and other public authorities to voice the community's interests and our positions on the issues.

SMD 6D01

ANC 6D01 covers most of The Wharf including our residents aboard at Wharf Gangplank Marina and Capitol Yacht Club and landside at The Tides, Vio, Incanto and The Channel. ANC 6D01 extends north to Independence Avenue SW which adds the townhomes along G Street SW from 4th - 9th as well as 311 Maryland to this district. ANC 6D01 is a physically sprawling district as it

includes the western half of the Washington Channel to the intersection with the Anacostia River and extends across Hains Point to the Potomac River.

6D01 Accomplishments

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

SMD 6D02

6D02 Accomplishments

- Endured the constant disruption of noise, traffic patterns, parking loss, and quality of life along 4th Street SW during PEPCO GRID Construction work. This disruption was over a year.
- The Rubell Museum opened at 65 I Street SW. Washington, DC 20024 in 2022 and Galaxy 64, a new residential development, opened the next year behind and surrounding the Rubell. The residences include affordable and market rate apartments, as well as townhomes.

- A new residential apartment building has opened on 555 E Street SW, including a mix of affordable and market rate apartments. There is also space for retail on the ground floor.

SMD 6D03

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

6D03 Accomplishments

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

SMD 6D04

6D04 includes the residents in owned and rented townhouses north of I Street and in six apartment or condominium buildings in the vicinity of 4th Street SW from I Street to M Street. This single member district also includes Amidon-Bowen Elementary School, the Early Childhood Development Center, Appletree Charter School, Westminster Presbyterian Church, a portion of Southwest Town Center Park, Waterfront Metro, thirteen retail locations including a Safeway, plus properties under development at 375 and 425 M Street SW, 300 K Street SW, and 501 I Street SW.

6D04 Accomplishments

- Partnered with MPD, the SWBID, local retailers, resident communities, and other ANC Commissioners to enhance safety and security around Waterfront Metro.
- Worked with the 6D04 ABCA appointee to renegotiate the safety and security portion of Safeway's Community Agreement as it relates to that retailer's ABCA license. New Community Agreement provisions increased security presence within the store and focused on ensuring the vestibule was free of obstructions that limited the movement of people into and out of the store.
- Concluded an ongoing survey of Southwest residents interested in resolving ongoing quality, service, and safety issues inside Safeway.
- Amplified the voices of the Amidon-Bowen Elementary School Swing Space Committee as they advocated for more appropriate modernization swing space than what is currently proposed by DCPS.
- Advocated for improved design and complete funding for Southwest Town Center Park.

- Fostered communication among the resident community and property managers in the buildings and businesses along 4th Street by connecting them with each other and working as a team to share and solve common problems.
- Worked with relevant 4th Street property owners to get lights back on along the private drives that border Southwest Town Center Park.
- Facilitated the opening of new retail and educational establishments in The Westerly to include a veterinarian, a 3-meals a day restaurant, a pop-up theatre, and a charter school.
- Worked with DDOT, Amidon-Bowen Elementary School, and other ANC Commissioners to improve the Amidon-Bowen Elementary School pick-up / drop-off experience on I Street SW and on Mackemie Place.
- Worked with Appletree Charter School and Hoffman & Associates management to improve the Appletree Charter School pick-up / drop-off experience.

SMD 6D05

ANC 6D05 includes the residents of Potomac Place Condominium, Potomac Place Tower, Greenleaf Gardens, Greenleaf Senior, Greenleaf Family Mid-Rise, and 60 I Street; plus Christ United Methodist Church a portion of Southwest Town Center Park, Southwest Library, Friendship Baptist Church, Lansburgh Park, US Postal Service SW Station, US Capitol Police vehicle management division, DMV and Fire/EMS facilities on Half Street, and parcels under development at 1 K Street and 5 M Street.

6D05 Accomplishments

- Addressed concerns with DCHA at Resident Council meetings, ANC meetings and ANC official filings with DCHA around public health, displacement, and building maintenance concerns at public housing in Southwest.
- Tracking Greenleaf redevelopment plans to ensure community and public housing residents have input as plans go forward.
- Have spent many hours registering concerns with both management of Senior Building and DCHA officials about environmental and health issues that are particularly critical in the Senior building.

SMD 6D06

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

6D06 Accomplishments

- Continuing a trend from 2023, the issues seemingly of most concern to 6D06 residents related to transportation. Illegally parked and standing tour buses, both on Maine Avenue by The Wharf and on M Street between 4th and 6th streets have been the focus of efforts at remediation. In collaboration with leadership of the Tiber Island Condominium and Councilmember Allen's office, a commitment was obtained from DDOT to install signs on M Street indicating that bus parking and unloading are illegal between 4th and 6th streets on the south side of the street. The Special Transportation Committee did an analysis of the

hazardous intersection at 4th and N streets, identifying possible ways to address the challenges posed to drivers and users of the bike lanes—a presentation of those options will be offered to the public at a later date.

- Concerns over the construction of the Merchant’s Marina bar in The Green at The Wharf led to efforts to oppose at the Zoning Commission Philippe Chow LLC’s application for a “modification of consequence” of the Wharf Phase 2 PUD order. In a late June decision, the Zoning Commission agreed with ANC 6D’s position and directed that Philippe Chow LLC apply for a “modification of significance” which would require a public hearing. Although the shell of the bar has been erected, the applicant has not yet filed an application. Monitoring of the situation by the ANC continues.
- Persistent efforts to have DDOT address the situation finally resulted in repair of the dangerous Maine Avenue sidewalk between 6th Street and Water Street.
- In an effort to build stronger relations between The Wharf and the Southwest community, communications were facilitated between Waterfront Village and Wharf management that will hopefully lead to new ways for senior citizens to benefit from the presence of The Wharf.
- A “dangerous dog” situation emanating from The Channel led to ANC efforts to ensure that the offending animals who attacked residents and their pets, and their owner, could not continue to present a hazard to the community.

A cooperative agreement was negotiated and entered into with Fish Shop, a new restaurant which will be opening in 2025 at 610 Water Street. Support was also provided for construction and opening of Pluma coffee shop in the same

SMD 6D07

ANC 6D07 covers the east side of 4th St. from M St. SW through Buzzard Point and includes: the Valo at 222 M St. with St. Matthews Lutheran Church and the Waterfront Village offices; Carrollsburg A Condominium; Carrollsburg Square; River Park; St. James; the Verge; RiverPoint; The Peninsula; the Stacks (expected to be completed by early 2025); as well as all of DC Central Kitchen’s headquarters and operations; Dent House, Audi Field; the Pepco main substation in Buzzard Point, and Ft. McNair and the eastern portion of the Washington Channel along its shoreline and as it wraps around Buzzard Point and continues in the Anacostia River.

6D07 Accomplishments

Traffic management, particularly in Buzzard Point, is a continuing concern for 6D07.

- Instigated multiple meetings and letters to DDOT, WMATA, DC United and construction contractors to address poorly managed access for residents during games and other events at Audi Field, including 74 bus service interruptions. Continued meeting weekly with WMATA and Stacks construction team to reduce interruptions in 74 bus service in Buzzard Point. Met with DDOT officials and provided detailed revisions to DDOT’s annual Traffic Operation and Parking Plan (TOPP). Participated in two DDOT safety audit walk-throughs of M St. SW in anticipation of the redesign of M St. SW. Testified at WMATA hearing on prospective termination of the 74 and the Circulator, which contributed to a redesign of new bus routes that will better serve 6D07 residents currently relying on the 74 and others travelling from Southwest to Eastern Market. Began conversations with the SW and Capitol Riverfront BIDs to address critical needs 6D07 and Buzzard Point.

- Continued study of parking issues in Buzzard Point and sight line and parking issues resulting from new protected bike lanes on 4th St. SW, which will be put forward to DDOT.
- Worked with DC Central Kitchen to expand loading abilities on 2nd St. in order to handle loading and deliveries more efficiently and ease increasing congestion on 1st St. SW.

The decreasing number of below market rate and larger units remains a central challenge to maintaining demographic diversity as Southwest and Buzzard Point redevelops.

- 1319 So. Capitol preserved several of the oldest row homes in SW as family-sized affordable units, after a years-long joint effort with SWNA and Commissioner Hamilton. Commemorative plaques installed on N St. SW and So. Capitol St. memorialize the story.
- Working on accommodations for seniors in new building east of Audi Stadium that will have 110 100% affordable units for seniors.

Connecting with constituents and addressing constituent problems remains a priority

- Continuing to negotiate Cooperative Agreements on alcohol licenses as new restaurants open in Buzzard Point, in order to accommodate the needs of residents, particularly regarding noise and congestion in this still predominantly residential area.
- Convened a meeting with Broccoli City Musing Festival, DC United, MPD, other city agencies and ANC 6D to ensure that major two-day music festival at Audi Field could operate without incident and in service to the needs of Buzzard Point residents.
- Continuing to focus on environmental quality, and preserving and improving green and open space. 6D07 and 6D08 have together met with DOEE and DC Office of the Attorney General to address additional strategies including more air monitors to track particulate matter from the concrete plant and new construction. Met with National Park Service to ensure community input as the design phase of a new Buzzard Point Park begins. Awaiting the start of Parcel B construction with new and expanded park on Potomac Ave.

SMD 6D08

6D08 Accomplishments

- **1319 South Capitol Street, SW** - We worked together with the developer, Southwest Neighborhood Assembly and the Community Benefits Coordinating Council to acknowledge the teamwork with the developer through commemorative plaques that have now been installed on So. Capitol and N streets, which to tell the story of preserving some of the oldest homes in our community and now provide below market rate family-sized units.
- **45 Q Street, SW** - Construction for this mixed hotel/residence is moving forward. We worked with the developer early in the design to integrate art, additional residential units and possibly a small food market to benefit nearby low-income residents as well as the wider community.
- **69 Q Street, SW- The Cambria Hotel** – We worked with the developer to secure space in a nearby vacant lot at 129 Q Street SW to provide needed valet parking for the hotel, but also ensure that reuse of the lot poses no environmental threat to the community from existing contaminants on site. We worked with representatives from the Department of Energy and Environment as well as an environmental consultant firm to address the environmental concerns.
- **119 Potomac Avenue SE** - We reached out to the developer, the Department of Energy and Environment and the developer’s environmental consultant firm to address environmental issues and other concerns to ensure that the site was properly remediated prior to construction.

- **MDX Flats-1550/1530 First Street, SW** - The second building of two buildings with 100% affordable housing delivered at 30% & 50% of the AMI and we have continued to work with the developer and management to address the use of ground floor commercial space and cleanup challenges that continued during construction.
- **To Live and Breathe: Women and Environmental Justice Washington DC** - Our community was featured in an exhibit at the Smithsonian's Anacostia Museum curated by Rachel Seidman. The exhibit highlights the experiences of communities and leaders who have been fighting for environmental justice. Buzzard Point, a former mega industrial brownfield, is undergoing major redevelopment and our community continues to deal with the negative health and quality of life effects of redevelopment. This exhibit uplifts our community and others in the fight for environmental justice.
- **Community Events & Activities** - In partnership with James Creek Resident Council and other community partners, we continued to work together to hold community events and activities, including a community Thanksgiving Meal and Winter Wonderland Holiday event.

Staying the Course in 2025

- ANC 6D will continue to work with DDOT, DC United, the Nationals, MPD and DPW to ensure that the 2025 Traffic Operation and Parking Plan (TOPP) properly reflects the combined effect of multiple events at the two stadia and the Wharf, that the needs of cyclists, motorists and pedestrians are reflected in the South Capital and M Street redesigns and new installations of protected bike lanes, and that parking, loading and entry designs in new buildings are functional and safe for residents and the entire Southwest community.
- ANC 6D will continue to work with WMATA to ensure that the new bus routes serving Southwest are scheduled appropriately and are reliable throughout events at The Wharf and Audi Field and other construction activity that may interfere. ANC 6D will continue to support local shuttle operations as they are developed by the SW and Capitol Riverfront BIDs.
- ANC 6D will continue to work with DOEE and other experts to advocate for environmental justice for Southwest residents, as continued construction introduces new threats to the health and welfare of the Southwest community.
- ANC 6D will continue to advocate for a fair and equitable approach to Greenleaf redevelopment, including genuine implementation of Build First for current public housing residents, and the continued attention to maintenance as redevelopment plans move forward.
- ANC 6D will seek community input on the important redesign of public space in the proposed Town Center Park, and the new Buzzard Point Park, to realize our commitment to green and common space that nurtures our community. Similarly, ANC 6D will continue to support new public art projects that enhance and enrich the experience of living in and visiting our community.
- ANC 6D will continue to explore new strategies with developers and experts, to maintain affordable housing and a range of housing types to sustain Southwest's demographic diversity.
- ANC 6D will continue to oppose neon/LED lighting and digital signage on buildings that do not serve a safety purpose for residents, to reinforce Southwest's distinctive character.