

Government of the District of Columbia

Advisory Neighborhood Commission 2C

June 2025 Meeting Minutes

DATE: June 10, 2025

ANC-2C COMMISSIONERS PRESENT: Commissioner Michael Shankle, Commissioner Thomas Lee, Commissioner Nancy Groth, Commissioner Jim Swart

ANC-2C COMMISSIONERS ABSENT:

1. CALL TO ORDER:

Commissioner Shankle called the meeting to order at 6:05 pm ([2025 June 10 ANC 2C Community Meeting \(youtube.com\)](#)).

2. ROLL CALL:

Four out of the four commissioners were present when the meeting was called to order.

3. INTRODUCTION OF COMMISSIONERS:

The commissioners introduced themselves.

4. APPROVAL OF AGENDA:

MOTION: Groth moved to approve the agenda as amended. Seconded by Swart. Approved unanimously. (Vote 3-0-0) Lee momentarily stepped out of the room.

5. APPROVAL OF MEETING MINUTES:

MOTION: Shankle moved to approve the May meeting minutes. Seconded by Swart. Approved unanimously. (Vote 3-0-0) Lee momentarily stepped out of the room.

6. TREASURER REPORT:

Lee reported that there was \$65,880.57 in the account. There were six checks to be reviewed and signed, two of which were for meeting minutes for April and May. The other four were for Thompson Elementary PTO since they were spending down the grant provided. Receipts were provided for the expenses for Thompson Elementary PTO.

7. FY25 QUARTER 2 FINANCIAL REPORT:

Lee stated that he needed to go over it once more.

At the end of the meeting, the financial report was voted on.

MOTION: Groth moved to approve the FY25 Quarter 2 financial report. Seconded by Swart. Approved unanimously. (Vote 4-0-0)

8. MOTION TO APPROVE PROCEDURE FOR CONSIDERATION OF RESOLUTIONS:

Groth reported that there were many resolutions to consider that the meeting time constraints did not have the capacity to keep up with. She suggested that when someone presented a resolution for consideration, the Chair or Commission, depending on who received it, forward it to all of the Commissioners so that everyone could do their own preparation prior to the meeting. The proposed procedure for consideration of resolutions was presented.

Swart stated that he simplified some of the language and added that information for a resolution would be provided within a few days in advance of the meeting. He stated that he could send it to everyone electronically.

Groth stated that she was happy to add information about receiving information a few days in advance.

Swart clarified that he had added additional bullet points.

MOTION: Groth moved to approve the procedure for consideration of resolutions. Seconded by Shankle. Groth withdrew her motion so that she and Swart could finalize the procedure.

Groth reported that she had not made progress on getting contract admin support. There was a college student, Dan Houghton, in DC for the summer who could assist with short-term projects, such as cleaning up the website.

Shankle stated that there was money in the budget to update the website and suggested entering a motion to hire someone in the range of \$20 to \$25 per hour. Shankle stated that they were required to publicly post the position and select someone.

MOTION: Shankle moved to approve hiring someone to provide website updates. Seconded by Lee. Approved unanimously. (Vote 4-0-0)

Groth stated that she would look into advertising the job.

SPECIAL PRESENTATION

1. Office of Mayor's Office Ward 2 Mayor's Liaisons – Lindsey Appiah Deputy Mayor for Public Safety and Justice (DMPSJ), lindsey.appiah@dc.gov, Tadaï Abilla, Ward 2 Liaison, Tadaï.Abilla@dc.gov, 202.805.7122 and Adriana Macedonio, Ward 2 Liaison, Adriana.Macedonio@dc.gov

Jennifer Porter introduced herself as the Director of the DC Offices of Victim Services and Justice Grants. Part of the role was to ensure that survivors of any crime had access to

resources and support. Justice grants were for returning citizens in the community, which provided opportunities for returning citizens to learn and thrive.

Jennifer Porter presented DC's FY2026 Grow DC budget. She thanked her team, all public servants, and Adriana Macedonia for all of her work. Jennifer Porter reported that DC had 29 consecutive balanced budgets, the lowest rate of violent crime in three decades, and DC led the nation in commercial to residential conversions. The growth agenda began with asking several questions, and one of the main goals was to reduce barriers to growth.

The growth agenda leaned on sports, entertainment, and technology as main revenue drivers, including bringing the Commanders home, transforming the Capital One Arena, and investing in technology incubators. The budget also supported the downtown in various ways, such as the launch of the Gallery Place Cultural District and the Chinatown Renewal Initiative. Housing was also expanded downtown. The Grow DC budget also included significant investments in schools totaling \$2.8 billion, a \$123 million increase. Of that, \$270 million was planned to support pay raises. The budget also went to capital improvements, modernized technology equipment, and the continuation of high-impact tutoring. There was also a \$30 million increase for the MPD to hire more officers, create a new horse-mounted unit, and purchase crime-fighting technology and equipment. There was \$4.6 million in the budget to support the Clean Corridors initiative, \$2.3 million to expand curbside composting, \$5.1 million for stormwater management infrastructure, \$244,000 for the vending enforcement team, and \$22.3 million to purchase new DPW heavy, medium, and light-duty vehicles for trash and recycling collections and snow plowing. There were also investments in housing and economic development in the amount of \$100 million. There was \$166 million allotted for the modernization of six libraries, \$188 million in the budget to support 22 recreation centers, pools, and parks, \$3 million for a new Olympic-sized heated outdoor pool, \$26.3 million for capital improvements, \$400,000 for stipends to DPR volunteer coaches to offset expenses incurred.

Jennifer Porter provided the website for everyone to learn more about the budget (budget.dc.gov.)

Swart discussed the budget meeting with the Mayor. He stated that it was a refreshing event and that Jennifer Porter did a great job presenting the budget proposal.

Natalie Roach asked if the presentation would be available on the website. Jennifer Porter reported that it may not be in the deck format, but the infographics would be present. Shankle stated that he would send the slides, and Groth suggested that they be incorporated into the minutes.

Barbara Blackmont asked how the budget addressed the needs of the unhoused. Jennifer Porter discussed that the need was becoming greater than the available resources, so they were making investments to assist as well as to increase revenue to help meet the needs. The Commanders Deal, the Capitol One investments, and the Mount Vernon Corridor were all intended to create revenue that could be utilized.

Groth noted that she emailed the Department of General Services that the next budget did not include money for the Green Court Shelter, and the last status was that a feasibility study was planned. She asked for an update to be provided via email.

Shankle thanked Adriana for conducting the clean-up around the library and discussed that they still needed to have some kind of bathroom facility for people at night. He stated that he had been working with the library, and they had not been enforcing their signage about no camping.

COMMUNITY ANNOUNCEMENTS

1. MPD 2nd District Crime and Community Awareness, Captain Michael Hamelin, Michael.hamelin@dc.gov, 202.698.1405, or Lieutenant Sylvester Garvin, Sylvester.garvin@dc.gov, 202.774.6866

There was no one present from MPD 2nd District to report.

2. MPD 1st District Crime and Community Awareness, Captain Paul Hrebenak, Paul.Hrebenak@dc.gov, 202-729-2179 or Lieutenant Araz Alal, Araz.Alali@dc.gov, 202.698.0066.

Captain Hrebenak reported that there were no new violent crimes. They were working with Metro Transit and doing community walks. He provided an update on the shooting at the 202 Lounge. The case was still open and being investigated, but they were working closely with the lounge owners to ensure that there were officers on the scene anytime there were events planned. Captain Hrebenak stated that they would continue their community walks, and they were doing multi-agency surges at Union Station periodically. Joint patrols were done throughout the building.

Groth asked about the RefuseFascism protest to take place in her Single Member District during the military parade on June 14. She asked to be connected to ensure that there were actually permits in place for Logan Circle, the march, and Lafayette Park. Captain Hrebenak stated that he would connect with her and look into it.

Captain Hrebenak discussed the 250th Anniversary Parade and reported that there would be significant closures. There would be many units working, and every officer would be working 12-hour shifts to cover the event. There would be four units working downtown specifically, and they were aware of the potential protests.

Groth stated that she was aware of the other protests scheduled for other parts of DC, but she was worried about the particular one she mentioned due to it not being as established and possibly not having safety marshals or de-escalation training.

Captain Hrebenak discussed the July 4th festivities and reported that the standard closures and deployment would be in place.

A community member noted that many people were smoking weed late into the night in Chinatown Park. Captain Hrebenak reported that there was a midnight unit, and they could check on that park.

Swart asked if the city was any closer with the police officers to implement the Sound Mitigation Act. Captain Hrebenak stated that he had not previously heard about the Act so he would speak with MPD to see where they were at with implementation. He discussed that there was typically training for new legislation.

3. Metro Transit Police Department, Deputy Chief Stephen Boehm, SBoehm@wmata.com, Captain Aaron Donald, Adonald@wmata.com, District 1 Commander Lieutenant David Barga, dbarga@wmata.com, District One Evenings, 202-306-5783.

Chief Boehm reported that a number of visits were done to the person residing at the bus stop at 9th and H. He declined services, and he moved after he was asked to move. He returned a few times but moved again when asked. They would continue to do checks at the bus stop.

4. Office of Ward 2 Councilmember Brooke Pinto – Brooke Pinto Councilmember, Ward 2, bpinto@dccouncil.us, 202-724-8058, Maddy White, mwhite@dccouncil.gov, Brian Romanowski, Constituent Services Director, bromanowski@dccouncil.us, 202-285-9195.

Brian Romanowski provided updates. The budget process was underway, and budget hearings were happening daily until June 18. The Committee markups would occur from June 23 and 25. The budget votes would be held on July 14, July 28, and another at some point in July. The House of Representatives had not fixed the issue with the FY2025 budget, and the Mayor did her best to ensure that there were no layoffs. They were closely monitoring the changes made to any federal programs that DC residents relied on, including Medicaid and food assistance.

Councilmember Pinto continued safety visits with every ward. They were on track to pass the bill to ban cell phone use during the school day at DC schools within the coming month. DCPS stated that they would have the ban take effect at the start of the school year, even though the ban had not officially passed yet. The Judiciary Committee would be marking up critical parts of Councilmember Pinto's Peace DC plan. The portions being marked up included the School Safe Passage Program, fare evasion, pre-trial detention, education requirements for MPD recruits, survivor benefits for fire and EMS personnel, and reducing recidivism by closing a gap in the Second Chance Amendment Act. The merger of the violence interruption programs would be done during the budget process.

Brian Romanowski discussed the military parade and stated that nsse.dc.gov had all of the relevant information available. Flights were also being suspended at DCA, and there was a

security zone on the water in the Potomac. They were working with MPD to ensure that all protests were peaceful.

Shankle extended his thanks for helping address the aftermath of the cleanup at the library and clear the tents that moved across the street.

Swart stated that he appreciated the work on the budget issues and the Sound Mitigation Act.

Shankle asked for more information about the 7th and 8th Street Gallery Square Project. Brian Romanowski reported that the task force had a meeting scheduled for June 28, and information would be provided at that information.

Shankle asked how it was being ensured that roads would be put back after the military parade. Brian Romanowski discussed that they would remain in close communication with DDOT and the Mayor's office. Pothole work was generally done within 72 hours. Groth stated that she had read that one-third of the expected expenses were to repair the roads.

Lee discussed truancy in middle school and how it fueled crime and asked that special attention be put to that matter. Brian Romanowski stated that there was a new program to address truancy for high schools and it was planned to be expanded to middle schools.

Cassie He with Save Chinatown Solidarity Network stated that a hotel would be developed on H Street in Chinatown and there were two tenants who were being forced out. She asked Councilmember Pinto to put pressure on the developers and provide support. She stated that she had not heard back from Lynn Groft. Brian Romanowski stated that he would connect her with Lynn and follow up. He asked if the task force meeting on June 28 was a public meeting. Brian Romanowski stated that he believed so, but he would double-check.

**5. DowntownDC BID, Lukas Umana, Director of Public Space Operations,
lukas@downtowndc.org, 202.270.0366.**

Ellouise Johnson stated that the DowntownDC Bid had a lot of individuals present for World Pride. They also had the activations of Anthem Row between 8th and 7th Street NW. They were preparing Constitution and Pennsylvania Avenue and other areas for the upcoming military parade. Ellouise Johnson presented the Clean and Safe data for April and May 2025, highlighting that the trash collected had increased. The safety team and wellness checks had also increased. The list of other activities at the Chinatown Corridor was presented, and it was highlighted that they had begun hanging the landscaping baskets. The Chinatown Safety team had done over 5,000 business check ins over 100 businesses.

Groth asked for the slide deck to be emailed to be added to the minutes. She noted that there was an issue with a person sleeping outside the Wawa at Thomas Circle and asked for an eye to be kept on the situation. Ellouise Johnson stated that she would keep an eye on the issue.

Ellouise Johnson reported that the library was placed on the power washing schedule. Shankle stated that it should be the library's responsibility since the signage was not being enforced. Ellouise Johnson stated that she understood and restrooms could be put in place, but it would have to be a partnership since it would have to be supervised periodically. She stated that she was willing to meet with the library management if Shankle could schedule it. Shankle stated that he would set up a meeting.

LOCAL EVENTS THAT IMPACT THE COMMUNITY – None.

ALCOHOLIC BEVERAGE AND CANNABIS LICENSING (ABCA)

1. Platinum Solutions, LLC / Wishing Wellness DC medical cannabis retailer license (ABCA-126747) with a delivery endorsement at 406 5th St. NW, Washington, D.C. 20001, John McGowan, Kinner & McGowan, PLLC, 202-846-7148, jmcgowan@kinnermcgowan.com. Concerns of continued leaflet advertising on public infrastructure and private buildings near Clara Barton Condos, Mark H. Lyon, 202-545-6541, lyon@cbcondo.net

Groth stated that there were concerns about the leaflet advertising and assistance with getting the practice stopped was requested.

Nearby resident representative Mark Lyons presented the examples of the flyers, and part of the issue was that there was an illegal dispensary using their address. An unsigned email from the Wishing Wellness team was received, but the issue had been ongoing.

Attorney Whitley, representing the establishment, stated that they were very adamant about working with the community. He stated that the email indicated that there were measures taken to remove the signage. They were unaware of the prohibitions surrounding the signage of selling goods. He stated that efforts were made to remove the signs, and there would be no more leaflets posted moving forward.

Shankle asked when the last time signage was posted. Mark Lyons reported that it had not occurred since June 4, when the email was received, but the signage had continued in the past after they were told it would not.

Shankle stated that they would continue to monitor the issue.

Mark Lyons stated that they would be done with installing solar panels on the roof, for which the ANC had given a letter of support, within the month and they were thankful for the support.

Shankle stated that Wishing Wellness had reached out to him as well and indicated that they were rectifying the issue.

2. IUPAT Pension Realty Management Corp., Trade Name: Embassy Suites Hotel, (ABRA-122222), Substantial Change to Retailer's Class "C" Hotel, 900 10 Street, NW, Matthew Minora, (202) 625-7700, mminora@malliosobrien.com.

Matt Minora reported that the application was to add a sidewalk café to the existing hotel ABC license. They were seeking a sidewalk café endorsement for up to 25 seats. The hours would be 7 am to 11 pm during the weekdays and 7 am to midnight on Friday and Saturday. Alcohol service would start at 8 am and cease at closing times. A stipulated license was requested because they were only awaiting the ABRA license.

Shankle asked if the café would be on 10th street. Matt Minora confirmed that it would be on 10th Street, to the north of the entrance. Shankle asked how many seats they were requesting. Matt Minora stated that they were seating 25 seats. The current seating was 22, but they wanted the extra room for the future if needed.

Swart asked if there were any drawings to show the location. The internal images for the permit and the front and side views of the building were presented. There was a clear 10 feet of unobstructed pathway.

Swart asked if there would be any music. Matt Minora reported that there would be no music, and it was not allowed.

MOTION: Shankle moved to send a letter of support for ABRA-122222. Seconded by Lee. (Vote 4-0-0)

3. Marrakecsh, LLC, Trade Name: Marrakecsh, (ABRA-132405), New Retailer's Class "C" Restaurant, 1331 H Street, NW, Sami Khan, samikhan1962@aol.com, 571.234.2045.

There being no one present from the establishment, Shankle provided the information. The seating capacity was 120 and an endorsement entertainment was also being sought for dancing and cover charge. A holiday extension of hours endorsement was requested. The hours were Sunday through Thursday from 11 am to 2 am and Friday and Saturday from 11 am to 3 am. The hours of live entertainment would be Sunday through Thursday from 10 pm to 2 am and Friday and Saturday from 10 pm to 3 am. There were no residences near the area. It was entirely interior.

MOTION: Shankle moved to send a letter of support for ABRA-132405. Seconded by Lee. (Vote 4-0-0)

4. Daikaya, LLC, Trade Name: Daikaya, (ABRA-088296) Substantial Change to Retailer's Class "C" Restaurant, 705 6th Street, NW, Jeff Jackson, jjharlem112@gmail.com, 202.251.1566.

Mr. Jackson reported that the change was for a sidewalk café. They were going to lose the streetery in July, so they wanted to add the sidewalk café. The chairs would be moved nightly so that there would be no permanent fixtures.

MOTION: Shankle moved to send a letter of support for ABRA-088296. Seconded by Lee. (Vote 4-0-0)

MOTION: Shankle moved to send a letter of support for the stipulated license for ABRA-088296. Seconded by Lee. (Vote 4-0-0)

5. Galaxy Palace, LLC, Trade Name: Chili Bistro, (ABRA-132485), New Retailer's Class "C" Restaurant, 825-827 7 Street NW, Jiaxin Lin, jiaxinlin1207@gmail.com, 917.385.5010.

There being no one present from the establishment, Shankle provided the information. The seating capacity was 120, and the total occupancy was 250. The establishment was seeking an alcohol carry-out and delivery endorsement. The hours would be Sunday through Thursday, 11 am to 10 pm, and Friday and Saturday from 11 am to 11 pm.

MOTION: Shankle moved to send a letter of support for ABRA-132485. Seconded by Lee. (Vote 4-0-0)

6. Millbank Partners-Mass Ave. LP / Alta Strada Embassy Row, LLC, Trade Name: Alta Strada Embassy Row / Canopy- Embassy Row, (ABRA-071165), Substantial Change to Retailer's Class "C" Hotel, 1600 Rhode Island Avenue NW, Daniel Koffman, atekle@theveritaslawfirm.com, 202.686.7600

Cameron Mixon, counsel for the applicant, provided information. They were seeking a substantial change to a previously approved public space permit for the establishment of the hotel. There would be 18 tables, 39 chairs, and total square feet of 1480 square feet. The license reflected the change to serve alcohol.

MOTION: Groth moved to send a letter of support for ABRA-071165. Seconded by Shankle. (Vote 4-0-0)

MOTION: Shankle moved to send a letter of support for stipulated license support for ABRA-088296. Seconded by Lee. (Vote 4-0-0)

TRANSPORTATION AND PUBLIC SPACE

1. Golden Triangle BID extension of the Streets for People exhibition, featuring the addition of eight new artworks, DDOT public space tracking number 471681. Andrew Huff, 202-684-8922, ahuff@goldentriangledc.com

Andrew Huff with the Golden Triangle BID and Deidre MacWilliams introduced themselves. They requested support for additional sculptures they wished to install. Deidre MacWilliams

provided background on the Streets for People grant program, which involved a temporary public art exhibit. They were adding eight additional pieces of art. An overview of all of the projects, including the new ones, was presented. They were working with local music non-profits to program music with the art pieces. Renderings of the artwork were presented. Andrew Huff reported that no property owners of the buildings had expressed concerns, and everyone was very excited about them.

MOTION: Groth moved to send a letter of support to DDOT for the Golden Triangle BID extension of the Streets for People exhibition. Seconded by Lee. (Vote 4-0-0)

2. DDOT modifications to the bus lane, travel lane configuration and curbside regulation along I St NW from 11th St to 16th St NW. Andrew Grinberg Transportation Planner, Capital Planning Division, District Department of Transportation, andrew.grinberg@dc.gov, 202.855.2530.

Andrew Grinberg presented the bus lane improvement project for I Street NW from 11th Street to 16th Street. The project timeline was presented. There was some engagement with key stakeholders, and a meeting with the Downtown BID was held. The design process would be done throughout the summer, and the implementation would start in the fall. Andrew Grinberg provided a background on the project and the bus lane. Over the past five years, bus speeds improved since the curbside bus lane was installed. The opportunities for improvement that were identified included improving traffic operations, responding to the new WMATA Better Bus Network Redesign, and expanding parking and loading. A schematic map was presented, and it was noted that I Street was the most served route. The frequency of the bus service dependent upon the time of day was presented, and it was highlighted that there were more increases in the eastern portion.

Andrew Grinberg discussed the first issue, which was that merging caused congestion. It was proposed to have two consistent travel lanes through the corridor. The second issue was the increased bus service on I Street, so the bus lane would be extended one block, and a turn pocket would be created. There would be eight parking spots lost as a result. Loading and unloading for the CVS impacted the bus stops, so a separate bulb out would be created for loading. The third issue was the busyness of the McPherson Square bus stop conflicts and a double base lane was proposed, and no right turns at 15th Street would be allowed. The parking impacts included the loss of 13 spots on the 1200 block, an additional 10 spots on the 1400 lane, and an additional six spots on the 1500 block.

Shankle asked if the area in front of the CVS would be a permanent loading and unloading zone. Andrew Grinberg reported that there was not currently clear signage, and they wanted to make sure that there was no parking at any time. It was legal to unload the vehicle from that zone.

Groth asked about parking along Franklin and McPherson Square for buses to take their breaks. Andrew Grinberg stated that they were not expecting layovers on I Street at either of the parks.

Swart asked if the parking would remain across the street from CVS. Andrew Grinberg confirmed that it would.

Shankle commented that he liked that it was a straight shot.

Andrew Grinberg reported that they would issue an NOI.

PLANNING, ZONING, ENVIRONMENT, and HISTORIC PRESERVATION

1. 2001 Pennsylvania Avenue, Planned Unit Development (PUD) modification, for approval for university use as a permitted use in the building; the University intends to primarily use the building for general office and administrative purposes and will activate the first-floor retail space for student-facing functions. Kevin Michael Days, Executive Director of Government and Community Relations, Office of Government and Community Relations, Office of the President, The George Washington University, kdays@gwu.edu, 202.994.3201.

Kevin Days, Lee Templin, and two colleagues from George Washington University were present. Kevin Days provided an update on the PUD modification and what the university planned to do. The property was currently approved as an 11-story mixed-use building with office space and retail spaces. The University acquired the property in late 2024, and the majority of the building was still occupied by non-University tenants. In the near future, the University's goal was to use the vacant office spaces as swing spaces for administrative and academic offices and utilize the vacant retail spaces for University-related uses. The University was evaluating the long-term options, which likely would include administrative and office spaces and some academic uses. The proposed modifications were to modify Condition 2 of the PUD to permit university uses on both the ground and upper floors of the building and to authorize new building signage to reflect the University's presence while being mindful of the building's design. Lee Templin provided information on the background and timeline. The property was located across from ANC 2C.

Groth welcomed the Zoom attendance at the meeting of Commissioner Jim Malec SMD 2A08, which includes this property and is across the street from Groth's SMD 2C02. Groth asked why the PUD obligations that came with the building should be waived. She stated that she did not want to see more loss of retail in the neighborhood. Kevin Days discussed that the spaces had been vacant for many years and stated that putting student-facing services in that location would activate that space and provide support to the existing businesses in the area. There were several options for what could be put in place, such as career services, that would drive traffic to that space.

Shankle agreed that there needed to be community benefit from the retail spaces. He asked what would be given in exchange for the modification. Lee Templin stated that they believed the student-facing services and activating the space would benefit the community because of the foot traffic. Shankle discussed his concerns and asked for a broader discussion about how the community benefit would be maintained.

Groth stated that she sees the use of the “retail” space as a sizeable missed opportunity for GW University to showcase the work of its students and their programs. She gave examples: pop-up retail space for student entrepreneurs learning how to develop and open a new business; student art gallery; student culinary arts experiences open to the public.

Kevin Days stated that they would take the feedback into consideration.

2. 450 5th Street NW, Zoning Application to Amend PUD, Peter R. Armstrong, Managing Director, The Georgetown Company, parmstrong@georgetownco.com, 202.347.7115

Peter Armstrong and Megan Mitchell were present to discuss their project. Peter Armstrong reported that 450 5th Street NW was a commercial office building that began as the Georgetown University Law Center and was currently leased by the US Government. The current divisions were leaving, and they started exploring if they could find a new use for the building. The current PUD did not permit residential use, so a modification was needed. They also worked with the US Commission of Fine Arts since it resided within that area.

Megan Mitchell, an architect on the project, provided images of what they envisioned the building to be. There were four courtyard areas proposed. A building would be added on the top to contain an inhabitable penthouse area. Multiple views of the proposed design were presented. The existing curb cuts and loading docks would be maintained, with added landscaping. They were carving two courtyards on the lower levels. There were two additional below-grade floors of parking that were planned to remain. Floor plans were presented to show the areas that were being carved out. The elevations of the building were presented.

Groth asked if it was subject to affordable housing. Peter Armstrong reported that they had set aside 8% of the new density for affordable housing. Half would be at 60% MFI, and the other half would be at 80% MFI. A standard market package for a pool and other amenities would be provided.

Lee asked if it would all be rental units. Peter Armstrong reported that they were proposing all rental units.

Peter Armstrong discussed that they planned to keep both loading docks since they would likely brand as two separate residences because the entire project was so large.

Groth asked what the mix of offered apartments would be. Peter Armstrong reported that there would be some efficiencies, a fair number of one-bedroom units and a smaller amount of two-bedroom units. The building had 256 parking spaces, and no changes were proposed.

Lee asked if there would be any three-bedroom units. Peter Armstrong reported that there were none currently planned, but they could add them.

Shankle asked for clarification on 60% and 80% MFI. Peter Armstrong clarified that it was based on median family income. Half of the units would be affordable at 60% of the MFI threshold, and the other half would be affordable at 80%.

Shankle asked if the modification was to move from office to residential. Peter Armstrong reported that it was correct, and OP would draft a staff report. They expected a hearing in September and a public hearing likely in October.

Shankle how 8% for affordable housing was determined. Peter Armstrong stated that they followed what would be required. They did not expect to have to follow the requirements due to the density, so they believed 8% was a good percentage to follow.

Shankle stated that he wanted more information about the DC government incentives in property taxes and TOPA, and Groth agreed. If there could be additional incentives from the city, that should be reflected in additional affordable units.

Swart and Lee discussed the need for more residential units.

MOTION: Shankle moved to send a letter of support encouraging the property owner to pursue additional incentives that would provide additional affordable housing. Seconded by Groth. (Vote 4-0-0)

OTHER

1. Resolution Upholding DC Values as a Sanctuary City. Commissioner Groth, in concert with ANC Rainbow Caucus, 2C02@anc.dc.gov 771-209-4799 voicemail and text messages

This item was tabled.

2. Tabled until July 8, 2025, Resolution Condemning the Reinstatement of Officers Convicted in the Murder of Mr. Karon Hylton-Brown. Jenn Kauffman 4D08@anc.dc.gov Chair, ANC4D. Beth Landry, beth.landry.mail@proton.me, Mobile/Signal +1 443 535 3833

This item was tabled.

3. Tabled until July 8, 2025, Resolution disapproving of MPD's involvement with the raid on the US Institute of Peace by DOGE members. Beth Landry, beth.landry.mail@proton.me, Mobile/Signal +1 443 535 3833

This item was tabled.

ADJOURNMENT

MOTION: Shankle moved to Adjourn at 8:59 pm. Seconded by Swart. (Vote 4-0-0)

The meeting was adjourned at 8:59 pm.

Minutes Prepared by: Minutes Services

Minutes Edited by: Nancy Groth, ANC 2C Secretary

Minutes Approved by: ANC 2C Public Meeting July 8, 2025

Nancy Groth electronic signature

Nancy Groth, Secretary, ANC 2C