



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5D**

Monthly Public Meeting
Tuesday, May 13, 2025 at 7:00 pm
Washington, DC 20002

STANDING REPORTS & ADMINISTRATIVE BUSINESS

Welcome & Reports

Due to technical difficulties with the hybrid meeting, the meeting started late and the recording ([available on Youtube](#)) didn't start until during Ms. Albert's presentation.

Call to Order & Roll Call

Present: Arbuckle (arrived late), Rhodes, Roblin, Saucedo-Guzman, McCray, Holsendorff, Green-Campbell
Absent: Hosler, McCullum

Adoption of the Agenda

Multiple changes to the agenda were proposed:

- Request to add Nina Albert, Deputy Mayor, as a presenter
- Request to remove Robert Smith as a presenter
- Request to add a letter regarding a nuisance property on West Virginia Ave. as a consent calendar item
- Request to add the BZA for 400 Morse St NE as a voting item

Comm. Saucedo-Guzman moved to amend the agenda as proposed. Second Roblin. Vote: 6-0-0.

Comm. Saucedo-Guzman moved to adopt the agenda as amended, as recently noticed to the public seven days in advance of the meeting. Second Roblin. Vote: 6-0-0.

Requested Presentation: Nina Albert, Deputy Mayor - RFK Stadium

Ms. Albert presented on behalf of the Mayor's Office regarding the proposed stadium deal that would bring the Washington Commanders NFL team back to the site of the former RFK Stadium in Ward 7. The proposed deal was reached by Mayor Bowser and the Washington Commanders, and it must be approved by the DC Council to move forward. Ms. Albert touched on some of the questions people have had about the proposed deal, including on the topics of parking and transportation, affordable housing, environmental impact, and job creation for city residents.

Treasurer's Monthly Report (7:56 PM)

Comm. McCray shared that as a result of a stale check, the OANC initiated an adjustment of \$9.54 to reverse Check #352, dated May 3, 2024, issued to Comm. Roblin. The check is stale and cannot be cashed. The

check will be reissued in the same amount; in accordance with OANC, ANC 5D does not need to re-vote on issuing the check. This information was required to be shared at a public meeting.

As of May 1, 2025, the ANC had received the OANC Q3 allotment. The beginning balance in May as of May 1 was \$52,130.69. There will be more information to share at the June monthly public meeting.

Standing Presentations (7:59 PM)

Commissioner Reports

Comm. Arbuckle (5D01 – Union Market): Absent for Commissioner Reports. 5D01@anc.dc.gov

Comm. Rhodes (5D02 – Ivy City): Comm. Rhodes shared that the Ivy City Resiliency Plan Workshop #2 went very well. Workshop #3 will be June 14 at Lewis Crowe Park. An Ivy City environmental justice tour on Saturday, May 10 also went very well. Comm. Rhodes reminded residents to keep submitting 311 requests for illegal dumping, and send the 311 request number to your single member district (SMD) ANC commissioner or Comm. Rhodes. 5D02@anc.dc.gov

Comm. Roblin (5D03 – southern Trinidad): Comm. Roblin shared that she, along with several residents on the 1100 block of Morse St., have been circulating a petition for better lighting from the streetlamps. About two years ago, DDOT changed the bulbs in DC to more energy efficient bulbs, but the new ones don't provide enough light. This is affecting safety and traffic. If you'd like to advocate for better lighting on your block, contact your SMD commissioner. Comm. Roblin also shared that ANC 5D will be holding a spring health and resource fair on Saturday, May 31 from 11 AM to 2 PM at Starburst Plaza. Numerous city agencies and non-profit organizations will be tabling; Come by to learn about the various agencies and resources you have at your disposal as a resident. 5D03@anc.dc.gov

Comm. Hosler (5D04 – central Trinidad): Absent. 5D04@anc.dc.gov

Comm. Saucedo-Guzman (5D05 – northern Trinidad): Comm. Saucedo-Guzman shared that they had a great block captain meeting last weekend at the Trinidad Rec Center, and the block captains did some door-knocking to collect contact information for additional residents. Their goal is to connect the neighborhood as a whole; if you're interested in serving as a block captain, reach out to Comm. Saucedo-Guzman. The next block captain meet-up will be on Saturday, May 26 at 10 AM, and the discussion will focus on Trinidad Day which will be held on the Saturday before the new school year starts in August, as well as further growth of the Trinidad neighbor network. 5D05@anc.dc.gov (202) 826-7807

Comm. McCray (5D06 – parts of Trinidad & Carver-Langston): Comm. McCray shared that there were neighborhood clean-ups held in April and there will be more throughout May. She also shared that there will be an RFK stadium listening session on May 14th. On May 19th, there will be a community meeting at the future Carver Langston Park at 1854 L St NE (corner of 19th and L) from 6:30 to 7:30 PM. DPR will be there in-person to discuss next steps. Lastly, there will be a community event on Saturday May 31 at Starburst Plaza, with a goal of connecting residents to city and community resources. [Commissioner Charquinta \(Char\) McCray for ANC5D06 | Linktree](#). 5D06@anc.dc.gov (202) 569-8417

Comm. McCullum (5D07 – parts of Trinidad & Carver-Langston): Absent. 5D07@anc.dc.gov

Comm. Holsendorf (5D08 – northern Carver-Langston): Comm. Holsendorf did not have any updates. 5D08@anc.dc.gov

Comm. Green-Campbell (5D09 – eastern Carver-Langston): Comm. Green-Campbell shared that she is working on getting speed bumps on 19th St. and getting the potholes filled on 19th and Benning Rd. She is also working on helping her constituents that are having issues with housing. If you have any issues, reach out to Comm. Green-Campbell. 5D09@anc.dc.gov

Executive Office of the Mayor: Christian Starghill

Ms. Starghill shared three announcements:

1. The Mayor's Office is excited to announce full funding in Fiscal Year 2026 for the Pre-K Enhancement and Expansion Program (PKEEP), the Early Childhood Educator Pay Equity Fund, and the DC Child Care Subsidy Program.
2. The DC 2050 vision survey is open through May 18, and there will be tabling and ongoing events through the Office of Planning. It's considered a comprehensive plan that all residents are encouraged to participate in. Sign up for updates and to attend public workshops: <https://dc2050.dc.gov/>.
3. The Mayor's Office is encouraging all seniors to register and join us at DC Senior Fest through the Department of Aging and Community Living and the Department of Parks and Recreation. This is an annual free event celebrating DC seniors, and there will be live entertainment, guest speakers, and more. DC Senior Fest will be Wednesday, May 21, 10 AM-3 PM at the Gateway DC Pavilion.

Ward 5 Councilmember's Office: Andrianna Lovelace

Ms. Lovelace shared the following announcements:

1. Tomorrow, May 14, is Councilmember Parker's RFK listening event at Two Rivers Public Charter School, 6:30 - 8:00 PM. Councilmember Parker will be joined by leadership from the Washington Commanders as well as Ms. Albert, the deputy mayor. Some of the other council members will be present as well. Doors will open at 6:10 PM, and it will be a packed event.
2. Tomorrow, May 14 at 6 PM, the Bladensburg Bus Garage is holding a spring community meeting about the reconstruction project. Join virtually to engage with Metro's project leaders. The meeting has an alternate date of June 2nd.
3. DPR and DGS are hosting an in-person meeting on the future of Carver Langston Park at the corner of 19th St and L St on May 19, 6:30-7:30 PM.
4. Residents who submit 311 requests can always email Ms. Lovelace for assistance with expediting requests.

Ms. Lovelace can be reached at alovelace@dccouncil.com or call/text 202-368-1759.

Regarding the RFK Stadium meeting, Comm. Rhodes asked: will Ward 5 community member and resident concerns be considered by Councilmember Parker when he decides how to vote? Ms. Lovelace responded that the event is targeted towards Carver Langston and Trinidad residents predominantly and the councilmember wants to hear your questions and concerns.

Comm. Saucedo-Guzman stated that it looks like Councilmember Parker is going to vote yes on the stadium, and requested that at the event he answer the question of how this project will accelerate gentrification in ANC 5D, which has been known as one of the last strongholds of affordable housing in the city.

COMMISSION ACTIONS

Consent Calendar Items (8:24 PM)

- | | |
|----------------------------------------------------------|----------------------|
| • Admin Personnel Timesheet | Comm. Saucedo-Guzman |
| • Social Media PM Timesheet | Comm. Saucedo-Guzman |
| • Reissue Check #350 | Comm. McCray |
| • Proposal: Canva Subscription | Comm. McCray |
| • 1704 West Virginia Ave NE - request to secure property | Comm. Saucedo-Guzman |

Comm. Saucedo-Guzman moved to approve the consent calendar items as presented to the public seven days in advance, with tonight's amendment to add the request for 1704 West Virginia Ave NE. Second Roblin.
Vote: 6-0-0.

Voting Actions (8:25 PM)

BZA #21292: 405 & 407 Morse St NE, Meridith Moldenhauer

[This BZA](#) case was presented twice to the ANC 5D Zoning Committee. The hearing date is May 21, 2025.

The proposed plan is to join the structures at 405 and 407 Morse St. NE to create one venue with an open floor plan, which will be used as an entertainment event space and music venue, with no restaurant or dining. The access will be in the rear of the building (in the alley) to allow the first floors to remain as retail. There has been discussion about the state of the alley and that it needs to be cleaned up. Ms. Moldenhauer stated that her client is working diligently to clean the alley up and continues to call 311 when improper dumping occurs in the alley.

Ms. Moldenhauer discussed the proposed security and operations plan, which included security cameras, additional lighting, and transportation coordination. She also discussed sound management, which will include soundproofing, speaker placement and sound system design, and operational policies.

The BZA relief requested is Special Exception Relief to permit entertainment, assembly, and performing arts use in the PDR-1 zone, as well as variance relief since there will be another live performance venue within 1,000 ft (the other venue is not yet open but will be at 400 Morse St NE; they presented at the ANC 5D public meeting in April). The Office of Planning is supportive of both the special exception and the variance relief.

Comm. Saucedo-Guzman stated that several ANC commissioners did a small walk in the alley where the entrance to the venue will be and it was full of dumpsters. They stated that the project seems very premature

since it involves activating that alley. Ms. Moldenhauer responded that access through the alley is a vision and requires the property owner to invest in the city; the alley doesn't look usable now, but with ANC support for the application before the BZA, there will be a transformation for the benefit of the community. Comm. Sauced-Guzman requested plans, a blueprint, or some sort of work in action to ensure that that transformation occurs; they stated that they will be voting no as they think this project is very premature. Ms. Moldenhauer clarified that this is a preliminary stage, because the property owner needs to get approval for the proposed use of the site prior to completing additional work to prepare the site.

Comm. Arbuckle stated that he is supportive of the project and encouraged the other commissioners to vote in favor of it.

Comm. Rhodes asked if there was anything in the plans presented at this meeting that shows the alley cleaned up or redone? Ms. Moldenhauer stated that she showed a rendering of the future intent of the alley, and at the ANC 5D Zoning Committee meeting, there were questions raised about this and the client was present and did describe the effort they have been making. There were comments regarding illegal dumping in the alley and the client indicated that he had personally removed some of that material. The commissioners recommended that he not just remove the material but that he call 311 to create a paper trail, and the client has started to do that. Ms. Moldenhauer stated that photo evidence can be provided for the 311 requests.

Comm. Sauced-Guzman moved to support BZA Case #21292. Second McCray.

Discussion: Comm. McCray wants to vote yes, but on the condition that we get to see renderings of what the alley will look like and that the owner will come back to give a status update and a walkthrough of the property prior to the opening of the establishment. Comm. Rhodes agrees with Comm. McCray. Ms. Moldenhauer stated that the conditions were acceptable and they would comply.

Vote:

SMD	Vote
5D01	Y
5D02	Y
5D03	Abstain
5D04	Absent
5D05	N
5D06	Y
5D07	Absent
5D08	Y
5D09	N

Tally: 4-2-1

NY Ave Men’s Shelter Update & Support, Tyler Edge, Meridith Moldenhauer, Suman Sorg, and Team

The Heritage will be the new men’s shelter at 1201 New York Ave NE. The team presented an update on the building/site design; the project includes an approximately 400 bed facility with five distinct programs: working/employment initiatives, seniors/medically frail/medical respite, health clinic, low barrier services, and a daytime service center. Ms. Sorg, the architect, presented the architectural site plan. Ms. Moldenhauer shared information regarding the zoning for the site; she indicated that the building will be within the maximum allowed FAR, height, and lot occupancy, and will provide or exceed the required loading, bicycle parking, and vehicle parking quantity requirements for the amended zone.

Ms. Moldenhauer shared that the flexibilities being requested in order to meet the requirements for Zoning Map Amendment from RF-1 zone to MU-9 zone are: (1) all 42 parking spaces will be compact in order to maximize parking on the uniquely-shaped site so that sufficient parking is available for staff (MU-9 requires at least 50% of required spaces be full-size); (2) the loading berth will have a smaller dimension than required due to insufficient space on-site to allow for the appropriate turning radius for large trucks. Ms. Moldenhauer indicated that the primary loading needs of food deliveries, mail and packages, and trash will not require larger trucks. The project is seeking the Zoning Map Amendment to MU-9 since that is the first zone that allows a by-right shelter of this size.

Comm. Rhodes moved to support the Heritage, the new men’s shelter. Second Roblin.

Vote:

SMD	Vote
5D01	Absent
5D02	Y
5D03	Y
5D04	Absent
5D05	Y
5D06	Y
5D07	Absent
5D08	Y
5D09	Y

Tally: 6-0-0

Zoning Committee Co-Chair Selection

Comm. Saucedo-Guzman nominated ANC 5D resident Skip Keats to serve as co-chair of the Zoning Committee. Mr. Keats is a longstanding member of the community and has been attending the committee meetings for multiple years.

Comm. Saucedo-Guzman moved to appoint Skip Keats as Co-Chair of the Zoning Committee. Second Roblin.

Vote:

SMD	Vote
5D01	Absent
5D02	Y
5D03	Y
5D04	Absent
5D05	Y
5D06	Y
5D07	Absent
5D08	Y
5D09	Y

Tally: 6-0-0

BZA: 400 Morse St NE, Lawrence Ferris

Mr. Ferris stated that the business he represents presented at the April public meeting and received approval for an eating and drinking establishment at 400 Morse St NE that will also have indoor performances inside on the first floor. He has returned to the ANC due to the 405 & 407 Morse St NE BZA application - 400 Morse St NE is now seeking support of variance relief due to being less than 1000 feet from another performance venue. While this approval may not be required, it was recommended out of an abundance of caution.

Comm. Saucedo-Guzman clarified that the two businesses are focused on different types of entertainment and cater to different audiences. 400 Morse St NE will be a restaurant with live performances as entertainment, while 405 & 407 Morse St NE will be an event space available for bookings.

Comm. Saucedo-Guzman moved that the commission support this project in its variance relief request. Second McCray.

Vote:

SMD	Vote
5D01	Absent
5D02	Y
5D03	Y
5D04	Absent
5D05	Y
5D06	Y
5D07	Absent
5D08	Y
5D09	Y

Tally: 6-0-0

Public Safety Report, Commander Rooney (MPD)

Commander Rooney shared that there has been a major uptick in motor vehicle theft and all crimes related to motor vehicles, and the police district serving ANC 5D is leading the city in motor vehicle crimes. He recommended not leaving items in sight in your car, getting an Airtag and/or “the club” anti-theft device, and not leaving your car unlocked. He shared that 60% of motor vehicle thefts in this police district are “hop-in” - he also recommended not leaving your keys in the car or leaving your car running at any point unattended. Commander Rooney also shared that there has been an uptick in carjackings and attempted carjackings.

Comm. McCray stated that there continue to be concerns about folks hanging out on Neal St by Staples and Orren Sts, and that it would be helpful for MPD to discuss potential approaches to this issue with the residents in that area. Commander Rooney stated that there are multiple approaches MPD can take, including noise ordinance violations.

Comm. Rhodes asked if MPD is still working on illegal dumping calls. Commander Rooney shared that while the environmental crimes unit does still work on these issues, they are backlogged and have been affected by DC’s budget deficit that has prevented them from utilizing overtime.

Community Feedback & Questions

There was no feedback or questions.

Adjournment (9:53 PM)

Comm. Saucedo-Guzman moved to adjourn the meeting. Second McCray. Vote: 6-0-0.

Adopted on: July 8, 2025

A handwritten signature in black ink, appearing to be 'AR' with a long, sweeping flourish extending to the right.

Anna Roblin, Secretary