



Advisory Neighborhood Commission 2C

Michael Shankle 2C01, Chair
Jim Swart 2C04, Vice Chair
Thomas Lee 2C03, Treasurer
Nancy Groth 2C02, Secretary
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Government of the District of Columbia

Advisory Neighborhood Commission 2C

April 2026 Meeting Minutes

DATE: April 14, 2026

ANC-2C COMMISSIONERS PRESENT: Commissioner Michael Shankle, Commissioner Jim Swart, Commissioner Nancy Groth (left at approximately 7:00 p.m.), Commissioner Thomas Lee (arrived at approximately 7:00 p.m.)

ANC-2C COMMISSIONERS ABSENT:

1. CALL TO ORDER:

Commissioner Shankle called the meeting to order at 6:00 p.m. ([2026 April 14 ANC 2C Community Meeting \(youtube.com\)](#)).

2. ROLL CALL:

Three 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)

5. APPROVAL OF MEETING MINUTES:

MOTION: Groth moved to approve the February 2026 and March 2026 minutes. Seconded by Shankle. Approved unanimously. (Vote 3-0-0)

6. TREASURER REPORT:

The Treasurer's report was tabled.

7. OTHER ADMINISTRATIVE MATTERS:

1. OANC to Manage 2C DIFS Account

Commissioner Shankle reported that the office of ANC's would manage ANC 2C's DIFS account, which received payments for allotments from the district. OANC agreed to manage the account.

MOTION: Groth moved to approve the OANC management of ANC 2C's DIFS account. Seconded by Shankle. Approved unanimously. (Vote 3-0-0)

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

Sergeant Philip Robinson reported that he was filling in for Lieutenant Garvin. He reported that there were three assaults with a dangerous weapon (ADW), one robbery, one burglary and three theft from autos. Thefts in the business area remained high, totaling 39 over the one-month period. The hot zone for thefts was 1101 York Avenue, which included CVS. Two of the three ADWs were closed by arrest, and one remained open. The robbery victim advised of multiple locations, at which time the detectives went to Ultrabar, where the robber was last seen. The burglary was committed by an employee of the business, who removed \$5,000 worth of liquor. Violent crime in the 209 area was down, but thefts remained high.

Commissioner Shankle asked if thefts from vehicles were increasing. Sergeant Robinson reported that they had decreased, with only three in the past month.

Commissioner Groth discussed the January pedestrian fatality at 16th and L, which was still being investigated by the major crash unit, and the internal affairs department investigating the officers who have been presumed to have initiated a traffic chase that precipitated the crash. She asked if there were any updates. Sergeant Robinson reported that it was still under investigation.

Commissioner Swart stated that he had noticed more thefts and break-ins along Palmer Alley and asked whether there was a noticeable increase. Sergeant Robinson reported that there were three thefts at City Center, but there were leads on those cases.

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.

Lieutenant Ursula Tutt provided a report on behalf of Captain Hrebank. She reported that there was an uptick in property crime, with 37 property crimes in the last month and four classified as violent crimes. Additional officers were assisting with Capitol One events, and there had been no incidents in that area.

Commissioner Shankle asked about a youth gathering in the Chinatown area and about entering the metro. Lieutenant Tutt reported that they had seen the uptick in youths congregating and had increased the number of officers, but there had been no serious issues. Captain Hrebenak added that they had arrested three individuals at the Metro, including a juvenile, for assaulting an officer and 'affray,' which is the term for persons assaulting each other.

Andrew Cohen noted that the officers present for Capitol One events were not always aware of the noise regulations at night and asked what could be done to ensure everyone was aware. Captain Hrebenak stated that he communicated with the Central Operations Division (COD) to report issues to 1D since the additional officers could not leave their posts. He discussed that there were questions for the general counsel about what could be done, given that the law was vague about the noise threshold during busy times in the area. Andrew Cohen asked if there were any updates on the inter-agency collaboration. Captain Hrebenak reported that he had not heard back but would reach out again. He discussed that the area outside the building was a public road, which added to the complications. Andrew Cohen noted that many neighbors tried the 311 app, but there was no form for noise, and everyone was directed to the non-emergency number.

Howard Marks noted that groups of youth were loitering and blocking the sidewalk in the afternoons. He asked who the youth were, since they did not appear to be from the nearby girls' academy. Captain Hrebenak reported that the school uniforms showed that they were from all over the city. The school resource officers went to the schools to try to involve them. The students seemed to be taking the metro to the location. On the weekends, there was a mix of youth from various locations. Howard Marks asked what the purpose of going to Chinatown was. Captain Hrebenak stated that he was not sure, and they also went to the Navy Yard as the primary focus. He noted that Raising Cane's and Chick-fil-A were likely among the attractors of youth. There was a strong effort to track any online postings about meetups, and additional officers were placed in those locations. Howard Marks stated that there were so many youths that they blocked the sidewalks and would not move. He asked what legal authority there was to break up the groups. Captain Hrebenak explained that they were arresting individuals for affray, and that an incommoding charge had been used. Disobeying traffic laws and disorderly charges were also used. A warning had to be provided for incommoding. Howard Marks stated that he would be happy to assist in any way possible.

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.

Lieutenant Barga discussed that there were several lower-level offenses, such as assaults, but the main concern was the groups of juveniles. They were tracking a group at Pentagon City at the current time. During the upcoming weekend, resources will be pooled with some units to create a team to track juveniles and make arrests if appropriate. He discussed two months when there were constant groups at Silver Spring, and a lot of work was done in that area.

Wherever the pressure was placed, they seemed to adjust the locations. He assured that they were doing what they could and noted that keeping them in smaller groups was helpful.

Commissioner Swart discussed some residents who were recently caught up in the groups and were fearful because there did not seem to be a sufficient police effort initially. He asked about the coordination between Metro police and the MPD. Lieutenant Barga reported that there was an active email thread and real-time crime updates.

Howard Marks asked how much coordination there was with the National Guard. He noted that there were several guardsmen, ranging from three to 10, each day. Lieutenant Barga stated that they did not have direct radio contact, but they still maintained active communication.

4. Office of Mayor's Office Ward 2 Mayor's Liaisons – Tiffany Wimenta, Ward 2 Community Outreach & Relations Specialist, tiffany.wimenta@dc.gov, 202-297-6566 Mobile; Jimika Williams, jimika.williams@dc.gov, Ward 2 Liaison.

Commissioner Shankle noted that the Mayor's office postponed the FY 2027 Proposed Budget presentation.

Jimika Williams reported that Council received the proposed budget, so the Mayor's budget will be presented at the May meeting. The Sanitation and Parking Enforcement services will be suspended in observation on Emancipation Day on Thursday, April 16. Trash, recycling, and food waste selection will slide through the remainder of the week. On April 21, the Council will vote on the youth curfew. Jimika Williams requested that any feedback on the youth curfew be emailed to her. The Mayor is hosting a spring clean-up at Garrison Elementary School, and anyone who registers will be entered into a raffle to win Nationals tickets. Jimika Williams invited anyone with any neighborhood concerns to reach out to her.

Commissioner Groth stated that she received an email about the youth curfew hearing that openly solicited residents who were interested in speaking in support of the curfew. She expressed dislike toward asking for a specific type of feedback. Jimika Williams clarified that 2C Commissioners were included on an email specifically for constituents who had previously supported youth curfews, since the topic was often brought up at ANC 2C meetings. Williams stated that the Mayor was seeking any feedback, whether in support of the curfew or not. Groth thanked Williams for the clarification and important context.

A resident asked about any updates on funding for the Amplified Sound Mitigation Act. Jimika Williams reported that they would be reviewing the funding in May, but she did not believe there was any funding.

Commissioner Groth asked if the supplemental FY 2026 budget had been posted yet. Jimika Williams stated that she would check and follow up with the Commissioners.

5. Office of Ward 2 Councilmember Brooke Pinto – Brooke Pinto Councilmember, Ward 2, bpinto@bpinto@dccouncil.us, 202-724-8058; Diya Mehta, Constituent Services, dmehta@dccouncil.us, 202-285-9195.

Diya Mehta reported that the Council had received the Mayor's budget and that the legislative team was reviewing it. A difficult budget year was anticipated, but the Council still planned to advocate for everything that was outlined in the letter to the Mayor, including the Amplified Sound Mitigation Mitigation Act. Councilmember Pinto will be attending the Committee hearings in April and May, and the budget vote is expected in June.

Councilmember Pinto announced new legislation to address the housing crisis. Secure DC and Peace DC were passed, and they were working to pass more of Prosper. The Homes Act had seven aims, including making housing more accessible and more affordable, as well as offering a new pilot program for low-income, non-traditional homeowners to allow leasing to homeownership, a housing acceleration fund, the ability to divide residential lots, a dedicate track for transforming vacant properties, changes to the tax finance program, and creating a Permit Process Advisory Council to reduce bureaucratic delays.

At the start of the month, the Council postponed voting on the extended juvenile curfew zones that MPD had said were an effective tool to address the increase in youth crime. The Judiciary Committee voted to advance a permanent version of the juvenile curfew bill, and the Council was expected to vote on April 21, 2026.

The flyers from the Department of Parks and Recreation (DPR) for two different events were provided. Many of the students on spring break were at the Kennedy Rec Center. There were a Spring Jam and a Party Jam Session.

A resident asked whether the Amplified Sound Mitigation Act could be reevaluated to include language about drummers and other instruments. Diya Mehta reported that the legislative team was working on the possibility of revising the language.

Commissioner Shankle asked Councilmember Pinto to help accelerate DHS's return to the MLK Library to support cleanup activities. He noted that it had become problematic. Diya Mehta reported that she had been in contact with DHS, and that there was still some confusion about land ownership to be settled before placing the Throne bathroom.

Commissioner Groth noted that she emailed many individuals in Councilmember Pinto's office after the "Brooke's Briefing" on March 31, since it did not mention the historic override of the Mayor's veto on Full Accountability in Arrest Reporting (FAAR). Groth received a gracious reply from Brian Romanowski in the Councilmember's office stating that the "Brooke's Briefing" generally highlights only legislation sponsored by the Councilmember, but Groth said that Councilmember Pinto is responsible for covering all the legislative news for Ward 2 constituents whether it highlights Candidate Pinto or not. Diya Mehta reported that she notified the Director of Communications.

Commissioner Lee joined the meeting. Commissioner Groth exited the meeting.

Howard Marks thanked Councilmember Pinto for her leadership on the extension of the youth curfew to Chinatown and for her leadership in the area.

Commissioner Swart stated that he appreciated Councilmember Pinto's support for the Amplified Sound Mitigation Act and hoped that her push would help it move forward.

6. DowntownDC BID, Ellouise Johnson, Deputy Director of Public Space Operations, Lukas Umana, Director of Public Space Operations, lukas@downtowndc.org, 202.270.0366.

Lukas Umana presented the Clean and Safe data for February and March 2026, highlighting that their activations and their safety team were the foundation of everything the DowntownDC BID did. He reported that over 19,000 bags of trash were collected in March, 237 instances of stickers, posters, or graffiti were removed, and the Safety Team continued working to build partnerships with retailers through business wellness checks.

The other daily functions of the BID included green space maintenance, leaf collection, stakeholder engagement, public activities, and more. The upcoming activations included the Glow Block Party on April 18, 2026; the DJ Festival featuring Black Coffee on April 19, 2026; the DC Emancipation Day Event on April 19, 2026; and the State of Downtown on May 7, 2026. The DJ Festival is anticipated to draw over 10,000 visitors. Public art continued to be leaned on and will continue as an activation tool. The Cherry Blossom experience continued to draw people into downtown and connect them to businesses.

Andrew Cohen asked if there was a chance to engage the Ruff Ridaz drum group to redirect them positively. Lukas Umana reported that they had been in touch with them and were continuing to work on ways to incorporate them into various activations. Lukas Umana asked if it would be helpful if the drummer group moved across the street. Andrew Cohen reported that every bit would help, but they could be heard a couple of blocks away.

ANNOUNCEMENTS

1. Mural, 1882 Foundation, Ted Gong.

Ted Gong noted that the 1882 Foundation worked to preserve Chinese culture. He provided a sample of the mural planned for installation. He discussed two other projects under way. The first project was called the Bean Sprout Factory Project and was linked to the Monument Project. The 1882 Foundation would receive a community space geared toward mothers and their young children to learn about Chinese American literature. The goal was to expand into the area to create a central market area with some potential food stalls. The second project was in conjunction with the Rift Valley project, with the hotel developer working with the nearby property owners.

Ted Gong discussed the mural, which depicted a Chinese American suffragette who advocated for women's voting rights, even though, because of the 1882 Exclusion Act, she could not become a citizen and vote herself. The mural would be placed near the Chinatown Garden restaurant, complementing the existing mural. The hope was that the mural would be done before May, but the full reveal would be on July 4, 2026.

Ted Gong thanked Lukas Umana and the Downtown BID for their support and assistance. Ted Gong noted that any donations received before July 4, 2026, will be doubled by a private donor.

Commissioner Swart asked if there would be a watch party for the mural. Ted Wong reported that there would be events offering opportunities to meet the artist. He would be starting the mural in approximately two weeks. It was also hoped that there would be a reception in mid-May, either on the restaurant's rooftop or in the garden.

Commissioner Swart asked if there had been any coordination with Tim Ma. Ted Gong reported that they were consistently in contact with Tim Ma and Winston Lord regarding the mural and their other work.

Lukas Umana expressed his excitement about the ongoing movement and collaboration in Chinatown.

Ted Wong discussed collaboration across the community and across generations. He noted that one of the big projects they wanted to pursue was attracting young entrepreneurs.

COMMUNITY GRANTS

1. Save Chinatown Solidarity Network \$665.00 expenses for 2/21/26 Lunar New Year Celebration: QiPao dance, art activities, and a kung fu show, admin@savechinatowndc.org

Commissioner Shankle reported that they had questions about the expenses, and they received clarity.

MOTION: Shankle moved to approve the \$665.00 expense for the February 21, 2026, Lunar New Year Celebration with the Save Chinatown Solidarity Network. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

LOCAL EVENTS THAT IMPACT THE COMMUNITY (CONSENT AGENDA)

1. Marine Corps Marathon, October 25, 2026, Michelle Sledge, Business Operations Manager, Marine Corps Marathon Organization, 703-432-1177 571-238-4916, Michelle.Sledge@usmc-mccs.org

Commissioner Shankle reported that the event had been long-standing.

MOTION: Shankle moved to send a letter of support for the Marine Corps Marathon on October 25, 2026. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

ALCOHOLIC BEVERAGE AND CANNABIS LICENSING (ABCA)

1. Hall Pass DC LLC, Hall Pass, Retailer's Class "C" Tavern. Substantial Change to License (ABRA – 135192), 704 7th ST NW. Manalle Mahmoud, Esq., 202-625-7700, mmahmound@malliosobrien.com.

Manalle Mahmoud reported that ABCA made a small error, and it was actually a new "C" license. The tavern was an American German beer hall. There was a pop-up during March Madness, which had been a huge success. The capacity was 85 seats, with a total occupancy load of 100. The operating hours were 10:00 a.m. to 2:00 a.m. daily, and there was no outdoor space. An entertainment endorsement for live music was also requested.

MOTION: Shankle moved to send a letter of support for the license for ABRA-135192. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

MOTION: Shankle moved to send approval for a stipulated license for ABRA-135192. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

2. Taste of History, LLC, New Retailer's Class "C" Tavern, 511 Jefferson Drive, SW (ABRA-135581). Peter Nola, (310) 691-0515, nolan@nolancap.com.

Lauren Reding reported that the Taste of History, LLC, was recently awarded a concession contract with the National Park Service. The concessional kiosk on the National Mall would be operated with the Class "C" tavern license for wine and spirits. The area was an outdoor summer garden, and there would be signs requesting that everyone consume their beverages within the outdoor seating area. The hours of operation were 9:30 a.m. to 6:00 p.m. daily.

MOTION: Shankle moved to send a letter of support for the license for ABRA-135581. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

MOTION: Shankle moved to send a letter of support for the stipulated license for ABRA-135581. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

Commissioner Swart asked if it was within Commissioner Lee's area. Commissioner Lee confirmed that it was.

RESOLUTIONS

1. Threat to National-Mall-portion of 15th Street Protected Bike Lane

MOTION: Shankle moved to table the agenda item for the threat to the National Mall resolution. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

TRANSPORTATION/PUBLIC SPACE

1. Petition by residents and businesses at 1010 Massachusetts Avenue, NW, to amend bus lane use on 11th Street and Massachusetts Avenue.

Elaine Zuppe provided information on behalf of the residents and businesses who signed the petition. She noted that they supported bus priority during peak hours and recognized the importance of reliable transit in downtown DC. The request was not to remove the bus lane, but to align its use with the actual demand. The lane operated as a full-time bus lane, eliminating curb access at all hours and posing many challenges. The nearest successful parking was over 300 feet away, and basic delivery and pickup had become difficult. The request was for ANC to support a resolution asking DDOT to maintain the bus lanes during peak hours and restore curbside parking during non-peak hours, including evenings and weekends. They also requested a review to ensure the balance was functioning properly.

Commissioner Shankle asked if the bus lane was a newer addition to the street and how long it had been there. Elaine Zuppe reported that it was a newer addition, added approximately 1 year ago. Commissioner Shankle asked for clarification on what was being requested. Elaine Zuppe clarified that they were requesting that the bus lane be suspended during non-peak hours to allow curbside parking and delivery.

Commissioner Lee asked if they had reached out to DDOT and if they had responded. Elaine Zuppe noted that they had not, and this was the first step. Commissioner Lee stated that he understood the concerns. He discussed the difficulty of creating high-priority, well-serviced routes and the challenge of finding a good balance. He noted that he wanted to ensure bus travel remained a viable transit option while balancing local needs. He stated that he would like to hear from DDOT to hear their thoughts and what could be done to address the concerns.

Commissioner Shankle stated that the ANC could request that DDOT review the issue. He asked if there was a loading dock for businesses. Elaine Zuppe reported that an alley used by the Moxy Hotel was found. The 10th Street entrance was often blocked due to loading and unloading at the hotel and at Peach Cobbler.

MOTION: Shankle moved to send a letter to DDOT requesting an evaluation of potential solutions in the 1100 block of 11th Street related to the bus priority lane, the inability for residents to drop off and deliver, and the potential to add curb parking. Seconded by Swart. Approved. (Vote 3-0-0)

Commissioner Swart asked whether there was anything that had been written so far that the petitioners would like clarified.

2. DDOT M St NW Corridor Safety Project, <https://bikelanes.ddot.dc.gov/pages/m-st-nw-corridor-safetyproject> Nicole Hentrup, 202-830-8724, nicole.hentrup@dc.gov.

Nicole Hentrup reported that she was the project manager for the DDOT M Street NW Corridor Safety Project. She reviewed the team's priority, highlighting that the goal was to reduce severe crashes and create safer corridors for all users. The project area was M Street NW from Thomas Circle to 28th Street. The street served westbound vehicle and bicycle traffic, was a high injury corridor, had high pedestrian activity, had gaps in the protected bike lane, and had mixing zones between the right-turn lane and the bike lane. The goals of the project were to upgrade the existing bike lane, maintain acceptable levels of traffic delay, eliminate or reduce conflicts between vehicles and vulnerable road users, and preserve access for parking and curbside loading. The key corridor treatments included protected pedestrian spaces, enhanced visibility, traffic signal improvements, minimizing turning conflicts, and parking and curbside management. Nicole Hentrup reviewed the details of each treatment. The open comment period closes on April 21, 2026, and the comments will help inform the final concept. The Notice of Intent (NOI) period was expected to occur between the spring of 2026 and the spring of 2027, and the construction was targeted to start in the summer of 2027.

Commissioner Shankle asked if the goal was to convert peak-period restricted parking to full-time parking and where it was. Nicole Hentrup explained that the current parking was peak-period restricted and that she would follow up with the exact location. There were three travel lanes, and they were being removed at certain locations for full-time parking. Commissioner Shankle asked for more information on what acceptable levels of traffic delays referred to. Nicole Hentrup reported that they would not be making any conditions worse. Based on the traffic study, there was sufficient capacity for the proposed changes.

Commissioner Swart asked what coordination had been done so far with all of those who could be impacted. Nicole Hentrup reported that she had met with the ANCs and BIDs along the corridor, and with the fire station along the corridor, and they were hoping to receive as much input as possible. Commissioner Swart asked whether those affected would support the plan.

Commissioner Shankle raised concerns about getting into a similar situation as the 11th bus lane after all of the work had gone into it.

Kelly Jeong-Olson with DDOT clarified that they were only upgrading the existing bike lane and improving the intersection safety. The parking change would be very minimal. She explained that they were adding markings and trying to use fewer of the flex posts. Based on multiple studies, the lane reduction improved conditions by reducing conflicts.

MOTION: Lee moved to send a letter of support for the DDOT M St NW Corridor Safety Project. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

PLANNING, ZONING, ENVIRONMENT, and HISTORIC PRESERVATION

1. Zoning Commission Case No. 94-01B – PUD Modification without Hearing Application, 1331 L Street, NW, Lee S. Templin, Goulston & Storrs, 202-721-1153, lttemplin@goulstonstorrs.com

Forest reported that the building was currently vacant and that they were working to make it more attractive to prospective tenants and better aligned with market needs.

Chris reported that the building was predominantly an office building, and the changes focused on the ground floor and penthouse. The modifications to the PUD were specifically related to replacing the existing canopy structure at the ground-floor entry point, adding future tenant signage and allowing an interior use for the penthouse. The additional inhabitable area for the penthouse would be subject to the affordable housing payment.

Lee Templin noted that the property was subject to a PUD that was approved in 1991. The application was for a modification without a hearing since it constituted a redesign or relocation from the final design approved by the Commission. The applicant would also contribute \$84,000 to the Housing Production Trust Fund.

Commissioner Shankle asked if the modification was to remove and replace the vestibule with a new entrance and to convert some of the penthouse area into a usable space. Lee Templin reported that the intent was to attract office tenants, so the penthouse space would offer amenities.

Commissioner Swart asked if it would remain an office setting. Lee Templin confirmed this was the case.

MOTION: Shankle moved to send a letter of support for Zoning Commission Case No. 94-01B. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

2. DC Chinatown Hotel Owner LLC, 503–517 H Street, NW and known as Lots 3, 30, 42–44 and 48 in Square 485 (the "Property"), application for a two-year time extension. BZA Order No. 20974. Christopher S. Cohen, 02-469-5127, christopher.cohen@hklaw.com.

Stephan Rodiger, the managing partner at Rift Valley Capital, reported that he was seeking a two-year extension. The BZA Order No. 20974 was approved in May of 2024, and the project had advanced despite challenging economic conditions. The hotel included 154 rooms. Stephan Rodiger outlined the steps that they had taken over the past two years. A Marriot franchise agreement was signed, a hotel operator who guided all of the rooms and operations, Limited Partners (LP) and General Partners (GP) equity was raised, State Historic Preservation Office (SHPO) and the consultant Traceries were worked with to document the historic buildings and come up with a preservation plan, a pre-construction estimation was hired for guidance on the Guaranteed Maximum Price (GMP) contract, the Chinatown neighborhood community continued to be engaged with, and \$300,000 was donated to the Chinatown Lease Incentive

Grant Program. Time was still needed to finish the construction drawings, pull the building permits, and close on the debt financing to commence construction by the end of 2027.

A resident discussed concerns and their conversations with the property developer.

Commissioner Shankle recognized that it was a very narrow alleyway and stated that he was glad there were ongoing conversations about potential remedies.

A resident asked if the extension included the same provisions as the original BZA. Commissioner Shankle stated that the BZA order required the property to be developed. Stephan Rodiger added that the summary order was not changed but simply provided a two-year extension. The latest BZA order request was separate and would be brought back to the ANC. The current extension was only for the right to develop the property. A resident asked for more information about an amendment to tax abatements. Stephan Rodiger reported that they had applied and had their pre-screening form approved. With that, there were specific requirements. The plan was to participate as long as full approval was received.

MOTION: Shankle moved to send a letter of support for the two-year time extension for BZA Order No. 20974. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

Commissioner Lee asked if a color palette had been determined. Stephan Rodiger reported that they had settled on the exterior colors and could share those samples.

3. 601 F Street, NW, Monumental Sports and Kimley-Horn. Capital One Arena Streetscape Design. Crispus Gordon III, Vice President, Government Relations and Strategic Affairs, Monumental Sports & Entertainment, 202-661-5165, cgordon@monumentalsports.com.

Crispus Gordon III thanked the Commissioners for their continued support. He introduced Brandon and Elaine from Gensler Design to provide information on the streetscape and landscape design.

Brandon reported that public safety was always a priority at Monumental, so some of the bollard designs were revised. Some of the bollards were removed along the north side of F Street, and to keep the pedestrians safe, adjustable bollards were added to the street and on the outside of F Street. On the north side of F Street, the curb was bumped 23 feet to the south for pedestrians, and parking will be retained on the south side. On 7th Street, the curb was bumped out by seven feet. There was a slight adjustment to the trees on the southeast of F Street to ensure that sight lines were retained or improved. The tree canopy coverage was the same as existing.

A large change to the aesthetics was the hardscape, and the Chinatown Steering Committee guidelines were followed to replace the red brick with the four-by-four standard stamp concrete. Lighting was standard and uniform on the public side. There was some non-standard lighting in the alleyway. There was a powder-coated metal edge. The bus stop on 7th Street

would remain after construction, but it was temporarily relocated. The Metro Station was open throughout construction.

Elaine, the landscape architect, reported that the project included three streetscapes and one alley, each with a different character. The compact plan was presented to show how the project tied into the existing neighborhood. The F Street sidewalk was expanding and could incorporate stormwater management, greenery, and sufficient hardscape. On 6th Street, four new trees were proposed, along with movable planter pots. On 7th Street, the sidewalk was expanding to maintain 14 feet of clear sidewalk and incorporate stormwater management. The alleyway would also include layers to celebrate the culture in the Chinatown neighborhood. Renderings of the streets and the alleyway from different views were provided.

Commissioner Shankle asked if the brick had been removed just on one side. Brendon confirmed that they were changing it on their side. The south side of the street had the old red brick, and the north side had the new standard. He confirmed it did not have a red finish, but it was being stained to create the pattern. Commissioner Shankle asked if there was a reason that bollards were not being embedded into the street. Brendon discussed that they were still confirming the design, but the adjustable bollards were a safer way to use them. Commissioner Shankle asked if the bollards were being removed from the north side. Brendon clarified that there were no bollards at the current moment, but they were being added.

Commissioner Swart asked whether the metro stop blended in. Brendon reported that the architect had remained the same since the last presentation. The goal was to make it brighter and cleaner, but the overall design remained the same.

Commissioner Lee asked about the lighting and the temperature setting. Brendon reported that the lighting met all required standards. The street lights would be the standard DDOT twin 20s, which were not brighter than any other street lights in DC.

Commissioner Shankle asked if a bike lane had been removed. It was reported that a bike lane on F Street was truncated, so it was being removed, which DDOT agreed with.

Howard Marks stated that the residents of Gallery Place Residential Condos had worked with Monumental Sports on the changes that would affect them. He asked if the idea of the veil had been dropped. Brandon referred to it in the rendering and reported that it had not been adjusted. Howard Marks noted that the rendering of the Gallery Place alley was the first time they had seen how their building would be affected. He noted the canopy that jutted out, which took up some space. He asked if the Gallery Place Residential Condo residents were factored into the design. Brandon confirmed that he had taken their conversations into consideration. Howard Marks asked if the concrete sidewalk continued northbound on the 7th Street side but not on the 6th Street side. Elaine explained that the concrete would stop at that point. Howard Marks discussed the issues with the brick and was glad to see the concrete being used.

Andrew Cohen asked how the proposed lamps would project light. Brandon reported that they were projecting the light downward.

Commissioner Shankle commented that the design looked great and expressed excitement about the future steps.

Commissioner Lee asked whether the alley lights were being used elsewhere. Brandon confirmed that they were not being used anywhere outside the alley. Commissioner Lee asked why the same lights were not being used and to keep to the historic lights. Elaine discussed that they also wanted to celebrate the modern elements and not draw attention to the lights.

MOTION: Shankle moved to send a letter of support for the Capital One Arena Streetscape Design. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

4. 1401 New York Avenue, NW - Penthouse Expansion / BZA Relief. Jessica Bloomfield, Holland & Knight LLP, 202-469-5272, Jessica.Bloomfield@hklaw.com.

Jessica Bloomfield reported that they had not yet filed the BZA application and first wanted to gain support from the ANC. The BZA approval was needed not because of a zoning change, but because the building was located in close proximity to the White House. The US Secret Service was informed, and they were supportive in writing of the request.

Jason Bockenek with Carr Properties provided information on the site. The goal was to reposition the building to attract some tenants and to stabilize the asset.

Matthew Hart of Perkins Eastman reported that their focus was on expanding the penthouse. The existing penthouse was constrained and setback; the proposed addition was 2,400 square feet. The proposal was to invert the roof terrace space to have additional space inside. The existing green roof would remain. A new terrace was proposed, with an operable glazing wall leading onto it. There was a more extensive sunshade for glare control. The existing pantry kitchen was relocated, and the bathrooms and office lobby would be renovated. The one-to-one setback would remain, and they were not changing the overall height.

Jessica Bloomfield presented information demonstrating that the penthouse expansion complied with the Special Exception Burden of Proof.

Commissioner Shankle commented that it looked beautiful. He asked if the only reason it had to be brought to the BZA was because of the zone. Jessica Bloomfield clarified that it was not the specific zone but that they were within the specified boundaries of the White House.

MOTION: Shankle moved to send a letter of support for the penthouse expansion. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

Jessica Bloomfield reported that they would file the BZA application and follow up with a resolution and the BZA number.

OTHER

None.

ADJOURNMENT

MOTION: Shankle moved to Adjourn at 8:57 p.m. Seconded by Lee. (Vote 3-0-0)

The meeting was adjourned at 8:57 p.m.

Prepared by: Minutes Services, edited by Commissioner Nancy Groth, Secretary

Approved on: At a regularly scheduled and properly noticed public meeting held on May 13, 2026, with a quorum of 3 of 4 commissioners being present, Advisory Neighborhood Commission (“ANC”) 2C voted to approve these Minutes by a vote of 3-0-0.

Attested by: Commissioner Nancy Groth, Secretary

Signature: Nancy Groth

Date: May 15, 2026