



District of Columbia Government Advisory Neighborhood Commission 6A Agenda for April 9, 2015



Second (2nd) Thursdays at 7:00 pm, Miner Elementary, 601 Fifteenth (15th) Street NE
Public Meeting - All Are Welcome to Attend

- 7:00 pm **Call to Order**
- 7:02 pm **Approve Previous Meeting's Minutes, Adopt Agenda**
- 7:05 pm **Community Presentation**
Kramer Street Proposal from Comstock Holding Companies, Inc. (10 minutes)
- 7:10 pm **The Honorable Muriel Bowser, Mayor of the District of Columbia (45 minutes)**
- 7:55 pm **Officer Reports**
Chair (2 minutes)
Vice-Chair (2 minutes)
Secretary (2 minutes)
Treasurer (2 minutes)
1. Approve Treasurer's Report *pg. 22*
- 8:05 pm **Standing Committee Reports:**
Community Outreach pg. 24
1. Approve committee report
2. **Recommendation:** The ANC approve the Mission Statement of the Community Outreach Committee, as written: "The Mission of the ANC 6A Community Outreach Committee (COC) is to improve communication and engagement between the ANC 6A Commission and residents to help strengthen our community; provide information about government and community resources and events; and administer the Grant Program through which the Commission supports non-profit initiatives that benefit residents in our ANC. The COC will develop an outreach and communications strategy to inform residents about ANC meetings, community events and programs; promote participation in the ANC 6A Grant Program and manage and monitor applications and funded grants; facilitate community engagement and activities; and update the ANC webpages listing government and community resources and events."
3. Next meeting - 7:00 pm, April 13, 2015 (3rd Monday)
- 8:10 pm **Alcohol Beverage Licensing pg. 27**
1. Approve committee report.
2. **Recommendation:** The ANC protest the license renewal of Touché (1123 H Street NE) unless the establishment agrees to the ANC's standard settlement agreement, to include the following provisions: (1) the rooftop deck will close at 11:00 pm on weeknights and 12:00 am on weekends; (2) the rooftop capacity will be no more than 50 individuals, seated; (3) the settlement agreement include the ANC's standard language regarding noise mitigation; (4) no music of any kind allowed on the rooftop deck; (5) the establishment will not turn over its operations to third party promoters. The ANC Chair and ABL Co-Chairs are authorized to represent the ANC in this matter.
3. Next meeting - 7:00 pm, April 14, 2015 (3rd Tuesday)



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for April 9, 2015**



Second (2nd) Thursdays at 7:00 pm, Miner Elementary, 601 Fifteenth (15th) Street NE
Public Meeting - All Are Welcome to Attend

8:20 pm Transportation and Public Space Committee pg. 32

1. Approve committee report.
2. **Recommendation:** ANC 6A send a letter to DDOT asking them to review the intersection of 15th Street NE and A Street NE for resolution of safety issues, including possible conversion of the current two-way stop to a four-way stop, restriping of lanes, realigning of bike lanes, a sign saying that cross-traffic does not stop, and any other methods that DDOT deems appropriate.
3. **Recommendation:** ANC 6A send a letter of support for residents of the 1200 block of Florida Avenue NE (south side) to receive Residential Parking Permits.
4. ANC approval of adoption of 2015 goals for the Transportation and Public Space Committee.
5. Next meeting - 7:00 pm, April 13, 2015 (3rd Monday)

8:25 pm Economic Development and Zoning pg. 38

1. Approve committee report
2. **Recommendation:** ANC write a letter to DCRA to request guidance that can be provided to the community regarding DCRA's policies with respect to Air BnB rentals.
3. **Recommendation:** ANC write a letter to DHCD expressing support for Manna, Inc.'s proposal for the redevelopment of the 1600 block of Kramer Street NE.
4. **Recommendation:** ANC write a letter to DHCD expressing support for Mi Casa, Inc.'s proposal for the redevelopment of the 1600 block of Kramer Street NE.
5. **Recommendation:** ANC write a letter to DHCD withholding support for Neighborhood Development Co.'s proposal for the redevelopment of the 1600 block of Kramer Street NE, but 1) expressing appreciation for its engagement with the community; and 2) stating the ANC's preference that, if DHCD picks Neighborhood Development Co., that it adopt the Neighborhood Development Co. proposal for 12 units in lieu of its preferred 22-unit proposal.
6. **Recommendation:** ANC write a letter to BZA in support of the special exception from the court width requirements in connection with the proposed rear addition to 224 Ninth (9th) Street NE (BZA Case No. 18988), on the condition that the owner of the adjoining property at 226 Ninth (9th) Street NE support the requested relief.
7. Next meeting - 7:00 pm, April 15, 2015 (3rd Wednesday)

8:45 pm New Business pg. 54

1. **Letter to DCRA regarding necessity for zoning relief in connection with the establishment of a boarding charter school at the former Gibbs Elementary School.**
2. Consideration of a letter in support of reinstating school modernization funding for Eliot-Hine Middle School - Joe Weedon, State Board of Education Member, Ward 6.
3. Consideration of a letter in support of reinstating school modernization funding for School-Within-School@Goding (SWS).

8:50 pm Single Member District reports (2 minutes each)



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for April 9, 2015**



Second (2nd) Thursdays at 7:00 pm, Miner Elementary, 601 Fifteenth (15th) Street NE
Public Meeting - All Are Welcome to Attend

8:55 pm **Community Comments (2 minutes each)**

9:00 pm **Adjourn**



Advisory Neighborhood Commission 6A Meeting Minutes of March 12, 2015



Advisory Neighborhood Commission 6A Minutes Miner Elementary School March 12, 2015

Present: Commissioners Matt Levy, j. Omar Mahmud, Patrick Malone, Sondra Phillips-Gilbert, Phil Toomajian (Chair), Calvin Ward, Chris Ward, and Stephanie Zimny

The meeting was convened at 7:00 pm.

1. The minutes for the February 2015 meeting of the ANC and the agenda for the March 2015 meeting were approved without objection or changes.

2. Community Presentations

MPD First District Commander Jeff Brown

First District Commander Jeff Brown reported that in PSA 104 there was a seven percent (7%) decrease in crime overall. However, he also reported that there was an increase in robberies, with sixteen (16) robberies reported in the past month. He said that they have made an arrest in the some of those cases, many of which appear to be connected. He stated that there are additional bike patrols in the neighborhood and committed to maintaining them until the rise in robberies decreases.

Monument Academy/Community College Preparatory Academy

Marlene Magrino, Principal, and Emily Bloomfield (emily.bloomfield@monumentacademydc.org, 202/770-6361), CEO, Monument Academy; and Connie Spinner (connie@ccprep-academy.org), Executive Director, Community College Preparatory Academy presented information on the two (2) charter schools that will be taking over the Gibbs School building.

Monument Academy will be a weekday boarding school with forty (40) students at each level from fifth (5th) through eighth (8th) grade. They will begin with fifth (5th) grade in September 2015, and add a grade each of the following three years. Community College (CC) Prep will serve adult learners and provide free education and tech training for DC residents with preparation for today's workplace demands. CC Prep will have one classroom and a computer lab, with a separate entrance. It will be open from 9:00 am until 9:00 pm.

2. Officers Reports

Mr. Toomajian reported on the tentative state of the H Street streetcar in the Mayor's budget for this year, and said that it was important to complete it with "first and goal" left to go. He also mentioned the upcoming Rock and Roll Marathon.

Mr. Mahmud reported that the C Street project seems to be coming back, and he has been contacted by the District Department of Transportation (DDOT) about the hotspot identification team.

Treasurer's Report

Ms. Zimny presented the February 2015 Treasurer's Report. The opening balance in the checking account was \$15,366.54 and the savings account balance was \$13,720.10. There was an interest deposit of \$0.22 to the savings account. There were disbursements of \$200.00 to Irene Dworakowski for the January 2015 agenda package (Check #1691); \$202.50 to FedEx Office for the February 1, 2015 invoice (Check #1692); \$200.00 to Roberta Weiner for transcription of the February 2015 minutes (Check #1693); \$43.25 to Dana Wyckoff for COC materials (Check #1694); and \$25.37 to Phil



Advisory Neighborhood Commission 6A Meeting Minutes of March 12, 2015



Toomajian for reimbursement for ANC financial training expenses (Check #1695), leaving a balance of \$14,695.52 in the checking account, and \$13,720.32 in the savings account. The report was accepted without objection.

Motion: Ms. Zimny moved/Mr. Toomajian seconded a motion to accept the First (1st) Quarter Quarterly Report. The motion passed without objection.

3. Committee Reports

Community Outreach Committee

The report of the Committee was accepted without objection. There were no recommendations requiring action by the full ANC.

Alcoholic Beverage Licensing

The Committee did not meet in February 2015. Its next meeting is March 17, 2015.

Transportation and Public Space

The Committee did not meet in February 2015. Its next meeting is March 16, 2015.

Economic Development and Zoning

The report of the Committee was accepted without objection.

1102 Park Street NE

Motion: The Committee moved/Mr. Toomajian seconded a motion that the full ANC accept the committee's recommendation to send a letter to the Historic Preservation Review Board (HPRB) in support of the proposed design for 1102 Park Street NE. The motion was unanimously approved (8-0).

4. New Business

Surplus Buildings

Motion: Mr. Toomajian moved/Mrs. Phillips-Gilbert seconded a motion that the ANC send a letter to Jennifer Niles, Deputy Mayor for Education and Acting Director Jonathan Kane, of the Department of General Services, urging increased transparency and community consultation in the process for deeming city buildings surplus and releasing them or use by charter schools. The motion passed 7-0-1, with Mr. Mahmud not participating in the vote or the discussion.

Completion of H Street Streetcar

Motion: Mr. Mahmud moved/Mr. Toomajian seconded a motion to send a letter to Mayor Bowser urging her continued commitment to completion of the H Street Streetcar and its extension both east and west through the District. The motion passed unanimously, 8-0.

Proposed Zoning Map Amendment

Mr. Calvin Ward shared a letter he sent in support of a zoning map amendment that would rezone the northwestern portion of Square 1070 from C-2-A (commercial) to R-4 (residential).

5. Single Member District (SMD) Reports

Ms. Zimny reported that more than thirty (30) people attended a recent public safety meeting and she complimented the job the police are doing in her neighborhood. She also said she is opening lines of communication with the people at Options Charter School, and there will be a spring event so that people at the school and in the neighborhood can get to know one another.



Advisory Neighborhood Commission 6A Meeting Minutes of March 12, 2015



Mr. Malone said he is encouraging people to call the police when something happens and also make use of the rodent control line.

Mr. Mahmud said he is concerned about the abandoned properties on Florida Avenue NE and that the issue can get the Department of Consumer and Regulatory Affairs (DCRA) and property owners involved together. He also mentioned his monthly SMD meeting, held at 6:15 pm on the third (3rd) Monday of the month, prior to the Transportation and Public Space Committee meeting at Capitol Hill Towers.

Mr. Toomajian reported that DDOT is installing school zone signs at School-within-School@Goding and Ludlow-Taylor elementary schools. He said he met recently with DDOT regarding Maryland Avenue NE traffic calming and that DDOT would install a traffic light at Tenth (10th) and Maryland Avenue NE this summer.

Mr. Calvin Ward reported that the Zoning Commission would be meeting the week following this ANC meeting to discuss the map amendment discussed earlier in the meeting. He said he had met with Councilmember Charles Allen about the issue. He also expressed concern about speed bumps in his SMD.

Mr. Chris Ward said that daytime robberies of packages left for residents is becoming a problem in his SMD.

Mr. Levy said there were about thirty (30) people at his SMD meeting. Problems they raised included problems with snow and garbage pick-up; sidewalks and alleys are also important. He said they are planning a July 4th party, but mentioned that the fireworks in Lincoln Park scare dogs and children.

Mrs. Phillips-Gilbert said she has been attending many meetings in her community: Kramer Street Redevelopment and the Monument Academy Public Charter School. There has been an increase in crimes in the neighborhood. She said she is organizing a community clean-up, and plans to have quarterly SMD informational meetings with agency representatives.

The meeting was adjourned at 9:15 pm.



Advisory Neighborhood Commission 6A Community Presentations



From: **Matt Tillotson** <mtillotson@comstockhomes.com>
Date: Fri, Mar 27, 2015 at 3:34 PM
Subject: RE: Comstock Kramer St Proposal
To: Phil Toomajian <philanc6a@gmail.com>, "spgilbert01@comcast.net"

Phil,

Attached are sketches and renderings included in our proposal to DHCD and a brief summary of Comstock's plan to address a couple of the anticipated challenges of the project. Please let me know if you would like any further information or have questions in advance of the April 9th ANC meeting. I look forward to meeting you and the community. Have a great weekend. Thanks.

The Development Team, **Comstock Kramer Street**, is proposing a mixture of 18' wide row homes and two over two stacked flats that will blend well with the surrounding existing homes on Kramer Street. The new row homes and stacked flats will be thoughtfully sequenced throughout the project as to create a flow and symmetry with the local area landscape. The rear of the site shall consist of 18 permeable paver brick pattern parking spaces, garden planters, and lush landscaped areas. There will be one parking space for each townhouse or flat. The project will incorporate healthy eco-landscaped open space living in the rear and side yards of the development.

Some of the Community Amenities proposed as part of the Comstock Kramer Street development are:

- **Affordable Housing** - The project will offer 50% of all units as affordable, with 9 market rate units and 9 affordable dwellings units. Of the ADU's, 6 units will be affordable to households with 80% medium income or less, and 3 units will be affordable to households with 50% medium income or less.
- **Donation** - Comstock will pledge to donate \$35,000 to the local community as part of the project. This donation shall be used for the benefit of adding or enhancing park and recreational areas within 1/2 miles of the project or for providing educational learning tools to Miner Elementary School, per approval by the local ANC.
- **Extra Landscaping** - The Development Team, with the permission of DDOT, will agree to plant additional street trees and landscaping along Kramer Street NE above and beyond the jurisdictional landscaping requirements of the project. This landscaping will be coordinated with the local community group to get their input on design and planting choices.
- **Local Job Opportunities** - The project expects to create over 10 new construction jobs and two sales positions throughout the life of the project. 51% of new jobs created for the project by the project team or its contractors and consultants will be filled by District residents. The project will also offer 100% of construction apprenticeship opportunities for residents of the District with a focus on Ward 6.
- **CBE Participation** - 35% CBE participation goal of the project.
- **Green Building** - By maximizing every opportunity available to incorporate new and innovative techniques in engineering and architecture while maximizing all space available, the project team is able to reduce the environmental footprint of the entire construction process and reduce future energy and maintenance costs for prospective homeowners. By achieving a high level of sustainable quality, the development will increase the health of the home owners, the environment, and the community immediately and for years to come.
- **Parking** - In order to mitigate the Kramer Street developments impact on the surrounding neighborhood and garner support from the community, all for-sale units will include a full parking space located in the rear of the Site.
- **Architecture** - Our vision is to use award-winning traditionally classic architecture and rich urban landscaping to invigorate an already vibrant community. Combining rich, architectural designs that complement the



Advisory Neighborhood Commission 6A Community Presentations



historic ambience of the District and Capitol Hill surrounding neighborhoods along with utilizing modern advances in green sustainable design products and architectural techniques, the development will both accentuate the local neighborhood and bring pride to the residents of the Rosedale area. Classic varying brick front facades and tasteful urban landscaping will inspire a memorable historic feel as residents travel down Kramer Street. The rear of the properties will continue the classic architecture while adding an increased sense of sustainability and comfortable living. Rear facades will blend with more modern materials such as glass, fiber cement, wrought iron, and concrete while maintaining a sophisticated look.

Matthew Tillotson, P.E.
Project Manager, Land Development
Comstock Holding Companies, Inc.
1886 Metro Center Drive
Fourth Floor
Reston, VA 20190
703.200.6437
mtillotson@comstockhomebuilding.com
NASDAQ: CHCI
<http://comstockhomes.com/mobile/communities.php>



Advisory Neighborhood Commission 6A Community Presentations





Advisory Neighborhood Commission 6A Community Presentations



1600 KRAMER STREET NE

1600 Kramer St NE
Washington, DC 20002
Square: 4540 Lot No: 0086, 0222-0233, 0625-0626 Zone: R-4



PBN ARCHITECTS, PLLC
2100 P Street, NE, Suite 201
Washington, DC 20002
(202) 555-4888

PERSPECTIVE A5.1

02/17/2015



Advisory Neighborhood Commission 6A Community Presentations



1600 KRAMER STREET NE

PERSPECTIVE A5.2



PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(202) 462-5888

1600 Kramer St NE
Washington, DC 20002
Square: 4540 Lot: 0066 0222-40233 0825-0826 Zone: R-4

02/17/2015



Advisory Neighborhood Commission 6A Community Presentations



1600 KRAMER STREET NE

1600 Kramer St NE
Washington, DC 20002
Square 4540 Lot No: 0086, 0222-0233, 0825-0828 Zone: R-4



PEN Architecture, PLLC
1700 Wisconsin Avenue, NW
Washington, DC 20007
(202) 224-0000

PERSPECTIVE A5.3
02/17/2015

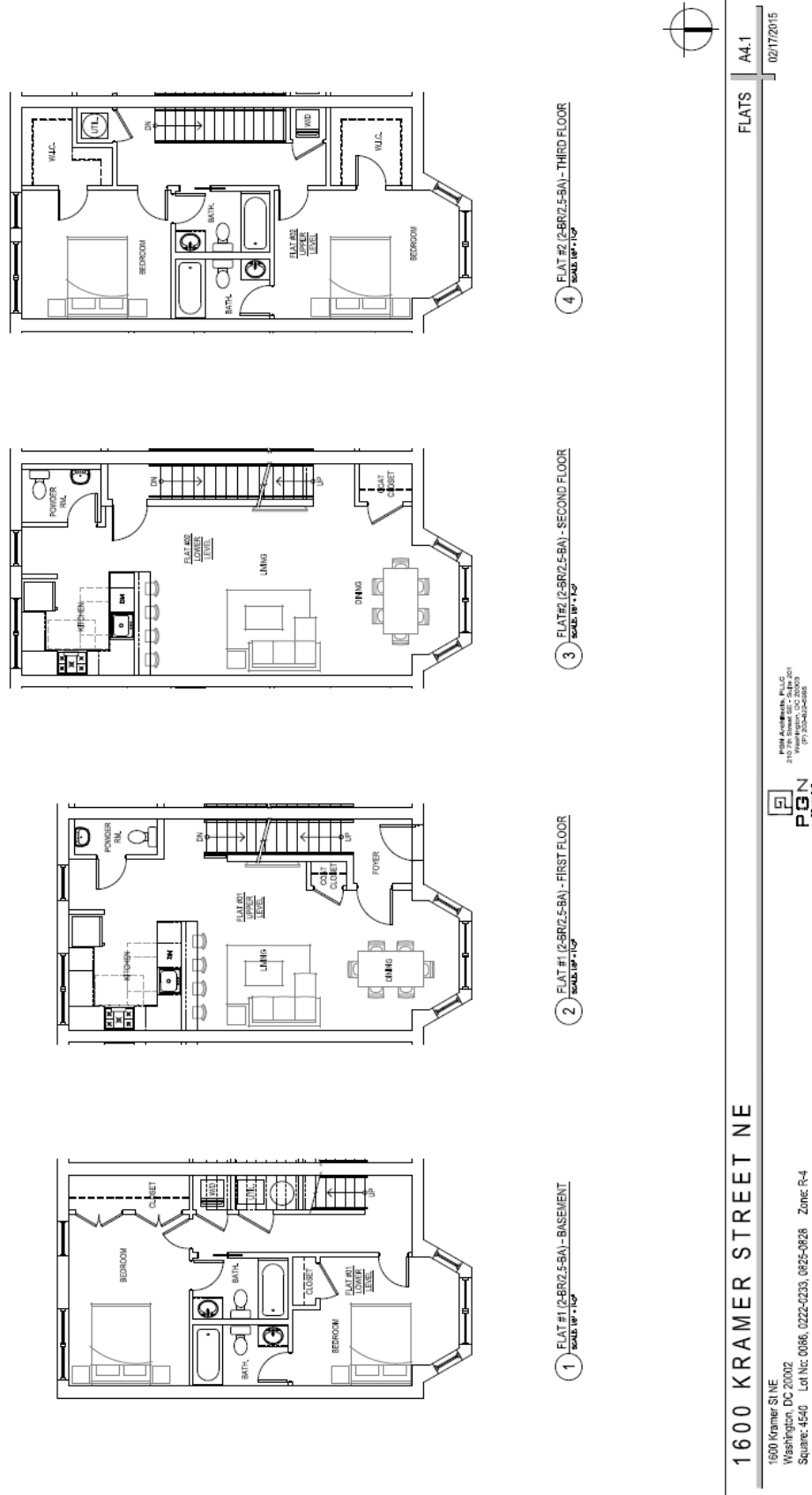


Advisory Neighborhood Commission 6A Community Presentations



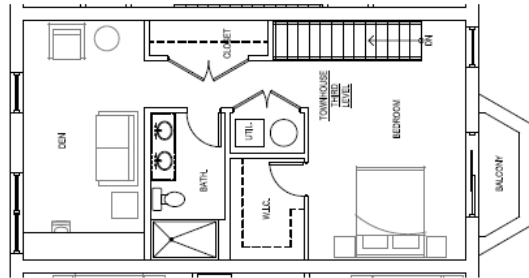


Advisory Neighborhood Commission 6A Community Presentations

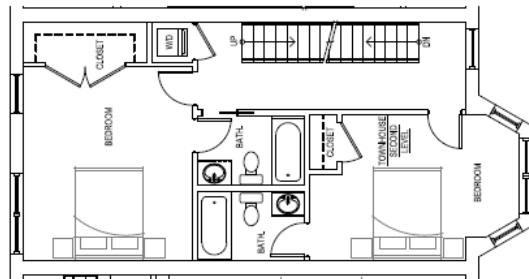




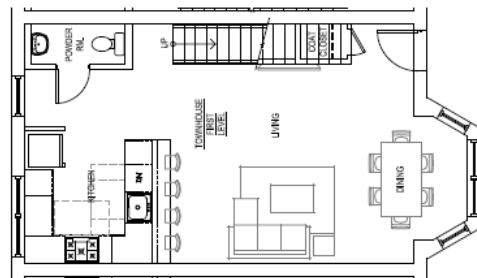
Advisory Neighborhood Commission 6A Community Presentations



3 TOWNHOUSE (3.5-SR/3.5-BA) - THIRD FLOOR
SCALE: 1/8" = 1'-0"



2 TOWNHOUSE (3.5-SR/3.5-BA) - SECOND FLOOR
SCALE: 1/8" = 1'-0"



1 TOWNHOUSE (3.5-SR/3.5-BA) - FIRST FLOOR
SCALE: 1/8" = 1'-0"



1600 KRAMER STREET NE

1600 Kramer St NE
Washington, DC 20002
Square: 4540 Lot Nbr: 0086, 0222-0233, 0805-0828 Zone: R-4



P3N Architects, LLC
2140 Wisconsin Ave NW
Washington, DC 20007
(202) 462-0000

TOWNHOUSE A4.2

12/17/2015



Commission Letters of March 12, 2015 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 13, 2015

Mayor Muriel Bowser
Executive Office of the Mayor, Sixth Floor
1350 Pennsylvania Avenue, N.W.
Washington, DC 20004

Re: Ensuring the success of the District's Streetcar Program

Dear Mayor Bowser,

At a regularly scheduled and properly noticed meeting¹ on March 12, 2015, our Commission voted 8-0 (with 5 Commissioners required for a quorum) to send this letter of support for the extension of the H Street/Benning Road streetcar line east to the Minnesota Avenue or Benning Road metro station, and west to Georgetown, as communicated to our Commission on several occasions in plans presented by DDOT, as well as to request your attendance or that of your Director of Transportation to discuss the status of the project with us at our April 9 or May 14 meetings.

Our Commission is extremely concerned about recent reports that suggest that your administration's commitment to ensuring the viability of this streetcar line via the extension through downtown is waning. Given the considerable investment the District has already made in establishing the H Street/Benning Road line and the tremendous revitalization our neighborhood is experiencing, we would be deeply disappointed if there are plans to abandon this longstanding commitment. Simply put, our community requires improved public transportation and the streetcar is the best way to meet the needs of our growing neighborhood.

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



The streetcar project has spurred a good deal of investment along the H Street corridor and has given our community hope that the city is committed to initiatives that promote economic development and enhanced public transit options for our long-neglected and underserved part of D.C. In addition, our ANC and others nearby have welcomed much new residential development, which brings with it a tremendous amount of population density and demands for residential parking and transportation, along the H Street corridor and surrounding areas with the understanding that the city's long-term vision is to provide a viable streetcar line for area residents. A reversal of the streetcar expansion plan undercuts many assumptions built into development plans for our ANC, would pose significant transportation issues for an already poorly served area, and send a very poor message to our community.

We understand that your office and the new leadership at DDOT should undergo a thoughtful examination of the streetcar program, and that issues with the current execution of the project should be resolved, but we hope there is a sincere desire to move forward rather than scrap the long promised extension of the current line. The 2.2 miles of track that make up the H Street/Benning Road line requires meaningful connections to the east and west to be a viable transportation option for most users. Failing to extend the H Street/Benning Road line would render the current line of limited use to our community and other District residents and could jeopardize the District's current investment in this initiative. We urge you to maintain prior commitments to our community by moving this project forward, not backward.

Additionally, we are concerned about the delay in getting the current H Street/Benning Road line operational. We understand that there are bureaucratic hurdles to overcome when undertaking a large, new project like this, but months of testing seems excessive by any standard. Seeing the streetcars go up and down the corridor with no passengers has been frustrating for our community. We hope that there is a concerted effort to resolve any testing documentation issues quickly and to gain the necessary approvals to begin passenger service as soon as possible. We trust that you will take the necessary steps to ensure the success of the DC Streetcar by making this happen and by completing the line's long promised extension soon.



Commission Letters of March 12, 2015 Meeting



Thank you for considering our concerns about this critical matter for our community and for your leadership. Please do not hesitate to contact me at philanc6a@gmail.com or our Vice-Chair and Transportation and Public Space Committee Co-Chair, Omar Mahmud at mahmud6a01@gmail.com to discuss this matter further and to make arrangement to share your plans for the streetcar with our community. We look forward to hearing from you and to working together to ensure the successful return of streetcars in the District.

On behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

Cc: Leif Dormsjo, Director, D.C. Department of Transportation
Edward Mills, III, Interim Director, D.C. Fire and EMS
Phil Mendelson, Chair, D.C. Council
Mary Cheh, Chair, Committee on Transportation and the Environment
Charles Allen, Councilmember Ward 6
Vincent Orange, David Grosso, Anita Bonds, Elissa Silverman
Councilmembers At-large



Commission Letters of March 12, 2015 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 13, 2015

Ms. Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 Fourth Street, SW, Suite E650
Washington, DC 20024

Re: HPA # 15-XXX (1102 Park Street, NE)

Dear Ms. Pfaehler,

At a regularly scheduled and properly noticed meeting¹ on March 12, 2015, our Commission voted 8-0 (with 5 Commissioners required for a quorum) to support the design of the proposed renovations to the garage and the main structure located at 1102 Park Street, NE. The ANC supports the proposal and believes it will provide an aesthetically pleasing fit with the remainder of the block.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ANC6A meetings are advertised on the listserves anc6a-announce@vahoogroups.com, anc-6a@vahoogroups.com and newhilleast@vahoogroups.com, at www.anc6a.org, and in the *Hill Rag*.



Commission Letters of March 12, 2015 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 13, 2015

Ms. Jennifer Niles
Deputy Mayor for Education
1350 Pennsylvania Avenue, NW, Suite 303
Washington, DC 20004

Acting Director Jonathan Kayne
Department General Services
2000 14th Street, NW, 8th Floor
Washington, DC 20009

Dear Deputy Mayor Niles and Acting Director Kayne:

The process last fall to designate the Gibbs School surplus government property and the ensuing fast-tracked process to place a charter school there raises serious concerns for us as to transparency and public engagement in these processes. The Commission voted [7-0], with five required for a quorum, to share the following concerns and express our recommendation that the process for deeming government property surplus be revised to provide greater transparency and earlier community involvement in the decision. The vote took place at our regularly scheduled publicly announced monthly meeting.¹

Specifically, we urge you to:

- Consult with affected Advisory Neighborhood Commissions *before* deeming government building surplus.
- Give great weight to the recommendations of the ANC's before obtaining applications from charter schools for buildings deemed surplus.
- Conduct community impact studies before leasing vacant buildings to new entities.
- Submit all signed leases to D.C. Council for public review as required for leases of the standard 25 year term.

Our concerns are as follows:

1. The criteria by which DCPS and DGS uses to determine that a DCPS school is excess public property were not clear or transparent during the Gibbs process last fall. It was not clear to Ward 6 ANC's or education stakeholders what these criteria were.

Going forward, the process and criteria used to designate a DCPS property "surplus" needs to be clear and transparent, and take into consideration additional public uses than just a DCPS school building. The decision to deem a property "surplus" cannot be made without consulting the relevant community. DGS should have sought ANC6A's guidance regarding potential uses for the Gibbs site prior to asserting that there were no potential government uses for the property.

¹ ANC 6A meetings are advertised on the listserves anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and in the *Hill Rag*.



Commission Letters of March 12, 2015 Meeting



2. The ANC(s) governing the area surrounding the property were not given opportunity to weigh in until *after* charter applicants were selected for the a DCPS building no longer in use for DCPS purposes.

Going forward, community members – via their ANCs – should be given the opportunity to participate in the decision regarding a nearby building's use and reuse. Neighbors know their communities the best, and the District should involve surrounding neighborhoods on these questions before making a determination.

3. No careful analysis was conducted – that we could see during the Gibbs process – of the impact of a new charter opening in the excessed school building. This looks to be in direct opposition direct conflict with to residents' deliberate efforts – through ANCs, education stakeholder groups, neighborhood groups, and our Councilmembers – to create a safe, livable neighborhood for ourselves and a neighborhood feeder patterns for our families with school-age children.

Going forward, the District should – in concert with the relevant ANC – objectively determine the impact the charter school applicant(s) has/have on our neighborhood safety, transportation, parking, and other livability factors. The District should also work with ANCs and school stakeholders to determine the impact on enrollment and viability at surrounding DCPS public schools and feeder patterns.

4. Government representatives repeatedly assured community members and our representative on the D.C. Council, that there would be a public process provided which would include D.C. Council review of the proposed lease of this property, but those assurances have now been withdrawn and the lease for this site was reduced from the “standard” 25 years, which would have required Council review, to 20 years, which does not require the lease be submitted to the Council.

Going forward, all such leases should be submitted to Council for review. If leases are going to vary from what DME has deemed the “standard” 25 year term, that should be communicated up front and the need to do so should be provided in writing. Where that does not happen, an inference of an intention to evade the public hearing process that is identified as the standard is made, which does not aid the responsible government entities, the applicant, or the community as they work toward building a new relationship. Either way, Council review should occur.

Thank you for giving great weight to the recommendations of ANC 6A.

On behalf of the Commission,

Phil Toomajian,
Chair, Advisory Neighborhood Commission 6A

cc: Chancellor Kaya Henderson, D.C. Public Schools
Chairman David Grosso, D.C. Council Committee on Education
Councilmember Charles Allen, Ward 6 Councilmember



Officer Reports - Treasurer



ANC 6A Treasurer's Report March 2015

Period Covered 3/1/2015-3/31/2015

Checking Account:

Balance Forwarded \$ 14,695.52

Receipts:

\$ -

Total Receipts \$ -

Total Funds Available \$ 14,695.52

Disbursements:

Post Office PO Box Rental	Ck #1696	\$ 342.00
FedEx Office (Mar. 01, 2015 Statement)	Ck #1697	\$ 254.95
Roberta Weiner (Mar. 2015 Minutes)	Ck #1698	\$ 200.00
Irene Dworakowski (Agenda Mar 2015)	Ck #1699	\$ 200.00
Website Invoice	Ck #1700	\$ 1,500.00

Total Disbursements \$ 2,496.95

Ending Balance \$ 12,198.57

Savings Account:

Balance Forwarded \$ 13,720.56

Receipts:

Interest	02/28/15	\$ 0.21
Deposit -		
Transfers from Checking Account		

Total Receipts \$ 0.21

Total Funds Available \$ 13,720.77

Disbursements \$ -

Ending Balance \$ 13,720.77

Prepared April 8, 2015



Officer Reports - Treasurer



ANC 6A Treasurer's Report March 2015

PETTY CASH SUMMARY

Balance Forwarded	\$	25.00
Deposit to Petty Cash	\$	-
Total Funds Available	\$	25.00
Disbursements:		
Total Disbursements	\$	-
Ending Balance	\$	25.00

Prepared April 8, 2015



Committee Reports

Community Outreach Committee (COC)



Minutes

ANC 6A Community Outreach Committee (COC) of
Advisory Neighborhood Commission (ANC) 6A
Regular Meeting - March 16, 2015
Maury Elementary School
1250 Constitution Avenue NE, Washington, DC

Meeting called to order at 7:00 pm.

COC members present: Dana Wyckoff (Co-Chair), Pat Joseph, Jean Kohanek, Gladys Mack, Joyce West, Shirley Worthy, Raphael Marshall (Co-Chair) (Quorum)

COC members absent: Roni Hollmon

ANC Commissioners present: Sondra Phillips-Gilbert

Community members present: Hannah Lewis

I. Agenda

Adopted.

II. Old Business

1. Mission Statement: The Committee reviewed the draft mission statement that had been revised by Co-Chair Dana Wyckoff following the February 2015 meeting. After suggestions and discussion, Committee Member Joyce West read out and the Committee moved and seconded the motion to approve the COC Mission Statement and to submit it to the ANC 6A Commission for approval at its April 9, 2015 meeting. The vote was 8-0, with one Committee Member absent and Commissioner Sondra Phillips-Gilbert voting.

The COC will forward to the ANC the following recommendation:

- That the ANC approve the Mission Statement of the Community Outreach Committee, as written:

“The Mission of the ANC 6A Community Outreach Committee (COC) is to improve communication and engagement between the ANC 6A Commission and residents to help strengthen our community; provide information about government and community resources and events; and administer the Grant Program through which the Commission supports non-profit initiatives that benefit residents in our ANC.

The COC will develop an outreach and communications strategy to inform residents about ANC meetings, community events and programs; promote participation in the ANC 6A Grant Program and manage and monitor applications and funded grants; facilitate community engagement and activities; and update the ANC webpages listing government and community resources and events.”

2. Grant Application Update: Co-Chair Wyckoff suggested that, because of time constraints at monthly COC meetings, a smaller group of Committee Members review the applications and requirements of selected DC ANCs and the DC government rules for grants and prepare draft



Committee Reports

Community Outreach Committee (COC)



updates for presentation at the April 2015 COC meeting. Committee Members Jean Kohanek and West and Co-Chair Raphael Marshall kindly volunteered for the project. The group will review samples and materials collected by Co-Chair Wyckoff and submit suggestions to her online; the group will present suggestions at the April 2015 meeting.

The Committee again discussed the amount of funds available (\$2,000.00) for FY 2015, which was confirmed by ANC Treasurer Stephanie Zimny per a request at the February ANC meeting by Commissioner Phillips-Gilbert. Co-Chair Marshall said that the amount of money available matters, because it affects whether groups will apply and the limit of funds they can request. Commissioner Phillips-Gilbert said that the amount of funding is up to the Commission. Co-Chair Wyckoff pointed out that per COC rules, there are small grants (up to \$300.00) available monthly, and larger grants available two times a year, though there had been no applications to date.

There were no grant applications received in the period ending March 15, 2015. Co-Chair Wyckoff noted that the grant program is not being actively promoted, though there are funds available. Committee Member Kohanek suggested waiting until application updates are completed; Committee Member Gladys Mack noted that ANC 6C had completely stopped accepting applications during a year-long overhaul of their grant program. The Committee agreed to accept applications for review, though not actively promote the program, until revisions are finalized.

3. ANC 6A Flier: Co-Chair Wyckoff, who had requested that Commissioners and Committee Chairs review and confirm their contact information on the flier, reported that she had heard from some, though not all, officials. Once all information is received, Committee Member Kohanek will finalize the document and forward it for inclusion on the ANC website, where it will be available for printing and distribution at ANC, Committee and Single Member District (SMD) meetings.
4. ANC 6A Website: The Committee welcomed the news that the website is 'live' and discussed a review and update of information/links on several pages that are related to community outreach and engagement, including Government Agencies, Community Resources, Community Calendar and Publications. Committee Member Pat Joseph and others kindly agreed to help review the pages; Commissioner Phillips-Gilbert suggested soliciting for organizations to link to the Community Resources page; Committee Member Mack mentioned The Joy of Motion on H Street. Committee Member West suggested organizing the pages by topic or issue; other options include a Frequently Asked Questions (FAQ) or "How Do I" section on the Government page or creating a separate quick answers page. The webpage review process, including assignments, timeline and criteria will be discussed at the April 2015 COC meeting.

As part of the discussion about canvassing for community organizations, Committee Member West asked whether all ANC SMDs are represented on the COC. Co-Chair Wyckoff responded that there is not full representation of all ANC Commissioners, and suggested recruiting representative members as a part of an outreach goal for the Committee, and that it is also an issue for the ANC to address.



Committee Reports

Community Outreach Committee (COC)



III. New Business

1. Committee Goals for 2015: This issue was not discussed due to time constraints and will be discussed/finalized at the April 2015 COC meeting.
2. Grant Outreach Plan and Implementation: This issue was raised during the discussion of the Grant Application Update.

IV. Meeting adjourned at 8:32 pm.

The next regular meeting of the ANC 6A COC
Monday, April 20, 2015 at 7:00 pm
Maury Elementary School, 1250 Constitution Ave NE
(enter from 200 block of Thirteenth (13th) Street)



Committee Reports

Alcohol Beverage and Licensing (ABL)



Minutes

Alcoholic Beverage Licensing (ABL) Committee

Advisory Neighborhood Commission (ANC) 6A

March 17, 2015

Pursuant to notice duly given, a meeting of the Alcoholic Beverage Licensing Committee (“Committee”) of ANC 6A was held commencing at 7:00 pm on March 17, 2015 at Sherwood Recreation Center, 640 Tenth (10th) Street NE, Washington, DC 20002.

Committee Members Present: Jay Williams (Co-Chair), Christopher Seagle (Co-Chair), Michael Herman, and Roger Caruth.

Committee Members Absent: Adam Healy, David Oberting.

Commissioners Present: Phil Toomajian.

Community Members Present: Jayne Price (Touché), Joel Kelty, others.

I. Call to Order

Mr. Williams called the meeting to order at 7:05 pm. The meeting having been duly convened was ready to proceed with business with a quorum. There were no additions or edits to the agenda as published.

II. Community Comment

None.

III. Old Business

Co-Chair Jay Williams provided an update on the status of Halftime Sports Bar, explaining that it had been allowed to re-open by the Alcoholic Beverage Control (ABC) Board after the establishment had submitted an offer-in-compromise that was ultimately rejected. This means that the establishment can remain open while the investigation into the incident where a gun was allegedly pulled was completed.

IV. New Business

A. Discussion of license renewal for Naomi’s Ladder, LLC t/a Touché at 1123 H Street NE (Class “C” Tavern) (License Number ABRA-096779).

- Co-Chair Williams introduced Ms. Price, representing Touché.
- Ms. Price stated that it had been an interesting start for the establishment thanks to challenges with the winter weather and other delays related to licensing.
- Ms. Price explained that she and her partners had been under the impression that the liquor license was a new purchase and that the license would not be up for renewal until the normal renewal cycle, but the Alcoholic Beverage Regulation Administration (ABRA) provided notice that they were, in fact, up for renewal because the previous owners never completed the renewal process.
- Ms. Price stated that the establishment is now up and running, and recently launched lunch. They plan to launch brunch in April, around Easter Sunday.
- Mr. Williams explained that his biggest concern is that he had read an ABRA investigatory report stating that Bernard Gibson, the previous owner, had been seen at the establishment multiple times. He had also heard from other people associated with other H Street businesses that it was “common knowledge” that Mr. Gibson was still involved with the establishment. Mr. Williams said this concerned him very much



Committee Reports

Alcohol Beverage and Licensing (ABL)



- because Ms. Price had told him the last time she was before the meeting that Mr. Gibson was not involved with the establishment in any way.
- Ms. Price stated that Mr. Gibson had no ownership stake in the establishment. She explained that management brought Mr. Gibson in as a consultant because they realized they needed help with the transition and he was someone who understood the building and the business well. Mr. Gibson also consulted on entertainment.
 - Mr. Williams stated that he felt misled by Ms. Price because she had explicitly stated Mr. Gibson was not involved.
 - Ms. Price responded that in August 2014, when the Committee meeting occurred, Mr. Gibson was not involved; they brought him in later. She stated that she believed the business has a right to bring in whomever they want to work for them.
 - Mr. Williams asked about the status of the ABRA investigation. Ms. Price said they were notified by ABRA that it was taking no further action.
 - Co-Chair Christopher Seagle asked if Mr. Gibson was still involved with the establishment, and Ms. Price stated that he was still coming to the building.
 - Committee Member Michael Herman asked if Mr. Gibson was the owner of the building, and Ms. Price said he was not. Committee Member Roger Caruth asked if Mr. Gibson was the leaseholder of the building, and Ms. Price said she was not sure, there might be a sublease involving Mr. Gibson.
 - Mr. Seagle asked about the status of the training academy that Ms. Price had described previously. Ms. Price said they are still working on licensure, and the opening of the academy will be delayed approximately three (3) months. Mr. Williams asked for clarification on the timeline of the training academy, and Ms. Price said they were hoping to launch in May 2015.
 - Mr. Williams asked Ms. Price to describe the establishment's plans for entertainment. Ms. Price said they intended to bring in many different acts, including comedy acts, and have a regular open mic night.
 - Mr. Williams asked Ms. Price to describe the plans for the rooftop deck. Ms. Price said that they would open it soon. They are hoping to open it when they launch brunch service on April 5, 2015. Ms. Price stated that she understood no live music is allowed on the rooftop. She stated that they plan to have a full bar with a focus on mixology. She also said they plan to plant herbs/vegetables for the bar on the roof. She stated they ultimately want to cover the deck with a retractable roof.
 - Mr. Joel Kelty, a community member, cautioned Ms. Price that many rooftop decks on H Street do not comply with zoning regulations. Ms. Price said they were going to work with a structural engineer and architect.
 - Mr. Seagle asked if the establishment planned to use pre-recorded music on the rooftop deck. Ms. Price stated that the settlement agreement allows for "elevator-level" music.
 - ANC 6A Chairman Phil Toomajian stated that the stories of Mr. Gibson's involvement are troubling because they directly contradict what the Committee was told in August 2014, and that nobody from Touché followed up later to explain Mr. Gibson's involvement. Mr. Toomajian also stated that he did not understand why they would choose to work with Mr. Gibson given his history of violations of the ANC Settlement Agreement (SA) and ABRA law. Mr. Toomajian said that someone at ABRA had told him the list of violations at XII was the longest list of violations they had ever seen.



Committee Reports

Alcohol Beverage and Licensing (ABL)



- Ms. Price responded that she appreciated the opinion and will take that feedback back to management who is making decisions on who to hire as consultants. Ms. Price stated that all the partners came into the business with clean hands.
- Mr. Toomajian reiterated that it was difficult for the ANC to trust the situation, and it was clear ABRA did not want Mr. Gibson to continue to run the business. Mr. Toomajian stated that he hoped to hear more about Mr. Gibson's involvement (or lack thereof) at the next ANC meeting where this matter would be taken up in a vote. Mr. Toomajian also expressed concern about background music on the rooftop, because the ANC typically asks for no music whatsoever on roof decks.
- Mr. Williams explained that the version of the SA Touché is currently under is an old SA that does allow for background music.
- Mr. Kelty asked if smoking is allowed on rooftop decks. Mr. Williams stated that the ANC has not traditionally included any restrictions on smoking in its SAs.
- Mr. Kelty asked Ms. Price what the plans were for offering hookah, noting that there were images of hookahs on its website. Ms. Price stated that they plan to register to provide hookah at a later date.
- A neighbor nearby asked what the status was of soundproofing. Ms. Price stated that they had done some soundproofing, but had had issues with its installation. She stated that they hope to have soundproofing fully installed in the next couple of weeks.
- Mr. Seagle noted that in the very first Committee meeting he ever attended, Mr. Gibson was asked about soundproofing and made promises it would be fixed, but this never happened. Mr. Seagle suggested that if Mr. Gibson is the one advising on contracting issues, they might want to look elsewhere.
- Mr. Toomajian asked what the timeline was for full soundproofing. Ms. Price said it was underway, and was hoping to complete in no more than seven (7) days.
- Mr. Toomajian expressed concern about hearing music from approximately a block away from the establishment, and noted that there are residences nearby (and more are being built). Ms. Price stated that they will address this issue, and that they brought in a "house" sound engineer who will ensure that proper adjustments are made based on the type of music being played.
- Mr. Toomajian asked who the contact should be if there are noise issues. Ms. Price said that anyone could reach out to her directly.
- Mr. Seagle asked if the current version of the ANC SA has language restricting noise. Mr. Williams said that it typically does, and that in this instance he would want to include it.
- A nearby neighbor asked about the hours for the rooftop deck. Mr. Williams stated that the placard lists 12:00 am closing time on weeknights, and 2:00 am on weekends. The neighbor asked about capacity on the rooftop deck, and Mr. Kelty noted that the SA states a maximum of fifty (50), seated.
- Mr. Toomajian stated that he would expect the ANC to push for earlier closing hours of the rooftop deck.
- A nearby neighbor stated that she wanted to echo Mr. Toomajian's comments regarding Mr. Gibson. She stated that she had lived nearby for fifteen (15) years, and had contemplated moving multiple times because of Mr. Gibson's lack of regard for the neighborhood. She stated that she is appalled that Mr. Gibson is part of this business.
- Mr. Williams echoed the previous comments regarding Mr. Gibson, and explained that even if they did not actively mislead the neighborhood and Mr. Gibson was merely



Committee Reports

Alcohol Beverage and Licensing (ABL)



serving as a consultant, the perception is very bad, because people who have had a history of being lied to by Mr. Gibson see him at the establishment and assume he is still involved.

- Ms. Price responded that Mr. Gibson is not the landlord, and will follow up on who is. She said she was not even sure Mr. Gibson leases the building.
- Mr. Williams asked Mr. Gibson was being paid as a consultant, and Ms. Price said she did not know.
- Mr. Toomajian asked Ms. Price who the owners of the establishment are. Ms. Price stated that the owner is Naomi's Ladder, whose owner is Wanda James. Ms. Price owns three percent (3%) of the company, and Ms. James owns ninety-seven percent (97%).
- Mr. Toomajian stated that the ANC will vote on the recommendation made by the Committee on April 9, 2015, and he hopes that an agreement can be worked out. He noted that the current agreement is inconsistent with agreements with other establishments and needs to be updated. Mr. Toomajian also stated that he would find it difficult to support any agreement if he did not know whether Mr. Gibson is still involved with the establishment.
- Ms. Price stated that she was concerned about any restrictions on who can be involved in the business. Mr. Toomajian responded that the ABC Board had already placed such a restriction on the establishment regarding Mr. Gibson, and he wants assurances he would not be involved going forward. Ms. Price stated that she was concerned with restrictions stating he could not be involved at all. Mr. Williams stated that the concern was with him as a consultant or employee.
- Mr. Caruth stated that he felt that Ms. Price did not lie at the August 2014 meeting and that the Committee should act based on the present facts.
- Mr. Williams stated that the Committee and the ANC had made clear that it was interested in whether Mr. Gibson was involved, and he felt that he or the ANC should have been contacted when Mr. Gibson later became involved with the establishment.
- Mr. Caruth stated he felt that new establishments should be considered with a clean slate, and the Committee should not be telling owners how to run their businesses. He stated he wanted the ANC to work out a new settlement agreement based on the merits of the current owners, not keep hashing over what prior owners did.
- Mr. Kelty stated that he agreed, but that there was a trust issue because of the history of the establishment. He stated he was concerned that the promised training academy had not come to fruition, and sound mitigation had still not been installed.
- Ms. Price stated that there were many unknowns and delays with the license that caused some of their plans to be pushed back. She stated that they are trying to build up trust with the neighborhood, and aside from the issues with Mr. Gibson, have had no incidents. Ms. Price stated that she was optimistic that by the next ANC meeting she can state that soundproofing will have been installed.
- Mr. Williams stated that the biggest concerns are the rooftop hours, music on the rooftop, the use of third-party promoters, and noise.
- Ms. Price stated that they have not been turning over their operations to promoters.
- Mr. Williams asked if they have an ABRA-approved security plan. Ms. Price said that they do.
- Mr. Kelty asked if the establishment planned to obtain a nightclub license, because they marketed themselves as a club. Ms. Price said they have no intention to switch



Committee Reports

Alcohol Beverage and Licensing (ABL)



- from their tavern license. Mr. Toomajian stated there was not much of a distinction between the licenses.
- Mr. Caruth suggested that the ANC review the list of violations of XII and use that as a guide when negotiating a new settlement agreement.
 - Mr. Williams stated that he believed a new SA should have rooftop hours that close at 11:00 pm on weeknights and 12:00 am on weekends, keep the capacity at fifty (50) people, seated, no music of any type allowed on the rooftop, include the standard noise language, and not allow the establishment's operations to be turned over to third party promoters.
 - Mr. Caruth stated that he agreed with all of these points. Mr. Toomajian stated that the Committee should consider the location of the establishment and how close it is to residences.

Mr. Williams moved/Mr. Herman seconded that the ANC protest the license renewal of Touché (1123 H Street NE) unless the establishment agrees to the ANC's standard settlement agreement, to include the following provisions: (1) the rooftop deck will close at 11:00 pm on weeknights and 12:00 am on weekends; (2) the rooftop capacity will be no more than fifty (50) individuals, seated; (3) the settlement agreement include the ANC's standard language regarding noise mitigation; (4) no music of any kind allowed on the rooftop deck; (5) the establishment will not turn over its operations to third party promoters. The motion carried 5-0 (Commissioner Toomajian voting).

V. Adjourn

The Committee adjourned at 8:05 pm.



Committee Reports

Transportation and Public Space (TPS)



Meeting Minutes
ANC 6A Transportation & Public Space Committee Meeting
Capitol Hill Towers (900 G Street NE)
March 16, 2015 at 7:00 pm

- I. Meeting called to order at 7:03 pm.
- II. Introductions
Committee members in attendance were Commissioner Omar Mahmud and Todd Sloves, co-chairs, Jeff Fletcher, Hassan Christian, Elizabeth Nelson, Andrea Adelman, and Lara Levison. Also present: Commissioner Matt Levy.
- III. Community Comment (5 minutes)
 - A. Public safety on H Street NE, especially at Eighth (8th) and H Streets: A request went out on a list serve for people to write to the City Council about it. Co-chair Todd Sloves reported that an MPD representative came to the full ANC meeting to talk about public safety; there has been an increase in robberies along the H Street corridor. MPD will have more officers on the corridor. Co-chair Omar Mahmud said he will reach out to Lieutenant Cullen again. Regarding loitering at H and Eighth (8th), Mr. Mahmud explained that the police can do little about it; DC as a federal territory doesn't have anti-loitering laws. Sometimes two police cars are stationed there; the MPD presence can serve as a deterrent.
 - B. Eileen Bradford, resident, 1200 block of G Street NE: She and her husband have started a petition on MoveOn.org in support of the streetcar and asked for signatures; Mayor Bowser is expected to make a decision in a few weeks. She asked people to email her if interested in signing (eileensimpson@gmail.com). Mr. Mahmud informed the Committee and those in attendance that ANC 6A sent a letter to the Mayor expressing concerns about cancellation of the streetcar project. ANC 6C sent a similar letter. ANC 6A invited the Mayor to come talk to us. In response to concerns voiced by a community member, Mr. Sloves informed attendees that WMATA will not discontinue the X2 bus because of the streetcar. UPDATE: The Federal Transit Administration completed its review and gave the streetcar the go-ahead.
 - C. Mr. Jackson, president of Capitol Hill Towers Resident Association, asked if the strip mall on H Street NE will be torn down. Mr. Mahmud informed him that that is the current plan, but it is several months down the line; it will be torn down and redeveloped. The shops will front up to H Street There will be parking underground. It will include retail and housing, including housing affordable for middle-income people.
 - D. Committee member Elizabeth Nelson raised the issue of illegal parking of Al's Pizza delivery vehicles at the corner of Fourteenth (14th) Street NE. and East Capitol Street, as discussed at the February 2015 meeting. Commissioner Matt Levy reported that he had spoken to the owner and will again, but the ANC may need to take action.
 - E. Mr. Mahmud reported that he met with Frank Ledoro at the Department of Public Works (DPW) regarding the problems with alley repair and maintenance, and took him to the Wylie Street and Linden Court alleys. Mr. Ledoro will have the DPW inspector come out and find out which restaurants are dumping grease, etc. Mr. Mahmud stressed the need for enforcement. Anyone who wants to help with alley issues should contact him (Mahmud).



Committee Reports

Transportation and Public Space (TPS)



- F. Mr. Jackson asked about the status of Ben's Chili Bowl. Mr. Mahmud said he would be in touch with the developer and have an update next month.
- G. Comment: The sidewalks in front of the H Street stores are filthy. Mr. Mahmud said he would talk to Mr. Anwar Saleem, Executive Director of H Street Main Street and the business owners' association, about this concern.

IV. New Business

- A. Request for conversion of the two (2) way stop to a four (4) way stop at Fifteenth (15th) Street and A Street NE.
 - i. There was a discussion of the hazards of this location, led by neighbors and Commissioner Matt Levy. There was a horrific accident at this location in January 2015. People do not realize it is not a four (4) way stop. Also, Fifteenth (15th) Street is wide and then narrows considerably at A Street, the bike lane doesn't line up on either side of the intersection, and road markings are worn off. Residents have asked for an assessment of a four (4) way stop (Ticket #1500030992), though there is one resident who is concerned that buses will slow down and make more noise.
 - ii. **Co-chair Sloves offered a motion that the Committee recommend that ANC 6A send a letter to DDOT asking them to review the intersection of Fifteenth (15th) Street and A Street NE for resolution of safety issues, including possible conversion of the current two (2) way stop to a four (4) way stop, restriping of lanes, realigning of bike lanes, a sign saying that cross-traffic does not stop, and any other methods that DDOT deems appropriate. Mr. Fletcher seconded the motion, which passed unanimously.**
- B. Request from residents for Residential Parking Permits (RPP) on south side of 1200 block of Florida Avenue NE.
 - i. Mr. Scott Goldstein and neighbors described the problem, which has been a concern for some time. This block is the only one along this section of Florida Avenue where you cannot park at non-rush hour times, and the block is not zoned for residential parking; in fact, there are not any parking signs at all, unlike the other blocks around it. The neighbors need the parking, and also the parked cars will encourage drivers to slow down at non-peak times; drivers speed up going onto Florida Avenue from K Street NE. DDOT says the residents have to prepare a Residential Parking Permit petition.
 - ii. **Co-chair Mahmud offered a motion that the Committee recommend that ANC 6A send a letter of support for residents of the 1200 block of Florida Avenue NE (south side) to receive Residential Parking Permits. The motion was seconded by Co-chair Sloves and passed unanimously.**
- C. 2015 Committee Goals
 - i. Co-chair Sloves reviewed the proposed Committee goals, which are the same as for 2014.
 - ii. **Motion offered by Ms. Nelson to adopt the current draft of the committee goals for 2015. The motion was seconded by Committee member Jeff Fletcher and passed unanimously.**



Committee Reports

Transportation and Public Space (TPS)



D. Discussion of DC Streetcar

- i. Although confirmation was not available prior to the meeting, and therefore this item was not on the official agenda, DC Streetcar was asked to send a representative to the meeting because of concerns about the possible cancellation of the streetcar project. Malia Salaam (malia@dcstreetcar.com, 240-602-5995), who handles community engagement for DC Streetcar, attended but was not able to answer questions on the future of the streetcar.
- ii. Discussion of new effort to prevent auto-streetcar accidents: It takes sixty (60) feet for the streetcar to stop if going 20 mph, which many drivers do not realize. Cars must be parked within the white lines. Double-parking is not recommended, and has decreased significantly as a result of warning tickets. Co-chair Sloves noted that piles of snow have made it more difficult for cars to park inside the white lines; Ms. Salaam said she would report this. The streetcar program is educating drivers by way of social media, working with travel agencies, and planning to air commercials. For the most part, the accidents are caused by auto drivers' errors.
- iii. A concern was raised about how the sidewalks have been widened, trucks cannot unload, and streetcar (infrastructure) has slowed down H Street. Ms. Salaam noted that the wider areas are for ADA (Americans with Disabilities Act) compliance. Co-chair Mahmud noted that DDOT wanted to do those "bulb-outs" anyway to slow down traffic, even before the streetcar program. Ms. Salaam noted that no parking has been taken away except in the 1400 block of H Street, where there is now a travel lane and left-turn lane.
- iv. The most recent milestone for the streetcar project was a peer review by the American Public Transit Association (APTA). The streetcar program is still working on the Federal Transit Administration (FTA) safety recommendations. FTA's go-ahead is the last step. A question was asked about how often the tracks are cleaned. Ms. Salaam replied that they are cleaned on an as-needed basis; construction companies have to clean up the tracks if they make a mess.

V. Additional Community Comment

- A. Co-chair Mahmud reported that the Environmental Impact Statement (EIS) for C Street NE (around RFK Stadium onto C Street NE) is done, and DDOT is setting up a community advisory board. Co-chairs Mahmud and Sloves, Ms. Nelson, and Mr. Christian will be on it.
- B. Concern: The alley off Eighth (8th) Street and A NE is being used as a bathroom. Co-chair Mahmud replied that he has talked to MPD about it several times, but the police have to catch them in the act. If you see them, call 911. Sometimes there are officers close by at the 7-11.

Meeting adjourned at 8:09 pm.



Committee Reports

Transportation and Public Space (TPS)



ANC 6A Transportation and Public Space Committee 2015 Goals

1. Provide a forum for the ANC 6A community to discuss and recommend solutions to transportation and public space-related issues impacting ANC 6A.
2. Cultivate relationships and coordinate efforts with other city ANCs and community groups having a stake in transportation and public space matters impacting ANC 6A.
3. Work with other ANC 6A committees to address committee crossover issues including, but not limited to, zoning and public safety concerns.
4. Assist the District Department of Transportation (DDOT), nearby ANCs and other community groups with implementing comprehensive transportation management plans incorporating parking, public transit, vehicle sharing, bicycling and pedestrian alternatives to address the anticipated increase in traffic congestion in and surrounding the H Street/Benning Road corridor.
5. Help educate the ANC 6A community on transportation and public space-related concepts.
6. Provide timely, well-informed recommendations to the ANC 6A Commission regarding transportation and public space-related issues so that it may weigh in on city decisions affecting ANC 6A including, but not limited to, streetcar and other public transit initiatives for the H Street/Benning Road corridor, streetscape and traffic calming improvements along Maryland Avenue NE, 17th/19th Street NE, C Street NE and Florida Avenue NE, planned public space uses and implementation of transportation studies such as the Capitol Hill Transportation Study.
7. Track progress of streetcar and other public transit initiatives impacting our ANC, including the H Street/Benning Road corridor streetcar project. Identify corridors for future traffic calming studies and track the progress of streetscape and traffic calming improvements along Maryland Avenue NE, 17th/19th Street NE, C Street NE and Florida Avenue NE, planned public space uses and implementation of transportation studies such as the Capitol Hill Transportation Study, and report to the ANC 6A Commission on these matters.
8. Work with the DDOT, Deputy Mayor for Planning and Economic Development, Ward 6 Councilmember's Office and other city agencies to implement transportation, parking, bicycle infrastructure and pedestrian safety initiatives.
9. Report to the ANC 6A Commission on all significant transportation and public space-related activities conducted by the DDOT, Washington Metropolitan Area Transit Authority, Deputy Mayor for Planning and Economic Development, Office of Planning, National Capital Planning Commission, and other agencies that directly or indirectly impact ANC 6A.



Committee Reports

Transportation and Public Space (TPS)



April XX, 2015

Mr. Leif A. Dormsjo
Acting Director, District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

Re: Traffic at intersection of 15th Street NE and A Street NE

Dear Mr. Dormsjo,

At a regularly scheduled and properly noticed meeting¹ on April 9, 2015, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to request that the District Department of Transportation (DDOT) examine the intersection of 15th Street NE and A Street NE for improvements designed to enhance pedestrian, bicyclist and driver safety.

This intersection causes confusion for pedestrians, bicyclists and drivers because people do not realize it is a two-way stop when they approach the intersection (the vast majority of intersections in the vicinity of this location are regulated by all-way stop signs). The exception at this location creates a good deal of confusion because drivers, bicyclists and pedestrians approaching the intersection along A Street NE expect drivers on 15th Street NE to stop, assuming it to be an all-way stop intersection. While motorists on 15th Street NE stop at times assuming there to be a stop sign at this location. In fact, Commissioner Matthew Levy of our ANC reported a horrific traffic accident at this location in January of this year. In addition, 15th Street NE is wide and then narrows considerably at this intersection with A Street NE, the bike lane doesn't line up on either side of the intersection, and road markings are worn off.

Based on the testimony of residents in ANC 6A, the Commission strongly recommends that DDOT conduct an examination of this intersection and implement solutions to resolve safety concerns, including possible conversion of the current two-way stop to an all-way stop, restriping of lanes, realigning of bike lanes, a sign saying that cross-traffic does not stop, and any other safety improvements that DDOT deems appropriate. By way of this letter, we are also following up on a resident's 311 request for an assessment of a four (4) way stop at this location (Ticket #1500030992).

Thank you for giving great weight to the recommendation of ANC 6A. I can be reached at philANC6A@gmail.com.

On behalf of the Commission,

Phil Toomajian,
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



Committee Reports

Transportation and Public Space (TPS)



April XX, 2015

Mr. Leif A. Dormsjo
Acting Director, District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

Re: Support for Residents' Residential Parking Permit Petition

Dear Mr. Dormsjo,

At a regularly scheduled and properly noticed meeting² on April 9, 2015, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support a residential petition for Residential Parking Permit designation for the south side of the 1200 block of Florida Avenue NE. The residents' petition, which has already been submitted to DDOT, is attached.

The parking situation on this block has been confusing for years given there are currently no signs of any sort indicating what parking restrictions apply to this block. The blocks before and after this block have rush hour parking restriction signs, but otherwise allow parking on those blocks. This has created a good deal of confusion for residents who live on and wish to park on this block. We also urge DDOT to address this request soon given the scarcity of parking in this neighborhood due to the increasingly popular H Street NE business corridor.

Thank you for giving great weight to the recommendation of ANC 6A. I can be reached at philANC6A@gmail.com.

On behalf of the Commission,

Phil Toomajian,
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



Committee Reports Economic Development and Zoning Committee



Report of the Economic Development and Zoning (EDZ) Committee of the Advisory Neighborhood Commission (ANC) 6A Sherwood Recreation Center, 640 Tenth (10th) Street NE March 18, 2015

The meeting convened at 7:00 pm.

Present

Members: Missy Boyette, Dan Golden (Co-Chair), Justin Thornton
Commissioners: Stephanie Zimny, Sondra Phillips-Gilbert, Matt Levy
Dan Golden chaired the meeting.

Community Comment

There were no community comments at the beginning of the meeting.

Status Reports

Resolution of Previously Heard Zoning Cases: The ANC voted to adopt the recommendation made by the EDZ Committee at its February meeting, to write a letter of support to the Historic Preservation Review Board (HPRB) regarding the proposed design for the rear addition and renovated garage at 1102 Park Street NE.

New Business

AirBnB Rentals: ANC 6A residents who attended the meeting requested that guidance be obtained from the District regarding the permissible scope and duration of AirBnB rentals. They noted that such rentals are becoming more commonplace in the ANC and that it was difficult to discern what zoning or other regulations applied to them.

Chairman Golden moved that the Committee recommend the ANC write to the Department of Consumer and Regulatory Affairs (DCRA) seeking guidance regarding District policies with regard to AirBnB and other temporary rentals that can be made available to residents of the ANC. The motion was seconded and passed unanimously.

1204 H Street NE: Douglas Development provided a brief, informational presentation regarding their plans for the by-right renovation of the existing structure at this address. Douglas has filed for foundation permits and will start construction in two months. A one (1) story addition will be added at the rear of the building and the building will be redesigned for a restaurant. There is a six (6) month construction timeline. Douglas has been and will continue to be in touch with Single Member District (SMD) Commissioner Phil Toomajian.

1600 Block of Kramer Street, NE: The Department of Housing and Community Development (DHCD) has solicited offers for the development of multiple adjoining vacant lots located on this block, including with mixed-income housing. Chairman Golden provided a brief background on the status of the solicitation. DHCD received submissions from five developers, three of whom had already reached out to the ANC and given informational presentations at the January 2015 EDZ Committee meeting. DHCD would not divulge the identity of the other two developers but did agree to encourage them to reach out to the ANC. However, at the time of the meeting, neither of the two developers had been heard from. DHCD will be selecting a developer in May, so the ANC will need to make its recommendation in April 2015. DHCD is looking for letters of support for as many of the proposals as the ANC sees fit to provide.



Committee Reports Economic Development and Zoning Committee



If the ANC does not send a letter of support for a particular proposal, DHCD would view that as the equivalent of sending a letter of opposition.

Chairman Golden reiterated for the developers the criteria that had been identified and supported by the residents who attended the January 2015 EDZ Committee and that were included in the ANC's initial letter to DHCD. They are:

- Addressing parking issues
- Providing affordable housing
- Promoting moderate density development
- Maintaining/providing green space
- Addressing stormwater runoff issues
- Ensuring that residents who adjoin the alley will continue to have access to the alley and to parking on their properties.

The first developer to present was Manna, Inc. ("Manna"). Manna's representative stated that there is a very low foreclosure rate for the homes it builds because of their applicant screening procedures. Manna's proposal contemplates building ten (10) units on five (5) newly subdivided lots. Following their presentation at the January 2015 EDZ Committee and discussion with the residents who attended regarding continued alley access, Manna made adjustments to its original proposal, including setting the property at the end of the block further in from the edge of alley, with the goal of continuing to permit vehicles to turn in to the alley.

No zoning relief will be required for the Manna proposal. Of the ten (10) units, five (5) will have two (2) bedrooms and five (5) will have three (3) bedrooms. Two (2) of the units will be at fifty percent (50%) of market rate, two (2) will be at sixty (60%), and six (6) will be at market rate. Four (4) of the lots will be equally sized, with a larger lot at the end of the alley. The extra width of the last lot will allow for the improved alley access. Each of the ten (10) units will have a separate parking spot.

The second developer to present was the Neighborhood Development Company ("NDC"), who are proposing to use shipping containers to create affordable housing at the site. The NDC design contemplates twenty-two (22) units, each of which will have three (3) bedrooms. There will be eight (8) affordable units, four (4) at fifty percent (50%) of market rate, and four (4) at eighty percent (80%) of market rate. Eight (8) parking spaces will be provided. As part of its proposal, NDC will pursue rezoning of the lots to R-5B, so that the eight (8) parking spaces will be permissible by right.

The proposed development will require digging down four (4) feet below grade and the placement of the shipping containers will require a crane. NDC's experience in Brookland with a similar project was that the installation of the containers resulted in only very minimal disturbance to the community.

In the event that the required map amendment cannot be obtained, NDC has a backup proposal that would contemplate the creation of twelve (12) units only. Under this backup plan, there would be nine (9) parking spaces for the twelve (12) units. NDC's representative acknowledged that DHCD would be taking a risk in selecting NDC that NDC would not be able to obtain its desired zoning relief and that NDC would be limited to implementing its backup plan.

The third developer to present was Mi Casa, Inc. ("Mi Casa"), who propose to construct "Net Zero" housing, with low utility bills and maintenance costs. Their proposal contemplates subdividing the lots into six (6) lots, with two (2) units on each lot, for a total of twelve (12) units. Twelve (12) parking



Committee Reports Economic Development and Zoning Committee



spaces would be provided. All development will be by-right, with two exceptions: 1) lot occupancy would be at sixty-four percent (64%), which will require a special exception, and 2) parking spaces will only be eighteen (18) feet in length, in lieu of the required nineteen (19) feet, which also will require zoning relief.

The Mi Casa units will feature parking on permeable pavers, will collect rainwater in rainbarrels, and will feature solar cells. Of the twelve (12) units, five (5) will be at fifty percent (50%) of market rate, five (5) will be at eighty (80%) of market rate, and two (2) will be at market rate. The exterior of the units will be hardi-plank siding and stucco, with all units receiving the same exterior finishes, regardless of affordability. Each unit will have three (3) bedrooms.

In response to comments from the Committee, Mi Casa indicated a willingness to consider altering the design of the exterior of its units to better match the homes in the neighborhood. It also indicated its willingness to put together a parking and transportation plan with input from the community.

At the conclusion of the three presentations, Chairman Golden moved that the Committee recommend the ANC write letters of support to DHCD for the Manna and Mi Casa proposals. The motion was seconded and passed unanimously.

Chairman Golden also moved that the Committee recommend the ANC write a letter to DHCD: 1) withholding support from NDC's proposal, but expressing appreciation for their outreach to the community; and 2) stating that, in the event that DHCD selects NDC, that it require NDC to proceed with its twelve (12) unit backup plan in lieu of its twenty-two (22) unit preferred plan. The motion was seconded and passed unanimously.

224 9th Street NE (BZA 18988): Applicant seeks a special exception under § 223, not meeting the court-width requirements under § 406, to allow the construction of a two-story addition to an existing one-family dwelling in the R-4 District.

The applicant proposes to fill in the existing dogleg, and create a new dogleg with the extension of the new addition further into the rear yard. The creation of the new dogleg necessitates the zoning relief from the court width requirements. The applicant noted that if he built up to the property line, he would not need the requested zoning relief, but that under the current design, which does require zoning relief, the neighboring property at 226 9th Street NE would enjoy greater light, air, and privacy.

Chairman Golden noted that he had spoken with the neighbor at 226 Ninth (9th) Street NE, who was uncertain whether he supported the requested relief. Both the neighbor and the applicant have indicated their willingness to discuss the design prior to the ANC's April 2015 meeting to determine whether they might be able to reach agreement on the design of the addition.

Chairman Golden moved that the Committee recommend the ANC write a letter to the Bureau of Zoning Adjustment (BZA) in support of the requested relief, on the condition that, at the time of the ANC vote, the neighbor at 226 Ninth (9th) Street NE supports the requested relief. The motion was seconded and passed unanimously.

The meeting adjourned shortly after 9:00 pm.



Committee Reports Economic Development and Zoning Committee



Next Scheduled ED&Z Committee Meeting:
Wednesday, April 15, 2015
7:00-9:00 pm
640 Tenth (10th) Street NE
Sherwood Recreation Center, Second (2nd) Floor



Committee Reports Economic Development and Zoning Committee



April XX, 2015

Ms. Melinda M. Bolling
Interim Director
Department of Consumer and Regulatory Affairs
1100 Fourth Street, SW
Washington, DC 20024

Re: Guidance Regarding Rentals Advertised and Leased Using Airbnb.com

Dear Ms. Bolling,

At a regularly scheduled and properly noticed meeting³ on April 9, 2015, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to write you to request guidance regarding DCRA's policies with respect to short-term rentals advertised and leased online by homeowners using websites such as Airbnb.com.

This issue has been the subject of recent discussion among residents of our ANC and was recently raised by residents who attended a meeting of our ANC's Economic Development and Zoning Committee. Specifically, the residents expressed concern about the dearth of publicly available information regarding DCRA's policies addressing the legality of such rentals and a desire that DCRA provide guidance to the community regarding them.

An online article from January of last year, which is available at http://dc.urbanturf.com/articles/blog/the_growing_airbnb_economy_and_what_it_might_mean_for_dc/8069, indicates that DCRA previously made available to the UrbanTurf website "the typical requirements Airbnb hosts need to fulfill to be in the city's good graces," including a chart containing information regarding the legality of various rental scenarios, portions of which were reprinted in the article. We ask that you please provide our ANC with the same guidance that was provided to UrbanTurf, including any subsequent updates to that guidance. Our goal is to make this information publicly available through our ANC website, so that the residents of the ANC have easy access to it and can understand what is permitted and prohibited in connection with these rentals.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com. We would appreciate a response regarding this issue at your earliest convenience.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



Committee Reports Economic Development and Zoning Committee



April XX, 2015

Ms. Polly Donaldson
Acting Director, Department of Housing and Community Development
1800 Martin Luther King, Jr. Avenue, S.E.
Washington, DC 20020

Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Manna, Inc.)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,⁴ our Commission voted X-X-X (with 5 Commissioners required for a quorum) to express our support for the proposal submitted by Manna, Inc. (“Manna”) in connection with the above-referenced solicitation.

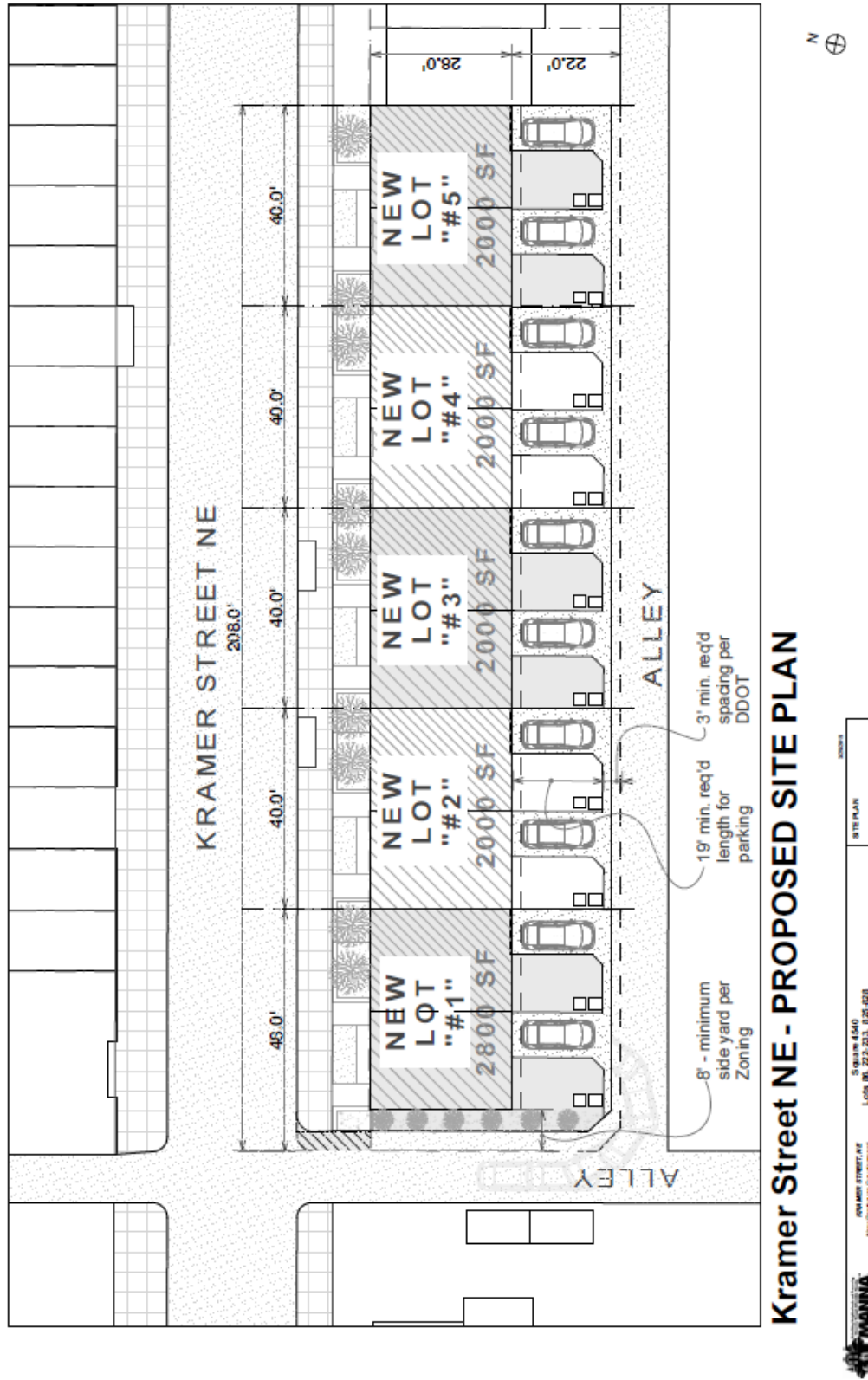
The ANC was pleased with Manna’s overall proposal and believes Manna’s proposed design represents the best fit with the existing architecture in the neighborhood. The ANC also appreciated Manna’s willingness to modify its design in response to community concerns regarding continued vehicular access to the alley behind the lots to be redeveloped. The ANC thanks Manna for its commitment and willingness to engage with the community over the past several months and is pleased to support its proposal.

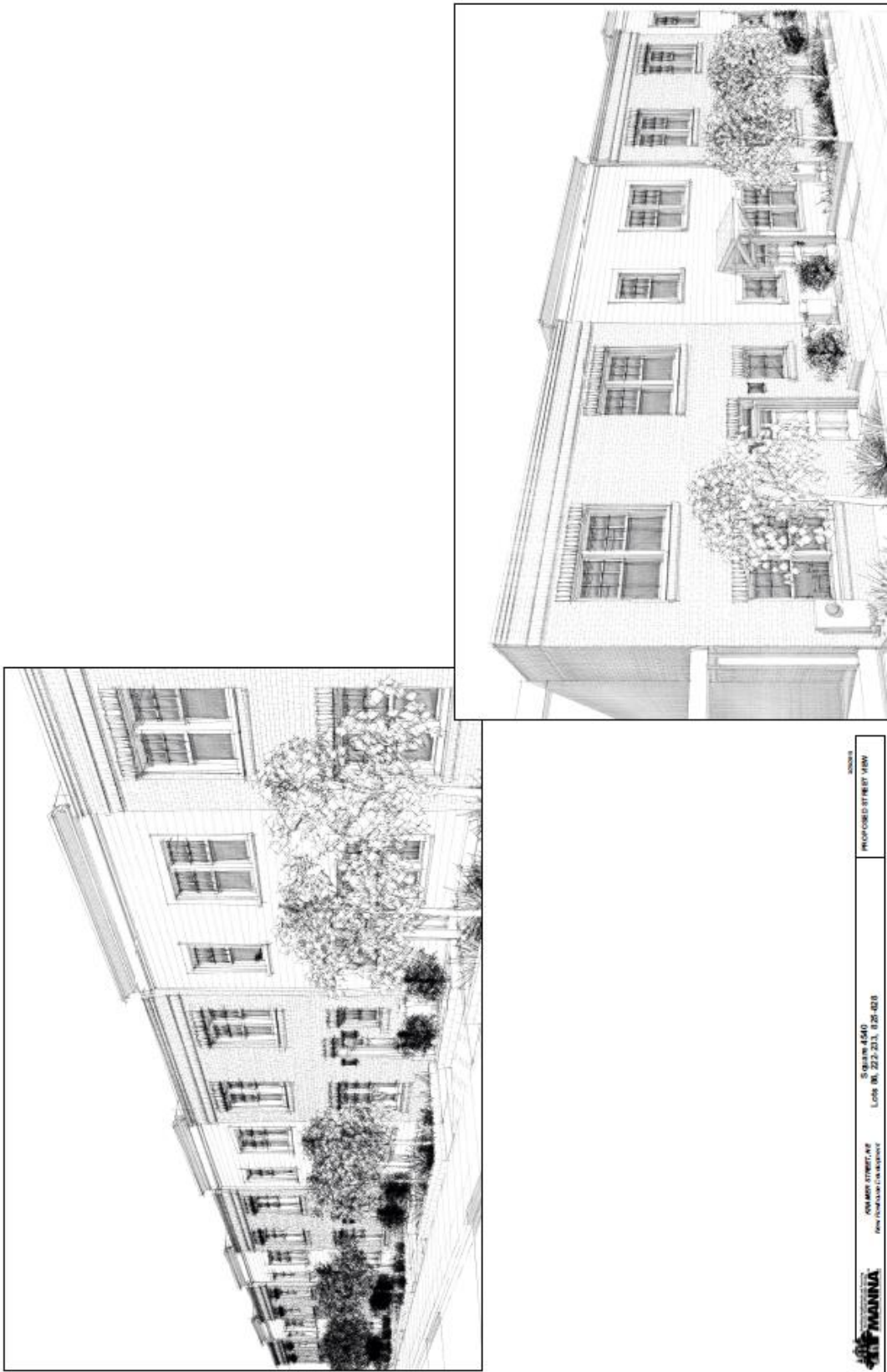
Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.







Committee Reports Economic Development and Zoning Committee



April XX, 2015

Ms. Polly Donaldson
Acting Director, Department of Housing and Community Development
1800 Martin Luther King, Jr. Avenue, S.E.
Washington, DC 20020

Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Neighborhood Development Co.)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,⁵ our Commission voted X-X-X (with 5 Commissioners required for a quorum) to inform DHCD that although the ANC does not support the proposal submitted by Neighborhood Development Co. (“NDC”) in connection with the above-referenced solicitation, it does appreciate NDC’s extensive efforts to engage with the community over the past several months.

The ANC further advises DHCD that if, notwithstanding the ANC’s recommendation, DHCD chooses to go forward with NDC as the developer, the ANC would prefer that DHCD choose NDC’s “backup” proposal of 12 units, in lieu of its preferred 22-unit development. It is the ANC’s understanding that the 22-unit proposal would require a zoning map amendment and, in the ANC’s view, would result in density far greater than what should be allowed on this small, residential block. However, regardless of whether the 22-unit or 12-unit proposal is selected, it remains the view of the ANC and the community that NDC’s “shipping-container” design is not a good aesthetic fit with the existing neighborhood.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



Committee Reports Economic Development and Zoning Committee



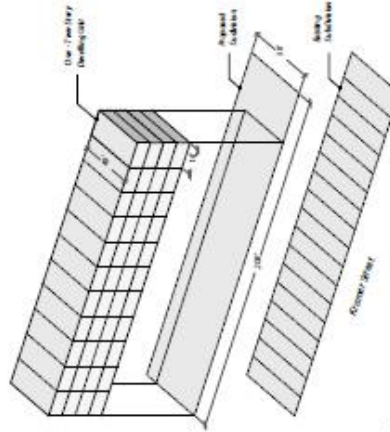
1600 Block of Kramer St NE - NDC Final Proposal

Proposal Overview:

- 22 unit condominium project
- 1,208 to 1,244 sq. ft. units all 3 bedrooms
- 8 affordable units:
 - 4 units at 50% AMI or less (\$57,780 for a 5 person household)
 - 4 units at 80% AMI or less (\$92,448 for a 5 person household)
- Dedicated balcony for each unit
- Separate dining area
- Separate living room area
- Same quality finishes in market rate and affordable units
- Stacked washer dryer, full set of kitchen appliances
- Highly energy efficient design
- Preserved area for "pocket park" and improved alley access
- Parallel parking at rear
- 8 on site parking spaces
- Public consultation after award to resolve issues with community during design development
- Public consultation prior to construction to minimize conflicts during construction
- 3 months of on-site construction (site work and interiors)



Site Plan



Ownership Breakdown

ANC 6A Zoning and Economic Development Committee Meeting - 03-18-2015

Neighborhood Development Company
Invest • Develop • Revitalize



Committee Reports Economic Development and Zoning Committee



1600 Block of Kramer St NE - NDC Final Proposal

3rd Story

2nd Story

1st Story

Cellar

Unit Plans

1,208 sq. ft.

1,244 sq. ft.

ANC 6A Zoning and Economic Development Committee Meeting - 03-18-2015

Front Perspective

Alley Perspective

Neighborhood Development Company
Invest • Develop • Revitalize

ANC 6A Agenda Package | April 2015 | For more information go to www.anc6a.org.

49



Committee Reports Economic Development and Zoning Committee





Committee Reports Economic Development and Zoning Committee



April XX, 2015

Ms. Polly Donaldson
Acting Director, Department of Housing and Community Development
1800 Martin Luther King, Jr. Avenue, S.E.
Washington, DC 20020

Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Mi Casa, Inc.)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,⁶ our Commission voted X-X-X (with 5 Commissioners required for a quorum) to express our support for the proposal submitted by Mi Casa, Inc. (“Mi Casa”) in connection with the above-referenced solicitation.

The ANC was pleased with Mi Casa’s overall proposal, in particular its commitment to “net zero” and environmentally friendly construction and its inclusion of a larger component of affordable housing per unit than any of the competing proposals. Although there is some concern regarding the design presented by Mi Casa and its fit with the existing architecture of the block, the ANC appreciates Mi Casa’s willingness going forward to engage with the ANC and the community regarding revisions to its proposed design. The ANC thanks Mi Casa for its commitment and willingness to engage with the community over the past several months and is pleased to support its proposal.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

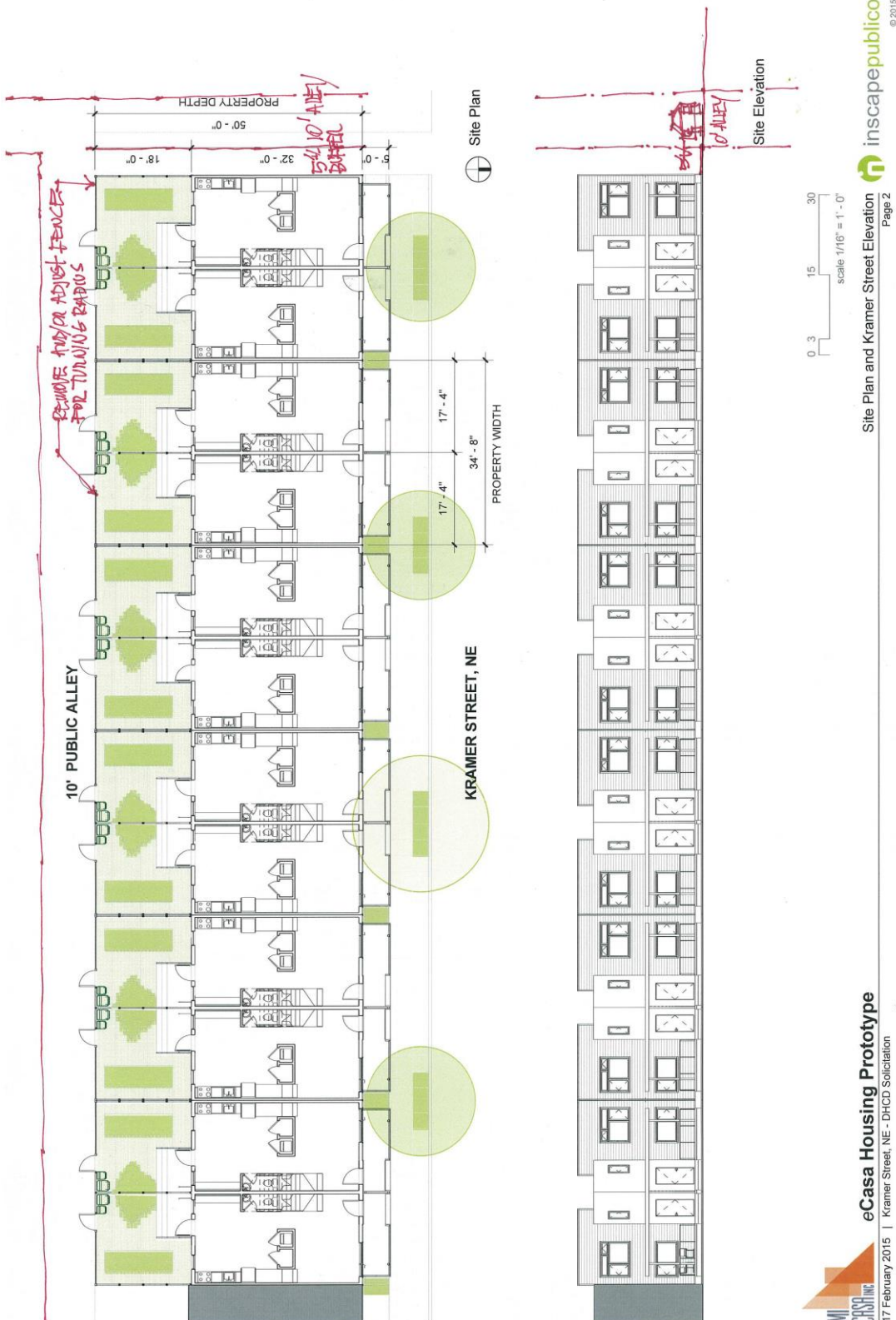
On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag



Committee Reports Economic Development and Zoning Committee





Committee Reports Economic Development and Zoning Committee



April XX, 2015

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18988 (224 9th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on April 9, 2015,⁷ our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exceptions from the court-width requirement (§ 406.1) in connection with the construction of a rear addition to the existing structure.

The Commission supports granting the requested special exceptions because the proposed addition will not unduly affect the light and air available to neighboring properties nor will they unduly compromise their privacy of use and enjoyment. The applicant has been willing to work with the neighboring property owner located at 226 9th Street, N.E. to accommodate his concerns.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



New Business



April XX, 2015

Mr. Matthew LeGrant
Zoning Administrator
Department of Consumer and Regulatory Affairs
1100 Fourth Street, SW, Room 3102
Washington, DC 20024

Re: Required Zoning Relief (500 19th Street, NE)

Dear Mr. LeGrant,

At a regularly scheduled and properly noticed meeting⁸ on April 9, 2015, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to request that you investigate the planned renovation of an existing school building and operation of a boarding school for 40 students at 500 19th Street, NE that would appear to require a use variance from the requirements of the zoning code.

The property at issue, 500 19th Street, NE, the former Gibbs Elementary School, is the planned location for Monument Academy Public Charter School (“Monument Academy”) and Community College Preparatory Academy. We understand that Monument Academy plans to operate beginning in the 2015-2016 school year with a fifth-grade class of 40 students. According to Monument Academy’s website, those students will board at Monument Academy from Sunday evening through Friday afternoon in four homes of ten students each. In addition to the students, there will be two “Houseparents” living in each of the four student homes and a Director of Student Life and Extended Day Learning also will live on campus.

The zoning code sets forth seven types of “community-based residential facility,” one of which is a “youth residential care home.” The code defines a “youth residential care home” as “a facility providing safe, hygienic, sheltered living arrangements for one (1) or more individuals less than eighteen (18) years of age, not related by blood, adoption, or marriage to the operator of the facility, who are ambulatory and able to perform the activities of daily living with minimal assistance.” 11 DCMR § 199. Based on the publicly available information regarding Monument Academy discussed above, we believe it meets the definition of a “youth residential care home.”

The building in which Monument Academy plans to operate (500 19th Street, NE) is located in the R-4 district, which permits by right, any use that also is permitted in the R-3 district. 11 DCMR § 330.5(a). The provisions governing permissible uses in the R-3 district in turn permit any permissible use in the R-2 district. 11 DCMR § 320.3. Among the permissible uses in the R-2 district is a youth residential care facility for up to eight persons. 11 DCMR § 300.3(d). Youth residential care homes for up to fifteen persons are permitted by special exception. 11 DCMR § 303.1. (Monument Academy does not appear to meet the criteria of any of the other enumerated permissible uses in the R-4 or R-3 districts.)

Based on the anticipated enrollment at Monument Academy of 40 students for the upcoming school year, it would appear that a use variance is required. However, the information available at DCRA’s website with respect to the building permit for 500 19th Street, NE (B1504610), does not appear to acknowledge

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



New Business



the necessity for a use variance. As the 2015-2016 school year is rapidly approaching, the ability of Monument Academy to obtain a use variance or any other required zoning relief in sufficient time to begin boarding students would appear to be in question. Accordingly, we ask that you look into this matter and ensure that the appropriate zoning relief is being sought in connection with Monument Academy's requested building permit and future operations.

Please be advised that ANC 6A Commissioner Sondra Phillips-Gilbert and I are authorized to act on behalf of ANC 6A for the purposes of this matter. I can be contacted at philanc6a@gmail.com and Ms. Phillips-Gilbert can be contacted at spgilbert01@comcast.net. We would appreciate a response regarding this issue at your earliest convenience.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A



New Business





New Business



April XX, 2015

David Grosso
Chair, Committee on Education
D.C. Council
1350 Pennsylvania Ave. NW
Washington, D.C. 20004

Dear Chairman Grosso:

In the recently proposed Fiscal Year 2016 Budget, the Phase I renovation funding for Eliot-Hine Middle School was postponed from FY 2016 to at least FY 2019. Eliot-Hine is located within ANC6A, serves many families within our ANC, and is the in-boundary middle school for the vast majority of ANC6A. At a regularly scheduled and properly noticed meeting⁹ on April 9, 2015, our Commission voted X-X (with 5 Commissioners required for a quorum) to request that you restore the Capital Improvement funding for Eliot-Hine Middle School's Phase I renovation in the 2016 budget.

Physical facilities make a huge impact on a school's ability to fulfill its educational mission and, unfortunately, the facilities at Eliot-Hine MS are far below standard. Heating and cooling systems do not function properly. Classrooms lack adequate lighting, ventilation and acoustics. Doors fail to lock, causing security concerns. Restrooms are in ill repair. Phase 1 renovations target these deficiencies and make a real difference to students and communities.

Eliot-Hine Middle School needs this support. Eliot-Hine has seen a lot of broken promises since the consolidation of Eliot Junior High School and Hine Junior High School in 2008, starting with the failure to execute a plan to move the newly combined student body off-site for a year to allow for a comprehensive renovation of Eliot's facilities. Instead, the school received a summer blitz that was so poorly executed that teachers and staff were barred from the building when required to report back for the new school year as the contractor finished the limited-scope renovations. The school was then slated for its Phase 1 modernization FY13, which was then pushed back to FY2016. If the renovation is actually funded in FY19/20 as is now being proposed, there will have been over 12 years of delay in addressing needs identified as pressing back in 2008. This is unacceptable for our community and our students.

We urge you to restore modernization funding in the FY 2016 budget for Eliot-Hine and to keep the District's commitment to modernize it and any other schools in such tremendous need of repair across town. Thank you for providing great weight to the request of this Commission.

Sincerely,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

cc: Chancellor Kaya Henderson, D.C. Public Schools
Councilmember Charles Allen, Ward 6 Councilmember
Joe Weedon, Ward 6 Representative, D.C. State Board of Education

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



New Business



April XX, 2015

David Grosso
Chair, Committee on Education
D.C. Council
1350 Pennsylvania Ave. NW
Washington, D.C. 20004

Dear Chairman Grosso:

In the recently proposed Fiscal Year 2016 Budget, the modernization funding for School Within School @ Goding Elementary School (SWS) was postponed from FY 2016 to at least FY 2019. SWS is located within ANC6A and serves many families within our ANC. At a regularly scheduled and properly noticed meeting¹⁰ on April 9, 2015, our Commission voted X-X (with 5 Commissioners required for a quorum) to request that you restore the Capital Improvement funding for SWS in the 2016 budget.

SWS was previously slated \$12 million for a Phase I modernization of the Goding building in FY 2016. The proposed budget would push the school's modernization back to at least FY 2019. This came as a complete surprise to the school, which already formed an active School Improvement Team several months ago and recently completed a series of collaborative meetings with the Department of General Services and DCPS to develop Educational Specifications for its modernization. In addition to basic life safety and quality of life improvements at the school, a typical Phase 1 modernization includes right-sizing the classrooms to comply with DCPS's own guidelines, and upgrading technological, electrical and mechanical systems to 21st century standards.

The continued delays and repeated failures to keep commitments to the school community are unacceptable and should be addressed as the Committee on Education reviews the proposed budget. As you know, SWS opened in the Goding building in 2013, after DCPS authorized the expansion of the school from a PreK4/Kindergarten program to a PreK3 through 5th grade school. When the SWS community agreed to DCPS's proposal to house its growing program at Goding in early 2013, it did so with the explicit understanding that DCPS recognized the building did not meet the needs of SWS's unique Reggio Emilia inspired curriculum. With a Phase 1 modernization already slated for FY2014, the community was assured the mismatch would soon be rectified. That date was subsequently pushed back to FY 2015, and then FY 2016, before the latest budget proposal's delay to FY 2019.

Currently, 55 ANC6A residents attend SWS, which is nearly 25% of SWS's total student population. As the school continues to grow to add 4th and 5th grade classes, we expect that the number of ANC6A families will also grow.

SWS is a model school for educators throughout and beyond DC who want to incorporate elements of the Reggio Emilia-inspired approach into their own schools. Since SWS moved to the Goding building in

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



New Business



August 2013, educators from 17 local schools have come to SWS to observe best practices and collaborate with SWS teachers. In order to continue to assist with growing DC's other Reggio-inspired offerings, the school should be afforded adequate physical space to provide a Reggio-based education and to train the many other educators who come to it to learn about its outstanding educational environment.

SWS is inclusive of all students, including the 51 students with Individualized Education (IEP) and 504 Plans. Together, with the students receiving Response to Intervention services, 30% of the student population has access to specialized programming to meet individual learning needs. SWS houses two dedicated classrooms for children with complex medical needs and has an ongoing partnership with the Ivymount School to offer an inclusion classroom for students with Autism Spectrum Disorders. One of the best features of SWS is that children with individual learning needs are completely integrated in the inclusive setting provided. That being said, many of the spaces within the building are ill suited to one or both of these populations. For example, some of the children cannot adequately access the spaces on upper floors, and the needs of the children with sensory issues cannot be adequately met in classrooms or multi-purpose spaces that are much too loud or bright.

The children who attend SWS need a building that 1) provides a safe facility for its students, 2) enhances the learning environment, and 3) allows its Reggio Emilia-Inspired teaching philosophy to be fully realized. We urge you to restore modernization funding in the FY 2016 budget for SWS at Goding and to keep the District's commitment to modernize it and all of the DCPS elementary schools across town. Thank you for providing great weight to the request of this Commission.

Sincerely,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

cc: Chancellor Kaya Henderson, D.C. Public Schools
Councilmember Charles Allen, Ward 6 Councilmember