



# District of Columbia Government Advisory Neighborhood Commission 6A Agenda for April 14, 2022



Second (2<sup>nd</sup>) Thursdays at 7:00 pm  
Virtual Meeting via Zoom

For those attending via Zoom: use this link: <https://us06web.zoom.us/j/81574151919>

Call-in Number: 1 301 715 8592

Webinar ID (access code): 815 7415 1919

One tap mobile: +13017158592,,81574151919#

Public Meeting - All Are Welcome to Attend

- 7:00 pm     **Call to order**
- 7:01 pm     **Adoption of Agenda and Approval of Minutes**
- 7:02 pm     **Community Presentations**
- Mayor's Proposed FY2023-24 Budget - Michael Carter, Director, Department of Public Works (DPW)
- 7:35 pm     **Consent Agenda** pg. 23

## **Alcohol Beverage Licensing**

**Recommendation:** ANC 6A protest the license renewal application of Granville Moore's Brickyard LLC (ABRA-072792) unless an amended Settlement Agreement is reached prior to the protest deadline (May 2, 2022) and that the Chair and Vice Chair of ANC 6A and the Chair and Co-Chair of the ABL Committee represent the ANC in the negotiation of the Settlement Agreement.

## **Transportation and Public Space**

**Recommendation:** ANC 6A send a letter to DDOT supporting traffic calming in the area of C Street NE between 11th Street NE and 15th Street NE.

**Recommendation:** ANC 6A send a letter to DDOT reiterating the ANC's request for traffic calming in the 800 block of West Virginia Avenue NE and K Street NE, as set out previously in the ANC's June 15, 2021 comment to DDOT in response to the Notice of Intent (NOI # 21-136-PSD).

**Recommendation:** ANC 6A send a letter of support to HSEMA in support of the permit for the 2022 Capitol Hill Classic race.

## **Economic Development and Zoning (EDZ)**

**Recommendation:** ANC 6A send a letter of support to HPRB for the construction of a ten foot (by right) addition on the rear of building while also adding a 3rd floor addition, and a second floor addition to an existing one story garage at 242 11th Street NE (HPRB Case #22-174), on condition that the developer make best efforts to get letters of support both adjacent neighbors, and the three neighbors across the alley from 242 11th Street NE. (Heard and approved by HPRB on March 24, 2022)

**Recommendation:** ANC 6A send a letter of support to HPRB for the construction of a rear yard addition and cellar addition which will fill in the dogleg at 1108 Constitution Avenue NE (HPRB Case #22-173), on condition that the owner make best efforts to get letters of support from 1111 Park Street NE. (Heard and approved by HPRB on March 24, 2022)



# District of Columbia Government Advisory Neighborhood Commission 6A Agenda for April 14, 2022



7:40 pm	<b>Officer Reports</b> 1. Accept Treasurer's Report 2. Accept 2022 Q2 Quarterly Report	<b>pg. 49</b>
7:45 pm	<b>Standing Committee Reports:</b> <b>Community Outreach</b> 1. Accept March 2022 committee report. 2. Next meeting - 7:00 pm, April 25, 2022 (4 <sup>th</sup> Monday)	<b>pg. 52</b>
7:50 pm	<b>Alcohol Beverage Licensing</b> 1. Accept March 2022 committee report. 2. Next meeting - 7:00 pm, April 26, 2022 (4 <sup>th</sup> Tuesday)	<b>pg. 54</b>
7:55 pm	<b>Transportation and Public Space</b> 1. Accept March 2022 committee report. 2. <b>Recommendation:</b> ANC 6A submit comment to DDOT expressing support for the installation of separated bicycle lanes on the 1300 block of North Carolina Avenue NE as set out in the DDOT Notice of Intent (NOI 22-95-PSD) with requested modifications to the proposed designs to enhance pedestrian and cyclist safety. <u>Old Business</u> 3. <b>Suggested Motion:</b> ANC6A send a letter of support for the DDOT Notice of Intent (NOI 22-97-TSED) for installation of all way stop control at 16th Street and Constitution Avenue NE. 4. Next meeting - 7:00 pm, April 18, 2022 (3 <sup>rd</sup> Monday)	<b>pg. 56</b>
8:15 pm	<b>Economic Development and Zoning</b> 1. Accept March 2022 committee report. 2. <b>Recommendation:</b> ANC 6A send a letter of support to ZC for a map amendment to change the property at 1207 H Street NE (ZC Case#22-03) from its current NC-14 zoning (Mixed Use; Medium Density Residential and Medium Density Commercial) to NC-15 (medium density mixed use) which permits a height of 70 feet and an FAR of 4.8, and will be subject to the enhanced affordability requirements under the IZ+ program. 3. Next meeting - 7:00 pm, April 20, 2022 (3 <sup>rd</sup> Wednesday)	<b>pg. 72</b>
8:30 pm	<b>New Business</b> • <b>Suggested Motion:</b> ANC 6A write a joint letter with ANC 6B to the Redistricting Task Force recommending the creation of a primarily west of the river ANC to represent the connected Ward 7 neighborhoods of Hill East, Kingman Park, Rosedale, Reservation 13/RFK developments and our incarcerated neighbors in the DC Jail. (Gove).	<b>pg. 137</b>
8:50 pm	<b>Single Member District reports (1 minute each)</b>	
9:00 pm	<b>Community Comments (2 minutes each)</b>	



**District of Columbia Government  
Advisory Neighborhood Commission 6A  
Agenda for April 14, 2022**



9:10 pm     Adjourn



## Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2022



### Advisory Neighborhood Commission (ANC) 6A Minutes Zoom Meeting March 10, 2022

**Present:** Commissioners Amber Gove (Chair), Brian Alcorn, Robb Dooling, Keya Chatterjee, Sondra Philips-Gilbert, Laura Gentile, Phil Toomajian, and Mike Soderman.

The meeting convened virtually via Zoom at 7:00 pm.

Commissioner Amber Gove called the meeting to order and noted the presence of a quorum. The minutes for the ANC February 2022 meeting were accepted, and the agenda for the March 2022 meeting was accepted by unanimous consent.

#### Community Presentations:

##### **D.C. Sentencing Commission - Brittany Bunch, Outreach Specialist**

DC Sentencing Commission's Outreach Specialist Brittany Bunch gave an overview of the organization, noting that it is an independent agency that implements, monitors, and supports the District's voluntary sentencing guidelines. The agency promotes fair and consistent sentencing guidelines and strives to make the public knowledgeable about these policies. The Commission consists of 17 members (12 voting and 5 non-voting) that represent several criminal justice entities. Not only does the Commission provide sentencing recommendations but it also monitors the application of the guidelines, tracks how many judges abide by them, conducts research on felony sentencing-related trends in DC, and provides outreach, education, and data for those interested. The DC Superior Courts have been imposing sentences under the DC Voluntary Sentencing Guidelines for all felony offenses since June 2004, and these guidelines dictate the type of sentence to impose as well as sentence length. Sentencing recommendations are based on two major factors: criminal history of the individual being sentenced and the severity of the illegal act, as well as several mitigating or aggravating factors. The Commission also provides two grids for judges to use which outline sentences for violent and nonviolent crime and drug-related crime. The Commission's current guidelines have a 99% judicial compliance rate. The Commission is implementing "Fact Fridays", sharing facts on their social media accounts on Fridays, as well as hosting a public meeting in every third Tuesday of the month. The 2021 annual report on sentencing trends will be released in April of 2022. For more information, Ms. Bunch can be reached at [Brittany.bunch@dc.gov](mailto:Brittany.bunch@dc.gov), and interested parties can peruse the following links:

[DC Sentencing Commission \(@DcCommission\) / Twitter](#)

[D.C. Sentencing Commission \(facebook.com\)](#)

[Email Sign Up \(google.com\)](#)

[#FactFriday DC Sentencing Commission Question \(google.com\)](#)

[D.C. Sentencing History - YouTube](#)

[Fall/ Winter 2021 Volume 4 | scdc](#)

[Commission Meetings | scdc](#)

#### Consent Agenda

The following items were adopted by unanimous consent:

##### **Alcohol Beverage Licensing (ABL)**

6A write a letter of support for a stipulated license for Taqueria Al Lado II, LLC at 809 12th Street NE (ABRA #119979) t/a Taqueria Al Lado II, contingent on a Settlement Agreement being reached prior to the ANC's consideration of the matter, and that the Chair and Vice Chair of the ANC and the Chair





## Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2022



and Co-Chair of the ABL Committee represent the ANC in the negotiation of the Settlement Agreement.

### **Transportation and Public Space (TPS)**

ANC 6A adopt a resolution, including the attached petition, to officially name the alley in Square 1009, between C and D Street NE and 12th and 13th Street NE, “Overbeck Alley” in honor of Ruth Ann Overbeck and will send the resolution to Councilmember Charles Allen.

### **Economic Development and Zoning (EDZ)**

ANC 6A send a letter to BZA in support of the request for a special exception zoning relief pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle E § 304.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the accessory building area requirements of Subtitle E § 5003.1, pursuant to Subtitle U § 301.1(e) and Subtitle X § 901.2 from the matter-of right uses of Subtitle U § 301, to construct a detached, two-story, garage with second story dwelling unit to an existing, attached, two-story principal dwelling unit at 1127 G Street NE (BZA #20687) in the RF-1 zone, on condition that the owners make best efforts to get letters of support from the neighbors available at 1125 G Street NE, and the neighbors at 636 12th Street NE having facing windows.

### **Officer Reports:**

1. The March 2022 Treasurer’s report by Commissioner Brian Alcorn reviewed the four expenditures accrued in February: \$765.89 for webmaster services, \$250 for notetaking, \$58.29 for Zoom Pro/Webinar, and \$13 for postage (Checks # 2009-2012, respectively). The ANC had \$2,574.18 in uncashed checks (Checks #2005-2008) and \$1,257.47 in cashed checks. The opening uncommitted funds available were \$29,012.48 and after these disbursements totaling \$1,087.18 and cashed and uncashed checks, the closing available checking balance is \$24,093.65. The savings account opened at \$100.05, gained no interest, and closed at \$100.05. The Treasurer’s report was approved by unanimous consent without objection.
2. Commissioner Alcorn provided a fiscal update, reviewing the 2022 spending plan adopted in October 2021 which budgeted \$27,841.63 for FY22 and noting that the FY22 ANC allotment is \$21,782.24, meaning that the Commission decided to budget \$6,059.39 more than would be allocated. The spending is broken down into nine categories: personnel (\$0 budgeted and spent), office costs (\$0 budgeted and spent), communications costs (\$4,940 budgeted, \$4,743.45 spent), office supplies (\$1,819 budgeted, \$289 spent), grants (\$8,000 budgeted, \$4,500 spent), transportation (\$0 budgeted and spent), purchase of service (\$11,640.68 budgeted, \$5,141 spent), bank charges (\$120 budgeted, \$47 spent), other (\$1,321 budgeted, \$25 spent). This totals 53% of the budget spent. An additional \$300 will be spent for communications costs, however, a significant amount of money may be reallocated. COC Chair Roni Hollmon reported that there have been no eligible (501c3) organizations applying for grants, but schools can continue to receive grants.

### **Standing Committee Reports:**

#### **Community Outreach Committee (COC)**

3. The February 2022 committee report was accepted by unanimous consent.
4. Next meeting - 7:00 pm, March 28, 2022 (4th Monday)

#### **Alcohol Beverage Licensing**

1. The February 2022 committee report was accepted by unanimous consent.
2. Next meeting - 7:00 pm, March 22, 2022 (4th Tuesday)

### **Transportation and Public Space**



## Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2022



1. The February 2022 committee report was accepted by unanimous consent.
2. Next meeting - 7:00 pm, March 21, 2022 (3rd Monday)

### Economic Development and Zoning

1. The February 2022 committee report was accepted by unanimous consent.
2. Next meeting - 7:00 pm, March 16, 2022 (3rd Wednesday)

### New Business

1. Commissioner Laura Gentile moved and Commissioner Keya Chatterjee seconded the motion that ANC 6A approve the appointment of Adina Wadsworth as a member of the Community Outreach Committee. The motion passed 8-0.
2. Commissioner Chatterjee moved and Commissioner Gentile seconded the motion that ANC 6A send a letter of support to the DDOT Public Space Regulation Administration for the enclosed patio application for Pursuit Wine Bar (Tracking Number #10905087 - 1025 H Street NE, (SSL: 0959-0017)) under the condition that it keeps the same footprint as the existing unenclosed patio. The motion passed 8-0.
3. Commissioner Gentile moved and Commissioner Gove seconded the motion that ANC 6A send a letter of support to the Committee on Recreation, Libraries & Youth Affairs for prioritization of Kingsman Dog Park for capital improvements in the FY23 budget. Kingsman Dog Park is one of the District's first dog parks and has only received sporadic updates over the past ten years. The letter will be amended to reflect the correct name of the Committee's director as well as to note several other local parks needing improvements and Sherwood Recreation Center's need for playground enhancements. The motion passed 8-0.
4. Commissioner Robb Dooling moved and Commissioner Mike Soderman seconded the motion that ANC 6A send a letter of support to DDOT for Notice of Intent # 22-88 to convert no-parking spaces to Ward 6 Residential Parking Permit (RPP) spaces on the 1400 block of Maryland Avenue NE, with no effect on travel lanes. The motion passed 8-0.

### Single Member District reports

Commissioner Alcorn (6A08) spoke about Ward 7 redistricting, noting that about 5,300 Ward 6 residents were redistricted to Ward 7. Ward 7 redistricting taskforce public meetings will continue to be held; details are on the ANC website calendar. There is presently no consensus within the Ward 7 taskforce on how to draw the new ANC map and the Commissioner encourages community input. Community members are meeting with the developer of an alley lot between 15<sup>th</sup> and 16<sup>th</sup> Streets and C and D Streets. The Commissioner is grateful to the District Department of Transportation (DDOT) for speed block installation on the 100 block of 15<sup>th</sup> Street, spoke on Channel 9 about additional amateur sports facilities, and participated in an all-ANC meeting about the evolution of the Department of Consumer and Regulatory Affairs (DCRA).

Commissioner Sondra Philips-Gilbert (6A07) attended the recent Ward 7 redistricting committee meeting and participated in a community walk with the MOCR; another walk is scheduled for March 11, 2022. The Commissioner noted how impressive and competent the MOCR is. The Commissioner visited and took pictures of the homeless encampment and needs authorities to address the policies and procedures surrounding these encampments as nothing has been done.

Commissioner Chatterjee (6A01) printed posters promoting fixing H Street NE and is working with H Street business owners for their input. The ANC has received responses to their 1219 K Street letter from every agency except to the six questions about housing. The Commissioner did get a response from the



## Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2022



owner of the lot who has given legal responsibility to the DC landlord. It is almost the end of a Notice of Intent of a “no right on red” at 12<sup>th</sup> and H Streets NE.

Commissioner Phil Toomajian (6A02) participated in an H Street NE walk and hoping to produce good results. The Commissioner flagged that a woman has been found sleeping in other people’s cars and refused to exit when asked and has also stolen some items.

Commissioner Robb Dooling (6A06) commended the new MOCR who has been very effective and responsive to requests. The Commissioner also participated in an H Street NE walk with a focus on three issues - wider sidewalks, the Streetcar, and pickup/drop-off zones for small businesses; the Commissioner is hosting listening sessions along with Commissioner Chatterjee with H Street small businesses. The DDOT director has noted that the bus project will break ground in 2024, but the Commissioner stated this is not fast enough. Finally, the Commissioner loves the poster Commissioner Chatterjee printed.

Commissioner Gentile (6A05) regrets missing the H Street NE walk but participated in a Kingsman Dog Park site visit on March 9, 2022 with Councilmember Charles Allen, the Department of Parks and Recreation (DPR) and the Department of General Services (DGS) to review park conditions. The park needs renovations and a list of priorities; the base of the dog park is gravel and the new standard does not include that so will make that change. Since it had rained recently, the persistent draining problem was obvious. DPR will price out the work and send the estimate to Councilmember Allen’s office. The Commissioner is grateful to Jen DeMayo and the Hill Hounds who set up and helped the meeting. Finally, cars are using parking spots to pass cars at lights on 15<sup>th</sup> Street NE and there is still intermittent flooding on Duncan Place NE.

Commissioner Soderman (6A03) reported that the 10<sup>th</sup> Street family celebrated Mr. Outlaw’s 95<sup>th</sup> birthday. Unfortunately, the community lost a longtime resident, Anthony, on C Street NE. The Commissioner went to a follow-up meeting on Ward 6 redistricting and there was some contention among 6C Commissioners regarding adjustments past 8<sup>th</sup> Street NE. The Commissioner believes that Ward 6A and 6C should have equitable representation. There were a few unfortunate speeding situations on D Street NE and a discharged firearm that went through a constituent’s front door.

Commissioner Gove (6A04) noted that the latest maps have 7 Commissioners in 6A and 6C and is hoping for a rational final map. The Commissioner participated in a community clean up at Maury Elementary School and is working on testimony on safety measures at schools, noting that traffic safety measures should be standardized across schools throughout the District.

### Community Comments

MOCR Jasmine Coilton announced that the Department of Public Works (DPW) spring alley cleaning will begin March 1 through March 30, 2022 and will notify motorists to move their cars; cars that are not moved will incur a \$40.00 ticket. As of March 1, 2022, the mask mandate is lifted in DC, although individual establishments may still require masks to be worn. The Mayor announced the largest District Job Fair on March 16-17, 2022 with a resume workshop preceding it on March 14, 2022.

The meeting adjourned at 8:38 pm.



## Advisory Neighborhood Commission 6A Community Presentations





## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



February 17, 2022

Re: ANC 6A Support for traffic calming 13th and D Streets NE

Dear Director Lott,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on February 10, 2022, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to send a letter to your agency in support of traffic calming at the intersection of 13th and D Streets NE and in the 1300 block of D St. NE. While we understand the Traffic Safety Investigation process will take up to 130 days to complete, we ask that you expedite the study and installation of traffic calming measures at both the intersection and in this block given recent crashes and increase in incidences of speeding in the area.

At the January 27, 2022 meeting of ANC 6A's Transportation and Public Space Committee, a resident provided testimony that outlined concerns and observations from neighbors which included the following:

### **1300 Block of D Street NE:**

This block is adjacent to Kingsman Athletic Fields and Dog Park and is a double-long block, which results in excessive speeding by drivers. The field and dog park are heavily used by children, people walking their dogs, families, and sports groups. Drivers tend to speed on this street and there are no appropriate measures in place to indicate to drivers that they should slow down for children playing at the park.

We are proposing the installation of speed humps, "children playing" signs, and raised crosswalks to address these concerns. The following TSIs have been submitted:

- SR# 22-00045785
- SR# 22-00047894
- SR# 22-00052662
- SR# 22-00052680
- SR# 22-00052701

### **Intersection of 13th and D NE:**

This intersection -- located two blocks north of Maury Elementary and half a block from Kingsman Soccer Field and Kingsman Dog Park -- is heavily used by families walking and biking to school, to

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<sup>1</sup> ANC 6A meetings are advertised electronically on, [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



## Commission Correspondence of March 10, 2022, Meeting



Lincoln Park, and other playgrounds. Neighbors expressed concerns about the frequency of drivers speeding and rolling through the stop signs without coming to a full-stop. This intersection has also been the site of at least three crashes since September 2021:

- September 2021: a driver struck and injured a young boy while crossing the street on his bike.
  - December 2021: a driver struck and injured a woman crossing the street with her child.
  - January 22, 2022: a driver crashed into and crumpled a string of parked cars on D Street.
- Neighbors estimate that the vehicle was going as fast 50 mph to have done so much damage.

We are requesting stop sign cameras at this intersection, as well as bike facilities to continue from the southwest corner of D Street near the D6 bus stop east on D Street. We have submitted the following TSI: SR# 22-00027049

In light of the recent incidents at this location, we are requesting an expedited response from DDOT to the concerns described above. We would like to discuss and review any additional options that could help to increase safety for pedestrians in this area.

Thank you for giving great weight to the recommendations of ANC6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A





## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



February 17, 2022

Mr. Chris Rodriguez, Director  
District of Columbia Homeland Security and Emergency Management Agency (HSEMA)  
2720 Martin Luther King, Jr. Avenue SE  
Washington, DC 20032

Re: ANC6A Supports 2021 March 26, 2022 Rock and Roll Half Marathon and 5K

Dear Director Rodriguez

At a regularly scheduled and properly noticed meeting<sup>1</sup> on February 10, 2022, our Commission voted 7-0-0 to express our support for the March 26, 2022 Rock and Roll Half Marathon and 5K.

We recommend that race organizers post notices for residents to clear the race route of their vehicles at least four days (84 hours) in advance of the race. We also request that the race organizers remove all litter and race debris as quickly as possible following the race, and that organizers provide clear contact information for resolving issues on written materials.

We further request that the organizers communicate an 'open streets' time period to the ANC and to the public. This would include notification of what time they anticipate that the race will be complete and the roads empty for cleaning, so that we, and they, can alert neighbors to the opportunity for kids and adults to take advantage of the open streets and enjoy walking or biking on the H street corridor and surrounding streets.

Thank you for giving great weight to the recommendations of ANC6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC 6A meetings are advertised electronically on, [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.





## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



March 23, 2022

ANC 6A RESOLUTION NO. 2022-003

Resolution regarding ANC 6A support for the naming of “Overbeck Alley”

WHEREAS, the interior alley abutting Square 1009 in the Capitol Hill neighborhood of Washington, D.C., between C and D Street NE and 12th and 13th Street NE, does not have an official name; and

WHEREAS, dwellings are planned to be constructed on Square 1009; and

WHEREAS, without an official name, these dwellings cannot be assigned a postal address; and

WHEREAS, a postal address is necessary to obtain fundamental private and governmental services and benefits;

WHEREAS, Ruth Ann Overbeck was a longtime resident of Capitol Hill who chronicled local history and advocated for the preservation of buildings and oral histories, and whose legacy inspired a project to collect oral histories from a diverse group of Hill residents; and

WHEREAS, a majority neighbors with properties abutting the portion of the alley to be named have signed a petition in favor of naming the alley “Overbeck Alley”;

THEREFORE, BE IT RESOLVED that the ANC6A supports the official naming of the alley “Overbeck Alley”. Attested by:

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

March 23, 2022

This Resolution was approved by a vote of 8-0-0 on March 10, 2022 at a public meeting<sup>1</sup> of ANC 6A at which a quorum was present.

<sup>1</sup> ANC 6A meetings are advertised electronically on [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), [newhilleast@groups.io](mailto:newhilleast@groups.io), [www.anc6a.org](http://www.anc6a.org), and on Twitter (@ANC6A) as well as through print advertisements in the Hill Rag.



# Commission Correspondence of March 10, 2022, Meeting



## Overbeck Alley

### Project Summary

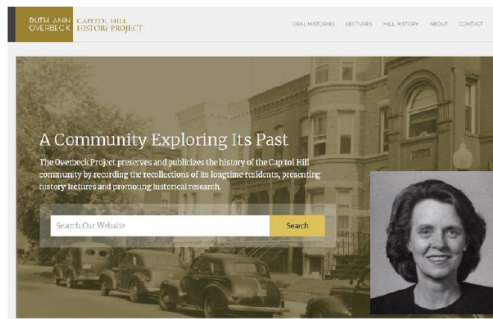
Adolfo Briceño, developer & Jack Becker and Maddie Hoagland-Hanson, designers and co-developers propose to build two alley dwellings in the square bounded by 12th, 13th, D & C Streets NE. The two homes will be 2-stories (20') tall and occupy two separate, currently vacant lots (0072 & 0082). The two residences will be for the families of Mr. Briceño & Mr. Becker/Ms. Hoagland-Hanson respectively. Parking will be provided behind 319 12th St NE, also owned by Mr. Briceño.

### About Us

For over three decades, as developer and builder, Adolfo Briceño has completed dozens of historic preservation projects in and around Capitol Hill. Jack Becker co-founded [bld.us](#), an architecture practice, in 2013. Based in historic Anacostia, [bld.us](#) is dedicated to healthy housing with an emphasis on renewable, organic building materials and sensitivity to historic contexts. [bld.us](#) has worked on several DC alley homes, including another in Capitol Hill at Adelaide Alley SE. Jack's partner, Maddie Hoagland-Hanson, is a landscape architect currently working as an in-house horticulturist for Casey Trees. Previously she worked for several Capitol Hill landscape architecture firms.

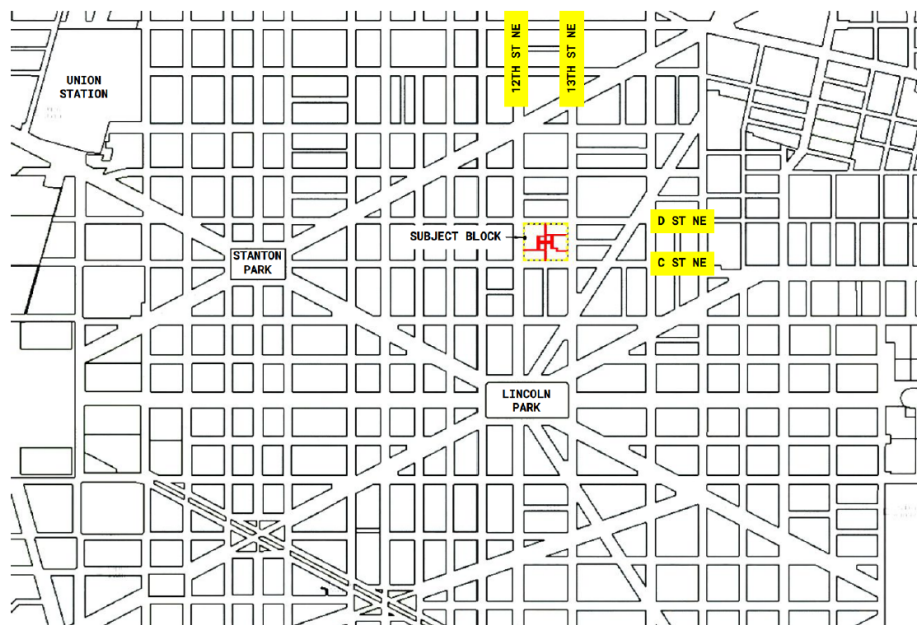
### Alley Namesake

In association with this project, we propose naming the adjoining alleyway in memory of Ruth Ann Overbeck, a longtime resident of Capitol Hill and dear friend of Adolfo who chronicled local history and advocated for the preservation of buildings and personal stories alike. More info about her life & work can be found at [www.capitolhillhistory.org/project-people](http://www.capitolhillhistory.org/project-people).



FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"

## Neighborhood Context



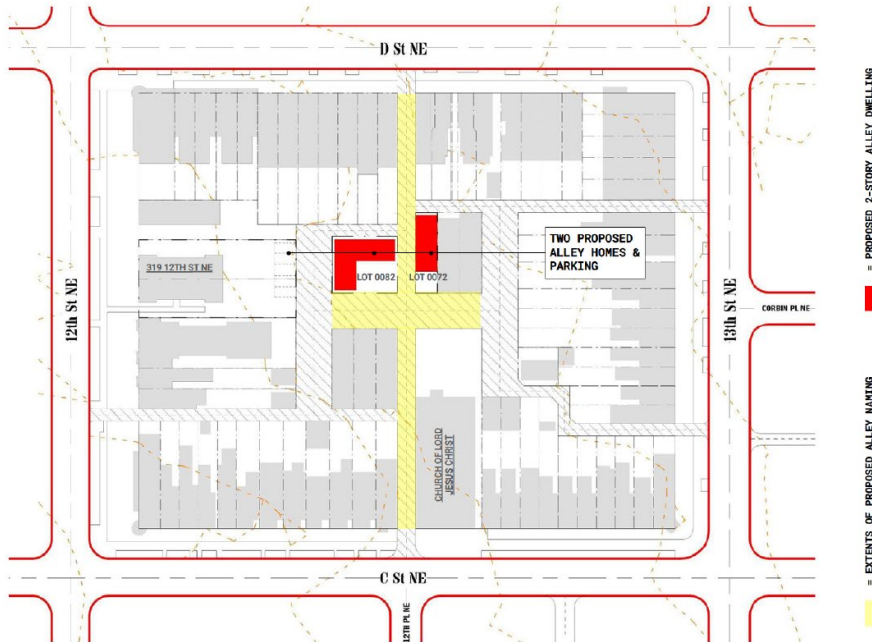
FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"



# Commission Correspondence of March 10, 2022, Meeting



## Block Plan



FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"

## Site Photos



VIEW FROM C STREET LOOKING NORTH



VIEW OF SMALLER ALLEY LOT (#072) LOOKING SOUTHEAST



VIEW OF LARGER ALLEY LOT (#082) LOOKING NORTHEAST

FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"

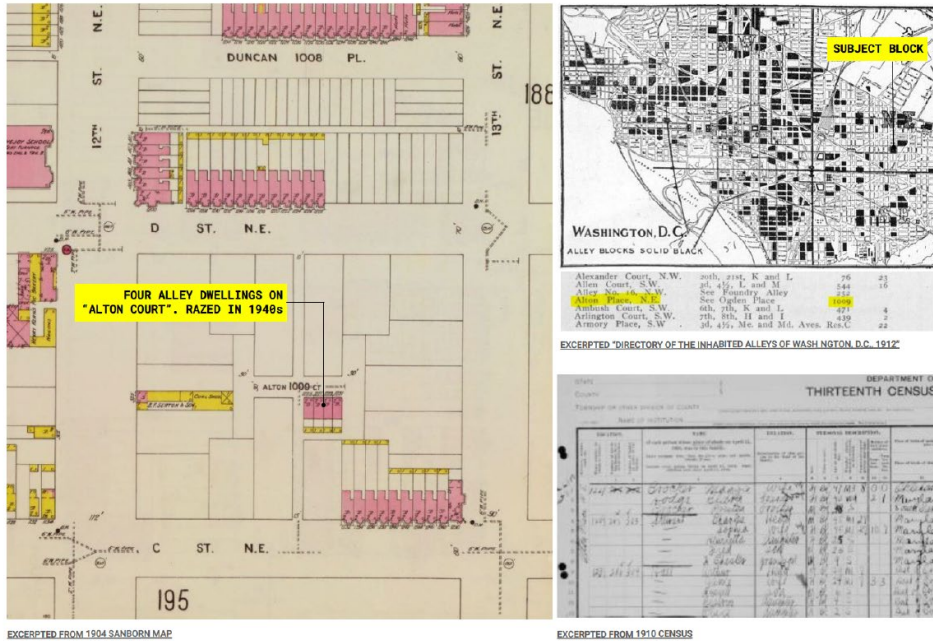




# Commission Correspondence of March 10, 2022, Meeting

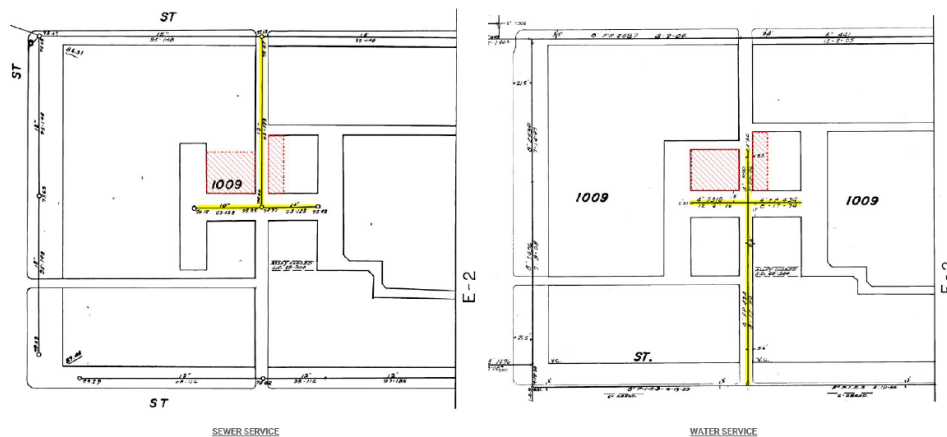


## Site History



FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"

## Site Utilities



FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"



# Commission Correspondence of March 10, 2022, Meeting



## Alley Naming Petition

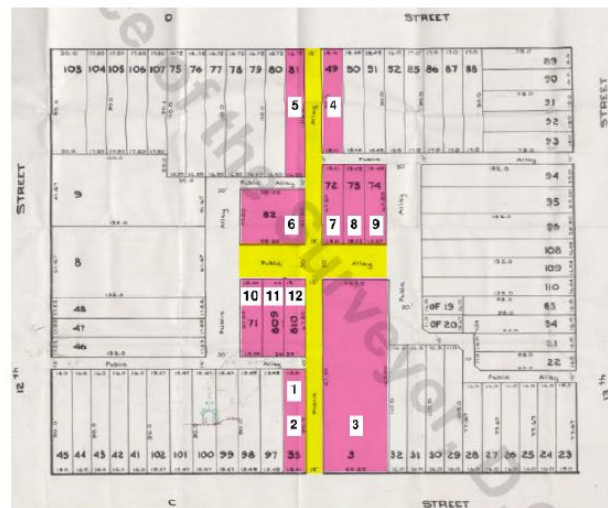
### NAMING THE ALLEY IN SQUARE 1009

I SUPPORT THE "OVERBECK ALLEY DESIGNATION ACT OF 2022" WHICH DESIGNATES THE INTERIOR SECTION OF THE PUBLIC ALLEY SYSTEM WITHIN SQUARE 1009, BOUNDED BY 12TH STREET NE, C STREET NE, 13TH STREET NE AND D STREET NE IN WARD 6, AS OVERBECK ALLEY.

	NAME (Print & Sign)	ADDRESS
1		
2		
3		1224 D St. NE
4		SSL 1009 072
5		SSL 1009 082
6		1224 C St. NE
7		1224 C Street, NE
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PETITION: AT LEAST 15 DAYS PRIOR TO THE HEARING, THE INITIATOR (JACK BECKER & MADELYN HOAGLAND-HANSON) SHALL SUBMIT A PETITION TO THE COUNCIL IN SUPPORT OF THE PROPOSAL THAT HAS BEEN SIGNED BY A MAJORITY OF THE RESIDENTS AND OWNERS OF PROPERTY THAT ABUTS THE PORTION OF THE ALLEY OR STREET PROPOSED TO BE DESIGNATED WITH AN OFFICIAL NAME

KEY #	ADDRESS	SSL	OWNER/RESIDENT	SUPPORT
1	1224 C St NE	1009 0033		Y
2	1224 C St NE	1009 0033		Y
3	1230 C St NE	1009 0616		N/A
4	1229 D St NE	1009 0619		Y
5	1223 D St NE	1009 0081		N
6	(Alley Lot)	1009 0082		Y
7	(Alley Lot)	1009 0072		Y
8	(Alley Lot)	1009 0073		N/A
9	(Alley Lot)	1009 0074		N/A
10	(Alley Lot)	1009 0071		N/A
11	(Alley Lot)	1009 0609		N/A
12	(Alley Lot)	1009 0610		N/A
TOTAL NO. OF RESIDENTS & OWNERS			8	
TOTAL NO. OF SUPPORTERS			5	62.5%



LEGEND   = PROPOSED EXENTS OF OVERBECK ALLEY   = ABUTTING PROPERTY

FEBRUARY 24TH, 2022 - ANC 6A Transportation & Public Space Committee Meeting - PROPOSED ALLEY NAMING, "Overbeck Alley"



## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



February 23, 2022  
Director Lott and Vision Zero Team  
District Department of Transportation  
55 M St SE, Suite 400  
Washington, DC 20003

Re: ANC6A Renewed Request for Automated Enforcement

Dear Director Lott and Vision Zero Team:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on February 13, 2022, our Commission voted 7-0-0 to renew our August 2020 request for automated traffic enforcement (red light and/or speed cameras) with a reiteration of our support for installation of cameras at the following priority locations:

1. 1300 block of H Street NE (westbound) (SR#22-61187600)
2. 1300 block of C Street NE (westbound) (SR# 22-55912)
3. 1500-1900 block of East Capitol Street NE (both directions) (SR# 21-562660)
4. 100-300 blocks of 11th Street NE (southbound) (SR# 21-96614 , SR#21-562071)

Automated traffic enforcement, including red light and speed cameras, has been shown to reduce vehicle speeds, collisions, and injuries.<sup>23</sup> Additionally, automated enforcement frees up police time and resources to focus on other priorities and removes the potential for racial profiling related to enforcement in these locations.<sup>4</sup> To ensure that automated enforcement is effective, we also request that DC leadership work to establish reciprocity with other states; recent estimates indicate that the District of Columbia is owed \$835M in fines, 85% of which are owed by Maryland and Virginia residents.<sup>5</sup>

Thank you for giving great weight to the request by ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A04@anc.dc.gov.

On behalf of the Commission,

*Amber K. Gove*

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc-6a@yahoogroups.com](mailto:anc-6a@yahoogroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.

<sup>2</sup> Hu W, McCart AT. Effects of automated speed enforcement in Montgomery County, Maryland, on vehicle speeds, public opinion, and crashes. Traffic Inj Prev. 2016;17 Suppl 1:53-58. doi:10.1080/15389588.2016.1189076

<sup>3</sup> Soole DW, Watson BC, Fleiter JJ. Effects of average speed enforcement on speed compliance and crashes: a review of the literature. Accid Anal Prev. 2013;54:46-56. doi:10.1016/j.aap.2013.01.018

<sup>4</sup> <https://wamu.org/story/19/09/10/d-c-police-release-long-delayed-stop-and-frisk-data-showing-racial-disparities-in-stops/>

<sup>5</sup> <https://www.nbcwashington.com/news/local/dc-owed-835m-in-unpaid-parking-tickets/2190064/>



## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



March 15, 2022

Mr. Matthew Marcou  
Associate Director for Public Space Regulation Administration  
District of Columbia Department of Transportation  
55 M Street SE, Suite 400  
Washington, DC 20003  
*Via email to [public.spacecommittee@dc.gov](mailto:public.spacecommittee@dc.gov)*

Re: Public Space Application Tracking Number #10905087 – 1025 H Street NE, (SSL: 0959- 0017),  
Conversion to an Enclosed Sidewalk Café – Permittee: Felix Restaurant Group, LLC d/b/a The Pursuit

Dear Mr. Marcou and DDOT Public Space Committee:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on March 10, 2022, our Commission voted 8-0-0 to support the “Convert to Enclosed Café” (tracking #10852880) for existing approved “Sidewalk Café Un-Enclosed” located at 1025 H Street NE to be operated by The Pursuit Wine Bar and Kitchen subject to the following conditions being met by the applicant in its plans or operations:

- The Enclosed Café will not exceed the approved Un-Enclosed Café boundaries.
- The original conditions for the operation of the Un-Enclosed Café are followed.

Thank you for giving great weight to the comments and recommendations of ANC6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) or Commissioner Keya Chatterjee at [6A01@anc.dc.gov](mailto:6A01@anc.dc.gov) [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



March 17, 2022

Ms. Haley Peckett  
Deputy Director, Parking and Ground Transportation Division  
District Department of Transportation  
250 M St. SE  
Washington, DC 20003

Re: ANC 6A Support for Ward 6 Residential Permit Parking Spaces (NOI#22-88-PGTD)

Dear Deputy Director Peckett,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on March 10, 2022, our Commission voted 8-0-0 (with 5 Commissioners required for a quorum) to send a letter to your agency in support of Ward 6 Residential Permit Parking Spaces on the 1400 Block of Maryland Avenue NE.

Thank you for giving great weight to the comments and recommendations of ANC6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



March 23, 2022

Councilmember Trayon White, Sr.  
Chair, Committee on Recreation, Libraries & Youth Affairs

Re: Support for Capital Improvements at Kingsman Dog Park, Sherwood Recreation Center, and  
Rosedale DPR facilities in ANC6A

Dear Chair White and Committee Members:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on March 10, 2022, our Commission voted 8-0-0 to send a letter of support for capital investments in Kingsman Dog Park as part of the FY23 budget process and for continued investments and maintenance in DPR-managed parks in 6A.

Our Commission regularly receives requests for and complaints regarding the maintenance of the Kingsman Field and Dog Park, one of the many DPR-managed parks within our Commission boundaries. Kingsman Field and Dog Park, located in the 1300 block of D Street NE, is a good illustration of how the lack of routine maintenance can result in the erosion of the quality of recent investments. Kingsman Dog Park, one of the first official DC dog parks, has received only sporadic improvements from DGS since its installation a decade ago. As a result, the dog park suffers from broken water fountains and trash receptacles, dead and dying trees, and persistent drainage issues. Mud throughout the year and ice in winter make exercising dogs a messy affair. As an alternative, many dog owners have been using the adjacent athletic fields to exercise their dogs. While we are grateful for the beautiful new fields, which received some \$400,000 in upgrades according to a recent communication with DPR External Affairs Christopher Dyer, we are concerned that this investment will be quickly eroded by poor maintenance and daily use by numerous dogs, despite clear signage indicating that no dogs are allowed on the athletic fields.

ANC 6A is recommending that DPR place Kingsman Field Dog Park on the priority list for capital improvement projects for FY23. Kingsman Field Dog Park is more than 10 years old and the infrastructure has deteriorated to the point that it no longer meets our community's needs. Urgent attention is needed to fix the fencing, grading, and surfacing in order to restore the dog park to its original state. We would also welcome DPR's engagement with the newly revived Hill Hounds group to consider alternative surfacing and upgrades. By offering dog owners a reliable, safe, and sanitary place for their dogs to play, they may be less inclined to run their dogs in the adjacent athletic fields which are used regularly by local youth sports leagues and community groups.

The Commission also requests funding be dedicated to replace the playground surface at Sherwood Recreation Center. The playground is heavily used by our community's large number of children as well as the children who attend the adjacent DC Public School. Unfortunately, the surface is in bad disrepair with many areas where it has developed significant holes and crevices. The Commission recommends the completion of a complete resurfacing this year. Rosedale Playground and the Rosedale Recreation Center Complex are also in need of additional maintenance and repair.

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## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



Thank you for your consideration of this request and for giving great weight to the recommendations of ANC 6A. We applaud the commitment of DPR leadership to improving our parks. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Charles Allen, DPR Director Delano Hunter



## Commission Correspondence of March 10, 2022, Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



March 17, 2022

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. 20687 (1127 G Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on March 10th, 2022, our Commission voted 8-0-0 (with 5 Commissioners required for a quorum) to support the request for the owners of 1127 G Street, NE. Specifically, the applicant seeks special exception zoning relief pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle E § 304.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the accessory building area requirements of Subtitle E § 5003.1, pursuant to Subtitle U § 301.1(e) and Subtitle X § 901.2 from the matter-of-right uses of Subtitle U § 301, to construct a detached, two-story, garage with second story dwelling unit to an existing, attached, two-story principal dwelling unit in the RF-1 zone. The design has taken measures to ensure that the addition is not visible from the street, and it will not disrupt the privacy, air and light of neighbors. The owner has proven that the special exception criteria have been met through submission of architectural elevations and letters of support from neighbors. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood.

Thank you for giving great weight to the comments and recommendations of ANC6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A04@anc.dc.gov or Mr. Greenfield at brad.greenfield@gmail.com.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Consent Agenda



### Alcohol Beverage Licensing

**Recommendation:** ANC 6A protest the license renewal application of Granville Moore's Brickyard LLC (ABRA-072792) unless an amended Settlement Agreement is reached prior to the protest deadline (May 2, 2022) and that the Chair and Vice Chair of ANC 6A and the Chair and Co-Chair of the ABL Committee represent the ANC in the negotiation of the Settlement Agreement.

### Transportation and Public Space

**Recommendation:** ANC 6A send a letter to DDOT supporting traffic calming in the area of C Street NE between 11th Street NE and 15th Street NE.

**Recommendation:** ANC 6A send a letter to DDOT reiterating the ANC's request for traffic calming in the 800 block of West Virginia Avenue NE and K Street NE, as set out previously in the ANC's June 15, 2021 comment to DDOT in response to the Notice of Intent (NOI # 21-136-PSD).

**Recommendation:** ANC 6A send a letter of support to HSEMA in support of the permit for the Capitol Hill Classic race.

### Economic Development and Zoning (EDZ)

**Recommendation:** ANC 6A send a letter of support to HPRB for the construction of a ten foot (by right) addition on the rear of building while also adding a 3rd floor addition, and a second floor addition to an existing one story garage at 242 11th Street NE (HPRB Case #22-174), on condition that the developer make best efforts to get letters of support both adjacent neighbors, and the three neighbors across the alley from 242 11th Street NE. (Heard and approved by HPRB on March 24, 2022)

**Recommendation:** ANC 6A send a letter of support to HPRB for the construction of a rear yard addition and cellar addition which will fill in the dogleg at 1108 Constitution Avenue NE (HPRB Case #22-173), on condition that the owner make best efforts to get letters of support from 1111 Park Street NE. (Heard and approved by HPRB on March 24, 2022)



## Consent Agenda



April XX, 2022

Director Everett Lott  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Re: Support for traffic calming on the 1100 to 1400 blocks of C Street NE and the 300 block of 15th Street NE

Dear Director Lott:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14th, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support resident requests for traffic calming in the above referenced blocks.

In June 2017, our Commission submitted a traffic safety assessment<sup>2</sup> for the 1200 to 1500 blocks of C Street NE that was never resolved and closed with no measures taken.

In April 2021, Brian Johnson was killed by a speeding driver who ran the red light at 14th and C Streets NE.<sup>3</sup>

Our Commission urgently requests traffic calming on C Street NE from 11th Street to 15th Street NE, including consideration of the following recommended measures and any others that DDOT believes will reduce driver speed and improve safety for vulnerable road users:

- Installation of raised bus bays to prevent drivers from using the bus and bike lanes as a passing lane
- Installation of curb extensions and bump outs at every intersection
- Conversion of intersections from traditional stop control (stop lights) to all way stop control, following the findings from a similar conversation of 53 Georgetown intersections which resulted in a 42% reduction in injury crashes<sup>4</sup>;
- Installation of raised crosswalks at the non-stop controlled intersections of
  - 14th Place NE
  - Warren Street NE
  - 12th Place NE

Relevant Traffic Safety Investigation Requests include:

- 21-562556
- 21-553719
- 21-562229
- 22-127067
- 22-127062

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<sup>1</sup> ANC 6A meetings are advertised electronically on, [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.

<sup>2</sup> <https://anc6a.org/wp-content/uploads/Letter-to-DDOT-re-traffic-calming-C-St-NE.pdf>

<sup>3</sup> [https://ddot.dc.gov/sites/default/files/dc/sites/ddot/D21-11\\_1369%20C%20Street%20NE.pdf](https://ddot.dc.gov/sites/default/files/dc/sites/ddot/D21-11_1369%20C%20Street%20NE.pdf)

<sup>4</sup> <https://journals.sagepub.com/doi/10.1177/0361198120920871>



## Consent Agenda



- 22-055912
- 22-129469

In addition, our Commission supports the recently submitted Traffic Safety Investigation requests for the 300 block of 15th Street NE:

- 22-062693
- 22-062712

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Commissioner Gentile can be contacted at [6A05@anc.dc.gov](mailto:6A05@anc.dc.gov).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A





## Consent Agenda



April XX, 2022

Everett Lott  
Director  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Michael A. Carter  
Interim Director  
Department of Public Works  
Frank D. Reeves Municipal Center  
2000 14th Street NW  
Washington, DC 20009

Re: Support for traffic calming and trash collection change for 800 block of West Virginia Avenue and K Street NE

Dear Directors Lott and Carter:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14th, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to reiterate support for resident requests for traffic calming and a trash collection change in the above referenced block.

The 800 block of West Virginia Avenue NE ends on the south side at a small pocket park at 8th and K Streets NE, which houses a Capital Bikeshare corral and a street mural. This is a residential block with homes on the south side of the street and driveways coming out of the rear of homes on the north side of the street. The street is characterized by high speeds, dangerous driving and illegal trash dumping, resulting in a hostile, unsafe environment for residents.

On June 15, 2021, our ANC unanimously responded to NOI # 21-136-PSD supporting a “*conversion of the 800 block of West Virginia Ave NE to one-way for vehicular traffic to facilitate slower speeds and bikeways that are protected by parking on the south side of the street.*” Our ANC further requested “*Additional traffic calming measures, such as high visibility raised crosswalks and/or speed humps.*” The letter can be found here: <https://anc6a.org/wp-content/uploads/ANC6A-support-for-NOI-21-136-PSD.pdf>

Since that time, DDOT decided to move forward with the West Virginia Avenue protected bike lane north of Florida Avenue NE, but decided to install no bike lane on the 800 block of West Virginia Avenue NE. This decision came after DDOT presented options for sharrows, unprotected bike lanes, and protected bike lanes to our ANC. This decision results in a lack of connection between the West Virginia Avenue Cycle Track

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## Consent Agenda



and K Street NE, where bicyclists can continue on to Northwest DC and Chinatown. DDOT must remedy the lack of a bike lane connection on this block.

Further, DDOT has failed to install any traffic calming on this block. Service request number 22-00095184 was submitted to request a speed bump and closed on March 25, 2022 by DDOT with no action and the following comment: *“Thank you for contacting DDOT, Traffic Safety Team has completed an investigation along 800 block of West Virginia Avenue NE. This service request is closed to avoid duplicate service requests. Please refer to tracking number 21-00507167. [sic]”* The tracking number that DDOT references was initiated on November 8, 2021 and indicates that data will be collected within 45 days of December 29, 2021. More than 45 days have passed since December 2021 and DDOT staff have privately communicated to residents that a speed bump could not be installed because West Virginia Avenue is a minor arterial, but have not shared any data. Given that West Virginia Avenue is now a dead-end, thanks to the wonderful pocket park, we do believe that DDOT should revisit the classification as a minor arterial. ANC 6A reiterates our request for traffic calming.

Other requests to serve the 800 block of West Virginia Avenue NE have also been ignored. In our letter dated July 18, 2021 we shared our unanimous vote requesting that *“DPW move trash collection for the 800 block of West Virginia Avenue NE, the 1000 block of 9th Street NE, and 800 block of K Street NE to the rear alley of those blocks from its current location on West Virginia Avenue NE. If this change in trash collection location is not possible, we request that DPW present options to ANC6A for how to address the current health and safety issue related to trash collection on the 800 block of West Virginia Avenue NE.”*

At this point, we have neither had a change in trash collection points, nor has DPW come to present options to our ANC to address health and safety concerns of neighbors. We are writing today to request the following:

- 1- That DDOT install traffic calming in the form of speed bumps or raised crosswalks on the 800 block of West Virginia Avenue NE, as we requested on June 15, 2021.
- 2- That DDOT recount the average daily car traffic on West Virginia Avenue NE given changes in traffic patterns and share data with ANC6A. The last count was before the public health emergency and found traffic levels to be just above the 5,000 car threshold that DDOT has indicated is relevant to DDOT for speed bump decisions.  
(<https://www.arcgis.com/apps/mapviewer/index.html?layers=e22369afb7e94cf3b9c6c1b60f4bb509>).  
We request that DDOT conduct a recount given that patterns have changed significantly. We further request that DDOT work with USDOT to recategorize the 800 block of West Virginia Avenue to a collector or local road and pursue a one-way treatment and protected bike lanes for this block. This is a small residential street that ends in a dead-end on one side and it should not be classified as a minor arterial.
- 3- That DPW either move the trash collection point away from West Virginia Avenue NE to the alley, or present to ANC 6A health and safety options at an upcoming meeting of our Transportation and Public Space Committee, as we requested on July 18, 2021.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A04@anc.dc.gov and Commissioner Chatterjee can be contacted at 6A01@anc.dc.gov.



## Consent Agenda



On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A



## Consent Agenda



April XX, 2022

Mr. Chris Rodriguez, Director  
District of Columbia Homeland Security and Management Agency  
2720 Martin Luther King, Jr. Avenue SE  
Washington, DC 200032

Re: ANC6A Support for the 2022 Capitol Hill Classic Races

Dear Director Rodriguez:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the 2022 Capitol Hill Classic 10K and 3K races and Children's Fun Run.

ANC6A supports this race because it is well-organized and supports the Capitol Hill Cluster School DC Public Schools that serve children from ANC6A and other nearby communities. Each year, the race organizers work closely with MPD to devise safe bump-cross routes to be used during the race to allow vehicles to cross when runners are not approaching. We value the close collaboration between race organizers and our community.

Thank you for giving great weight to the views of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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## Consent Agenda



April XX, 2022

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

Re: HPA 22-174 (242 11<sup>th</sup> Street, NE)

Dear Ms. Heath:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the proposed construction of a ten foot (by right) addition on the rear of building while also adding a 3rd floor addition, and a second floor addition to an existing one story garage in the Capital Hill Historic District. The design has taken measures to ensure that the addition is not visible from the street, and it will not disrupt the historic character of the neighborhood.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A


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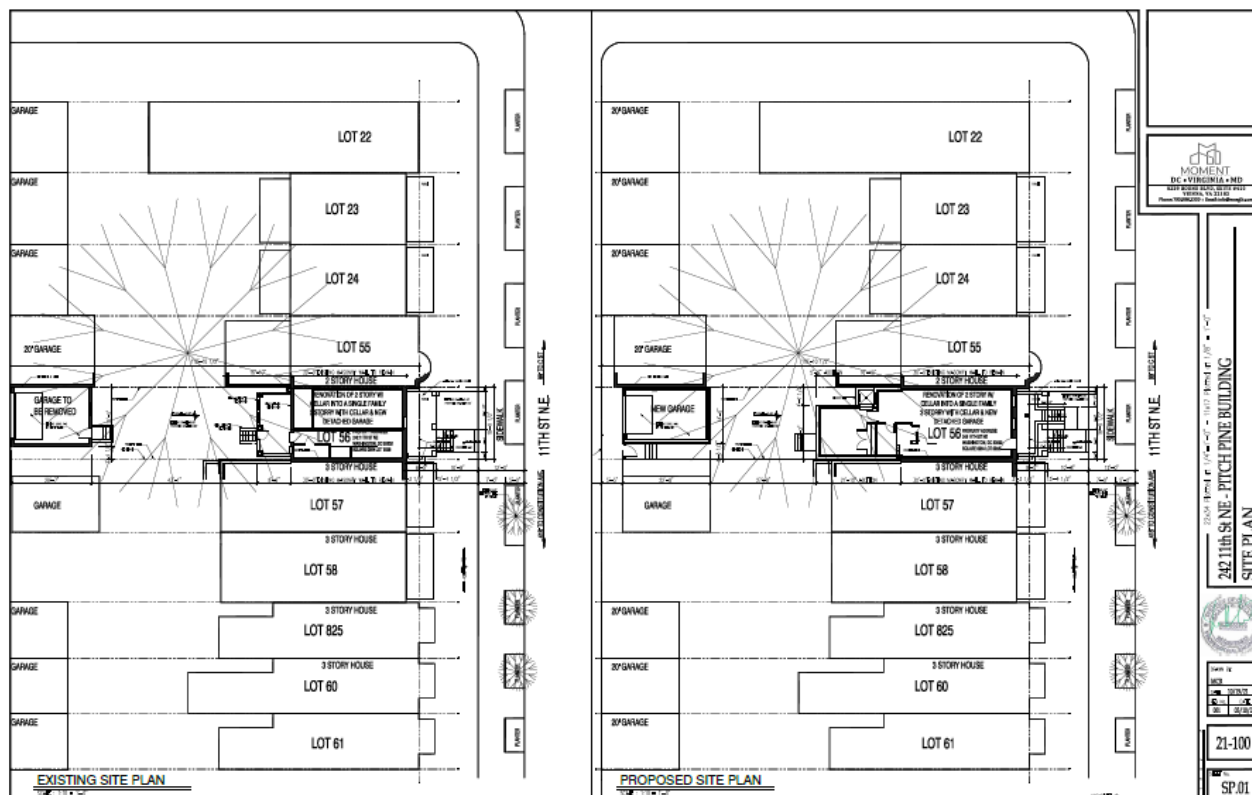
<sup>1</sup> ANC 6A meetings are advertised electronically on [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), [newhilleast@groups.io](mailto:newhilleast@groups.io), [www.anc6a.org](http://www.anc6a.org), and on Twitter (@ANC6A) as well as through print advertisements in the Hill Rag.



# Consent Agenda

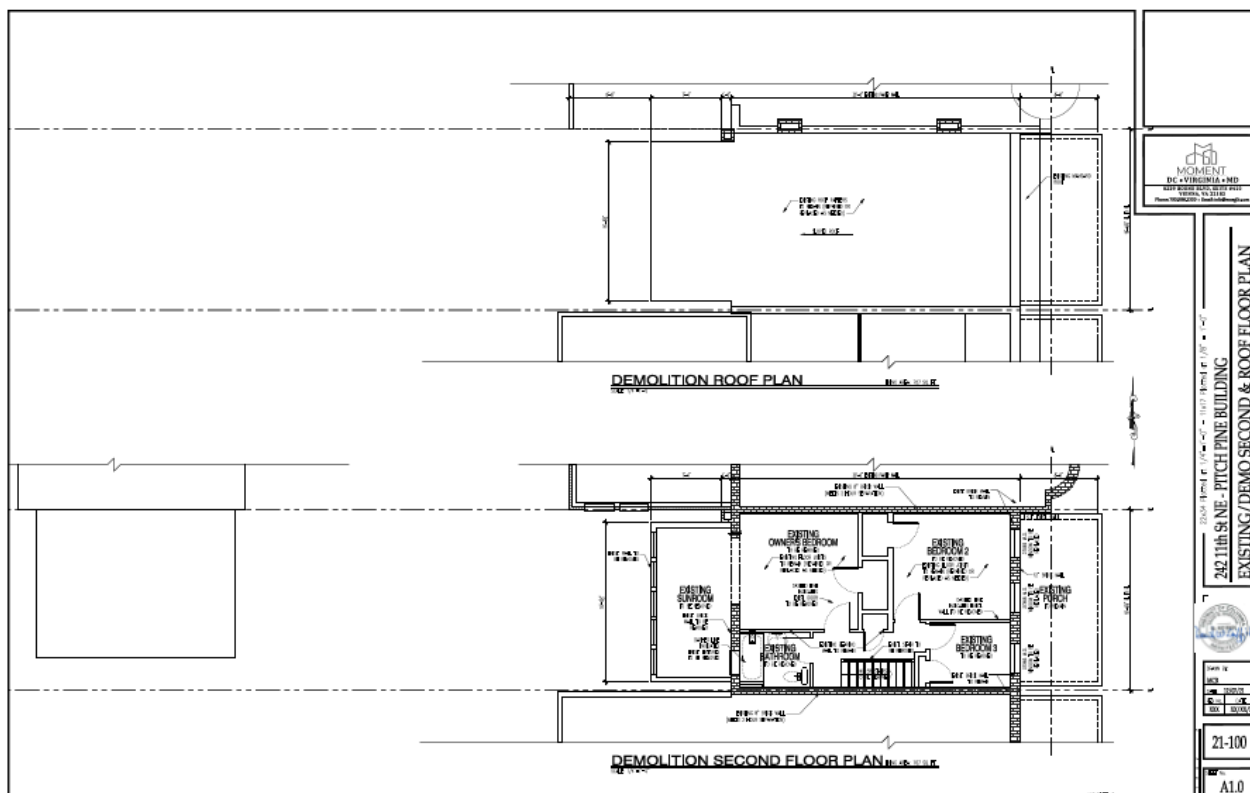
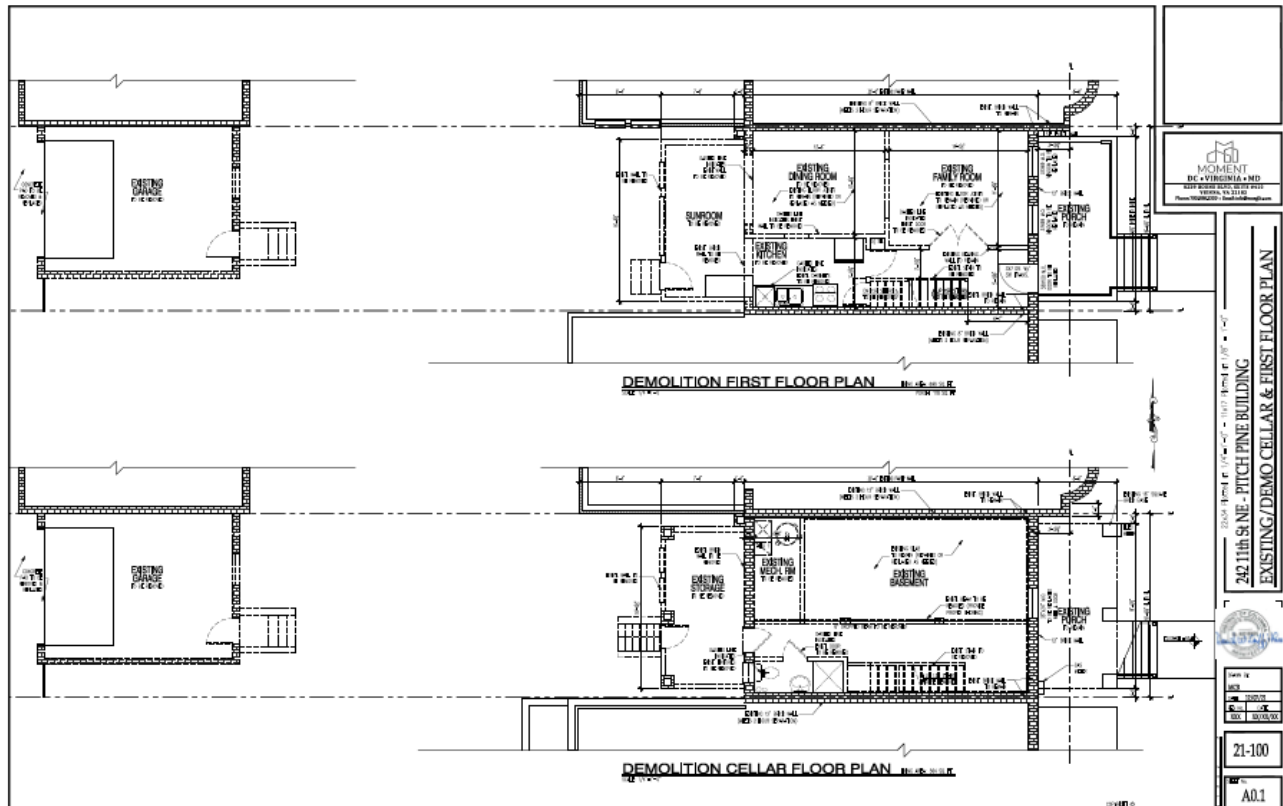


FOUNDATION NOTES		DESCRIPTION OF WORK/SITE INFORMATION																					
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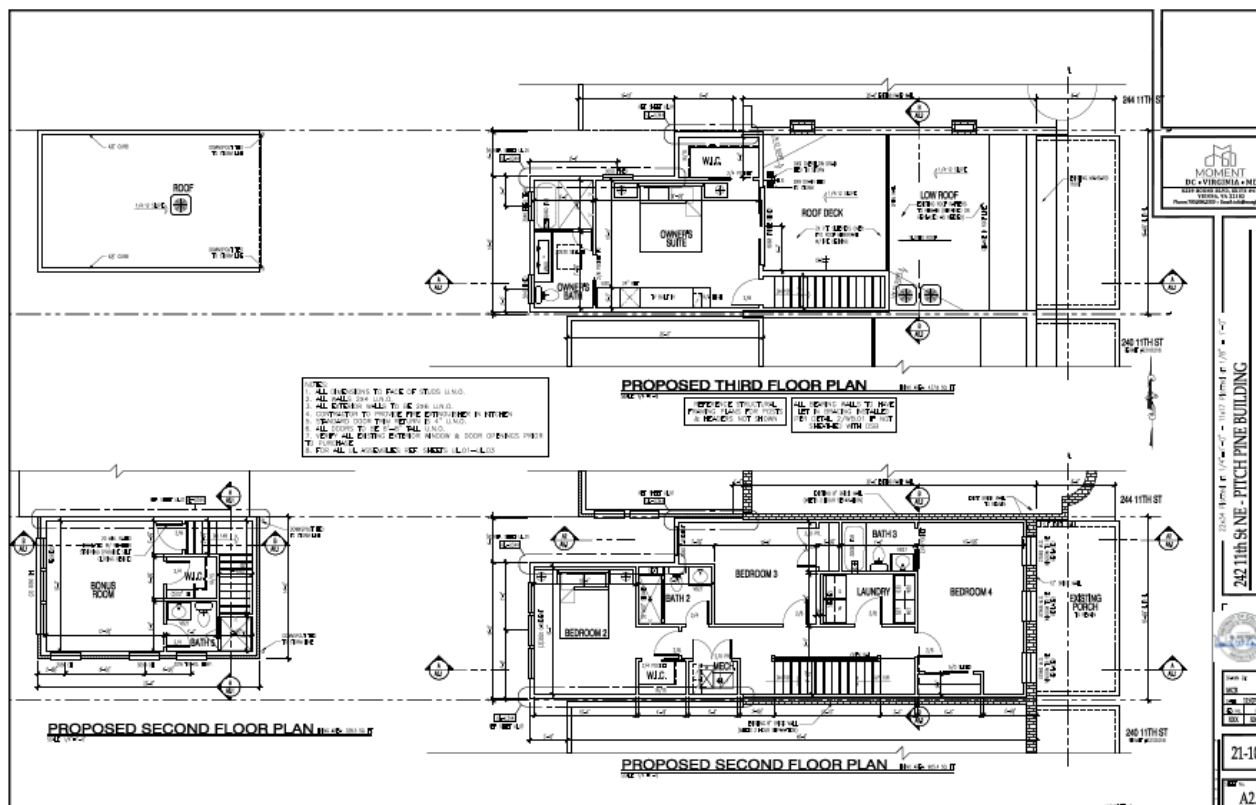
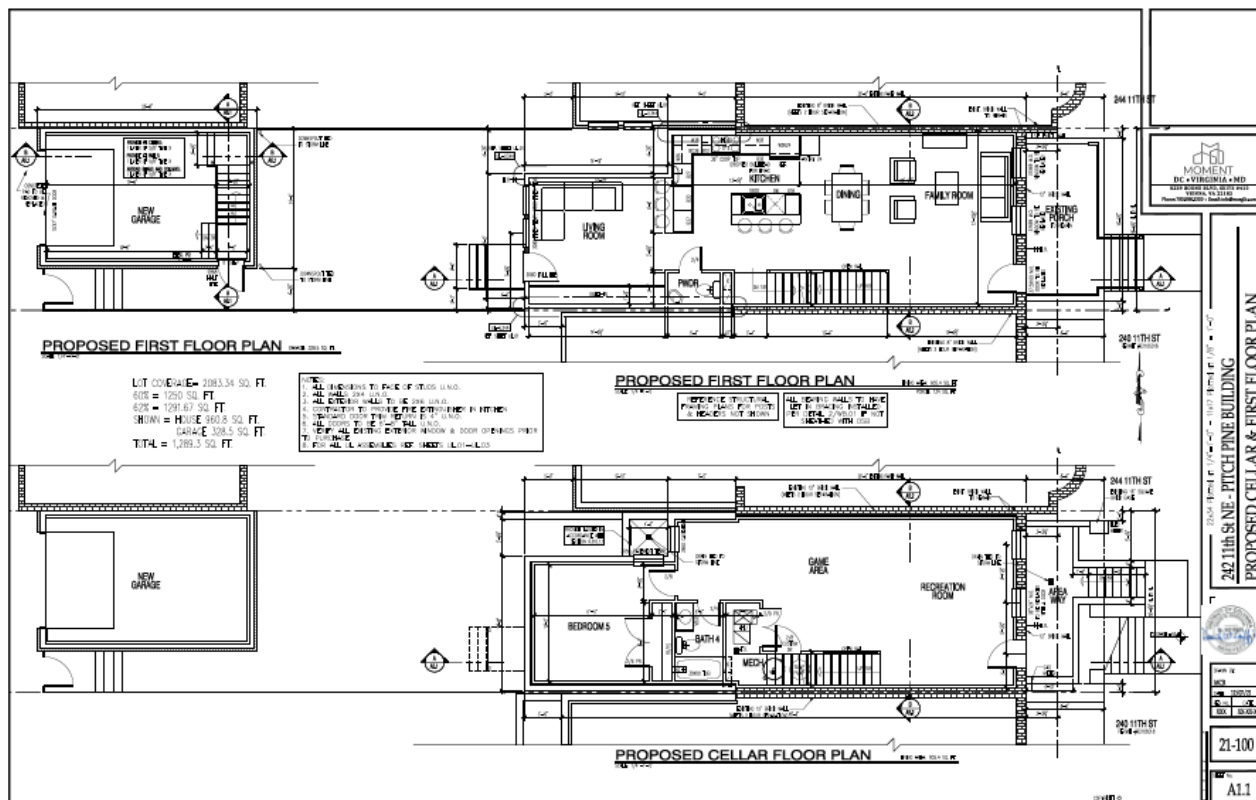
# Consent Agenda





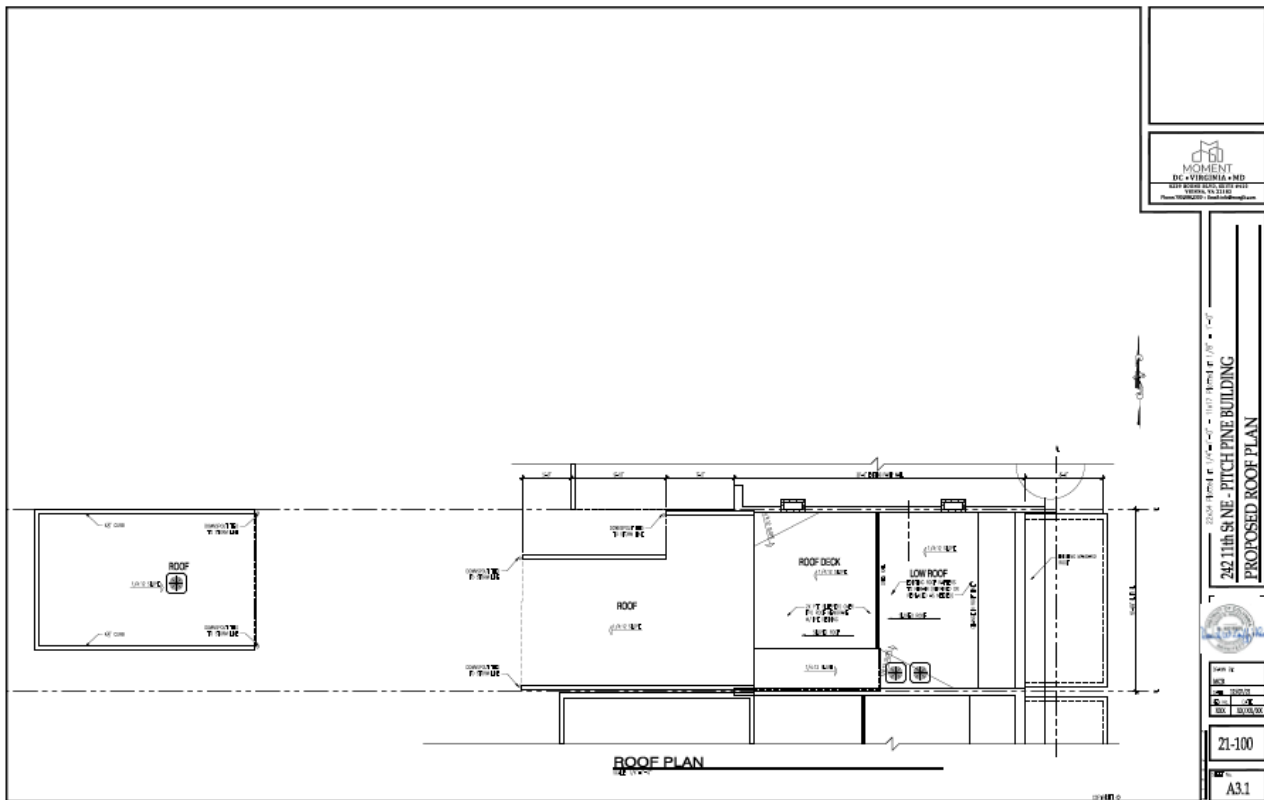


# Consent Agenda



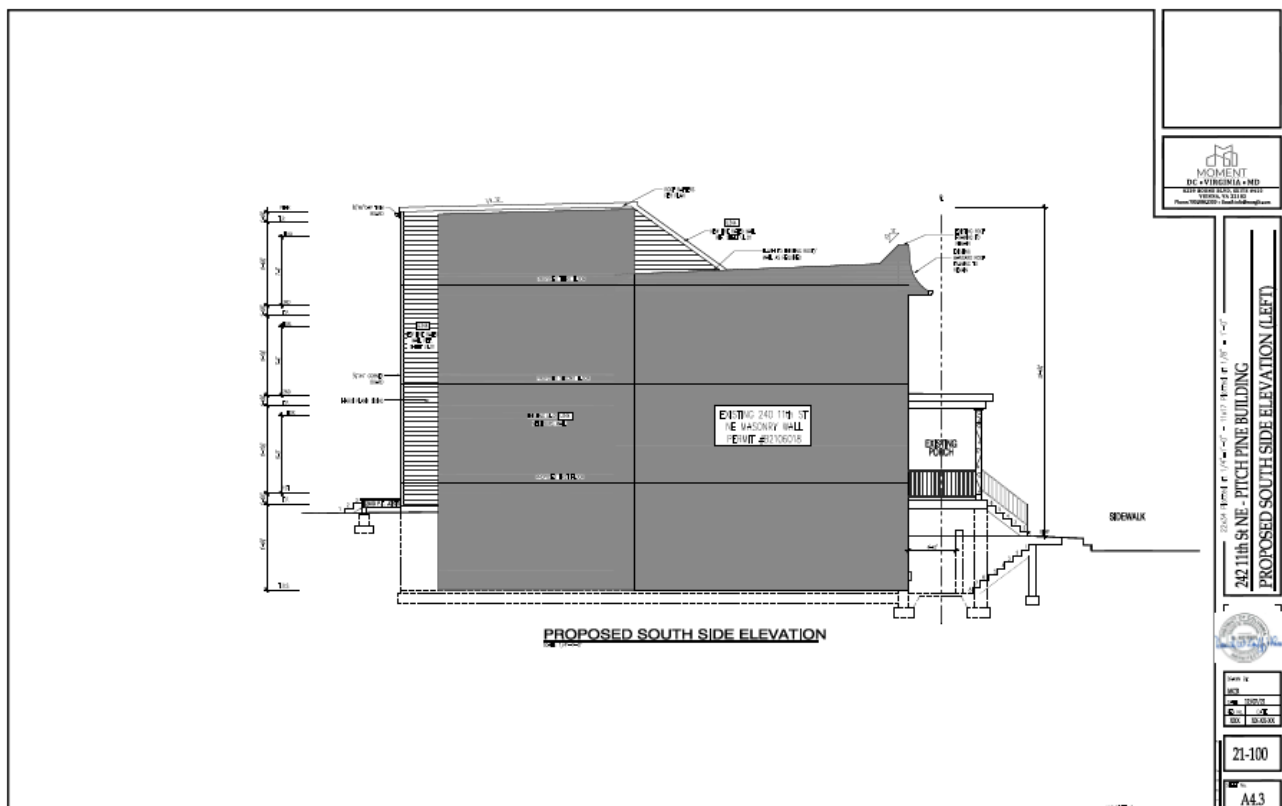
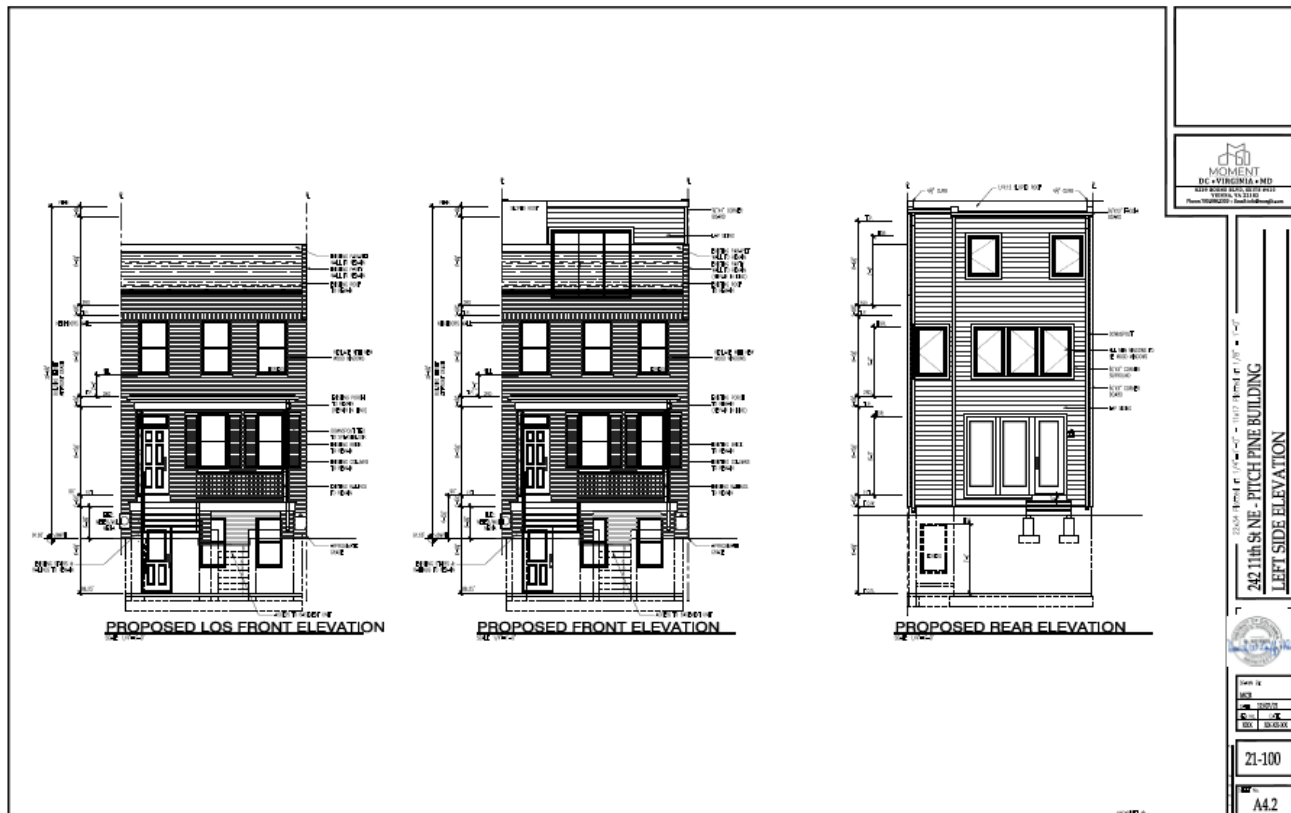


# Consent Agenda



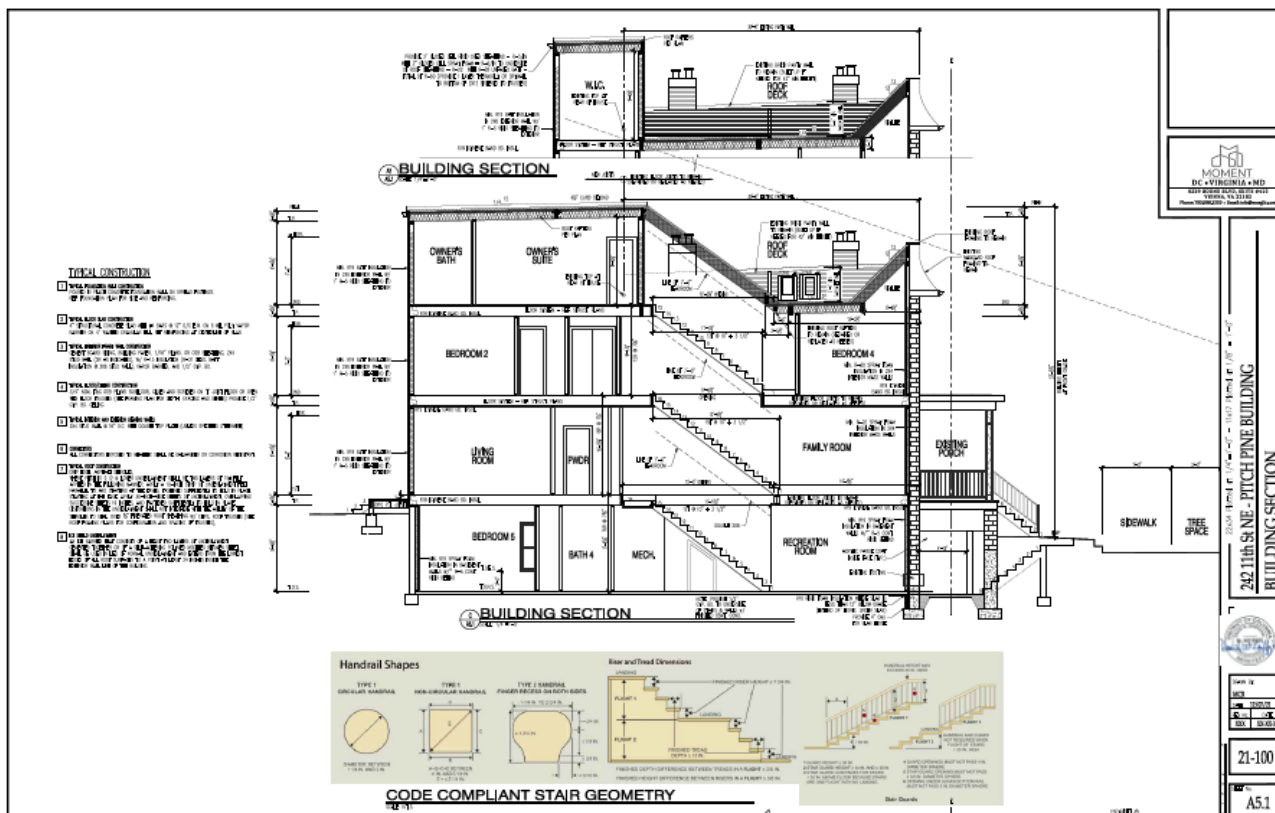
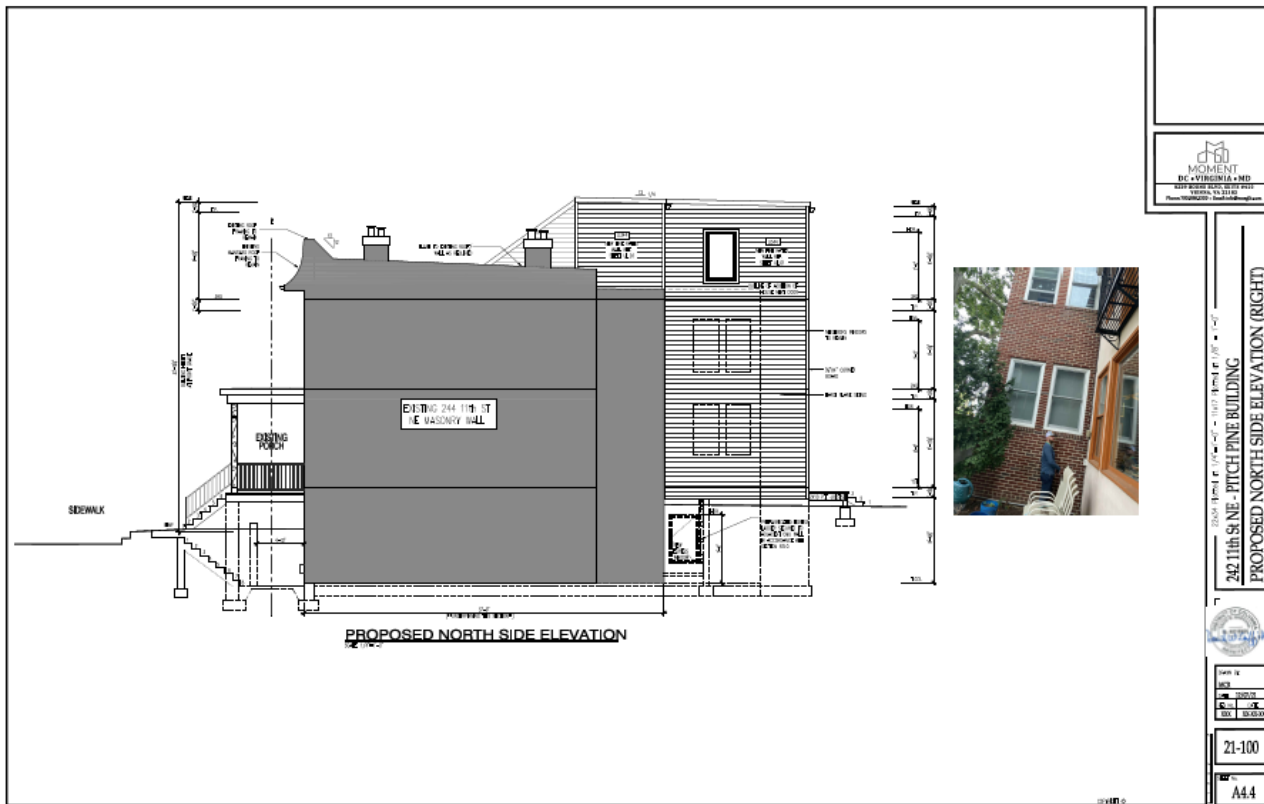


# Consent Agenda



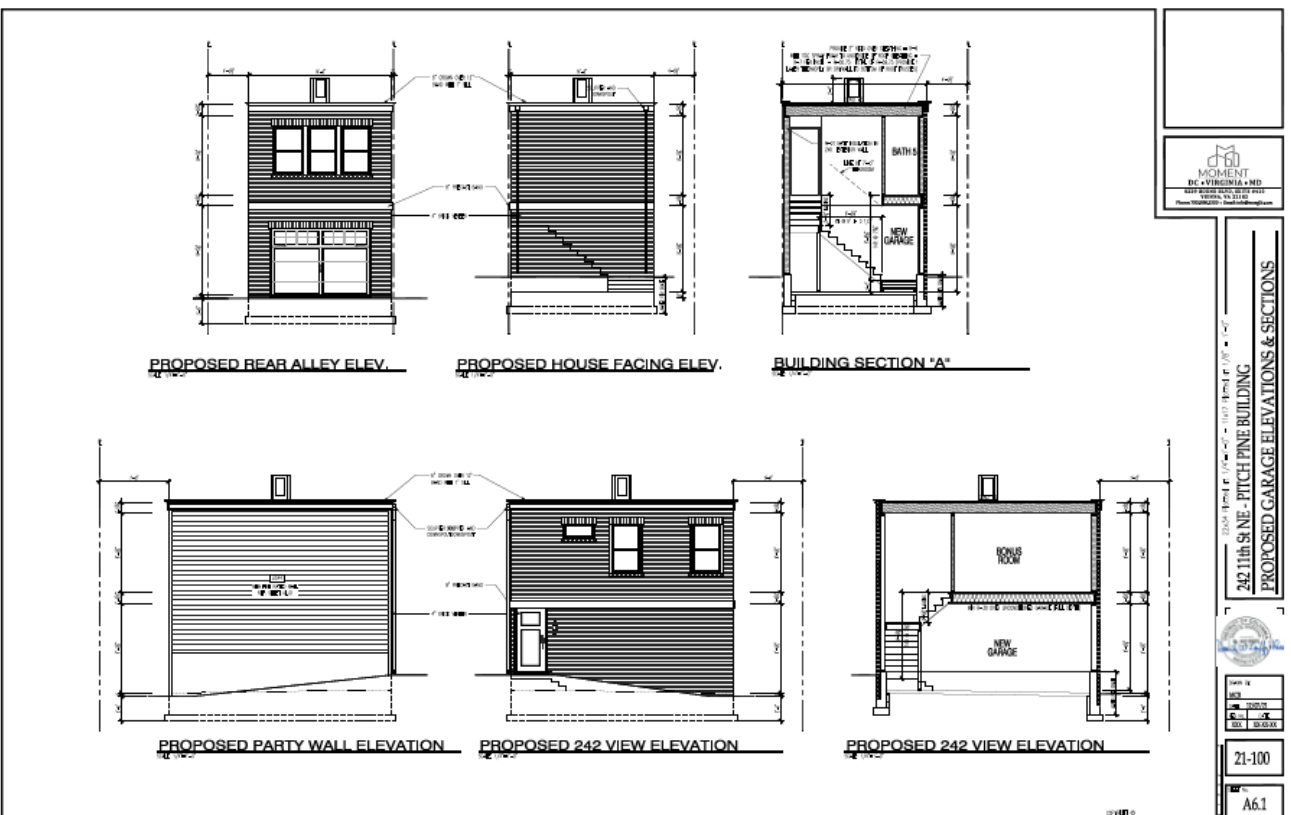
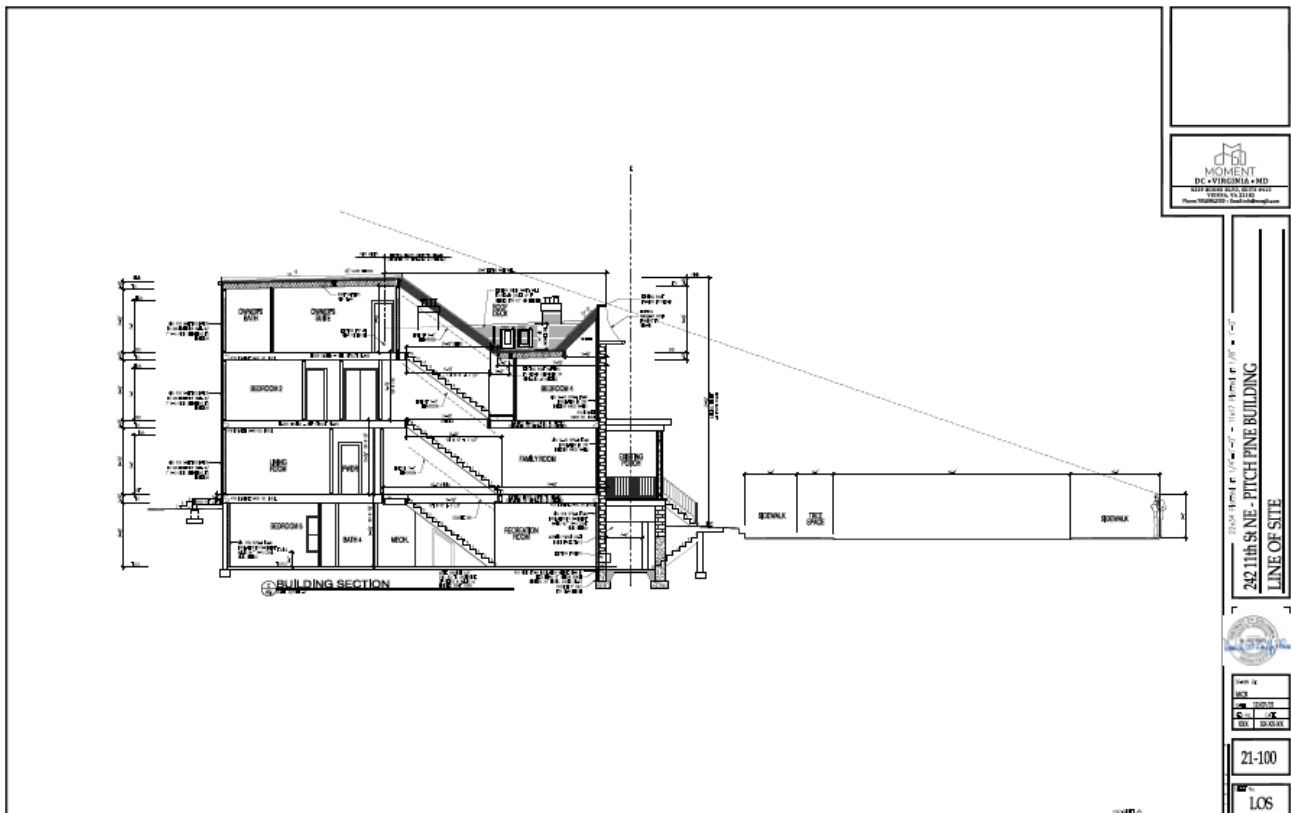


# Consent Agenda





# Consent Agenda





## Consent Agenda



April XX, 2022

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

Re: HPA 22-173 (1108 Constitution Avenue, NE)

Dear Ms. Heath:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the proposed construction of a rear yard addition and cellar addition which will fill in the dogleg in the Capital Hill Historic District. The design has taken measures to ensure that the addition is not visible from the street, and it will not disrupt the historic character of the neighborhood.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

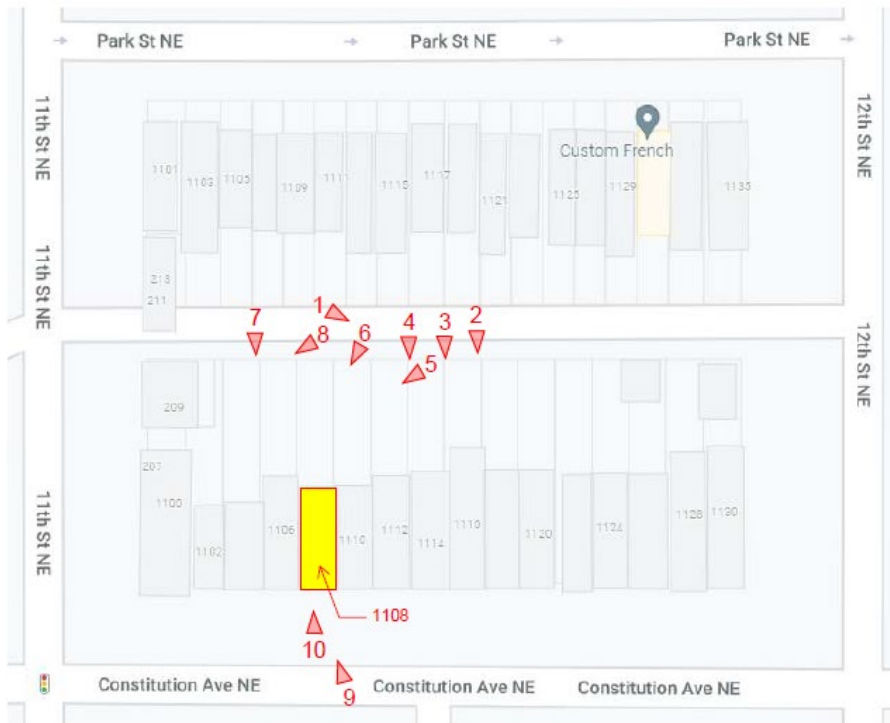
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<sup>1</sup> ANC 6A meetings are advertised electronically on [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), [newhilleast@groups.io](mailto:newhilleast@groups.io), [www.anc6a.org](http://www.anc6a.org), and on Twitter (@ANC6A) as well as through print advertisements in the Hill Rag.





## Consent Agenda



MCCANN WOJCIECHOWSKI

SITE PLAN W/ PHOTO LOCATIONS

1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002



MCCANN WOJCIECHOWSKI

1

1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002





## Consent Agenda



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2



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## Consent Agenda



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4

1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002



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## Consent Agenda



**MCCANN WOJCIECHOWSKI**

1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002

10



# Consent Agenda



## MCCANN WOJCIECHOWSKI RESIDENCE 1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002

### PROJECT DATA

OWNER: THOMAS MCCANN & ADRIENNE WOJCIECHOWSKI MCCANN  
1108 CONSTITUTION, WASHINGTON, DC 20002

EXISTING: 2 STORY SINGLE FAMILY ROW HOUSE

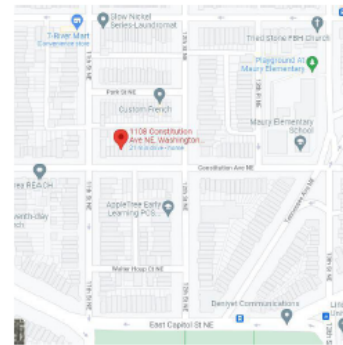
PROPOSED: NO CHANGE

SCOPE OF WORK: EXISTING SINGLE FAMILY RESIDENCE WITH A REAR YARD ADDITION AND CELLAR ADDITION.

### ZONING DATA

SQUARE / LOT	0987 / 0082
ZONE	RF-1
USE GROUP	R-3
CONSTRUCTION TYPE	VB
STORIES	EXISTING: 2 STORIES PROPOSED: 2 STORY + CELLAR
LOT SIZE	EXISTING: 1,650 SF PROPOSED: 1,650 SF
LOT OCCUPANCY	EXISTING: 721.13 SF / 43.7% PROPOSED: 734.49 SF / 48.2%

### VICINITY MAP



### PROJECT TEAM

ARCHITECT:  
EUSTILIUS LLC  
ERIC TERAN  
2800 N. ROODER ST  
ALEXANDRIA, VA 22311  
202-559-9620  
ETERAN@EUSTILIUS.COM

### SHEET INDEX

01	COVER
02	SITE PLAN
03	FLOOR PLANS
04	FLOOR PLANS
05	ELEVATIONS
06	ELEVATIONS
07	SECTIONS
08	EXISTING & DEMO PLANS

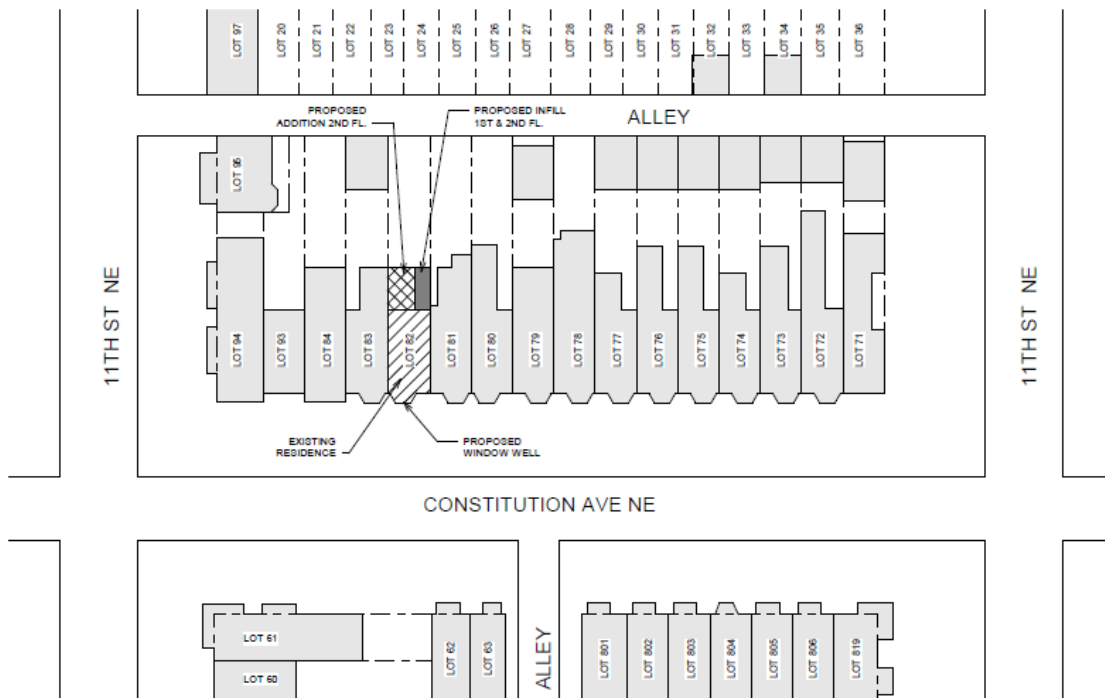
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eustilius architecture

COVER 01

SCALE: 0/000000



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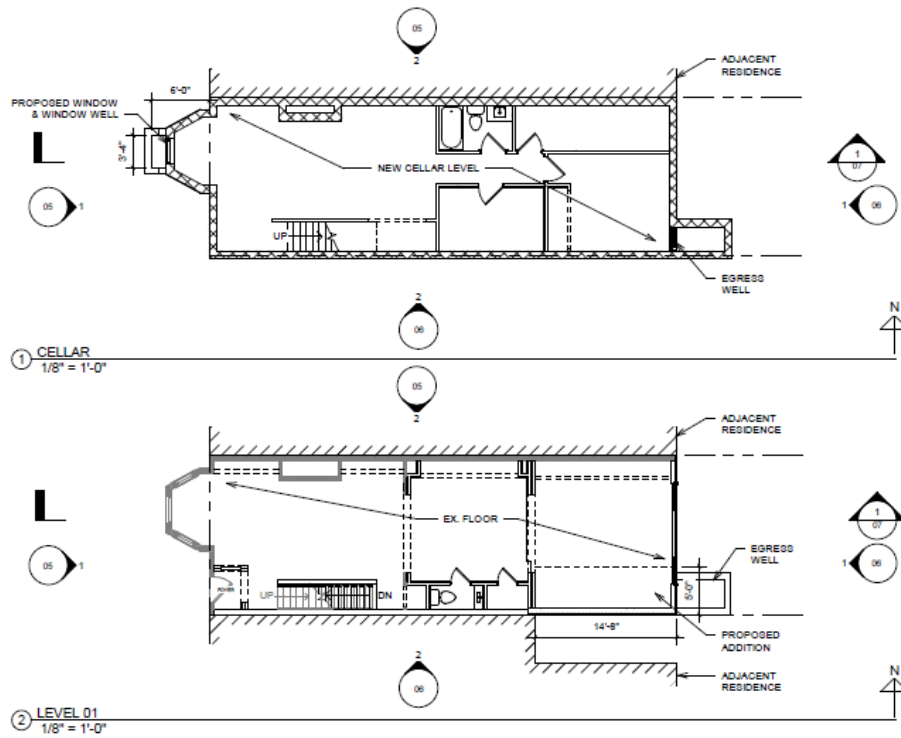
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SITE PLAN 02

SCALE: 1" = 30'-0"



# Consent Agenda



MCCANN WOJCIECHOWSKI

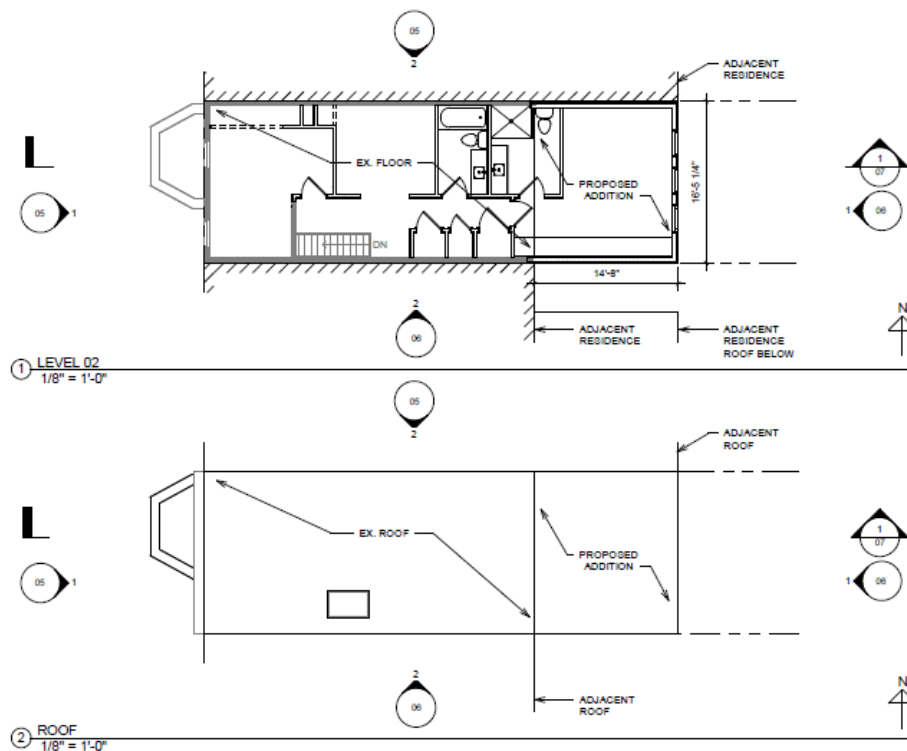
1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002

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FLOOR PLANS

03

03/09/2022  
SCALE: 1/8" = 1'-0"



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FLOOR PLANS

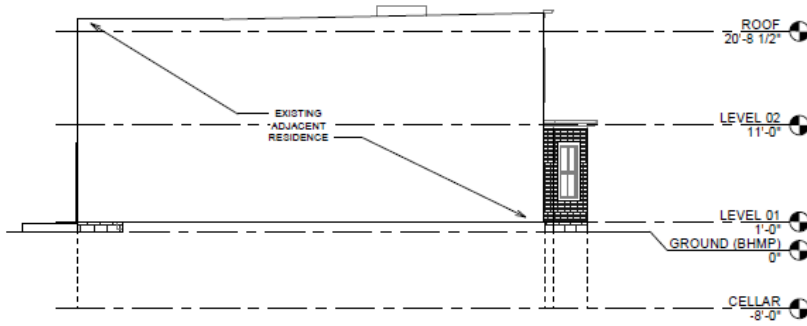
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03/09/2022  
SCALE: 1/8" = 1'-0"

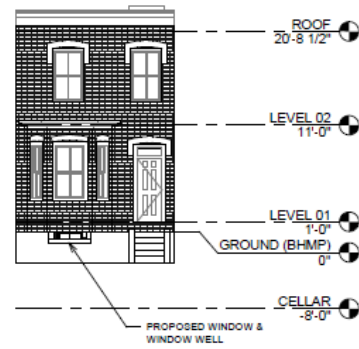




# Consent Agenda



② WEST ELEVATION  
1/8" = 1'-0"



① SOUTH ELEVATION (FRONT)  
1/8" = 1'-0"

MCCANN WOJCIECHOWSKI

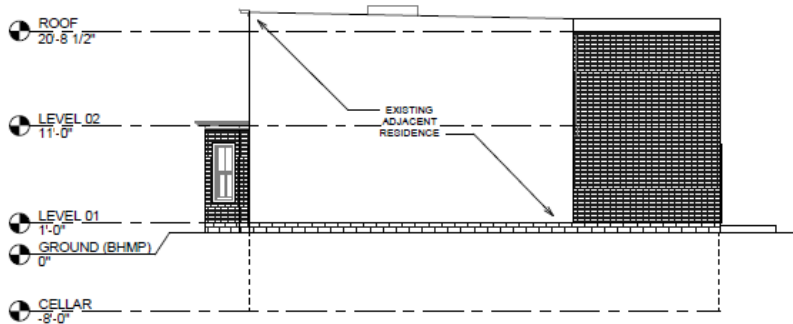
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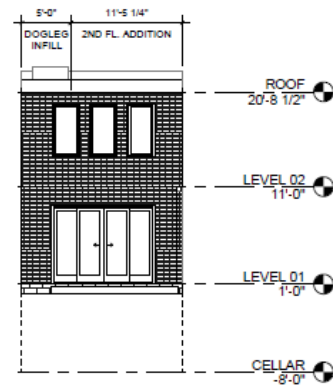
BUILDING ELEVATION

05

02/09/2022  
SCALE: 1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"



① NORTH ELEVATION (REAR)  
1/8" = 1'-0"

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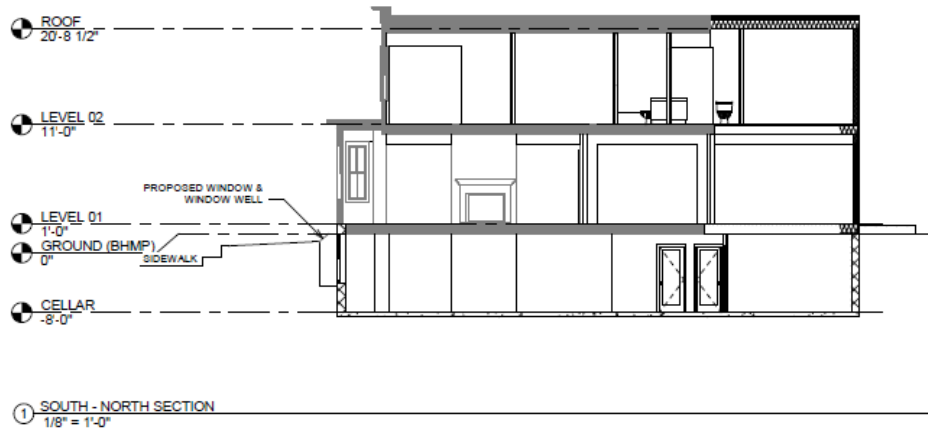
BUILDING ELEVATION

06

02/09/2022  
SCALE: 1/8" = 1'-0"



# Consent Agenda



MCCANN WOJCIECHOWSKI

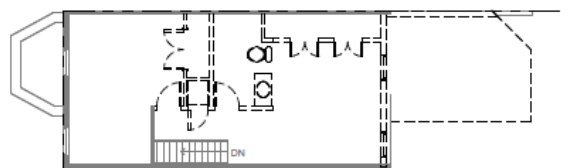
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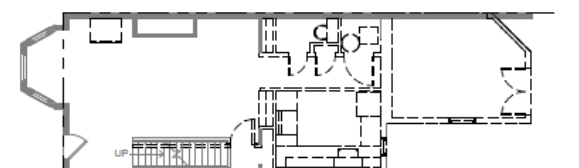
BUILDING SECTIONS

07

02/04/2022  
SCALE: 1/8" = 1'-0"



2 LEVEL 02 - DEMOLITION  
1/8" = 1'-0"



1 LEVEL 01 - DEMOLITION  
1/8" = 1'-0"

MCCANN WOJCIECHOWSKI

1108 CONSTITUTION AVE. NE, WASHINGTON, DC 20002

eustilus architecture

EX. CONDITION & DEMO PLAN

08

02/04/2022  
SCALE: 1/8" = 1'-0"



## Officer Reports - Treasurer



### ANC 6A Treasurer's Report April 2022

Period Covered 3/1/2022 - 4/12/2022

#### Checking Account:

Opening Account Statement \$ 27,780.01

Credits  
None

#### New Disbursements:

Irene Dworakowski (Webmaster/Agenda/Meetings March 2022 Services)	Check #2014	\$ 765.89
Anna Tsaur (March 2022 notetaker)	Check #2015	\$ 250.00
Robb Dooling (Zoom Reimbursement)	Check #2016	\$ 58.29

Total New Disbursements \$ 1,074.18

Uncashed Checks  
#2007, #2011, #2012, #2013 \$ 215.65

Cashed Checks \$ 3,556.78

Closing Available Checking Balance \$ 22,933.40

#### Savings Account:

Balance Forward \$ 100.05  
Receipts: Interest \$ -

Total Funds Available \$ 100.05

Closing Available Savings Balance \$ 100.05

#### PETTY CASH SUMMARY

Balance Forwarded \$ 25.00

Total Funds Available \$ 25.00

Ending Balance \$ 25.00



## Officer Reports - Treasurer



### ANC 6A Quarterly Financial Report FY22 Q2

<b>Balance Forward (Checking)</b>		\$29,994.37
<b>Receipts</b>		
District Allotment	\$0.00	
Interest	\$0.00	
Other	\$0.00	
Transfer from Savings	\$0.00	
<b>Total Receipts</b>		\$0.00
<b>Total Funds Available During Quarter</b>		\$29,994.37
<b>Disbursements</b>		
1. Personnel	\$0.00	
2. Direct Office Cost	\$0.00	
3. Communication	\$2,547.67	
4. Office Supplies, Equipment, Printing	\$99.07	
5. Grants	\$1,500.00	
6. Local Transportation	\$0.00	
7. Purchase of Service	\$424.87	
8. Bank Charges	\$0.00	
9. Other	\$25.00	
<b>Total Disbursements</b>		\$4,596.61
<b>Ending Balances: Checking</b>		\$25,397.76

Approval Date by Commission: \_\_\_\_\_

Treasurer: \_\_\_\_\_ Chairperson: \_\_\_\_\_

Secretary Certification: \_\_\_\_\_ Date: \_\_\_\_\_

*I hereby certify that the above noted quarterly financial report has been approved by a majority of Commissioners during a public meeting when there existed a quorum.*



## Officer Reports - Treasurer



### ANC 6A Transactions FY22 Q2: Checking

Check	Date	Payee/Payor	Cat	Income	Expenses	Date Approved
2002	1/29/2022	Irene Dworakowski	3		\$765.89	1/13/2022
2003	1/29/2022	Rob Dooling	7		\$58.29	1/13/2022
2004	1/29/2022	ANC Security Fund	9		\$25.00	1/13/2022
2005	2/24/2022	Irene Dworakowski	3		\$765.89	2/10/2022
2006	2/24/2022	Anna Tsaur	7		\$250.00	2/10/2022
2007	2/24/2022	Robb Dooling	7		\$58.29	2/10/2022
2008	2/24/2022	Eastern High School (EHS) PTO	5		\$1,500.00	2/10/2022
2009	3/11/2022	Irene Dworakowski	3		\$765.89	3/10/2022
2010	3/11/2022	Anna Tsaur	3		\$250.00	3/10/2022
2011	3/11/2022	Robb Dooling	7		\$58.29	3/10/2022
2012	3/11/2022	Brian Alcorn	4		\$13.00	3/10/2022
2013	3/11/2022	Keya Chatterjee	4		\$86.07	2/10/2022

### ANC 6A Transactions FY22 Q2: Savings

Date	Payee/Payor	Cat	Deposit	Transfer/Fee
1/1/2022	Interest Earned	D-A		
2/1/2022	Interest Earned	D-A		
3/1/2022	Interest Earned	D-A		



## Committee Reports

### Community Outreach Committee (COC)



Minutes  
**ANC 6A Community Outreach Committee (COC) of  
Advisory Neighborhood Commission (ANC) 6A  
Virtual Meeting via Zoom  
Regular Meeting - March 28, 2022**

Meeting called to order at 7:00 pm.

Quorum present.

**COC members present:** Marc Friend (Acting Chair), Sarah Bell and Adina Wadsworth

**COC members absent:** Roni Hollmon (Chair), Gladys Mack and Jason Gresh

**Commissioners present:** Amber Gove

**Panelists:** Lora Nunn, Vice President, Friends of Kingman and Heritage Islands

**Community members present:** none

A round of introductions were made. Adina Wadsworth was welcomed to her first COC meeting as a member.

Ms. Lora Nunn gave a history of the Kingman and Heritage Islands. In 2018, the Mayor announced a 4.7 million dollar investment in the Islands. Control shifted to the Department of Energy and Environment, the Islands were designated as a state conservation area and the southern portion of Kingsman Island was designated as a critical wildlife area.. Day to day management is done by Living Classrooms, a non-profit organization based in Baltimore that conducts educational programs in District of Columbia Public Schools (DCPS) across the city. There is a Junior Ranger program under the summer jobs program for high school students, in addition to the Ranger Program for adults which introduces and trains individuals for jobs in the green sector. There is also the Kingman Explorers Program for elementary school children and their parents to visit and have hands-on experience.

There will be an Earth Day Clean Up on April 23, 2022, a City Nature Challenge on April 29 to May 2, 2022. Frog Watch is on the 3rd Thursday each month. The program requires online training; participants go out for 2 hours and monitor the frogs on the islands.

Committee Member Wadsworth inquired if the Mayor had mentioned anything about Kingman Island at her press conference. Ms. Nunn responded not specifically; there is a lot of discussion, but nothing concrete.

Committee Member Sarah Bell inquired about volunteer opportunities.

Ms. Nunn said that more changes are coming, such as bathroom facilities. Right now they are focusing on eco reconstruction. There is currently removal of bush sickles. They are having some board changes right now, so they will be able to have regular opportunities.





## **Committee Reports**

### **Community Outreach Committee (COC)**



Commissioner Amber Gove inquired about the last Events DC meeting and where to send people for information. Ms. Nunn said the best place is the Facebook page. They are in the process of moving their list serve to another provider and will have that up soon. As far as the meeting, it was fiscally focused, there is no timeline on the demolition of the stadium.

Metro is working on Lot 6 and there will be construction there for the next 18 months. Her group is advocating for continued access to the area during construction.

Commissioner Gove inquired about the Dog Behavior Program and its effectiveness. Ms. Nunn said now that fines have been sorted out, enforcement of violations of the leash law with tickets should happen going forward.

Commissioner Gove inquired how ANC 6A can help with a grant. Ms. Nunn said, with the board in flux, they do not have a clear picture yet.

Acting Chair Marc Friend inquired about any letters of support that ANC 6A could write on the organization's behalf. Ms. Nunn said there was none presently.

Everyone thanked Ms. Nunn for a fabulous presentation and she thanked the group for allowing her to come and would be sending information for ANC 6A Facebook page.

The meeting adjourned 7:51 pm.



## Committee Reports

### Alcoholic Beverage and Licensing (ABL)



#### Minutes

#### Alcoholic Beverage Licensing (ABL) Committee Advisory Neighborhood Commission (ANC) 6A Tuesday, March 22, 2022, 7:00 pm Virtual Meeting—Held on Zoom

Pursuant to notice duly given, a meeting of the Alcohol Beverage Licensing Committee (“Committee”) of ANC 6A was held commencing at 7:00 pm EST on March 22, 2022, on a publicly posted Zoom event.

Committee Members Present: Mona Hatoum, Kara Hughley, Joe Krisch, Ian Stanford, Erin Sullivan  
Commissioners Present: None

Establishment Representatives Present: Ryan Gordon (Granville Moore’s Brickyard)

- I. Call to Order/Approval of Agenda/Approval of Minutes
  - Mr. Stanford called the meeting to order at 7:00pm. The minutes from the February 22, 2022 meeting of the Committee were approved without objection.
- II. Community Comment
  - No members of the community spoke at the meeting.
- III. New Business
  - Discussion of application by Granville Moore’s Brickyard LLC t/a Granville Moore’s Brickyard at 1238 H Street NE (ABRA #072792) for renewal of a Class C Restaurant License.
    - Mr. Gordon appeared on behalf of Granville Moore’s.
    - Granville Moore’s has an entertainment license but has never used it and does not plan to have any speakers or other entertainment in the summer garden. They do not plan to be open past 11:00 pm on a regular basis. There may be days they stay open until 12:00 am if patrons are still present.
    - Mr. Gordon is amenable to updating Granville Moore’s Settlement Agreement (SA) to limit summer garden hours to end at 2:00 am, consistent with the terms of neighboring establishments’ SAs.
    - The only summer garden that Granville Moore’s is contemplating is a Streatery out front with three tables.
    - No change is contemplated to the way Granville Moore’s has been operating, except that its regular operating hours are shorter than they used to be.
    - Mr. Gordon also represents The Queen Vic and expressed some concern about whether the same standard SA terms would automatically need to apply to The Queen Vic when its license renewal comes up in a few weeks. The Committee explained that there will be a separate discussion with regard to The Queen Vic, and none of the SA terms agreed for Granville Moore’s will be considered automatically to cover The Queen Vic.
    - Ms. Hatoum moved that the ABL Committee recommend that the ANC protest the license renewal application unless a Settlement Agreement is reached prior to the ANC’s consideration of the matter, and that the Chair and Vice Chair of the ABL Committee and the Chair and Co-Chair of the ANC represent the ANC in the negotiation of the Settlement Agreement.



## **Committee Reports**

### **Alcoholic Beverage and Licensing (ABL)**



- Ms. Hughley seconded the motion and the motion passed unanimously with a vote of 5-0.

The meeting was adjourned at 7:26 pm.



## Committee Reports

### Transportation and Public Space (T&PS)



#### MINUTES

#### ANC 6A Transportation & Public Space Committee Meeting

Monday, March 21, 2022 at 7:00 pm

Virtual Meeting via Zoom

- I. Call meeting to order.
- II. Introductions & Announcements.  
TPS Committee members present: Maura Dundon (Chair), Hassan Christian, Shaun Lynch, Caitlin Rogger  
ANC6A Commissioners present: Amber Gove (Chair) Brian Alcorn, Keya Chatterjee, Robb Dooling, Laura Gentile
- III. Old Business
  - A. Review and Discussion of the District Department of Transportation's (DDOT) Notice of Intent for North Carolina Avenue NE from 13th Street to 14th Place, including Separated Bike Facilities, Raised Crosswalk, and Parking Changes

The TPS Committee heard from DDOT representatives Will Handsfield and Regina Arlotto about the pending DDOT Notice of Intent (NOI) issued for installing bike infrastructure on the 1300 block of North Carolina Avenue NE (from 13<sup>th</sup> Street to 14<sup>th</sup> Place). The NOI proposes to convert the block to westbound one-way and install protected curbside bike lanes in each direction. The NOI includes a raised mid-block crosswalk to increase pedestrian safety.

Chair Maura Dundon began the discussion with a summary of the multiple times this matter has come before the TPS Committee and ANC with opportunity for public comment and discussion with DDOT.

Prior to issuing the NOI last autumn, DDOT presented ANC 6A with several different design options. In October 2021, ANC 6A sent a letter to DDOT with the options listed in order of preference. ANC 6A's top choice was to convert the block into a one-way traffic pattern going westbound, with protected bike lanes on each side of the street in each direction next to the curve, buffered by parking lanes between the bike lane and the vehicle traffic lanes. This solution provided safety for cyclists and pedestrians, matched the bicycle infrastructure pattern in the C Street project.

In March 2022, DDOT published its NOI to make changes generally aligning with ANC 6A's top preference, with some additional changes that reflected the earlier discussion with the community.

DDOT's Will Handsfield presented more information on the design proposed in the NOI.

Community members were given the opportunity to make two-minute public comment and engaged directly with the DDOT representatives.

Community members spoke in support of the changes and protected bike lanes in general. Other community members expressed concerns about the impact of the construction and changed traffic patterns on community parking and safety, as well as the need to integrate with



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Lincoln Park safety design. Some community members requested additional pedestrian safety measures. Mr. Handsfield clarified that the mid-block crosswalk is raised and serves as additional traffic calming. Community members also raised the possibility of a “Hawk” signal at the raised crosswalk, which pedestrians could use to stop road traffic to cross. Mr. Handsfield also clarified that the project would require removing parking on the 1300 block for visibility and pedestrian safety, but that there is a net increase in parking due to the new spots on 13<sup>th</sup> Street. In response to concerns about emergency vehicle access, Mr. Handsfield clarified that the plans had been evaluated and were sufficient for access.

Chair Amber Gove and Commissioner Keya Chatterjee spoke in favor of the NOI. Chair Gove asked about additional pedestrian and cyclist safety measures. Commissioner Chatterjee spoke of the need for such projects to reduce use of fossil fuels. Commissioner Brian Alcorn inquired about drainage at the corner of 14<sup>th</sup> Street and North Carolina Avenue NE. Committee member Caitlin Rogger spoke in support of the project and noted that it increases public safety.

Commissioner Gove made the motion: *That ANC6A submit a comment to DDOT expressing support for the installation of protected bicycle lanes on the 1400 block of North Carolina N.E. as set out in the DDOT Notice of Intent, with requested modifications to the proposed designs to enhance pedestrian and cyclist safety.*

Commissioner Robb Dooling seconded the motion. The motion passed unanimously.

#### IV. New Business

- A. Protected bike lanes connecting the 1400 block of Maryland Avenue NE to National Arboretum/Bladensburg Road project.

Will Handsfield from DDOT discussed a potential project to install protected bike lanes connecting the 1400 block of Maryland Avenue NE to the Bladensburg Road project, creating a bicycle connection to a future reopened M Street NE entrance to the National Arboretum. He will keep the ANC apprised of developments.

- B. Traffic calming at 300 block of 15<sup>th</sup> Street NE.

Commissioner Laura Gentile and community member Maggie Sullivan discussed the need for traffic calming in ANC6A05 in the 300 block of 15<sup>th</sup> Street NE and surrounding intersections (C, D, and 14<sup>th</sup> Streets), where drivers routinely go through red lights. Chair Gove discussed a possible approach used in Georgetown to convert traffic lights to all-way stops, which has been documented to reduce crashes and stated that ANC 6A should further study this approach.

Chair Gove made the motion: *That ANC6A send a letter to DDOT supporting traffic calming in the area of C Street NE.*

Commissioner Gentile seconded the motion. The motion passed unanimously.

- C. Traffic calming at West Virginia Avenue NE.

Commissioner Chatterjee discussed the issue of unsafe driving in the 800 and 900 blocks of West Virginia Avenue NE. Previously, in June 2021, ANC 6A sent a letter to DDOT requesting protected bike lanes and other traffic calming on these blocks, but DDOT did not install the bike lanes and only made changes to road painting for safety.



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Commissioner Chatterjee made the motion: *That ANC6A send a letter to DDOT reiterating the ANC's request for traffic calming in the 800 block of West Virginia Avenue NE and K Street NE, as set out previously in ANC 6A's June 15, 2021 comment to DDOT in response to the NOI # 21-136-PSD.*

Chair Gove seconded the motion. The motion passed unanimously.

C. Capitol Hill Classic race permit and street closures.

Roberta Stewart, a parent volunteer for the 2022 Capitol Hill Classic race, presented the plans for the race. This race is an important fundraiser for the Capitol Hill Cluster schools. The race will be held on May 15, 2022 beginning at 8:30 am. Pursuant to MPD requirements, the race course has to be cleared of cars. East Capitol Street will be reopened by 12:00 noon. Ms. Stewart requested that ANC 6A send a letter of support to the Mayor's Special Events Task Force. Chair Gove asked whether the roads could be kept open for bikes and pedestrians for a while after the race. Ms. Stewart said she would ask.

Commissioner Chatterjee made the motion: *That ANC6A send a letter of support to the Mayor's Special Events Task Force in support of the permit for the Capitol Hill Classic race.*

Commissioner Dooling seconded the motion. The motion passed unanimously.

- V. Additional Community Comment (time permitting): None.
- VI. Closed session to discuss Committee business, Not held due to time constraints.
- VII. Adjourn meeting





## Committee Reports

### Transportation and Public Space (T&PS)



April XX, 2022

Everett Lott, Director  
Will Handsfield, Bicycle Program Specialist  
District Department of Transportation  
250 M Street SE  
Washington, DC 20003

Re: Support for and Comments on NOI# 22-95-PSD “Roadway Modification of North Carolina Avenue NE from 13<sup>th</sup> to 14<sup>th</sup> Street NE”

Dear Director Lott and Mr. Handsfield:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support DDOT’s Notice of Intent for Roadway Modifications of North Carolina Avenue NE from 13<sup>th</sup> to 14<sup>th</sup> Streets NE.

We request the following modifications to the proposed designs. The below comments appear in the order in which they appear in the plans and are referenced by page number:

1. Pavement Marking Plans, p. 1 (Sheet 2 of 8):
  - a. Expand the pedestrian refuge space at the western portion of North Carolina Avenue at 13<sup>th</sup> Street NE, including continuous sidewalk-level brick treatment of the area currently depicted in beige. This would facilitate additional space for pedestrians to congregate. If this is not feasible within the current project budget please allocate future resources to a more permanent brick sidewalk at this location.
  - b. Relocate the stop bar at the intersection of North Carolina Avenue at 13<sup>th</sup> Street NE further east to encourage drivers to stop well before the crosswalk. Drivers regularly block this crosswalk which presents a hazard to pedestrians. A greater distance between the stop bar and the crosswalk might reduce crosswalk blocking and also improve visibility for cyclists proceeding west and drivers turning from the alley onto westbound North Carolina Avenue.
  - c. Include hardened/concrete protection for the separated bike lane at the western end of North Carolina Avenue closer to 13<sup>th</sup> Street NE to prevent drivers from using the bike lane as a turn lane while turning right on 13<sup>th</sup> Street.
2. Pavement Marking Plans, p. 2 (Sheet 3 of 8):
  - a. Reexamine the intersection at A Street at North Carolina Avenue NE to improve sightlines and encourage drivers to look left for pedestrians and cyclists when entering westbound onto North Carolina Avenue. Include a sidewalk-level crosswalk and continuous sidewalk-level bike path at this intersection to reduce driver and vulnerable road user conflicts. Physical treatment (not just paint)

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<sup>1</sup> ANC 6A meetings are advertised electronically on, [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



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will be key here to remind drivers to look in both directions for pedestrians and cyclists. While we understand DDOT does not typically install raised crosswalks at stop-controlled intersections, there are exceptions, such as the image below (from DDOT's TSI website):



- b. Add a rapid flashing beacon or hawk signal for the mid-block raised crosswalk as part of the installation of this project. If suitable electric facilities are not available, please install a temporary solar-powered flashing beacon.
  - c. Add a speed table at the eastern portion of the 1300 block of North Carolina Avenue NE to reduce vehicle speeds and improve pedestrian safety. For both the raised crosswalk and speed table, do not extend the raised portion all the way to the curb (allowing easier transit for cyclists).
  - d. Reduce the vehicle travel lane in the 1300 block of North Carolina Avenue NE from 12' to 10' or 11', expanding the parking bays to 8' or 7.5' each. The concept drawings showed 10' wide travel lanes and the community was encouraged by the promised impact that narrowing the visual space for drivers would have on reducing driver speeds and improving safety for pedestrians.
3. Pavement Marking Plans, p. 3 (Sheet 4 of 8)
- a. Create a separate pedestrian and cyclist-only light cycle for crossing 14<sup>th</sup> Street at the south end of the intersection with North Carolina Avenue NE. This will be paramount for pedestrian and cyclist safety while crossing 14<sup>th</sup> Street at the south side of this intersection. Residents report many near-misses at this location with left-turning drivers regularly entering the crosswalk while pedestrians are present.
  - b. Reduce the vehicle travel lane for eastbound vehicles transiting from Constitution Avenue to the 1400 block of North Carolina Avenue NE from 13' to 11' to reduce travel speeds.
4. Signing Layout Plans, p. 1 (Sheet 5 of 8)
- a. For the unit block of 13<sup>th</sup> Street NE, DDOT is proposing to allow unrestricted parking from Monday-Friday and establish two-hour maximum parking between 7:00 am and 7:00 pm on Saturday and Sunday. Consider adding Residential Parking Permit (RPP) signs Monday-Friday at this location or adding another type of restriction during the week so that these spots are not fully unrestricted during the week.
  - b. Add a No-Turn-on-Red sign for drivers turning right from North Carolina Avenue onto 13<sup>th</sup> Street NE.



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- c. Add signage alerting drivers to the new traffic patterns and directing drivers northbound on 13<sup>th</sup> Street NE and heading to RFK Stadium and The Fields at RFK to turn right at East Capitol Street.
5. Signing Layout Plans, p. 2 (Sheet 6 of 8)
  - a. Retain existing parking as currently configured (RPP) on the north side of the triangle park bordered by A and North Carolina, eliminating the proposed Sat/Sun 7 am - 7 pm two-hour parking. If two-hour parking spaces for Sat/Sun are desired by DDOT, consider placing them on the south side of the triangle park bordered by Constitution Avenue and North Carolina Avenue NE and adjacent to Brown Memorial AME Church, which would provide greater turnover of weekend parking and is more accessible to the church.
  - b. Pilot the addition of a 7:00 am to 10:00 pm 15 minute Pick up and Drop Off Only (PUDO) parking spot just east of the mid-block crosswalk on the north side of the A Street/North Carolina Avenue triangle park to reduce lane blocking and facilitate deliveries to the 1300 block of North Carolina Avenue NE. Allow the possibility for removal if the pilot PUDO spot does not work as anticipated.
6. Signing Layout Plans, p. 3 (Sheet 7 of 8)
  - a. Add No Turn on Red signs for drivers headed east on Constitution Avenue NE as they approach 14<sup>th</sup> Street.
7. Roadway Design Plans (Sheet 8 of 8)
  - a. Expand the size of the brick median/pedestrian refuge at the west side of the intersection of 14<sup>th</sup> Street and North Carolina Avenue NE to include the portion currently planned to have painted hatching and flex posts.
  - b. Include more permanent materials for curb extensions/bump-outs at each corner, in line with the treatments that are included in the plans for the C Street Project and to prevent drivers from entering the separated bike lane.
  - c. Add concrete/hardened protection for the separated bike facility in the 1400 block of North Carolina Avenue (between 14<sup>th</sup> Street and Constitution Avenue in what is currently a vehicle travel lane).

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A



## Committee Reports

### Transportation and Public Space (T&PS)



#### Government of the District of Columbia Department of Transportation



#### **d. Planning & Sustainability Division**

March 18, 2022

Chairperson Amber Gove  
ANC 6A  
1351 A St. NE  
Washington, DC 20002  
email: [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov)

#### **NOI# 22-95 PSD**

#### **Re: Roadway Pattern Modification of North Carolina Ave NE from 13<sup>th</sup> NE to 14<sup>th</sup> Street NE**

Dear Chairperson Gove,

Pursuant to the "Administrative Procedure Amendment Act of 2000" D.C. LAW 13-249 (48 DCR 3491 April 20, 2001), the District Department of Transportation (DDOT) is required to give a written notice of our intent (NOI) to modify traffic and/or parking requirements. This letter is being forwarded to you for the purpose of notification and solicitation of comments on our intent to implement the following in your jurisdiction:

DDOT proposes to modify the roadway pattern for North Carolina Avenue to a one-way westbound pattern with protected bike lanes, modified geometry at the 13<sup>th</sup> and 14<sup>th</sup> Street intersections, installing a raised mid-block crosswalk, and modifying parking to be outside planned bike lanes in the configuration shown on the attached plans. Five parking spaces will be added along 13<sup>th</sup> Street, and five spaces will be removed along North Carolina Ave in order to include the raised crossing and adjust the intersection geometries.

DDOT's reasoning for this change is to match the protected bike lanes and roadway changes currently being installed on the C Street NE project, to improve overall neighborhood safety in accordance with our mandate to eliminate fatal crashes by 2024, and to advance the citywide goal to plan and build a network of protected bike facilities.

All comments on this subject matter must be filed in writing by May 2nd, 2022 (thirty business days after the date of this notice), with the District Department of Transportation, Transportation Operations Administration, 250 M Street, S.E. Washington, D.C. 20003. If you would like to check the status of this Notice of Intent (NOI), please visit DDOT's website at <http://ddot.dc.gov/DC/DDOT/Services/Notice+of+Intent>. If you are having any trouble accessing the NOI site or are unable to do so, please contact the DDOT Customer Service Clearinghouse at 202-671-2800.



## Committee Reports

### Transportation and Public Space (T&PS)



Sincerely,

Will Handsfield  
Bicycle Program Specialist  
DDOT, Planning & Sustainability Division

CC: Nyasha Smith, Secretary to the Council of the District of Columbia  
Kevin Pham, Mayor's Office of Community Relations & Services  
Jen Demayo, Constituent Services Director for Councilmember Allen  
Kelly Jeong-Olsen, Community Engagement Manager, DDOT

#### Language Access Statement

The District Department of Transportation (DDOT) is committed to ensuring that no person is excluded from participation in, or denied the benefits of, its projects, programs, activities, and services on the basis of race, color, national origin, gender, age, or disability as provided by Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act and other related statutes. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code sec. 2-1401.01 et seq. (Act), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, status as a victim of an intrafamily offense, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in a violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

If you need special accommodations or language assistance services (translation or interpretation) please contact Cesar Barreto at 202-671-2829 or [Cesar.Barreto@dc.gov](mailto:Cesar.Barreto@dc.gov).

If you need language assistance services (translation or interpretation), please contact Karen Randolph at 202-671-2620 or [Karen.Randolph@dc.gov](mailto:Karen.Randolph@dc.gov).

#### AYUDA EN SU IDIOMA

Si necesita ayuda en Español, por favor llame al 202-671-2700 para proporcionarle un intérprete de manera gratuita.

#### AVISO IMPORTANTE

Este documento contiene información importante. Si necesita ayuda en Español o si tiene alguna pregunta sobre este aviso, por favor llame al 202-671-2620. Infórmele al representante de atención al cliente el idioma que habla para que le proporcione un intérprete sin costo para usted. Gracias.

#### AIDE LINGUISTIQUE





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### Transportation and Public Space (T&PS)



Si vous avez besoin d'aide en Français appelez-le 202-671-2700 et l'assistance d'un interprète vous sera fournie gratuitement.

#### AVIS IMPORTANT

Ce document contient des informations importantes. Si vous avez besoin d'aide en Français ou si vous avez des questions au sujet du présent avis, veuillez appeler le 202-671-2700. Dites au représentant de service quelle langue vous parlez et l'assistance d'un interprète vous sera fournie gratuitement. Merci.

#### GIÚP ĐỠ VỀ NGÔN NGỮ

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi 202-671-2700 để chúng tôi thu xếp có thông dịch viên đến giúp quý vị miễn phí.

#### THÔNG BÁO QUAN TRỌNG

Tài liệu này có nhiều thông tin quan trọng. Nếu quý vị cần giúp đỡ về tiếng Việt, hoặc có thắc mắc về thông báo này, xin gọi 202-671-2700. Nói với người trả lời điện thoại là quý vị muốn nói chuyên bằng tiếng Việt để chúng tôi thu xếp có thông dịch viên đến giúp quý vị mà không tốn đồng nào. Xin cảm ơn.

#### የቋንቋ እርዳታ

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#### ጠቃሚ ማስታወቂያ

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#### 언어 지원

한국어로 언어 지원이 필요하신 경우 202-671-2700로 연락을 주시면 무료로 통역이 제공됩니다.

#### 안내





## Committee Reports

### Transportation and Public Space (T&PS)



이 안내문은 중요한 내용을 담고 있습니다. 한국어로 언어 지원이 필요하시거나 질문이 있으실 경우 202-671-2700 로 연락을 주십시오. 필요하신 경우, 고객 서비스 담당원에게 지원 받고자 하는 언어를 알려주시면, 무료로 통역 서비스가 제공됩니다. 감사합니다.

#### 語言協助

如果您需要用（中文）接受幫助，請電洽202-671-2700, 將免費向您提供口譯員服務

#### 重要通知

本文件包含重要資訊。如果您需要用（中文）接受幫助或者對本通知有疑問，請電洽202-671-2700。請告訴客戶服務部代表您所說的語言，會免費向您提供口譯員服務。謝謝！



## Committee Reports

### Transportation and Public Space (T&PS)



April XX, 2022

Everett Lott, Director  
Sahar Nabaee, Traffic Safety Manager  
District Department of Transportation  
250 M St. SE  
Washington, DC 20003

Re Support for NOI #22-97-TESD, All-way stop installation at 16<sup>th</sup> Street and Constitution Avenue NE

Dear Director Lott:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support DDOT's Notice of Intent #22-97-TESD for installation of an all-way stop at 16<sup>th</sup> Street and Constitution Avenue NE.

As indicated in the Traffic Safety Investigation request submitted for this intersection, this is located near Eliot-Hine Middle School and is a local-local intersection. We appreciate the additional safety the installation of an all-way stop will provide for all users and request that DDOT include a "new traffic pattern" or other notice of the change to alert road users.

Thank you for giving great weight to the recommendations of this Commission. I can be contacted at 6A04@anc.dc.gov and Commissioner Brian Alcorn can be contacted at 6A08@anc.dc.gov.

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC 6A meetings are advertised electronically on, [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



## Committee Reports Transportation and Public Space (T&PS)



### Government of the District of Columbia Department of Transportation



March 31, 2022

Amber Gove, Chairperson  
Advisory Neighborhood Commission 6A  
1216 Constitution Ave. NE  
Washington, DC 20002  
Via email: [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov)

**NOI #22-97-TESD**

**Re: Installation of All-Way Stop at Intersection of 16<sup>th</sup> St NE and Constitution Ave NE**

Dear Chairperson Gove:

Pursuant to the “Administrative Procedure Amendment Act of 2000” D.C. LAW 13-249 (48 DCR 3491 April 20, 2001), the District Department of Transportation (DDOT) is required to give a written notice of our intent to modify traffic and/or parking requirements. This letter is being forwarded to you for the purpose of notification and solicitation of comments on our intent to implement the following modifications in your jurisdiction.

- **Installation of All-Way Stop at the Intersection of 16<sup>th</sup> St NE and Constitution Ave NE**

Currently, the one-way stop control intersection of 16<sup>th</sup> Street NE and Constitution Ave NE, is controlled by a stop sign on the 16<sup>th</sup> Street NE. DDOT has determined through an engineering study to change the TWSC to a multi-way stop control, whereby all approaches are required to stop at the intersection.

**Figure 1** illustrates proposed signs and pavement markings to be installed or refurbished as part of the intersection improvements.



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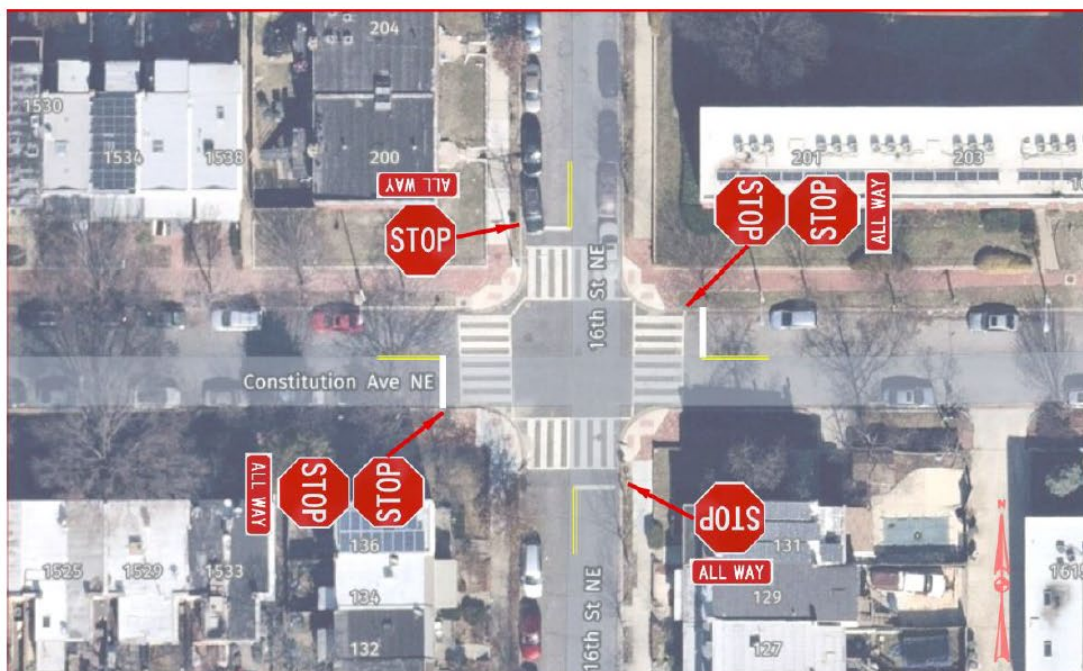


Figure 1: Proposed Improvements at 16<sup>th</sup> Street NE and Constitution Ave NE

All comments on this subject matter must be filed in writing by (thirty days after the date of this notice), with the District Department of Transportation (DDOT), Project Delivery Administration at 250 M Street, SE, Washington, D.C. 20003. DDOT will review and evaluate comments and anticipates initiating implementation of the above-mentioned modifications starting at the end of the thirty business days, pending weather conditions.

If you would like to check the status of the Notice of Intent (NOI) or submit your comments via email, please visit DDOT's website at: <http://ddot.dc.gov/service/ddot-notice-intent>. If you have trouble accessing the NOI site or are unable to do so, please contact the DDOT Customer Service Clearinghouse at 202-671-2800.

Sincerely,

Sahar Nabae, P.E.  
Traffic Safety Manager  
Project Delivery Administration

CC: Commissioner Brian Alcorn, ANC 6A08  
Nyasha Smith, Secretary to the Council of the District of Columbia  
Jeanne Mattison, Constituent Services, Councilmember Charles Allen  
Kimberly Kennedy, Constituent Services, Councilmember Charles Allen  
Jen DeMayo, Constituent Services, Councilmember Charles Allen



## Committee Reports

### Transportation and Public Space (T&PS)



Kevin Pham, Mayor's Office of Community Relations and Services (MOCRS)  
Talib Shakir, Mayor's Office of Community Relations and Services (MOCRS)  
Kelly Jeong-Olson, DDOT Community Engagement Manager  
Abraham Diallo, DDOT Community Engagement Specialist - Ward 6

#### Language Access Statement

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If you need language assistance services (translation or interpretation), please contact Karen Randolph at 202-671-2620 or Karen.Randolph@dc.gov.

#### AYUDA EN SU IDIOMA

Si necesita ayuda en Español, por favor llame al 202-671-2700 para proporcionarle un intérprete de manera gratuita.

#### AVISO IMPORTANTE

Este documento contiene información importante. Si necesita ayuda en Español o si tiene alguna pregunta sobre este aviso, por favor llame al 202-671-2620. Infórmele al representante de atención al cliente el idioma que habla para que le proporcione un intérprete sin costo para usted. Gracias.

#### AIDE LINGUISTIQUE

Si vous avez besoin d'aide en Français appelez-le 202-671-2700 et l'assistance d'un interprète vous sera fournie gratuitement.

#### AVIS IMPORTANT

Ce document contient des informations importantes. Si vous avez besoin d'aide en Français ou si vous avez des questions au sujet du présent avis, veuillez appeler le 202-671-2700. Dites au

District Department of Transportation | 250 M Street, SE, Washington, DC 20003 | 202.673.6813 | [ddot.dc.gov](http://ddot.dc.gov)





## Committee Reports

### Transportation and Public Space (T&PS)



représentant de service quelle langue vous parlez et l'assistance d'un interprète vous sera fournie gratuitement. Merci.

#### GIÚP ĐỖ VỀ NGÔN NGỮ

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi 202-671-2700 để chúng tôi thu xếp có thông dịch viên đến giúp quý vị miễn phí.

#### THÔNG BÁO QUAN TRỌNG

Tài liệu này có nhiều thông tin quan trọng. Nếu quý vị cần giúp đỡ về tiếng Việt, hoặc có thắc mắc về thông báo này, xin gọi 202-671-2700. Nói với người trả lời điện thoại là quý vị muốn nói chuyện bằng tiếng Việt để chúng tôi thu xếp có thông dịch viên đến giúp quý vị mà không tốn đồng nào. Xin cảm ơn.

#### የቋንቋ እርዳታ

በአማርኛ እርዳታ ከፈለጉ በ 202-671-2700 ይደውሉ። የነፃ አስተርጓሚ ይመደብልዎታል።

#### ጠቃሚ ማስታወቂያ

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#### 언어 지원

한국어로 언어 지원이 필요하신 경우 202-671-2700로 연락을 주시면 무료로 통역이 제공됩니다.

#### 안내

이 안내문은 중요한 내용을 담고 있습니다. 한국어로 언어 지원이 필요하시거나 질문이 있으실 경우 202-671-2700 로 연락을 주십시오. 필요하신 경우, 고객 서비스 담당원에게 지원 받고자 하는 언어를 알려주시면, 무료로 통역 서비스가 제공됩니다. 감사합니다.

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#### 重要通知

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## Committee Reports

### Transportation and Public Space (T&PS)



本文件包含重要資訊。如果您需要用（中文）接受幫助或者對本通知有疑問，請電洽202-671-2700。請告訴客戶服務部代表您所說的語言，會免費向您提供口譯員服務。謝謝！



## Committee Reports Economic Development and Zoning Committee



### MINUTES

#### ANC 6A Economic Development & Zoning Space Committee Meeting Virtual Meeting via Zoom

Wednesday, March 16, 2022 at 7:00 pm

#### **Present:**

Members: Brad Greenfield (Chair), Jake Joyce, Roberta Shapiro, Daniel McPheeters, Sam DeLuca, Michael Cushman

Commissioners: Amber Gove, Keya Chatterjee, Phil Toomajian, Robb Dooling, Mike Soderman, Brian Alcorn, Sondra Phillips-Gilbert

Brad Greenfield chaired the meeting.

#### Introductions of Committee Members and Commissioners

#### Community Comment

None

#### Previously Heard Cases

Mr. Greenfield summarized previously heard cases.

- 636 12<sup>th</sup> Street NE (#20687) - EDZ recommended ANC support the request for a usage special exception. ANC affirmed support as part of consent calendar. Scheduled to go before BZA on April 20, 2022.

#### Old Business

- 1 1207 H Street, NE (ZC Case#22-03): Request for a map amendment to change the property from its current NC-14 zoning (Mixed Use: Medium Density Residential and Medium Density Commercial) to NC-15 (medium density mixed use) which permits a height of 70 feet and an FAR of 4.8, and will be subject to the enhanced affordability requirements under the IZ+ program.

Mr. Greenfield noted that this was heard and discussed the previous month, so no presentation from the developer was delivered. Mr. Ben Miller, the owner of the property, and Ms. Allison Prince, a zoning attorney, responded to questions on the project.

Commissioners Phil Toomajian and Mike Soderman noted that the current case focuses only on the zoning of the project, and because of the H Street Overlay, this project will come back before ANC 6A when it comes before the BZA. Questions and discussion focused on the height limit for the project, the zoning review process, the impact on parking and traffic, the larger impact on the neighborhood, and the amount of IZ housing for the project.

Commissioner Keya Chatterjee asked the developers if they would be open to lower AMI levels than required by the zoning regulations. She also expressed interest in D.C. purchasing the property and making it affordable housing. Mr. Miller was unsure if financing would be available if the project included higher levels of IZ housing. Mr. Greenfield asked if Mr. Miller would be willing to continue discussing possibilities that could lead to increased affordable housing.

**Commissioner Toomajian made a motion that the EDZ recommend the ANC support the map amendment, noting our enthusiasm for the development of the project as part of the IZ+**



## Committee Reports Economic Development and Zoning Committee



program. Commissioner Soderman seconded the motion. The motion passed eleven votes in support and one opposed.

- 2 647 16th Street NE (BZA Case #20612): Request for special exception zoning relief under Subtitle E § 5201 and Subtitle X § 902.1 from the lot occupancy requirements of Subtitle E § 304.1, and special exception zoning relief under Subtitle E § 5201, Subtitle E § 205.5, and Subtitle X § 902.1 from The rear addition requirements of Subtitle E § 205.4 to construct a third story and rear addition, and convert to a flat, an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone. Case scheduled for 05/04/2022; ANC6A opposition already on record.

Prior to the meeting, the owner informed the Chair that they would not be attending.

**Mr. Greenfield tabled consideration of the matter.**

### New Business

- 3 15th Street Alley (BZA Case#20716): Request for an area variance pursuant to Subtitle X § 1002 from the new alley record lot requirements of Subtitle C § 306.1(a) to construct six, new, attached, two-story with cellar and roof deck, principal dwelling units in the RF-1 zone. Case scheduled for 5/18/2022.

Evan Muchai and Fritz Hubig, the developers, presented the project, along with Alex Wilson their attorney. The alley currently is configured as one large lot, and requires subdivision in order to make a development project economically viable. This is required because the alley widths are less than 24 feet. The plan would divide the lot to six smaller lots. Mr. Muchai said that they had already reached out to neighbors to discuss the development.

Mr. Greenfield asked if there were letters of support from neighbors. Mr. Muchai said that they do not have letters of support at this time. Question and discussions focused on how stormwater runoff would be handled in the alley, the idea of reducing lot size to make the alley wider, how garbage collection and parking will be impacted by the development, minor deviations in lot area that need to be approved by the zoning administrator, illumination plans, if there is any bonus for building multiple dwellings, how the lots are measured, and what the price point for the units will be once they are built. Ms. Lewis stated that any minor deviations that are approved by the zoning administrator will be shared with the ANC.

Mr. Greenfield asked if a tree that is on the lot is a heritage tree, and if it will need to be removed. Mr. Muchai said that they had consulted with an arborist, and it is not a heritage tree, and it will need to be removed.

Mr. Cross (architect on the project) said that they will be required to name the alley because of the number of units. Commissioner Toomajian noted that this is a time-consuming process, and recommended that the developer start this process soon.

Commissioner Alcorn asked if the housing that was going to be built could be described as affordable housing. Mr. Muchai said that while they anticipate it being relatively low-cost, it would not meet the city's definition of affordable housing.

Mr. DeLuca noted the importance of getting letters of support from surrounding neighbors, considering the location of the lot. There was a discussion about how much community outreach had been conducted. Commissioner Toomajian asked if there was time for the case to come back before



## Committee Reports

### Economic Development and Zoning Committee



the EDZ in April 2022 with letters of support. Ms. Wilson noted that the case was scheduled for 5/18, which is after the May 2022 ANC meeting.

To provide more time to get letters of support, the EDZ decided to table the matter and consider it at the April 2022 meeting.

**Mr. Greenfield tabled consideration of the matter.**

- 4 242 11th Street NE (HPRB Case #22-174): Historic review of the construction of a ten foot (by right) addition on the rear of building while also adding a 3rd floor addition, and a second floor addition to an existing one story garage. Heard and approved by HPRB on 3/24/2022.

Jesse Connell, the owner and developer, presented the project. He is the owner of the two adjacent houses to this building, and he is proposing the same development for this as he did with the other buildings. Mr. Connell said that because of the unusual placement of the house, the third floor addition will not be visible from the street.

Commissioner Soderman noted that Mr. Connell lived in the neighborhood for seven years, and has successfully developed two other projects on this street. Commissioner Soderman noted that his plans are taking precautions to protect a heritage tree that is on the property line.

Commissioner Soderman asked about letters of support from neighbors. Mr. Connell said that the neighbor across the alley is going to sign a letter, and that he owns two adjacent properties.

Questions and discussion focused on the finishes used for the house, whether the existing garage will be torn down, and the building envelope for the development.

**Mr. Joyce made a motion that the EDZ recommend the ANC support the request for relief, on condition that the developer make best efforts to get letters of support both adjacent neighbors, and the three neighbors across the alley from 242 11<sup>th</sup> Street. Commissioner Soderman seconded the motion. The motion passed unanimously, nine votes for and none against.**

- 5 1108 Constitution Avenue NE (HPRB Case #22-173): Historic review of the construction of a rear yard addition and cellar addition which will fill in the dogleg. Heard and approved by HPRB on 3/24/2022.

Eric Teran, the architect, presented the project. The proposal is to add a second floor addition to the existing rear one floor, and fill in the dogleg. In the front of the house, there will be some landscaping, and they will add a window well.

Questions and discussion focused on the treatment of the building, the neighbors who had signed letters of support, and if the addition would be visible from the street. Mr. Teran said that it would not be visible from any of the main streets.

**Mr. Joyce made a motion that the EDZ recommend the ANC support the request for relief, on condition that the owner make best efforts to get letters of support from 1111 Park Street. Mr. Cushman seconded the motion. The motion passed unanimously, nine votes for and none against.**

- 6 1802-1806 D Street NE: Informational presentation on a Map Amendment to the zoning of 1800-1806 D Street NE, from MU3 to MU4.



## Committee Reports

### Economic Development and Zoning Committee



Jay Briley of Boyd Development Group presented the project. He said that there is currently a grocery store, daycare center and a liquor store at the property; across the street is a parking lot. Mr. Boyd said that they are currently trying to purchase 409 and 411 18<sup>th</sup> Street. Mr. Boyd said that their goal is to maintain the retail level on the ground floor, with the cellular level used for manufacturing, and 30 residential units, if 409 and 411 are purchased, and 24 units otherwise. There will be nine parking spaces provided. Outreach to the community has already commenced, with this meeting and mailers being sent out, and door to door approaches next.

Questions and discussion focused on the level of IZ housing, the timeline for the acquisition and development of the project, the status of the parking lot across from the property, the impact on the community of the increased density, the manufacturing business that is currently operating, and the impact of the upzoning.

- 7 1611 Benning Road NE: Informational presentation on a 148-unit by right development with Affordable Housing, Multifamily, and Rental Apartments.

Kofi Meroe, the Development Manager with Foulger-Pratt, presented the project. The project is slated to be 100% affordable units, and will have 148 rental units. Foulger-Pratt purchased the property from Valor Development, who had previously planned to do a market-rate PUD. The project is being funded by DHCD, the Housing Authority, and the Housing Finance Agency. This is a by-rights project. The project will include:

- 38 (25%) three-bedroom units
- 17 (11%) two-bedroom units
- 94 (64%) one-bedroom units
- Units will be between 30% (and below) - 60% AMI
- 5,300 square feet of amenities and programmatic space
- Below-grade vehicle (27 spaces) and bicycle parking
- Building includes a green roof
- Amenities include a gym and WIFI in all communal spaces

The treatment on the building includes fiber-cement paneling and different colored bricks on the face of the building. The timeline for the project is to raze the existing buildings in April 2022, start construction in June 2022, and complete construction in February 2024.

Questions and discussions focused on whether the project would include a dog park, who will manage the project when it is built, whether the number of two-bedroom units can be increased, and the AMI mix for the residential units.

Foulger-Pratt also owns two lots on 16<sup>th</sup> Street, adjacent to the project, but those lots are not part of the project itself. Those properties will be used for staging and laydown space. Commissioner Phillips-Gilbert expressed concerns about those spaces since they are currently problematic because of crime and dumping. Mr. Meroe said that those parcels are needed for construction. The vacant rowhouse on 16<sup>th</sup> Street is about to be torn down. Fencing will be installed around the entire project, including the 16<sup>th</sup> Street properties. There is no long-term plan for the 16<sup>th</sup> Street properties.

**Next Scheduled ED&Z Committee Meeting:**  
**Wednesday, April 20, 2022**  
**7:00-9:00 pm**



## **Committee Reports**

### **Economic Development and Zoning Committee**



**Zoom information to be posted on ANC 6A Website**





## Committee Reports

### Economic Development and Zoning Committee





## Committee Reports Economic Development and Zoning Committee



April XX, 2022

Mr. Anthony J. Hood  
Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210-S  
Washington, DC 20001

Re: ZC # 22-03 (1207 H Street NE)

Dear Mr. Hood,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 14, 2022, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support a map amendment to change the property from its current NC-14 zoning to NC-15, and will be subject to the enhanced affordability requirements under the IZ+ program. It is the view of ANC 6A that this development serves the public interest, and will help maintain development of the H Street area and provide additional affordable housing to the community. Our ANC enthusiastically supports the goals of the IZ+ program, and appreciate it's proscribed increase in the amount of affordable housing on projects to 20%.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On Behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC 6A meetings are advertised electronically on [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), [newhilleast@groups.io](mailto:newhilleast@groups.io), [www.anc6a.org](http://www.anc6a.org), and on Twitter (@ANC6A) as well as through print advertisements in the Hill Rag.



## Committee Reports Economic Development and Zoning Committee



***goulston&storrs***  
counsellors at law

Meghan Hottel-Cox  
mhhottel-cox@goulstonstorrs.com  
(202) 721-1138(tel)

January 14, 2022

VIA IZIS

Sharon Schellin, Secretary  
D.C. Zoning Commission  
Office of Zoning  
441 4th Street, N.W., Suite 200-S  
Washington, DC 20001

Re: **Application of WCP 1207 H Street LLC (“Applicant”) for Approval of a  
Zoning Map Amendment – Square 1004, Lot 342 (“Property”)**

Dear Ms. Schellin:

On behalf of the Applicant, enclosed is a copy of the application for approval of an Amendment to the Zoning Map for the above-referenced Property. The proposed Map Amendment is consistent with the Comprehensive Plan and will increase development opportunities consistent with the Property’s location and the District’s need for additional housing and affordable housing.

The application was filed electronically through the Interactive Zoning Information System (IZIS) on January 14, 2022. The application packages filed online and enclosed herein meet the filing requirements detailed in Chapter 3 of Subtitle Z of the Zoning Regulations, and include the completed application forms, copy of the notice of intent to file the application that was mailed to surrounding property owners and parties (with certification of mailing and list of property owners), and a map depicting the Zone Districts for the property.

Also attached to this letter are two sets of preprinted labels for the surrounding property owners and parties, and a check for \$650 for the Map Amendment, which represents the filing fee in this matter.

Please feel free to contact me at (202) 721-1138 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at an upcoming public meeting.

Sincerely,

\_\_\_\_\_  
/s/  
Meghan Hottel-Cox

Enclosures

1999 K Street, NW • Suite 500 • Washington, DC 20006-1101 • 202.721.0011 Tel • 202.721.1111 Fax • [www.goulstonstorrs.com](http://www.goulstonstorrs.com)

cc:



## Committee Reports Economic Development and Zoning Committee



January 14, 2022  
Page 2

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### Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on January 14, 2022.

**Office of Planning**

Crystal Myers

[crystal.myers@dc.gov](mailto:crystal.myers@dc.gov)

**District Department of Transportation**

Aaron Zimmerman

[aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov)

**ANC 6A**

[6A@anc.dc.gov](mailto:6A@anc.dc.gov)

**Phil Toomajian – ANC SMD 6A02**

[6A02@anc.dc.gov](mailto:6A02@anc.dc.gov)

/s/

\_\_\_\_\_  
Meghan Hottel-Cox



## Committee Reports Economic Development and Zoning Committee



**1207 H STREET NE**

BY WCP 1207 H STREET LLC

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION  
FOR A ZONING MAP AMENDMENT

January 14, 2022



## Committee Reports Economic Development and Zoning Committee



Applicant

WCP 1207 H Street LLC  
11 Dupont Circle NW  
Suite 900  
Washington, DC 20015

Land Use Counsel

Goulston & Storrs  
1999 K Street NW  
Suite 500  
Washington, DC 20006





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## Committee Reports Economic Development and Zoning Committee



### EXHIBITS

Exhibit A – Application Signature and Authorization Letter

Exhibit B – Zoning Map

Exhibit C – Comprehensive Plan Future Land Use Map

Exhibit D – Certificate of Notice

Exhibit E – Compliance with Regulations

Exhibit F – Publicly Available Information

Exhibit G – List of Property Owners within 200 feet of the Property

Exhibit H – Plat

Exhibit I – Site and Area Photos



## Committee Reports Economic Development and Zoning Committee



### PREFACE

This statement and the attached documents support the application of WCP 1207 H Street LLC to the Zoning Commission for a Zoning Map Amendment for the property located at 1207 H Street NE (Square 1004, Lot 342) (the “**Property**”). The Property is located on the H Street corridor in the Northeast quadrant of D.C. The Zoning Map Amendment will facilitate the redevelopment of the Property, which now contains a large surface parking lot and AutoZone store, with a new, mixed-use project subject to enhanced Inclusionary Zoning (“**IZ+**”) requirements.

This application is fully consistent with the District of Columbia Comprehensive Plan, D.C. Law 16-300, 10A DCMR (Planning and Development) § 100 et seq. (2006), as amended, (the “**Comprehensive Plan**”), as well as the goals and policies of the District of Columbia particularly those relating to housing. The Property is currently located in the NC-14 Zone District, which is intended for moderate density development, but the DC Council recently amended the Comprehensive Plan’s Future Land Use Map (“**FLUM**”) designation for the Property to Mixed-Use: Medium Density Residential and Medium Density Commercial uses. It is located in a Main Street Mixed-Use Corridor on the Generalized Policy Map. Through this Application, the Applicant proposes to rezone the Property to the NC-15 Zone District.

Submitted in support of this application are completed application forms, a copy of the Notice of Intent (“**NOI**”) to file a Zoning Map Amendment application that was mailed to surrounding property owners and parties (with the certification of mailing and list of property owners), and a map depicting the Zone Districts for the Property and surrounding area. As set forth below, this statement and the attached documents meet the filing requirements for a Zoning Map Amendment under Subtitle X, Chapter 5 and Subtitle Z, Chapter 3 of the District of Columbia



## Committee Reports Economic Development and Zoning Committee



Zoning Regulations. This application is being filed as a contested case pursuant to Subtitle Z § 201.2(e) and Subtitle X, Chapter 5.

### **I. INTRODUCTION**

#### ***A. Summary of Requested Action***

This statement and the attached documents support the application of WCP 1207 H Street LLC to the Zoning Commission for a Zoning Map Amendment for the Property located at 1207 H Street NE (Square 1004, Lot 342). The Property is located on the H Street corridor in the Northeast quadrant of D.C. in Ward 6. The Property is bounded by H Street to the north, 12th Street to the west, a public alley to the south, and private property to the east. The Property contains approximately 33,435 square feet of land area.

The Property is currently improved with an AutoZone commercial building and large surface parking lot. The requested Zoning Map Amendment will create development opportunities that are consistent with the District's need for additional market rate and affordable housing as described in the Comprehensive Plan.

The Property is located in the Mixed-Use: Medium Density Residential and Medium Density Commercial category on the FLUM. It is located in a Main Street Mixed-Use Corridor on the Generalized Policy Map. The Property is currently located in the NC-14 Zone District, which is intended for moderate density mixed-use in this section of the H Street corridor and allows a maximum height of 55 feet and maximum FAR of 3.0. The Applicant seeks to rezone the property to the NC-15 Zone District. The NC-15 Zone District is meant for medium density development in this section of the H Street corridor. The Zoning Map Amendment will allow development with a maximum height of 70 feet and a maximum FAR of 4.8 at the Property, which is consistent with



## Committee Reports Economic Development and Zoning Committee



the Property's Comprehensive Plan FLUM designation for mixed-use, medium density and supported by the Property's Comprehensive Plan Generalized Policy Map designation.

Amendments to the Zoning Map are permitted, provided that the new zone category is "not inconsistent with the Comprehensive Plan." D.C. Code Sec. 6-641.02. In this case, the Map Amendment is appropriate and consistent with the Comprehensive Plan's FLUM designation for the Property and numerous other policies.

### ***B. The Applicant***

The Applicant has owned the Property since 2011. The parent company of the Applicant is WCP Management. AutoZone was established on the site in 1997 and has operated continuously since that time. Its lease is set to expire in early 2023. The Applicant has been working for approximately five years to position the Property for redevelopment, culminating in this Map Amendment application.

## **II. THE PROPERTY**

As described above, the Property consists of a single record lot, Lot 342, in Square 1004 and contains approximately 33,435 square feet of land area. The Property is located along the H Street NE corridor in Ward 6. The Property is generally bounded by H Street to the north, 12th Street to the west, a public alley to the south, and private property to the east. The Property is currently improved with an AutoZone commercial building that occupies just over ¼ of the Property, with the remainder improved with impervious paving used for a large surface parking lot and loading area. The Property includes three curb cuts, two of which access the surface parking lot and one of which accesses the west side of the building.

There are a variety of building types in the immediate area surrounding the Property ranging from two- and three- story commercial and mixed-use buildings to larger apartment



## Committee Reports Economic Development and Zoning Committee



buildings. Across the alley to the south of the Property are rowhouses. The broader area along the H Street corridor similarly consists of a mix of smaller, single commercial buildings and larger, mixed-use buildings with ground floor retail and service uses and residential uses above. Several new apartment houses on either side of the H Street corridor abut rowhouse districts.

The Property is located along the key H Street transportation corridor, which with direct access to the H Street Benning Line Streetcar, which connects Union Station to the west to Robert F. Kennedy Memorial Stadium (RFK) to the east. The Property also has direct access to the X2 bus line, which provides access between McPherson Square and Minnesota Avenue. The Property is also just over one mile east of Union Station, which provides access to the Metrorail's Red Line as well as regional and national train services.

As described above, the Property is located in the NC-14 Zone District. Property to the west is located in the denser NC-16 and NC-17 Zone Districts, while Property immediately to the north and east is located in the NC-14 Zone District. Further to the east long H Street, properties are located in the NC-15 Zone District. Properties to the north and south of the H Street mixed-use band of development are located predominantly in the RF-1 Zone.

### **III. PLANNING ANALYSIS – LAND USE AND ZONING IMPROVEMENTS**

The Applicant requests a Zoning Map Amendment for the Property to the NC-15 Zone District. As detailed in Section IV, the proposed Map Amendment is fully consistent with the goals and policies of the Comprehensive Plan. As discussed more fully in Section IV, the FLUM designates the Property for Mixed Use: Medium Density Residential and Medium Density Commercial uses. The Comprehensive Plan states that Medium Density Residential areas support an FAR of 1.8-4.0 or higher with Inclusionary Zoning (“IZ”). Additionally, the Comprehensive Plan states that Medium Density Commercial areas support an FAR of 4.0-6.0.





## Committee Reports Economic Development and Zoning Committee



Therefore, the proposed NC-15 Zone, which allows an FAR of 4.8 including the IZ bonus, fits directly with the FLUM designation.

The H Street Corridor is the subject of the H Street NE Strategic Development Plan (the “**Small Area Plan**”) that addresses the overall development of the area. The Small Area Plan designates the area where the Property is located as the Arts and Entertainment Area. When the H Street Corridor was zoned, two zones were designated for the Arts and Entertainment Area—NC-14, which was intended for moderate density, mixed-use development, and NC-15, which was intended for medium density, mixed-use development. Under the previous FLUM, the Property was designated for moderate, mixed-use development, consistent with the NC-14 Zone. However, the D.C. Council, at the recommendation of the Office of Planning, re-designated the Property for medium, mixed-use development as part of the most recent amendment cycle. This was done in recognition of the recent and proposed infrastructure improvements and development in the H Street corridor, as well as the need for increased housing in this area. Therefore, this Zoning Map Amendment is directly consistent with those planning efforts for the Property.

Developments surrounding the Property reflect this increased infrastructure. Properties to both the east and west of the Property have been redeveloped with buildings of similar height that the rezoning would allow, between 60 feet and 95 feet, and with density between 4.0 and 6.0 FAR, consistent with the 4.8 that would be allowed by the rezoning. Specifically, to the west of the Property are Seven H, a six-story, 23-unit condo building at 646-654 H Street NE, and the Avec, an eight-story building with 420 apartments and almost 45,000 square feet of retail between 7<sup>th</sup> and 9<sup>th</sup> Streets along H Street. To the east of the Property are the Baldwin, a four-story mixed use building with 33 apartments and just under 6,000 square feet of retail at 13<sup>th</sup> & H



## Committee Reports Economic Development and Zoning Committee



Streets, and 1401 Florida Avenue NE, a six-story mixed-use building with approximately 6,000 square feet of ground floor retail and 28 residential units at 14<sup>th</sup> and H Streets.

Additionally, the Property is immediately east of 1101-1125 H Street NE, another property that was recently rezoned in Z.C. Case 19-25. The Commission approved changing the zoning from NC-16 and MU-4, which allowed for moderate density mixed-use development, to the NC-17 Zone, which allows for medium density mixed-use development. The Commission determined the NC-17 Zone, and its allowed 70-foot height and 4.2 FAR, was consistent with the FLUM designation for medium density mixed use. This height and massing are similar to the proposed NC-15 Zone for the Property. Therefore, the Zoning Map Amendment will not result in spot zoning, but instead will provide an appropriate transition point from the medium density property to the west and the moderate density property to the east.

Finally, the proposed Zoning Map Amendment takes advantage of one of the newest planning tools implemented by the Zoning Commission—IZ+. This application, under the IZ+ regulations, will generate significantly more affordable housing than a matter of right project under the existing zoning. Under the existing NC-14 Zone, a development triggering IZ would require the set aside of 10% of the residential gross floor area for affordable units if the project does not utilize Type I construction and 8% of the residential gross floor area if it does. However, with the Zoning Map Amendment filed under IZ+, any future development would be required to set aside 20% of the residential gross floor area for affordable units if the project does not utilize Type I construction and 14% of the residential gross floor area if it does.<sup>1</sup> This significant increase in

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<sup>1</sup> The IZ+ requirement was calculated based on a development that builds to the maximum 4.8 FAR, which represents a 92% increase in density. Per 11-C DCMR §1003.3(a), this level of density increase triggers an affordable requirement of 20% for projects that employ non-Type I construction. Per 11-C DCMR §1003.4(a), this level of density increase triggers an affordable requirement of 14% for projects that employ Type I construction.



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### Economic Development and Zoning Committee



affordable housing coupled with the increase in density is appropriate for this transit-oriented, mixed-use area. Therefore, the Map Amendment is consistent with planning and zoning priorities in the District.

#### **IV. COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The proposed Map Amendment is consistent with and fosters numerous goals and policies of the Comprehensive Plan. Specifically, the Comprehensive Plan sets forth that:

The purposes of the District elements of the Comprehensive Plan for the National Capital are to: (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Code § 1-306.01(b) (2006). The proposed Map Amendment significantly advances these purposes by furthering the physical and economic development of the District through facilitating the redevelopment of underutilized land currently improved with an extremely large surface parking lot serving an outdated retail building. The proposed increase in the allowable height and density would allow for the development of the Property in a manner consistent with its context while providing additional affordable housing including a meaningful amount of affordable housing.

#### ***A. Framework Element and Maps***

The Framework Element provides guidelines for using the maps of the Comprehensive Plan. The Property is designated on the FLUM for Mixed Use: Medium Density Residential and Medium Density Commercial uses. The Medium Density Residential designation is meant for “mid-rise apartment buildings” with density between 1.8 to 4.0, “although greater density may be possible when complying with Inclusionary Zoning.” §227.7. The Medium Density Commercial



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designation is meant for “shopping and service areas” with density between 4.0 and 6.0. §227.12. The mixed-use designation is meant to indicate areas “where no single use predominates today, or areas where multiple uses are specifically encouraged in the future.” §227.22. The proposed NC-15 Zone with an FAR of 4.0 or up to 4.8 when IZ is triggered, will allow for a mix of residential and arts-related commercial uses and therefore fits squarely within the FLUM designation for the Property.

On the Generalized Policy Map, the Property is designated as a “Main Street Mixed-Use Corridor.” These areas are “traditional commercial business corridors with a concentration of older storefronts along the street” many of which have “upper-story residential or office uses.” §225.14. The Comprehensive Plan also notes that “any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.” *Id.* The NC-14 and NC-15 Zones both have specific preferred use requirements along the H Street corridor, including a requirement for retail, eating and drinking establishment, and service uses. Both zones also include specific design requirements for the ground floor to provide the pedestrian scale while allowing residential uses above.

Therefore, the proposed rezoning is not inconsistent with the Framework Element, FLUM, and Generalized Policy Map of the Comprehensive Plan.

### ***B. Other Citywide Elements***

#### ***1. Land Use Element***

The proposed Map Amendment also advances several policies of the Land Use Element, as follows:

***Action LU-1.4.B: Zoning Around Transit:*** With public input, develop and use zoning incentives to facilitate new and mixed use development, and particularly the provision of new housing, and new affordable housing in high opportunity areas to address more equitable distribution. § 307.2



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***Policy LU-1.5.1: Infill Development:*** Encourage infill development on vacant land within Washington, DC, particularly in areas where there are vacant lots that create gaps in the urban fabric and detract from the character of a commercial or residential street. Such development should reflect high-quality design, complement the established character of the area and should not create sharp changes in the physical development pattern. § 308.6

***Policy LU-2.4.5: Encouraging Nodal Development:*** Discourage auto-oriented commercial strip development and instead encourage pedestrian-oriented nodes of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them. § 313.13

The Zoning Map Amendment will facilitate infill development along this vibrant H Street corridor on a site currently devoted to the type of auto-oriented commercial use that is specifically discouraged in the Comprehensive Plan. The proposed rezoning will facilitate the redevelopment of the Property with a medium density, mixed-use project immediately adjacent to the H Street Streetcar line and the prominent X2 bus line. Through the NC-15 Zoning requirements, any future development on the site will be designed in a pedestrian-oriented way along the H Street corridor with preferred uses on the ground floor. Thus, the Map Amendment is consistent with the Land Use Element's goals.

#### 2. Housing Element

The Map Amendment significantly advances the goals of the Housing Element of the Comprehensive Plan, including the following policies:

***Policy H-1.1.1: Private Sector Support:*** Encourage or require the private sector to provide both new market rate and affordable housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. § 503.3

***Policy H-1.1.2: Production Incentives:*** Provide suitable regulatory, tax, and financing incentives to meet housing production goals, prioritizing affordable housing production in support of the targets in Policy H-1.2.2. These incentives should continue to include zoning regulations that permit greater building area for





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commercial projects that include housing than for those that do not, and relaxation of height and density limits near transit. Strongly encourage incentives and strategies that result in the production of more deeply affordable housing, such as the use of income averaging across a range of affordable housing income levels. § 503.4

***Policy H-1.1.4: Mixed-Use Development:*** Promote moderate to high-density, mixed-use development that includes affordable housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed-use corridors and high-capacity surface transit corridors, and around Metrorail stations. § 503.6

***Policy H-1.2.7: Density Bonuses for Affordable Housing:*** Provide zoning incentives, such as through the PUD process, to developers proposing to build affordable housing substantially beyond any underlying requirement. Exceeding targets for affordable housing can refer to exceeding the quantity or depth of affordability otherwise required. The affordable housing proffered shall be considered a high priority public benefit for the purposes of granting density bonuses, especially when the proposal expands the inclusiveness of high-cost areas by adding affordable housing. When density bonuses are granted, flexibility in development standards should be considered to minimize impacts on contributing features and the design character of the neighborhood. § 504.15

The Zoning Map Amendment will facilitate development of residential units on a site where none currently exist. Additionally, the rezoning will require approximately twice the amount of affordable housing required than if the Property were to be redeveloped under its existing zoning. Further, the Housing Element of the Comprehensive Plan notes that as of 2017, the Capitol Hill area, which includes the Property, included 8% of the total housing units District-wide but only 3% of the affordable units District-wide. §514.5. Finally, the Property does not include any existing housing, so there will be no displacement. The Housing Element strongly disfavors displacement. §510.3. Therefore, providing incentive for additional development with a focus on affordable housing is consistent with the Housing Element of the Comprehensive Plan.





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#### 3. Transportation Element

The Map Amendment also furthers several goals of the Transportation Element of the Comprehensive Plan, such as:

***Policy T-1.1.4: Transit-Oriented Development:*** Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. Encourage development projects to build or upgrade the pedestrian and bicycle infrastructure leading to the nearest transit stop to create last-mile connections. Pedestrian movements and safety should be prioritized around transit stations. § 403.10

***Policy T-1.1.8: Minimize Off-Street Parking:*** An increase in vehicle parking has been shown to add vehicle trips to the transportation network. In light of this, excessive off-street vehicle parking should be discouraged. § 403.14

***Policy T-1.2.3: Discouraging Auto-Oriented Uses:*** Discourage certain uses, like drive-through businesses or stores with large surface parking lots and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas. § 404.6

***Action T-2.3.B: Bicycle Facilities:*** Wherever feasible, require large, new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users. Residential buildings with eight or more units shall comply with regulations that require secure bicycle parking spaces. § 409.16

By rezoning the Property, the site will be poised for a new development that will remove the large surface parking lot and multiple curb cuts serving a single low-rise building. Any new development would be subject to current regulations and District Department of Transportation standards, minimizing curb cuts, surface parking, and vehicular parking overall, while requiring bicycle parking to encourage non-auto modes of transportation. Finally, the rezoning will allow additional density, largely residential density, on a site immediately adjacent to the H Street Streetcar line.

#### 4. Environmental Protection Element

This Map Amendment is also consistent with and advances policies in the Environmental Element of the Comprehensive Plan, including:



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***Policy E-3.2.7: Energy-Efficient Building and Site Planning:*** Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals. § 612.9

***Policy E-4.1.1: Maximizing Permeable Surfaces:*** Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce runoff. § 615.3

***Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff:*** Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. § 615.4

The rezoning will contribute to environmental protection by facilitating the redevelopment of a large, impervious site improved with a surface parking lot and outdated commercial building. This redevelopment will remove environmentally harmful improvements and facilitate construction that must comply with improved environmental regulations in the District.

#### ***C. Area Element and Small Area Plan***

The Property is within the Capitol Hill Area Element. The proposed Zoning Map Amendment furthers several of the Area Element policies, including:

***Policy CH-1.1.3: Upgrading Commercial Districts:*** Reinforce and upgrade the major commercial districts of Capitol Hill, including the H Street NE and Benning Road NE corridors, the Pennsylvania Avenue SE corridor, 7th Street SE, 8th Street SE, and Massachusetts Avenue NE between Union Station and Stanton Park. Support the further development of these areas with corridor-appropriate retail services, provided that such uses are compatible with surrounding land uses and the historic architecture and scale of the shopping districts themselves. Support the retention of existing neighborhood-serving businesses in these areas through programs that provide technical and financial assistance to small, locally owned establishments. § 1507.4

***Policy CH-1.1.4: Directing Growth:*** Direct growth in the Capitol Hill Planning Area to commercially zoned land, with a particular emphasis on the H Street NE/Benning Road NE corridor and to infill opportunities in residential zones. Along the commercial corridors in this area, mixed-use development combining ground floor retail and upper story residential uses should be supported, along with



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streetscape improvements that improve visual and urban design qualities and enhance pedestrian, bus, and auto circulation. In the residential zones, the scale of development should be sensitive to adjacent buildings and uses. All development should reflect the capacity of roads, infrastructure, and services to absorb additional growth. § 1507.5

***Policy CH-2.1.1: H Street NE Revitalization:*** Support the revitalization of the H Street NE corridor between North Capitol Street and 17th Street NE in a manner that is consistent with the approved 2003 H Street NE Strategic Development Plan. This plan recommended the development of four thematic areas along the H Street NE corridor: . . . An Arts and Entertainment District, extending from 12th Street to 15th Street. This area builds on the established Atlas Theater, Joy of Motion Dance Center and other cultural anchors. New arts and cultural uses are encouraged, as are complementary specialty retail uses, sit-down restaurants, arts-related retail, and other community services. Moderate and medium-density residential and office space, including live-work space, also is encouraged in this area. §1510.6

The rezoning of the Property to the NC-15 Zone is directly consistent with the Area Element—it provides medium density growth along the H Street NE commercial district in an area where this level of development is appropriate given the infrastructure improvements to the area.

In addition to the Comprehensive Plan elements, the Comprehensive Plan is supplemented by small area plans. In 2004, the D.C. Council passed the Small Area Plan for the H Street corridor. The Small Area Plan separates out the H Street NE corridor into different development areas, and the Property is located within the Arts and Entertainment Area of that Small Area Plan. Additional density is appropriate here to support these uses. The Small Area Plan specifically calls out the Property for redevelopment, noting that a mixed-use project would be appropriate to support the planned Arts and Entertainment area. Therefore, the proposed Map Amendment is consistent with both the Area Element and Small Area Plan.

#### ***D. Racial Equity Analysis***

The Comprehensive Plan also calls for any action by the Zoning Commission to be analyzed “through a racial equity lens.” §2501.8. The Comprehensive Plan defines racial equity as



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“the moment when ‘race can no longer be used to predict life outcomes and outcomes for all groups are improved.’” §213.8. The call to evaluate decisions through a racial equity lens is achieved by addressing structural racism, “target[ing] support to communities of color,” and “taking into account historical trauma and racism.” §213.9. The Comprehensive Plan gives specific examples of ways zoning decisions can work toward eliminating racial inequity, including “transportation, housing, employment, income, asset building, geographical change, and socioeconomic outcomes.” §213.10.

The Map Amendment will further the goals around racial equity. Specifically, the change in zoning will facilitate the creation of a new development that will bring (1) market-rate and affordable housing; (2) employment and business opportunities; and (3) sustainability features, all of which will serve the goal of creating healthy communities. First, by rezoning the Property through this IZ+ Zoning Map Amendment, any redevelopment will create significant market rate and affordable housing, above what would be required as a matter-of-right. Second, because of the preferred use requirements along the H Street corridor, including arts and arts-related uses, there will be opportunities for businesses and employment. Third, any development will trigger enhanced sustainability requirements that were not in place when the AutoZone was developed and will likely require the removal of some of the curb cuts and the large, parking lot at the Property. Finally, the rezoning will pave the way for redevelopment of the Property in a manner consistent with the H Street corridor zoning, which requires a pedestrian-oriented streetscape and walkable environment, contributing to healthy communities.

In conclusion, the Map Amendment is not inconsistent with the Comprehensive Plan, including the Comprehensive Plan’s racial equity goals. Therefore, as detailed above, the Commission’s approval of the rezoning would further actions that would increase racial equity.



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### V. COMMUNITY CONTACTS

The Applicant has been in touch with surrounding community regarding the proposed Zoning Map Amendment. Specifically, the Applicant has reached out to surrounding neighbors and held a neighbor meeting on November 8, 2021, after sending out the NOI. The Applicant has also been coordinating with ANC 6A and presented to the ANC Economic Development and Zoning Committee on November 17, 2021, within the 45-day NOI notice period. The Applicant will continue to have robust community engagement and outreach throughout the review of the application. Finally, given the Property's location on the H Street corridor, the redevelopment of the Property will be required to under special exception review at the Board of Zoning Adjustment, which will provide an opportunity for community input on the ultimate redevelopment plan.

### VI. CONCLUSION

For the foregoing reasons, the Applicant submits that the enclosed application meets the standards of Chapter 5 of Subtitle X and Chapter 3 of Subtitle Z of the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Zoning Commission set the Zoning Map Amendment application down for a public hearing at its earliest possible date.

Respectfully submitted,

GOULSTON & STORRS, PC

\_\_\_\_\_/s/\_\_\_\_\_

Allison C. Prince

\_\_\_\_\_/s/\_\_\_\_\_

Meghan Hottel-Cox

Date: January 15, 2022





**Committee Reports**  
**Economic Development and Zoning Committee**



# **EXHIBIT A**





## Committee Reports Economic Development and Zoning Committee



January 10, 2022

D.C. Zoning Commission  
441 4<sup>th</sup> Street, N.W.  
Suite 200-S  
Washington, DC 20001


Re: **Application of WCP 1207 H Street LLC for Approval of a Zoning  
Map Amendment for Lot 342 in Square 1004 (the “Property”) –  
Letter of Authorization for Map Amendment Application**

Honorable Members of the Commission:

As the owner of the Property referenced above, I hereby authorize the law firm of Goulston & Storrs to file a zoning application for the Property and appear at all proceedings before the Zoning Commission on behalf of the undersigned owner concerning the above-referenced application.

Sincerely,

WCP 1207 H Street LLC

By:   
Name: Benjamin S. Miller  
Title: Manager



## Committee Reports Economic Development and Zoning Committee



(Revised 8/6/19)					
★ ★ ★		BEFORE THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA		★ ★ ★	
FORM 100 – APPLICATION SIGNATURE PAGE					
All Zoning Commission applications shall be filed through the Interactive Zoning Information System (IZIS). Pursuant to Subtitle Z §§ 300.5, 301.4, and 302.4, please use Form 100 to provide the name(s), address(es), and signature(s) of each owner of property included in the area to be developed, or of the owner's authorized agent.					
PUD: <input type="checkbox"/> 1 <sup>st</sup> Stage <input type="checkbox"/> 2 <sup>nd</sup> Stage <input type="checkbox"/> Consolidated			Modification: <input type="checkbox"/> Minor <input type="checkbox"/> Consequence <input type="checkbox"/> Significance		
<input checked="" type="checkbox"/> Map Amendment		<input type="checkbox"/> Design Review		<input type="checkbox"/> Campus Plan <input type="checkbox"/> Time Extension	
I/We hereby certify that the information contained on the application for the relief filed with the Zoning Commission is true and correct to the best of my/our knowledge, information, and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of more than \$1,000 or 180 days' imprisonment or both. (D.C. Official Code § 22 2405.)					
Owner's Name:	WCP 1207 H Street LLC				
Owner's Address:	11 Dupont Circle NW, Suite 900, Washington, DC 20015				
Owner's Signature:				Date:	1/10/22
Owner's Name:					
Owner's Address:					
Owner's Signature:				Date:	
Owner's Name:					
Owner's Address:					
Owner's Signature:				Date:	
Owner's Name:					
Owner's Address:					
Owner's Signature:				Date:	
Owner's Name:					
Owner's Address:					
Owner's Signature:				Date:	
Owner's Name:					
Owner's Address:					
Owner's Signature:				Date:	
ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THIS FORM WILL NOT BE ACCEPTED.					



# **EXHIBIT B**



Committee Reports  
Economic Development and Zoning Committee



**Exhibit B**  
**Zoning Map Excerpt**  
(Property Outlined in Green)





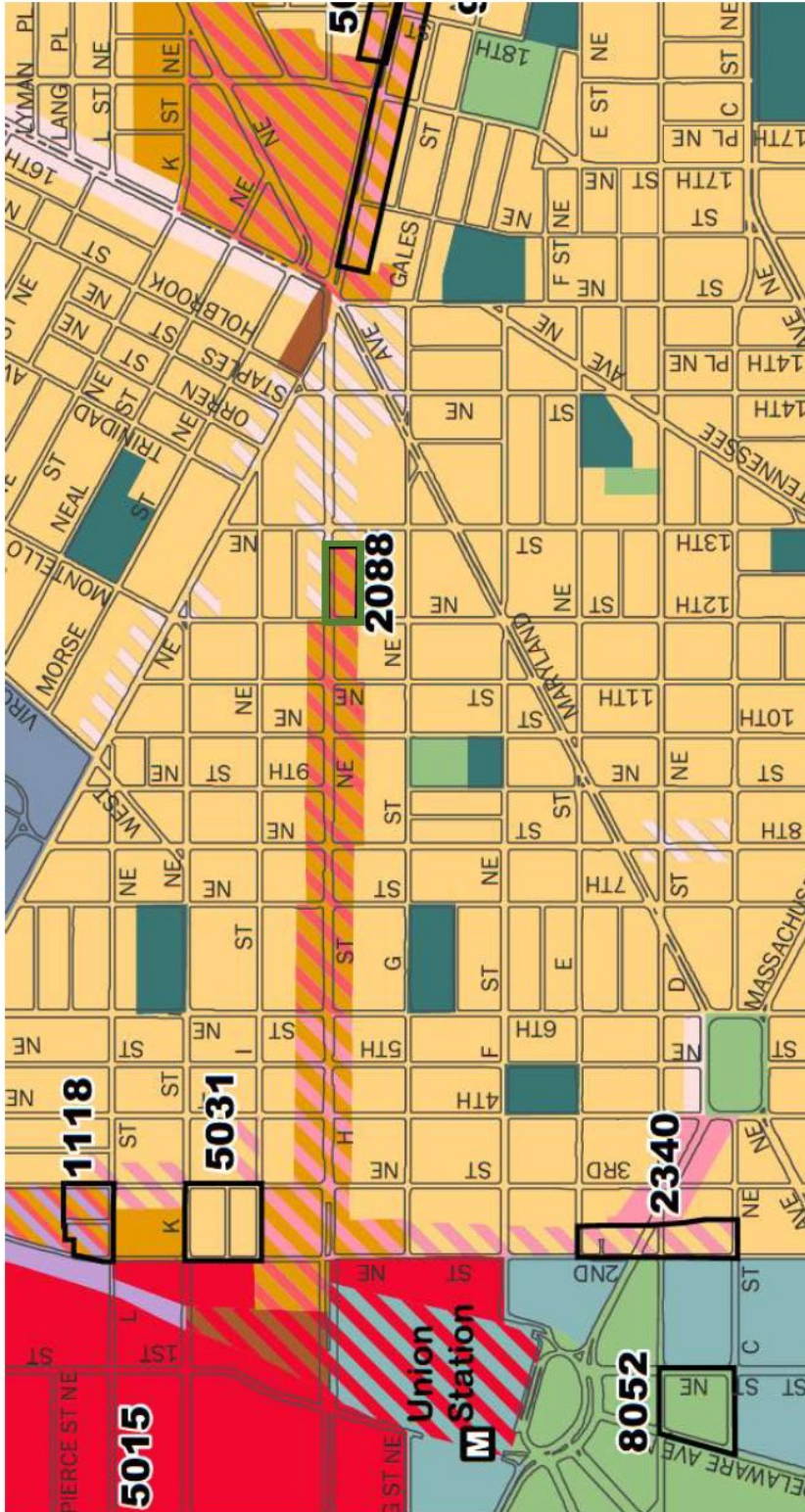
# **EXHIBIT C**



# Committee Reports Economic Development and Zoning Committee



**Exhibit C**  
**Future Land Use Map Excerpt**  
(Property Outlined in Green)







**Committee Reports**  
**Economic Development and Zoning Committee**



# **EXHIBIT D**



## Committee Reports Economic Development and Zoning Committee



### EXHIBIT C

#### CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Zoning Map Amendment for WCP 1207 H Street LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 6A and to the owners of all property within 200 feet of the perimeter of the subject property on October 26, 2021, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 304.5.

The Applicant has corresponded with the Office of Planning (“OP”) regarding the subject property and met with OP regarding the Map Amendment on January 13, 2022, and presented at the ANC 6A Economic Development and Zoning Committee Meeting on November 17, 2021 at the request of the ANC, as required by 11-Z DCMR § 304.6. The Applicant also held a meeting with neighbors on November 8, 2021 and will continue to work with government agencies and the community regarding the Map Amendment.

/s/  
Meghan Hottel-Cox



## Committee Reports Economic Development and Zoning Committee



### NOTICE OF INTENT TO FILE A ZONING APPLICATION

#### APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A ZONING MAP AMENDMENT

October 26, 2021

WCP 1207 H Street LLC (the “Applicant”) gives notice of its intent to file an application for an amendment to the Zoning Map (the “Application”) for the property known as 1207 H Street NE (Square 1004, Lot 342) (“Property”). The Applicant owns the Property.

The Property is located on the H Street corridor in the Northeast quadrant of D.C. in Ward 6. The Property is bounded by H Street to the north, 12th Street to the west, a public alley to the south, and private property to the east. The Property contains approximately 33,435 square feet of land area.

The Property is currently located in the NC-14 Zone, which is intended to permit moderate density, mixed-use development. On the Comprehensive Plan’s Future Land Use Map, the Property is designated for Mixed Use: Medium Density Residential and Medium Density Commercial use. It is located in a Main Street Mixed-Use Corridor on the Generalized Policy Map. In connection with the Application, the Applicant proposes to rezone the Property to the NC-15 Zone District. The NC-15 Zone is intended for medium density mixed use development. The NC-15 Zone permits a height of 70 feet and an FAR of 4.8. The rezoning will also be subject to enhanced affordability requirements under the IZ+ program.

The site is currently improved with an AutoZone commercial building and large surface parking lot. The Zoning Map amendment is not inconsistent with the Comprehensive Plan and will create development opportunities in accordance with the Property’s location and the District’s need for additional housing and affordable housing as described in the Comprehensive Plan.

The Applicant will reach out to Advisory Neighborhood Commission (“ANC”) 6A and request to present the Application to the ANC prior to filing the Application with the Zoning Commission. The Applicant is available to discuss the proposed development with all interested groups and individuals.

This Application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 5 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 304.5 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the Zoning Map Amendment, please contact Meghan Hottel-Cox (202-721-1138).



# **EXHIBIT E**



## Committee Reports Economic Development and Zoning Committee



### EXHIBIT E

#### COMPLIANCE WITH CHAPTER 3 OF SUBTITLE Z OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The Project complies with the process and requirements set forth in Chapter 3 of Subtitle Z of the Zoning Regulations for the review of a Zoning Map Amendment in the District of Columbia.

1. **Notice (Subtitle Z, Sections 304.5, 304.7(e)):** The Certificate of Notice herein states that the Notice of Intent to File a Zoning Application was mailed to Advisory Neighborhood Commission 6A and to the owners of all property within 200 feet of the perimeter of the Property, on October 26, 2021, as required by the Zoning Regulations.
2. **ANC Meeting (Subtitle Z, Section 304.6):** The Applicant presented to the ANC 6A Economic Development and Zoning Committee Meeting on November 17, 2021 at the request of the ANC.
3. **Application (Subtitle Z, Section 304.7(a)):** The completed signature page for application form for the Zoning Map Amendment is attached as Exhibit A and the completed application form was submitted when filing in IZIS.
4. **Plat (Subtitle Z, Section 304.7(b)):** The certified surveyor's plat for the Property is attached as Exhibit H.
5. **Map (Subtitle Z, Section 304.7(c)):** A map showing the location of the Property, the existing zoning for the Property and zoning of adjacent properties, and proposed change of zoning is included in Exhibit B.
6. **Statement (Subtitle Z, Section 304.7(d)):** The preceding Statement outlines the purposes and objectives of the project, and how this application is consistent with the Comprehensive Plan and other District policies.
7. **Property Owner List (Subtitle Z, Section 304.7 (f)):** The name and addresses of the owners of all property located within two hundred feet (200 ft.) of the Property are included in Exhibit G. Self-stick labels printed with these names and addresses are included with the hard-copy application submitted to the Office of Zoning.



# **EXHIBIT F**





## Committee Reports Economic Development and Zoning Committee



### EXHIBIT F

#### **LIST OF PUBLICLY AVAILABLE MAPS, PLANS, AND OTHER DOCUMENTS**

1. Exhibits herein
2. Zoning Regulations and Zoning Map of the District of Columbia
3. Future Land Use Map and Generalized Policy Map of the District of Columbia
4. District of Columbia Comprehensive Plan
5. Metrobus and Metrorail Maps
6. Orders of the District of Columbia Zoning Commission and Board of Zoning Adjustment



# **EXHIBIT G**



## Committee Reports Economic Development and Zoning Committee



**NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM  
ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
981	79	1120 H ST NE	CHU CHON K AND CHU SON H & CHU, SON H
981	802	1124 H ST NE	1122 H ST NE
981	803	1122 H ST NE	WASHINGTON DC 20002-4443
981	80	1118 H ST NE	HUANG, XIAO C & WU, ZHOU A
			5309 RAVENSWORTH RD
			SPRINGFIELD VA 22151-2520
981	81	1116 H ST NE	INDUSTRIOUS H STREET LLC
			7501 WISCONSIN AVE STE 630E
			BETHESDA MD 20814-6591
981	800	1128 H ST NE	QUANDER, DIANNE
			800 12TH ST NE
			WASHINGTON DC 20002-4436
981	801	1126 H ST NE	JOSEPH A STERN & DAVID P STERN TRUSTEES
			21 BAY DR
			ANNAPOLIS MD 21403-4510
981	809	808 12TH ST NE	DALGIC, HUSEYIN E
			1311 21ST ST NW
			WASHINGTON DC 20036-1524
981	830	810 12TH ST NE	SOOD, RAHUL
			810 12TH ST NE
			WASHINGTON DC 20002-4436
982	27	714 12TH ST NE	JAFFARI, SIMA & MASON, MICHAEL R
			714 12TH ST NE
			WASHINGTON DC 20002
982	28	712 12TH ST NE	MCARDLE, JENNIFER L & REHMAN, ISKANDER L
			712 12TH ST NE
			WASHINGTON DC 20002-4434
982	29	710 12TH ST NE	DAVENPORT, CORINNE & DAVENPORT, L V
			710 12TH ST NE
			WASHINGTON DC 20002-4434
982	43	722 12TH ST NE	DIETRICH, KIMBERLY B
982	811	724 12TH ST NE	722 12TH ST NE
			WASHINGTON DC 20002-4434



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982	44	720 12TH ST NE	SHENG, CHIA-FU & SHENG, WEI WU 720 12TH ST NE WASHINGTON DC 20002-4434
982	45	718 12TH ST NE	KOLOGY, MEGAN E & RUDOLPH, SCOTT M 718 12TH ST NE WASHINGTON DC 20002-4434
982	812	716 12TH ST NE	BROOKS, SHAMIKA P & BROOKS, MATTHEW H 716 12TH ST NE WASHINGTON DC 20002-4434
982	823	1121 H ST NE	SECOND FSK ASSOCIATES LLC C/O DELBE REAL ESTATE 5309 8TH RD N ARLINGTON VA 22205-1205
982	2003	1115 H ST NE # 201	CHINOY, BILAL & MANOHARAN, ARATHY 1115 H ST NE # 201 WASHINGTON DC 20002-4442
982	2004	1115 H ST NE # 202	MCCRAY, TERRY S 1115 H ST NE # 202 WASHINGTON DC 20002-4442
982	2005	1115 H ST NE # 203	JOHNSON, SPENCER M 1115 H ST NE # 203 WASHINGTON DC 20002-4442
982	2006	1115 H ST NE # 204	BARBEE, FLORETTA 1115 H ST NE # 204 WASHINGTON DC 20002-4442
982	2007	1115 H ST NE # 301	COIT, CHRISTOPHER J 1115 H ST NE # 301 WASHINGTON DC 20002-4442
982	2008	1115 H ST NE # 302	ANDARGATCHEW, DAGMAWI C/O WALL DEVELOPMENT GROUP LLC 1115 H ST NE # 302 WASHINGTON DC 20002-4442
982	2009	1115 H ST NE # 303	COATES, KELSEY A & CRONIN, DANIEL J 1115 H ST NE # 303 WASHINGTON DC 20002-4442
982	2010	1115 H ST NE # 304	STOSKOPF, GERALD W 1115 H ST NE # 304 WASHINGTON DC 20002-4442



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982	2011	1115 H ST NE # 401	HOFMAN, THOMAS 1115 H ST NE # 401 WASHINGTON DC 20002-4442
982	2012	1115 H ST NE # 402	MARTIN, TEANDRE T C/O WALL DEVELOPMENT GROUP LLC 1115 H ST NE # 402 WASHINGTON DC 20002-4442
982	2013	1115 H ST NE # 403	GOMEZ, MARCO A C/O RUSHMORE LOAN MGMT SVC LLC 15480 LAGUNA CANYON RD STE 100 IRVINE CA 92618-2132
982	2014	1115 H ST NE # 404	FREITAG, SARA V 1115 H ST NE # 404 WASHINGTON DC 20002-4442
982	2015	1115 H ST NE # 501	CRAWFORD, JAMES A 1115 H ST NE # 501 WASHINGTON DC 20002-4442
982	2016	1115 H ST NE # 502	OLULEYE, GBEMINIYI O 1115 H ST NE # 502 WASHINGTON DC 20002-4442
982	2017	1115 H ST NE # 503	YANG, TIA 1115 H ST NE # 503 WASHINGTON DC 20002-4442
982	2018	1115 H ST NE # 504	NGUYEN, CARISSA, NGUYEN, CHARLES, NGUYEN, & KIM-YEN V 1115 H ST NE # 504 WASHINGTON DC 20002-4442
982	2019	1115 H ST NE # 101	WEPCO HOLDINGS LLC C/O ROBYN D WILLIS 601 PENNSYLVANIA AVE NW NORTH BDG #406 WASHINGTON DC 20004-2610
1003	20	1246 H ST NE	JEMAL'S 1244 H LLC
1003	21	1244 H ST NE	1204 H STREET LLC
1003	179	1204 H ST NE	JEMAL'S ARCADE LLC
1003	804	1236 H ST NE	655 NEW YORK AVE NW STE 830 WASHINGTON DC 20001-5795
1003	22	1242 H ST NE	SMG DEVELOPMENT GROUP LLC 1200 H ST NE WASHINGTON DC 20002-4445



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1003	30	1224 H ST NE	1224 H ST LLC C/O JASON MARTIN 124 HST LLC 1224 H ST NE WASHINGTON DC 20002-4445
1003	31	1222 H ST NE	SEIDEN, J T & SEIDEN, L W 11100 ROSEMONT DR ROCKVILLE MD 20852-3653
1003	32	1220 H ST NE	H STREET INVESTMENT LLC 11726 SHAKER KNOLLS CT HERNDON VA 20170-2455
1003	35	1214 H ST NE	TRES INVESTMENTS LLC 4901 DWIGHT EVANS RD CHARLOTTE NC 28217-1445
1003	38	1208 H ST NE	UOF-H STREET LLC 1730 RHODE ISLAND AVE NW STE # 909 WASHINGTON DC 20036-3113
1003	39	1206 H ST NE	1206 H ST LLC 904 HAMLIN ST NE WASHINGTON DC 20017-3420
1003	48	1213 WYLIE ST NE	HANSEN-YOUNG, THEKLA CHRISTIN S & STEPHENSON, DUNCAN D 1211 WYLIE ST NE WASHINGTON DC 20002-4456
1003	49	1215 WYLIE ST NE	DRAKE, ASHLEY & DRAKE, PAUL 1215 WYLIE ST NE WASHINGTON DC 20002-4456
1003	120	1207 WYLIE ST NE	THOMPSON, DANIEL M 1207 WYLIE ST NE WASHINGTON DC 20002-4456
1003	121	1205 WYLIE ST NE	DAY, MICHAEL A 1205 WYLIE ST NE WASHINGTON DC 20002-4456
1003	122	1203 WYLIE ST NE	GREEN, ANTHONY 1203 WYLIE ST NE WASHINGTON DC 20002-4456
1003	123	811 12TH ST NE	AGYEMAN-DUAH, CASSIE A 811 12TH ST NE WASHINGTON DC 20002-4435





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1003	124	813 12TH ST NE	SELLIN, FRANK E 813 12TH ST NE WASHINGTON DC 20002-4435
1003	125	815 12TH ST NE	CHASE, PATRICIA 815 12TH ST NE WASHINGTON DC 20002-4435
1003	126	817 12TH ST NE	SULLIVAN, GAIL L 817 12TH ST NE WASHINGTON DC 20002-4435
1003	159	1225 WYLIE ST NE	GIMBERT, JAMES 1225 WYLIE ST NE WASHINGTON DC 20002-4456
1003	160	1225 WYLIE ST NE	OUTTEN, TRAVIS T 4200 WISCONSIN AVE NW STE 106 WASHINGTON DC 20016-2143
1003	161	1227 WYLIE ST NE	DANG, VU L & TOWNSEND, JASON C 1227 WYLIE ST NE WASHINGTON DC 20002-4456
1003	162	1231 WYLIE ST NE	DIA L MICHELS TRUSTEE 627 A ST NE WASHINGTON DC 20002-6029
1003	163	1233 WYLIE ST NE	BURGHOFF, MARY C 1233 WYLIE ST NE WASHINGTON DC 20002-4456
1003	164	1235 WYLIE ST NE	BARRON, MARIA 2050 BAMAKO PL DULLES VA 20189-2050
1003	165	1237 WYLIE ST NE	GARDNER, CATHERINE P 1237 WYLIE ST NE WASHINGTON DC 20002-4456
1003	166	1239 WYLIE ST NE	SHMAVONIAN, LIVIA R 1239 WYLIE ST NE WASHINGTON DC 20002-4456
1003	167	1241 WYLIE ST NE	JACKSON, HASANNAH M 1241 WYLIE ST NE WASHINGTON DC 20002-4456
1003	168	1243 WYLIE ST NE	BLANCHET, CAROLINE & ZDRAVKOV, DEJANCO 5013 DALTON RD CHEVY CHASE MD 20815-3726



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1003	169	1221 WYLIE ST NE	STANFORD, CHRISTOPHER 345 ST. JOHN ST FLAT C LONDON EC1V4LB UNITED KINGDOM
1003	170	1223 WYLIE ST NE	DOUGLAS, WILLIAM R & JOHNSON, VAN 3304 22ND ST NE WASHINGTON DC 20018-2804
1003	171	1226 H ST NE	YOUNG & JUNG LLC 14126 RED EAGLE LN SILVER SPRING MD 20906-6323
1003	172	1252 H ST NE	KWON, ESTHER & KWON, HYUK 12300 DELEVAN DR HERNDON VA 20171-2028
1003	175	1216 H ST NE	WASHINGTON WANBAO INC 1658 33RD ST NW WASHINGTON DC 20007-2749
1003	177	1250 H ST NE	MOMENIAN, ATAOLLAH H & MOMENIAN, HAMIS H 3203 LEE HWY ARLINGTON VA 22207-3745
1003	178	1247 WYLIE ST NE	MCMILLON, ROBERT L 3601 GOLDEN HILL DR MITCHELLVILLE MD 20721-2884
1003	802	1240 H ST NE	FAROOK, ABDUL S PO BOX 15162 WASHINGTON DC 20003-0162
1003	803	1238 H ST NE	DECO 1238 H STREET LLC C/O WILLCO RESIDENTIAL LLC 2 WISCONSIN CIR STE 700 CHEVY CHASE MD 20815-7007
1003	805	1234 H ST NE	1234 H STREET LLC 1234 H ST NE WASHINGTON DC 20002-4445
1003	806	1232 H ST NE	POWELL, BERNETTE 6111 SUITLAND RD SUITLAND MD 20746-3424
1003	807	1230 H ST NE	L MATTHEWS LLC C/O LESLIE MATTHEWS 6012 LUCENTE AVE SUITLAND MD 20746-3726



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1003	810	1202 H ST NE	1200 H STREET NE PARTNERSHIP
1003	811	1200 H ST NE	C/O GEORGE MURRAY 1200 H ST NE WASHINGTON DC 20002-4445
1003	812	1209 WYLIE ST NE	GOODLANDER, CHRISTINA & SKOLD, MARTIN 1209 WYLIE ST NE WASHINGTON DC 20002-4456
1003	813	1209 WYLIE ST NE	PAGE, ALAN C 1209 1/2 WYLIE ST NE WASHINGTON DC 20002-4456
1003	814	1211 WYLIE ST NE	HANSEN-YOUNG, THEKLA C & STEPHENSON, DUNCAN D 1211 WYLIE ST NE WASHINGTON DC 20002-4456
1003	816	1249 WYLIE ST NE	LABARO, LOWELL H & WELDON, AMANDA G 1249 WYLIE ST NE WASHINGTON DC 20002-4456
1003	817	1251 WYLIE ST NE	SALMON, TAEOR 1251 WYLIE ST NE WASHINGTON DC 20002-4456
1003	818	1253 WYLIE ST NE	CHAUDHURI, AMITABHA & CHAUDHURI, POOJA 1253 WYLIE ST NE WASHINGTON DC 20002-4456
1003	819	1255 WYLIE ST NE	LOHAUS, PHILLIP T & MAZZETTI, MARGARET C 1255 WYLIE ST NE WASHINGTON DC 20002-4456
1003	820	1257 WYLIE ST NE	WALSH, SARAH 1257 WYLIE ST NE WASHINGTON DC 20002-4456
1003	835	1210 H ST NE	1210 TAVERN ON H STREET LLC C/O GREG NICKLAS 13185 MEEKS POINT LN WORTON MD 21678-1402
1003	836	1212 H ST NE	TRIUMPH REAL ESTATE GROUP LLC 1111 14TH ST NW STE 200 WASHINGTON DC 20005-5622
1003	2001	1217 WYLIE CT NE # 1	NICOL INVESTMENT GROUP 3 LLC
1003	2002	1217 WYLIE CT NE # 2	1112 STAPLES ST NE
1003	2003	1217 WYLIE CT NE # P-1	WASHINGTON DC 20002-3922



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1003	2004	1219 WYLIE CT NE # 1	WEEKLEY, JONEA M 1219 WYLIE ST NE # 1 WASHINGTON DC 20002-4456
1003	2005	1219 WYLIE ST NE # 2	KRESS, CHELSEA
1003	2006	1219 WYLIE CT NE # P-1	1219 WYLIE ST NE # 2 WASHINGTON DC 20002-4456
1003	2007	808 13TH ST NE # 808-A	TANZEEM, AYESHA 10685B HAZELHURST DR HOUSTON TX 77043-3238
1003	2008	810 13TH ST NE # 810-A	RAMAMURTHY, ARUN, RAMAMURTHY, MAYA & RAMAMURTHY, NYNA 810 13TH ST NE # A WASHINGTON DC 20002-4440
1003	2009	812 13TH ST NE # 812-A	OBANOR, DORIELLE E
1003	2013	808 13TH ST NE # P-1	812 13TH ST NE # A WASHINGTON DC 20002-4440
1003	2010	808 13TH ST NE # 808-B	808-812 13TH ST NE LLC
1003	2011	810 13TH ST NE # 810-B	50 RHODE ISLAND AVE NE WASHINGTON DC 20002-1308
1003	2012	812 13TH ST NE # 812-B	GARNER, BRIAN & THISTED, ISADORA P 812 13TH ST NE # 812B WASHINGTON DC 20002-4440
1004	102	700 13TH ST NE	ABDNOR, JONATHAN J & THOMAS, AMY J 700 13TH ST NE WASHINGTON DC 20002-4410
1004	103	1248 G ST NE	NELSON W JACKSON JR, SHARON E JACKSON & THOMAS D BOWMAN TRUSTEES 1830 REDWOOD TER NW WASHINGTON DC 20012-1023
1004	104	1246 G ST NE	HUNT, LASHONE D 1246 G ST NE WASHINGTON DC 20002-4424
1004	105	1244 G ST NE	BUZZARD, CANDACE M & BUZZARD, ROBERT F 1244 G ST NE WASHINGTON DC 20002-4424
1004	106	1242 G ST NE	ANDERSON, MICHELE M & NICKERSON, FRANKLIN 1242 G ST NE WASHINGTON DC 20002-4424



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1004	107	1240 G ST NE	PETERSON, PATRICIA A & RUCKER, PATRICIA A 1240G ST NE WASHINGTON DC 20002-4424
1004	206	1250 LINDEN PL NE	CHAMBLEE-RYAN, KATHERINE A & RYAN, ARTHUR T 1250 LINDEN PL NE WASHINGTON DC 20002-4455
1004	207	1248 LINDEN PL NE	WOOD, ELIZABETH S & WOOD, C P 1248 LINDEN PL NE WASHINGTON DC 20002-4455
1004	208	1246 LINDEN PL NE	FRANZEL, LAUREN & SASSANPOUR, MAZIAR 63 WHITE HURST DR RICHBORO PA 18954-1415
1004	209	1244 LINDEN PL NE	THE CHRISTOPHER TRIBELLI REVOCABLE TRUST 502 S CASEY KEY RD NOKOMIS FL 34275-3368
1004	210	1238 LINDEN PL NE	RUSH, CARLY L 1238 LINDEN PL NE WASHINGTON DC 20002-4455
1004	211	1236 LINDEN PL NE	ENGEL, LLEWELYN M 1236 LINDEN PL NE WASHINGTON DC 20002-4455
1004	212	1234 LINDEN PL NE	GOLDSTEIN, GREGORY 1234 LINDEN PL NE WASHINGTON DC 20002-4455
1004	213	1232 LINDEN PL NE	WALKER, LYNETTE 1232 LINDEN PL NE WASHINGTON DC 20002-4455
1004	214	1230 LINDEN PL NE	JONES, KEVIN M & JONES, MOIRA O 1230 LINDEN PL NE WASHINGTON DC 20002-4455
1004	215	1228 LINDEN PL NE	MANGUM, KAREN 8913 MYRTLE AVE BOWIE MD 20720-3203
1004	216	1226 LINDEN PL NE	FOX, JENNIFER & SIMONS, JONATHAN 1226 LINDEN PL NE WASHINGTON DC 20002
1004	217	1224 LINDEN PL NE	RUBENSTEIN, CALE M & SHERMAN, SHALLI A 1224 LINDEN PL NE WASHINGTON DC 20002-4455



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1004	218	1222 LINDEN PL NE	VAN, HORN A 1222 LINDEN PL NE WASHINGTON DC 20002-4455
1004	219	1220 LINDEN PL NE	BLUMENTHAL, ERIN & BLUMENTHAL, JESSE K 1220 LINDEN PL NE WASHINGTON DC 20002-4455
1004	220	1218 LINDEN PL NE	FARRAR, VICTOR C & MACKENZIE, MARSLIE 1218 LINDEN PL NE WASHINGTON DC 20002-4455
1004	228	1202 LINDEN PL NE	THOMPSON WILLIAM H & THOMPSON, LURIA G 1202 LINDEN PL NE WASHINGTON DC 20002-4455
1004	229	1200 LINDEN PL NE	CRANDALL, GEORGE R 1200 LINDEN PL NE WASHINGTON DC 20002-4455
1004	230	721 12TH ST NE	BUCKNER, DALE 721 12TH ST NE WASHINGTON DC 20002-4464
1004	231	723 12TH ST NE	GETTEMY, KAPRICE 723 12TH ST NE WASHINGTON DC 20002-4464
1004	232	725 12TH ST NE	BRYANT, JAMES A 725 12TH ST NE WASHINGTON DC 20002-4464
1004	233	727 12TH ST NE	KIM, CHONG S & KIM, JULI S 727 12TH ST NE WASHINGTON DC 20002-4464
1004	262	1214 LINDEN PL NE	CRAYON, DENNIS & LABBE, CLAUDE R 1214 LINDEN PL NE WASHINGTON DC 20002-4455
1004	263	1212 LINDEN PL NE	DEGISI, MARIO G & DEGISI, NINA P 1701 N DINWIDDIE ST ARLINGTON VA 22207-1925
1004	264	1210 LINDEN PL NE	GREEN, LILLIAN D & GREEN, C S 1210 LINDEN PL NE WASHINGTON DC 20002-4455
1004	265	1208 LINDEN PL NE	KUYUMCUYAN, KERIM M 1208 LINDEN PL NE WASHINGTON DC 20002-4455





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1004	266	1206 LINDEN PL NE	SMITH, JEREMY M 1206 LINDEN PL NE WASHINGTON DC 20002-4455
1004	267	1204 LINDEN PL NE	EDDIE HUE CURRY TRUSTEE 1204 LINDEN PL NE WASHINGTON DC 20002-4455
1004	268	724 13TH ST NE	MITCHELL, CHERIE D 724 13TH ST NE WASHINGTON DC 20002-4463
1004	269	722 13TH ST NE	MADISON, WILTON R 722 13TH ST NE WASHINGTON DC 20002-4463
1004	270	720 13TH ST NE	THOMAS, MIATTA 720 13TH ST NE WASHINGTON DC 20002-4463
1004	271	718 13TH ST NE	WILLIAMS, ELLIOT & YAM, EILEEN 718 13TH ST NE WASHINGTON DC 20002-4463
1004	272	716 13TH ST NE	SMITH-WHITE, ROXANNE 716 13TH ST NE WASHINGTON DC 20002-4463
1004	273	709 12TH ST NE	KAVANAGH, ERICA M & KAVANAGH, GREGORY J 2803 HOLLAND CT ALEXANDRIA VA 22306-3117
1004	274	711 12TH ST NE	GEIGER, JAMES C 711 12TH ST NE WASHINGTON DC 20002-4433
1004	275	713 12TH ST NE	KATHRYN MARY PANIAGUA & LUIS FELIPE PANIAGUA TRUSTEES 713 12TH ST NE WASHINGTON DC 20002-4433
1004	277	1238 G ST NE	BLOCK, ELAINE L & STETTIN, BRIAN M 1238 G ST NE WASHINGTON DC 20002-4424
1004	278	1236 G ST NE	ROESCHKE, JOSEPH E & ROESCHKE, LINDSEY E 1236 G ST NE WASHINGTON DC 20002-4424
1004	279	1234 G ST NE	CRODDY, JOHN & FOA, Yael 1234 G ST NE WASHINGTON DC 20002-4424



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1004	280	1232 G ST NE	ROBINSON, EVELYN W & ROBINSON, R 1232 G ST NE WASHINGTON DC 20002-4424
1004	281	1230 G ST NE	LEIGH, SUSAN 1230 G ST NE WASHINGTON DC 20002-4424
1004	282	1228 G ST NE	EILEEN RADFORD & PHILIP RADFORD TRUSTEES 1228 G ST NE WASHINGTON DC 20002-4424
1004	283	1226 G ST NE	CLAMP, SARAH & TROVER, LANCE M 1226 G ST NE WASHINGTON DC 20002-4424
1004	284	1224 G ST NE	HARSHBARGER, MARCELLA 10733 SCOTT RD SIDNEY OH 45365-7337
1004	285	1222 G ST NE	MARSHALL, TERRI L 1222 G ST NE WASHINGTON DC 20002-4424
1004	286	1220 G ST NE	CALDWELL, TARI S 1220 G ST NE WASHINGTON DC 20002-4424
1004	287	1218 G ST NE	BELL, THOMASINE D 1218 G ST NE WASHINGTON DC 20002-4424
1004	288	1216 G ST NE	PERRY, TRISTRAM D 1216 G ST NE WASHINGTON DC 20002-4424
1004	289	1214 G ST NE	DILAN INVESTMENT 1003 LLC 721 ELLSWORTH AVE GREAT FALLS VA 22066-2930
1004	290	1212 G ST NE	BENTLEY-LOCKETT, AYISHA W & LOCKETT, ERIC D 1212 G ST NE WASHINGTON DC 20002-4424
1004	291	1210 G ST NE	GAMBER, EDWARD N & GAMBER, JENIFER C 1210 G ST NE WASHINGTON DC 20002-4424
1004	292	1208 G ST NE	DILL, LUCINDA J & DILL, WILBUR 1208 G ST NE WASHINGTON DC 20002-4424



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1004	293	1206 G ST NE	BURRELL, SCOTT A 1206 G ST NE WASHINGTON DC 20002-4424
1004	294	1204 G ST NE	LEE, ALFREDA W 1204 G ST NE WASHINGTON DC 20002-4424
1004	295	1202 G ST NE	NORTHUP, EVAN & STAMMETTI, KEVIN 1202 G ST NE WASHINGTON DC 20002-4424
1004	296	1200 G ST NE	FRANKLIN, JANIE M 1200 G ST NE WASHINGTON DC 20002-4424
1004	297	701 12TH ST NE	COMPTON T GODETTE AND FANE R GODETTE REVOCABLE LIVING TRUST 503 HEXTON HILL RD SILVER SPRING MD 20904-3346
1004	298	705 12TH ST NE	HERSTEK, JESSICA & HERSTEK, MARK 705 12TH ST NE WASHINGTON DC 20002-4433
1004	299	707 12TH ST NE	MILES, LAURA L 707 12TH ST NE WASHINGTON DC 20002-4433
1004	300	1211 LINDEN PL NE	MAJOR, HOWARD 1211 LINDEN PL NE WASHINGTON DC 20002-4454
1004	301	1213 LINDEN PL NE	PETERS, ROLAND 1213 LINDEN PL NE WASHINGTON DC 20002-4454
1004	302	1215 LINDEN PL NE	JENKINS ENTERPRISES LLC 1658 HOBART ST NW WASHINGTON DC 20009-3705
1004	303	1217 LINDEN PL NE	NEWMAN LIVING TRUST C/O GEORGE E & PEGGY J NEWMAN 9308 ARNON CHAPEL RD GREAT FALLS VA 22066-3918
1004	304	1219 LINDEN PL NE	GREENE, LISA A 1219 LINDEN PL NE WASHINGTON DC 20002-4454



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1004	312	1229 LINDEN PL NE	MUIR, RITA G & MUIR, TRAVIS M 1229 LINDEN PL NE WASHINGTON DC 20002-4454
1004	313	1231 LINDEN PL NE	ROWLS, MEGAN B 1246 MARYLAND AVE NE WASHINGTON DC 20002-5336
1004	314	1233 LINDEN PL NE	RHYS A YOUNG TRUST 1233 LINDEN PL NE WASHINGTON DC 20002-4454
1004	324	1203 LINDEN PL NE	BULGER, DANIELLE W & BULGER, HAROLD W 1203 LINDEN PL NE WASHINGTON DC 20002-4454
1004	325	1209 LINDEN PL NE	SCHWARTZ, ASHLEY & SCHWARTZ, BENJAMIN 1209 LINDEN PL NE WASHINGTON DC 20002-4454
1004	326	1221 LINDEN PL NE	CROSBY, TERENCE S 1221 LINDEN PL NE WASHINGTON DC 20002-4454
1004	327	1223 LINDEN PL NE	RAJE, MILIND R 1231 WYLIE ST NE WASHINGTON DC 20002-4456
1004	328	1225 LINDEN PL NE	HALSTEAD, TERRY J 1225 LINDEN PL NE WASHINGTON DC 20002-4454
1004	329	1227 LINDEN PL NE	BURRELLO, KELLY N 1227 LINDEN PL NE WASHINGTON DC 20002-4454
1004	331	1239 LINDEN PL NE	DEALY, ADRIENNE & THELN, JOSHUA 1239 LINDEN PL NE WASHINGTON DC 20002-4454
1004	332	1241 LINDEN PL NE	ACEVES, GISEL D & DEVNEY, PATRICK J 1241 LINDEN PL NE WASHINGTON DC 20002-4454
1004	333	1243 LINDEN PL NE	DEYOE, KELLY D 1243 LINDEN PL NE WASHINGTON DC 20002-4454
1004	334	714 13TH ST NE	MCKOY, VICTOR 714 13TH ST NE WASHINGTON DC 20002-4438



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1004	335	712 13TH ST NE	CARSON, CHARLES M 712 13TH ST NE WASHINGTON DC 20002-4438
1004	336	710 13TH ST NE	COPE, MARK A 710 13TH ST NE WASHINGTON DC 20002-4438
1004	337	708 13TH ST NE	HE, KAI XIN 708 13TH ST NE WASHINGTON DC 20002-4438
1004	343	1255 H ST NE	HOFO HOLDING LLC 713 17TH ST SE WASHINGTON DC 20003-3126
1004	800	715 12TH ST NE	ENDALE, MICHAEL & MELAKU, RAHEL 715 12TH ST NE WASHINGTON DC 20002-4433
1004	801	NE	PROSPER, TRUIT R PO BOX 21368 WASHINGTON DC 20009-0860
1004	802	NE	BLUNDON, JOSEPH A ADDRESS UNKNOWN
1004	803	1205 LINDEN PL NE	DUNN, MATHEW P 1205 LINDEN PL NE WASHINGTON DC 20002-4454
1004	804	1207 LINDEN PL NE	ALWARD, JEREMY D & GRIFFITH, KELLY 1207 LINDEN PL NE WASHINGTON DC 20002-4454
1004	805	1235 LINDEN PL NE	POWELL, LYNDON C 1235 LINDEN PL NE WASHINGTON DC 20002-4454
1004	806	1237 LINDEN PL NE	ANSALDI, J & SHERMAN, R 5209 PORTSMOUTH RD BETHESDA MD 20816-2928
1004	807	1245 H ST NE	1245 H STREET LLC 1345 14TH ST NW WASHINGTON DC 20005-3610
1004	808	1251 H ST NE	GOGOS, BASIL C & GOGOS, PATRICIA 2700 WOODLEY RD NW # 123 WASHINGTON DC 20008-4149



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1004	809	1253 H ST NE	7227 SE LLC 720 7TH ST SE WASHINGTON DC 20003-2739
1026	841	1300 H ST NE	1300 RETAIL LLC C/O INSIGHT PROPERTY GROUP LLC 4601 FAIRFAX DR STE 1150 ARLINGTON VA 22203-1554
1026	7000 7001	1300 H ST NE	DISTRICT OF COLUMBIA 2000 14TH ST NW, 8TH FLOOR WASHINGTON DC 20009-4487
1027	86	1305 H ST NE	R LEGEND LLC 4600 DUKE ST # 1231 ALEXANDRIA VA 22304-2509
1027	113	725 13TH ST NE	CLIPPER, MILTON C & PARKER, PAULETTE C 725 13TH ST NE WASHINGTON DC 20002-4437
1027	117	719 13TH ST NE	HERBERT, AMY & HERBERT, SCOTT J 719 13TH ST NE WASHINGTON DC 20002-4437
1027	118	721 13TH ST NE	FIELDS, INEZ 721 13TH ST NE WASHINGTON DC 20002-4437
1027	119	723 13TH ST NE	CACIOPPO JR, BEN A & FORSTROM CACIOPPO, PIA F 723 13TH ST NE WASHINGTON DC 20002-4437
1027	820	727 13TH ST NE	ROJAS, DAVID & SAFIEH, ANSAM A 727 13TH ST NE WASHINGTON DC 20002-4437
1027	821	729 13TH ST NE	SMITH, MARK J & ZEMANOVA, ANDREA 729 13TH ST NE WASHINGTON DC 20002-4437
1027	822	731 13TH ST NE	MCKENNA, DESMOND M 731 13TH ST NE WASHINGTON DC 20002-4437
1027	823	733 13TH ST NE	MARGASON, CHAD & MARGASON, MARIA P 733 13TH ST NE WASHINGTON DC 20002-4437





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1027	2148	1301 H ST NE # 1	GAHAN, CHRISTOPHER T
1027	2158	1301 H ST NE # P-1	1301 H ST NE # 1 WASHINGTON DC 20002-3075
1027	2149	1301 H ST NE # 2	BAGENSTOS, SAMUEL R & SCHLANGER, MARGO 1301 H ST NE UNIT 2 WASHINGTON DC 20002-3075
1027	2150	1301 H ST NE # 3	KANAAN, RABIH & NAVARRETE, NATHALIA R 1301 H ST NE UNIT 3 WASHINGTON DC 20002-3075
1027	2151	1301 H ST NE # 4	TREVINO, MIGUEL A 1301 H ST NE UNIT 4 WASHINGTON DC 20002-3075
1027	2152	1301 H ST NE # 5	DISTASIO, ANTHONY R & DISTASIO, NORISSA B 1301 H ST NE UNIT 5 WASHINGTON DC 20002-3075
1027	2153	1301 H ST NE # 6	DICAPRIO, ALEXANDER & WEHLE, MICHELE L 1301 H ST NE UNIT 6 WASHINGTON DC 20002-3075
1027	2154	1301 H ST NE # PH- 7	SHRADER, JUSTIN & WILDE, JILLIAN M 1301 H ST NE UNIT PH-7 WASHINGTON DC 20002-3075
1027	2155	1301 H ST NE # PH- 8	WEAVER, METRINI G & WEAVER, SCOTT
1027	2159	1301 H ST NE # P-2	1301 H ST NE UNIT PH-8 WASHINGTON DC 20002-3075
1027	2156	1301 H ST NE # PH- 9	ECHEVERRI, JUAN C & PRISTACH, KELSEY A 1301 H ST NE UNIT PH-9 WASHINGTON DC 20002-3075
1027	2157	1301 H ST NE # C-1	MDP 1301 H STREET LLC 2639 CONNECTICUT AVE NW STE 300 WASHINGTON DC 20008-1537
			ANC 6A P.O. BOX 75115 WASHINGTON DC 20013
			PHIL TOOMAJIAN ANC 6A02 631 10TH ST NE WASHINGTON DC 20002



# **EXHIBIT H**



# Committee Reports

## Economic Development and Zoning Committee



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., November 4, 2021

Plat for Building Permit of: SQUARE 1004 Lot 342

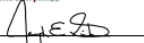
Scale: 1 inch = 50 feet

Recorded in Book 189 Page 123

Receipt No. 22-00620 Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) herein depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

  
Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, with as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or ease of existing buildings fully labeled as such, all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_ and \_\_\_\_\_;
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereto;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, then I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(c) and 105.6.2 of the Building Code (Title 22A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-3405).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_  
If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

H STREET, N.E.

12th STREET, N.E.

371.50  
80.0  
342  
371.50  
80.0  
PUBLIC ALLEY

0 10 30 60 100 200  
SCALE: 1:50

0R-22-00620(2021)



**Committee Reports**  
**Economic Development and Zoning Committee**



# **EXHIBIT I**



Committee Reports  
Economic Development and Zoning Committee



Exhibit I  
Site Photos

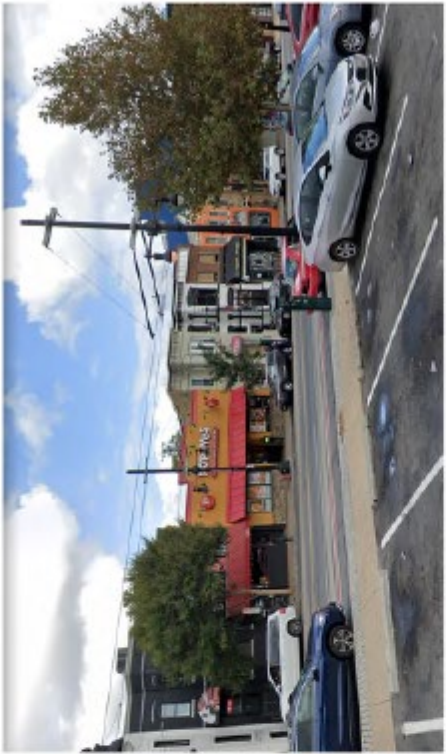




Committee Reports  
Economic Development and Zoning Committee



Exhibit I  
Area Photos







## New Business



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



District of Columbia Government  
Advisory Commission 6B  
921 Pennsylvania Ave SE  
Washington, DC 20003

April XX, 2022

Via email to:

Chairperson Phil Mendelson  
Councilmember Elissa Silverman  
Councilmember Anita Bonds  
Councilmember Christina Henderson  
Councilmember Kenyan R. McDuffie  
Councilmember Robert C. White

Councilmember Brianne Nadeau  
Councilmember Brooke Pinto  
Councilmember Mary M. Cheh  
Councilmember Janeese Lewis George  
Councilmember Charles Allen  
Councilmember Vincent C. Gray  
Councilmember Trayon White, Sr.

Re: Support for creation of a compact “West of the River” Ward 7 Advisory Neighborhood Commission

Dear Councilmembers:

At regularly scheduled and properly noticed meetings on April 12th, 2022, ANC6B voted X-X-X (with a quorum present) and on April 14th, 2022, ANC6A voted X-X-X (with a quorum present) to recommend the creation of a primarily west of the river ANC to represent the connected Ward 7 neighborhoods of Hill East, Kingman Park, Rosedale, Reservation 13/RFK developments and include a Single Member District for the incarcerated residents of the DC Jail.

According to the principles of redistricting set out in Federal and DC law and [reiterated](#) by the Redistricting Committee, redrawn ANCs must be “compact and contiguous”, have “geographically sensible” boundaries, and keep communities of interest together. **The ANC map advanced by the Ward 7 Redistricting Task Force fails to meet these criteria, specifically because the proposed ANCs 7A and 7F are not compact and do not have geographically sensible boundaries (see Exhibit A).** The proposed map also divides the shared community of interest that includes Kingman Park, Rosedale, and Hill East, which share geographic proximity to the Anacostia River and community interest in the current and future developments at the RFK complex and Reservation 13/Hill East neighborhood. Options are available that would form a compact ANC commission of the community of interest of Ward 7 residents West of the Anacostia River, which is a clear natural boundary. The proposed map also fails to provide the prospect or certainty of continuity and stability in ANC matters relevant to those 6A and 6B residents who were redistricted from Ward 6 to Ward 7 in the District’s Ward redistricting, completed in December 2021.



## New Business



These principles are not merely technical terms without meaning. They are necessary principles to enable robust civic participation on hyper-local matters, and functional ANC's able to consider neighborhood business in an effective way. They are necessary for preserving residents' voices in the roads, parks, businesses, and government services within close proximity of their homes. Residents of the connected neighborhoods of Kingman Park, Rosedale, and Hill East (as well as those "Old City" portions of the eastern end of Capitol Hill with no localized neighborhood name) are united by their use of the same transit corridors including east-west and north-south arterials such as C Street NE, East Capitol Street, 15th Street, 17th Street, and 19th Street. Residents use the same parks and trails such as the Rosedale Recreation Center, the Fields at RFK, Kingman Island, and the Anacostia Riverwalk Trail. The communities are anchored by shared civic institutions such as Eastern High School, Eliot-Hine Middle School, and the Stadium-Armory Metro. As housing, retail businesses, and a new correctional facility are constructed on Reservation 13, and as DC contemplates the future of the RFK campus, it is essential that these proximate communities have representation and a meaningful voice in these matters at the ANC level.

**Hill East, Kingman Park, and Rosedale are a community of interest within Ward 7.** These adjacent and connected neighborhoods share administrative similarities which are central to hyper-local ANC business including zoning and transportation issues. Newly Ward 7 6A and 6B Commissioners collaborated for multiple years as 17th street NE/SE was reconstructed from Benning Rd NE to Barney Circle and continue to collaborate with ANC 7D01 on a significant DDOT project addressing traffic calming on 17th and 19th Streets and Potomac Avenue. These connected communities, like a significant portion of Capitol Hill, also have identical RF-1 (rowhouse) residential zoning with pockets of medium-density mixed-use developments. Current 7D01 residents also fall within MPD's Fifth District, while the remainder of ANC 7D falls within the MPD's Sixth District. And the Ward 7 portions of ANC 6A and 6B fall within MPD's First and/or Fifth Districts. As 7D01 Commissioner Tamara Blair testified to the Redistricting Subcommittee, the lack of shared interest in zoning, transportation, and police districts between 7D01 and the rest of ANC 7D led to the repeated marginalization of or inaction on the concerns of the residents of 7D01 in the current cross-river ANC 7D Commission.

**Existing ANC divisions on the Eastern edge of Capitol Hill currently divide the connected communities of Hill East, Kingman Park, and Rosedale into 6A, 6B, 7D, and 7F.** This division causes administrative challenges for DC agencies, local organizations, and Commissions as well as additional time commitments for Commissioners. The present ANC redistricting provides an opportunity to unite these connected communities in one Commission. To bridge these existing divisions, ANC's 6A, 6B, and 7D have expended additional volunteer hours convening special joint meetings, creating special task forces, and holding joint training sessions with District agencies to collaboratively address common interests of transportation and development. Representatives from civic associations such as Friends of Kingman Park and agency representatives from DDOT, MPD, DMPED, EventsDC, Eastern High School, and other entities currently must attend multiple ANC meetings in order to deliver the same message to the community of interest at the eastern edge of Capitol Hill. As just one example of the potential additional administrative burdens of the map drafted by Ward 7 Redistricting Task Force, a meeting with MPD in the proposed ANC 7A would require inviting representatives from the



## New Business



First, Fifth, and Sixth Police Districts (in addition to any liaisons with Prince George's County Police) to respond to residents' concerns over such a geographically diffused area.

**Ward 7's ANC map can be improved by building on and improving the Ward 7 ANC Redistricting Task Force Map.** Creating an ANC map for Ward 7 that unites the community of interest in Kingman Park, Rosedale, and Hill East can be achieved without throwing out the Task Force's map and starting from scratch. A tremendous amount of work by well-intentioned volunteers went into the Task Force map, and relied on the localized knowledge of the volunteer Task Force members and community members who participated in the process. The Council should respect their work and retain the proposed boundaries for ANC 7B, 7E, and 7C, but should reconfigure ANCs 7A and 7F in order to unite the connected cluster of Ward 7 neighborhoods on the West bank of the Anacostia River in a single commission. We include the map proposed by a coalition of the minority of the Ward 7 ANC Redistricting Task Force<sup>1</sup> as one possible solution (see Exhibit B). Additional options are also included in Exhibit C.

For the reasons outlined above, we urge the subcommittee to draw Ward 7's ANC boundaries in a way that unifies Rosedale, Kingman Park, Hill East, and Reservation 13 in one ANC.

Thank you for giving great weight to the recommendations of this Commission. Chair Holman can be contacted at [6B06@anc.dc.gov](mailto:6B06@anc.dc.gov) and Chair Gove can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On Behalf of the Commission,

Corey Holman  
Chair, Advisory Neighborhood Commission 6B

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> 6A Task Force Member Brian Alcom, 6B Task Force Member Francis Campbell and 7D Co-Chair and Task Force Member Tamara Blair, formed a minority block and provided a Minority Rationale and maps in the Ward 7 Redistricting Task Force Report with an ANC proposal that would create a west of the river ANC. These items are on pages 17-18 and 20-21 in the Ward 7 Task Force ANC Redistricting Report.

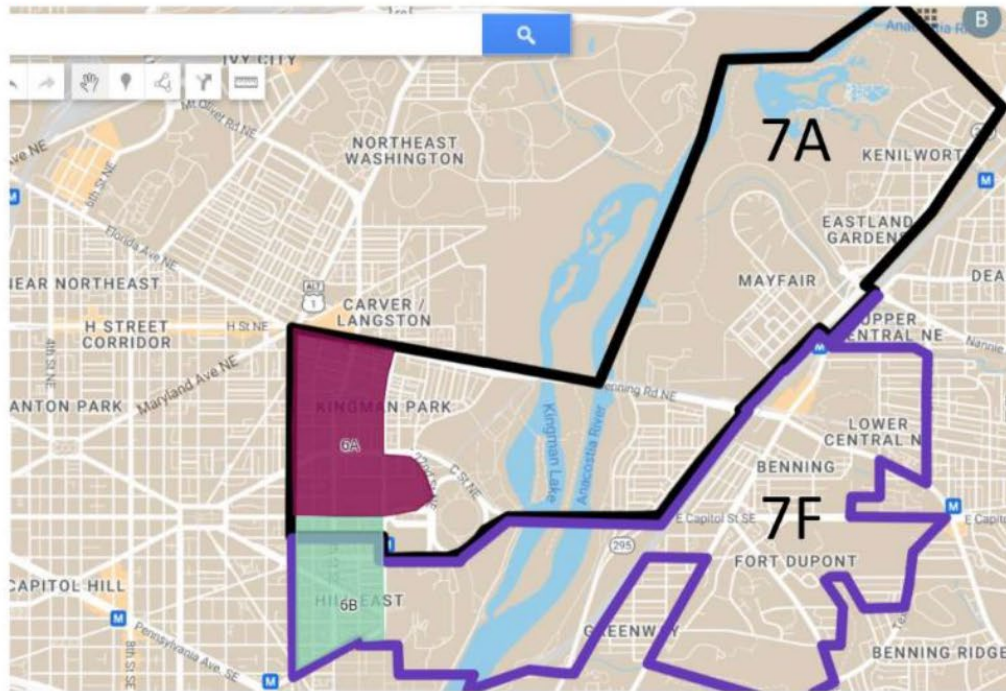


## New Business



### Exhibits:

Exhibit A: Depiction of how current Ward 7 residents presently represented by ANC 6A and 6B would fit within the proposed 7A and 7F Commissions proposed by the volunteer Ward 7 ANC Redistricting Task Force. The Task Force has not provided for geographically sensible boundaries for these proposed ANCs.





## New Business







## New Business



Exhibit B. Ward 7 Task Force on Advisory Neighborhood Commissions - Minority Position Map  
(see p 17-18 and 20-21 of the [Ward 7 ANC Redistricting Task Force Report](#))

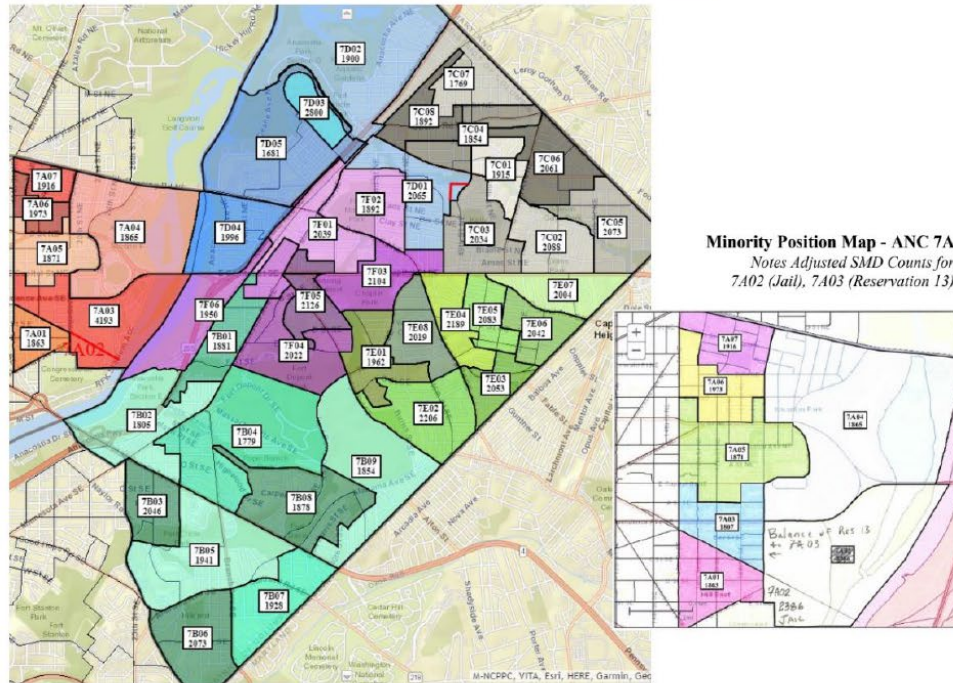


Exhibit C: Reallocation of West of the River 7A and 7F into 7A, East of the River 7A into 7F SMD maps  
(Available in ESRI under shared plans -> \_\_\_\_\_)