

**Advisory Neighborhood Commission 6E  
Virtual Public Meeting  
Tuesday, December 1, 2020**

Advisory Neighborhood Commission 6E convened via Zoom Video Conference and/or Telephone on Tuesday, December 1, 2020 at 6:30 p.m.

Present:

Alexander M. Padro, ANC 6E01

Michael J. Brown, Secretary, ANC 6E02 (present for Section V only)

Frank S. Wiggins, Vice Chair/Treasurer, ANC 6E03

Rachelle Nigro, Chair, ANC 6E04

Kevin M. Rogers, ANC 6E07

ANC 6E05 Vacant

Absent:

Alvin Judd, ANC 6E06

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 6:31 p.m. by Chair Rachelle Nigro with a quorum present.

**II. FAREWELL TO ALEX PADRO**

Chair Nigro led a farewell tribute to Commissioner Alex Padro, for this is Alex's last meeting as an ANC commissioner, having served in this role for 20 years. She read a letter from Mayor Muriel Bowser which expressed her appreciation for Alex's years of service to the community.

Councilmember Charles Allen joined the video conference and stated that while Alex is a native New Yorker, he is about as DC as you can get. Alex's 20 years of service and being re-elected that many times attests to his commitment to the community. He urged Alex to please stay involved and to continue being a leader in the neighborhood. Alex has played an instrumental role in the community for which the community is grateful.

Gretchen Wharton, representing the residents, stated Alex is confident, tough, dedicated and caring. His constituents come first. His passion for Shaw has never waned. He is always there 24/7. While Alex is stepping down from his ANC 6E role, he is still Shaw Main Streets' Executive Director.

Ralph Brabham, representing the restaurants, stated Alex has without question played a pivotal role in his business and the businesses of others. Alex is the go-to resource whenever there is a question about the city government, permitting, licensing, streetscapes, etc. Alex's leadership and work record are comprehensive. Whether

advocating for affordable housing or preserving the historic environment of the Shaw neighborhood, serving on an ANC is a thankless job, but Alex has done it selflessly with pride and passion. Because of Alex's service, Shaw is a better place to shop and play.

Commissioner Wiggins stated Alex is a resource of knowledge, a very strong individual, and thanked Alex for all his years of service. Commissioner Rodgers expressed his appreciation to Alex for all the work he has done on the Commission. He stated Alex has been a mentor to him which means a lot and he will be missed.

Michael Eichler, Commissioner-Elect for ANC 6E01, stated he has big shoes to fill and looks forward to learning from Alex and the rest of the community.

John Shaw stated he first met Alex at the rededication of the Dunbar sign in 2008. He stated he hopes Alex will be around to help us revitalize.

Tony Brown stated Alex's tenacity and grit for knowing this work cannot be replicated. Alex has been a mentor to him as an ANC commissioner. He stated he has enjoyed working with Alex on the Zoning Committee and the ABC Licensing Committee and wished him all the best.

Scott Rogerson stated the only reason for French Street Park is because of Alex. Thank you so much.

Theresa DuBois stated that when the DC Convention Center was opened, she heard from Alex every day about buses parking and idling in the neighborhood. With those critiques, the Convention Center has become a better organization. Hats off to all Alex has done – Shaw Main Streets' Clean and Safe Team, Art All Night DC Shaw, Shaw Restaurant scene – and she looks forward to seeing what Alex does next.

Commissioner Nigro stated ANC 6E is deeply indebted for Alex's service and looks forward to working with him in the future.

### III. APPROVAL OF AGENDA

**MOTION:** Commissioner Padro moved and Commissioner Wiggins seconded that the Agenda be approved as amended. The Motion **passed** unanimously.

### IV. PSA REPORTS – 1D, 3D INSERT NEW

**1D (PSA 103):** Captain Jonathan Dorrough stated Violent Crime is up a bit and so is Property Crime. Mount Vernon Triangle has seen a bit of an uptick. Have a crime patrol unit there now. Stolen Vehicles decreased quite a bit. Four Violent Crimes – three were robberies.

**3D (PSA 308):** Captain Augustine expressed his appreciation to Alex Padro for his long tenured service to the community. He asked residents to call 202-727-9799 to report crime information. There were two Violent Crimes – one on November 26, 2020 – a BP station was robbed; the other was on November 14, 2020 – a shooting on 1500 block of New Jersey Avenue – believed it was a robbery; increase in Stolen Autos; Holidays are coming

up and he warned residents that package thefts will increase and to be mindful. There was a gun arrest on November 22, 2020 in the 400 block of 7<sup>th</sup> Street and an arrest was made on New York Avenue. A question and answer period followed. A question was raised about a homeless encampment in the 1500 block of 10<sup>th</sup> Street between P Street and Rhode Island Avenue. Commissioner Wiggins stated that 8<sup>th</sup> and O Street crime traffic has migrated to Kennedy Street.

[Commissioner Padro leaves the call.]

[Commissioner Brown joins the call.]

**V. 7<sup>th</sup> & P STREET NW: REQUEST FOR SUPPORT FOR PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FOR DC OFFICE OF ZONING [6E02]**

Representatives Present: Rich McPhillip; Eric Colbert

Tony Brown, Chair of ANC 6E's Zoning Committee, stated the development team has been diligently working on this PUD which was originally presented in July of 2020. Since then, they have been refining their plans and have now submitted their PUD application. The concept is overall essentially the same, however, they have now brought in the owner of the abutting Barber Shop which they will be incorporating into the development. The developers will be assisting the barber shop with temporary relocation during the construction of the project and will be facilitating moving them back into the new development after completion, all in an effort to keep them in the neighborhood.

The developer is committed to provide more affordable housing than is required by this type of development. It has been noted that under normal circumstances, others trying to develop a project of this caliber would not be financially feasible nor viable to deliver. By doing so, it shows their commitment to the neighborhood and providing affordable housing for the city. They will be committing to making these units deeply affordable which is very unusual in these types of developments.

Rich McPhillips, High Street Residential, provided an overview of the project that will consist of 230 units and 56 parking spaces. The PUD Community Benefits Package will include: (1) affordable housing; (2) \$500,000 for landscaping, trees, pavers, etc. for P Street, Marion Street and 7<sup>th</sup> Street surrounding the development, (3) funding to include the following benefactors: Shaw Main Streets - Clean and Safe Team; funding for Public Art and Landscapes along P Street, Marion Street Intergenerational Garden, Friends of Kennedy Recreation Center, New Endeavors by Women at 611 N Street, NW, Shaw East Central Civic Association.

**MOTION:** Commissioner Nigro moved and Commissioner Wiggins seconded that ANC 6E support the PUD application for 7<sup>th</sup> & P Streets, NW (631 P Street, NW) and that said support be communicated in writing to the District of Columbia Zoning Commission. The Motion **passed** unanimously.

[Commissioner Padro re-joins the call.]

[Commissioner Brown leaves the call].

**VI. 99 H STREET, NW, WAL-MART STORE EAST, LP (WAL-MART): REQUEST FOR SUPPORT OF RENEWAL OF CLASS B/RETAIL-GROCERY AND A TASTING ENDORSEMENT [6E07]**

Representatives Present: Jennifer Hoehn, Director of Public Affairs, John Boyd, Store Manager, Rosemarie McDonnell

Commissioner Padro stated the Wal-Mart store had an investigative history consisting of ten items which is extremely high. Among the violations were sales to minors and no ABC Manager on duty. He asked the representatives present how they will ensure future compliance. Mr. Boyd responded that Wal-Mart has nine managers who are certified as ABC Managers, it has training modules for employees, and the company has introduced new roles for key elevated positions which are Management support that will enable Wal-Mart to keep itself compliant.

**MOTION:** Commissioner Padro moved and Commissioner Rogers seconded that ANC 6E withdraw its protest for the renewal of the Class B/Retail-Grocery License and Tasting Endorsement for 99 H Street, NW, Wal-Mart Store East, LP (Wal-Mart), recommend support for the license renewal, and that said support be communicated in writing to the ABC Board and ABRA. The Motion *passed* 3 yeas (Commissioners Padro, Rogers, Nigro) – 0 nays – 1 abstention (Commissioner Wiggins).

**VII. 490 L STREET, NW, NAI SATURN EASTERN LLC (SAFEWAY): REQUEST FOR SUPPORT OF RENEWAL OF CLASS B/RETAIL-GROCERY AND A TASTING ENDORSEMENT [6E05]**

Representatives Present: Donovan Ford, VP-Operations (202-309-8701); Tim Lee, Liquor Stores Manager

Commissioner Padro stated the investigative history for this store is quite different from Wal-Mart. Their violation was for failure to secure alcohol during non-sale hours. He asked how Safeway proposes to ensure that this will not occur again. He was informed that the store now has three to four individuals who have Manager certification during non-sale hours.

**MOTION:** Commissioner Padro moved and Commissioner Rogers seconded that ANC 6E withdraw its protest for the renewal of the Class B/Retail-Grocery License and Tasting Endorsement for 490 L Street, NW, NAI Saturn Eastern LLC (Safeway), recommend support for the license renewal, and that said support be communicated in writing to the ABC Board and ABRA. The Motion *passed* 3 yeas (Commissioners Padro, Rogers, Nigro) – 0 nays – 1 abstention (Commissioner Wiggins).

**VIII. 1400 7<sup>TH</sup> STREET, NW (GIANT FOOD): REQUEST FOR SUPPORT OF RENEWAL OF CLASS B/RETAIL-GROCERY AND A TASTING ENDORSEMENT**

No representative present.

Commissioner Padro stated he reached out to try and get a contact for Giant Food, but had not received anything prior to tonight's meeting. He stated there were three items on the store's investigative history.

**MOTION:** Commissioner Padro moved and Commissioner Wiggins seconded that ANC 6E **protest** the renewal of the Class B/Retail-Grocery License and Tasting Endorsement for 1400 7<sup>th</sup> Street, NW (Giant Food) and that said protest be communicated in writing to the ABC Board and ABRA. The Motion **passed** unanimously.

**IX. 1722 10<sup>TH</sup> STREET, NW: REQUEST FOR SUPPORT FOR CONCEPT REVIEW FOR HISTORIC PRESERVATION REVIEW BOARD [6E01]**

Representative present: John Linam, Project Architect

Tony Brown, Chair of ANC 6E's Zoning Committee, stated the development is planned as an infill development needing HP Concept Review. The development team has submitted their concept design to build on this vacant lot. Their plans are for a 3 story with a cellar 2-unit building, approximately 3,300 square feet. This development is a by right construction. They are planning to request both lot occupancy and setback relief. Due to the delay of a root study, decisions on floor plans have been delayed assuring that what they propose will not be negated by the outcome of the root study. The development plans have not been reviewed by the French Street Neighborhood Association, however, plans are that they will be presented on 11/30 which will allow their input before presenting to the ANC on 12/1/20. There was also a concern about the rear 3<sup>rd</sup> floor windows which appear to extend up to the cornice and the committee requested that this be restudied. The Zoning Committee voted unanimously to support the concept with the proviso that the rear 3<sup>rd</sup> floor windows be restudied.

**MOTION:** Commissioner Padro moved and Commissioner Wiggins seconded that ANC 6E **support** the Concept Design for 1722 10<sup>th</sup> Street, NW, with any additional comments from the French Street Neighborhood Association, and that said support be communicated in writing to the Historic Preservation Office (HPO) and the Historic Preservation Review Board (HPRB). The Motion **passed** unanimously.

**X. 925 5<sup>TH</sup> STREET, NW: REQUEST FOR SUPPORT FOR CONCEPT REVIEW FOR HISTORIC PRESERVATION REVIEW BOARD [6E05]**

Representatives Present: Peter Fillat

Tony Brown, Chair of ANC 6E's Zoning Committee, stated this development will be a 49-unit condominium development with 9 below ground parking spaces. They are seeking approval for concept review of their project. This development is described as a by-right project which will not require the relief that was previously sought by prior development plans. Their plans still entail preserving the original historic Director's Corn Beef façade which will be restored to its original condition. On the first floor, it has not been decided what the actual retail space will be, however it may potentially become amenity space for the building and is still to be determined. The exterior design incorporates a glassy,

warehouse-y appearance and the penthouse which will include amenity space and green space keeping the appropriate setbacks. The Zoning Committee voted unanimously to support the historic concept.

Peter Fillat provided an overview of the concept design.

**MOTION:** Commissioner Padro moved and Commissioner Wiggins seconded that ANC 6E **support** the request for support for concept review for HPRB for 925 5<sup>th</sup> Street, NW and that said support be communicated in writing to the Historic Preservation Review Board (HPRB). The Motion **passed** unanimously.

**XI. 1500 9<sup>TH</sup> STREET NW, SHILOH BAPTIST CHURCH REDEVELOPMENT: REQUEST FOR SUPPORT FOR MAP AMENDMENT [6E01]**

Representatives Present: Simone Goring Devaney, Steven Cassell

Tony Brown, Chair of ANC 6E's Zoning Committee, stated this development will involve the following lots, which are either on 9<sup>th</sup> Street or P Street, all owned by Shiloh Baptist Church. They are: 9<sup>th</sup> Street: 820, 821, 822, 824,825, 835,031,030; P Street: 002, 833.

The developers will be entering into a 99-year long term ground lease for these properties. In order to develop these lots and maintain the critical character of these historic properties, a map amendment will be required to MU5 (a) and (b) and rezoning to MU4 on 9<sup>th</sup> Street and MU4 on P Street.

Steven Cassell provided an overview of the map amendment.

**MOTION:** Commissioner Padro moved and Commissioner Wiggins seconded that ANC 6E **support** the request for a MAP amendment as outlined above to facilitate the redevelopment of Shiloh Baptist Church and that said support be communicated in writing to the DC City Council, the Mayor and the Office of Planning. The Motion **passed** unanimously.

**XII. OLD BUSINESS**

None.

**XIII. APPROVAL OF MINUTES OF THE 11/10/2020 MEETING**

**MOTION:** Commissioner Padro moved and Commissioner Wiggins seconded to approve the Minutes of the **November 10, 2020** ANC 6E Public Meeting with any edits to be submitted to the Recording Secretary. The Motion **passed** unanimously.

**XIV. APPROVAL OF TREASURER'S REPORT**

Commissioner Wiggins stated the balance in the ANC 6E checking account is \$47,077.56.

## XV. APPROVAL OF EXPENSES

- A. **MOTION:** Commissioner Wiggins moved and Commissioner Padro seconded that the invoice submitted by Karen Jehle in the amount of \$250.00 for recording services for the **ANC 6E December 1, 2020 Public Meeting** and website maintenance be approved for payment. The Motion **passed** unanimously.
- B. **MOTION:** Commissioner Wiggins moved and Commissioner Padro seconded that the Zoom Invoice dated 11/26/20 in the amount of \$68.89 submitted by Commissioner Nigro for videoconference services be approved for payment. The Motion **passed** unanimously.
- C. **MOTION:** Commissioner Wiggins moved and Commissioner Padro seconded to pre-approve the Zoom Invoice in the amount of \$68.89 to be submitted by Commissioner Nigro for videoconference services for the 1/5/21 ANC 6E Public Meeting. The Motion **passed** unanimously.
- D. **MOTION:** Commissioner Wiggins moved and Commissioner Padro seconded that the invoice submitted by Karen Jehle in the amount of \$250.00 for recording services for the **ANC 6E January 5, 2021 Public Meeting** and website maintenance be pre-approved for payment. The Motion **passed** unanimously.
- E. **MOTION:** Commissioner Wiggins moved and Commissioner Padro seconded to approve for payment the amount of \$25.00 for the ANC 6E Security Fund. The Motion **passed** unanimously.

## XVI. ANC 6E 2021 PUBLIC MEETING SCHEDULE

**MOTION:** Commissioner Nigro moved and Commissioner Wiggins seconded to approve the following ANC 6E 2021 Public Meeting schedule:

Tuesday, January 5, 2021  
Tuesday, February 2, 2021  
Tuesday, March 2, 2021  
Tuesday, April 6, 2021  
Tuesday, May 4, 2021  
Tuesday, June 1, 2021  
Tuesday, July 6, 2021  
NO MEETING IN AUGUST  
Tuesday, September 7, 2021  
Tuesday, October 5, 2021  
Tuesday, November 2, 2021  
Tuesday, December 7, 2021

The Motion passed unanimously.

## **XVII. ANNOUNCEMENTS**

- A.** Commissioner Padro expressed his appreciation to Chair Nigro and everyone who spoke for the nice tribute that he received. He stated it has been an honor to serve the community over the past two decades.
- B.** Commissioner Wiggins wished everyone a happy holiday season.
- C.** Theresa DuBois of Events DC stated that Events DC's FY 21 grant program has launched with a deadline of March 1, 2021.
- D.** Commissioner Nigro thanked Marcus Whitaker and Ed Andersen for serving as co-hosts of the Zoom Videoconference for tonight's ANC 6E Public Meeting and wished everyone a Happy Holiday Season.

## **XVIII. ADJOURNMENT**

**MOTION:** There being no further business to come before the Commission, Commissioner Nigro moved and Commissioner Wiggins seconded that the meeting be adjourned. The Motion **passed** unanimously. The meeting adjourned at 9:39 p.m.

Respectfully submitted,

Karen Jehle  
Recording Secretary  
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