

PLEASE REGISTER FOR THE MEETING AT ANC1B.ORG

SPECIAL GUEST - 6:30-7:00 PM

- Jamie Donovan, DOEE – Clean Energy Plan Update

OFFICIAL SESSION – 7:00PM

**CALL OFFICIAL MEETING TO ORDER*

Roll Call

COMMISSIONERS	PRESENT	COMMISSIONER	PRESENT
Handerhan		Kensek	
Holihan		Fields	
Sycamore		Harris	
Lakatos		Jones	

Approval of Agenda

CONSENT AGENDA:

- Draft Meeting Minutes
- 2 minute comment time for Commissioners and Community Members

REPORTS AND ACTION ITEMS:

Financial Reports

PUBLIC SAFETY & COMMUNITY ENGAGEMENT

- No action items reported.
- **Next Meeting:** TBA

ZONING, PRESERVATION, & DEVELOPMENT

- 1235 W St NW (Square 0271 Lot 0079)| OPaL | RA-2 (1B03– Jamie Sycamore) | (None yet assigned, HPO will give once a date is assigned in January)
- **ZPD Committee Recommendation:** Full ANC support of the application at 1235 W St NW requesting concept and massing approval with the caveat that further refinement of the new bay windows be continued with the historic preservation office to meet historic preservation approval. (3 in favor, 0 against, 1 abstention)
- If interested in joining the ZPD committee as a community member, please contact Commissioner Tucker Jones at 1B09@anc.dc.gov.
- Next meeting: Thursday October 12 at 6:30pm via Zoom (see ANC1B website)

ECONOMIC DEVELOPMENT

- Main Streets – Clean Streets (Lower GA Ave, Shaw, 14 Street, and U Street)
- **Action Item:** Resolution re: reducing vacant and blighted properties: The Economic Development Committee voted unanimously to send a resolution establishing and funding a task force to ANC 1B for consideration at their next full meeting.

- **Motion: Recommend the full ANC 1B support the Economic Development Committee resolution re: reducing vacant and blighted properties (4 in favor, 0 against, 0 abstaining).**
- **1617 U Street:** Committee is interested in gathering community feedback before next Zoning Committee hearing on Monday, November 20 at 4:00pm. ANC 1B has already passed a resolution in support of the upzoning with caveats – but would like to better aggregate the community’s feedback about the future of the property more broadly. Discussed additional community meetings and possibly a survey.
- Next Meeting: Thursday, October 19 at 6:30pm (Third Thursday of the Month).

TRANSPORTATION

- Resolution on Safety Improvements at 13th Street and Florida Avenue
 - **Transportation Committee Chair Cmsr. Lakatos Recommendation:** Recommends full ANC support of resolution.
- If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at 1B04@anc.dc.gov.
- Next meeting: Wednesday, October 11th at 7:00 pm (Registration via ANC1B.org)

ALCOHOL BEVERAGE REGULATION

- Voodoo | 1334 U Street N.W. (1B08- Sabel Harris) | Retailers Class C Tavern | ABRA-126026
 - New License
 - Entertainment Endorsement includes dancing and cover charge
 - Settlement agreement written by previous owner and kept the seats at 50. New owners needed to get a new license to expand the amount of seats to 76. They will not sell hookah.
- **Next meeting:** The ABR Committee tentatively meets every third (3rd) Wednesday of the month (except on holidays) at 7pm online, virtually, through Zoom. Contact Committee at: 1b02@anc.dc.gov | On the web at: ANC1B.org

ADMINISTRATIVE:

- Special Election for ANC 1B06

EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS:

- Office of the Councilmember — David Connerty-Marin
- Office of the Mayor — Jerrod Allen
- Commissioner announcements
- Community announcements

NEW BUSINESS

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PLEASE REGISTER FOR THE MEETING AT ANC1B.ORG

SPECIAL GUEST - 6:30-7:00 PM

- Practice Brooks and Anna from for District Department of Transportation’s (DDOT) DC Smart Street Lighting Project provided updates and answered questions on the DC Smart Street Lighting project.
- Office of the Mayor — Jerrod Allen, provided updates on MOCRS and answered questions.

OFFICIAL SESSION – 7:02PM

**CHAIR HARRIS CALLED FOR OFFICIAL MEETING TO ORDER*

Roll Call

COMMISSIONERS	PRESENT	COMMISSIONER	PRESENT
Handerhan	Yes	Fields	Not Present/Attending Late
Holihan	Yes	Harris	Yes
Sycamore	Not Present/Attending Late	Jones	Yes
Lakatos	Yes		
Kensek	Yes		

Commission voted to approve the Agenda

CONSENT AGENDA:

- MOTION: Commissioner Lakatos moved to approve the Agenda. The motion was seconded. The motion PASSED (5 in favor, 0 opposed, 0 abstention).
- July Draft Meeting Minutes
- Setting comment time for Commissioners and Community Members at 2 minutes per comment, 1 comment per speaker per topic.
- MOITION: Commissioner Lakatos moved to approve the Consent Agenda. The motion was seconded. The motion PASSED (5 in favor, 0 opposed, 0 abstention).

REPORTS AND ACTION ITEMS:

Financial Reports

- Commissioner Lakatos presented the Draft ANC 1B budget for Fiscal Year 2024 (period from 1 October 2023 to 30 September 2024).
 - MOTION: Commissioner Jones moved that the Commission adopt the proposed Fiscal Year 2024 budget and attached budget notes as described in the agenda. The motion was seconded. The motion PASSED (6 in favor, 0 opposed, 0 abstention)

TRANSPORTATION

- Resolution on Reserved Disability Parking Program for Multifamily Residents (all SMDs)

- Transportation Committee Recommendation: Committee recommends full ANC support of the resolution (3-0-0)
- MOTION: Commissioner Lakatos moved that the ANC adopt the resolution as presented. The motion was seconded. The motion PASSED (6 in favor, 0 opposed, 0 abstention)
- Resolution on Traffic Safety Input Requests in ANC 1B (all SMDs)
 - Transportation Committee Recommendation: Committee recommends full ANC support of the resolution (3-0-0)
 - MOTION: Commissioner Jones moved that the ANC 1B approve the ANC 1B traffic safety input resolution as presented in the agenda packet and its two appendices. The motion was seconded. The motion PASSED (6 in favor, 0 opposed, 0 abstention)
- If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at 1B04@anc.dc.gov.
- Next meeting: Wednesday, October 11th at 7:00 pm (Registration via ANC1B.org)

ALCOHOL BEVERAGE REGULATION

- Minya's Pizza | 1932 9th Street N.W. (1B02- Holihan) | Retailers Class C Restaurant | ABRA-125665
 - New License – Old Sugar Shack Donuts location
 - Hours of operation:
 - Sunday through Thursday 8am – 2am
 - Friday and Saturday 8am – 3am
 - Karen Gaal made a motion on the grounds of peace, order, and quiet and all applicable grounds. Motion passes 5-1
 - MOTION: Commissioner Holihan moved for ANC 1B to approve ABR's ask for ANC 1B to approve the protest on the grounds of peace, order, and quiet on multiple grounds. The motion was seconded. The motion PASSED (3 in favor, 0 opposed, 5 abstention).
- Moratorium
 - i. Paul O'Neill appeared on behalf of the Westminster Neighborhood Association to present the moratorium that would affect the 9th St block between U and T St NW.
 - ii. Several community members, including Zoe Lu, Tania Shand, Leona Smith, Mark Bescher, Carter Denny, Debby Prigal, and David Greer spoke in favor of the moratorium.
 - iii. Frank Chauvin made a motion to recommend the full ANC support the moratorium. Karen Gaal made a friendly amendment to ask that documented outreach be done to establishments and community groups. The motion is as reads: the ABR Committee recommends that ANC 1B transmit a show of support to ABCA for the North Shaw Moratorium with documented outreach to businesses and community groups.
 - iv. Motion carries 7-0
MOTION: Commissioner Jones moved that the Commission adopt the resolution and support WNA's proposed moratorium resolution as presented by Commissioner Lakatos. The motion was seconded. The motion PASSED (8 in favor, 0 opposed, 0 abstention).
- **Next meeting:** The ABR Committee tentatively meets every third (3rd) Wednesday of the month (except on holidays) at 7pm online, virtually, through Zoom. Contact Committee at: 1b02@anc.dc.gov | On the web at: ANC1B.org

PUBLIC SAFETY & COMMUNITY ENGAGEMENT

- Cmdr. James Boteler with MPD, provided updates on the Nightlife Task Force, and answered questions.
- Lieutenant K. Monahan with MPD, provided general MPD updates as well as updates on the robbery suppression initiative, for ANC 1B.
- Neighborhood Updates:

- Howard University- The institution has reviewed safety protocols in practice and alignment with the Metropolitan Police Department and there have been various safety precautions put in place to prevent future altercations with local juveniles from occurring. The Banneker Recreation Center has lighted its field and other surrounding areas to deter the location from being a late night hang out spot. Those under the age of 17 years old are "being in any public place or on the premises of any establishment Sunday through Thursday from 11:00 p.m. to 6:00 a.m., and Saturday and Sunday from 12:01 a.m. to 6:00 a.m. Enforcement, which began Friday, September 1, involves officers bringing minors found violating the curfew to Department of Youth Rehabilitation Services "achievement centers" until they can be reconnected in the morning with a parent or guardian."
- Violent Crime: On August 23, ANC representatives met with the Attorney General Brian Schwalb and Assistant Police Chief Morgan Kane to discuss growing concerns for crime. AG Schwalb shared that less than 10 percent of arrests are children under the age of 18. He also stated that the vast majority of crime is committed by people over the age of 18 and therefore goes to federal attorney. Matt Graves is the US attorney who handles federal cases which many are since D.C. is not a state. Chief Kane shared that the city was up 38% city wide in violent crime and up 36 homicides over this time last year. There was a 19% decrease in assault with dangerous weapons crimes with the 6th district seeing the biggest decrease and over 33 guns and 16 stolen autos have been recovered by MPD in 5th week of their target initiative. Future meetings are set to occur.
 - This past month a fatal stabbing occurred at the McDonald's located on 14th and U, in addition to a fatal shooting outside of the Columbia Heights Metro station and three men were shot on 18th Street and Columbia Road.
- Sponsorship Requests:
 - **DC Funk Festival** | Description: MusicianShip's Annual celebration of the U Street Corridor. It was founded by music lovers for music lovers and will feature genres such as go-go, pop, soul and hip. | Amount requested: \$1,500
 - MOTION: Commissioner Fields moved to approve DC Funk Parade's sponsorship request. The motion was seconded. The motion PASSED (6 in favor, 0 opposed, 1 abstention).
 - **Art All Night U Street** | Description: Harrison Recreation Center and the Reeves Center will receive virtual art installations and activities in addition to business specials on the night of September 23. | Amount requested: \$3,000
 - MOTION: Commissioner Fields moved for ANC 1B to approve the Art All Night's sponsorship request for ANC 1B. The motion was seconded. The motion PASSED (7 in favor, 0 opposed, 0 abstention).
 - **ANC 1A's Columbia Heights Movie Nights** | Description: A series of three Friday-night family friendly movies at the field at Harriet Tubman Elementary School (Sept 22, Oct 7, Oct 20). | Amount requested: \$1,000
 - MOTION: Commissioner Fields moved to amend the requests reflected in the agenda to 1500 from ANC 1A pending government approval to sponsor their Columbia Heights movie night event. The motion was seconded. The motion PASSED (7 in favor, 0 opposed, 0 abstention).
- Resolutions:
 - A draft resolution has been provided to request resident only parking at the following blocks: 1400 V to 1500 V Street: 2000 15th to 2140 15th Street (East Side): 2100 14th Street to 2000 14th Street to prevent violent crime, noise disturbances and a lack of residential parking. Although five blocks are being submitted it does not mean five blocks will be approved. It is up to the discretion and review of DDOT.
 - MOTION: Commissioner Fields moved for the ANC to approve the resolution to request resident only block parking at the blocks in our resolution. The motion was seconded. The motion PASSED (6 in favor, 0 opposed, 2 abstention).
- The next Public Safety and Community Engagement Meeting will be held on Tuesday, October 10th via Zoom. Please register at ANC1b.org.

ZONING, PRESERVATION, & DEVELOPMENT

- For reference:
 - Property: 1311 S St NW (Square 0238 Lot 0852)
 - Case number: HPA 23-430
 - SMD/Commissioner: 1B08 Sabel Harris
 - Request: The applicant is seeking HPRB approval for a proposed ADU at the address listed above. The applicant is not requesting any variances to zoning (the proposal would be by-right, already zoned RF
 - 1). “Conversion of an existing single story garage into a garage and accessory dwelling unit above: 1. Expand perimeter of the existing shell to 450 SF, 2. Add second floor ADU, 3. Provide separate electric meter, 4. Provide all necessary MEP services.”
 - ZPD voted to recommend that Cmsr. Harris write a letter in support of application HPA 23-430 (3 in favor, 0 against, 0 abstaining). Cmsr. Harris did so. The HPA meeting occurred already and the application was approved.
- Next meeting: Monday October 16 at 6:30pm via Zoom. See ANC1B.org for details.

ECONOMIC DEVELOPMENT

- Main Streets – Clean Streets (Lower GA Ave, Shaw, 14 Street, and U Street)
- Neighborhood Updates:
 - 1617U Street: The Zoning Committee hearing on 06/26/23 functionally ended up being rescheduled for the fall based on a re-classification of the type of hearing needed. After questions were raised about whether the case classification met the criteria for a rulemaking case, OP recommended the Commission re-advertise and re-notice the proposed map amendment to rezone the site as a contested case and that IZ Plus apply. (UPDATE: date announced as Monday, November 20 at 4:00pm)
 - The hearing notice explains how to participate: <https://app.dcoz.dc.gov/Exhibits/2010/ZC/23-02/Exhibit444.pdf>.
 - All who wish to testify in this case are strongly encouraged to sign up to do so at least 24 hours prior to the start of the hearing on OZ’s website at <https://dcoz.dc.gov/service/sign-testify>
 - How to participate as a witness – oral statements. On the day of the hearing – by 3:00 p.m., call 202-727-0789 to sign up to testify.
 - All written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing – see below: How to participate as a witness – written statements.
- The Committee discussed a potential Vacant and blighted property laws resolution
- The Committee discussed a letter re: HFA Headquarters Site at 815 Florida Ave
- **Action Item: Letter to DMPED re: Future Reeves Center Redevelopment (1B07 – Fields)**
 - **Economic Development Committee Recommendation: Recommends the full ANC support the draft letter to DMPED regarding Reeves Center development priorities in next phase (6 in favor, 0 against, 0 abstaining).**
 - MOTION: Commissioner Handerhan moved that ANC 1B supports the recommendation of the Economic Development Committee to send the draft letter to DMPED regarding the Reeves Center development priorities in the next phase. The motion was seconded. The motion PASSED (6 in favor, 0 opposed, 0 abstention).
- • Next Meeting: Thursday, September 21 at 6:30pm (Third Thursday of the Month)

ADMINISTRATIVE:

- Vacancy SMD 1B06
 - 3 candidates submitted submission papers and are running. ANC 1B will either in a regular meeting or will likely call a special meeting, to host the election. The election will take place at a set location for residents of 1B06 to vote.

EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS:

- Office of the Ward 1 Councilmember — Niccole Rivero, Chief of Staff, provided updates and answered questions.

- Commissioner announcements
- Community announcements

NEW BUSINESS



Transportation Committee
September 13, 2023 at 7 PM

Agenda

I. Welcome

II. Roll Call and Introduction of Members

Committee Members	Present
Brian Dofflemyer, 1B09	X
Ben Klemens, 1B02	X
Sharon Dreyfuss, 1B03	
Harry Quinton, 1B04	
Karen Gaal, 1B05	

III. Presentation on Public Space Element of Howard Towers East Development (2100 block of 9th Street NW)

- David Avitabile and Lex Lefebvre present public space element of Howard Towers East development
- Committee members Klemens and Dofflemeyer ask questions around specific frontage uses in the building, trees, and access points
- Commissioner Lakatos asks about flood mitigation measures
- Commissioner Lakatos asks about traffic safety as well as dedicated loading infrastructure
- Commissioner Lakatos requests a specific follow up discussion to work through construction issues

IV. Resolution Requesting the Study of a One-Way Conversion and the Addition of a Bike Lane on Euclid Street

- Commissioner Lakatos introduces the resolution and context around it
- Committee member Klemens asks about comparative safety/crash difference between Euclid and Harvard street.
- Community member J provides commentary that they believe turning the roadway into a one-way could make it more dangerous and that existing speed table design is insufficient
- No vote is taken because of the lack of a quorum

V. Resolution Requesting the Study of Multimodal Options in the 14th Street Bus Priority Project

- Commissioner Lakatos introduces the resolution and context around it
- Community member J references that the safety situation on the street is in urgent need of attention and provides context that the pedestrian fatality on the road was from a DUI
- No vote is taken because of the lack of a quorum

VI. New Business/Community Announcements

-Santiago announces PARKing day events in ANC 1B

VII. Meeting Adjournment and Next Meeting

- Next Meeting: October 11, 2023

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GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1B

13th Street NW & Florida Ave NW Safety Project

WHEREAS, the District Department of Transportation (DDOT) initiated plans for the installation of traffic safety improvements, including the closure of a slip lane and daylighting, at the intersection of 13th Street NW and Florida Avenue NW as a part of the Near Northwest Safety and Mobility Study III in 2021,

WHEREAS, the intersection of 13th and Florida Avenue NW is dangerous to all road users including mobility challenged individuals, pedestrians, cyclists, and drivers,

WHEREAS a child was struck by a driver at the intersection on September 13, 2023 in a preventable accident that could have been mitigated by safety measures planned in the project,

WHEREAS there are two schools located in the immediate radius of this intersection, Cardozo Education Campus and Meridian Public Charter School Elementary,

WHEREAS the project to install traffic safety improvements is not scheduled to be completed until 2024,

THEREFORE, BE IT RESOLVED that ANC 1B requests DDOT expedite the installation of this safety project at 13th and Florida Avenue as soon as possible in the year 2024,

BE IT FURTHER RESOLVED that ANC 1B requests that as a part of any design, DDOT harden the daylighting measures using concrete bollards, planters, or any other physical obstacles which can prevent dangerous vehicles from driving through the obstacles rather than plastic flex posts.

#####

Certification:

After providing sufficient notice for and with a quorum of X of 8 present at its September 14, 2023, meeting, Advisory Neighborhood Commission 1B voted, with 6 Yeas, 0 Nos, and 0 Abstentions, to adopt the above resolution.

Sabel Harris
Chair, ANC 1B

Tucker Jones
Secretary, ANC 1B



Public Safety and Community Engagement

Tuesday, September 12, 2023

1. Welcome- 7:04 p.m.

2. Roll Call and Introduction of Members

Committee Members	Present	Committee Members	Present
Chair Cmsr. Ashleigh Fields 1B07	X	Karen Gaal, Member 1B04	
Cmsr. Alan Kensek 1B05		Patricia Proctor	X
		Dina Lewis	

3. Crime Update: (3D Commander James Boteler)

- Carjackings have spiked
- Many vehicles that have been carjacked will not have the tags changed
- Carjackers are not afraid of being caught
- Juveniles are committing more crimes, these crimes have risen across the district
- Using aviation assets (helicopters) to catch vehicles and they are working with MoCo and Park police to help with vehicle pursuits
- Eventually they park if they are being followed by aviation and leave the car
- They have made significant arrests with carjackings in the past 30 days
- If they don't have past offenses then they are sent home to their families and are oftentimes not held
- Spike in crime is coming from robberies or carjackings
- These offenders are armed
- Robberies are leading to shootings
- In the 700 block of T street and after a patrol officer left, someone was robbed on a scooter and the person who was robbed had a gun fired at him
- They have a suspect in that case currently in the interview room who could potentially be charged
- Someone was shot with their hands up outside of the Howard School of Dentistry by a 15 year old
- 5 assault with deadly weapon shootings, all 5 cases have either been closed with arrests or have a suspect

4. Sponsorship votes

DC Funk Festival | Description: MusicianShip's Annual celebration of the U Street Corridor. It was founded by music lovers for music lovers and will feature genres such as go-go, pop, soul and hip. | Amount requested: \$1,500

Art All Night U Street | Description: Harrison Recreation Center and the Reeves Center will receive virtual art installations and activities in addition to business specials on the night of September 23. | Amount requested: \$3,000

Jubilee JumpStart| Description: A program for family and child support located in Adams Morgan with projects and activities occurring throughout the fall. | Amount requested: \$500

Columbia Heights Movie Night | The organization will be hosting three movie nights on 9/22, 10/6, and 10/20 at Tubman Elementary School's field. These movie nights are for neighbors across the ward and are a great chance to convene our community. | Amount requested: \$1,500

All votes passed unanimously

5. Parking Resolution vote

Passed unanimously

6. Committee Member Announcements

7. Community Member Announcements

Meeting adjourned at 7:57 p.m.

The Public Safety and Community Engagement Committee meetings alternate between the first and second Tuesday of every other month (except on holidays) at 7pm online via Zoom. The next meeting will be held on October 10. Contact Committee at: 1b07@anc.dc.gov | On the web at: ANC1B.org



ANC 1B Zoning, Preservation, and Development (ZPD) Committee

Monday, September 11, 2023, 6:30pm via Zoom

Agenda

1. Roll call and introduction of members

Committee Members	Present	Committee Members	Present
Chair Cmsr. Tucker Jones (1B09)	Yes	Karen Gaal	Yes (arrived part way through the meeting)
Jason Bello	Yes	Joel Heisey	Yes
Frank Chauvin	Yes (arrived part way through the meeting)		

2. Known business

a. Case #1:

- i. Applicant: OPaL (for client)
- ii. Contact: Sean Ruppert Sean@opaldc.com
- iii. Property: 1235 W St NW (Square 0271 Lot 0079) (current zoning RA-2) (Greater U Street Historic District)
- iv. Case number: (None yet assigned, HPO will give once a date is assigned in January)
- v. Request of committee: Support for conversion of property from single family home to four units. Support for concept and design for historic review.
- vi. SMD/Commissioner: 1B03 Jamie Sycamore
- vii. Discussion:
 1. There was some discussion about the proposed bay windows and their fit with the historic use of the property.
 2. There was some discussion about the eventual placement of residential trash cans.
- viii. Motion: Committee member Joel Heisey moved that the ZPD committee recommend to the full ANC to vote in support of the application at 1235 W St NW requesting concept and massing approval with the caveat that further refinement of the new bay windows be continued with the historic preservation office to meet historic preservation approval. The motion was seconded.
 1. The motion **passed** (3 in favor, 0 against, 1 abstention)

b. Case #2 (applicant not present):

- i. Applicant: The Roman Catholic Archdiocese of Washington
- ii. Contact: Andrew Rivas Rivasa@adw.org

- iii. Property: 1901 3rd St NW (square 3088 lot 0020) (current zoning RF-1) (LeDroit Park Historic District)
 - iv. SMD/Commissioner: 1B01 Larry Handerhan
 - v. Discussion:
 - 1. No representative from the applicant was present.
 - 2. There was discussion about the fact that the space is already being used as a ministry center.
 - 3. Several committee members were concerned that the use of the space was not compatible with the zoning (RF-1). Commissioner Jones noted that the RF-1 zoning designation allows for religious assembly use that may be compatible with RF-1.
 - 4. Several committee members expressed their disappointment with their perception that the applicant is not being responsive.
 - vi. Motion: Committee member Jason Bello moved that the ZPD committee authorize committee member Joel Heisey to speak on behalf of the ANC1B ZPD committee in reaching out to the zoning administrator to ask for guidance on whether a religious institutional use is allowed in an RF-1 zone. The motion was seconded.
 - 1. The motion **passed** (4 in favor, 0 against, 1 abstention)
 - 2. (Post script: after this meeting, Committee member Heisey did reach out, and the Department of Buildings confirmed that the religious use of the 1901 3rd St NW property was compatible with its RF-1 zoning)
3. New business
- a. Committee member Frank Chauvin brought up questions specific to the compatibility of cannabis shops under the ARTS-2 zoning overlay.
 - i. Committee member Frank Chauvin moved that the ZPD committee authorize Commissioner Jones to send a letter on its behalf to ABCA, the Office of Zoning, the Office of Planning, and the Mayor's Office asking whether there is a report about the compatibility of cannabis shops with zoning uses – specifically we are interested in compatibility with commercial uses and the ARTS-2 overlay. If there was a report, can we see it? The motion was seconded.
 - 1. The motion **passed** (2 in favor, 0 against, 3 abstentions)
 - b. Commissioner Jones brought up the question of the next meeting date of the ANC 1B ZPD committee. He noted that Monday October 16 is the next scheduled meeting date but Mr. Rivas (point of contact for 1901 3rd St NW property discussed earlier in the meeting) is not available on that date. Commissioner Jones proposed moving the October ZPD meeting date to Tuesday October 10 or Thursday October 12.
 - i. Committee member Karen Gaal pointed out that the ANC1B Public Safety and Community Engagement committee was already scheduled to meet on Tuesday October 10. Commissioner Jones removed that date from consideration.
 - ii. There was discussion and some committee members were concerned about the precedent of moving the meeting based on the availability of the applicant. Some committee members were concerned that not moving the meeting would prevent the ZPD committee from getting the information it desires.
 - iii. Commissioner Jones agreed to ask Mr. Rivas whether a designate/delegate/representative could be sent for the Monday October 16 date. Commissioner Jones determined that he would make a final call on the October meeting date of the ANC 1B ZPD committee at a later date.
 - c. Committee member Frank Chauvin asked that Howard University come back to the ZPD committee to present about the CVS site. Commissioner Jones agreed to reach out to Howard U to do so.



ECONOMIC DEVELOPMENT COMMITTEE MINUTES

Thursday, September 21, 2023, 6:30pm

Minutes

1. **Welcome**
2. **Roll Call and Introduction of Members**

Committee Members	Present
Larry Handerhan, 1B01	X
Tania Shand, 1B02	X
Frank Chavin, 1B02	
Krishna Kumar, 1B03	
Howard Kurtzman, 1B04	X
Karen Gaal, 1B05	X
André Denegri, 1B07	

3. **Neighborhood Updates (Commissioner Handerhan)**

- Moratorium: At the last full ANC meeting, ANC 1B voted in favor of proposed moratorium at the September meeting. There was a ABCA hearing the same day and should get a response on that soon.
- Art All Night: Lindsay Hicks from District Bridges shared information about "Art All Night U Street" event, which will take place on Saturday, September 30th from 6:00 pm to 11:00 pm. Goal is to attract people to the corridor and enhance revenue for local businesses.
- Budget for a place management entity – Niccole Rivero from CM Nadeau’s Office shared that their office put money in FY24 budget for a U Street “place management entity” similar to a BID, being referred to as a Community Improvement District. This recognizes a long-standing community interest in the area. Funding will come from a Performance Parking scheme – money will start accruing October 1 and build over course of the year. Niccole will share more details on next steps, including how CM Nadeau’s team will pull together the community once start conversations.

4. **Discussion of resolution re: reducing vacant and blighted properties**

- Last meeting, ANC 1A Commissioner Jeremy Sherman discussed a recent resolution passed by their Commission regarding vacant and blighted properties.
- Committee member Howard Kurtzman took feedback from that discussion to draft a ANC 1B-specific version of the resolution (**see attached**).
- Main proposal: resolution calls on the Council and the Mayor to approve legislation establishing and funding a task force to assess the data and impacts of vacant and blighted properties, evaluate the success of past and current policies and programs aimed at reducing the numbers of vacant and blighted properties, and recommend a set of policies and programs that will be more effective in reducing the numbers of vacant and blighted properties.
- The task force will include members appointed separately by the Council Chair and by the Mayor and include individuals with community experience, policy expertise, and relevant professional and academic knowledge.

- District Bridges Suggestion: look into work on this area done by [Washington DC Economic Partnership](#).
- The Committee voted unanimously to send the resolution, with technical changes, to ANC 1B for consideration at their next full meeting.
 - **Motion: Recommend to full ANC 1B to support the ED Committee resolution re: reducing vacant and blighted properties (4 in favor, 0 against, 0 abstaining).**

5. Future community engagement around 1617 U Street redevelopment

- 1617U Street: The new Zoning Committee hearing will be on Monday, November 20 at 4:00pm after the previous hearing was rescheduled after OP recommended the Commission re-advertise and re-notice the proposed map amendment to rezone the site as a contested case and that IZ Plus apply. Supporting documents can be found [here](#).
 - i. All who wish to testify in this case are strongly encouraged to sign up to do so at least 24 hours prior to the start of the hearing on OZ's website at <https://dcoz.dc.gov/service/sign-testify>
 1. How to participate as a witness – oral statements. On the day of the hearing – by 3:00 p.m., call 202-727-0789 to sign up to testify.
 - ii. All written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing – see below: How to participate as a witness – written statements.
- Committee discussed ideas to gather community feedback before next hearing. ANC 1B has already passed a resolution in support of the upzoning with caveats – but would like to better aggregate the community's feedback about the future of the property more broadly.
- Committee discussed hosting additional open community meetings, ideally at Police Station.
- Committee also discussed gathering community feedback via a survey asking what neighbors want to see in the site and/or what DMPED should include in the RPF. The following ideas were discussed for survey questions:
 - i. What do you like about the current site?
 - ii. What do you dislike about the current site?
 - iii. What contributions would you like the site to have on the surrounding area in the future?
 - iv. What are the top three community amenities you would like to see at the future site? Select Three from list: Fire Station, Police Station, Library, Housing, Retail/Commercial [Add comments], Other [Add comments]
 - v. What concerns would you like to see addressed during the construction phase?
 - vi. What type of development would you like to see on the V Street side of the site? The 17th Street side of the site? The U Street side of the site?
- Nicole Rivero from CM Nadeau's Office shared their office put there is money in the FY24 budget for a library feasibility study at the site.
- Committee agreed more outreach would be helpful – Commissioner Handerhan will work on survey questions & Committee Member Gaal and other members will help advertise. Committee Member Gaal also read a letter from a constituent and asked that letter the Committee members received be part of the record submitted to DMPED.

6. Agenda items for next Meeting

- Discussion on 1617 U Street Zoning
- Vote on letter re: development of HFA HQ site 815 Florida Ave
- Reeves Letter follow up

7. Meeting Adjournment and Next Meeting

- Next Meeting: Thursday, **October 19 at 6:30pm**
- Contact Committee at: 1B01@anc.dc.gov. On the web at: ANC1B.org

PROPOSED RESOLUTION

- Approved by ANC 1B Economic Development Committee, Sept. 21, 2023

Advisory Neighborhood Commission 1B

RESOLUTION CALLING FOR MORE EFFECTIVE POLICIES TO REDUCE THE NUMBERS OF VACANT AND BLIGHTED PROPERTIES IN THE DISTRICT OF COLUMBIA

Vacant and Blighted Properties: Scope and Impacts

WHEREAS: As of September 2023, about 4600 properties in the District of Columbia are designated by the Department of Buildings as vacant, including about 3900 vacant buildings and about 700 vacant lots;¹

WHEREAS: More than 300 of the vacant buildings are also designated as blighted (defined as “unsafe, unsanitary, or otherwise determined to threaten the health, safety, or general welfare of the community”²);

WHEREAS: More than 600 of the vacant buildings are exempt from higher Class 3 (vacant) and Class 4 (blighted) property tax rates³ (with exemptions granted on the basis of such criteria as the building being under active construction or repair, the owners actively seeking buyers or renters, the building title being subject to litigation, development of the property requiring approval by a District board or commission, or the owner citing economic hardship⁴);

WHEREAS: Vacant and blighted properties are located in residential and commercial areas within all eight wards of the District;

WHEREAS: Within Ward 1, more than 500 buildings are designated as vacant (including more than 30 designated as blighted and more than 100 exempt from higher tax rates) and about 15 lots are designated as vacant;

WHEREAS: Within the boundaries of Advisory Neighborhood Commission (ANC) 1B, about 120 buildings are designated as vacant (including about 10 designated as blighted and about 20 exempt from higher tax rates) and about 5 lots are designated as vacant;

WHEREAS: About 53% of vacant properties in the District have been vacant for two or more years, and about 28% have been vacant for four or more years. Within Ward 1, about 50% have been vacant for two or more years and about 27% have been vacant for four or more years. Within ANC 1B, about 50% have been vacant for two or more years and about 21% have been vacant for four or more years.⁵

WHEREAS: Vacant and blighted properties often provide cover for illegal activity, contribute to lower property values, reduce quality of life for community residents, remove potential housing units from the market, and create unsafe and unsanitary conditions for nearby residents, businesses, and visitors;⁶

¹ D.C. Dept. of Buildings Public Dashboard (Vacant Properties),

<https://dataviz1.dc.gov/t/OCTO/views/DOBPUBLICDashboard/VacantProperties?%3Aembed=y&%3AisGuestRedirectFromVizportal=y> (accessed Sept. 18, 2023).

² “Vacant Buildings,” D.C. Dept. of Buildings, <https://dob.dc.gov/page/vacant-buildings>. “Register a Blight Property,” D.C. Dept. of Buildings, <https://dob.dc.gov/node/1617891>.

³ Tax rates: Class 1 (residential), 0.85% assessed value; Class 2 (commercial/industrial), 1.65-1.89%; Class 3 (vacant), 5%; Class 4 (blighted), 10%. (D.C. Office of Tax and Revenue: “Real Property Tax Rates,” <https://otr.cfo.dc.gov/page/real-property-tax-rates>; “OTR Vacant Real Property,” <https://otr.cfo.dc.gov/page/otr-vacant-real-property>.)

⁴ “Register a Building as Exempt,” D.C. Dept. of Buildings, <https://dob.dc.gov/service/register-building-exempt>.

⁵ Data downloaded from D.C. Dept. of Buildings Public Dashboard (Vacant Properties).

⁶ “Exploring the relationship between vacant and distressed properties and community health and safety,” Case Western Reserve Univ. (2017), https://case.edu/socialwork/sites/case.edu.socialwork/files/2018-10/vacant_distressed_props_comm_health_safety.pdf.

WHEREAS: Vacant and blighted properties in residential areas contribute to the District’s severe shortage of affordable housing;

WHEREAS: Vacant and blighted properties in commercial areas may discourage businesses from opening or expanding and customers from visiting, thus impairing the community’s economic health and development and the creation of new jobs;

Context for Addressing the Problem

WHEREAS: For more than a decade, residents, community leaders, public officials, and other ANCs have expressed concerns about the large numbers of vacant and blighted properties in the District and their impacts on the health and well-being of their surrounding communities; the lack of progress in reducing the numbers of vacant and blighted properties; and problems and inefficiencies in the District government’s inspection and classification of properties (regarding their status as vacant/blighted and as exempt from higher tax rates), its collection of property taxes on vacant and blighted properties (including adjusting rates when a property’s classification changes), and its efforts to promote appropriate development and usage of the properties;⁷

WHEREAS: Although reports about individual properties have appeared in the news media, no comprehensive, District-wide analyses are available that address such topics as: the ownership of vacant and blighted properties (e.g., whether owners are individuals or for-profit or non-profit organizations, whether they are based in the District, and whether they belong to or serve specific populations or communities), reasons for the properties becoming and remaining vacant or blighted, and owners’ plans and aspirations for the properties;

WHEREAS: The District government is committed to achieving racial equity and applying a racial equity lens across government operations (as evidenced by establishment of the Mayor’s Office of Racial Equity⁸ and development of a draft Racial Equity Action Plan⁹);

Establishing a Task Force

Porter, L.C., et al. (2019). Understanding the criminogenic properties of vacant housing: A mixed methods approach. *Journal of Research in Crime and Delinquency*, 56(3), 378-411.

<https://doi.org/10.1177/0022427818807965>

“Can we curb crime by cleaning the corner?,” Shelterforce (Feb. 4, 2021), <https://shelterforce.org/2021/02/04/can-we-curb-crime-by-cleaning-the-corner/>.

“How vacant and abandoned buildings affect the community,” Center for Community Progress (March 24, 2023), <https://communityprogress.org/blog/how-vacant-abandoned-buildings-affect-community/>

⁷ “Can’t go home again: How a District program to fight blight preserves vacant lots, instead,” *Washington City Paper* (Aug. 5, 2010), <https://washingtoncitypaper.com/article/385480/cant-go-home-again-how-a-district-program-to-fight-blight-preserves-vacant-lots-instead/>

“Ward 1 has 255 vacant properties. Here’s a map showing where they are,” *DCist* (May 20, 2013), <https://dcist.com/story/13/05/20/map-shows-every-vacant-and-blighted/>.

“D.C. failing to crack down on abandoned buildings, report finds,” *Washington Post* (Sept. 21, 2017), https://www.washingtonpost.com/local/dc-politics/dc-failing-to-crack-down-on-decrepit-buildings-report-finds/2017/09/21/181c7a6a-9e14-11e7-9083-fbfff6804c2_story.html.

“D.C.’s problems with vacant, blighted properties haven’t gone away, residents and officials say,” *Washington Post* (July 28, 2021), <https://www.washingtonpost.com/dc-md-va/2021/07/28/dc-vacant-blighted-properties/>.

“Some D.C. homeowners see skyrocketing property tax bills after houses declared vacant,” *WAMU 88.5* (Aug. 16, 2022), <https://www.npr.org/local/305/2022/08/16/117670236/some-d-c-homeowners-see-skyrocketing-property-tax-bills-after-houses-declared-vacant>.

“Empty eyesores: Dozens of blighted homes sit for decade or more,” *News 4 I-Team* (May 24, 2023), <https://www.nbcwashington.com/investigations/empty-eyesores-dozens-of-blighted-homes-sit-for-decade-or-more/3354655/>.

Over the last year, the following ANCs have issued resolutions regarding vacant and blighted properties: 1A (RES-xxxx), 1E (RES-4856), and 4D (RES-4566). (See: <https://resolutions.anc.dc.gov/Documents.aspx>.)

⁸ <https://ore.dc.gov/>

⁹ <https://ore.dc.gov/actionplan>

THEREFORE, BE IT RESOLVED THAT: ANC 1B calls on the Council of the District of Columbia and the Mayor to approve legislation establishing and funding a high-level task force to (a) assess in a comprehensive fashion the numbers, types, distribution, ownership, causes, and impacts of vacant and blighted properties in the District; (b) identify the economic and social factors (both historical and contemporary) that have given rise to the current patterns of vacant and blighted properties in the District; (c) evaluate the success of past and current District government policies and programs aimed at reducing the numbers of vacant and blighted properties, with attention to both their strategies and implementation; and, on those bases, (d) recommend a set of policies and programs that will be more effective than current approaches in reducing the numbers of vacant and blighted properties and encouraging development of them into properties that serve the needs and interests of the residents of the District;

BE IT FURTHER RESOLVED THAT: The task force include members appointed separately by the Council Chair and by the Mayor; that it include members from each ward; and that its members include individuals with community experience, policy expertise, and professional and academic knowledge relevant to the issues surrounding vacant and blighted properties;

BE IT FURTHER RESOLVED THAT: The task force consider policies and programs of all components of District government that have formal responsibility for addressing vacant and blighted properties (e.g., Dept. of Buildings, Dept. of Housing and Community Development, Office of Planning, Office of Tax and Revenue, Office of the Tenant Advocate, Office of Zoning) as well as other components with operations that may involve vacant and blighted properties (e.g., DC Health, Dept. of Human Services, Dept. of Public Works, Dept. of Small and Local Business Development, Lab@DC, Mayor’s Office of Racial Equity, Metropolitan Police Dept.).

BE IT FURTHER RESOLVED THAT: The task force consider a broad range of potential new, expanded, or updated District government policies and programs aimed at reducing the numbers of vacant and blighted properties and their negative impacts, including but not limited to: modifications of current property tax rates and regulations (including those pertaining to tax liens and tax sales);¹⁰ financial and real estate guidance to owners and potential purchasers, investors, and developers; stronger enforcement of building codes coupled with guidance to owners on compliance;¹¹ government-financed purchase, redevelopment, and resale of properties (e.g., through establishment of a land bank¹²); public/private partnerships (e.g., pay for success models¹³); use of data analytics to identify properties at risk of becoming vacant or blighted;¹⁴ engagement with mortgage lenders and borrowers to prevent or facilitate foreclosures and to maintain properties;¹⁵ stronger requirements on owners to secure and maintain properties; greater surveillance and inspection of properties; application of eminent domain; demolition of vetted properties;¹⁶ development of vacant lots as green spaces;¹⁷

¹⁰ “Cities now use taxes to fight blight. Is it working?” *Governing* (May 8, 2018), <https://www.governing.com/archive/gov-cities-blight-taxes-lc.html>.

¹¹ “Strategic Code Enforcement,” Center for Community Progress, <https://communityprogress.org/resources/strategic-code-enforcement/>.

¹² “Land Banks,” Center for Community Progress, <https://communityprogress.org/resources/land-banks/>.

“This bill could help D.C. turn vacant homes into grocery stores,” *DCist* (April 25, 2023), <https://dcist.com/story/23/04/25/dc-nadeau-housing-bill/>.

¹³ “Can pay for success be a tool to fight blighted properties?,” Urban Institute (Dec. 5, 2018), <https://pfs.urban.org/pay-success/pfs-perspectives/can-pay-success-be-tool-fight-blighted-properties>.

¹⁴ Lee, J., et al. (2022). Predicting detached housing vacancy: A multilevel analysis. *Sustainability*, 14, 922. <https://doi.org/10.3390/su14020922>

Lee, R. J., et al. (2023). Using neighborhood characteristics to predict vacancy types: Comparing multi-scale conditions surrounding existing vacant lots. *Environment and Planning B: Urban Analytics and City Science*, (online prepublication). <https://doi.org/10.1177/23998083231160542>

¹⁵ Caloir, H. (2018). The “zombie” and vacant properties remediation and prevention initiative: Emerging best practices. New York State Housing Stabilization Fund, LISC. <https://www.lisc.org/our-resources/resource/zombie-vacant-properties-remediation-prevention/>

¹⁶ Mallach, A. (2018). The empty house next door: Understanding and reducing vacancy and hypervacancy in the United States. Lincoln Institute of Land Policy. <https://www.lincolninst.edu/publications/policy-focus-reports/empty-house-next-door>

¹⁷ Mallach, A. (2018).

and facilitating development of vacant commercial properties to provide needed community services (e.g., grocery stores, health centers);

Task Force Approach

BE IT FURTHER RESOLVED THAT: The task force adopt a systemic perspective that examines how the factors that lead properties to become and remain vacant and blighted interact with broader patterns of economic development and power in the District and region, including disparities in economic resources of individuals, households, and businesses along racial, ethnic, and geographic lines;

BE IT FURTHER RESOLVED THAT: In developing recommendations, the task force take into account known and potential impacts of government policies and programs on economic and social disparities;¹⁸

BE IT FURTHER RESOLVED THAT: The task force consult with community members and organizations, including ANCs, in all wards to learn about and build upon their experiences and views regarding vacant and blighted properties and their ideas for how to reduce the numbers and negative impacts of these properties;

BE IT FURTHER RESOLVED THAT: The task force draw on relevant research and discussion in academic, policy, and legal domains and the experiences of other cities in the United States and other countries in addressing vacant and blighted properties;¹⁹

Task Force Report and Implementation

BE IT FURTHER RESOLVED THAT: Within two years of its formation, the task force issue a final written report describing its findings and recommendations; and the Council expeditiously hold hearings and meetings in which the report and the Council’s and Mayor’s proposals for implementing its recommendations are presented, discussed, and voted upon;

BE IT FURTHER RESOLVED THAT: The Council and Mayor approve sufficient funding and staffing (possibly including establishment of a dedicated office) to support successful implementation of those task force recommendations and any related proposals that are adopted.

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Certification:

[fill in]

Jin, H.-Y., et al. (2021). Can urban greening using abandoned places promote citizens’ wellbeing? Case in Daegu City, South Korea. *Urban Forestry & Urban Greening*, 57, 126956. <https://doi.org/10.1016/j.ufug.2020.126956>

¹⁸ In some cases, redevelopment of vacant properties may increase disparities; see: Lee, R.J., & Newman, G. (2021). The relationship between vacant properties and neighborhood gentrification. *Land Use Policy*, 101, 105185. <https://doi.org/10.1016/j.landusepol.2020.105185>

Regarding impacts of property tax policies on disparities, see: “Policy brief: Tyler v. Hennepin County analysis and policy reform options for state and local governments,” Center for Community Progress (Aug. 2023), <https://communityprogress.org/publications/tyler-hennepin-policy-brief/>.

¹⁹ Examples of relevant literature include:

Lee, R.J., & Newman, G. (2019). A classification scheme for vacant urban lands: Integrating duration, land characteristics, and survival rates. *Journal of Land Use Science*, 14, 306-319. <https://doi.org/10.1080/1747423X.2019.1706655>

Mallach, A., et al. (eds.) (2019). *Vacant and problem properties: A guide to legal strategies and remedies*. American Bar Association. <https://www.americanbar.org/products/inv/book/393574499/>

O’Callaghan, C., & Di Felicianantonio, C. (Eds.) (2023). *The new urban ruins: Vacancy, urban politics and international experiments in the post-crisis city*. Policy Press. <https://policy.bristoluniversitypress.co.uk/the-new-urban-ruins>

Song, X., et al. (2020). Urban vacant land in growing urbanization: An international review. *Journal of Geographical Sciences*, 30, 669–687. <https://doi.org/10.1007/s11442-020-1749-0>



ABR Committee
Tuesday, September 27, 2023

Minutes

1. Welcome

2. Roll Call and Introduction of Members

Committee Members	Present	Committee Members	Present
Cmsr. Sean Holihan 1B02		Evan Schlom, Member 1B02	
Andre Ory 1B02		Frank Chauvin, Member 1B02	
Patricia Proctor 1B01		Karen Gaal, Member 1B04	
		Aileen Johnson, Member 1B12	

*Cmsr. Present [x]

3. New Business

The ABR Committee tentatively meets every third (3rd) Wednesday of the month (except on holidays) at 7pm online, virtually, through Zoom. Contact Committee at: 1b02@anc.dc.gov | On the web at: ANC1B.org