

Government of the District of Columbia

Advisory Neighborhood Commission 2C

January 2024 Meeting Minutes

DATE: January 9, 2024

ANC-2C COMMISSIONERS PRESENT: Commissioner Michael Shankle, Commissioner Kristin Roe, Commissioner Thomas Lee, and Commissioner Rebecca Strauss

ANC-2C COMMISSIONERS ABSENT:

1. **CALL TO ORDER:** Commissioner Shankle called the meeting to order at 6:01 pm over Zoom ([2024 January 9 ANC 2C Community Meeting \(youtube.com\)](#)).
2. **ROLL CALL:** Four out of the four commissioners were present.
3. **INTRODUCTION OF COMMISSIONERS:** The commissioners introduced themselves.
4. **APPROVAL OF AGENDA:**

MOTION: Roe motioned to approve the agenda. Seconded by Lee. (Vote 4-0-0)

5. **SPECIAL GUEST:**

Councilmember Brook Pinto – Brook Pinto Councilmember, Ward 2, bpinto@dccouncil.us.

Councilmember Brooke Pinto introduced herself and thanked everyone for their work and for having her at the meeting. She reported that on Thursday, she holds office hours, and on Tuesday, January 16th, there will be the Ward 2 Budget Forum regarding the budget from 4 to 8 pm. She stated that she wanted to hear from Ward 2 residents about the budget priorities. Councilmember Brooke Pinto spoke about the Capitals and the Wizards leaving downtown DC and how much they support the local businesses and revenues. She stated that the announcement came of the moving to Virginia the day after the Council unanimously supported a \$500 million offer to help the arena with the renovations. She stated that the deal came to the Council too late, and the District is only allowed to have a 12% debt hat, and additional funds could not be borrowed until later. Councilmember Brooke Pinto stated that Arlington had its city politics, and there were many more steps to get the deal approved in Virginia. She stated it would make it clear to Monumental that it is wanted for them to stay in DC. A task force was being created in Chinatown that would complement an existing task force around housing, downtown transportation, and safety. The new task force would look specifically at the area around the arena. The four areas being focused on would be stabilization, vision of what the area could be, investments and incentives for business attraction, and marketing and communications.

Councilmember Brooke Pinto stated that a focus on downtown was always a major focus of her and her team. She stated that the pillars of the Bill to Recovery Act were coming to realization. The first pillar was the incentivization of abatements for conversions of vacant spaces to houses and retail spaces. The second was retail grants to locate brick-and-mortar places downtown. The third pillar was the Safe Commercial Corridors, which was a pilot program for public safety to implement nuanced responses.

Councilmember Brooke Pinto reported that she had been moving about 15 bills on public safety, and the team was close to moving forward on the bills.

Commissioner Shankle commented that a lot of residents downtown continued to feel as if their voices were not being heard and considered when they raised issues. He stated that there were issues with the Pat Handy Shelter that took three years to resolve and noted that the Mayor's downtown task force seemed like a reactionary measure and that statements from the residents were not proactively taken into account. He asked how the voices of the community could be prioritized and heard. Councilmember Brooke Pinto apologized that residents felt that way and stated that she shared those frustrations. She stated that she would ask residents to reach out to the at-large council members.

Commissioner Shankle stated that there was a potential legislative issue related to medical marijuana dispensaries in the city. There was a location that was planned to go across a school downtown. He stated that they had been told that it was allowable because of how the area was zoned and that this remained an ongoing issue. Councilmember Brooke Pinto stated that it should not be allowable for the dispensary to be across a school and stated that there was a vote on January 9th for ANCs to protest cannabis dispensary licenses. Councilmember Brooke Pinto stated that, generally, cannabis establishments could not open within 300 feet of a school, but they could apply due to the space being in a commercial zone. She stated that the ANC could protest, given the proximity to the school.

A resident asked why the protest of the cannabis dispensary should have to be protested by the ANC. Councilmember Brooke Pinto stated that she did not have the support she needed to pass additional restrictions and stated that she would keep doing everything that she could. The resident also raised concerns that a location was being used for illegal dispensaries. Councilmember Brooke Pinto apologized and stated that she would try to find out what happened with his request. She stated that the amendment for enforcement of illegal businesses had previously failed, but the vote that occurred on January 9th changed that and ABCA should enforce it in the future.

A resident asked if ABCA was correctly interpreting and implementing the law and raised concerns about the cannabis dispensary being placed closed to BASIS. Councilmember Brooke Pinto stated that the legal issues were being looked into and they were considering all of the issues. She stated that the use of the licenses as transitional licenses for a different location was not the original intention. She stated that she would not give up on the issue and was working

with Councilmember Alan to coordinate as well. She stated that individuals should reach out to their at-large council members.

6. APPROVAL OF MEETING MINUTES:

MOTION: Roe motioned to approve the amended minutes for October, November, and December minutes. Seconded by Shankle. (Vote 4-0-0)

6. TREASURER REPORT:

Commissioner Lee reported that December 2023 started with a balance of \$66,608.44 in the PNC account. \$50 was paid into the ANC Security Fund. There were no other expenses in December. December 2023 ended with \$66,558.44 in the PNC account.

There were no quarterly reports.

Commissioner Shankle reported that there was a \$50 annual fee for the security fund.

MOTION: Roe motioned to participate in the ANC security fund for 2024. Seconded by Lee. (Vote 4-0-0)

7. ELECTION OF 2024 OFFICERS:

Commissioner Shankle reported that it was required to elect officers for the Commission for 2024.

MOTION: Roe motioned to keep the current slate of officers. Seconded by Lee. (Vote 4-0-0)

COMMUNITY ANNOUNCEMENTS

1. MPD 2nd District Crime and Community Awareness, Captain Sharde Harris, sharde.harris@dc.gov, 202.821.8414, Sargent Philip Robinson, or Lieutenant Sylvester Garvin, Sylvester.garvin@dc.gov, 202.774.6866

Captain Harris and Lieutenant Garvin introduced themselves. Captain Harris reported that crime was down. Two robberies occurred prior to the new year that were under investigation. There were some leads on the cases, but the information will be provided once there is a press release. Lieutenant Garvin reported on the PSA 209. The total violent crime was down 33% over the last 30 days in PSA 209. There were no homicides, sexual assaults, or AWDs. There were two robberies, one of which was at the Chanel store and the other of which was at Macy's. At the Chanel store, \$250,000 of items were stolen by five individuals.

At Macy's, an individual pushed a worker to the ground and grabbed money from the cash register. There was a significant arrest at Sephora in which a woman used a custom-made

garment to steal items connected to a multi-national theft ring. Property crimes were at an all-time high, which were being tackled by the operations team. Some of the stores experiencing high-crime thefts were being talked to, and QR codes were being scanned to keep track of crime. There were six motor vehicle thefts in the last 30 days, four of which were hop-ins. Four out of six vehicles were recovered. It was stated that the cars should be turned off and the keys should be removed from cars. There was a theft at a Sephora from a mother-daughter duo that was still an open case.

Commissioner Shankle asked about the shooting on F Street. Lieutenant Garvin stated that there was an individual who was described as having a handgun; when he was stopped, the individual displayed his weapon, and the officer shot the individual. The suspect had non-life-threatening injuries. Captain Harris stated that it was the Atlas unit, and they were conducting operations in the area. She noted that the case was still being investigated. Captain Harris commented on PSA 207. She reminded everyone not to leave items of value in cars. Captain Harris stated that there was a shooting that took place on K Street earlier on January 9th and was being investigated. There was no information on how or why the shooting occurred, but a man succumbed to his injuries. Commissioner Shankle commented not to leave valuables in cars and not to leave vehicles running with no one in them.

2. MPD 1st District Crime and Community Awareness, Captain Sherrelle Williams, sherrelle.williams@dc.gov, 202-729-2179 or Lieutenant Jeremy Kniseley, jeremy.kniseley@dc.gov, 202.839.1357.

Lieutenant Simic reported that for PSA101 in the past 30 days, there were no homicides, one AWD with a knife in Chinatown at the parking garage, and three robberies. During the holiday season, property crime went up, both for theft from crimes and motor vehicle theft. Traffic crime controls were increased in and around Chinatown. There were CSD units in the area patrolling as well.

Commissioner Lee asked about a shooting on 300 7 St SW on Christmas morning and if there was more information. Lieutenant Simic reported that there were no other assaults with dangerous weapons other than the knife incident in the parking garage.

3. Office of Mayor's Office Ward 2 Mayor's Liaisons – Christopher Powell, Ward 2 Liaison, christopher.powell2@dc.gov, 202.805.7122 and Grace Reeder, Ward 2 Liaison Mayor's Office of Community Relations and Services (MOCRS), grace.reeder@dc.gov.

Grace Reeder reported that Mayor Bowser launched the Chinatown Task Force on January 8th to develop a vision and recommendations for potential future uses of the two-block parcel. Residents, businesses, and stakeholders can share their ideas downtown with the task force and receive updates on bedowntown.dc.gov.

Mayor Bowser unveiled the fiscal year 2024 small business enterprise SBE opportunity guide, known as the Green Book, and announced a record-breaking spending goal of \$1.2 billion. The book provides business owners with an overview of opportunities and information on how to pursue those opportunities.

The second pass for leaf collection began in section B on January 8th. Section B leaves should have been raked to the curb or boxed. A 311 request could be submitted if the leaves were not collected after eight days. Ms. Reeder announced that from January 3rd until March 2nd, holiday trees and greenery were being collected. If they were not collected within seven days of being placed curbside, a 311 request should be submitted.

ready.dc.gov/winterwx could be used to stay up to date on weather information.

Fiscal year 2025 engagement forms were coming up soon, and both the ANC as a whole and individual commissioners and audience members were asked to send the top priorities to her.

Ms. Reeder reminded everyone about the security camera incentive program. Mayor Bowser and MPD announced the real-time crime center, serving as a new dedicated space staffed with agencies to monitor and respond to criminal activities in real time.

A resident asked about the new task force and if a list of members who were appointed to the new members could be provided. Ms. Reeder stated that she would provide the information and stated that the website was bedowntown.dc.gov. She stated that the task force was coming up with ideas if the Capitals and Wizards left DC.

4. Office of Ward 2 Councilmember Brooke Pinto -- Brooke Pinto Councilmember, Ward 2, bpinto@dccouncil.us, 202-724-8058, Matty White, mwhite@dccouncil.gov, Brian Romanowski, Constituent Services Director, bromanowski@dccouncil.us, 202-285-9195.

LOCAL EVENTS THAT IMPACT THE COMMUNITY

- 1. Rock' n' Roll DC Half Marathon and 5K, Saturday, March 16, 2024. Diane Romo Thomas, RNRDC 2024, Community Outreach, dianeromo-thomas@hotmail.com**

Diane Thomas spoke about the event for St. Jude's. It would be held at 7:45 am for the 5K and 8:00 am for the half marathon. The 5K was done last year, and there were 2,500 runners. There were expected to be 12,000 runners for the half marathon. The finish line cleared by 9:30 in 2023. The majority of roads were cleared out by approximately 10:45 in the morning. There was music on the stage, and the projection of the music was away from the Penn Quarter area and the community. There will be signs around the area. There was no parking along Constitution Ave the prior evening. The whole event will wrap up at 1:30 to 2:00 pm.

MOTION: Lee motioned to send a letter of support for the Rock 'n' Roll DC Half Marathon and 5K. Seconded by Roe. (Vote 4-0-0)

ALCOHOLIC BEVERAGE AND CANNIBUS LICENSING (ABCA)

- 1. UND Necessities, LLC, Trade Name: DC Smoke, New Medical Cannabis Retailer (ABCA-126787), 717 D ST NW, John McGowan, Esq., jmcgowan@kinnermcgowan.com, 901.351.6776.**

John McGowan, counsel for the business applicant, stated that the establishment was for medical cannabis. There were six current retailers operating in the medical operations and it would be a similar model for UND. UND was proposing to finish the licensing process in adherence with all of ABCA's regulations to sell cannabis to registered adult patients on the premises. No alcohol or tobacco would be sold on the premises. The products would be purchased from a DC-licensed cultivator or manufacturer that was tracking all products. The products would be in compliant packaging and would not be attractive to minors. The ABC Board would approve the packaging. It was clarified that the only customers were patients and that patients had to be registered and 21 years or older. A registration fee was also required. The only way a minor could purchase medical cannabis would be if they were accompanied by a parent or guardian and had a letter from a physician. As part of the application, UND had to submit a comprehensive security plan, which included security overlays showing all 21 security cameras that would be present at the facility. In order to enter the facility, an ID would be checked by security personnel, and the customer would have to verify that they were a patient in the system. The hours would be 10 am to 9 pm, with operations running from 11 am to 8 pm and delivery hours from 11 am to 8 pm. It was clarified that the glass walls would be frosted and that there would be zero visibility from the street. UND submitted a full application that ABCA accepted. Mr. McGowan stated that they were in the 45-day protest period.

Commissioner Shankle asked why the applicant chose the location that was near multiple schools and daycare. Mr. McGowan stated that the applicant was not strategically trying to be by schools, but there were severe limits on zoning that limited the location selection. Commissioner Shankle asked if there would be signage. Mr. McGowan stated that there would be a decal on the outside of the building.

The Principal of the BASIS Charter School urged the ANC to vote in favor of filing for an official protest of the filing of the UND Necessities license and spoke about the concerns of the location. He urged the ANC to ensure that the BASIS school and others could be involved in the mediation phase if UND Necessities was opened. He asked for feelings, concerns, and complaints to be collected and sent formally to the ANC. He stated that there were many concerns and that there needed to be time for the concerns to be heard. Commissioner Shankle thanked him for his comments and asked if there would be any opportunity for the business to operate at that address. The Principal stated that

a cannabis dispensary or anything operating next door to a school meant that students were exposed to things and people that parents did not have control over. He stated that he was not sure if they would be able to come to a settlement agreement. He stated he received over 30 to 40 phone calls and emails in the past day from concerned parents, so he did not think an agreement would be able to be reached. He stated that several AP students wanted to make comments as well.

A student at BASIS stated that 80 high schoolers completed a survey about the cannabis dispensary. Over 50% of survey responders did not think it was a good idea for the dispensary to open across the school, thought that it would promote cannabis use and that medical cannabis dispensaries should not be located near schools. Over 60% of students stated that the students' opinions of non-voting age should be considered government. Commissioner Shankle thanked the students for their input.

A resident stated that the dispensary was within the neighborhood and raised concerns about the forging of licenses, IDs, and documents.

The head of Templeton Academy, 315 from the proposed location, asked the ANC to protest the filing and to be included in any mediation moving forward. He asked what that organization would do if the dispensary must move forward. Mr. McGown stated that UND intended to enter into a settlement agreement and that there was an opportunity for cannabis dispensaries to enter into settlement agreements. It was stated that UND should have reached out proactively to the community.

Commissioner Shankle stated that UND did have a placard in the window and that it was the only requirement.

A resident raised concerns and stated that there were better places for the dispensary that would not have as much conflict. He asked how it could be stopped. Commissioner Shankle stated that a filing of protest would create a process of mediation to be done to discuss everything in more detail.

A resident of Ward 4 asked the ANC to protest the filing. She stated that she lived across from a cannabis dispensary and that it was very busy at all times. She stated that it was impossible not to expect that there would be loitering and a large security presence.

A parent of a BASIS student raised concerns about the cannabis dispensary and cannabis being illegally resold.

A resident asked if the ANC could be the advocate for those working and living in the ANC. Commissioner Shankle stated that that was their role. The resident asked about the criteria and self-certification.

Another resident raised concerns.

Commissioner Shankle thanked everyone for their comments.

MOTION: Shankle moved to send a letter of protest to ABCA for the medical cannabis license for UND Necessities due the safety concerns and a potential misinterpretation of the regulation to allow an establishment to open across from a school. Seconded by Lee. (Vote 4-0-0)

2. Rabbit Rabbit, LLC, t/a Moon Rabbit by Kevin Tien (ABRA-127040) New Retailer's Class "C" Restaurant (ABRA-127040), Kevin Tien, kevin.tien@dokidokihospitality.com

Kevin Tien, the chef and owner of Rabbit Rabbit, reported that the new address would be 927 F Street. He requested a stipulated license so they could operate as a full-service restaurant. The original location closed at the end of May/beginning of June 2023 unexpectedly. He stated that they were a modern Vietnamese restaurant. The restaurant would be fine dining, and as the weather was nicer, there would be brunch and lunch. It was not planned to stay open too late. He stated that the trash was inside the building and was taken out three times per week. There was soundproofing in the restaurant. The placard was being picked up and would be placed in the window on January 10th. The hours of operation would be 5 pm to 10 pm, five days per week initially.

MOTION: Shankle motioned to send a letter of support for the stipulated license of Rabbit Rabbit. Seconded by Roe. (Vote 4-0-0)

3. Platinum Solutions, LLC, Trade Name: Wishing Wellness DC, New Medical Cannabis Retailer (ABCA-126747), John McGowan, jmcgowan@kinnermcgowan.com, 202.846.7148

Commissioner Shankle reported that the address was 406 5th St NW. Mr. McGowan reported that Platinum Solutions was placarded and would be a medical cannabis facility. It was not close to any schools. It was intended to sell licensed cannabis products, would be following the guidance of ABCA, and there was a detailed security plan in place. One of the owners stated that they spent nearly a year doing their due diligence to find a location that would be as best for the community as possible.

Commissioner Lee asked how the operations would differ in any way from the previous presenter. One of the owners, John Harkins, reported that the business hours would be from 9 am to 9 pm, and there would be many security precautions in place.

A resident asked if the owners tried to avoid schools deliberately. Mr. Harkins stated that that was the case. The resident thanked them and stated that she appreciated it. She raised concerns about self-certification. CJ Meyer, the other owner, stated that they

wanted to find a place that had a lot of law enforcement. He stated that they really liked the location.

A resident encouraged the ANC to protest the location as well because it exploited a vulnerable population, given that it was close to the courthouse and the homeless shelter.

A resident raised concerns about the vulnerable populations at the courthouse because of drug offenses and families and children who visit the courthouses. The resident asked for the Commissioners to protest the location. Mr. Harkins discussed that patient advocacy stories were collected, and they have learned a lot of drug remediation stories about patients using medical cannabis to come off of harder drugs.

It was asked if Wishing Wellness would be for adults only and if the packaging would not be attractive to children. Mr. Harkins confirmed that this was the case and that they would do more than the minimum requirement.

A resident thanked the owners for showing up and asked if there was an association between the businesses. Mr. Harkins confirmed that there was no association with the other business.

A resident and owner at Market Square East raised concerns about moving forward with one motion at the expense of the other. Mr. Harkins stated that they took neighborhood relations into account when deciding on the location. Commissioner Shankle stated that each application was judged on its merit. Commissioner Roe stated that each application had to be considered separately.

A resident stated that there were residential units one block away. She also raised concerns about the National Building Museum having an active education program and that the area of DC was trying to be invigorated as a beautiful area of DC.

MOTION: Roe motioned to send a letter of support, stipulated license, for Platinum Solutions, LLC. Seconded by Shankle. (Vote 3-1-0)

MOTION: Commissioner Shankle motioned to send a letter to the Council to include the items of objection to the potential of a location across from a school and to consider the impact on vulnerable communities as a potential new modification to the existing legislator. Seconded by Roe. (Vote 4-0-0).

A resident asked how it would be addressed if an individual from a vulnerable population went into the dispensary. Mr. Harkins stated that cannabis could be helpful in certain circumstances, and employees would be educated on those topics. Mr. McGowan reported that he would be happy to craft language addressing the topic as well.

TRANSPORTATION AND PUBLIC SPACE

1. **Standardization of Metrobus Zone lengths on the 1200 and 1400 blocks of Pennsylvania Ave NW (NOI# 23-257-TOA). Stephen Hanrahan, Program Analyst, Curbside Management, Division District Department of Transportation, Stephen.Hanrahan@dc.gov.**

This agenda item was tabled until the next meeting.

2. **Installation of No Turn on Red Signs at the Intersection of Connecticut Avenue NW and L Street NW (NOI# 23-256-TESD). Christine E. Mayeur, AICP Manager, Corridor Safety Projects Team, Division District Department of Transportation, Christine.mayeur@dc.gov.**

This agenda item was tabled until the next meeting.

PLANNING, ZONING, ENVIRONMENT, and HISTORIC PRESERVATION

1. **505-517 H Street NW Development Project. (HPA 24-089) Stephan Rodiger, Managing Partner, RiftValley Partners, Stephan@riftvalleycapital.com, 202.361.0570. Shani Shih, Chinatown Art Studio, shanishih@gmail.com, 202-681-7001.**

Stephan Rodiger presented the revised concept review. Two properties were added to the block, and there were approximately 84 units. It was decided to use the units for lodging. The existing site plan was presented. The historic buildings would be preserved and advanced, and a new structure would be built behind the buildings. The new ground floor plan was presented. A loading dock was incorporated so all of the loading would be done within the structure of the building instead of in the alley. There would be further setbacks in the rear. On the ground floor, it was proposed that the spaces be one-bedroom units. Initial renderings were presented. The building will be visible from every perspective, and no façade elevation was not paid attention to. Staff support was writing their letter for the hearing on January 26th. The building would be the quality of a condo building and would not look like a traditional hotel building. Outreach was being done with community groups to do larger planning to improve the streetscape. Members of the Wah Luck House were engaged with. The three requests were the rear setback, the one loading dock, and the ground floor retail being converted to residential spaces.

It was asked if there were any concerns about safety for the English basements and asked if the English basements could be used for retail. Mr. Rodiger reported that there was a current safety concern, and they included public safety features such as lighting up the block and implementing secure access. He stated that they continued to look at the retail dynamics in the neighborhood and were making 507 the priority for retail. He

stated that they would continue to examine the basement as a potential for retail spaces in the future.

A resident raised concerns about underground parking being blocked. Mr. Rodiger reported that a parking management plan was required, and since there was a loading dock, there would be no blockage of the alley. He confirmed that there would be full access to the underground parking. It was asked what the hours of construction would be. Mr. Rodiger reported that they would follow the regulations, and the only time they would be working on the weekends was if there was a special permit. The resident asked about the repair of the homeless shelter and what could be done to ensure that the alley was safe. Mr. Rodgier stated that the back would be rehabilitated, there would be lighting throughout the back alley, and there would be cameras. There would also be security on site. Outreach would be done with the city to manage the conditions actively.

MOTION: Shankle motioned to send a letter of support for two of the three modifications requested for the development project: the rear yard setback and the loading dock. Seconded by Lee. (Vote 4-0-0)

MOTION: Lee motioned to encourage the developer to find retail uses for the sub-grade units that were being planned to convert to residential, as opposed to converting them to residential spaces. Seconded by Roe. (Vote 3-0-1)

**2. 901 New York Ave NW – PUD Modification of Consequence (ZC 01-01B).
Lawrence Ferris, *goulston&storr*s, lferris@goulstonstorr.com, 202.721.1135**

Lawrence Ferris stated that the application was to implement renovations and modernization to office entrances and to add upper terraces. The building was developed as a PUD in 2005, and any exterior changes required modification of the PUD. Renderings of the proposed modifications were presented.

It was asked if there would be a huge traffic impact and if there were any protests from the church. It was reported that there would be no disruptions and no protests.

MOTION: Roe motioned to send a letter of support for the modifications as proposed. Seconded by Shankle. (Vote 4-0-0)

**3. 708 7th ST NW, 90 Second Pizza. Installation of New Signage. Chinatown
Design Review. JoeFarruggio, joe@ilcanale.com, 703.624.2111**

This agenda item was tabled until the next meeting.

OTHER

There was no other business.

ADJOURNMENT

MOTION: Shankle motioned to Adjourn at 8:23 pm. Seconded by Lee. (Vote 3-0-0)

The meeting was adjourned at 8:23 pm.

Minutes Submitted by: Minutes Services

Minutes Approved by: 2/20/2024

Next Meeting: February 13, 2024, 6:00 pm. It will be a hybrid format.

Meetings will continue to be held on the second Tuesday of each month throughout 2024.

ANC Commissioners and Website

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