



## Advisory Neighborhood Commission 2C

Michael Shankle 2C01, Chair  
Jim Swart 2C04, Vice Chair  
Thomas Lee 2C03, Treasurer  
Nancy Groth 2C02, Secretary  
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### Government of the District of Columbia

Advisory Neighborhood Commission 2C

#### November 2025 Meeting Minutes

**DATE:** November 4, 2025

**ANC-2C COMMISSIONERS PRESENT:** Commissioner Michael Shankle, Commissioner Thomas Lee, Commissioner Jim Swart

**ANC-2C COMMISSIONERS ABSENT:** Commissioner Nancy Groth

#### 1. CALL TO ORDER:

Commissioner Shankle called the meeting to order at 6:00 pm ([2025 November 4 ANC 2C Community Meeting \(youtube.com\)](#)).

#### 2. ROLL CALL:

Three out of the four commissioners were present when the meeting was called to order.

#### 3. INTRODUCTION OF COMMISSIONERS:

The commissioners introduced themselves.

#### 4. APPROVAL OF AGENDA:

**MOTION:** Swart moved to extend the time for the presentation by the Chinatown Renewal Initiative by 10 to 15 minutes. Seconded by Shankle. Approved unanimously. (Vote 3-0-0)

**MOTION:** Swart moved to approve the agenda as amended. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

#### 5. APPROVAL OF MEETING MINUTES:

The minutes from the prior meeting were not yet available.

#### 6. TREASURER REPORT INCLUDING 4Q2025 QFR:

Commissioner Lee reported that the quarter started with \$61,633.82 in the account. There were two checks written for the notetaking company for a total of \$1,135 in expenses for the quarter, leaving \$60,498.82. Commissioner Shankle would review and sign the Q4 2025 QFR.

**MOTION:** Swart moved to approve the treasurer report, including the 4Q2025 QFR. Seconded by Shankle. Approved unanimously. (Vote 3-0-0)

## **7. OTHER ADMINISTRATIVE MATTERS:**

**1. Website Refresh:** There was no update.

**2. Admin Support:** There was no update.

### **SPECIAL PRESENTATION:**

**1. Chinatown Renewal Initiative presentation about their program in order that the ANC, and a variety of community stakeholders, better understand their tasks and be part of their plans. Tim Ma, [tma201@gmail.com](mailto:tma201@gmail.com) and Winston Lord [winston@lordadvisory.com](mailto:winston@lordadvisory.com)**

It was noted that the presentation slides would be available. Winston Lord discussed Chinatown and the decreasing number of residents identifying as the Chinese community. Approximately a year ago, a task force was created with a focus on reimagining downtown, and one of the big ideas that emerged was to revitalize Chinatown. There had been past efforts with good intentions and great ideas, but they had not led to many changes. There was skepticism about the effort, and Winston Lord discussed the importance of listening to the community.

Someone asked if the efforts would succeed. Winston Lord stated that he would continue to help, and there was a collective energy to give it the best chance. He noted that it was a public-private partnership, meaning they did not have to rely on city dollars.

Winston Lord discussed that some of the feedback they had received was related to safety and cleanliness. There were also dwindling legacy restaurants, and they were focused on ensuring that they did not go away. Councilmember Pinto had a grant for the Chinatown businesses, but the application process was difficult. One of the things they were looking into was creating a type of pro bono fund to enlist lawyers or ask for reduced rates to help business owners with the process. All of the process was also in English only, which created additional difficulties. The revival of Chinatown also needed to attract non-residents to thrive. They had also thought about beautification, and there were many efforts geared at bringing back the history and energy of Chinatown.

Howard Marks from Residents Gallery Place discussed that he had seen steady growth since moving to Chinatown and commented on a new restaurant that opened called Chili Bistro, which was very busy. Chinatown Express was also recently opened. He stated that the impact could not be minimized, that they were able to keep the Wizards, Capitals, and Mystics in DC and that 900 people would be moving into the neighborhood as a result of the deal for Monumental Sports. He suggested setting up a workshop to gather together and exchange ideas. He commented that he was thrilled by the initiative.

Winston Lord stated that he would follow up with Howard Marks and commented on the importance of including the residents at Wah Luck House and the Museum Square building. There was a lot of fear that they would be pushed out and forgotten.

It was commented that they had to do everything possible to bring the Chinese individuals back because you could not have a successful Chinatown without the presence of Chinese people. Safety was also discussed. Winston Lord agreed that safety would continue to be a top priority. They had thought about ways to create a dedicated Chinatown Ambassador program with members from the community and activation of empty storefronts with art to increase the feeling of safety. One of the ultimate goals was to bring people back, but a reason and a feeling of safety were needed to bring them back.

It was asked what the fundraising plan was. Winston Lord stated that they had received a private donation from an Asian individual who strongly believed in Chinatown. There was also \$250,000 for the year from the city. They had discussed ways to elevate the Chinese New Year's parade. They were actively looking at ways to raise money and were in the process of becoming a non-profit.

Shani Shih from Save Chinatown DC stated that she was looking forward to what would be shared. She shared that one of the reasons they were in the space at the current crossroads was due to decisions being made without residents, and there was a tendency to see the Chinese community as a monolith. The goal as an organization was to uplift and center the voices of residents, and they had not yet seen the residents involved in the decisions. She stated that they would like to see how that could be changed, as it would affect residents' ability to remain in the community. She commented that no residents were included in the current Advisory Group and asked for more information on that. Winston Lord discussed that they were excited to keep the conversations going, that they reported to the community and residents in Chinatown, and that they had spoken to some residents of Chinatown, and he encouraged the continued open dialogue to learn what was needed. He asked what the major concerns were that had not yet been addressed. He noted that the presentation he had provided about the Advisory Council did not include all members of the council because local residents would not have resonated with the original intended audience for private fundraising efforts. Tim Ma met with the Lee family, who were landlords in Chinatown and served on the Advisory Council.

It was asked if there were any specific short-term or long-term milestones or a public-facing calendar. Winston Lord stated that it was an evolving effort, but one main goal was expanding the Chinese New Year's parade. The resident echoed Howard Mark's request to have a meeting. Winston Lord discussed that Monumental Sports was very committed to Chinatown and had been very engaged. They had made commitments they were working to finalize for longer-term projects.

Commissioner Shankle offered to host a forum for the community and the Chinatown Renewal Initiative to come together.

Commissioner Swart voiced his appreciation for the presentation.

#### **COMMUNITY ANNOUNCEMENTS:**

**1. DCSBOE Representative Allister Chang, Literacy, Education in the Budget, & Access to Advanced Coursework, Allister Chang, [allister.chang1@dc.gov](mailto:allister.chang1@dc.gov).**

Allister Chang reported that DC students were making progress in reading and were breaking records. There were 36.5% of DC students either proficient or reading better in English language arts. There was still progress to be made, but it was an increase from 27% five years ago. He discussed the evidence-based reading practices that were driving the changes. The current focus was on ensuring that the implementation of the recently passed legislation went smoothly. The Board's major focus was revising the high school graduation requirements. The latest draft included adding a financial literacy course, requiring a career preparation course, and creating a capstone project for all students. They were still working on the edits, and Allister Chang welcomed any feedback on what they should be preparing their students for at the current time. He also discussed learning about AI and the importance of not getting too specific, since the requirements would likely be in place for the next 20 years.

Commissioner Shankle thanked Allister Chang for driving the programs to make success happen.

Commissioners Swart and Lee thanked Allister Chang for the presentation.

**2. MPD 2nd District Crime and Community Awareness, Captain Michael Hamelin, [Michael.hamelin@dc.gov](mailto:Michael.hamelin@dc.gov), 202.698.1405, or Lieutenant Sylvester Garvin, [Sylvester.garvin@dc.gov](mailto:Sylvester.garvin@dc.gov), 202.774.6866**

No one was available from the MPD 2<sup>nd</sup> District.

**3. MPD 1st District Crime and Community Awareness, Captain Paul Hrebenak, [Paul.Hrebenak@dc.gov](mailto:Paul.Hrebenak@dc.gov), 202-729-2179 or Lieutenant Araz Alal, [Araz.Alali@dc.gov](mailto:Araz.Alali@dc.gov), 202.698.0066.**

Captain Hrebenak reported a significant decrease in crime compared to 2024, from 196 in one month in 2024 to 44 in 2025. A majority of the reduction was in violent crime, which decreased from 5 to 1. Property crime was also down significantly. PSA 101 had no violent crime. There was great support from the patrol units and the Chinatown officers. There was a drug-free zone, and another was expected soon, which was always effective. Captain Hrebenak addressed the juvenile curfew issue over Halloween weekend. There was one incident at Gallery Place in which 75 juveniles went into the Regal Cinemas, assaulted a woman on the concessions staff, and stole some concessions. On Halloween, there were additional issues in which 300 juveniles were at Yards Park and blocked traffic on M Street, fighting and assaulting members of the public. It took a significant amount of effort from the MPD and the National Guard to address

the issue. The Mayor passed an emergency act lowering the curfew to 11:00 p.m., and the curfew for juveniles in certain areas, such as the Navy Yard and Union Station, was 6:00 p.m. The curfew helped reduce large gatherings and prevent further crimes. The juvenile curfew of 11:00 p.m. was extended, and juvenile curfew zones were based on available data indicating planned meetups. Most police enforcement was for curfew violations, which involved returning juveniles to their parents or taking them to the juvenile processing center until a guardian could pick them up. There was no criminal record, but it was a way to ensure safety and that the guardians were aware of their locations.

Captain Hrebenak noted that there would be extra officers present for the Holiday Market downtown.

Commissioner Swart commented that the days of the drug-free zone at Chinatown gate were helpful and commented on the usefulness of the drug-free zone signage on 8<sup>th</sup> Street between G and H Street.

Howard Marks echoed the Commissioner's support for the drug-free zone at the Chinatown gate. He encouraged the MPD to continue to use the authority that was provided by the Council. He commented that he was unaware of what had occurred at the Gallery Place Regal Cinemas. He asked for more information about what happened and how it could be prevented from recurring.

Captain Hrebenak discussed that it was pretty quick and was considered a flash mob situation. The number of people overwhelmed the security. They had changed how they were monitoring, and the Gallery Place interior had not previously been indicated as a juvenile meet-up space. An officer would be assigned to go through the area every 15 to 20 minutes to monitor the situation when there was an increase in juveniles in the areas of concern. The woman who was assaulted did not sustain any serious injuries.

Commissioner Lee commented that the DC Council voted to extend the curfew by 90 days, and he asked if there were any thoughts on whether it would make sense to have the youth curfew be permanent rather than continuously extending it. Captain Hrebenak stated that it was an effective way to address the issue. They did not want to unnecessarily prohibit juveniles from enjoying public spaces, but activities often precluded other individuals from enjoying the space. It was an effective tool and did not lead to to arrest of juveniles.

**4. Metro Transit Police Department, Deputy Chief Stephen Boehm, [SBoehm@wmata.com](mailto:SBoehm@wmata.com), Captain Aaron Donald, [Adonald@wmata.com](mailto:Adonald@wmata.com), District 1 Commander, Lieutenant David Barga, [dbarga@wmata.com](mailto:dbarga@wmata.com), District One Evenings, 202-306-5783.**

Captain Donald reported that Metro Transit was also experiencing a significant crime decrease. 2024 was the lowest crime year in seven years, and a 35% decrease in serious crimes was seen compared to 2024. If the last two months continued at the current pace, 2025 would be the new lowest crime year. A lot of the success was related to the partnerships with MPD, security

guards, and crisis intervention teams. Gallery Place continued to partner with MPD, especially during the morning and evening rush hours. There were officers present at all times when Gallery Place was open. There were five or more police officers at any given time. Captain Donald encouraged everyone to maintain their situational awareness because there was generally an increase in robberies and robbery snatches during the holiday season. For Gallery Place specifically, there was one serious crime in which one juvenile brandished a knife at another. There were no injuries to the victims, and the juvenile was arrested.

Commissioner Shankle asked if there were five officers at any given time at Gallery Place. Captain Donald confirmed that it was the case, especially during rush hour.

**5. Office of Mayor's Office Ward 2 Mayor's Liaisons – Tadai Abilla, Ward 2 Liaison, [Tadai.Abilla@dc.gov](mailto:Tadai.Abilla@dc.gov), 202.805.7122 and Adriana Macedonio, Ward 2 Liaison, [Adriana.Macedonio@dc.gov](mailto:Adriana.Macedonio@dc.gov).**

Adriana Macedonia introduced Charity Bean, the new faith community liaison, who would be helping with all of the worship centers. She noted that she would be passing along her information and asked that anyone who was aware of related events let her know. There was an extension for the juvenile curfew for 90 additional days. Mayor Bowser authorized the use of local funds to ensure that local Washingtonians would receive full SNAP benefits for November. On October 27, Mayor Bowser joined the Downtown BID to do the official unveiling of the Holiday Market, which would open on November 21 with 150 vendors.

Commissioner Shankle commended the Mayor for continuing SNAP benefits.

Commissioner Swart stated that he fully backed the curfew action and was pleased that the Mayor's office and Council worked together to get that accomplished. He asked about the next year's budget and was concerned about the available funds for some of the amplification bills. Adriana Macedonia stated that she would pass along the information.

It was asked if the Holiday Market had space for more vendors. Adriana Macedonia reported that there was a waiting list online, so she did not think there was any space.

**6. Office of Ward 2 Councilmember Brooke Pinto – Brooke Pinto Councilmember, Ward 2, [bpinto@dccouncil.gov](mailto:bpinto@dccouncil.gov), 202-724-8058, Maddy White, [mwhite@dccouncil.gov](mailto:mwhite@dccouncil.gov), Brian Romanowski, Constituent Services Director, [bromanowski@dccouncil.gov](mailto:bromanowski@dccouncil.gov), 202-285-9195.**

Diya Mehta reported that the federal government shutdown showed no sign of ending, and the local government continued to help residents in every way they could. She noted that food aid programs such as SNAP and WIC had been in the news, and reported that there were 141,000 residents relying on SNAP and 12,5000 relying on WIC in Washington, DC. The Attorney General Schwab joined a lawsuit aimed at releasing contingency funds that the administration had been refusing to use, and a judge ruled in favor of releasing the funds. The Administration agreed to

cover half of the emergency benefits, and local funds were also being used to ensure that there were no breaks in the SNAP and WIC funding.

The National Guard was still deployed in DC and was expected to be in the District until at least February, with some reports indicating that they would be present until the 250<sup>th</sup> Anniversary of Independence in July. Attorney General Schwab filed a lawsuit to remove the National Guard members from other states, but the President remained able to deploy the DC National Guard.

At the Council, one of the main public safety topics was how to handle the large teenage space gatherings. Councilmember Pinto held a day-long roundtable to discuss extending the emergency juvenile curfew legislation, and more than 50 public witnesses testified or submitted testimony. A later panel was included so that educators and students could be included after the school day. Over the summer, a juvenile curfew zone was declared for groups of nine or more starting at 8:00 p.m. in seven zones. Diya Mehta spoke about the recent event at the Navy Yard with the large group of juveniles that had turned violent, and there were clashes between the teens and the National Guard, with multiple juveniles being arrest. The Mayor had declared an emergency curfew that expired on November 5. More investments were needed to ensure that there were safe places for juveniles. The Council approved the emergency three-month extension of the curfew, as well as the legislature securing a district child tax credit. The Council voted no against legislature that would have ensured seniors could be confident that their retirement savings were secured. Councilmember Pinto had voted in favor.

The Judiciary Committee would be holding a joint hearing with the Committee on Youth Affairs on November 13 on various bills, including youth safety and better oversight of the Department of Youth Rehabilitation Services. Another hearing would be held on December 4 on permanent youth legislation and general public safety.

On November 6, the Transportation Committee would hold a hearing on new streatory guidelines that would go into effect on November 30.

Commissioners Lee and Swart thanked Councilmember Pinto for her leadership and for advocating for the youth curfew extension.

Howard Marks echoed Commissioner Lee's statement.

Commissioner Shankle asked about the funding for the Amplified Sound Mitigation Act. Residents in the downtown area had been complaining for years about noise and no one being able to enforce it. He asked if the Councilmember had a plan moving forward. Diya Mehta stated that her direct supervisor and the Councilmember were looking into the issue, and she stated that she would follow up.

Commissioner Swart commented that he appreciated the Councilmember's vote on ensuring the security of seniors' retirement. He suggested an ANC 2C implementation of the Amplified Sound Mitigation Act if it were possible. Diya Mehta stated that she would look further into it.

**7. DowntownDC BID, Ellouise Johnson, Deputy Director of Public Space Operations, Lukas Umana, Director of Public Space Operations, [lukas@downtowndc.org](mailto:lukas@downtowndc.org), 202.270.0366.**

Ellouise Johnson presented the Clean and Safe Data for October 2025, highlighting that they collected 19,000 bags of trash and 115,000 pounds. She noted that the stickers, posters, and graffiti had expanded past the general locations. There were 730 business wellness checks and over 3,000 completed checkpoints from the Safety Team. Lukas Umana noted that some of the numbers had declined due to decreased funding. They only had two personnel for six hours a day instead of three for eight hours per day.

Lukas Umana discussed the daily functions of the BID Operations Team, highlighting that they were preparing for the holiday market and focusing on leaf collection and keeping the drains clear of leaves.

Ellouise Johnson noted that the individual who was asking about available space for the Holiday Market could put their information in the chat, and they would connect them with the appropriate people. The buildout for the Holiday Market started on November 10 and would open on November 21 through December 23, with the exception of Thanksgiving.

They had a world record attempt planned under the Mistletoe Installation for December 13 for most kisses under a mistletoe, and the current record was 488. The majority of the money raised would support the Downtown Foundation and the unhoused population.

The light illumination, Frosted, would go from November 11 through January 9 at Franklin Park. There was also a skate activation in partnership with the National Building Museum from December 27 through February 9.

Lukas Umana reported that there were three art pieces on Anthem Row. There were 30 to 40 events in the area, and almost all of them had at least two pieces of artwork where the artists did a live painting. Those pieces were lined up in Anthem Row.

Ellouise Johnson provided Safety Team updates, highlighting that the BID was a recipient of the FY2026 Safe Corridor Grants to fund two safety ambassadors for six hours per day. There were over 9,000 business checks to over 100 businesses since its conception. She noted that technology was a major component of the Safety Team.

Commissioner Lee commented on the condition of some of the brick sidewalks around the Holiday Market and asked that a walkthrough be done prior to the Holiday Market. He noted that he received an email from a resident who had tripped on missing bricks and was injured. Lukas Umana discussed that many of the bricks were scheduled as part of the sidewalk repair,

and the timeline was nearly a year out. DowntownDC BID used to do brick work, but there were challenges with liability, so the work was done by DDOT.

## **COMFORT BREAK**

## **GRANT AND FUNDING REQUESTS**

### **1. Chinatown Artist grant request Shani Shih, 202-681-7001, [shanishih@gmail.com](mailto:shanishih@gmail.com)**

Shani Shih discussed that Chinatown youth were a bedrock of the community, and Chinatown Art Studio was one of the only creative empowerment groups operating in the neighborhood. They had been doing creative empowerment workshops in the community. Shani Shih reported that she had worked with some of the students to co-create a number of art projects in the Chinatown neighborhood. The "We are Chinatown" mural was recently covered up by Monument Realty's development. She discussed the importance of public art in the community, remaining visible. The request was \$4,000 for the next year, and it would go toward replacing the mural that was recently covered. A new wall was being confirmed. There were also multiple workshops involved to teach youth about the process. There were also other works in which guest artists were brought in to teach youth about different art media. They had also participated in Chinatown's Save DC art programming with live art installations to provide an opportunity for community connection.

Commissioner Shankle asked if Chinatown Art Studio was a non-profit. Shani Shih reported that they were a grassroots organization, and their sponsor was the 1882 Foundation.

**MOTION:** Shankle moved to approve the funding request of \$4,000 for the Chinatown Art Studio with the 1882 Foundation as their fiduciary sponsor. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

## **NEIGHBORHOOD COLLABORATIONS FOLLOWUP**

None.

## **ANNOUNCEMENTS**

None.

## **LOCAL EVENTS THAT IMPACT THE COMMUNITY (CONSENT AGENDA)**

None.

## **ALCOHOLIC BEVERAGE AND CANNABIS LICENSING (ABCA)**

**1. The Continent, DC, LLC, Trade Name: The Continent, Retailer's Class "C" Restaurant, 1110 Vermont Avenue, N.W., ABRA-128701, Jeff Jackson (202) 251-1566, jjharlem112@gmail.com**  
**Applicant requests a Class Change from a Retailer's Class "C" Restaurant to a Retailer's Class "C" Tavern. Additionally, Applicant requests to change the Hours of Live Entertainment inside the premises only.**

No one was in attendance for The Continent. The ANC voted in October to protest the license as they were trying to engage with the Council and establishment.

**2. Lodging Concessions, LLC, Trade Name: Tempo by Hilton Washington DC Downtown, Retailer's Class "B" 25%, ABRA-134340, 1776 K Street, NW. Matthew Minora (202) 625-7700, mminora@malliosobrien.com.**

Matthew Minora and William Gomes, the General Manager for the hotel, provided information on the requests. He reported that there were two applications. The first was the Class 25% B that would allow patrons to take alcoholic beverages to their room for consumption, and the main hotel's ABCA license. The hotel consisted of 280 rooms across 12 floors, one summer garden on the ground floor abutting the restaurant with 30 seats, another on the 12<sup>th</sup> floor abutting the conference room with 20 seats. Matthew Minora reported that they were seeking 24 hours of operation for the interior, 7 am to 2 am for the summer garden, alcoholic beverage serving and consumption for both the interior and exterior would be from 8 am to 2 am, and the entertainment endorse for the inside only from 8 am to 2 am. The Class 25% B would have 24-hour operations because the market was an amenity for guests and also included other items, and sales would take place from 8 am to midnight.

Commissioner Shankle asked for more information on the Class 25% B. Matthew Minora reported that it required that the area had no direct access to the street, and there was no signage since it was intended solely for guests. The annual sales for the market for alcohol could not exceed 25%. It was designed to be a limited amenity for guests.

Commissioner Swart asked how the lodging concessions differed from the current offerings. Matthew Minora reported that the Tempo was currently being built, so it was new. There were comparable hotels that they had based the hours on. The opening date was in 2026.

**MOTION:** Shankle moved to send a letter of support for both the hotel and the Class "B" 25%, ABRA-134340. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

## **TRANSPORTATION AND PUBLIC SPACE**

**1. 515 D St. NW, DDOT Public Space, Rebekah Dunbar, rdunbar@pagethink.com, (Page, now Stantec) and Andre Nowell (Gilbane), anowell@gilbaneco.com.**

Rebekah Dunbar provided a presentation on the Recorder of Deeds building. The building was adjacent to the Judiciary-Square DC Courts and did not abut any buildings on the east side. The

building was on the historic registrar and was built for the Recorder of Deeds. It was a three-story limestone structure with a brick-clad penthouse floor. The scope of work was the restoration and modernization of the historic Recorder of Deeds Building to preserve the nation's African American history, as well as bringing a vacant and deteriorating building back into active use. The use of the building was not being changed, and there were no additions or changes to the existing square footage.

Rebekah Dunbar reviewed the scope of work for site work, which included utility upgrades, replacement and regrading of sidewalk for accessibility, restoration of areaways, replacement of fence and gate, new landscaping, and a new concrete planter curb. The exterior work was reviewed, and approval was received from the Commission of Fine Arts. The interior work included protecting and restoring historic murals and interior spaces, a full replacement of building systems, and adapting the interior to be a multi-tenant business occupancy for DC Courts and DGS.

The site plan was reviewed. There would be some replacement of trees, and the building was sitting on the property lines on both streets. The proposed changes would bring the planting areas into align with the sidewalks on the north. From an exterior view, there would be no change in design, and the only difference would be improving the entrance to remove the step on the D Street side. The existing security gate and fence on 6<sup>th</sup> Street would be replaced with an existing but upgraded gate and fence. The proposal was to bring the planter area that extended into the sidewalk back. DDOT did not have a standard curb, so they were proposing a six-inch curb to separate the planting bed from the sidewalk. A rendering, the existing site plan, and the proposed site plans were presented. There were no standard details, so they had to appear in front of the Public Space Committee.

Commissioner Shankle asked if they had a Public Space number. Rebekah Dunbar stated that they were not yet on the agenda and were hoping they could appear at the November 20 meeting. Commissioner Shankle stated that he was thrilled to see that the building was being brought back into active use.

Commissioner Lee echoed Commissioner Shankle's comment.

**MOTION:** Shankle moved to send a letter of support for 515 D St. NW and the installation of the curb by the flowerbed. Seconded by Swart. Approved unanimously. (Vote 3-0-0)

Commissioner Shankle asked for the Public Space number once available so that he could include it in the letter.

**2. 1200 K Street NW, DDOT Public Space, Matt Douglas, Starwood Property Trust, (305) 695-5602, mdouglas@starwood.com.**

Matthew Douglas from Starwood Property Trust presented on 1200 K Street NW. He provided background on the property, noting that they had begun as the lender and then became the

owners in 2024. The transition provided an opportunity to take a new look at the possibilities, and the project would convert a long-vacant office building to a residential property with street-level retail. He stated that they were working closely with agencies and consultants to move the project forward in a thoughtful way.

Tom Currato, the architect, presented the site area, noting that it was adjacent to Franklin Park and Franklin School. The main entry was located off of K Street, with a secondary entrance and parking garage located off of 12<sup>th</sup> Street. The intent of the design was to leave the entirety of the building as is, with some upgrades to the ground-level retail spaces. The building would contain 269 residential units, a new penthouse, approximately 15,000 square feet of retail space, and approximately 250 parking spaces. The public space improvements included specialty pavers at the building entrance for a total of 67 square feet and six additional bicycle parking components. There was a public space permit currently submitted.

Commissioner Shankle asked if there was initially retail in the building. Tom Currato reported that there was a small restaurant that served mostly office workers.

Commissioner Lee asked if they would be apartments or condos. Tom Currato confirmed that the intention was for them to be apartments.

**MOTION:** Shankle moved to send a letter of support to DDOT for the 1200 K Street NW public space project. Seconded by Lee. (Vote 3-0-0)

**4. 725 12th Street, NW (Square 319, Lot 864) (the “Property”) – Application for Special Exception. Sean Sullivan, VP, Development, BXP, Inc., (202) 585-0845, ssullivan@bxp.com.**

Sean Sullivan presented on the new office building at 725 12<sup>th</sup> Street NW. The rendering of the building and the site context were presented. The project was home to a current office building. The above-ground improvements were being demolished, and the below-grade parking garage was being modified to support a new 11-story office building. There would be two major law firms and ground-floor retail. They were seeking an adjustment on the fifth-floor trellis structure. A typical trellis structure required a one-to-one setback, but the goal was a bit of additional coverage for privacy from the 6<sup>th</sup> floor above and the above balconies. There were 72 square feet that were in violation of the one-to-one setback requirement. It was largely unseen from the street level and was relatively small, so relief for that area was being sought. The Office of Planning was in support of the trellis.

**MOTION:** Shankle moved to send a letter of support for the Special Exception for the trellis at 725 12<sup>th</sup> Street NW. Seconded by Swart. (Vote 3-0-0)

**PLANNING, ZONING, ENVIRONMENT, and HISTORIC PRESERVATION**

**1. Greyhound Bus Terminal - 1110 New York Avenue NW - Landmark Nomination Amendment  
Zachary Burt, Community Outreach and Grants Manager, DC Preservation League, (202) 417-6291, zach@dcpreservation.org**

Zachary Burt and Debbie Chalife provided a presentation on the Greyhound Bus Terminal. Debbie Chalife provided background on the Art Deco Society of Washington. The Greyhound bus terminal was completed in 1940 with an Art Deco/Streamline Moderne style. A view from above in 1973 was presented, which showed how the buses fit into the bay. In 1976, it was modernized with a metal slipcover façade. The DC Preservation League and Art Deco Society of Washington advocated to remove the metal slipcover façade and were successful, and in 1987, it was added to the DC Inventory of Historic Sites. The goal was to protect both the interior and exterior of the building. The waiting room was semi-circular with a ticket booth, lockers, and commercial businesses. The ticket booth was repurposed into a security desk and restored with identical materials or in-kind.

The Greyhound Bus Terminal nomination amendment extended the historic landmark designation to the interior waiting room and lobby, as well as adding it to the National Register of Historic Places. Updates included the expansion of the nomination's historical and architectural details, including the terminal's significance to the Civil Rights Movement's Freedom Rides in 1961. The focus was on history and architecture for both the DC Inventory and the National Register, and the period of significance was 1940 to 1991.

Commissioner Lee asked if CORT Furniture was still there. Zachary Burt stated that he did not believe they were still there.

**MOTION:** Shankle moved to approve the nomination and send a letter of support. Seconded by Lee. (Vote 3-0-0)

Zachary Burt stated that he would provide an example of other letters of support that had been provided.

**2. Woodies Building - 1025 F Street - PUD Amendment Netflix is actively seeking space to create an experiential destination that combines viewing and event space with supporting office uses. They've identified the Woodies Building as their preferred location; however, the existing use restrictions from the early-2000s PUD will need to be modified to allow this concept to move forward. Drew Turner, Douglas Development Corporation, 410.507.6190, dturner@douglasdev.com Dennis Hughes, Holland & Knight, Dennis.Hughes@hklaw.com and representatives from Netflix.**

This item was tabled until December.

**OTHER**

**1. Chick-fil-a #4502, 707 G St NW. Chinatown Design Review. Damiane' Handa, (727) 254-6491, damiane@expeditethediehl.com.**

The proposed changes to the existing sign were presented. The original sign was not the best representation and the original translation made sense in Singapore but did not translate well in the rest of China. The new proposal would have three characters, which were more in sync with how it should be translated. Chick-fil-A would also be using the characters as it expanded internationally. The letters were slightly enlarged from what was previously proposed, which was consistent with the Dos Toros next door. The goal was for the balance of the letters to be better viewed from both sides of the street. The translation was previously proposed and accepted. The signs would be on both sides, and there was a blade sign on the corner consistent with the wall signs.

**MOTION:** Shankle moved to approve sending a letter of support for Chick-fil-a's new sign. Seconded by Lee. Approved unanimously. (Vote 3-0-0)

#### **ADJOURNMENT**

**MOTION:** Swart moved to Adjourn at 8:48 pm. Seconded by Lee. (Vote 3-0-0)

The meeting was adjourned at 8:48 pm.

**Minutes Submitted by:** Minutes Services

**Minutes Approved by:**

**Next Meeting:** December 9, 2025, 6:00 pm. It will be a hybrid format.

At a regularly scheduled and properly noticed public meeting held on December 9, 2025, with a quorum of 4 of 4 commissioners being present, Advisory Neighborhood Commission ("ANC") 2C voted to approve these Minutes by a vote of 4-0-0.

#### **ON BEHALF OF THE COMMISSION**

Sincerely,

*Nancy Groth* electronic signature

Nancy Groth, Secretary, ANC 2C