

2000 14 STREET, NW
SUITE 100B
WASHINGTON, DC 20009
(202) 481-3462
1b@anc.dc.gov
@ANC1B

COMMISSIONERS

LARRY HANDERHAN
VICE CHAIR
1b01@anc.dc.gov

SEAN HOLIHAN
1b02@anc.dc.gov

JAMIE SYCAMORE
1b03@anc.dc.gov

SANTIAGO LAKATOS
TREASURER
1b04@anc.dc.gov

ALAN KENSEK
1b05@anc.dc.gov

VACANT
1b06@anc.dc.gov

ASHLEIGH FIELDS
1b07@anc.dc.gov

SABEL HARRIS
CHAIR
1b08@anc.dc.gov

TUCKER JONES
SECRETARY
1b09@anc.dc.gov

Thursday, October 12, 2023

Office of the Deputy Mayor for Planning and Economic Development
John A. Wilson Building
1350 Pennsylvania Avenue, NW,
Suite 317, Washington, DC 20004

VIA EMAIL

Reeves Center Considerations

Dear Interim Deputy Mayor Anderson,

We are writing to you on the future of the Reeves Center. The community is excited that DMPED has selected a winning bid. Both teams had well-rounded proposals and the ANC is delighted that the Reeves CMC will bring significant arts uses to U street, in addition to the NAACP office space and hotel.

There are a number of issues that were raised during the consultative hearings on the future of the site and we want to highlight some of our concerns as you negotiate the final details and the disposition agreement. These issues were not addressed in the RFP but came up during the hearings as areas of community concern. Based on previous experience, it is better to lock some of these details into the disposition agreement, rather than addressing them ad-hoc during construction.

- 1) Maximizing Affordable Housing on U Street
- 2) V Street parking loss and significant alleyway obstruction and congestion leading to W Street
- 3) Supporting the unhoused residents and users of the Reeves Center
- 4) Hiring opportunities for local residents
- 5) The need for a construction mitigation plan, and in particular worker parking
- 6) Naming a comedy club for Dave Chapelle may not be appropriate for the U Street neighborhood
- 7) Creating a local bid requires buy in from large business, and Reeves CMC is the right team to lead that process
- 8) Future Parking at the Reeves Center needs to be open to the public

Maximizing Affordable Housing on U Street

During the big process, DMPED asked both teams not to comment on the affordable housing component except to note that it will meet all statutory goals. We want to re-emphasize the community interest in bringing more affordable housing to U Street. In particular, there is a need for affordable family housing and also deeply affordable housing. We understand the targets the Mayor has set for new affordable housing, and it would be great to have the future Reeves center be part of that process. The ANC looks forward to being briefed and updated on the ultimate affordable housing mix that is negotiated.

V Street parking loss and significant alleyway obstruction and congestion leading to W Street

The RFP asked developers to assume that the current curb cut to the parking garage on U Street will be eliminated, and that the main entrance to the site will be on V Street. This is a poor design decision, the primary curb cut should remain on U Street. We heard a great deal of concerns that absent a larger plan, a garage/drop off entrance will result in too much congestion on V Street. There is already an alley on the north side of the V Street on that block that is causing problems. Garbage trucks and other alley traffic block V Street **and causes backups. In addition, the**

District needs to look at the loss of parking that the new Reeves project will create on V street. DDOT needs work on a traffic management plan for V Street that includes the future traffic that will be generated by the new Reeves Center.

Supporting the unhoused residents and users of the Reeves Center

During the first round of the RFP, the Reeves CMC team pointed out that one of their members had a great deal of experience with the Primo Center in Chicago and in particular in helping families experiencing homelessness. We hope that Reeves CMC can use that experience during construction and running the Reeves Center to help the local residents (both housed and unhoused) who use the sidewalks as their primary venue. One idea that was brought up in community meetings was dedicated space at the Reeves Center that unhoused people could access. The Downtown BID has been successful in running a larger program like this, and this sort of investment will pay off in the long run.

Hiring opportunities for local residents

We know that the RFP requires the developers to follow District guidelines on local employment, but this is a unique opportunity to hire Ward 1 one residents for both the construction and operations of the new Reeves Center. Even highlighting in an online dashboard how many workers were hired from DC and Ward 1 would be start.

The need for a construction mitigation plan, and in particular worker parking

We all know there will be multiple issues that come up during constructions that impact local residents, and writing a plan to mitigate these issues and designing primary points of contact will help immensely during this project. For example, parking for workers will be very limited, and the best practice would be contractors to have a remote parking lot with a shuttle. DPW needs to add enforcement on resident street parking during construction. A construction mitigation plan should also include placement of Port a Potties. We are also very concerned about the construction impact on residents of the Geno Baroni building, and having designated points of contact would be useful. Just having a website where construction updates are posted could be a start, as the management at Geno Baroni is not necessarily passing information along to residents.

Naming a comedy club for Dave Chapelle may not be appropriate for the U Street neighborhood

The ANC thinks a comedy club would be an excellent use of the new Reeves Center. Mr. Chapelle has strong local history and ties. However, his comments and jokes on trans people and other members of the LGBTQIA+ community have hurt some residents of ANC 1B. The District and the developers need to look at this part of the plan carefully, and be conscious there are some local residents who are questioning why privatized public space should be named for Mr. Chapelle.

Creating a local BID requires buy in from large business, and Reeves CMC is the right team to lead that process.

During the first round of the RFP, Reeves CMC committed to acting as leadership for a local BID. There is a strong need for a BID both in terms of branding and in operations. We wanted to call on Reeves CMC to continue that support and to act as leaders for a process to form a BID inclusive of consideration of financial support.

Some future parking at the Reeves Center needs to be open to the public

The current Reeves Center has one of the few garages that is open to the public. We understand that the proposed office space (NAACP and District Government), hotel and residents will require parking. However, it is important that the disposition agreement have traffic demand plans in place for both the hotel and office space uses. Some parking in the new garage needs to be open



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1B

and available for community use. There are opportunities for reduced price or free parking for church use, and fee-based parking for other users.

We look forward to continued conversation with both DPMED and the Reeves CMC team in the future. None of these issues have easy solutions, but we think raising them now and finding solutions together will help make this project a success.

Thank you.

On Behlf of the Commission,

A handwritten signature in black ink, appearing to read 'Sabel Harris'.

Sabel Harris
Chair, ANC 1B
ANC 1B08

A handwritten signature in black ink, appearing to read 'Tucker Jones'.

Tucker Jones
Secretary, ANC 1B
ANC 1B09