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MINUTES OF THE MEETING  
OF THE DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION  
HELD APRIL 26, 1989

Follow  
up:

A regularly stated meeting of the Dupont Circle Advisory Neighborhood Commission (ANC 2B) was held on Wednesday, April 12, 1989 at 7:30 p.m. Present were commissioners Bass, Evans, Gaugler, Grandis, Maggi and Rieffel. Commissioner Moses was absent.

1. The following matter was raised during the Open Forum.

- Mr. Tedson Meyers thanked the ANC for its support of the request by the Cosmos Club for an alley closing. Mr. Meyers stated that the Committee of the Whole of the Council had approved this bill unanimously, with the incorporation of conditions specified by the ANC at the meeting of the ANC on April 12.

2. Mrs. Rieffel noted a correction in the wording of one motion in the minutes of the previous meeting, held April 12, and the minutes were approved unanimously with the correction as noted. Mr. Bass made the motion and Mr. Gaugler seconded it.

ABR

3. Individual commissioners reported the following items:

- Mrs. Rieffel noted a problem with garbage trucks making pickups at unreasonably early hours, awakening residents, and asked if other SMD's were affected.

- Mr. Gaugler submitted the attached quarterly treasurer's report, noting that there is a slight surplus.

- Mr. Bass called to the attention of the commissioners a letter from Councilmember Lightfoot concerning assessments and agreed to circulate copies to the commissioners.

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- Mr. Maggi reminded commissioners and the public that the memorial services for Vernon Palmer will be conducted on April 29. He also called to the attention of the public the fact that the ANC has issued a Vacancy Announcement for the position of Staff Coordinator. Finally, he noted that Mr. Ray has introduced a bill affecting tenants' right to purchase. In view of the inability of the ANC to act on this matter prior to the hearing, and its limited applicability to ANC 2B, the commissioners agreed not to take any action on this matter.

- Mr. Evans noted that the Dupont Festival of Music and Gardens will take place on Sunday, April 30.

- Mr. Evans also reported on a Historic Preservation Review Board hearing concerning the Brookings Institute project at which he had testified the previous week. While most HPRB members spoke against the Brookings project, the HPRB chairman instructed Mr. Evans and Mr. Stephen Zarpas to co-chair an effort to negotiate a compromise and that they report back to the HPRB within 30 days.

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Mr. Grandis made the following motion, which was seconded by Mrs. Rieffel:

That the ANC write the HPRB noting the following points.

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- The ANC has already responded concerning the Brookings project.

- The ANC does not support the recommendation of the HPRB chairman that the ANC chairman be placed in the position now of compromising.

- While the Mr. Evans is free in his capacity as a member of the community to engage in discussions of compromises concerning Brookings, he is not authorized to do so as a representative of the ANC.

- The ANC questions the statutory authority of the Chairman of the HPRB to set up an ad hoc group for the purpose of reaching a compromise, particularly in view of a comment made by the HPRB Chairman at the hearing that if parties were not willing to compromise they will be excluded from the HPRB process. The ANC believes that this action may be an improper delegation by the HPRB of its responsibility to reach a determination in this case, and that it is improper to exclude parties of interest from participating in an administrative fact-finding process.

The motion was passed with all commissioners present voting in favor.

4. Representatives of Rhode Island Avenue Associates Limited Partnership presented a proposal concerning 1616 Rhode Island Avenue, N.W. (Zoning Commission Application No. 88-32C). The Partnership is asking for a consolidated review and approval of a P.U.D. and related change of zoning from SP-2 to C-4, a project that would involve the demolition of the present Gramarcy Hotel and the construction of a mixed use office and apartment building. This matter has been set for a hearing before the Zoning Commission on May 21 and June 1 at 7 p.m.

Commissioners and members of the public raised the following concerns: the nature of the amenities that would provide the quid pro quo for the PUD, whether apartments are "amenities" within the meaning of the relevant regulations, whether the building would overshadow Sumner School when viewed from points along 17th Street south of M Street, whether the apartments would be bona fide apartments or would be furnished and rented to businesses for transient occupants, whether the project will provide adequate parking, whether it is consistent with the comprehensive plan, whether the Partnership can substantiate its claim that it would not be economical to complete the project as recommended by the Zoning Commission, and whether other possible amenities could be explored.

Mr. Gaugler moved, and Mr. Bass seconded, a motion that the ANC support the request on the condition that a minimum of one parking place per apartment unit be provided and that the apartments not be leased as furnished apartments for transients.

Mrs. Rieffel moved, and Mr. Evans seconded, a motion to table Mr. Gaugler's motion until the next meeting of the ANC so the ANC could obtain additional information. The motion to table was defeated, with Mrs. Rieffel voting in favor, Mr. Grandis abstaining, and other commissioners present voting against.

Mr. Gaugler's original motion was defeated, with Mr. Gaugler, Mr. Evans, and Mr. Bass voting in favor, and Mr. Grandis, Mr. Maggi, and Mrs. Rieffel voting against it.

The commissioners then agreed that this item would be set down for the May 10 meeting of the ANC, and that the applicants would work with the ANC commissioners most directly concerned to explore possible amenities, and that the applicants would provide individual commissioners with all pertinent information concerning previous D.C. government action on this request.

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5. Mr. Steve McLain presented a proposal for a deck and alterations at 1833/35 19th Street (BZA #14848). The ANC had approved an earlier plan, but the Office of Planning has opposed it. Subsequently, Mr. McLain had modified the plan in response to the Office of Planning and neighborhood concerns, and sought ANC approval for the modified plan. Mr. Grandis moved, and Mrs. Rieffel seconded, a motion that the ANC support the new plan, based on the fact that the ANC had approved an earlier plan and this one is smaller and addresses the concerns raised. The motion was approved, with all commissioners present voting in favor.

JE

6. Representatives of the National Federation of Business and Professional Women's Clubs, Inc. presented a proposal for a special exception to construct an entrance portico at 2012 Massachusetts Avenue, N.W. (BZA Application No. 15006). Mrs. Rieffel moved, and Mr. Maggi seconded, a motion that the ANC support this application based on the understanding that the portico will not be connected to the adjacent building and that there will be no impact on the zoning status of the property except for the slight extension of the SP space, and on the fact that Doreen Moses, the commissioner for the SMD in which the project is located, had stated that she does not oppose the project. The motion was passed with all commissioners present voting in favor.

JE

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Alaire Bretz Rieffel  
Recording Secretary