

MINUTES OF THE MEETING
OF THE DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION
HELD MAY 10, 1989

A regularly stated meeting of the Dupont Circle Advisory Neighborhood Commission (ANC 2B) was held on Wednesday, May 10, 1989 at 7:30 p.m. Present were commissioners Bass, Evans, Grandis, Maggi, Moses and Rieffel.

1. The following matters were raised during the Open Forum.

-A representative of the Police Department reported that there had been an increase in every type of crime but thefts. In response to the concern presented by a citizen at an earlier ANC meeting, the police dismantled a shack erected by a homeless person in the rear of 1630 Connecticut Avenue and the property owner has installed a fence.

2. The minutes of the previous ANC meeting, held April 26, 1989, were approved without corrections, with all commissioners present voting in favor.

ABR

3. Commissioners Reports:

-Mr. Grandis reported that 1736 18th Street has been sold following a bankruptcy action. Tenants with legal leases will be allowed to stay in the building.

-Mrs. Rieffel reported that the Council will be holding a hearing concerning the Jewish Community Center on May 11.

-Mr. Maggi announced the vacancy for ANC Staff Coordinator. He also noted that census enumerator positions are available and that comments are due on May 25th concerning the proposed limits on eating and drinking establishments in commercial districts. This matter was referred to the Zoning Committee and the Alcoholic Beverages Committee, with a request that they provide a recommendation at the May 24 ANC meeting and that they contact DCCA and RAC.

ABR/DB

-Mr. Evans noted that the Brookings matter is going back to the Historic Preservation Review Board for a hearing on May 17, and to the Zoning Commission for a hearing on June 19. Mr. Evans will testify, and is to check whether there are historic preservation issues that the ANC has not yet addressed.

JE

Mr. Evans also reported on the meeting between ANC commissioners whose SMD's lie along 17th Street and board members of the 17th Street Merchants Association. The Merchants raised concerns that the ANC is anti-business. Additional meetings are planned, and commissioners noted that while the ANC may not always take the positions the Merchants would like, they are pleased to work closely with the Merchants and to listen to their concerns.

4. Ms. Kat Turner of the Association of American Medical Colleges presented a request for Industrial Revenue Bond financing for a property at 25th and N Streets, N.W. This building would be separated into a commercial section, to be occupied by the AAMC, and three floors of residential section, to be condominiums.

Mr. Maggi moved, and Mr. Bass seconded, a motion that ANC 2B recommend to the Council that it approve the request of the Association of American Medical Colleges for Industrial Revenue Bond financing for a property at 25th and N Streets, N.W., noting that:

- the proposed use for this property will enhance the neighborhood and benefit the community in a manner more compatible with the nearby residential area than alternative uses,

-because the property will be owner-occupied, it will have less transient use,

-the proposal entails less dense use for the space than alternative uses,

-the proposed building use will produce less traffic than alternative uses, and

-the building will not contribute to the parking problems in the area in the event the order granting the PUD for that project is issued.

Discussion centered around concerns that this property is not located in ANC 2B and that ANC 2A had opposed this

request based on their previous opposition. The motion was then amended to add the wording "in the event an order granting the PUD is issued." The motion was passed, with Maggi, Bass, Rieffel, and Evans voting in favor, and Grandis and Moses voting against.

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5. Mr. Bromley Smith presented a proposal concerning his application for a PUD at 22 and N Streets, N.W. This would entail a zoning change from R5B to Cr, a 7.42 FAR (within the PUD guidelines of 8 for CR), would be 97 feet high plus additional height for the penthouse. The proposed amenities include willingness to enter into a covenant concerning bona fide housing, participation in the "Adopt a Park" program with respect to the P Street Beach and the area adjacent to the building. The units will not be rental, but condos, with prices ranging from \$140,000 up. The height of the penthouse is 11'6", which would make the building 40" higher than current zoning permits.

Citizens objected to the proposal on the grounds that maintaining ones "front yard" is not an amenity, that it would entail the loss of parking spaces, the street is now too narrow, that the design does not relate to the present neighborhood, that the building materials are inappropriate, that there is no transition from townhouse to this tall building, that it is incompatible with the architecture of the neighborhood, and that the project would entail demolishing 7 townhouses. Residents of the neighborhood supporting the proposal noted that the neighborhood a number of years ago had tried to extend the historic district to include this area, and having lost in that effort, might as well allow a development that would bring residential space in, and that the development would bring more people in.

Mr. Maggi moved, and Mrs. Rieffel and Mr. Grandis seconded, a motion that the ANC opposes this proposal because it would substantially alter the character of the area, that the height would dwarf neighboring buildings, that the commercial needs can be served by existing establishments, that there would be an increase in traffic, that the amenities are not sufficient to compensate, that it would remove 7 spaces, that the ANC wasn't consulted regarding the park, and that the need to renovate the park at 23rd Street is not a high priority. This motion was amended to include a statement that the ANC is opposed to any change of zoning. The motion was approved, with all commissioners present voting in favor.

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6. The ANC then further considered Zoning Commission Application No. 88-32C of 16716 Rhode Island Avenue Associates Ltd. for a PUD and related change of zoning from SP-2 to C-R at that address. Mr. Garza, the principal of Ross Elementary School, described improvements to the school that he would like to see included as amenities in the PUD package. Mr. Feola noted that his client would be willing to place residential restrictions into the zoning order, except he requested that there be no restriction on furnished apartments. Mrs. Rieffel made a motion, seconded by Mr. Bass, that the ANC oppose the request unless certain conditions were met. The motion was tabled by agreement of all commissioners until the May 24 meeting of the ANC, at which time Mr. Feola is to present specific figures concerning the value of the PUD to his clients and the projected costs of the amenities requested.

ABR/
DG

7. Mr. Bass moved, and Mrs. Rieffel seconded, a motion to support the bill to establish a Commission on Fair and Equitable Property Assessments to advise the Council on improving assessment practices in the District. All present voted in favor of the motion.

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The meeting was adjourned at 10:27 p.m.