

DUPONT CIRCLE
ADVISORY NEIGHBORHOOD COMMISSION 2B
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Letters

To: D.C. Gasoline Station Advisory Board
Re: Mobil Station, 22nd and P Streets

To: BZA
Re: St Matthew's PUD

To: Public Space Committee
Re: Daily Market, P Street

To: Councilmember Patterson and D.C. Control Board
Re: ANC Annual Budget

To: National Park Service
Re: Resource Center Renovation/Contract

Minutes of regularly scheduled public meeting of Advisory Neighborhood Commission 2B for April 8, 1998.

Mr. Pitsor called the meeting to order at 7:45pm. Commissioners Jackson, Dehart, Newton, Cary, King and Rosenthal were present.

Introduction of the Commissioners.

The minutes of the March 11 meeting were approved and distributed.

Police Crime and Safety Report

Officer Zelinka of the Third District said that theft from autos continues to be a problem. He said that the park Police have a dedicated officer assigned to Dupont Circle. Officer Zelinka said the drug dealers have been displaced from the circle, but their activities are noted and being followed up on, and a drug problem in the basement of the Copley Plaza condominium has been resolved. He asked residents to put their house numbers on the back of their properties as well as on the front. He said there has been an arrest in connection with the break in at 2100 N Street. Officer Zelinka announced bike registration at two Dupont Circle locations.

Open Forum/Announcements

Mr. Heller, a resident, asked if the resurfacing of Q Street was completed. Mr. Pitsor said not as yet.

Mr. Jackson announced there will be an open forum May 5, hosted by the People's Council from 9:00a.m and 2:30p.m. at the Charles Sumner School on 17th Street for people to meet with representatives of the utility companies and the Mayor will be at the Jewish Community Center to meet with any interested parties on April 13 from 7:00pm to 9:00pm.

Mr. Jackson expanded upon comments by Mr. Cell Bernindino of the Department of Public Works at a meeting of the DCCA that the District has outsourced the contracting of repaving utility cuts of sidewalks and streets at the behest of those companies in D.C. to catch up the back log of work. They hope to have all the scheduled work completed up by August 1998.

Mr. Pitsor said the ANC did get a notice of the first group of scheduled repairs on the east side of Ward Two. He said this is sidewalk as well as street repair. Mr. Pitsor said over the years the ANC has submitted a list of needed sidewalk repairs to the DPW and has been told that all the requests from repairs are in the DPW database. He suggested the commissioners follow up on the compliance of the ANC's requests. Mr. Pitsor said the Washington Water and Sewer Authority is not yet participating in the project, but that negotiations for their participation are under way.

Ms. Rosenthal announced that the employees of the Ritz Carlton Hotel would be performing community service on May 29th between the hours of 9a.m. and 5p.m.

Mr. Jackson said the Mt. Pleasant ANC did a survey which kept track of street light that were not functioning. He said the highest replacement rate was for the lights that were reported at exact addresses.

Mr. Pitsor announced at the last meeting of the ANC a public forum session was held on the 17th Street liquor license moratorium renewal. Prior to this the ANC had meetings with the 17th Street restaurant and merchants and also with the Connecticut Avenue Business Association. He said these discussions are continuing and will include getting the views from residents and businesses over the next month or so to look at the issues and modifications to the moratorium zone. He said that residents are asked to call their commissioners with comments. The ANC will discuss the moratorium at a later meeting.

ISSUES

1. Mr. Steven Crane of Daily Market, 23rd and P Streets presented plans for a revised permit for use of public space for an outdoor cafe and permanent signage. He said presently the sidewalk cafe is dis-mantled every night. He said he was asking support from the ANC for the new signage (awnings) and an iron railing. He said the hours of operation would be from 7a.m. until 9p.m. and the chairs

would be taken in at night. The seating would be 6 table seating 4 persons each and 6 tables seating 2 persons. He said there would be an assigned bus person and two trash cans at the entrance to the patio. Daily Market is requesting a 12 month rental. Mr. Crane said he is seeking to increase street presence by putting awnings over the windows with a logo and a sign. He also planned to paint the lower portion of the building yellow. Ms. Rosenthal said she thought the yellow that was proposed from the building was too bright and asked that the applicant consider a more subdued tone of yellow. Mr. Crane said he would be happy to reconsider the brightness of the color. Mr. Crane said the flower vendor that occasionally occupies the space in front of the building gives Daily Market twenty dollars a day to use the space. A resident pointed out that Daily Market does not have the right to rent the space.

MOTION

Ms. Rosenthal moved and Dr. Cary seconded support from the plans as presented providing the ANC is provided with a copy of the application and that the 10' clearance requirement be from the beginning of the handicapped ramp to the railing. The motion passed 5 to 1. Ms. Dehart opposed and Mr. King abstained.

2. Mr. Pitsor said there is a moratorium on changing from full service to limited service gas stations in the District. However, the Mayor may grant exceptions to the removal of services available at gasoline service stations and Mobil is here tonight to seek such an exception. Mr. John Clements representing the Mobil station at 22nd and P Streets said Mobil had concluded from its study that it would be too expensive to maintain the service bays at the station on P Street. Further, converting the service bays and creating a mini-mart would be more profitable for the owner. Mr. Clements said that Mobil has applied to the Gasoline station advisory board for an exception to convert the service components at this location to a mini mart and that Mobil is within the guidelines for such an exception in this case.

MOTION

Ms. Newton moved and Mr. Jackson seconded that ANC 2B send a letter to the D.C. Gasoline Advisory Board stating opposition to the conversion of the service bay components to a mini-mart at the Mobil station located at 22nd and P Streets, because even though there maybe service components available within the one mile per the guidelines for such a conversion there is still a need for the services provide by the mechanical bays of the station. Further there is no need for a mini-mart at this location. The motion passed 6-1. Ms. Rosenthal opposed.

3. Mr. Pitsor said for the past year various community groups, the police and park service have combined efforts to convert the comfort station located in Dupont Circle to a community resource center. The center will provide office space for various community groups and activities as well as being used by the police, which will help improve the safety of the community. Mr. Pitsor said

tonight there is an action before the ANC having to do with the contract to proceed with the renovation. The facility will have an iron fence that meets the criteria for a historic building, a new entrance, open office space and a bathroom. The necessary funds have been collected by DCCA and Clark Construction will be doing the renovation. Mr. Pitsor said that the construction will take about three months and the building should be available for occupancy by August of this year. Mr. Pitsor said that a contract has been worked out with the ANC being a coordinating sponsor with Clark Construction being supervised by the Park Service. The Park Service will review the work done by Clarke Construction. Upon the approval by the park service, funds will be released to Clark Construction.

MOTION

Mr. Pitsor moved and Mr. King seconded ANC 2B approve the agreement between the ANC and Clark Construction for the renovation project of the Dupont Circle Community Resource Center at 20th and P Streets and so inform the National Park Service. The motion passed unanimously.

4. Mr. Pitsor introduced the issue of the request of a five year extension of zoning order 496 for the St. Matthews PUD, 1717 Rhode Island Avenue. He said this case goes back to 1987 and was a contested case respective to a planned unit development along Rhode Island Avenue involving a conversion of a series of row houses into a ten story plus building under the PUD regulations. These regulations state the plans for the project are subject to zoning commission action. The regulations allow an applicant to build a building higher than what is permitted by zoning if specific criteria are met. Mr. Pitsor said the neighborhood has been opposed to this PUD and has opposed previous requests for extensions. A request for an extension needs to demonstrate "good cause shown". Mr. Pitsor said that the zoning commission has granted four extensions. two of which were appealed in the court. As a result of the appeal the zoning board was told to conduct a public hearing on what is considered "good cause shown". At this point the PUD has reached the expiration of their construction permit, April 1998. Mr. Pitsor said in this case "good cause shown" is for St. Matthew's to demonstrate with supporting evidence that there is an inability to obtain sufficient project financing for the PUD following the applicants diligent and good faith effort to obtain such financing, the inability to secure required government agency approvals, and/or the existence of pending litigation or other actions that renders the applicant unable to comply with the PUD order. Mr. Pitsor said the request by St. Matthew's is for a five year extension of their PUD status, which is the fifth request. Mr. Pitsor said the Arch Diocese no longer has a development partner in the PUD which is a material fact that the zoning commission needs to consider before issuing another extension without a hearing.

MOTION

Mr. Pitsor moved and Dr. Cary seconded the ANC go on

record to the zoning commission indicating the ANC requests the zoning commission conduct a hearing on the matter of the ability of the applicant, St. Matthew's, to proceed with the PUD in that they no longer have a development partner or have the ability to secure sufficient project financing and that tenant needs have changed since the PUD status was granted to the Applicant. ANC 2B believes that the reasons as stated in the applicant's motion are sufficient material facts to conduct such a hearing on the St. Mathew's request for a five year extension of their PUD status. The motion passed unanimously.

COMMISSIONERS REPORTS

Mr. Jackson reported that the 15th Street Homeless Project still needed 3 people to serve on the board in advisory capacity in order to obtain a non-profit status. He said the project's first goal is to provide a small rotating shelter, which would accommodate 6 to 8 people a night. He said the shelter would also provide health care and job referrals.

Mr. King reported that an adjoining ANC voted to approve the expansion of a bed and breakfast. He said that the B&B, Swann House has agreed with the neighbors to limit the number of events that take place to no more than two a month.

Commissioner Newton reported that Marriott Corporation is adopting two suggested changes to their architectural plans on the facade of the hotel they will be constructing on P Street.

NEW BUSINESS

Mr. Pitsor said that approximately four years ago the ANC budget was cut by 48%. He proposed the ANC send a letter to the Control Board reinstate funding to the ANCs. He said that several ANCs have asked Councilmember Patterson to reinstate funds to the ANCs in FY 1999 given the improved financial condition of the city.

MOTION

Mr. Pitsor moved and Dr. Cary seconded ANC 2B send a letter to Councilmember Patterson and the Control Board urging restoration of ANC funding given the improved financial situation of the city and the need for ANCs to effectively serve the community. The motion passed unanimously.

The meeting adjourned at 10:30p.m.

Respectfully submitted,

Donald Jackson, Secretary
ANC 2B, Dupont Circle