



**DUPONT CIRCLE  
 ADVISORY NEIGHBORHOOD COMMISSION 2B  
 P.O. Box 33224  
 Washington, D.C. 20033-0224  
 Telephone: 202-822-6222**



**Letters**

To: Public Space Committee  
 Re: Governor's House

**Minutes of the July 8, 1998 public meeting of Advisory Neighborhood Commission 2B.**

Mr. Pitsor brought the meeting to order at 7:40pm. Commissioners Newton, Cary, Dehart, Rosenthal, Jackson and King were present.

Approval of the minutes of the June meeting was postponed until the August meeting.

**Treasurers Report**

Commissioner Dehart, Treasurer for ANC 2B, presented the April - June 1998 Quarterly Financial Report.

**MOTION**

Ms. Newton moved and Ms. Rosenthal seconded ANC 2B approve the Quarterly Financial Report as presented. The motion passed unanimously.

**Open Forum/Announcements**

Mr. King said he was working with the Third District and the Public Service Commission to have a public phone removed at 18th and S Streets. He said although the phone was not in ANC 2B it was a public nuisance and was being used for illegal activities.

Mr. Jackson said that Commander Adamany of the Third District responded to a letter from ANC 2B which requested more PSA officers. Commander Adamany said that the Third District had received some of the new recruits coming from recent graduating classes of the police training academy and that some were assigned to PSA in the Dupont Circle area. Mr. Jackson said Commander Adamany has retired and ANC 2B is hoping his replacement Commander Acosta will come to an ANC meeting to introduce himself and discuss issues with commissioners and attending residents.

A resident said that the police seemed to have no information and to be unaware of a shooting that took place near Stead Playground

**SINGLE MEMBER DISTRICT COMMISSIONERS AND OFFICERS:**

2B01	2B02	2B03	2B04	2B05	2B06	2B07
David King	Karen Rosenthal	Fran Cary	Don Jackson	Meredith DeHart	Marilyn Newton	Kyle Pitsor
		Vice Chair	Secretary	Treasurer		Chair

on June 29 or 30. Mr. Pitsor said he would follow this issue up with Sergeant Shelton, who has recently been appointed to that PSA area.

### **Police Crime Report**

Sgt. Kutniewski of the Third District outlined the boundaries of his PSA (#308) and gave the crime and safety report. He said in a particular area he had 15 officers over a three shift period. He said there had been an increase in burglaries, primarily of business in April and May and arrests have been made in some of those cases. He said 50% of the thefts in the area are of bikes. He said there has been an overall decrease in crime in June. A resident asked if officers would respond to calls outside of their PSAs. Sgt. Kutniewski said yes, and if a priority one call comes in any officer is free to respond from anywhere in the city. He said the Third District was aware of the shooting June 30 near the playground and at this time there was no suspect. Mr. Pitsor said he and Mr. Jackson will be meeting with the new Commander of 3D. Sgt. Kutniewski said he had held a meeting with 15 of his officers present to answer question from residents, but no one attended. He said the next meeting would be the last Wednesday in August and he hoped the community would take advantage of the opportunity to come and ask questions and exchange information.

### **Report Councilmember Jack Evan's Office**

Ms. June Hirsh said Jack's office is trying to get the schedule for the resurfacing and repairs on the sidewalks in Dupont Circle. She said they had the copy of the list compiled by ANC 2B. She suggested the ANC ask Libby Lawson of The Water and Sewer Authority to come and discuss the schedule. Mr. Pitsor said Flippo Construction is only contracted to do some of the repairs on the list. Mr. Jackson said the repairs covered by the contract are only for utility service related damages. Ms. Dehart said the City didn't include Scott Circle in its application for the grant to fix streets and sidewalks when it applied for highway funds for repairs. The City presented a supplemental grant for Scott Circle repairs, but were told by the Federal Highway Administration that they would have to wait for the next grant cycle.

### **Issues**

1. Mr. Pitsor said no representative was present to update the community on the operation of the "Golden Triangle" BID.
2. Ms. Rosenthal said that Xando Cafe had asked for another deferment of the presentation of their application for proposed use of public space. Mr. Pitsor said the Public Space Committee needed to be informed the applicant had twice asked the issue be postponed.

3. Mr. Phil Feola, legal counsel for Homestead Village (HV), said the owners of 1616 Rhode Island Avenue have filed with the Zoning Commission to build an extended stay hotel on half of that property, this proposal being a modification of a PUD project approved in 1989. He said the entire site would be subject to one application which would include two entities, the University of California and the extended stay hotel owned by Homestead Village. Mr. Pitsor asked when the Zoning Commission would be considering whether this PUD modification would be subject to a public hearing. Mr. Feola said they hoped the application would go before the Commission on July 27 and if positive, a public hearing would be in the fall of 1998. Mr. Feola said the project was approved in 1989 as a mixed use project designating fifty thousand square feet for residential use. The modification being discussed is to build a hotel instead of an office building.

Mr. Robert Truillo, representing HV gave an overview of the operations of a HV property. He said the hotel would cater to business travellers on an extended stay basis. He said the facility would not have a restaurant, bar or other amenities. Mr. Peter Salter talked about the design of the proposed building. He said it would have 22 rooms per floor, 57 parking spaces, a landscaped courtyard between the hotel and the UC building and the design would be compatible with the surrounding architecture. Ms. Newton asked if the trash from the two concerns would be handled separately. Mr. Salter said yes. Ms. Rosenthal asked who would be using the parking in the building. Mr. Salter said at this point it all is designated for hotel use. Ms. Dehart asked how much of the parking would be for use by the employees of the hotel. Mr. Truillo said because the hotel offered few amenities they had a very small staff. He said there would only be 8 to 10 employees on site at peak periods and 3 at night.

Ms. Dehart said that the area immediate to the proposed hotel has eight hotels in existence, under construction, or proposed and this density creates problems for the residents with parking, including the parking of large recreational vehicles on the streets over the weekends. Mr. Truillo said the hotel would not be servicing people with Rvs. He said the clientele is 90% business travellers and the hotel underground parking will be sufficient to service the needs of the hotel. He said it would be too expensive for HV to go down another level for more parking under the hotel.

Mr. King asked Mr. Pitsor about the public benefit requirement of PUDs. Mr. Pitsor said that as part of the process PUDs are required to provide a public benefit amenity, which is determined on a case by case basis. He said original benefit in the case of 1616 Rhode Island Avenue was to be to provide \$150,000 for new windows for Ross School. Mr. Feola said the situation is now different in that the hotel will be paying over a million dollars in taxes to the city and the residency requirement has been doubled. Mr. King said the residents will be transient and he is concerned about the amenity issue. He said the neighborhood was

going to possibly be absorbing a lot of negative impact without a corresponding amenity designed to improve the neighborhood as a result of the building proposed to take place on the site. Mr. Feola said the University of California, which is tax exempt, is taking the issue of outreach into the community seriously.

Mr. Pitsor said the concern about the project is because it is on the cusp of a residential area. Mr. Pitsor asked about the design of the driveway. Mr. Feola said the hotel will be using the existing curb cut and there will not be any area for parking in the drive.

Mr. Jackson asked what the time table was for construction. Mr. Feola said the hope is the zoning approval process will be completed by October, or at least by November or December. After that the application has to go to the National Capitol Planning office and then back to zoning, this should be completed by January or February. He said after all the review processes are completed the owners can apply for a building permit. The projected finish date for both buildings is mid year 2000. Mr. Pitsor asked when the permit for the existing parking lot expired. Mr. Feola said that would be in the spring of 1999. Mr. Pitsor stated that the ANC would await a July decision by the Zoning Commission on whether to accept this application for public hearing. In the meantime, the ANC will discuss public amenity issues with the University of California and Homestead Village.

4. Mr. Jim Addis representing Governor's House Hotel asked the commission's approval for their application for the use of public space for parking along side the building. He said the parking is above the below ground vault agreement with Public Space. He said the hotel did not know until recently that they needed a permit to use the above ground area, which is five parking spaces. Mr. Jackson said he felt the renovations that Governor's House had done to the property were commendable. Mr. Addis said the hotel had offered to repave the sidewalks around the hotel, but the city had refused the offer. Mr. Addis said the hotel found out in February that they needed a permit to park cars and promptly submitted their application in March. Dr. Cary asked if there were any alternatives for using this public space for the public, such as a garden. Mr. Pitsor expressed concern about paving over public space for hotel valet parking needs. Mr. Addis said the space abuts the building and there doesn't seem to be any other use which would be appropriate for the space.

#### MOTION

Ms. Dehart moved and Mr. Jackson seconded ANC 2B support the public Space application by Governor's House. The motion passed 6-1. Mr. Pitsor opposed.

#### Commissioners Reports

Ms. Rosenthal reported she represented the ANC at the Public

Service Commission hearing on the issue of a public phone on P Street next to the Fireplace Restaurant. She said a determination on the request to remove the phone would be made in two weeks.

Dr. Cary reported there were plans by Keener Development Company to construct a luxury condominium at 16th and R Streets in her SMD. She said this would be presented formally at the August meeting of the ANC. Ms. Dehart said that the same companies involved in Dr. Cary's project had performed well in the neighborhood on similar projects.

Mr. Pitsor reported the City had overextended itself on the funds necessary to complete the resurfacing of Q Street. He said money is being reprogrammed to cover the completion of this project.

#### Old/New Business

Mr. Pitsor said the construction on the Dupont Circle Community Resource Center is underway and should be completed by mid September.

Mr. King said he has been speaking to representatives of neighborhood groups who have concerns about the amount of building taking place in the downtown neighborhoods. He said the plan was to develop resources to more effectively receive and question presentation of projects by large corporations representing the building interests behind the construction. He said there would be a meeting at Xando to discuss how to proceed in this effort. He invited commissioners and interested members of the audience to attend.

A resident said that he had noticed that Blockbusters had no handicapped ramp at their store.

Mr. Pitsor announced the next public meeting of ANC 2B would be August 12. The meeting was adjourned at 9:45pm.

Respectfully submitted,

Donald Jackson, Secretary

ANC 2B, Dupont Circle