

**ANC 2B DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION
REGULAR MEETING, Wednesday, February 8, 2006 Jewish Community Center**

The February Regular Meeting of the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) was called to order by Chair Darren Bowie at 7:00 pm. The Commissioners identified their Single Member Districts (SMDs). Present were: Rob Halligan (2B-01), Karyn-Siobhan Robinson, (2B-02), Bob Meehan (2B-03), Darren Bowie (2B-04), Mark Bjorge (2B-05), Mike Silverstein (2B-06), Peter Klempay (2B-08) and Ramon Estrada (2B-09). Babak Movahedi (2B-07) was not present.

PUBLIC TESTIMONY AND ANNOUNCEMENTS

Commissioner Silverstein announced that the Lofts development project (formerly Embassy Square Hotel) (2000 N Street, NW) is scheduled to open on March 18th. There will be 63 valet parking spaces available to the public.

Commissioner Meehan noted that constituents expressed concern regarding the Safeway remodeling project.

Commissioner Robinson announced that Fairfax Deli (2153 P Street, NW) had closed. She is working to find out the status Fairfax Deli's Alcoholic Beverage Regulation Administration (ABRA) license.

A constituent complained about noise caused by construction of a carriage house at the Mathematical Association of America (1529 18th Street, NW). He requested help from the Commission and concerned constituents to prohibit construction from starting before 8:00 AM. He noted that 60 people in the surrounding area signed a petition against construction beginning at 7:00 AM. Commissioner Robinson noted that construction is legally allowed to start at 7:00 AM. Commissioner Silverstein made a point of order. Commissioner Bowie recommended the constituent contact his single member district Commissioner, Commissioner Movahedi, to add this matter to the March 8th meeting agenda.

Morgan Zehner, Executive Director of Historic Dupont Circle Main Streets, announced the Annual Spring Fling Gala Event on March 21st from 6:00-9:00 at the Washington Hilton (1919 Connecticut Avenue, NW). Tickets are \$35.

Adrienne Williams, a representative of Safeway (1701 Corcoran Street, NW), appeared before the Commission regarding concerns over its building permit for various renovations. She noted that Safeway has obtained a building permit. She noted that a representative would appear before the Commission, if requested, at the March 8th meeting to address any further concerns.

PUBLIC SAFETY COMMITTEE

Commissioner Halligan announced that the Dupont Circle Public Safety Committee meets every third Tuesday of the month at 7:00 PM at the Metro Police Department station at 1620 V Street, NW.

Commissioner Halligan noted recent problems at the halfway house at 1732 17th Street, NW. He noted that the Metro Police Department (MPD) and school officials would monitor Francis School students, recently seen fighting at the bus stop located at the Dupont Circle North metro exit. Commissioner Halligan noted that three burglaries had recently taken place in the area. He also advised business owners that MPD had discovered that some businesses had forgotten to lock up their buildings, which resulted in a few burglaries.

Commissioner Bowie announced that the Alcoholic Beverage Control (ABC) Board is investigating the recent stabbing at Chaos (1603 17th Street, NW). He noted that the Commission would wait for the results of the ABC Board's inquiry before ANC 2B would proceed with any action.

GENERAL AGENDA

Janice Quintana, representative of the Mayor's Call Center, presented information on services provided to DC residents. Residents can contact the Mayor's Call Center at 202-727-1000 or submit a request at <http://src.dc.gov/ccc/ccclogin.asp>. She noted that multilingual representatives are available to assist DC residents from 7:00 AM – 7:00 PM, Monday-Friday. She noted that this system allows residents to electronically track service requests. Constituents can contact Ms. Quintana at 202-671-0585 or at Janice.Quintana@dc.gov.

Carlton Klaphor, Ward 2 Services Coordinator, requested residents to contact him at 202-671-4095, if the Mayor's Call Center is not responsive.

Ramona Burns, Ward 2 Transportation Planner, District Department of Transportation (DDOT), made a presentation regarding the 1) Status of P Street Streetscape (between Dupont Circle and P Street bridge); and 2) Upcoming Street Resurfacing and Reconstruction Projects. She noted that DDOT would not begin the P Street Streetscape project until the Fall, to minimize any adverse effects on businesses. DDOT does not currently have a specific schedule planned for this project. She also noted that DDOT was in the beginning stages of negotiating with contractors for work on street resurfacing and reconstruction projects. She stated that DDOT would conduct a public outreach to residents regarding these matters, including informing residents of any parking restrictions imposed as a result of the construction.

Commissioner Bjorge commended DDOT's work on adding new crosswalk lights and handicap access ramps at 17th and P Streets, NW. He inquired why this project was not

completed within the allotted 45 days. Ms. Burns stated that she would look into this matter.

Commissioner Silverstein noted that he was very impressed with the Historic Dupont Circle Main Streets meeting regarding the P Street Streetscape project. He noted this will be difficult work, and that DDOT should approach the project block by block. He noted that DDOT stated that only one lane of traffic would be blocked during the course of this project.

Gary Heurich gave a presentation regarding the status of the Brewmaster's Castle (1307 New Hampshire Avenue, NW). He noted that the foundation responsible for the Castle recently exhausted its reserves, because revenue did not sufficiently increase to pay its loan interest expense. He noted the urgent need to raise \$250,000 by February 15th to cover the foundation's loan default. If successful, the next goal is to raise \$1.5 million. He noted that all donations are tax deductible. He announced that American University would have a fundraiser at the castle on February 10, 2006 from 5:30-7:30. Tickets are \$15. He also announced a black tie gala fundraiser on Valentine's Day for \$75, to support the Brewmasters Castle. He noted that Councilmember Evans would ask Mayor Williams for a \$500,000 line item budget in the FY07 budget. These funds would not help meet the February 15th deadline.

Concerned constituents can contact Mr. Heurich at info@brewmasterscastle.com, or donate money online at www.brewmasterscastle.com. Constituents can also make out checks to the Brewmasters Castle and send to 1307 New Hampshire Avenue, NW.

Commissioner Bowie made a motion to send a letter to Mayor Anthony Williams requesting he support Councilmember Evans' request for a \$500,000 line item for the foundation in the FY07 budget. Commissioner Robinson seconded the motion. The motion carried unanimously (8-0).

The Commission considered a motion supporting DC Council Funding of the "Green Team" Program. Commissioner Halligan made the following motion:

Whereas, The Green Team, a partnership of multiple agencies and organizations, leveraged over \$150,000 from UDC's Agricultural Extension Program and private developers to partner with the Coalition for the Homeless, DC Greenworks, Cultural Tourism DC, and the Columbia Heights/Shaw Family Support Collaborative to provide safety, maintenance, and ambassador services seven days a week for the entire 26 blocks of the 14th & U Main Street service area. This program was seen as a win-win-win-win for everyone involved, and

Whereas, in this year-long pilot program the Coalition for the Homeless managed the payroll and placement of workers. There were ten original workers, all of whom were in transitional housing at the beginning of the program and by the middle of the year all had been able to move into permanent housing, except for one individual who dropped out of the program early due to substance abuse issues. DC Greenworks provided

advanced training through its certification by UDC to provide Master Gardening training in landscape maintenance, including public green space and tree boxes. Cultural Tourism DC provided the ambassador training, highlighting the significance of the history of the area and the importance of the services that the workers were now providing to the neighborhood. The Columbia Heights/Shaw Family Support Collaborative chaired the Workforce Development Committee from which the Green Team evolved, where they were able to customize a retail training program used by the Anacostia Main Street Program that unfortunately has never been fully instituted because of the dissolution of the 14th & U Main Street program, and

Whereas, the Green Team program, while extremely successful and appreciated by the community, was discontinued in July of 2004 due to lack of funding, resulting in the termination of all ten employees, which put many of them "back into the system", and

Whereas, ANC 2B includes 5 blocks of the 14th and U corridor, and

Whereas, the DC Council Economic Development Committee, chaired by Councilmember Sharon Ambrose, is considering funding \$350,000 for the Green Team program through the Neighborhood Improvement Fund legislation, which would bring back the "Green Team" not only for the 14th & U area but for 7th and 9th Streets as well, therefore

Be it resolved, that ANC 2B supports the funding of the Green Team program.

Commissioner Estrada seconded the motion. The motion carried unanimously (8-0).

REGULATORY AGENDA

The Commission considered the Board of Zoning Adjustment (BZA) Application No. 17447 by 2142 O Street LLC for variances to allow the enlargement of an existing vacant former apartment building from 10 Units to 8-9 condominium units in the DC/R-5-B District at 2142 O St., NW. Commissioner Silverstein updated the Commission on this matter. Paul A. Tummonds, Attorney, Pillsbury Winthrop Shaw Pittman LLP, and Ali Honarkar, Architect, Division1 Architects, spoke about this project on behalf of the applicant before the Commission.

Commissioner Silverstein inquired about where the air conditioning unit would be installed. Mr. Honarker stated that it would be installed on top of the building.

A constituent expressed concern that this application would create a precedent for other buildings in the vicinity of the apartment building. Other constituents expressed concern over the alleyway behind this building. Constituents also commended the applicant and his architect for asking for neighbors' input.

Commissioner Silverstein received a petition from Woody Landy and Mary Lord urging support for this application. Commissioner Silverstein made a motion to support the application. Commissioner Meehan seconded the motion.

Commissioners Bjorge and Silverstein noted their concern regarding the impact of the light and air proposed on the nearby building, and requested these concerns be noted for any future actions.

Commissioner Meehan made a friendly amendment to note that the Commission does not consider an increase in FAR a general precedent regarding FARs because of the unique nature of the building. Commissioner Silverstein accepted the friendly amendment. The motion carried unanimously (9-0). Commissioner Movahedi voted by proxy in support of the motion.

The Commission considered a revised BZA Application No. 17337 for special exceptions and variances in connection with proposed alteration and additions to five row houses for conversion to a hotel at 1743-1755 N St., NW.

A representative of the applicant Morton Bender appeared before the Commission to explain the revised application. He noted that Mr. Bender substantially reduced the size of the proposed hotel.

Commissioners Meehan and Silverstein noted that a special exception or variance requires the applicant to meet a more severe test than what the law allows. They added that the applicant must prove to the Commission that he is not doing anything detrimental to his neighbors.

A representative of Tabard Inn (1739 N Street, NW) requested the Commission to oppose the special exception application before the Board of Zoning Adjustment and the Historic Preservation Review Board (HPRB). Bill Green, Director of Operations, Science Service (1719 N Street, NW), announced that he had filed party status on behalf of Science Service, UAW, Johns Hopkins University, and the League of Ten Women. These parties noted their opposition to this application because of negative impacts on the use of the alley.

The Commission heard an update regarding Historic Preservation Application (HPA) No. 05-331 for concept approval regarding proposed alteration and additions to five row houses for conversion to a hotel at 1743-1755 N Street NW.

Commissioner Bowie made a motion to oppose the applicant's BZA application for special exception relief for hotels and inns under Section 512, and in particular that the standards under Sections 512.3, 512.4, 512.5 and 512.10 have not been met by the applicant. Commissioner Estrada seconded the motion. The motion carried unanimously (8-0).

Commissioner Bowie made a motion to oppose the special exception relief for roof structures under Section 530.4 because standards were not met, in particular that the proposal would materially impair the light and air of adjacent buildings. Commissioner Halligan seconded the motion. The motion carried unanimously (8-0).

The Commission took no action on variance relief for the court.

Commissioner Bowie made a motion to oppose the application because the applicant did not meet the general standards for special exception relief under Section 310.4. Commissioner Bjorge seconded the motion. The motion carried unanimously (8-0).

Commissioner Bowie made a motion to send a letter to HPRB opposing the revised plan submitted by the applicant because the proposed bulk, height, and the fifth floor addition are not compatible with the historic nature of this important block, and based on concerns about the proposed demolition. Commissioner Estrada seconded the motion. The motion carried unanimously (8-0).

Commissioner Bowie made a motion to also oppose the HPRB application because of the adverse effects on the existing garden of the property. Commissioner Estrada seconded the motion. Commissioner Halligan made a friendly amendment addressing the Dupont Circle Overlay. Commissioner Bowie accepted the friendly amendment. The motion carried unanimously (8-0).

The Commission heard a presentation by Mascaro Construction Company regarding a construction project at 1030 15th Street, NW. A representative of Mascaro Construction Company explained its plan for renovations, including two new floors, facades and an addition. They will submit a traffic control plan to the Commission at a later date.

The Commission considered proposed comments to the DC Office of Planning regarding the Comprehensive Plan Maps.

Commissioner Meehan made a motion to submit the following recommendations to the DC Office of Planning regarding the Comprehensive Plan maps:

WHEREAS, the D.C. Office of Planning (OP) is currently engaged in a process intended to result in the revision of the existing Comprehensive Plan, and

WHEREAS, OP has identified various significant discrepancies between the existing Zoning Map and the existing Comprehensive Plan Map (also called the Generalized Land Use Map), and has invited ANC's to review and comment on these discrepancies with an eye toward identifying errors and desired future changes in these maps, and

WHEREAS, ANC 2B supports sound city planning and has been meeting and consulting with local residents on mapping issues;

NOW, THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 2B recommends these changes to the Generalized Land Use Map be made as part of the Comp Plan revision process:

A. Conform land use to existing zoning as follows:

1. Change mixed use to residential only.
 - West side 20th St between New Hampshire and back of building facing P St (ANC #1): change land use to residential high density.
 - West side New Hampshire between 20th and N Sts (ANC #2): change land use to residential high density.
 - West side 21st St from N to New Hampshire to Ward place (ANC #6): change land use to residential high density.
 - West side 15th St between P and Church Sts (ANC #16): change land use to residential moderate density.
 - 17th St at Riggs Place both sides (OP #7): change land use to residential moderate density for R5-B zone.
 - 17th St at Q St West side (OP #10): change land use to residential moderate density for R5-B zone.
 - South side N St between 21st and 22nd Sts (ANC # 7-1): remove commercial mix-use overlay. See A2 below for other change.

2. Reduce residential density to fit zoning.
 - Triangle bounded by News Hampshire, N and 21st Sts (ANC #5): show whole area as residential moderate density.
 - East side 17th St between alley and Willard St entrance (ANC #8): change land use to residential moderate use.
 - West side of 17th St between T and Willard (OP #2): change land use to residential moderate use.
 - West side New Hampshire between Swann and S St (OP #3b): change land use to residential moderate use.
 - South side N St between 21st and 22nd Sts (ANC #7-2, OP #25): change land use for R5-B zoning section in middle of block to residential moderate density.

3. Increase residential density to fit zoning.
 - West side 16th St between R and Corcoran Sts (ANC #10): change land use to residential medium density.
 - East side 16th St between alley between Swann and S and R Sts (ANC #12): change land use to residential medium density.
 - P St between 21st and 22nd Sts (OP #23): change land use to commercial medium density with medium residential mixed-use overlay.

- South side P St between 17th and 18th Sts and East side of 17th between P and O Sts (OP #12): change land use to residential medium density.

B. Conform land use to predominant actual use as follows:

1. Reconfirm land use shown on existing Comp Plan if zoning is different.
 - West side 16th St between U and R Sts (ANC #9): leave land use as residential moderate density.
 - East side 16th St between Caroline St and alley between Swann and S Sts (ANC #11): leave land use as residential moderate density.
 - East side 16th St between R and Corcoran Sts (ANC #13): leave land use as residential moderate density.
 - East side New Hampshire between S St and Riggs Place (OP #8): leave land use as residential moderate density.
 - Small triangle at 15th St and Rhode Island (OP #15): leave land use as residential medium density.
 - South side Mass between 21st and 22nd Sts (OP #27): leave land use as residential medium density.
 - Small pocket of R5-D at corner at corner 20th and R Sts (OP #20): leave land use as residential moderate density.
2. Change land use to reflect predominant actual use if Comp Plan shows different land use.
 - East side 16th St between Corcoran and Q Sts (ANC #14): change land use to moderate density.
 - Caroline St: change land use to residential low density (OP #3c).
3. Add mixed use where appropriate to commercial land use.
 - 18th St between S and U Sts (ANC #7a): add residential moderate density mixed-use overlay.
 - East side 17th St between P and Q Sts (OP #11): add residential moderate density mixed-use overlay.
4. Clarify land use symbols in Special Purpose Zones.
 - East side 16th St between Q and P Sts ((ANC # 15): change land use to residential moderate density.
 - New Hampshire between Dupont Circle and Riggs Place (OP #9): leave land use as residential moderate density.
 - East side of Dupont Circle (OP # 18): leave land use as commercial medium density.
 - O St between 16th and 17th Sts (OP #13): change all the residential moderate density to residential medium density. While this still leaves the lots on the South side with split zoning, it recognizes that any

development under the Special Purpose 1 zoning should not be at the highest density level permitted under the small section of Special Purpose 2 zoning. The final disposition of the block is a zoning matter.

C. Correct map registry errors as follows:

- 18th St between S and U Sts (OP #1): align commercial land use to coincide with C2-A zone on both sides of 18th St.
- West side of 17th between T and Swann Sts (OP #3a): align residential medium density to match R5-D zoning.
- East side of 17th St at T St (OP #4): align residential medium density land use with apartment buildings and retain residential moderate density for row house area to the East.
- South side U St between 14th and 15th St (OP #5) s: align moderate density mixed use to match the Arts district zoning boundary.
- South side of R St between Connecticut and 19th St (OP # 19): align the commercial land use to match the commercial zoning boundary.
- East side Connecticut between R St and Hilliard St (OP #21): align commercial land use with commercial zoning, i.e. pull commercial off R5-B zoning.
- East side Connecticut between Hilliard Place and Q St (OP #22): align commercial land use with commercial zoning, i.e. pull residential moderate density off C-3B zoning.
- 15th St between O St and Rhode Island Ave (OP #14): align residential high density to match R5-D zoning, i.e. for section currently shown as residential moderate density.
- North side Rhode Island Av East of Connecticut Ave (OP #17): align commercial high density with C3-C zone, i.e. for Special Purpose 1 area East of alley, show same mixed use as rest of the SP 1 area.

D. Leave the Comp Plan as is:

- Block bounded by Massachusetts, 17th, N, and 18th St (OP #16): see no issue with mixed use as shown on Comp Plan.

Commissioner Estrada seconded the motion. Commissioners Bjorge and Silverstein noted that they wanted to vote for this motion, but did not feel comfortable doing so without knowing how the recommendations would affect each SMD.

The motion carried (5-4) with Commissioners Bjorge, Silverstein and Robinson opposing the motion. Commissioner Movahedi voted by proxy in opposition to the motion.

Commissioner Bjorge commended Commissioner Meehan for his hard work on this issue.

UNFINISHED/NEW BUSINESS

Commissioner Bowie made a motion to approve the December regular, January regular and January special meeting minutes as amended. Alfred E. Blicher, Jr. is empowered to make technical changes to the December regular, January regular and January special meeting minutes. Commissioner Estrada seconded the motion. The motion carried (8-0).

Commissioner Bowie made a motion to approve the 3rd and 4th quarterly reports. Commissioner Estrada seconded the motion. The motion carried unanimously (8-0).

The next regular meeting of ANC 2B will be held on Wednesday, March 8, 2006, 7:00 PM at the D.C. Jewish Community Center at 16th and Q Streets, NW.

At 10:00 PM, Commissioner Bowie moved to adjourn the meeting, which passed by acclimation.

Respectfully submitted,

Alfred E. Blicher, Jr.
Executive Director
Dupont Circle Advisory Neighborhood Commission 2B

ADOPTED: March 8, 2006