

**ANC 2B DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION  
REGULAR MEETING,  
Wednesday, December 12, 2007  
Jewish Community Center**

The December Regular Meeting of the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) was called to order by Chair Ramon Estrada at 7:00 pm. The Commissioners identified their Single Member Districts (SMDs). Present were: Commissioners Curtis Farrar (2B01), Bob Meehan (2B03), Mike Silverstein (2B06), Phil Carney (2B07), Will Stephens (2B08) and Ramon Estrada (2B09). Commissioners William Hewitt (2B02) and Ryan Butler (2B04) were not present. The chair noted the presence of a quorum.

**PUBLIC TESTIMONY AND ANNOUNCEMENTS**

Commissioner Estrada announced that Commissioner Ryan Butler had resigned and that a Special Election would need to be held in the future to fill the vacated seat on the Commission.

Commissioner Estrada reminded everyone that a Special Election was being conducted to fill the vacancy in 2B05 during the ANC meeting. All registered voters living in 2B05 were urged to vote.

Representatives from the Washington Hilton Hotel introduced themselves and stated that they would be returning at a future date to present renovation plans.

**PUBLIC SAFETY COMMITTEE**

Rob Halligan, President, Dupont Circle Citizens Association, and liaison to the 3<sup>rd</sup> District Police, introduced an MPD officer who discussed crime along P Street, noting that a few licensees were the source of late night disturbances. The police are working with residents and business owners/managers to ask patrons to be more respectful of the residential character of the neighborhood. Mr. Halligan announced that Chief of Police Kathy Lanier would be the guest speaker at the January 7 meeting of DCCA.

**GENERAL AGENDA**

Artist Jason Clark presented his concept for tree sculptures. He is seeking funding for the project and will return to the Commission with more definitive installation plans.

The Commission considered its operating budget for the next fiscal year and upon a motion being duly made and seconded, the Commissioners voted unanimously to accept the budget proposed by Treasurer Mike Silverstein.

**REGULATORY AGENDA**

The Commission revisited the proposed Utopia Project at 14<sup>th</sup> and U Streets NW. Arcitect Eric Colbert reviewed the status of his presentations to various community groups, noting that the next step was to present the concept drawings to the Historic Preservation Review Board on Dec. 20. Commissioner Estrada reviewed a number of concerns that he had about the project including: the need to preserve the facades on 14<sup>th</sup> Street retail shops; using the existing curb cut on 14<sup>th</sup> Street for parking access; reducing the mass and height of the building to 2 zones (one capped at 5 stories and the other capped at 7 stories); the need to pay attention to the Arts

Overlay zoning requirements; no residences on the alley; and moving the loading docks away from existing residences in the alley.

Upon a motion being duly made and seconded, the Commissioners approved a detailed motion to be submitted to the HPRB in time for the hearing next week. The motion was unanimously approved as follows:

As noted at its November meeting, the ANC2B opposed the massing, height, and siting of the proposed development. We have serious concerns about the appearance, siting, and impact of the proposed building from ALL sides and their objectionable effects on the adjacent historic/residential zone.

We suggest:

1. Reducing the height of the building to relate to the existing historic block, with no more than five stories at the southern (C3A) portion of the parcel, no more than seven stories at the northern (C-R) portion of the project, with two story commercial fronts on 14<sup>th</sup> Street, for at least five feet back.
2. That due to the unique circumstances that define the historic interior block, including:
  - a. 15 foot wide egress (Historic Waverley)
  - b. high volume, existing usage, including Extra Space Storage and restaurants
  - c. historically designated Treto Way at the rear of the proposal, defining the boundary of the historic residential zone, and
  - d. two historic alley residences fronting on Treto Way with sole street access through Paloma Way and 15' Historic Waverly

We suggest that entry for the underground parking garage be relocated to the existing curb-cut on 14<sup>th</sup> Street.

3. Additionally, while we appreciate design considerations for historic/residential Treto Way, we oppose the creation of additional residential units opening onto the alley. Instead, to protect the adjacent historic residences, we suggest setting the rear of the building back at least 15' from the alley, providing screening, and moving loading docks and trash to the north end of the alley away from residences. We further suggest that the garage exhaust vent be moved from Treto Way.

Affected citizen groups have expressed their opposition and concern about the scale of this project and the negative effects on the surrounding historic district. We remain OPPOSED to the current configuration of the building and the proposed use of the alley system. While HPRB may not consider zoning issues and we have limited understanding of the applicability of zoning requirements, the height of this project is a very important concern to us. We want to remind the HPRB that the Arts Overlay applies at this location with its various requirements, including limiting the height of any buildings.

It is of the utmost importance that the developer, the architect and the Office of Historic Preservation work with the community going forward. We further ask the Department of Transportation to conduct a traffic feasibility study to determine the effects of this large project on the local traffic.

The Commission considered a development proposal by the Center for Strategic and International Studies (CSIS) at 1616 Rhode Island Avenue NW. This project is seeking revenue bond funding in the amount of \$110 million by the District Council for a nine story building with parking for 96 cars. Upon a motion being duly made and seconded, the Commissioners voted unanimously to endorse the request for revenue bond funding.

The Commission considered zoning application # 17706 by the Jefferson Hotel to renovate the building. The owners are requesting 3 special exceptions and upon a motion being duly made and seconded, the Commissioners unanimously approved the request.

The Commission considered zoning application #08.074 by the Jurys Hotel for adding a floor and renovations to the building. Upon a motion being duly made and seconded, the Commissioners approved the renovations as presented and asked the owners to address the Q Street side of the property by focusing on better trash

collection, use of trash compactors, landscaping, and tying in the exterior design there to that of the rest of the ground floor.

The Commission considered an ABC substantial change request by the 18<sup>th</sup> Street Lounge to bring their current license into compliance with the way that the business has been operating. The owner/operator/manager is seeking to adjust the occupancy numbers in the license to reflect the various parts of the business to include the deck seats. Since no action is required at this time by the ANC, the applicant will return at a future meeting for further consideration.

## **ABC RENEWALS**

The Commission considered the following renewals and took no action:

Bertucci's Restaurant, Corp. T/A Bertucci's Brick Oven Pizzeria, 1218 - 1220 CONNECTICUT AVENUE NW (2B02)

Marifex Company, Inc. T/A Brickskeller, 1523 22<sup>nd</sup> Street NW (License #14941 – CT03) (2B02)

JF Tan Corporation T/A Uni A Sushi Place, 2122 P Street NW (License #71935 – CT01) (2B02)

Bouzid Inc. T/A Marrakesh Palace Pasha Lounge, 2147 P Street NW (License #60695 – CT03) (2B02)

Executive Inn Inc. T/A Omega, 2123 Twining Court NW (License #909 – CT02) (2B02)

Dupont Imp LLC T/A Gazuza, 1629 Connecticut Avenue NW (License #60369 – CN02) (2B02)

Carriage House LLC T/A Green Lantern/Tool Shed, 1335 Green Court NW (License #60411 – CN01) (2B02)

Hunan Inn Inc. T/A Cobalt/Food Bar, 1639 R Street NW (License #71833 – CT03) (2B04)

The Asylum Company, LLC T/A MCCXXIII/SPANK, 1223 Connecticut Avenue NW (License #71764 - Retailer's "C" Nightclub) (2B05)

Planet F Inc. T/A Lucky Bar, 1221 Connecticut Avenue NW (License #20234 – CT02) (2B05)

Harco Inc. T/A Fast Eddie's Billiards Cafe, 1520 K Street NW (License #931 – CN03) (2B05)

19<sup>th</sup> & K, Inc. T/A Ozio, 1813 M Street NW (License #23167 – CN02) (2B05)

TCR Inc. /TA Jr's Bar and Grill, 1519 17<sup>th</sup> Street NW (License #9267 – CT01) (2B05)

PMF, Inc. T/A The Improvisation, 1140 Connecticut Avenue NW (License #16642 – CT03) (2B05)

Hak LLC T/A Play, 1219 Connecticut Avenue NW (License #72087 – CN03) (2B05)

Down Under Inc. T/A Bravo Bravo, 1001 Connecticut Avenue NW (License #71564 – CN03) (2B06)

Rah Inc. T/A Camelot, 1823 M Street NW (License #1449 – CN02) (2B06)

Blackies House of Beef T/A Black Rooster Pub, 1919 L Street NW (License #14687 – CT02) (2B06)

Kimheid Corporation T/A Madhatter Restaurant, 1831 M Street NW (License #1107 – CT02) (2B06)

Tea Room LLC T/A Science Club, 1136 19<sup>th</sup> Street NW (License #74353 – CT02) (2B06)

1900 M Restaurant Associates, Inc. T/A Rumors Restaurant, 1900 M Street NW (License #71717 – CN02) (2B06)

Yamfa, Inc. T/A Fly, 1216 18<sup>th</sup> Street NW (License #71168 - Retailer's "C" Nightclub) (2B06)

McCormick & Schmick Rest. Corp T/A Restaurant K, 1700 K Street NW (License #74917 – CR-03) (2B06)

E A Green & Associates Inc. T/A Apex, 1415 22<sup>nd</sup> Street NW (License #1410 – CT02) (2B06)

CRV Corporation T/A The Bottom Line, 1716 I Street NW (License #755 – CT01) (2B06)

Garage Door, Inc. T/A 5, 1214 18<sup>th</sup> Street NW (License #71638 – CT03) (2B06)

Yfe Inc. T/A 18<sup>th</sup> Street Lounge, 1212 18<sup>th</sup> Street NW (License #21211 – CT01) (2B06)

Buffalo Billiards Corp T/A Buffalo Billiards, 1330 19<sup>th</sup> Street NW (License #20480 – CT03) (2B06)

LDI, LLC T/A Eye Bar, 1716 I Street NW (License #69688 – CT03) (2B06)

James Mackey Investors T/A Mackey's, 1823 L Street NW (License #71698 – CT01) (2B06)

Malaysian Kopitiam Inc T/A Malaysia Kopitiam, 1827 M Street NW (License #60144 – CT01) (2B06)

Lugano Inc. T/A Sesto Senso/Andulu, 1214 18<sup>th</sup> Street NW (License #20009 – CT03) (2B06)

Save the Whale LLC T/A Sign of the Whale, 1825 M Street NW (License #76218 – CT01) (2B06)

1207 19<sup>th</sup> Restaurant LLC T/A Porters, 1207 19<sup>th</sup> Street NW (License #70775 – CT02) (2B07)

1337 Connecticut Coxtion LLC T/A Steve's Bar Room, 1337 Connecticut Avenue NW (License #73906 – CN01) (2B07)

1345 Corporation T/A The Big Hunt, 1345 Connecticut Avenue NW (License #19333 – CT03) (2B07)

Tan, Inc. T/A Larry's Lounge & Coffee House, 1840 18<sup>th</sup> Street NW (License #20028 – CT01) (2B08)

1610 Restaurant, LLC T/A Stetson, 1610 U Street NW (License #60455 - CT01 Renewal) (2B08)

Ha William Eng Thien T/A Plum Blossom, 1915 18<sup>th</sup> Street NW (License #76620 – CT01) (2B08)

Souss Corp. t/a Utopia Bar and Grill, 1416-1418 U St NW (License #23516 - CT01 Renewal) (2B09)

Upon a motion being duly made and seconded, the Commissioners unanimously protested the renewal by The Fireplace Restaurant Inc. T/A The Fireplace, 2161 P Street NW (License #14419), subject to the negotiation of a voluntary agreement.

## **SPECIAL ELECTION RESULTS**

Gottlieb Simon, Director of the Office of ANC's and monitor of the Special Election, reported to the Chair that the election had produced the following results: Victor Wexler (19 votes), Desmond Foyne (14 votes), and Thomas Hamilton (1 vote). Upon a motion being duly and seconded, the Commissioners approved the following motion:

*Resolved*, therefore, that ANC 2B requests the Board of Elections and Ethics declare the vacancy filled by Victor C. Wexler by publication in the District of Columbia Register; and,

*Resolved* further, that copies of this resolution also be sent to the Council, the Mayor, and Victor G. Wexler.

**UNFINISHED/NEW BUSINESS**

Chairman Estrada discussed his observations of the recent meeting with HPRB staff, David Maloney and Steve Calcott. He will send a memo to Commissioners summarizing issues and trends.

There being no further business before the Commission and upon a motion being duly made and seconded, the meeting was adjourned.

The next regular meeting of ANC 2B will be held on Wednesday, January 9, 2008, at 7:00 PM at the D.C. Jewish Community Center at 16<sup>th</sup> and Q Streets, NW.

Respectfully submitted,

Ramon Estrada

Chair

Dupont Circle Advisory Neighborhood Commission 2B