

**ADVISORY NEIGHBORHOOD COMMISSION 2B
MARCH 2015 MEETING MINUTES**

Call to Order & Introduction of Commissioners & Staff

The March Meeting of the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) was called to order by Chair Smith at 7:02 pm.

The Commissioners identified their Single Member Districts (SMDs). Present were: Michael Upright (2B04), Daniel Warwick (2B02), Stephanie Maltz (2B03), Mike Silverstein (2B06), Abigail Nichols (2B05), Mike Silverstein (2B06), Justine Underhill (Arrived at 7:19pm) (2B07) Nicole Mann (2B08), and Noah Smith (2B09).

The Commission staff introduced themselves: James Conway (Executive Director), and Patrick Kain (2B06 Liquor Liason).

Meeting Minutes

Approval of February 2015 Meeting Minutes

Commissioner Upright moved to approve, seconded by Commissioner Nichols. Passed 8-0.

Announcements

Commissioner Announcements

Commissioner Nichols announced DC Council has been holding oversight hearings on agencies, we have been invited to speak on noise control issues with the Mayor's office.

Commissioner Warwick announced West Dupont Liquor moratorium is up for renewal. A survey is available on the website and is open through Saturday. The working group will prepare a recommendation report for the special meeting in April.

Commissioner Maltz announced Ward 2 education meeting, March 24 @ 7pm. March 28th Ross will have annual auction @ 17th and Rhode Island. Garrison has confirmed that it will received modernization money this year.

Commissioner Feldstein announced he met with DDOT about a streetscape on Connecticut Ave north of the circle, a rough drawing will be drafted and presented in the coming weeks. Also, progress is being made on Crown Park.

Public Announcements

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MARCH 2015 MEETING MINUTES**

Tom Lipinsky from CM Evans office announced that the Mayor is planning to increase the funding for street repairs.

Sgt. Neville of MPD announced the crime stats for last month. Violent crime down 100%, 2 burglaries, motor vehicle thefts down 25%, vehicle crime up a little, overall crime down 8%.

Eli Hoffman announced he is liaison between DCPS and the community.

Sam Giffen announced that Farmers Market recently adjusted the hours to 8:30am-1:30pm.

General Agenda Items

Commander Michael Reese Retirement Recognition

Commissioner Silverstein moved to approve, seconded by Commissioner Smith. Passed 8-0. The resolution reads as follows:

WHEREAS, Michael Reese has served with distinction as a member of the Metropolitan Police Department since 1985;

WHEREAS, Michael Reese has served as Commander of the Second District for the past four years, setting an example of outstanding leadership, dedication, and community cooperation; and

WHEREAS, Commander Reese, in his 30th year of service, has announced his retirement from the Metropolitan Police Department.

THEREFORE, the Dupont Circle Advisory Neighborhood Commission offers sincere congratulations, thanks and best wishes to Commander Michael Reese, a true friend and colleague who has worked tirelessly to keep us safe and treat all with kindness and dignity.

Request for Support of an Alley Mural on the 1500 Block of U St NW (2B09)

Commissioner Smith moved to support, seconded by Commissioner Upright. Passed 9-0.

Request for Support of an Alley Mural at 1610 U St NW (2B08)

Commissioner Mann moved to support, seconded by Commissioner Smith. Passed 7-1-1.

Alcoholic Beverage Control Agenda

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MARCH 2015 MEETING MINUTES**

*Note: Commissioner Silverstein chooses to recuse himself from ABRA related matters because he sits on the city ABC board.

Request by The Mediterranean Way Gourmet Market at 1717 Connecticut Ave NW for a stipulated license for a Class B Beer and Wine license. Hour of sales is 10am to 10pm seven days a week. (2B01)
Commissioner Feldstein moved to approve, seconded by Commissioner Warwick. Passed 8-0.

Request by Parlay at 1827 M St NW (#097074) for Approval of Stipulated License for additional hours for which they had previously applied. (2B06) (10 mins)
Commissioner Smith moved to approve, seconded by Commissioner Upright. Passed 8-0.

Request by Look at 1909 K St NW for substantial change to its license to change from a Class "C" Restaurant to a Class "C" Tavern. Hours of operation, sales, entertainment and sidewalk cafe operations will remain the same as below. (2B06) (10 mins)
Commissioner Smith moved to protest based on peace, order, and quiet. Seconded by Commissioner Warwick. Passed 8-0.

DDOT Public Space Committee Applications

Public Space Permit application #10177129 for New Sidewalk Cafe Un-Enclosed at 1924 14th St NW – The Wydown (2B09) (10 mins)
Commissioner Smith moved to approve, seconded by Commissioner Silverstein. Passed 6-3.
Amendment 8-1-0.
The resolution reads as follows:

Whereas the Wydown at 1924 14th St NW has applied for a sidewalk cafe occupancy permit;

Whereas the street-scape on the sidewalk of the 1900 block of 14th St. NW, including very large tree boxes, does not provide substantial space for both a sidewalk café and pedestrian right-of-way;

Whereas ANC 2B's published Public Space Guidelines call for at least ten feet of open pedestrian space on all sidewalks, but also that each application should be reviewed on a case-by-case basis;

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**ADVISORY NEIGHBORHOOD COMMISSION 2B
MARCH 2015 MEETING MINUTES**

Whereas the Wydown has proven to be a good neighbor, willing to find a solution that works for all parties, and there is significant public benefit in supporting outdoor seating on this block, where there is nearly none; and

There are several successful and not successful examples of sidewalk cafes on 14th St. that allow less than ten feet of pedestrian sidewalk space.

Therefore be it RESOLVED that ANC 2B supports this public space application if the plans are redesigned and resubmitted to allow at least ten (10) feet of pedestrian clearance on the sidewalk.

Historic Preservation & Zoning Applications (8:35pm) (50 mins total)

Zoning variance application (#18951) for construction of a rear deck at 1534 Swann St NW (2B09)

Commissioner Warwick moved to support, seconded by Commissioner Upright. Passed 9-0.

Rehearing of Historic Preservation Review for St. Thomas Church Development, 1772 Church St NW (2B07) (40 mins)

1. Presentation of new designs by CAS Reigler and St. Thomas Church
2. Questions and comments from Commissioners
3. Questions and comments from the public
4. Vote on resolution

Commissioner Underhill moved to support with conditions as listed below, seconded by Commissioner Warwick. Passed 7-0-2. The resolution reads as follows:

Whereas St. Thomas' Parish Episcopal Church proposes to build a church at the intersection of 18th and Church Streets, NW, and developer CAS Riegler proposes to build a residential building facing Church Street at 1772 Church Street, NW;

Whereas, ANC 2B values the contributions St. Thomas' Parish has made to the community;

Whereas, ANC 2B respects St. Thomas' right to use the land at 1772 Church Street, NW for religious purposes without undue economic burden;

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**ADVISORY NEIGHBORHOOD COMMISSION 2B
MARCH 2015 MEETING MINUTES**

Whereas, 1772 Church Street, NW is included in the Dupont Circle Overlay District, the purpose of which is, among other things, to preserve and enhance the unique low scale, predominately residential and historic character, and independent small retail businesses of Dupont Circle, given the high-density development pressures caused by its proximity to the Central Employment Area and the Dupont Circle Metrorail Station;

Whereas, 1772 Church Street, NW is included in the Dupont Circle Historic District, and as such has protections to assure that alterations of existing structures are compatible with the character of the historic district, and to assure that new construction and subdivision of lots in an historic district are compatible with the character of the historic district;

Whereas the historic district and historic overlay designation supersedes the underlying zoning and may result in a development unable to maximize the height and density allowed by the underlying zoning;

Whereas at the HPRB hearing on October 2, 2014, HPRB members expressed concerns about both the church and residential components of the project as presented; and HPRB remanded the project with recommendations of changes needed to remedy deficiencies before submitting revised plans for its review;

Whereas ANC 2B believes changes made after the October 2, 2014 HPRB meeting do not adequately address concerns raised in the prior review by HPRB, including:

- HPRB's finding that the residential building's height, mass, and architectural character should be significantly redesigned to be more residential in character;
- HPRB's finding that significant further design work was needed to improve the church's relationship to the historic district;

Whereas the changes since previous concept design has pushed massing towards the public alley rather than re-conceptualizing the design;

Whereas the residential design as presented on March 4th, 2015 at the ANC 2B Zoning, Preservation, and Development Committee meeting would be supportable if the residential component in height or bulk were compatible with the historic character and texture of the Dupont Circle neighborhood and in particular with the 1700 block of Church Street, NW;

Whereas many residents of the Dupont Circle neighborhood have expressed opinions that the designs of the two structures do not relate as well to the street as other buildings in the

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**ADVISORY NEIGHBORHOOD COMMISSION 2B
MARCH 2015 MEETING MINUTES**

historic district, lack pedestrian-scale detailing, interfere with sight lines and maintain a horizontal and “boxy” appearance;

Therefore, be it RESOLVED that ANC 2B recommends that the Historic Preservation Review Board find the proposal compatible with the Dupont Circle Historic District if and only if the following is met:

Design and materials

- Alterations are made to the exterior design so that the corrugation of the Church Street buildings’ facades and the rhythm of the Church Street buildings’ roof lines are in scale with the surrounding buildings. In particular, design changes should be made to draw the eye more toward the church component of the project and to reduce the visual impact of the residential component;

- Alterations are made to make the church and residential exterior, materials and design more compatible with the historic character and scale of the neighborhood, representative of the remaining low density residential townhomes and buildings as intended by the letter and the spirit of the Dupont Circle Overlay. ANC 2B finds that the buildings are too angular, too symmetrical and lack architectural character that would enable the buildings to blend into the neighborhood, particularly in relation to Church Street.

Amendment to delete paragraph.

Commissioner Feldstein moved to support, seconded by Commissioner Silverstein. Failed 2-7.

- While ANC 2B does believe that a more modern and varied design could be compatible in the neighborhood, the church and residential designs as they stand today need additional architectural features that echo the neighborhood’s features, as illustrated by some of the buildings shown on page A-4 of the March 4, 2015 proposal. In particular, the articulation of the residential bays should be a more dramatic 4-5 feet offset to articulate the bays. The small, dark window panes throughout the residential component do not echo the rhythm of the street. With respect to the church, the horizontal terra cotta panels conflict with the vertical design elements and the campanile is strongly vertical, but is clad in short horizontal pieces, which is visually incongruent.

Massing and impact

- The residential building seen from adjacent at-grade vantage points including the entirety of Church Street, P Street, 18th Street, and the public alley between Church and P Streets be between 40 and 59 feet tall, including mechanicals, and maintain existing setbacks. This

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MARCH 2015 MEETING MINUTES**

should be confirmed by a series of flag tests before substantial construction; ANC 2B understands this requirement may result in the reduction of total square footage of the residential component of the building and we encourage HPRB to limit the massing on the alley side;

- The project team considers a small setback, permanent easement, or other traffic circulation solution on the alley between the parking garage entrance and 18th Street to enhance mobility of alley users, more easily accommodate two-way traffic, and ameliorate congestion caused by the 33 new parking spaces, the purpose of which is to further enable the free circulation of vehicles and pedestrians through the public alley;

Future collaboration

- A committee led by ANC 2B—including neighbors, St. Thomas, the project team, and DCCA—continues to engage in proactively addressing zoning and quality-of-life related matters prior to a zoning hearing;

- The project team submits a study of the effects on traffic and congestion, both on the 1700 block of Church Street, NW and in the alley between that block and the 1700 block of P Street, NW, and develops strategies to ameliorate any negative impact prior to a zoning hearing;

- The project team hires a professional arborist and submits plans to the ANC and HPRB that include methods to protect and preserve existing trees to the extent possible and, where not possible, to replace them;

Be it further RESOLVED that ANC 2B supports treating this project as including two separate structures, each of which is subject to the requirements of DC law and policy and each of which should comply with the letter and the spirit of historic preservation, zoning, and zoning overlay provisions.

Committee and Workgroup Reports

Each of the following committees and workgroups will discuss their progress from the last meeting, nominate new members, and announce next meeting times:

Zoning, Preservation and Development Committee (Warwick)

St. Thomas presented last week, otherwise working to make it easier for applicants and the public to interface with the ANC on development matters. Next Meeting is April 1st, 2015

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MARCH 2015 MEETING MINUTES**

Transportation and Public Infrastructure Committee (Mann)

Meetings on 4th Wednesday of every month. Came up with future TPI goals and moving forward with a resolution on 2nd entrance to Foggy metro.

Motion to appoint Commissioner Upright as ANC's representative to the 16th Street Bus Advisory Committee by Commissioner Mann, seconded by Commissioner Smith. Passed 9-0. DDOT will be using Dupont in a parking pilot program.

Workgroup on Homelessness in Dupont Circle (Upright)

Workgroup on West Dupont Circle Moratorium (Warwick)

Held 3 public meeting and the working group will have a report for the next meeting that will have time period for public response.

Workgroup on South of the Circle Nightlife (Smith)

No immediate progress made.

Administrative Matters (9:30pm) (10 mins total)

1. Treasurer's Report (Upright)

Started February at 70,652.90 and ended February at 75,667.94

Requested extension for Quarterly report. Deadline will be Friday.

2. Resource Center Renovation – Next step is putting together a proposal to be bid on.

Adjournment (9:50 pm)

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