

Advisory Neighborhood Commission 1C
Adams Morgan
February 6, 2013

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on February 6, 2013 at Mary's Center. Chair Billy Simpson called the meeting to order at 7:04 pm. Approximately 35 members of the public attended.

In attendance were Commissioners Brian Hart (1C01), Martis Davis (1C02), Ted Guthrie (1C03), Gabriella Mossi (1C04), Elham Dehbozorgi (1C05), Billy Simpson (1C06), Wilson Reynolds (1C07). Jimmy Rock (1C08) was absent due to a death in his family.

I. Officer's Reports

A. Chair's Report

Chair Simpson reported that several Commissioners visited Marie Reed School to consider it as a possible meeting venue. The consensus was that the "living room" space off the main hall could work. A few issues are being worked out with the Principal. The Commission may try meeting there in March. Chair Simpson also announced that the ABC and Public Safety Committee will seek further information at their next meeting concerning a recent homicide at the Mozart apartments. Chair Simpson turned time over to Captain Larry Chapman of Washington Fire and EMS Department who announced that he is going to be reassigned from Engine 21 at Lanier Place to a firehouse on Rhode Island Ave. The new Captain, Chris Stewart, was present at the beginning of the meeting but had to leave on a call before being introduced.

B. Secretary's Report

Secretary Guthrie made a motion to approve the October 2012, December 2012 and January 2013 minutes. The motion was seconded by Chair Simpson and adopted unanimously by voice vote.

C. Treasurer's Report

Treasurer Dehbozorgi announced that the financial report for the quarter ending December 31, 2012 is now complete and made a motion for its approval. It was seconded by Commissioner Reynolds and approved unanimously by voice vote.

II. Commissioner Announcements/Comments

Commissioner Reynolds announced that MedStar Health is looking at bringing a PromptCare clinic to 1805 Columbia Road in the old Blockbuster Video location. He provided copies of a related news article from the Washington Business Journal.

Commissioner Hart announced that a forum on the [city's transportation plan](#) would take place on February 9 at the MLK Library. Information is posted on the ANC website.

III. Public Comments

- A representative from Mary's Center announced their expanded hours. Dental care and medical services will now be offered until 10pm on Mondays. They provide services to everyone, not just low-income residents, and take all insurance plans. Mary's Center is celebrating 25 years of service in the neighborhood.
- Franklin Maduro, the Ward 1 Liaison for Mayor Grey's office, introduced himself and said he is available for any requests the Commissioners might have with the Mayor's office.
- A representative from the developers of 1827 Adams Mill Road (the current Exxon station) announced that they will be making a presentation on the project at the next Planning, Zoning, and Transportation Committee meeting February 19 at the Kalorama Rec Center.
- Marc Morgan of Adams Morgan Mainstreet announced that three bands will provide entertainment on 18th Street on Mardi Gras. No permits were required because the bands will be on the sidewalk. No streets will be closed. He also announced that the next Adams Morgan Day planning meeting will be on Wednesday, February 13.
- Chris Otten asked about ANC minutes from the August 27, 2012 special forum on the proposed Adams Morgan hotel. He also asked whether receipts for ANC expenses related to the hotel project, such as costs for translation services, would be made available to the public. Mr. Otten also announced that there would

be a Forum at Westend library 24th and L on Saturday, February 9th regarding District-owned properties being conveyed to private developers.

IV. Envision Adams Morgan

Commissioner Davis introduced the Envision Adams Morgan team. The new website is up and they have begun a media campaign to get residents involved. Dr. Hazel Edwards of Catholic University has been working with a team of graduate students on this project. She introduced Hilary Espinosa who made a presentation on the various demographics of Adams Morgan. Members of the public suggested adding information about historic properties; data on the number of residential units in the neighborhood including ownership versus rental rates; and showing the single member district lines within the ANC. The team is asking longtime residents for photos from early days. Contact Hilary Espinosa with feedback: Hilary.m.espinosa@gmail.com Website: <http://envisionadamsmorgan.anc1c.org/>

V. New Submissions / Committee Agendas for February

Chair Simpson asked Committee Chairs to give an overview of expected agenda items in upcoming committee meetings.

A. ABC and Public Safety Committee

Commissioner Hart, Chair of the ABC and Public Safety Committee, announced that the next Committee meeting would be Wednesday, February 13 at the Kalorama Recreation Center. Agenda items include police and fire reports; lights at Marie Reed Center; and the area liquor license moratorium. The moratorium will be up for renewal at the end of 2013, so the Committee will be devoting time over a number of meetings to get feedback from the community before bringing the issue before the whole Commission in the fall. The Committee is also aiming to consult with other ANCs about their experience with moratoriums. Other agenda items include the omnibus alcohol law for which the Committee is also inviting public comment; a voluntary agreement with a proposed new liquor store, Le Liquor; and, whether to support a gun restriction resolution introduced in the DC Council by Council Member Tommy Wells.

Franklin Maduro, the Ward 1 Liaison for Mayor Grey's office, offered to help with the lighting issue at Marie Reed Center.

B. Planning, Zoning, and Transportation Committee

Chair Simpson (in the absence of Committee Chair, Jimmy Rock) announced that the next Planning, Zoning, and Transportation Committee meeting would be Tuesday, February 19th at the Kalorama Recreation Center. Agenda items include intersections in need of repair; the ongoing valet parking discussion; the 2012-2014 Kalorama Road application; a Historic Preservation Review Board matter at 1837 Wyoming Avenue; and the proposed project for 1827 Adams Mill Road/Exxon station property, which the PZT Committee will consider for two months and then bring to the full Commission in April. An additional agenda item is a proposed stop light at the intersection of 20th and Florida.

C. Public Services and the Environment Committee

Commissioner Davis, Chair of the Public Services and the Environment Committee, announced that the next meeting would be on Wednesday, February 27th at the Kalorama Recreation Center. There will be a presentation regarding a grant request from Young Playwrights Theater for \$1000. The rest of the meeting will be devoted to Envision Adams Morgan. In response to a question from the public about the grants budget, Chair Davis replied that a budget will be developed based on what was done in the past both at the Committee and the Commission level. The Commission is still working on closing the books from last year and then will work on the budget going forward.

VI. Scheduled Business

A. ABC and Public Safety

Light fixtures at Marie Reed Elementary School was listed on the meeting agenda, but will instead be considered by the ABC Committee before coming to the full Commission.

B. Planning, Zoning, and Transportation

1. 1700 Columbia Road NW – BZA Application (Simpson)

Developers for the mixed-use project at 1700 Columbia Road (former Ontario Theater) presented their plans for the property. They are asking the Board of Zoning Adjustment for variances on roof structures, loading dock, and

required commercial parking. The project would include retail establishments on the ground floor; up to 85 residential units on floors 2-6; and 29 residential parking spaces. The Planning, Zoning, and Transportation Committee had recommended that the Commission support the relief the applicants have requested.

Commissioner Simpson offered a motion in support of the relief the applicants have requested. Commissioner Reynolds seconded the motion.

Commissioner Simpson spoke in support of the project saying he has heard from constituents who are happy to see development of this property; there will be no change in size or height of the existing building; and residents across street are happy with plans for loading on Columbia rather than on 17th.

Commissioners asked questions about loading space and roof structures. Questions were also raised about inclusionary zoning requirements and the number of 2-bedroom units.

Members of the public asked about affordable housing requirements; light and shadow studies; what the “up sell” effect will be on surrounding properties; why more parking spaces are not being included; a possible sound barrier for noise from the roof deck; the number of balconies; and why a night club is barred, but not a tavern.

Other members of the public spoke in favor of the project for removing the blight at that space; getting people back into the city without more cars; and noting that the developers have already made some desired concessions. Note was also made of the Office of Planning’s policy to discourage more parking spaces in order to encourage other transportation.

After the discussion, Commissioner Simpson’s resolution was passed by voice vote with 4 in favor, 1 opposed, and 2 abstaining.

**ANC 1C RESOLUTION SUPPORTING BZA APPLICATION NO. 18506:
DEVELOPMENT AT 1700 COLUMBIA ROAD, N.W. (Simpson)**

***WHEREAS**, the Planning, Zoning & Transportation Committee of ANC 1C, as well as ANC 1C as a whole, have reviewed the application and supporting materials of 1700 Columbia Road LLC (the “Applicant”) for special exception and variance relief to construct a mixed-use building at 1700 Columbia Road, N.W. (the “Application”); and*

***WHEREAS**, as a result of community input, the Applicant has agreed to establish the Transportation Demand Management Plan, Loading Management Plan, and Additional Conditions of Approval that are attached to this resolution;*

***NOW THEREFORE BE IT RESOLVED** that ANC 1C supports the Board of Zoning Adjustment granting to the Applicant the special exception relief with respect to roof structures that is requested in the Application on the basis that the relief sought will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;*

***BE IT FURTHER RESOLVED** that ANC 1C supports the Board of Zoning Adjustment granting to the Applicant variance relief from the loading berth and delivery space provisions of 11 DCMR 2201.1 on the basis that: (i) the triangular shape of the lot, the lack of alley access, and the narrowness of 17th Street N.W. constitute exceptional and extraordinary situations and conditions such that the strict application of the existing zoning requirements would result in practical difficulty to the Applicant, (ii) the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Map, and (iii) a preferable alternative exists to have all loading for the building occur from the existing loading zone on Columbia Road, N.W.*

***BE IT FURTHER RESOLVED** that ANC 1C supports the Board of Zoning Adjustment granting to the Applicant variance relief so that the Applicant will not be required to provide any commercial parking spaces on the property on the basis that: (i) the triangular shape of the lot, the lack of alley access, and the narrowness of 17th Street constitute exceptional and extraordinary situations and conditions such that the strict application*

of the existing zoning requirements would result in practical difficulty to the Applicant, (ii) the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Map, and (iii) it will be preferable to the residents of 17th Street N.W. and the students and parents affiliated with H.D. Cooke Elementary School to avoid having commercial traffic coming in and out of 17th Street N.W.

BE IT FURTHER RESOLVED that ANC 1C supports the District Department of Transportation: (i) expanding to 55 feet the existing loading zone on Columbia Road in front of the property, and (ii) granting the necessary curb cut on 17th Street for the property's residential parking garage.

BE IT FURTHER RESOLVED that these recommendations be transmitted and presented to the Board of Zoning Adjustment and to the District Department of Transportation by the Chair of ANC 1C and the Chair of the PZT Committee as soon as possible following adoption.

2. 2329 – 2335 Champlain Street NW – BZA Extension (Reynolds)

Kyrus Freeman from Holland and Knight presented on behalf of a proposed project at the former Brass Knob property at 2329 – 2335 Champlain. Developers are seeking a two-year extension of their application in order to secure permits to clean up contamination from activities on an adjacent property. The Planning, Zoning, and Transportation Committee did not take a position on this request in Committee. Commissioner Reynolds offered a motion in support of the requested extension. The motion was seconded by Commissioner Simpson.

Commissioners asked about consequences if the extension is not granted and the possibility of further delays. Members of the public asked about testing the ground for contamination and the planned use of the space.

Commissioner Reynolds' resolution was passed unanimously by voice vote.

Resolution

ANC 1 C recommends that the BZA grant the Extension of Order in BZA Applications Nos.18167/17431-B.

Agenda Adjustment

At this point in the meeting, in light of the time, the Commission agreed without objection to postpone discussion of the proposed ANC By-Laws amendment until March and April, and to take up Rock and Roll Marathon, Jubilee Jumpstart Grant, and Adams Morgan Day Booth as the next items on the agenda prior to the Awning/Canopy at 2435 18th Street NW agenda item.

4. Rock 'N Roll Marathon (Reynolds)

The Planning, Zoning, and Transportation Committee voted at its last meeting to recommend that the full Commission send a letter in support of the Rock and Roll marathon passing through Adams Morgan on March 16, 2013. Commissioner Reynolds offered a motion to effectuate this recommendation. The motion was seconded by Commissioner Dehbozorgi and passed unanimously by voice vote.

Resolution in Support of Rock N' Roll USA Marathon

Resolved that ANC 1C support the 2013 Rock N' Roll USA Marathon scheduled to pass through Adams Morgan on March 16, 2013 subject to the following conditions:

- *No vehicle be towed or relocated in any manner.*
- *All public entertainment will moderate sound in compliance with District regulations.*
- *Extensive outreach be conducted to inform the public about the course and resulting street closures in connection with the marathon.*

C. Public Services and the Environment

At its January meeting, the Public Services and the Environment Committee had voted to recommend that the Commission waive the relevant provisions of the ANC's Grant Guidelines, and approve a grant of \$1,000 to Jubilee

Jumpstart of 2525 Ontario Road for program materials and digital cameras for students and professional development materials for teachers. According to ANC 1C rules a waiver is needed for grants made in first 3 months of a term. Commissioner Davis moved to have the full Commission waive the restrictions. Commissioner Reynolds seconded the motion. The waiver was passed unanimously by voice vote. Commissioner Davis then moved to have the Commission support a grant of \$1,000 to Jubilee Jumpstart. It was seconded by Commissioner Simpson and passed unanimously by voice vote.

VII. New Business

Chair Simpson moved to adopt a resolution to have ANC 1C register for a booth at the Adams Morgan Day festival. Commissioner Mossi seconded the motion.

During discussion Commissioners noted that there is a discount if purchased by a certain date. Some Commissioners expressed concerns about Adams Morgan Day but agreed the Commission should participate. After the discussion the resolution was passed by voice vote with 6 in favor, none opposed, and one abstaining.

Resolution for Booth at Adams Morgan Day 2013 (Simpson)

Resolved, that Advisory Neighborhood Commission 1C is hereby authorized to apply for a booth for Adams Morgan Day 2013, and to pay the associated fee (estimated at approximately \$150).

VI. Scheduled Business (Continued)

B. Planning, Zoning, and Transportation

3. Awning/Canopy at 2435 18th Street NW (Simpson)

The Planning, Zoning, and Transportation Committee had voted to recommend that the full Commission inform the Historic Preservation Review Board that the Commission does not object to a proposed awning/canopy at 2435 18th Street NW that would include vertical curtains enclosing the space from time to time. However, Commissioner Simpson offered a resolution opposing the proposed awning/canopy. The resolution was seconded by Commissioner Hart.

Scott Auslander from the Toledo Lounge answered questions from the commissioners about the proposed awning and curtain. He said he has approval from the Historic Preservation Review Board for an unenclosed version of an awning. Commissioners expressed concern that all restaurants on 18th street will want vertical plastic enclosures if this one is approved. The resolution was passed by voice vote with 5 in favor and 2 opposed.

Awning/Canopy at 2435 18th Street NW (Simpson)

Whereas the owners/operators of 2435 18th Street NW have applied to the Department of Consumer and Regulatory Affairs and to the Historic Preservation Review Board for permission to construct an awning/canopy in front of the property;

And whereas 2435 18th Street NW is located within the Washington Heights Historic District;

And whereas ANC1C desires to maintain an aesthetic along 18th Street that is appropriate to the Washington Heights Historic District;

And whereas it is expected that the owners/operators will also be required to apply to the Public Space Committee with respect to any awning/canopy;

And whereas ANC1C desires to avoid any enclosure of the public space;

Therefore be it resolved that ANC1C opposes any canopy at this location, and asks the owners/operators to propose an awning that conforms to the historic preservation guidelines for awnings, and in particular to the requirements that:

- *A shed-style awning is generally the most appropriate form for a flat-topped opening. 10A DCMR 2515.5(a).*
- *An awning should not be bulky or boxy in appearance. 10A DCMR 2515.5(c).*
- *An open-sided configuration is encouraged in order to make the awning appear lightweight and to increase visibility of the window. 10A DCMR 2515.5(c).*
- *Operable and retractable awnings are preferred because this reinforces their accessory nature and allows greater visibility of the building when they are raised. 10A DCMR 2515.5(d).*
- *An awning should be consistent with the prevailing proportions of other awnings in the streetscape. 10A DCMR 2515.5(e).*
- *The projection of an awning shall be appropriate for the building to which it is attached. No awning shall project more than sixty (60) inches beyond the building line or building restriction line. 10A DCMR 2515.6(c).*

Be it further resolved that ANC1C asks the owners/operators to propose an awning that:

- *does not rely on vertical supports that are grounded in the public space,*
- *is retractable to the property line when the public space below it is not in use,*
- *does not include curtains (permanent or removable) that create vertical enclosure of the public space.*

Be it further resolved that the Chair of ANC1C's Planning, Zoning, and Transportation Committee shall communicate this resolution to the Department of Consumer and Regulatory Affairs, the Historic Preservation Office staff, the Historic Preservation Review Board, and the Public Space Committee as soon as possible following adoption.

VIII. Adjournment

At 10:45 pm Commissioner Davis made a motion to adjourn, which was seconded by Chair Simpson and passed unanimously by voice vote.