

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 1B**



**AGENDA PACKET FOR THE  
REGULAR MEETING OF THE COMMISSION  
ON  
APRIL 4, 2024**

*6:30 p.m. at DCHFA, 815 Florida Ave. NW, and via Zoom webinar*

Sabel Harris, SMD 1B08, *Chair*

Larry Handerhan, SMD 1B01, *Vice-Chair*

Miguel Trindade Deramo, SMD 1B06, *Secretary*

Santiago Lakatos, SMD 1B04, *Treasurer*

*(SMD 1B02 is vacant.)*

Jamie Sycamore, SMD 1B03

Alan Kensek, SMD 1B05

Ashleigh Fields, SMD 1B07

Tucker Jones, SMD 1B09

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**AGENDA**  
**for the**  
**REGULAR MEETING OF THE COMMISSION**  
**on**  
**April 4, 2024, via Zoom**

*Guest speaker at 6:30 p.m.*

- Councilmember Brianne Nadeau

Call meeting to order at 7:00 p.m.

**I. ROLL CALL**

<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>
1B01 Handerhan		
1B02 [vacant]		
1B03 Sycamore		
1B04 Lakatos		
1B05 Kensek		
1B06 Trindade Deramo		
1B07 Fields		
1B08 Harris		
1B09 Jones		

**II. APPROVAL OF THE AGENDA**

**III. CONSENT AGENDA**

- A. Approval of the March meeting minutes**
- B. Two-minute comment time for Commissioners and community members**

**IV. EXECUTIVE OFFICERS' REPORTS**

- A. Financial report (Cmsr. Lakatos)**

**V. COMMITTEE REPORTS**

**A. Committee on Alcoholic Beverage Regulations**

i. License Number: ABRA-019710

1. Applicant: F. K. T. Enterprises, Inc.
2. License Class/Type: A / Retail — Liquor Store
3. Trade Name: Florida Liquors
4. Address: 2222 14th Street NW; SMD: 1B05
5. Hearing: May 20, 2024; File Date: 4/29/24

ii. License Number: ABRA-117375

1. Licensee: VentureForth, LLC
2. Trade name: Capital Care
3. License: Medical Cannabis Renewal
4. Address: 1115 U Street NW; SMD: 1B08
5. Contact: Eden Mohammed: (202) 200-4997, info@eatopiaeatery.com
6. Hearing: May 20, 2024; File Date: 4/29/24

iii. License Number: ABRA-127779

1. Licensee: V14 Investments, LLC
2. Trade Name: V Street Lounge
3. License Class: Retailer's Class "C" Tavern
4. Address: 2100 14th Street, NW; SMD: 1B05
5. Contact: Jeff Jackson: (202) 251-1566, jjharlem112@gmail.com
6. Hearing: May 13, 2024; File Date: 4/22/2024

iv. License Number: ABRA-111473

1. Applicant: G & G Fine Spirits, LLC
2. Trade Name: Gallagher & Graham Fine Spirits
3. License Class/Type: A / Retail - Liquor Store
4. Address: 1939 12th Street NW; SMD: 1B08
5. Hearing: May 13, 2024; File Date: 4/22/2024

v. License Number: ABRA-127444

1. Licensee: Eatopia Eatery, LLC
2. Trade name: Eatopia Eatery
3. License: Retailer's Class "C" Restaurant
4. Address: 1301 U Street, NW, #111; SMD: 1B08

5. Contact: Eden Mohammed: (202) 200-4997, info@eatopiaeatery.com
6. Hearing: May 6, 2024; File Date: 4/15/2024

- vi. Firehouse Settlement Agreement Review: *see page 19*.
- vii. Next regular meeting: Wednesday, April 17 at 7:00 p.m.

## B. Committee on Economic Development

### i. Potential dog park at 625 T St NW

1. Neighbor Parker Griffin presented the case for a dog park at 625 T St NW. The property is owned by the city.
2. At this time there is no design for a dog park. The first step is to determine whether the community wants a dog park at all — not what it would look like.
3. Several neighboring business owners and managers as well as the Westminster Neighborhood Association have submitted letters of their support.
4. Committee member Tania Shand moved the committee recommendation: **That ANC 1B approve the draft resolution in favor of a dog park at 625 T St NW (4-0-0)**. *See page 28*.

### ii. DMPED update re: Reeves Center process

1. Mr. Whit Smith from DMPED joined to discuss the Reeves Center updates. In a fastest-case scenario, we can expect demolition of the existing structure to begin no earlier than approximately September 2026. Expected timeline:
  - a. Tenants leave the property by end of 2024.
  - b. DMPED proposes a disposition package to the Council in approximately September or October 2024. If approved, the disposition will “convey as a lease” two years later, or approximately in September 2026.
  - c. DMPED may seek zoning changes (a map amendment) because the site has multiple zonings. This is not yet certain. The estimated timeline for such a map amendment would be 10-12 months. This would happen during the two-year period mentioned above.
2. No motions were made and no votes were taken.

- iii. The next meeting of ANC 1B’s ED Committee is Thursday, April 18 at 6:30 p.m. via Zoom. To attend, check ANC 1B’s website, [www.anc1b.org](http://www.anc1b.org). If you are

interested in joining the ED Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

**C. Committee on Public Safety and Community Engagement**

- i. Report from the Metropolitan Police Department (MPD)
- ii. Vermont Ave. sponsorship approval
- iii. Boxing public safety class funding approval
- iv. Next regular meeting: Tuesday, April 9 at 7:00 p.m.

**D. Committee on Transportation**

- i. Last Energy seeking public space permits
- ii. If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at [1B04@anc.dc.gov](mailto:1B04@anc.dc.gov). Next regular meeting: Wednesday, April 10 at 7:00 p.m. (registration via [www.anc1b.org](http://www.anc1b.org)).

**E. Committee on Zoning, Preservation, and Development**

- i. The next meeting of ANC 1B's ZPD Committee is Monday, April 15 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ZPD Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

**VI. ADMINISTRATIVE**

- A. Vacancy in SMD 1B02**
- B. Updates to governing documents** (Cmsr. Handerhan)

**VII. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS**

- A. Office of the Councilmember, Ward 1: Niccole Rivero**
- B. Office of the Mayor: Jerrod Allen, MOCRS**
- C. Commissioner announcements**
- D. Community announcements**

**VIII. NEW BUSINESS**

**A. Resolution in Opposition to the Initiative Amendment Act of 2023** (Cmsrs. Trindade Deramo, Jones, and Lakatos): *see page 33.*

**B. Amendment to the Commission budget to create new line item 3.5, "Outreach and engagement materials," with a value of \$5,000** (Cmsr. Trindade Deramo)

**IX. ADJOURNMENT**

*The next regular meeting of the Commission will be on May 2, 2024, at 6:30 p.m.*

**DRAFT MINUTES**  
**of the**  
**REGULAR MEETING OF THE COMMISSION**  
**on**  
**March 7, 2024, via Zoom**

*Guest speaker at 6:30 p.m.*

- At-Large Councilmember Christina Henderson provided updates and fielded questions from commissioners and community members.

Meeting called to order at 7:00 p.m.

**I. ROLL CALL**

Commissioner	Present	Absent
1B01 Handerhan	X	
1B02 <del>Holihan</del>	<i>Resigned last week</i>	
1B03 Sycamore	X	
1B04 Lakatos	(late)	X
1B05 Kensek	X	
1B06 Trindade Deramo	X	
1B07 Fields	X	
1B08 Harris	X	
1B09 Jones	X	

**II. APPROVAL OF THE AGENDA**

- **MOTION:** Commissioner Jones moved that ANC 1B adopt the draft agenda as presented. The motion was seconded. **The Motion PASSED (7 in favor, 0 opposed, 0 abstentions).** Motion passes.

**III. CONSENT AGENDA**

**A. Approval of the February meeting minutes**

**B. Two-minute comment time for Commissioners and community members**

- **MOTION:** Commissioner Jones moved that the full Commission amend the consent agenda to clarify two-minute comment time for Commissioners and community members, and a limit of one speech per speaker per topic. The motion was



seconded. **Discussion:** Commissioner Field asked to amend the committee minutes for February 1, 2024, to include votes to protest FireHouse that was 8 yeas, 0 nays, and 0 abstaining, for the record. Commissioner Kensek asked to amend the entire motion to allow for follow-ups and secondary questions. Chair Harris clarified that the Commission has always allowed for follow-ups. Commissioner Sycamore seconded Commissioner Kensek's suggestion on allowing for ample opportunity for responses. Chair Harris clarified again. Commissioner Trindade Deramo suggested that the Commission consider changing the comment-period rule based on each Commission meeting's agenda. Motion withdrawn. Chair Harris suggested the Commission have consistency on the timeframe. Commissioner Jones withdrew his motion.

- **MOTION:** Commissioner Jones moved that the Commission adopt the consent agenda amended as follows: first that the vote that Commissioner Fields mentioned, the vote to protest FireHouse, be properly noted in the minutes, and second that the two-minute comment time for commissioners and community members also include a limit of two speeches per speaker per topic. The motion was seconded. The motion **PASSED (7 in favor, 0 opposed, 0 abstentions)**. Parliamentary inquiry on the motion: The motion was to amend the consent agenda just for the March 2024 meeting.

#### IV. EXECUTIVE OFFICERS' REPORTS

##### A. Financial report

- No financial report.

#### V. COMMITTEE REPORTS

##### A. Committee on Alcoholic Beverage Regulations

- i. Eatopia Eatery | 1301 U Street NW Unit 111 (1B08 Cmsr. Harris) | Stipulated License | ABCA 127444
    1. Wants to open April 1, placard March 1
    2. Hours of operation: Mon. – Sun., 7 a.m. to 11 p.m.
    3. Total occupancy: 76 people
    4. Endorsements: Carry-out and delivery, live entertainment
    5. ABR Committee recommendation: **That the Commission endorse Eatopia Eatery for a stipulated license (4-0-0).**
-

**MOTION:** Commissioner Fields moved to support Eatopia Eatery in favor of receiving a stipulated license. The motion was seconded.

**The motion PASSED (7 in favor, 0 opposed, 0 abstentions).**

ii. The Box | 2015 14th Street NW (1B08 Cmsr. Harris) | DCMR| ABCA 127291

1. New license
2. Hours of operation: Mon. – Sat., 11 a.m. to 9 p.m.; Sun., 12 p.m. to 8 p.m.
3. ABR Committee recommendation: **That the Commission protest on the grounds of peace, order, and quiet, to include queuing (4-0-0).**

**MOTION:** Commissioner Fields moved that ANC 1b Protest the Box on the grounds of order of peace, order, and quiet. The motion was seconded. **The motion PASSED (5 in favor, 0 opposed, 2 abstentions).**

iii. Next regular meeting: Wednesday, March 20 at 7:00 p.m. via Zoom

#### **B. Committee on Economic Development**

- i. Reeves Center update expected at March meeting (no votes taken)
- ii. Social Housing discussion (no votes taken)
- iii. Performance parking and place-based entity (no votes taken)
- iv. The next meeting of ANC 1B's ED Committee is Thursday, March 21 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ED Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).
- v. Next regular meeting: Thursday, March 21 at 6:30 p.m. (third Thursday of the month)

#### **C. Committee on Public Safety and Community Engagement**

- i. Report from the Metropolitan Police Department (MPD)

**MOTION:** Commissioner Fields moved to have \$80 spent towards the community yoga event for ANC 1b. The motion was seconded. **The motion PASSED (6 in favor, 0 opposed, 0 abstentions).**

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- ii. Next regular meeting: Tuesday, March 12 at 7:00 p.m.

#### D. Committee on Transportation

- i. *(The committee did not meet in February.)*
- ii. If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at [1B04@anc.dc.gov](mailto:1B04@anc.dc.gov). Next regular meeting: Wednesday, March 13 at 7:00 p.m. (registration via ANC1B.org)

#### E. Committee on Zoning, Preservation, and Development

- i. Case #1
  1. Applicant: OPaL (for client)
  2. Contact: Sean Ruppert, [sean@opaldc.com](mailto:sean@opaldc.com)
  3. Property: 1235 W St NW (Square 0271 Lot 0079) (current zoning RA-2) (Greater U Street Historic District)
  4. Case number: (None yet assigned)
  5. Request of committee: Applicant has previously been before this committee for this same property. They had sought a zoning variance but that request was denied. The applicant is therefore presenting a new plan that does not require a zoning variance. The applicant expects that their new plan will require historic review and is asking the ZPD committee to review new plans for historic fit.
  6. SMD/Commissioner: 1B03, Commissioner Jamie Sycamore
  7. Committee recommendation: **Full ANC support of the application for the design at 1235 W St. NW with the provisions that the bay windows on the side be divided into two panes instead of a large single pane, and that the architect work at providing entrances that are not through the bay windows as best they can (4-0-0).**
    - **MOTION:** Commissioner Jones moved that ANC 1B support the proposed project at 1235 W St NW as presented, on historic grounds. The motion was seconded. **Move to AMEND:** Commissioner Sycamore moved to amend to strike the language “as best they can.” Discussion: Chair Harris clarified the language was not included in

Commissioner Jones' original motion. The amendment was withdrawn. The original motion was seconded. **The motion PASSED (4 in favor, 2 opposed, 0 abstentions).**

ii. Case #2

1. Applicant: 2Plys Architects
2. Contact: Adam Crain, AIA, (540) 818-5087, adam@2plys.com
3. Property: 2012 10th St NW (Square: 0332, Lot: 0090). SMD 1B02. U Street Historic District. Zoned ARTS-2.
4. Case number: HPA 24-093
5. Request of committee: Rear addition and 3rd & 4th floor addition to existing attached rowhome.
6. SMD/Commissioner: 1B02, Commissioner Sean Holihan
7. ZPD Committee recommendation: **Full ANC support for the height and massing of a third-story addition at 2012 10th St. NW as compatible with the historic district, and not support a fourth-story addition because of height and massing (3-1-0).**

**MOTION:** Commissioner Jones moved that ANC support the height and massing of a third-story addition at 2012 10th St NW as compatible with the historic district, but not support the fourth-story addition because it is incompatible with the historic district because of height and massing. **MOVE to AMEND:** Commissioner Trindade Deramo moved to amend by striking the last clause, "and not support a fourth-story addition because of height and massing." Commissioner Jones seconded the amendment. **The amendment PASSED (4 in favor, 1 opposed, 1 abstention).**

**MOTION AS AMENDED:** Commissioner Jones moved that the full ANC support the height and massing of a third-story addition at 2012 10th St NW as compatible with the historic district. The motion was seconded. **The motion PASSED (4 in favor, 1 opposed, 1 abstention).**

iii. Case #3

1. Applicant: Client: Cohabs; Architect: Square 134 Architects
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2. Contact: James Grasso, james@cohabs.com; Emilie Rottman, AIA, erottman@square134.com
3. Property: 216 T Street NW (Square: 3096 Lot: 0813), RF-1 Zone, Non-Contributing structure located in the LeDroit Park Historic District
4. Case number: Not yet assigned; applicant intends to file for the April Meeting of the HPRB.
5. Request of committee: Proposed third floor addition to existing non-contributing two-story multifamily building. Project seeks historical review at HPRB for proposed addition.
  - a. Applicant showed three possible design options for their proposed third floor addition.
    - i. Option 1 essentially repeats the second floor pattern onto the third floor.
    - ii. Option 2 “echoes” the second floor pattern onto the third floor with some minor changes and with a stone or concrete line separating the existing structure from the new part.
    - iii. Option 3 involves the third floor clearly departing from the existing pattern and using a different masonry pattern to differentiate the new third floor from the existing structure.
6. SMD/Commissioner: SMD 1B01, Commissioner Larry Handerhan
7. Committee recommendation: **Full ANC support of the application for conceptual design at 216 T St. NW; of the three options presented, option 1 is strongly recommended and preferred (as compatible with the historic district), option 2 is acceptable, and the preference is not to have option 3 used (4-0-0).**

**MOTION:** Commissioner Trindade Deramo moved to accept the ZPD recommendation, that the full ANC support the application for conceptual design at 216 T St NW; of the three options presented, option 1 is strongly recommended and preferred (as compatible with the historic district), option 2 is acceptable, and the preference

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is not to have option 3 used. The motion was seconded. **The motion PASSED (4 in favor, 1 opposed, 0 abstentions).**

- iv. The next meeting of ANC 1B's ZPD Committee is Monday, March 18 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ZPD Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

**VI. ADMINISTRATIVE**

- A. Registrar will post the vacancy notice for SMD 1B02 on March 8, 2024**

**VII. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS**

- A. Office of the Councilmember, Ward 1: Niccole Rivero**

- Niccole Rivero (Chief of Staff to Councilmember Nadeau) provided updates, and fielded questions from commissioners and community members.

- B. Office of the Mayor: Jerrod Allen, MOCRS**

- C. Commissioner announcements**

- D. Community announcements**

**VIII. NEW BUSINESS**

- A. Support for ANC 1E resolution 2024-0203, "Calling on DC Government to Develop a Budget and Plan for Reimagining and Enhancing KC Lewis Fields" (Cmsr. Handerhan)**

- **MOTION:** Commissioner Handerhan moved that ANC 1B support the resolution passed by ANC 1E regarding the revitalization of the KC Lewis site. The motion was seconded. **The motion PASSED (6 in favor, 0 opposed, 0 abstentions).**

- B. Letter of support for BETA Academy, 1353 Florida Ave. NW (Cmsrs. Trindade Deramo and Sycamore)**

- **MOTION:** Commissioner Trindade Deramo moved that ANC 1B provide a letter of support for BETA Academy in its grant application to DMPED and authorize Commissioners Sycamore and Trindade Deramo to draft the letter and circulate for signature. The motion was seconded. **The motion PASSED (6 in favor, 0 opposed, 0 abstentions).**

**IX. ADJOURNMENT - at 8:49pm**

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## ABCA Committee

Wednesday, March 20, 2024

### 1. Welcome- 7:04 p.m.

### 2. Roll Call and Introduction of Members

Committee Members	Present	Committee Members	Present
Cmsr. Ashleigh Fields 1B07	x	Karen Gaal	
Cmsr. Tucker Jones		Andre Ory	
		Frank Chauvin	x
		Aileen Johnson	x

### 3. New Business

- Q&A with ABCA representatives
  - Only protest body is the ANC
  - ANC must be affected within 600 feet of the establishment
  - You can still have a settlement agreement
  - Cannabis establishments cannot be within 400 feet of each other
  - Cannabis licenses cannot be in 300 feet of a school or DPR parks, inherited requirement from DC health

- If the school or park is within a commercial zone, a license can be approved
- Unlicensed cannabis suppliers could apply for medical licenses until Jan. 20, 4 applications were filed in ANC1B
- Social equity applicants from march 1 to april 1 does not have to adhere to school exception
- Enforcement has started, ANC 1B is the place where enforcement actions are taking place
- DLCP, DOB, DC Health and ABCA are enforcing agencies, edibles/the infused products need approval from DC Health and they must have food licenses, DC Health can embargo cannabis infused products, those without a license can receive infractions, DLCP can enforce on those without a business license and can enforce DC flavored tobacco laws, flavored tobacco cannot be within 400 feet of a school, DOB can enforce on certificate of occupancy, ABCA can issue written warnings in addition to cease and desist orders, fines starting at \$10,000 to the establishment and commercial property owners under Medical Enforcement Amendment Act of 2024

**4. License Review:**

License Number: ABRA-019710

Applicant: F. K. T. Enterprises, Inc.

License Class/Type: A / Retail - Liquor Store

Trade Name: Florida Liquors SMD: 1B05

Address: 2222 14TH STREET NW

Hearing: May 20, 2024 File Date: 4/29/24

Collected opinions without a quorum there were 3 in favor, 0 abstaining, 0 against

License Number: ABRA-117375

Licensee: VentureForth, LLC

Trade name: Capital Care

License: Medical Cannabis Renewal

Address: 1115 U Street N.W. ANC: 1B08

Contact: Eden Mohammed: (202) 200-4997, [info@eatopiaeatery.com](mailto:info@eatopiaeatery.com)

Hearing: May 20, 2024 File Date: 4/29/24

2 in favor, 1 abstaining, 0 against



License Number: ABRA-127779  
Licensee: V14 Investments, LLC  
Trade Name: V Street Lounge  
License Class: Retailer's Class "C" Tavern  
Address: 2100 14th Street, N.W. ANC: 1B05  
Contact: Jeff Jackson: (202) 251-1566, jjharlem112@gmail.com

Hearing: May 13, 2024 File Date: 4/22/2024

Committee requested more information

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License Number: ABRA-111473

License Class/Type: A / Retail - Liquor Store

Applicant: G & G Fine Spirits, LLC  
Trade Name: Gallagher & Graham Fine Spirits

Address: 1939 12TH STREET NW ANC: 1B08

Hearing: May 13, 2024 File Date: 4/22/2024

3 in support, 0 abstain, 0 against

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License Number: ABRA-127444

Licensee: Eatopia Eatery, LLC

Trade name: Eatopia Eatery

License: Retailer's Class "C" Restaurant

Address: 1301 U Street, N.W., #111 ANC: 1B08

Contact: Eden Mohammed: (202) 200-4997, info@eatopiaeatery.com

Hearing: May 6, 2024 File Date: 4/15/2024

2 in favor, 0 abstaining, 0 against

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## 5. Other Business

- Firehouse Settlement Agreement Review

## **6. Committee Member Announcements**

## **7. Community Member Announcements**

**Meeting adjourned: 8:32 p.m.**

The ABCA Committee meets every second (3rd) Wednesday of the month (except on holidays) at 7 p.m. online, virtually, through Zoom. The next meeting is April 16, 2024. Contact Committee at: [1b07@anc.dc.gov](mailto:1b07@anc.dc.gov) | On the web at: [ANC1B.org](http://ANC1B.org)

## SETTLEMENT AGREEMENT

This Settlement Agreement (the “Agreement”) is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by and between Seven Lanes LLC t/a Firehouse DC (the “Applicant” or the “Licensee”) and Advisory Neighborhood Commission 1B (“ANC 1B”), collectively the “Parties,” pursuant to D.C. Code § 25-446.

### RECITALS

WHEREAS, the Applicant applied for a medical cannabis retailer license, (ABCA-126791), with a delivery endorsement (“License”) at 912 U Street NW, Washington, D.C. 20001 (the “Premises”). The Premises was placarded on December 29, 2023.

WHEREAS, the Applicant and ANC 1B desire to enter into this Settlement Agreement (“Agreement”) pursuant to D.C. Official Code § 25-446 to address concerns related to peace, order, and quiet and to eliminate the need for a Protest Hearing regarding the License application;

WHEREAS, Parties request that the Alcoholic Beverage & Cannabis Board (“ABC Board”) approve the Applicant's License application conditioned upon Applicant's compliance with the terms of this Agreement; and

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants set forth below, the Parties agree as follows:

### AGREEMENT

1. **Recitals Incorporated.** The recitals set forth above are incorporated herein by reference.
2. **Nature of Business.** The Applicant has applied for a medical cannabis retail license to provide medical cannabis products to qualifying patients. The Applicant intends to operate subject to the terms and conditions of its license, permit or endorsement issued by the Board.
3. **Hours of Operation.**
  - a. The Applicant’s hours of operation will be from 9 a.m. to 10 p.m. daily.
  - b. The Applicant will be open for medical cannabis retail sales from 11 a.m. to 8 p.m. daily.
  - c. The Applicant will maintain visible signage at the entrance to the Premises that clearly identifies the hours of operation for medical cannabis retail sales.
4. **Noise.** The Applicant will take reasonable steps to ensure that there are no sounds, music, noises, bass or vibrations emanating from the Premises that would be audible in any residences in the vicinity of the Premises.

**5. Deliveries.** The Applicant will require all of its vendors, including other medical cannabis licensees, to make all deliveries no earlier than 9 a.m. and no later than 7 p.m. daily. The Applicant will encourage all vendors to park only in designated delivery areas. The Applicant will inform all vendors that parking outside of the designated delivery area is illegal and shall not knowingly accept deliveries from vendors parked outside of the designated delivery area.

**6. Notice and Enforcement of Ban on On-Premises or Outdoor Consumption of Cannabis.** The Applicant will post signage at the front entrance to the Premises, which states: “Smoking, ingesting, or consuming medical cannabis on the premises is strictly prohibited.”

The Applicant will further advise qualifying patients, either verbally or by written notice at the time of purchase, that medical cannabis can only be consumed in a residence or a safe use treatment facility and cannot be consumed on a street, sidewalk, or in a public place. If the Applicant, its employees, or agents know that a person has consumed alcohol, cannabis, medical cannabis, or narcotics within 100 feet of the Premises on public space, the Applicant shall report the incident to the Metropolitan Police Department (“MPD”).

**7. Prevention of Illegal Cannabis Sales.**

- a. The Applicant and its agents must request that all qualified patients seeking to purchase medical cannabis from the licensee show a valid identification before distributing medical cannabis to the qualified patient or caregiver. If a patient or caregiver fails to show valid identification, then the Applicant is prohibited from distributing medical cannabis to the patient or caregiver.
- b. When the Applicant permits or allows caregivers or patients under the age of 21 into the Premises, the Applicant or its agents must perform at least one identification check at the time the patient or caregiver attempts to purchase or obtain the medical cannabis. Once the Applicant or its agents confirm that the patient or caregiver is legally permitted to obtain medical cannabis, no additional identification checks will be required under this subsection.
- c. The Applicant will report all attempts by unqualified persons to purchase medical cannabis illegally to Alcoholic Beverage & Cannabis Administration (“ABCA”) and the MPD.

**8. Maintenance of Public Space.** The Parties acknowledge that various commercial businesses and residents are located in close proximity to the Premises. The Applicant will ensure that the public sidewalk (up to and including the curb) in front of the Premises, including sidewalk planters, remains free of litter, bottles, cans, cigarette butts, trash and other debris at least twice daily during the Applicant’s hours of operation. To curtail nuisances related to cigarette smoke the Applicant agrees to post signage at the front entrance to the Premises, which states “No Smoking within 25 feet of the Entrance.” The Applicant will make reasonable efforts to remove snow and ice on the public sidewalk abutting the Premises, in compliance with D.C. Code § 9-601(a) and (b).

**9. Managing Trash and Recycling.** The Applicant will contract with a trash and recycling contractor to provide appropriate containers for trash and recycling designed to prevent rodent intrusion. The Applicant will require its trash and recycling contractors to pick up trash and recycling no earlier than 7 a.m. and no later than 7 p.m. daily. The Applicant will comply with all ABCA regulations regarding the disposal of medical cannabis waste.

**10. Rodent and Vermin Control.** The Applicant will contract with a professional, licensed rodent, pest, and vermin control company to provide control, as necessary, for the interior and exterior of the Premises.

**11. Cooperation in Stemming Illegal Activity in the Vicinity of the Premises.** To the full extent permitted by law, the Applicant will discourage illegal activities, including the consumption of cannabis, medical cannabis and alcohol, in the vicinity of the Premises. The Applicant will use commercially reasonable efforts to prohibit illegal or disruptive activities in the vicinity of the Premises and will maintain contact with the MPD and ABCA as appropriate.

**12. Responding to Incidents in the Vicinity of the Premises.** The Applicant shall comply with all existing laws and regulations related to documenting and reporting violent/threatening incidents, medical emergencies, and fire safety emergencies which occur inside the Premises to ABCA, the MPD, and other government agencies in accordance with any time period mandated by law if known. The Applicant shall also require employees to document and report violent/threatening incidents, medical emergencies including overdoses associated with the use of illegal drugs, and fire safety emergencies, which occur in the vicinity of the Premises to ABCA, MPD, FEMS, or other appropriate government agency within 24 hours of the incident, if known. The reporting requirements contained in this Section shall be satisfied by using 311 or 911 to report the incident.

**13. Behavior of Qualifying Patients.** During the hours of operation, the Applicant will make commercially reasonable efforts, through signage or other means, to prevent qualifying patients from causing noise or disturbances, in front of, or immediately adjacent to the Premises as they enter and exit the Premises. The Applicant will take reasonable measures to prevent a qualifying patient that is behaving in an unruly or disruptive manner from entering the Premises; and will refuse to sell medical cannabis to any qualifying patient that exhibits unruly or disruptive behavior while inside the Premises.

**14. Parking and Traffic Mitigation.**

- a. The Applicant will discourage its employees from parking their vehicles illegally.
- b. The Applicant will discourage its employees, vendors, and qualifying patients from parking their vehicles illegally in areas with time limited or resident-only parking.
- c. The Applicant will encourage its employees to use public transportation, walk, electronic-cycle, or bicycle to the Premises.

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- d. The Applicant shall encourage vendors and contractors to park legally and, as reasonably necessary, work with DDOT, DPW, or other appropriate District agency to resolve issues related to illegal parking by its vendors.
- e. The Applicant will notify qualifying patients, on its website, interior signage, or through other advertising or marketing, that parking in the vicinity of the Premises is extremely limited and will encourage qualifying patients to utilize public transportation, bicycle, electronic-cycle, or walk to the Premises.

**15. Availability of Settlement Agreement.** The Applicant agrees to make copies of this Agreement available at Premises at all times and will ensure that its employees are familiar with the terms of this Agreement.

**16. Security Plan.** The Applicant shall comply with the terms of its Security Plan on file with the ABC Board.

**17. Compliance with ABCA Regulations.** The Applicant will abide by all D.C. Code provisions and ABCA regulations related to the ownership and operation of a medical cannabis licensee. Any reference to specific laws and regulations in this Agreement is meant for informational purposes only. ANC 1B does not intend for a violation of any DC law or regulation to also be considered a violation of this Agreement.

**18. Participation in the ANC Meetings.** The Applicant is encouraged to attend or send a representative, from time to time, to meetings of ANC 1B's ABC Licensing Committee.

**19. Community Engagement.** The Applicant is encouraged to hire members of the community and participate in community events. The Applicant is encouraged to regularly engage with organizations that serve the community.

**20. Binding Effect.** This Agreement will be binding upon and enforceable against the successors or assigns of the Applicant.

**21. Notice and Opportunity to Cure.** If ANC 1B considers the Applicant to be in breach of this Agreement, and before ANC 1B seeks intervention by another D.C. government entity, and as a condition precedent to seeking enforcement of the Agreement, ANC 1B agrees to give Applicant 10 calendar days' notice and opportunity to cure. If the Applicant fails to begin the cure during those 10 calendar days, such failure will constitute cause for ANC 1B to file a complaint with the ABCA. Any notices required to be made under this Agreement will be made in writing and sent via email to the Parties' or their designated representatives at the addresses below:

**If to the Applicant:**

Kinner & McGowan PLLC  
[mkinner@kinnermcgowan.com](mailto:mkinner@kinnermcgowan.com)

3/21/24

jmcgowan@kinnermcgowan.com

**If to ANC 1B:**

Advisory Neighborhood Commission 1B

[1B02@anc.dc.gov](mailto:1B02@anc.dc.gov)

Any party may change its notice address by written notice to the other. Failure to give notice shall not constitute a waiver of or acquiescence to the violation, but notice will be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action related to this Agreement.

**22. Entire Agreement.** This Agreement replaces, in full, any previous agreements between Applicant and ANC 1B.

**23. Counterpart; Facsimile Signature.** This Agreement may be executed in two or more counterparts which together shall constitute a single agreement. Execution of this Agreement may be made by any electronically transmitted signature, which shall constitute an original signature.

**24. Modifications.** This Agreement constitutes the only agreement between the Parties and may be modified only by the written agreement of the Parties.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

**ADVISORY NEIGHBORHOOD COMMISSION ANC 1B**

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**By:** Sean Holihan

**Title:** Advisory Neighborhood Commissioner, 1B02

**THE APPLICANT**

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**By:** Cheng-da Jonathan Liu

*DRAFT Seven Lanes LLC Settlement Agreement*  
*3/21/24*

**Title:** Seven Lanes LLC t/a Firehouse





## ANC 1B Economic Development Committee

March 21, 2024

Welcome

Roll call

Committee member	Present
Cmsr. Chair Tucker Jones (1B09)	Yes
Community Chair Krishna Kumar (1B03)	Yes
Tania Shand (1B02)	Yes
Frank Chauvin (1B02)	Yes
Howard Kurtzman (1B04)	Yes
Karen Gaal (1B05)	No
André Denegri (1B07)	No

Main agenda

- Potential dog park at 625 T St NW
  - Neighbor Parker Griffin presented the case for a dog park at 625 T St NW. The property is owned by the city.
  - The adjacent property owner had a license to use it from the city on the condition that it be used and maintained, but that license has lapsed due to non-use and non-maintenance.
  - At this time there is no design for a dog park. The first step is to determine whether the community wants a dog park at all – not what it
  - The site meets the Department of Parks and Recreation’s requirements for a dog park.
  - Mr. Griffin believes this would be a good way to activate the block in a positive way.
  - Several neighboring business owners and managers as well as the Westminster Neighborhood Association have submitted letters of their support.

- Committee members were generally in favor. There was some discussion about process and details, but at the conceptual level, all members who spoke spoke in favor of the idea of a dog park at that site.
- Co-chair Kumar introduced a draft resolution in favor of a dog park at 625 T St NW. Committee members made minor changes before calling for a vote.
- **Committee member Tania Shand moved that ANC 1B's economic development committee recommend that the full ANC the draft resolution in favor of a dark park at 625 T St NW. The motion was seconded. The motion passed (4 in favor, 0 against, 0 abstaining).**
- DMPED update re: Reeves Center process
  - Mr. Whit Smith from DMPED joined to discuss the Reeves Center updates.
  - Co-chair Cmsr. Jones noted that at a DMPED oversight hearing in February, DMPED listed the Reeves Center as needing rezoning. He asked to hear more about the zoning in particular and about the project in general.
  - For background, the winning bid for the reconstruction of the site was selected in the first half of 2023.
  - Mr. Smith said that DMPED is in the middle of negotiating with the developer a land disposition agreement (LDA). That will be part of a package that will be submitted to the DC Council for their review and hopefully approval. Then there is a two-year period for a disposition. At the end of that period the property will convey as a lease to the developer.
  - Mr. Smith said that they hoped to have an LDA package ready to go before the council in September or October of this year (2024) for them to vote on.
  - Mr. Smith noted that the site has two zones. Part is RA-2 and part is ARTS-4. The ARTS-4 zone allows significantly more density than the RA-2 district. At this point the developer has not provided a final design so whether a zoning change is needed (and if so how much of one is needed) is not yet determined.
  - Mr. Smith acknowledged that a map amendment (the process of changing the zoning for a piece of land) can be a lengthy process. The idea is that if one is needed, it would take place during the two-year disposition process. The estimated timeline for a map amendment would be approximately 10-12 months.
  - Mr. Smith noted that during the two-year period between Council approval of disposition and the execution of the disposition itself, processes like testing, environmental, survey of existing structures, and other analytical and data-gathering activities may occur.
  - Mr. Smith noted that occupants of the property are expected to leave by the end of this year. This includes the Post Office branch located there and the other DC offices.
  - Mr. Smith noted that special attention is paid to the farmers market that gathers at the Reeves Center, and that the developer is looking for ways to maintain its activity at or near the site.
  - No motions were made and no votes were taken.
- Continued discussion on performance parking, placemaking, parking benefits district

- There was some discussion for this but further discussion will take place at the next meeting to allow someone from CM Nadeau's office to attend.
- Vacant Property Caucus
  - Committee member Howard Kurtzman gave updates on his meetings with Commissioner Jeremy Sherman (1A04) and others who are interested in this topic.
  - No motions were made and no votes were taken.
- Other business
  - Committee member Frank Chauvin spoke about the 9<sup>th</sup> St NW moratorium on new alcohol licenses and some specific parts he sees as inadequate. No motions were made and no votes were taken.
  - Committee member Frank Chauvin spoke about the Duke Plan. Co-chair Jones asked Mr. Chauvin and Mr. Kumar to work together to consider next steps for the committee and the ANC and to put together a plan about what good leadership would look like on this topic – what questions to ask, who to ask them, what the ANC should be doing. No motions were made and no votes were taken.

[DRAFT] RESOLUTION IN FAVOR OF A DOG PARK AT 625 T STREET NW

WHEREAS, The Duke Plan calls for a vibrant cultural center focused on the Howard Theatre, and the sub-district properties will be programmed to complement and support a “complete” destination with restaurants, outdoor café, music clubs, bars, bookstores, art galleries, modest priced retail and other destination uses; and

WHEREAS, The District purchased a vacant property, a former used car lot at 625 T St. NW, to redevelop as part of the Greater Shaw framework plan, which 1,963 sq. ft parcel (lot 0440 sq. 0025) was sold to the District June 7, 2012, for \$775,000; and

WHEREAS, the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) has tried to use 625 T Street as a venue for outdoor dining and added a mural; and

WHEREAS, community members have proposed turning 625 T Street into a dog park; and

WHEREAS, due to the high density of this neighborhood, there are 1,107 apartment units within 1,000 ft of the proposed location of the dog park, which increases to 1,699 units if we extend that radius to 1,500 ft (inclusive of many affordable homes in the area: these numbers are only reflective of the major apartment buildings in the area and do not account for the number of smaller residences and single-family homes directly around the area); and

WHEREAS, ANC 1B Economic Development Committee at their meeting of March 21, 2024, heard from supporters of the dog park and local businesses;

THEREFORE, BE IT RESOLVED by ANC 1B of the District of Columbia that:

1. The use of 625 T Street as a dog park would fulfill many of the goals of the Howard Theater subdistrict of the Duke Plan by increasing foot traffic and making the subdistrict a more complete destination during the day; and that
2. There is a continued need for more dog parks in and near ANC 1B in addition to the nearby LeDroit, Shaw, and Bundy dog parks; and that
3. DMPED should work with the Department of Parks and Recreation (“DPR”) in order to begin planning and work; and that
4. The proposed park needs security upgrades to increase the number of users during the day and to make sure it is used appropriately at night; and that
5. We support the application of the “Friends of the North Shaw Dog Park” to DPR to start the planning of the park.



## Public Safety and Community Engagement Committee

Tuesday, March 12, 2024

### Meeting Minutes

#### 1. Welcome-

#### 2. Roll Call and Introduction of Members

Committee Members	Present	Committee Members	Present
Cmsr. Ashleigh Fields 1B07	x	Committee Member David Valk	
Committee Chair Gabriella Savelli	x	Committee Member Kaitlyn Kline	
		Committee Member Karen Gaal	x

#### 3. Public Safety Update/Statistics- Lt. Anna De Roo

- Secure DC came out yesterday, went into effect last night
- Drug free zones can be for 5 days and after that will need to move to a different location
- More than 2 people congregating known to be using drugs can be asked to move on and if they return they can be arrested
- 6th and 7th District can have drug free zone areas first and after the initial roll out, other areas will be designated, 7th and T has been highlighted with a high need
- Carjacking statute has changed, there's a difference between keys being stolen and an actual car
- Thefts committed in between 30 days can be combined in amount stolen can be raised to

- a felony theft charge which would lead to heavier consequences
- YTD they have recovered 57 guns in the 3rd District
- 1 carjacking on 500 T street on March 3, opportunity theft

#### **4. Community Engagement Proposed Events**

- Funding for Community Yoga (March 31)

#### **5. New Business**

- Sponsorship application from VT Gardens
- Karen Gaal motioned to support a sponsorship request from VT Gardens, Gabriella Savelli seconded, the motion passed, 3 yeas, 0 nays, 0 abstaining
- Sponsorship application from Art All Night U street, discussion tabled by the Committee due to further questioning
- Safety Awareness event MPD Randy Rogers

#### **6. Other Business**

#### **7. Committee Member Announcements**

- Community Faith Walk - **March 28** Mount Pleasant Baptist Church staging at 12:30 and starts at 1:00 p.m.

#### **11. Community Member Announcements**

##### **Meeting Adjourned 8:00 p.m.**

The Public Safety and Community Engagement Committee meets every second (2nd) Tuesday of the month (except on holidays) at 7 p.m. online, virtually, through Zoom. The next meeting is April 9, 2024. Contact Committee at: [1b07@anc.dc.gov](mailto:1b07@anc.dc.gov) | On the web at: [ANC1B.org](http://ANC1B.org)



## Transportation Committee

March 13, 2024 at 7 PM

### Agenda

#### I. Welcome

#### II. Roll Call and Introduction of Members

Committee Members	Present
Brian Dofflemyer, 1B09	
Ben Klemens, 1B02	X
Sharon Dreyfuss, 1B03	
Harry Quinton, 1B04	
Karen Gaal, 1B05	
Alan Kensek, 1B05	X

#### III. U Street Performance Parking Resolution

- David Lipscomb of DDOT's curbside management team gives a brief presentation on the U Street performance parking zone, its interim state, and the boundaries.
- Commissioner Lakatos opens the floor for questions.
- Commissioner Kensek asks about short term parking.
- Commissioner Lakatos asks about timeline and David responds that there is until the end of the fiscal year.
- Audience member asks what the boundaries are.
- Commissioner Lakatos asks about rezoning blocks
- Audience member asks why the boundaries are what they are.
- Commissioner Lakatos asks about potential automated enforcement systems.

#### IV. New Business/Community Announcements

#### V. Meeting Adjournment and Next Meeting

- Next Meeting: April 10, 2024



# ANC 1B Zoning, Preservation, and Development (ZPD) Committee

Monday, February 18, 2024, 6:30pm via Zoom

## Agenda

1. Roll call and introduction of members

Committee Members	Present	Committee Members	Present
Chair Cmsr. Tucker Jones (1B09)	Yes	Karen Gaal	No
Jason Bello	No	Joel Heisey	No
Frank Chauvin	No		

2. Known business
  - a. The committee did not have a quorum, so no official business was discussed.
  - b. There was no known business on the agenda.
  - c. Chair Cmsr. Jones answered community questions related to ZPD topics broadly, such as where to learn more about zoning.



## Resolution in Opposition to the Initiative Amendment Act of 2023

**WHEREAS**, The voters of the District of Columbia enjoy the right of initiative, *i.e.*, the ability to “propose laws (except laws appropriating funds) and present such proposed laws directly to the registered qualified electors of the District of Columbia for their approval or disapproval,” as guaranteed in the Home Rule Act of 1973, as amended;<sup>1</sup> and

**WHEREAS**, The right of initiative in the United States is an important legacy of the Progressive Era, when reformers established the initiative process and used it to implement landmark democratic policies, such as primary elections, direct election of United States senators, home rule for municipalities, permanent voter registration, fair apportionment, labor rights and protections, women’s suffrage, elimination of poll taxes, and environmental protection, *inter alia*;<sup>2</sup> and

**WHEREAS**, The right of initiative has served since that time as “a safeguard against the concentration of political power in the hands of a few” and “a means of putting new ideas on the political agenda”;<sup>3</sup> and

**WHEREAS**, The right of initiative is not enjoyed by citizens in all jurisdictions in the United States, with roughly one-half of states offering their voters no ability to participate in direct democracy through the mechanisms of initiative or referendum; and

**WHEREAS**, The right of initiative, in many jurisdictions where it does exist, has been under sustained attack by officials and vested interests, as “part of a larger antidemocracy blueprint” to “suppress the will of voters and undermine democratic processes,” including but not limited to efforts to impose additional requirements for ballot qualification, to raise the approval percentage for adoption, to require passage in multiple successive elections, to levy filing fees, to limit initiatives to a single subject, to empower state officials to unilaterally block initiatives from appearing on the ballot, and to restrict judicial interpretation of laws passed by initiative;<sup>4</sup> and

**WHEREAS**, On September 18, 2023, Councilmembers Phil Mendelson and Anita Bonds introduced in the Council of the District of Columbia a bill entitled “Initiative Amendment Act of 2023” (B25-0475), hereinafter “the proposed Act”; and

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<sup>1</sup> D.C. Code § 1–204.101(a).

<sup>2</sup> David D. Schmidt, *Citizen Lawmakers: The Ballot Initiative Revolution* (Philadelphia: Temple University Press, 1989), 15–20.

<sup>3</sup> Schmidt, 25–26.

<sup>4</sup> Sara Carter, Alice Clapman, and Alexi Comella, “Politicians Take Aim at Ballot Initiatives,” Brennan Center for Justice, January 16, 2024, <https://www.brennancenter.org/our-work/research-reports/politicians-take-aim-ballot-initiatives>.

**WHEREAS**, The proposed Act seeks to restrict the right of initiative by codifying an interpretation of the Home Rule Act’s exclusion of “laws appropriating funds” that would disallow all “proposals that would have a fiscal cost” of any sort;<sup>5</sup> and

**WHEREAS**, Nearly any new law can be construed to entail a fiscal cost in the course of its implementation, such as the expenditures for outreach and education that typically accompany a change in public policy; and

**WHEREAS**, The District of Columbia Court of Appeals has interpreted the “laws appropriating funds” exception on multiple occasions, finding that “[a]ll that the ‘laws appropriating funds’ exception actually means, in the concrete, is that the people may not seek, through the initiative, to propose and pass an actual budget request act . . . as the Council’s deliberations on the Charter Amendments make clear”;<sup>6</sup> and

**WHEREAS**, The District of Columbia Court of Appeals has further found that the “legislative history of the exception . . . shows that the Council did not exclude a matter from the initiative right because of its prospective fiscal impact,” and that “to construe the exception in [such a] manner . . . would be to effectively write the initiative process out of existence”;<sup>7</sup> and

**WHEREAS**, The proposed Act, by so construing the exception, would in fact “effectively write the initiative process out of existence”; therefore

**BE IT RESOLVED**, That this Advisory Neighborhood Commission opposes the proposed Initiative Amendment Act of 2023 (B25-0475) and urges the Council of the District of Columbia to do the same; and

**BE IT RESOLVED**, That Advisory Neighborhood Commission 1B calls upon the Council of the District of Columbia to protect and defend the right of initiative as a fundamental democratic right of the people of the District of Columbia to participate in the making of laws to which they are bound.

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<sup>5</sup> Phil Mendelson, “Statement of Introduction,” September 18, 2023, <https://lms.dccouncil.gov/downloads/LIMS/53793/Introduction/B25-0475-Introduction.pdf?Id=174940>.

<sup>6</sup> *Convention Center Referendum Committee v. District of Columbia Board of Elections & Ethics*, 441 A.2d 926 (D.C. 1981).

<sup>7</sup> *District of Columbia Board of Elections & Ethics v. District of Columbia*, 520 A.2d 674, 676 (D.C. 1986). See also *District of Columbia Board of Elections & Ethics v. District of Columbia*, 866 A.2d 795 (D.C. 2005), where the Court held that “[i]nitiatives can . . . ‘propose authorizing legislation that the Council could enact,’ raise revenues without directing their allocation, or ‘contain a ‘non-binding policy statement’ that revenues should be allocated for specified purposes,” citing *Hessey v. District of Columbia Board of Elections & Ethics*, 601 A.2d 19 (D.C. 1991) (en banc).