

ADVISORY NEIGHBORHOOD COMMISSION 1B

Government of the District of Columbia

Columbia Heights / LeDroit Park / Shaw / University Heights

MINUTES

3 April 2003, True Reformer Building, 1200 U Street NW

Attending: Commissioners Guyot, Spalding, Hammonds, Thomas, Houston, Butler, Wilson, Glover, Skinner

Absent: Commissioner Esters

Meeting was called to order by Chairperson Thomas at approximately 7:05 PM

Secretary's Report: Permission was requested to expand notification of ANC1B meetings to the announcement section of local newspapers, and it was unanimously adopted. Resignation of Commissioner Arabella Littlepage from 1B11 triggered the following calendar: publication in the DC Register on Friday, April 11th, signature petitions should be available at the DC Board of Elections on Monday, April 14th, signed petitions should be at the BOE by Sunday, May 4th, challenge and inspection period ends May 10th, election can be held at our meeting on June 5th. Commissioner Guyot requested that the election be held in the single member district & the Commissioners agreed to do so. Minutes from the March 6, 2003 meeting were adopted unanimously (9-0-0).

Treasurer's Report: No change since the last reporting period showing a current balance of \$80,541.92. Treasurer's report was adopted unanimously (9-0-0). Expense report from Secretary for supplies in two parts for \$74.19 and \$66.44 and both were approved unanimously (9-0-0). Notification that the March grant approved to the DC Taekwondo

Association was denied by DC Corporation Counsel because the ANC's are prohibited from funding travel outside of the metropolitan DC area. Commissioner Guyot asked that the Commission review the ruling, since we have previously funded the same group for the same travel expenses with no prohibition from Counsel's Office. Treasurer Glover explained that the overseeing analyst has changed, and that his interpretation differed from the previous analyst.

ANC1B Town Hall Meeting: Commissioner Skinner was not present, and consideration was postponed.

Fernando Rivero was present from Councilmember Graham's office, and he offered to stay through the meeting and take any comments from constituents to the Councilmember's office.

Presentation by PN Hoffman regarding PUD for 14th Street between V & W Streets. Applicant stated that they were seeking support of the concept for their presentation before the Historic Preservation Review Board, and support for their application for a Planned Unit Development (PUD). Applicant said that they are a District based developer and have done thirty projects; however, this would be their first project inside ANC1B's boundaries. Applicant stated that they have not displaced anyone in any of their projects, and pride themselves on working cooperatively with the neighborhoods in which they are building. Applicant described the land as an assemblage of properties purchased from George Galish (approximately 80% of the area) and two splintered WMATA parcels. Existing buildings on the site include two historically recognized warehouses that will be adapted for reuse and one condemned building on 14th Street which will be razed. The site is severely contaminated from its previous history as a Pepco substation and a chrome plating facility and will necessitate extensive remediation including removing and burning the soil. Developer stated that it would be possible to develop the Galish properties separately by matter of right, but that coordinating the Galish and WMATA sites made for a better integrated and more rewarding design. WMATA sites include areas that are unbuildable due to the Metro tunneling, and they are also contaminated sites requiring remediation. The full assemblage of the parcels nets approximately two acres and they projected building 280,000 square feet, however, through the PUD process they can add approximately 35,000 square feet and add fifteen feet of height along the 14th Street corridor. They are projecting retail on the 14th Street ground floor wrapping into the gallery entering the adapted warehouse portion of the project. The adapted condominiums in the adapted warehouse portion will be marketed (market rate) as including live work opportunities. Developer pledged to work with the 14th & U Main Streets Initiative to seed fund a Ready Willing and Able program at approximately \$10,000 per year for five years and have already contacted Carol Felix to facilitate the program. The retail component is

projected at approximately 24,000 square feet and is projected to employ in the vicinity of sixty people, and have initiated contact with Trader Joe's as a possible tenant. Developer will also be providing an affordable housing component of approximately one million dollars. Through the PUD process they will gain about thirty units and depending on the criteria selected by ANC1B will provide between seven and fifteen affordable units. The number of affordable units would be determined by the income standards applied; at \$32,000 resulting in seven units, at \$50,000 resulting in ten units, and at \$67,000 resulting in fifteen units. All have been designed at 750 square foot two bedroom units. Any combination of income standards and resulting units can be accommodated from the projected total allotment. Full matrix of market prices would be addressed in the project: 40% of units would sell at under \$300,000; \$300,000 to \$400,000 would represent 45%, and over \$400,000 at 15% of the units. Currently all units will be condominiums, but if market forces allow some units might be developed as rentals. SKI Architect's representative described the design of the project. Incorporating the interior warehouse led to the choice to build two sections on 14th Street connected by an upper level bridge, which allowed a larger pedestrian access into the interior development. The multilevel mews area will be connected to the 14th St. buildings, and will be accessed through upper level connecting bridges and walkways. Plans for parking currently are projected at approximately 250 spaces, and will be located below the 14th Street buildings and also at street level in the southern of the mews adaptations. Alley access to the parking has been expanded to allow for two way traffic, with a cobblestone surface contemplated to slow traffic. Materials & color have been chosen to minimize the massing along 14th Street and also in the mews buildings.

Commissioner Spalding requested clarification on the building in alley lots provisions of the DCMR, and developer responded that through the PUD process the entire development would be considered one building with an address on 14th Street obviating the restrictions of alley building regulations. Commissioner Spalding asked for clarification on the remediation entailed costs, and developer estimated that removing and burning the contaminated soils is projected to cost two to three million dollars. Commissioner Wilson asked about the location of affordable units, and developer stated that the interior designs were not completed, but that they would be integrated with the market rate units. Commissioner Thomas asked for a review of the matrix of pricing, and developer indicated that they are currently marketing smaller (400 to 500 square foot) units at some current developments with pricing from the mid 100's and that if there were market demand they would consider doing so in this development. Commissioner Butler asked about the small number of affordable units, and developer responded that the PUD allows for an additional thirty units above the matter of right allowances, and that of those thirty additional units they will commit seven to fifteen of the units to affordable housing.

Commissioner Guyot reminded the Commission that ANC1B had previously agreed to consider \$32,000 as the bar for affordability, and that he's not interested in what deals had been made with Main Street, Gain Street or Hain Street but in how he can answer to the people who vote for him. That out of 250 condominiums how many have you delivered to

us? And that he doesn't want to run for election saying that he only delivered seven. The developer is not giving anyone who buys a condominium a thing, that unless he gets ANC1B's support there will be no PUD. We have a right to negotiate this way, and we should not negotiate any other way. Fifty percent of nothing is nothing; we are asking for twenty-five units at the \$32,000 income target, and that if you can deliver this then we will unanimously vote for your project. Commissioner Guyot made a motion that we be assured that there will be twenty-five two bed condominiums at \$32,000 in this development, and will be completed and sold at that amount. Motion was seconded. Commissioner Glover asked that the developer be given an opportunity to explain why he can't do this. Developer stated that he can't do it and won't do it. Commissioner Guyot said that that settles the issue. The developer stated that the economics just wouldn't stretch to allow the proposal. Developer said that he was "putting his cards on the table" and not interested in traditional extended negotiations, and that the marginal expansion allowed by the PUD limited his offer on affordable housing. Commissioner Wilson asked about community involvement and outreach, and developer responded that they have been attending ANC1B meetings, door to door in the neighborhood, met individually with ANC1B Commissioners, met with the Cardozo Shaw Neighborhood Association, met with the 14th & U Main Streets Initiative, and the U Street Business and Arts Coalition. Commissioner Wilson asked about the community's response, and developer responded that the reception was positive in terms of design, architecture and adding to the neighborhood. Developer was asked about the communities response to the affordable housing component, and said that CSNA had indicated they were looking for developments over thirty units to include ten percent of the units in an affordable housing component, however, given the site difficulties with the WMATA tunnels and the environmental remediation that the affordable housing component offered was as much as they could deliver. Commissioner Skinner stated that there's limited development opportunities on U Street, and that developers are constantly saying what they can't afford to deliver back to the community. That we don't want the market to dictate who lives in our neighborhood, but that we want something reasonable, and that using figures like \$60,000 (for a one bedroom) income as affordable when the reality is a single mom working multiple jobs making \$32,000 (needing a two bedroom) represents the needs and diversity of this community. Developer responded that in response to community input they had redesigned all the units to be two bedroom currently. Developer stated that he can't economically solve the problem of affordable housing in the community, that they are developing an empty parcel, that it's private development, and that he's making a donation of a million dollars towards the problem of affordable housing. Commissioner Guyot stated that the preceding statement was untrue and that the developer was not giving a penny away. Developer responded that the offer regarding affordable housing was more generous than any others currently being developed in the city, and that if he had a way of doing more that he would do so. Developer stated that the PUD offered no gain in the FAR on the C-3-A portion of the development facing 14th Street, but gains FAR on the R-5-B in the warehouse portion of the development. If forced to expand beyond the offered affordable component, then economically it would force reversion to matter of right construction and elimination of the affordability component. Commissioner Guyot said that in his discussion with representatives of the developer that they had not exhausted the remedies available in city monies. Commissioner Guyot stated that he is sick of construction that the

people that we vote for can look at but never live in. That without the PUD this project does not happen. Scott Pomeroy stated that through ongoing dialogue with the developer a commitment to a program similar to the Ready Willing and Able program was agreed to. Cheryl Cort expressed pleasure at seeing an unused block returned to vitality in the neighborhood. She spoke with the DC Office of Planning about affordable housing contributions from private developers, and that the Office of Planning said that Hoffman's offer was very generous compared to other developers. She indicated that perhaps the best efforts of the community be targeted at strengthening the city's housing trust fund which would be more effective in targeting deeply subsidized housing. Adam Essex indicated that PN Hoffman is not an unknown developer, that he has been generous in his dealings with surrounding communities during previous projects, and that this project is creating some affordable units where none currently exist on the site. Lou Nayman stated that the site is currently a mess, and that the creation of even a small number of affordable units while developing the block is a positive choice. He also asked the developer whether he would be using union labor on the project, and developer responded that it would not exclusively be a union project, but that a number of the trades involved in construction would be union but that moving to exclusive union participation would increase the cost of the project and endanger the affordability component. A constituent asked if the development could be expanded thus expanding the affordability component, and developer responded that the project was in an historic zone and would have to clear approval from the DC Historic Preservation Review Board later in April. The developer has been working with the DC Office of Historic Preservation, and in their discussions it was apparent that building above ninety feet would not be acceptable to the Board, that he would be willing to do so, but that DC was not amenable to this type of change. Tim Arnold commented that the District has no requirement that developers include affordability as an offset to PUD expansion, and that the Hoffman offer was better than twice as generous as other contractors have currently offered. That the city is currently considering legislation that would ask for a five per cent bonus towards affordability, which in this case would work out to 1.5 units. This disappointing legislation led members of the CSNA to reexamine their request for expanding the current proposal, and that they reluctantly decided that the current Hoffman proposal was indeed generous. Bryan Firvida commented that the history of recent housing development in the neighborhood has not created any affordable housing. In comparison to the Hoffman offer, there is a development plan for a residential eight to nine story project on Twelfth Street, and the developer is building by matter of right and has no intention of consulting the ANC or community groups, and has no plans to include any affordable housing. In the case of the Hoffman development it was their decision to go the PUD route, which has allowed us to negotiate with them over the needs of the neighborhood. The neighborhood has to balance what we can get and what we're not able to get, and the expansion allowed by the PUD is not large enough to support the demands that we have for greater numbers of affordable units. We can't ask this project to cover the omissions from previous development projects, but we can use this project as a starting point in our negotiations with future developers for more affordable units. Commissioner Thomas stated that no one in the room is a bigger advocate of affordable housing than she is. We have been struggling to find not just affordable housing, but low income housing. She is also disappointed in the number of units, but she does not remember any developer actually offering actual

affordable units. A million dollar commitment is just a drop in the bucket compared to what the developer will earn from this project; however, she would rather see the community get something as opposed to nothing. Not only are we going to get some affordable housing from this project, but also employment and business issues, the whole nine yards. I am specifically pointing out the improvements in cleaning the community that the developer has committed to, which is a benefit to the entire ANC1B area and not just the single member district. Commissioner Guyot stated that the way to get the Mayor to move is for us to do what is ethical tonight. That's going to be developed, but the question is who develops it, at what cost, and how it's paid for. The way to drive the city up is for us to send a message that we're serious about this, that we voted on it, and we are tonight going to deny this application. And then, let the city get the message, let other developers get the message, because if I got the time to ask the question "How many people in this room make \$32,000 or less?" I don't think I'd see many hands. I'm concerned that we have the opportunity to formulate and initiate policy that should be promulgated for more housing by the government, but the way to do it is what we're doing tonight. Send the message. Commissioner Skinner stated that the beneficiary if we don't stick to our guns will be PN Hoffman. I represent two thousand people and most of them do not earn \$32,000, and most of them are not here tonight because they're working their second or third jobs. I think it's extremely important that we hold the line on affordable housing, and if anyone comes before us wanting our support that we insist that they are responsive to us. We need to shut things down, that we can't continue to allow people to continue building and telling us why they can't address our concerns. We were desperate in this community for any building in this community and we got some good development and some bad development, but even before this project came before us, we decided to be more rigorous in our standards and demand that they understand our needs. We have to be more responsive to those in our community who are not the \$300,000 purchasers, and we need more than a handful of units in a 250 unit project. It's very important that if we really want to send a message, if we really want to maintain the integrity of the diversity that so many people came to U Street, Columbia Heights, Pleasant Plains to be a part of this, that we need to make sure that at this meeting and all future meetings with developers that we don't somehow get sucked into the developer's ploy of 'hey we wish we could help you, but just support me and I'll make all this money and I'll try to give some handouts in the end'. Because after we give them our approval they going off on the town and do what they want to do. We need to be very careful when people come with corporate interests and they want our support, that we don't just take a few of the crumbs and say 'at least that was better than nothing'. Commissioner Guyot moved that ANC1B not support the PUD application, nor do we support any architectural decision, and that we turn this application down completely. Seconded. Motion failed (4-5-0). Commissioner Spalding moved that ANC1B support PN Hoffman's development for 14th & V Streets as presented as it relates to HPRB Conceptual Design Review, and that ANC1B support PN Hoffman's application for the PUD. Seconded. Motion passed (5-4-0).

Presentation by Triangle 2. Jair Lynch introduced the development team including four developers working cooperatively on developing two residential buildings in Columbia Heights. These are both matter of right projects, but they do want to involve the community in the process. The parcels being developed were bid on and won from NCRC, and are known as parcels 19 and 32. Both will be condominium residential projects. Mr. Lynch described their participation in 'Local, Small, Disadvantaged Business Enterprise' (LSDBE) contracting and Triangle's participation in the program. Their goal is 35% LSDBE participation in the development of these two buildings. Eric Colbert described the architectural details of the buildings. Parcel 19 encompasses 33 units at 1348 Euclid Street in a four storey building. There will be a large variety of size of units in the building. They are planning surface parking rather than underground parking. Parcel 32 on Chapin Street will have thirty units, and the materials have been chosen to blend with the predominant community buildings.

Motion was made to support the development, and it was adopted (8-1-0).

Presentation by Howard University in regard to the WMATA parcels on Florida Avenue between 8th and 9th Streets. Maybelle Bennett indicated that Howard University has a bid active for development of these parcels, but that as indicated in a letter from WMATA another group has a first refusal right, and that until the first refusal rights are exhausted the process is stalled. Howard's proposed development would be a four storey arts or nonprofit office use building on the property fronting 9th Street, and a combination of ground floor retail and five stories of affordable housing on the parcel adjoining 8th Street. Ms. Bennet also described Howard University's proposed projects other parcels including the National African American Museum sited at Florida Avenue and Georgia Avenue, a mixed use development (grocery, housing, and parking) just north of V Street on Georgia Avenue, and possible development of the Howard Theatre site. Ms. Bennett was asked about the status of the CVS, and she indicated that if the museum were to be awarded to the site that the CVS would be relocated to the mixed use development one block north on Georgia Avenue. When queried on the Howard Theatre, Ms. Bennett indicated that if the museum were to be located in the community that Howard University would petition to associate the two sites and use a renovated Howard Theatre for compatible arts use in conjunction with the museum. They promised to return with more visual aids when they are awarded the parcels.

Presentation of NCRC RFP for Parcels RO-20 and 34. Commissioner Guyot stated that there is an open and public dispute over the status of parcel 34. Commissioner Guyot indicated that he sits on the Board of Directors of the Columbia Heights Development

Corporation (DCCH), and that they have an LDA for Parcel 34. Commissioner Guyot referred the Commissioners to handouts explaining the ownership/development issues in regard to parcel 34. Parcel 34 is the car lot at the intersection of 14th Street and Florida Avenue. Commissioner Thomas asked if DCCH owned the property, and Commissioner Guyot responded that they do not own the lot but that they do own the rights to develop it. Commissioner Guyot explained that the RLA (predecessor to the NCRC) indicated that the rights to develop the parcel would be awarded to the DCCH. Pressure has been put on NCRC to remove DCCH from the process. DCCH is going to contest the decision to remove the right to develop. Commissioner Thomas asked that if they had the right to develop this lot, then why has nothing happened for so long?

It was also questioned whether Commissioner Guyot had a conflict of interest in speaking to the issue, and Commissioner Guyot indicated that he felt there was no conflict of interest. Commissioner Thomas stated that this is a very troubled parcel with drug dealing and other activities, and asked whether something is going to be developed and not left to continue festering. Simone Goring from the NCRC stated that they were simply presenting to the ANC the NCRC's opening of bidding for parcel 34 at 14th and Florida, and parcel RO-20 located at 1412 Euclid Street. There will be a public meeting to discuss all of the parcels on April 8th at Bell Multicultural School. Ms. Goring was asked about the controversy concerning parcel 34, and she responded that Commissioner Guyot is correct in saying that DCCH was awarded the development rights for parcel 34 in 1992, and subsequently the RLA approved the LDA. Seven years later the RLA forwarded the LDA to the Control Board, but the Control Board never approved the LDA. It is the determination of the NCRC and the RLARC that DCCH no longer controls the development rights to parcel 34. Commissioner Guyot stated that the issue would be resolved in court. Commissioner Spalding asked for the approximate size and zoning of the parcels. Parcel 34 is 20,370 square feet and zoned C-2-B, and parcel RO-20 is 10,641 square feet and zoned R-5-B. Robert Moore (President and CEO of DCCH) spoke to the controversy over parcel 34, and the development plans that DCCH has for the property.

Community events/announcements: Banneker School is looking for help in a landscaping project. Anyone interested in helping with this project can contact Sharia Shanklin at 319-2838 (home), 698-3277 (work) or at stims28@hotmail.com. Scott Pomeroy of the 14th & U Main Streets Initiative announced that on Sunday, April 20th there will be an Easter Stroll, and on April 26th there will be a concert at the Lincoln Theatre "U Street on Jazz". Commissioner Wilson announced that a Fairmont Tenant's Association meeting on April 24th celebrating tenant ownership & party. Commissioner Guyot announced that on Saturday April 5th from 10 – 2 there will be a Hunger Awareness Program at Harriet Tubman School. Bryan Firvida announced that CSNA will meet April 10th at True Reformer at 7PM, and is immediately preceded by the local PSA306 monthly meeting.

Presentation of Shaw Main Streets Application. Alexander Padro ANC2C01 described the reapplication of the 7th & 9th Street corridors for Main Streets designation. Commissioner Padro detailed the history of economic vibrancy along this corridor before the second half of the twentieth century. The present situation with the pressures exerted from the newly opened DC Convention Center requires active community participation in the decision making process in revitalizing the commercial corridor. In last years competition they came in sixth when five designations were awarded, so they're hoping to strengthen their position this year. Commissioner Guyot moved to support the application. Seconded and adopted unanimously (6-0-0).

BZA application No. 17006 of William and Lena Ellis. William Ellis explained that they were attempting to renovate the building and found the back addition to be unstable. They got permission from the Historic Preservation Office to rebuild in place. Complaint from a neighbor triggered inspection and review by the Board of Zoning Adjustments. Commissioner Spalding asked if they had any documentation from the Historic Preservation Office to allow the replacement, and the Ellis' responded that they had documentation but not at hand. Commissioner Skinner asked if they needed to get this approval to move into their home. Mr. Ellis explained that they are going to be renting the space, but have had a difficult time getting a mixed use allowed. Commissioner Guyot moved that we support the application conditional on receiving a copy of the rebuilding permission from DC Historic Preservation & confirmation of same from DC Historic Preservation. Seconded and adopted unanimously 6-0-0.

ABC license application No. 50224 Euphoria Restaurant. Applicant was not present, so by ANC1B's rules we did not take any action.

ABC license application No. 27664 Republic Gardens asking for a license change from CR to CN. Marc Barnes stated that they had presented the change to CSNA & that they had approved the change.

Bryan Firvida of CSNA said that there was a discussion at their meeting in regard to usual club issues of trash, noise, and other quality of life issues. Commissioner Guyot stated that there is nothing in this city that controls this gentleman. The fire department went into one of his buildings (because it was overcrowded), they received a call and the department left the building. A lady sat at a bar (in Dream) and drank herself drunk, then drove out and killed a policeman. Nobody has ever discussed their license. There comes a time when someone is above the law that someone has to say no. I'm prepared on this one to say no. Every other license I have supported, I had a feeling that we would have some way of controlling or tempering the behavior of every applicant that I've approved of, but I would not dream to think that possible in this instance. I encourage the commission to vote no.

Commissioner Skinner stated that in the past Republic Gardens added to the quality of life on U Street. Nigel Gragg stated that as part developer of the Ellington next door to Republic Gardens they were supportive of the change in license. Commissioner Spalding asked about ownership of the club, and Mr. Barnes reiterated that he would continue to be the owner, but difficulties dealing with the landlord required having another layer of daily management at the site. Commissioner Spalding asked about the day to day management, and Mr. Barnes responded that he's a micromanager and will know everything that is going on at the club, but that Burt Robinson would be managing the daily operations. Commissioner Spalding asked about ownership of the building and whether they would purchase if it became available, and Mr. Barnes responded that he would. Scott Pomeroy asked Mr. Barnes if he would be willing to commit to helping with the 'Ready, Willing and Able' program, and Mr. Barnes said that he would be glad to participate. Commissioner Thomas moved support of the license change. Seconded and adopted by a vote of (5-1-0).

Grant application of the DC Taekwondo Association. Commissioner Thomas moved to support the replacement application. Gloria Dubisette stated that the amount was the same (\$6000.00), but according to the strictures of the auditor, the travel component had been replaced by other needs that might be allowable. Seconded and adopted (5-1-0).

Grant application of the Howard University Community Association. Big Clean Up. It will cover the area from Fairmont Street to Columbia Road and from Sherman Avenue to 5th Street. It will be an intensive clean up operation not restricted to the streets but also the front yards and back yards. Surveys are being done to ascertain what needs to be cleaned from resident's properties. They will be planting flowers in the yards of everyone participating in that area. Commissioner Guyot moved that we support this effort, and the motion was seconded. Commissioner Butler questioned doing this work on someone else's property. Commissioner Butler also questioned the applicant about getting the plants and tools donated. Applicant responded that some plants and mulch have been donated, but that they needed more of both. Commissioner Thomas asked if they participated in the city wide clean up the previous weekend, and applicant responded that the city wide clean up would be extended for eight weeks and concentrate on different weekends on different focus areas. They are planning to run the event on a Friday to encourage participation from DC public schools. Commissioner Spalding asked Bryan Firvida of the CSNA what their experience was of budgeting for this type of clean up, and Mr. Firvida said that they only spent \$300 on advertising, but that most of the budgeting was handled by the 14th & U Main Streets Initiative. Scott Pomeroy stated that they received donations of \$1000 from Home Depot, contributions from developers of about \$200 apiece for supplies, and donations from Whole Food and other caterers at a value of around \$600 as well as donations of trucks and equipment. Commissioner Spalding said that that sounded like an approximation of \$3000, similar to the request from HUCA, and Mr. Pomeroy agreed.

Commissioner Skinner asked that we not compare Georgia Ave. to U Street, and Commissioner Thomas replied that we were just attempting to figure the appropriate cost of a similar program. Commissioner Skinner stated that monies are very rarely spent on Georgia Avenue, and that the zero monies spent on Georgia Avenue in the past made him wish that HUCA had asked for more monies. Commissioner Guyot moved the question, it was seconded and adopted unanimously (6-0-0).

Resolution in support of the grant application of the Ledroit Park Civic Association and Howard University towards restoration of the Mary Church Terrell House (326 T Street). Maybelle Bennett said that the groups were working together to apply to the National Park Service towards a Save America's Treasures Grant. The application is for \$500,000 and must be matched by the University to stabilize and restore the 'half house' of Mary Church Terrell. A separate 501C3 would be set up to manage the project once the restoration was complete. Commissioner Guyot moved the question, it was seconded and adopted unanimously (6-0-0).

Resolution to support the reappointment of Anne Renshaw to the BZA was withdrawn by its author Commissioner Guyot.

Resolution to support land disposition agreement of Parcel 40 located at 2901 14th Street NW in Columbia Heights, and is legally described as Square 2854, Lot 96 in the District of Columbia. Commissioner Guyot explained that this is the Hines Funeral Home, that the DCCH had the development rights and that we could convey the rights to the Urban League. The Urban League is raising ten million dollars to make the Hines building its national office. There will be a hearing to transfer the land to the Urban League which is now in the possession of NCRC. Resolution was moved and seconded and adopted on a vote of (5-0-1). Commissioner Guyot requested to represent ANC1B on this issue at the meeting, and he so moved, and it was seconded and approved on a vote of (4-0-2).

Grant application from Council of Latino Agencies. Rod Lavia asked for a grant of \$1,250 to help support a Latino community assembly in commemoration of the Mt. Pleasant disturbances. It would be a working session between the MPD and the Latino community. Commissioner Guyot asked if it would be possible to discuss the ethnic dislocation between Hispanics and the rest of the population in Washington, and applicant responded that yes that could be part of the dialogue but that the intent is to achieve interaction between the Latino families and the MPD. The other ANC's in Ward 1 will also be asked to participate financially. Commissioner Spalding requested clarification on the extent of the grant going towards publicity, and applicant responded that by doing so they can drum

up even more media interest and attendance. Commissioner Skinner commented that this type of publicity may be required to reach certain populations that less expensive publicity campaigns might not reach. Commissioner Wilson asked about outreach to the Latino collaboratives, and applicant responded that they were an umbrella organization to the collaboratives. Commissioner Butler commented that he lives in an area where this type of gathering would get great support. Commissioner Guyot moved the question, and it was seconded and adopted by a vote of (5-1-0).

Presentation of conceptual design for 1931 9th St. NW by Zahn Design Architects. Prior to the presentation Commissioner Guyot questioned why the presenter had already consulted with the CSNA and had not yet consulted the single member district Commissioner. A discussion concerning consultation and appropriate notification ensued between Commissioners, leaders of CSNA and the presenter. The building was presented as a six storey residential building with retail on either the ground floor or on two levels. Mr. Zahn explained that DCHPRB questioned the height in relation to the block, and that their second drawing shows a stepped back top floor to decrease the massing. A discussion of the massing, fenestration and use continued. Commissioner Skinner expressed concern over the relative size of the building and how it would fit on a streetscape that's predominately two stories tall. Commissioner Butler raised questions about the involvement of CSNA in decisions coming before the ANC. Scott Pomeroy stated that following the CSNA involvement in the development of the Greater U Street Historic District, the DC Historic Preservation Office requests developers to meet with both the ANC and the Historic Preservation committee of CSNA. Commissioner Guyot asked why the developer had not provided a copy of the plans to the single member district Commissioner. It was generally agreed that Commissioner Guyot should have received information earlier in the process. A discussion of the interplay of ANC's and community groups followed with extensive commentary on the confusion engendered by the lack of coordination between the groups and definitive guidelines on appropriate notification.

Commissioner Guyot moved that the meeting adjourn and it was seconded and adopted. Meeting adjourned just before 11 PM.

Philip C. Spalding, Secretary