

ADVISORY NEIGHBORHOOD COMMISSION 1B

Government of the District of Columbia

MINUTES

5 January 2006, True Reformer Building, 1200 U Street NW

Attending: Commissioners Moss, Spalding, Hunter, M. Smith, Stephens, Akinmboni, T. Smith Mathews

Absent: Commissioners Hammonds, Wright

Quorum was achieved at approximately 7:15PM. Minutes of the December 2005 meeting were moved by Secretary Spalding and adopted (7-0-0). Treasurer Stephens moved an amended report for November showing an initial balance of \$80,003.49, charges totaling \$284.99, and a resulting check book balance of \$79,718.50. November amended Treasurer's report was seconded and adopted (7-0-0). Treasurer Stephens presented the December report showing an initial balance of \$79,718.50, five checks totaling \$3,192.03, and a resulting ending check book balance of \$76,526.47. The five checks represent: CK1592 to Tim Stephens for \$1,000, CK1591 to Phil Spalding for \$43.05, CK1590 to Phil Spalding for \$238.98, CK1587 to Postmaster for \$410.00, and CK1589 to Metropolitan Music Ministry for \$1,500. December Treasurer's report was moved, seconded and adopted (7-0-0). Treasurer Stephens asked that the Commission consider the problems with reporting back on grants issued, and asked that the Commission consider taking action at our February meeting to aid compliance with the reporting regulations. Chairman Hunter moved that this item be placed on the February agenda, and that Treasurer write to the delinquent grantees asking that they comply or attend the next meeting with an explanation, and it was seconded and adopted (7-0-0). Treasurer Stephens moved reimbursement of Secretarial expenses for December in the amount of \$23.16, and it was seconded and adopted (7-0-0). Secretary Spalding detailed the current status of the vacant seat in 1B07, and gave information on the process for filling this vacancy on the Commission.

Chairman Hunter initiated the annual election of ANC officers, and turned the gavel over to Vice Chairperson Moss. For Chairman Commissioner Hunter was nominated and reelected to the Chairmanship on a vote of (7-0-1) with Commissioner Mathews abstaining. Chairman Hunter resumed the Chairmanship of the meeting and accepted nominations for Vice Chairman, and Commissioner Moss was nominated and reelected to her position on a vote of (8-0-0). Commissioner Stephens was nominated for reelection

to the position of Treasurer, and he was reelected to his position on a vote of (8-0-0). Commissioner Spalding was nominated for reelection to the position of Secretary, and he was reelected to his position on a vote of (8-0-0). Commissioner Mike Smith moved that the Commission elect Commissioner Thomas Smith to the Executive Committee. Chairman Hunter responded that this would require amending the Commission's bylaws and was not appropriate for discussion at this meeting. Motion was seconded. After a discussion of the difficulties of addressing this motion in terms of the current bylaws Commissioner M. Smith withdrew his motion, and the Commission members agreed to initiate a discussion in the next two weeks arguing the merits of the suggested changes.

Treasurer Stephens moved participation in the bonding of officers of ANC1B through the Advisory Neighborhood Commission Security Fund at a cost of \$25.00. Motion was seconded and adopted (8-0-0).

In Community Events and Announcements Commissioner Moss alerted everyone to a PBS/WETA series highlighting local communities with the initial mini documentary featuring Shaw and LeDroit Park. Flyers describing the series were provided. Commissioner Stephens described the Grow DC mini grant program and a series of meetings across the city. Commissioner T. Smith described a meeting on January 15th dealing with reparations for the slave trade. James Speight III described the celebrations honoring Rev. King later this month.

Chairman Hunter rearranged the agenda to hear presentations located at the end of the printed agenda. Anita Amero from Howard University's Center for Urban Progress described lead poisoning prevention programs: DC Lead Safe Babies, Lead Dust Wipe Testing, Lead Safe Painting Repairs and Remodeling. More information is available at 703-534-8334 or 202-865-8579. Ketan Gada from NCRC gave an update on progress on the Radio One development.

Vice Chairperson Moss introduced review of Zoning Commission case 05-17 the PUD (planned unit development) for Broadway Atlantic One LLC. This is the second presentation to the ANC on development proposed for the 9th and V Sts. area. Specifically tonight they will be presenting a further development in coordination with DDOT on an east west cut through. Architect Philip Esocoff described the DDOT preference that Bryant Street be extended west to a new traffic circle on Florida Avenue. The Sparkle Car Wash property and another small property have been added to the site, and in combination with the city suggested traffic changes the configuration of our proposed building on this location has changed to a V shaped building. The proposed

building south of V Street has been stepped down in response to comments from Office of Planning. Allison Prince, land use counsel for the project, stated that the city has asked for the developer to include design costs for the traffic realignment as a part of its amenities package. This will probably result in a cost of between \$200,000 and \$250,000, and it was suggested by DDOT that this would expedite the process of accomplishing the proposed roadway changes. Ms. Prince also noted the 30,000 feet of affordable housing, which is the largest affordable component included in a DC PUD to date. Ms. Prince also described the superior design features provided by Mr. Esocoff, and in meetings with the LeDroit Park Civic Association an historic signage program that is expected to be part of the amenities package. Chairman Hunter asked about the total number of units, and Mr. Esocoff responded that it is currently 632. Chairman Hunter asked the applicant to describe the affordable component, and Ms. Prince responded that they will be required to do a mix of different sized units and would probably result in between thirty and forty units. Chairman Hunter stated that this is a lot of units, and it is near a lot of other condo units going on in that area. Ms. Prince noted that they are not seeking any underlying zoning changes with the majority of the development being built on underlying CR zoning. Commissioner Stephens asked about traffic management infrastructure at the proposed new traffic circle, and applicant responded that they are following DDOT's proposal for the most efficient addition of capacity and that the details were not yet designed. Commissioner Moss added that there had been a number of public charettes to discuss the need for an east west passage, and to explore the different possibilities for accomplishing this. Commissioner Moss added that she felt there was still a need to completely flesh out the community benefits in the amenities package. Commissioner Spalding asked what the schedule of the Zoning Commission review of the PUD was, and Ms. Prince responded that the hearing is scheduled for January 26th. Commissioner T. Smith asked about the contribution to the transportation changes, and Ms. Prince responded that the projected cost of the proposed changes is roughly 2.5 million, and the design is expected to be approximately ten percent of the total, and that they would be providing the design component. Commissioner Moss asked about ongoing discussions with Howard University, and Mr. Esocoff stated that it has been hard to get Howard officials to concentrate on this project when they have been so involved in the hospital planning. His discussion with Maybelle Taylor Bennett, however, indicated that Howard was pleased with the designs to date. **At this time the recording device failed to record approximately fifteen minutes of the meeting. Motion was made to support the proposed traffic reconfiguration, and it was seconded and adopted (8-0-0).** Commissioner Spalding indicated his support for this PUD citing its conformity with the DUKE plan and the Comprehensive Plan calling for this type of development and density in this location. Commissioner Spalding also cited the superior architectural design of the project, and reminded the Commission that this is one of the specifically recommended amenities that the PUD process specifies. Chairman Hunter voiced his opposition to the PUD stating that the project is too large, and that we lose any impact that we may have in the construction of a benefit package by voting on this tonight. I think we should not approve this until we've had time to negotiate more into the benefit package. I am convinced we can get more than has been offered in the affordable housing component. Commissioner Stephens asked if the Commission to detail what we are specifically asking for from the developer in asking for additional time. Chairman

Hunter responded that to conserve for our constituents the opportunity to have as much input as possible, that we not approve this tonight. We should meet with this developer during the period before our next meeting, and see if this is the best possible benefits package we can get. I don't think it is an unreasonable request, and I think anything to the contrary is a problem, but that's just my opinion. Commissioner Akinmboni stated that she did not know what this affordable component would mean in terms of reaching low income people. What is affordable for some people is not affordable for some people. Question was called, and Chairman Hunter restated the motion as support for the current PUD package for Broadway Atlantic One before the Zoning Commission, and a roll call was requested. Commissioners Moss, Spalding and Stephens voted Yea. Commissioners Hunter, M. Smith, Akinmboni, T. Smith, Mathews voted Nay. The motion failed (3-5). Chairman Hunter requested that Commissioner Moss work with the developer to schedule a meeting to further discuss the details of the application prior to our next meeting. Commissioner Spalding asked if the Commission if they would like a letter drafted to the Zoning Commission asking that consideration be delayed one month to accommodate further review by ANC1B, and Chairman Hunter so moved, and it was seconded and adopted (7-1-0) with Commissioner Stephens voting nay.

Commissioner Stephens introduced consideration of BZA 17417 for a special exception to allow construction of eight one family dwellings at 1425 Belmont Street. Commissioner Stephens stated that the developer and architect have met with community groups and with him to review the application. The exception is required since the front entrances to the dwellings will be facing a side yard as opposed to normal street facing. In working with MHNA and others they have redesigned the building and the architect Mr. William Morris will describe the changes and the zoning request. Mr. Morris showed a board illustrating the original design presented to BZA, and a representation of the new design with two units reconfigured to face Belmont Street. This change represents input from the MHNA meetings. The Belmont facing units will be brick faced and much more in keeping with the context of materials on the block. All of the elevations are now to be brick faced. Commissioner Stephens noted that they are thirty-two bedrooms described in the project, but there are only four parking spaces. This has singled out as a concern by other nearby residents. The design changes noted by Mr. Morris a directly responsive to comments from community members, and the changes in the materials are much more suitable. What is the effect of this design on the existing neighborhood, and the continued concern is the lack of parking. Commissioner T. Smith asked about the safety concerns of the side entrances, and Mr. Morris described the lighting that would be part of the design to illuminate the walkways on either side of the building. Commissioner T. Smith asked if they had given consideration of Zip Car incentives in lieu of the lack of parking for the units, and the developer stated that they had not considered this possibility but would explore it. Commissioner M. Smith commended the developer for providing affordable units and for their working with community and neighborhood groups. I do applaud the change to the front façade design, however, I also am concerned with the effect of the limited parking provided. Commissioner Stephens moved that the Commission support the application for special

exception, however, we not support the design due to the inadequacy of the parking provided. Chairman Hunter cautioned Commissioner Stephens that the application specifies its configuration and that the Commission should either be supporting or opposing the application as it is stated. Commissioner Stephens responded that the community is not in support of the eight units with the limited parking, however, they might support this type of configuration with fewer units and more parking. Chairman Hunter suggested that it might be better to oppose the application and then continue to try to influence the design. Blaine Asher, developer, responded that they have worked hard to incorporate changes suggested by the neighbors, but was not sure that they could reconfigure the design and keep it financially workable. Mr. Asher added that there are thirty-two rooms that could be labeled bedrooms, but they might not be used as bedrooms. Commissioner Stephens moved that ANC1B not approve this application due to the inadequacy of the parking component, and it was seconded. Chairman Hunter stated that he would support the motion, but that the Commission has supported other projects without extensive parking components. Commissioner Spalding responded that he would be opposing the motion since the application is specifically for relief from 410.13, and in the underlying R5B zoning they actually comply with the regulations regarding parking. In addressing the BZA we should be addressing the specific issue presented in the application. I will argue the Commission's position however it decides to address the application, but it is difficult to argue based on the current motion. Motion was called, and a roll call requested. Commissioners Hunter, M. Smith, Stephens, T. Smith and Mathews voting Yea. Commissioners Moss, Spalding and Akinmboni voting Nay. Motion is adopted (5-3-0). Commissioners Stephens and Spalding were designated to represent the Commission on this application before BZA.

Commissioner Moss introduced consideration of HPRB conceptual review of a new residential building at 1920 8th Street. The developer of this project is Lakritz/Adler, and we have the architect Eric Colbert present to introduce the design. Mr. Colbert originally designed a building for this site that came before ANC1B, but that building was not built and the new developers have asked for Mr. Colbert to redesign the building accommodating input from the Office of Historic Preservation. Mr. Colbert described the location and specifically detailed the quickly changing context of the neighborhood with the numerous development projects currently planned. The HPO staff asked that we make the design more contemporary, and that we step down the building on the southern side. HPO staff also asked that the front façade feature more than the single bay featured in the previous design, and we have added a second bay in the present design. The Commission reviewed the numerous other projects surrounding this site. Commissioner Spalding stated that he was on the Commission when the original design was approved, and that the changes in design make the building much more suitable for the site which is the transition point between the larger density just to the north and the predominate row housing to the south of the site. A community member stated that she preferred that the designs be more in keeping the design elements of the period reflected by the surrounding historic community. Commissioner Moss moved support of the proposed design for

1920 8th Street to HPRB, and that Commissioners Moss and Spalding be designated to represent the Commission on this application, and it was seconded and adopted (7-0-0).

Commissioner Spalding introduced DDOT Public Space application by Robertson Development for the building currently under construction at 2100 11th Street. The application is for a new driveway entrance to the underground parking, and also the building entryways. The Beauregard has already received ANCIB support, but this application is for two public space issues tied to the design. Mr. Robertson detailed the curb cut and driveway accessing the parking, and explained that the curb cut is a relocation of the original curb cut for Jennings Auto Garage. The second issue is the English basement level below grade entryways featuring stairs at the corner, and a handicapped ramp accessing from the 11th street sidewalk. As illustration of the type of entry you just need to look across V Street at the Lincoln condominium building which features the same type of entry system. We are asking for a more expansive space at the lower level which we feel is more appropriate for the size and scope of the building. The handicapped ramp is configured as a V, and better reflects the angled bays prominent on the 11th Street façade. Commissioner Spalding asked about the width of the sidewalk on the 11th St. façade, and Mr. Robertson responded that they would not be encroaching on the current width of the sidewalk, and that it would be consistent running along 11th Street. Ernest Springs asked if the project was in the historic district, and Commissioner Spalding responded that it was not in the historic district. Commissioner Spalding moved support before DDOT Public Space for the curb cut, new driveway, and entryway designs for the Robertson Development project located at 2100 11th Street, and it was seconded and adopted (8-0-0).

Commissioner Stephens introduced consideration of a projected land swap between DC Park and Recreation and NCRC on two parcels of land located at 14th and Euclid Streets. This is a swap concerning the current Justice Park located on the north side of Euclid. NCRC is assembling a parcel on the south side of Euclid. They are proposing to swap parcels, and they would rebuild the new park on the swapped site. Commissioner Stephens moved that NCRC and DCPR present the plans once the details are designed prior to the actual land swap to gather community support. Commissioner Stephens explained that we have no standing in this transaction, but asked Mr. Gada from NCRC if he would accept this request. Motion was seconded and adopted (6-0-2).

Commissioner Spalding introduced Board for the Condemnation of Insanitary Buildings case 06-62. This is a two story inside row house located at 2230.5 11th Street. I have tried to get more information on this case, but the BCIB has not responded with any details yet, and I am asking the Commission to delegate me to represent the Commission in hearings on this case, and this motion was seconded and adopted (7-0-0).

Commissioner Spalding introduced consideration of DDOT 05-66 “extending the days and hours of the RPP” at specified locations. Commissioner Spalding noted that the correspondence from DDOT was date stamped October 5th, however, I just received this in the mail this week. The locations specified are on Fairmont, 13th, and Harvard Streets. There was general kvetching on the part of Commissioners on timely notice. Commissioner Akinmboni stated that these locations were in her smd. Commissioner Stephens asked who had initiated the petitions to request these changes. Commissioner Akinmboni moved support of DDOT 05-66, and it was seconded and adopted (8-0).

Commissioner Spalding reviewed current status on ABRA related cases. We are currently negotiating with 11th St. Market, we have had a second round of mediation on the Duffy’s application, and we were accepted at roll call hearings for protests of Carbonero and Yegnd applications in the 1900 block of 9th Street. We are awaiting a number of other roll call hearings on protested licenses, and many of these should occur in January. Chairman Hunter added that the ANC1B petition for reinstatement in the Duffy’s protest was successful, and that he had participated in the second mediation session, and that he thinks we are making some progress. There is a revised draft voluntary agreement, and we are all working on it. The major concession is that Duffy’s has agreed to remove the outside patio. Everything else is still in play. This is set for a protest hearing on the 25th of January which I do not think will happen. We are set for another mediation session on the 17th. Commissioner T. Smith asked if Duffy’s had provided information on the sound proofing, and Chairman Hunter responded that they had. Ernest Springs asked for the status of Kili’s and the proposed moratorium, and Commissioner Spalding responded that Kili’s was now out of business, and that the moratorium was still in the development and discussion stages and not before ABRA.

Grant application for LeDroit Park Civic Association was moved to the February agenda.

Commissioner Mathew introduced a grant application for the Live Now Campaign. This is a campaign for STD/AIDS awareness. Live Now is not a 501C3, but in discussions with Treasurer Stephens we identified collaborating partner Metro Teenage Youth as a suitable grantee. The request from ANC1B will support the printing of brochures dealing with HIV awareness to be distributed at the event. Justin Siplin, creator/ceo, described the evolution of the idea for a fashion based aids awareness campaign. We are planning an event at Cramton Auditorium on March 23rd for an expected audience of 2000 college students. The event will be a variety show with spoken word and music performances. Chairman Hunter stated that he has had problems communicating with Live Now Campaign’s offices. I would like to support this grant, but that our funding should be to

Metro Teen Aids. Treasurer Stephens indicated that in discussions prior to the meeting it was learned that Live Now does not even have a banking account, so it does appear more appropriate that Metro Teen be the responsible organization. Chairman Hunter proposed a motion that the grant be approved conditioned on Metro Teen Aids as the responsible organization, that the check be made to Metro Teen Aids, and that Metro Teen Aids be responsible for meeting the financial reporting guidelines for ANC grants. Treasurer Stephens requested that a grant application be filed by Metro Teen Youth, and Chairman Hunter agreed. Commissioner Mathews asked if this meant they had to come before the Commission next month to represent, and Chairman Hunter responded that they did not. Commissioner Stephens noted that Mr. Siplin had stated that they had received support from one of the Ward 5 ANC's, and asked that details on this support be provided to ANC1B. Treasurer Stephens asked what amount was being requested, and Chairman Hunter replied that it is for \$1,000. Commissioner Mathews moved support of the grant application including the stipulations detailed in tonight's discussion, and it was seconded and adopted (7-1-0) with Commissioner Spalding opposing.

Chairman Hunter introduced a grant application for support of the MLK Celebration Day Committee, and noted that the grant has been reduced from \$5,000 to \$2,000. Kenny Barnes described the history of the event as a member of the Board. This celebration has been produced for the past twenty years and is staged on the Lincoln Theatre stage. Treasurer Stephens asked if the \$2,000 reflected the joint participation of ROOT Foundation. We do currently have a guideline that specifies a limit of one \$1,000 grant per organization per year. This may affect the following grant from ROOT as well. Mr. Barnes stated that ROOT is not a part of this grant application. Chairman Hunter asked if the MLK Celebration Committee was limited to individuals, and Mr. Barnes responded that it was a Board. Treasurer Stephens asked if the Board of the MLKCC was incorporated, and Mr. Barnes responded that it was his understanding that they were a 501C3. Chairman Hunter moved that ANC1B support the MLK Celebration Committee with the caveat that another organization sign on as cosponsor. Motion was seconded, and adopted (7-1-0) with Commissioner Spalding opposing.

Chairman Hunter introduced a grant request for \$2,000 for Root/Noble "Guns Aside Month". This deals with gun violence in our community. Mr. Kenny Barnes stated that the Council had just declared January "Guns Aside Month" in honor of our campaign. We are planning a month of events culminating at the Lincoln Theatre with two events on the 30th and 31st. One will be gathering youths from middle schools and high schools across the city to attend a panel seminar forum at the Theatre where we'll be bringing in some rappers and record company executives to speak to violence among our youth. This doesn't normally happen where youth can interact directly with rappers. On the other evening we'll be having a Mayoral forum featuring all of the candidates for Mayor, and we'll have representatives from all of the high schools present and able to ask questions of the candidates. Treasurer Stephens asked if they had any support from any

other city funds, and Mr. Barnes stated that there were not. Treasurer Stephens also asked for a fully detailed budget, since we cannot support our funds going to some of the usual expenses of these events, and Chairman Hunter supplied a fully detailed budget. Chairman Hunter moved support of the grant application, and it was seconded and adopted (7-1-0) with Commissioner Spalding opposing. Chairman Hunter moved that ANC1B be an official sponsor of these two events, and it was seconded and adopted (8-0).

Chairman Hunter brought up the issue forums that the Commission has wanted to initiate. We should pick a time to flush this out in detail. After calendars were checked the 28th at 11AM was proposed as a meeting date and time. Commissioner Akinmboni suggested that the meeting take place in Faircliff East, and Chairman Hunter responded that he would rather be closer to Starbucks coffee on U Street, and Commissioner Akinmboni responded that she would make Chairman Hunter better coffee and food at her location.

Meeting adjourned at approximately 9:45PM