

ADVISORY NEIGHBORHOOD COMMISSION 1B

Government of the District of Columbia

MINUTES

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

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

Absent: Commissioners Hammonds, M. Smith, Z. Wright, R. Wright

Quorum was achieved shortly after 7PM. In the Secretary's report Commissioner Spalding stated that Councilmember Graham is considering making his 2nd floor office space in the Reeves Center available to the four Commissions in Ward 1. Although a location closer to the point where the four Commissions touch near 16th and Columbia, it is an office space that could be shared and offers the opportunity for Commissioners from across Ward 1 to interact and share resources. ANC1D did vote to request participation in this plan earlier this week, and I recommend that ANC1B join in requesting space in this plan and authorizing Chairman Hunter and I to negotiate terms. Chairman Hunter asked if this would be shared, and Commissioner Spalding recited the history that 1B has with this space, and that he would ask that the space only be used for Ward 1 ANC purposes. Chairman Hunter seconded the motion, and Treasurer Stephens asked that we assure that there is secure locked space for our financial files. Motion was moved and adopted (7-0). Secretary Spalding noted that candidates for election to ANC1B can be found on the DC Board of Elections web site. BZA application 17460 was withdrawn. The ABRA special committee on safety & security, which included participants from ANC1B's territory, presented its findings to the ABC Board last Friday. Meetings are being held by the Deputy Mayor for Economic Development's office on the request for interest in the Lincoln Theatre. Minutes of the September meeting were moved, seconded and adopted (7-0). Treasurer Stephens presented the September report showing and initial balance of \$63,533.04, disbursements totaling \$1,304.52, and a final check book balance of \$62,228.52. September reports was moved, seconded and adopted (7-0). Treasurer Stephens moved the 4th Quarter Report showing an initial balance of \$66,216.54, disbursements of \$3,988.02, and a resulting ending balance of \$62,228.52. Commissioner Mathews asked why there was not a disbursement from the District during this quarter, and Treasurer Stephens responded that they do not always fall inside the dates of the quarterly reports. Commissioner Mathews asked why we carry such a large balance, and Treasurer Stephens and Chairman Hunter provided the financial history of ANC1B that led to the balance carried forward. Chairman Hunter added that we have been fortunate not to have spent on office space and staffing that most other

Commissions do spend money on. Fourth Quarter Report was seconded and adopted (7-0). Treasurer Stephens moved reimbursement for secretarial expenses of \$58.23 for the month of September, and this was seconded and adopted (7-0). Commissioner Spalding noted that had included an email from Gottlieb Simon regarding preparing a budget for the upcoming year, and Treasurer Stephens indicated that he believed that adopting a budget during the annual year rather than the fiscal year was appropriate for 1B. Treasurer Stephens shared audit reports on other Commissions, and recommended them as good reading.

In Community Events and Announcements Commissioner Moss stated that the Elks are feeding the homeless on Sunday's. The 6th and T development site has been stalled due to storm water retention, and they need to correct the project due to an error in the sewer map. There was a nuisance property on 3rd Street but through the efforts of Councilmember Graham, MPD 3D and DC Housing Authority this has been boarded up. The Responsible Hospitality Panel's workshops will begin on October 16th. The Green Team kickoff is tomorrow at 10AM. Commissioner T. Smith noted that the 700 block of Fairmont would be having a block party this Saturday from 1PM to 6PM. Commissioner Mathews noted that there will also be a block party on the 600 block of Gresham on Saturday afternoon. The financial workshops supported by 1B will be held at the Emergence Center. Commissioner Mathews also noted that a new catering business would be opening at the corner of Georgia and Harvard which used to be a liquor store. A bicycle lane has been opened on 4th Street.

Commissioner Moss introduced consideration of amendment to the approved PUD of Broadway Atlantic. Allison Prince representing the Broadway team noted that this followed a special public meeting last Wednesday evening that many attended. The proposed changes are due to the sale of the small property abutting the 9:30 Club and changes in the marketplace affecting condominium pricing and design. Broadway is committed to building this project, and rather than wait for the sales climate to change they have proposed changes to allow them to go forward now. The proposed unit count will move from 700 to 724, and this will be accomplished with smaller units. The Florida Avenue building will be the first built. Another change will be making the full ground floor of this building retail. Another slight change is that the parking will not quite be one to one. With the proposed changes the parking ratio will end up at approximately 9 spaces for each 10 units. As good will we will be making \$20,000 of these contributions tomorrow morning to four of the beneficiaries specified in the PUD. Commissioner T. Smith asked if there were any significant changes to the exterior design, and Ms. Prince responded that it is still a highly designed Esocoff exterior. Ms. Prince did provide smaller elevations. Commissioner Mathews asked about the pricing adjustments, and Ms. Prince responded that the market is shifting to smaller units at lower price points

because it is all that people can currently afford. Chairman Hunter noted that the affordable component of the project has not changed from the original PUD approved design. Commissioner Mathews asked about the increase in retail and providing just one loading dock, and Ms. Prince responded that they have worked with DDOT on this issue and there is agreement that the one large dock should be sufficient for the building's needs. Commissioner Moss moved that ANC1B support the modifications of the Broadway Atlantic PUD, and that she be delegated to represent the Commission, and it was seconded and adopted (6-1) with Commissioner Mathews opposing.

Commissioner Mathews introduced reconsideration of Zoning Commission case 06-38 regarding a new Howard University men's dormitory. Since our last meeting Howard has addressed our concern about new parking structures on Gresham, and they have met with the Pleasant Plains Civic Association and we have a letter of support from them. Chairman Hunter stated that the Commission had seen a full presentation on this application last month, but wanted to allow a month for Howard officials to meet with neighboring groups. Howard officials reviewed the current status of the application. They have met with a number of local civic associations. Commissioner Stephens asked about the disruption to existing parking during construction, and Ms. Bennett responded that they have adequate parking space on campus to accommodate the needs during the construction phase. Clyde Howard asked about turning onto 4th Street from the entrance to the parking, and the Howard official indicated that this was being thoroughly studied by DDOT. Commissioner Mathews moved support of ZC 06-38 with the understanding that this would not include any new parking structures on Gresham Place, and that Commissioners Mathews and T. Smith be designated to represent the Commission on this application, and it was seconded and adopted (7-0).

Commissioner Moss introduced consideration of an HPRB review of a project at 1822 4th Street, and architect Clarence Mobley present to introduce the application. Commissioner Moss stated that the building is a mansion, and that current plans are for eight units including demolishing the structure that had previously been a garage. Commissioner Moss stated that she had just seen the details of this project, and that she has asked Mr. Mobley that this be reviewed by the LeDroit Park Civic Association. Chairman Hunter asked if it not make more sense for this to come back to our next meeting, and Commissioner Moss asked that since Mr. Mobley was here and that we can get a chance to review tonight and vote next month. Mr. Mobley stated that he was not present to make a presentation without an up or down vote. Mr. Mobley had only one large set of presentation plans, and the difficulty in reviewing from these materials caused Commissioner Moss to moved tabling this application to our November meeting, and it was seconded and adopted (5-1-1).

Secretary Spalding reviewed the current status of ABRA applications and protests. Chairman Hunter stated that he is attempting to set up a series of mediations to deal with problems lingering with a number of protested licenses, with specific coordination with MPD 3D. Commissioner Stephens stated that he has seen Yegna open and considers it an asset to the community. I think the owner has taken the time to develop a business that is clearly part of the community and is engaged in the RHP process. Commissioner Stephens asked the Commission to change its opposition to this license. I think that the Commission needs to look at the difference between liquor licenses and restaurant licenses. I think it's unfortunate that the owner has not been able to conclude an agreement with the community. Chairman Hunter questioned Commissioner Spalding on the disagreements that could not be solved in mediation, and proceeded to ask the owner if she could not accept hours similar to our Duffy's agreement. Commissioner Spalding reminded the Chairman that we are not the only protestant in this matter. Chairman Hunter indicated that the owner had approached him to complain of the terms of the proposed voluntary agreement. Chairman Hunter asked the owner of Yegna if 12 and 1 closing hours would be acceptable, and the owner essentially stated that not having full ABRA hours would put her at a competitive disadvantage. Commissioner T. Smith reported that he will be working with ABRA and the ABC Board on coordinating the protests open in his SMD.

Commissioner Spalding noted that he has heard from the African American Holiday Association that they may present a grant application at our next meeting.

Chairman Hunter noted that CVS is not expected to be a tenant in the Prince Hall Mason's building, and that the Mason's are working with the city to find an appropriate tenant. Chairman Hunter asked that we continue to work with them to help find a tenant.

Commissioner Spalding introduced further consideration of Inclusionary Zoning regulations. This is something that ANC1B has been favoring, and we have a resolution crafted by Cheryl Cort to consider this evening. Elinor Hart described the history of the campaign to include inclusionary zoning as a part of the city's zoning regulations. The current concern is over the parts of the city mapped as included in the adopted regulations. Commissioner Spalding summarized part of the resolution, and then read the final clauses asking ANC1B to urge the Zoning Commission to adopt the map and text amendments submitted in Case 04-33A as quickly as possible. Commissioner Spalding moved the resolution, and it was seconded and adopted (7-0).

Commissioner T. Smith described this year's Howard University Homecoming parade route. The route is the same as last year.

Commissioner Stephens noted that the Taxicab Commission is holding a hearing for Ward 1 on Thursday, October 12th to get feedback. Commissioner Stephens asked that the location of and appropriateness of taxi stands should be raised. Commissioner Moss indicated that she has a concern with establishing taxi stand locations on Georgia Ave. to address the problems her constituents have with trying to hail cabs. Commissioner Spalding noted that there is interest in a taxi stand in proximity to the 13th and U entrance to the Metro. Chairman Hunter stated that the number one problem with taxicabs is discrimination with cab drivers refusing to pick up minority passengers. Commissioner Stephens noted that the congregation of taxicabs in residential parking spaces is also becoming a problem that needs to be addressed.

Representatives of the Neighborhood Investment Fund gave an overview of the program, and how groups in ANC1B's territory can apply for grants through the program. Additional information on this program is available at www.dcbiz.dc.gov. Commissioners were given informational packets explaining the process, and to be used to inform non profit groups that might want to apply. Chairman Hunter clarified that there are two levels of grants with small grants up to \$15,000 and larger grants up to \$75,000. The timing of the grant rounds was discussed. Details of reviewing the grant applications were detailed. It was noted that the Green Team program had been a recipient of funding from this program. Scott Pomeroy stated that this program does not do ongoing funding, but an extension of the Green Team to move north on 14th Street might be considered, and Commissioner Stephens heartily endorsed this idea. Chairman Hunter noted that more attention needs to be placed on programs for Georgia Avenue.

Chairman Hunter asked the Commission to consider programs for seniors. Commissioners Akinmboni and T. Smith volunteered to work with the Chairman to explore this.

Motion to adjourn was taken at 8:40PM and was adopted.