

ADVISORY NEIGHBORHOOD COMMISSION 1B

Government of the District of Columbia

Minutes

Thursday, March 5, 2009, 7 PM, Reeves Center, 2000 14th Street, NW

The regular monthly meeting of ANC1B was held on Thursday, March 5, 2009, at 7:00 pm in the Reeves Center. Commissioner Nadeau being present as Chair and Commissioner Anderson Holness present as Secretary. Other Commissioners present: Akinmboni, Moss, Conklin, Raia, Muhammad, Thomas, Ferrer, Lopez, and Smith.

Chairman Nadeau called the meeting to order at 7:03 pm and asked for introductions.

Presentations

Chairman Nadeau asked the Commission to start with the presentation from Gabe Klein, the new DDot Director. Mr. Klein stated that he has been in his position for one month and a few days. Gabe Klein worked for DDot over the years in a few different capacities before his new position. He built zip car over four years with his own company. His goal as the new director is to ensure that DDot works well. Mr. Klein stated that DDot does not do a great job of representing all the work they do or if people even know all the things DDot does. DDot handles trees through their urban forestry group, bridge maintenance, and building bridges. DDot has an \$800 million dollar budget. He is pushing the focus from just good streets to the District being a great place. He wants to encourage people to be more involved in planning. There will be planning people in the neighborhood out to get input from residents and following projects through to the end, so the input is not worthless. Then, Mr. Klein answered questions from the Commissioners and community.

All of the Commissioners congratulated Mr. Klein on his new position and stated that they look forward to working with him.

Commissioner Moss asked if the budget for fiscal year 2009-2010 is still accommodating both the Georgia Avenue and U Street Great Streets initiative, and what is the status of the project implementation. Commissioner Raia stated that he just wanted to exchange business cards with him to discuss what DDot does. Commissioner Muhammad did not have any questions, but stated that he looks forward to working with him to serve residents in 1B and more specifically 1B03. Commissioner Lopez did not have any questions either, but has some issues on 14th Street south of the new Target, traffic lights, and pedestrian traffic as well. Mr. Klein mentioned that he did not have business cards yet, but he can be reached via e-mail at gabe.klein@dc.gov. Commissioner Conklin stated that she sent Klein an e-mail about making sure that the Chapin Street alley is plowed after storm. She also wanted to discuss flow of traffic along the whole 14th and Belmont and 14th and Florida. Chairman Nadeau asked when funding will be available for the U Street plan and if any funds from the stimulus package could be used on the project. Commissioner Akinmboni stated that her main issue is the clearing alleys during storms. Mr. Klein stated that he was riding plows all night and the focus was on the main roads and major arterials first, then the

side roads. He admitted that he did think about the alleys because he was so focused on getting kids to school. He stated that residents can call 311 if to report problems or issues. Commissioner Ferrer stated that his constituents are particularly concerned with the impact of the McMillan Reservoir project on traffic in the area. Ferrer also stated that it seemed as though traffic studies have been put on hold in comparison to how quickly they are trying to move the development forward. He asked what DDot is doing to prioritize the transportation studies or get the development to slow down so the community can get a real view of what the impact will be before development begins. Mr. Klein stated he was honestly not familiar with that project at the current time; he knows 200 of the 400 projects that are going on now. Mr. Klein also stated that there a number of traffic studies going on right now. DDot can obligate a project, but cannot award a contract. He instructed Commissioner Ferrer to e-mail him, and he would get back to him with an answer. He also stated that he was trying to move up the U Street Plan. The design for the project is complete through 13th Street, but there are not enough changes between 13th and 14th street. He agreed to send an e-mail on Monday about the project.

Mr. Klein stated that DDot has not been very transparent on the status of projects in the District. The Sherman Ave Streetscape had a great plan, but then started to go through a design which has not been done yet. The public is under the impression that it is shovel ready and ready to go, but it's not. He is moving towards project managers updating websites with project information on a regular basis. The U Street design has been extended for one more block.

Commissioner Smith stated that if there are any upcoming designs or design changes that they are sent to the Design Committee, so the information can be forwarded to their constituents. The ANC can also give DDot an idea of what the community wants. Smith also asked about the Georgia Avenue Great Streets Initiative and the Sherman Avenue Streetscape. He stated that the two projects were combined in order to have sufficient funding. Commissioner Smith asked if the plan was still the same. Mr. Klein stated that the plan is to complete Georgia Avenue first, then Sherman Avenue because they do not want to close both streets at the same time. The Georgia Avenue work should begin sooner, but he needs to check the plans for specifics. Commissioner Smith also asked if anything could be done when the District repaves the sidewalk and then Pepco comes in to complete work and tears up the sidewalks. Mr. Klein stated this process is completely unacceptable. The blanket permits that Pepco could receive have been revoked and they are getting ready to do the same thing for Washington Gas. Now, Pepco has to go through a permitting process for every cut they want to make and inspectors have to check out their work. He has called a meeting with the President of Pepco to discuss these issues. Chairman Nadeau thanked Mr. Klein for his time.

Officer's Reports

Commissioner Anderson Holness presented the minutes from the February meeting and asked for corrections or additions. There not being any, she then moved that the minutes be approved. Commissioner Smith seconded the motion. The minutes were approved unanimously.

Treasurer's Report

Commissioner Lopez stated that the Industrial Bank balance as of February 27, 2009 was \$91,101.83. The only expenses for the month were for Phil Spalding including \$29.97 for web posting from January 22, 2009- April 22, 2009 and \$48.97 for office supplies. Commissioner Lopez moved that ANC1B approve the expenses as stated. Commissioner Conklin seconded the motion. The motion was adopted 11-0. Commissioner Lopez then moved that the Commission approve the February financial report. Commissioner Conklin seconded the motion. The motion was approved 11-0. He also stated that all receipts for reimbursement be submitted to him by the 3rd week of the month.

Committee Reports

Public Safety Committee

Commissioner Moss discussed the PSA meeting with Officer Groomes. At the meeting, it discussed how to improve the PSA meetings. Input is welcome and they are looking for ways to improve safety in 1B. There were not any alarming issues on the docket for PSA 305, but there was a homicide in PSA 304 which is right on the border. Officer Groomes is compiling all recommendations from ANCs to determine the best practices to develop a model for all PSAs to be improved. The Public Safety Committee meets the first Tuesday of every month in the Housing Finance Agency at 7pm.

Chairman Nadeau stated that she attended the Officer Groomes meeting with Commissioners Moss and Muhammad. She also attended a workshop with the Columbia Heights Community Action Group. The workshop brought together community groups that are working on public safety and security in the area. Chairman Nadeau suggested that ANC1B plan a Safety Summit. All Commissioners would be involved in the planning of the summit. Each commissioner would choose 5 members from their single member district. Metropolitan Police Department would also be involved. Small group meetings would be held according to geographical location in 1B. After meeting in small groups, the groups would come together as a whole to discuss the information shared in small groups. The summit could be held in May.

Commissioner Moss stated that this was a great idea. One important safety aspect she has asked MPD for is increased foot patrol, segways, bike patrols, and the elimination of the high staff turnover rate in PSA 305. There are only 16 officers on patrol at night. Chairman Nadeau stated that the Commission would tell MPD that they are willing to work with them and what the community members are willing to do to help out.

Commissioner Muhammad stated that he has consistently asked to move the Public Safety committee meeting around the ANC. He also stated that it is misleading to state that there is a Public Safety meeting when it does not represent all of the residents in 1B. Commissioner Muhammad reviewed a list of 11 public safety issues in the area that occurred between January 3, 2009 and February 25, 2009. Those issues include shootings, a fire, a power outage, a stabbing resulting in a murder, water main breaks, and a car accident. He continued to emphasize that the committee does not represent all residents in 1B and that this is unacceptable to him, his

constituents, or maybe even to some of the Commissioners as well. He stated that the Commission should not wait any longer to move the meetings. Commissioner Muhammad then moved that ANC1B move PSA meetings around the Commission. Commissioner Holness seconded the motion.

Chairman Nadeau asked if he and Commissioner Moss have met yet. Muhammad stated that it was suggested at the February meeting, but it has not happened yet. Commissioner Moss stated that all SMDs are welcome at meetings. She agreed with Commissioner Muhammad in saying that the Public Safety Committee has focused on PSA 305 because it is the largest. She asked that the Commission await the outcome of Officer Groomes' data so they can better formulate a way to move forward. Chairman Nadeau stated that she was tired of talking about this issue and moving meetings around will not solve all the problems. Commissioner Muhammad stated that it is part of the solution and commended Commissioner Moss on her work. Nadeau stated that if we vote, those interested must sit down and meet. After discussion, the motion was adopted 11-0. Commissioner Smith suggested that if a few SMDs together, one meeting can be held.

Design Committee

Commissioner Smith discussed the Design Committee plans. He stated that the committee does not have committee meetings every month because the meetings are based on what is coming to the Commission. The DC Caribbean Carnival, JBG U Street hotel, and a traffic study presented to the Committee this week. Others members of the committee that joined him at the meeting were: Commissioner Muhammad, Tony Norman, David Hawkins, Darren Jones (President of the Pleasant Plains Civic Association). Commissioner Holness was excused from the meeting.

The DC Caribbean Carnival is scheduled for the last Saturday in June. It will begin at Missouri Avenue, NW and continue down Georgia Avenue, NW. The Design Committee decided to support the Carnival and they are looking for a letter of support from the Commission. They are also submitting a grant application.

JBG presented on the plans for the U Street hotel. The committee looked at phase construction which includes retail on the first floor and conference space on the second floor. They discussed not having deliveries by 18 wheelers in the area, traffic plans, lessening disruptions for residents in the area, the creation of permanent jobs, and possible hotel management. The committee decided to support the design of the hotel and looked at a number of things that would mitigate the impact of the hotel on Wallach place residents. They made sure to look at how the height, scale and massing was addressed.

Lastly, Commissioner Smith introduced Tony Norman to discuss the traffic study and environment study they would like the Commission to support as it relates to the McMillan Reservoir Project. Mr. Norman is a member of the McMillan Advisory Group. He discussed the 2 million square foot development beginning on the other side of the reservoir. There have been a series of community meetings, and the community concluded that traffic and environmental studies need to be completed before this project is started. Developers usually wait until later to complete these studies and the community never has the time to deal with the negative effects of the development. He stated that the Advisory Group concluded that they will obtain resolutions from all the civic

associations and ANCs requesting that not only a comprehensive traffic study and environmental study of the McMillan site, but also the other large tract developments like the Soldier's home , Washington Hospital Center, and other large projects coming up. The resolution basically states that the DC government should do traffic and environment studies on the front end of the projects so the community can review the negative impact on the community of large projects, particularly the McMillan project. The McMillan Advisory Group comprised of the Pleasant Plains Civic Association, Bloomingdale Civic Association, Edgewood Civic Association, ANC5C and Commissioner Ferrer has agreed to support the resolution. Commissioner Smith moved that ANC1B support the resolution for the traffic and environmental studies. Chairman Nadeau seconded the motion. Commissioner Conklin stated that next time documents like these should be sent in advance. The motion was adopted 11-0.

Commissioner Holness asked if the Design Committee could look into the naming of Malcolm X Park located at 16th and Euclid Streets. Commissioner Smith agreed the committee could look into it. Chairman Nadeau stated that this issue could be discussed later because it is in her single member district, and there are other issues that surround the park.

ABC Committee

Commissioner Raia discussed the ABC Committee. He gave a list of concerns for the quarter dating from January through the present.

- Twins Jazz was cited for unauthorized hours on September 11, 2007, and ABRA decided to drop the case. They were also cited for not submitting food percentages and were fined \$250.
- Dukem had an assault with a dangerous weapon on September 11, 2008. They were fined and the ABC Board also made them install security cameras and train their staff to better handle those kinds of situations.
- Axis Bar and Grill was cited for something on January 28th. Commissioner Raia stated he has not received anything about it yet, but should have information on the issue soon.
- Raz Ethiopian- Commissioner Raia was notified by Phil Spalding about something going on in the building. ABRA has been notified, and they are keeping an eye on it. Raz has been evicted by owners of the building. They are trying to get the license now as well as purchase and change the trade name to Ethiopian Bar Lounge. This is a zoning issue because the area has been rezoned to residential, and there is concern about putting a restaurant back in the space.

The first ABC meeting will be this month. They will discuss new licenses coming up including Masa on 14th, Bar Pilar, and Café Saint Ex. Also, ABRA now responds to 311 calls. By the end of the month they will have a website up, so complaints can be posted to the website.

Community Events & Announcements

Commission

Commissioner Muhammad announced the South Columbia Heights Neighborhood Association meeting will be held on March 18, 2009. The Ward I Library coalition represents an array of Ward 1 residents, civic groups, ANCs, community organizations, tenant associations, and library users will have a meeting discussing the library system renovation of Mt. Pleasant Library.

Commissioner Holness announced the book drive for the story hour. The story hour is held on the 3rd Saturday of every month at the LeDroit Senior Center community room. The book drive will have drop off points at the 9:30 Club, the LeDroit Tenant Association at the Senior Building, and the Banneker Community Center. The books will be given to children after the story hour. Also, there is a meeting on March 9, 2009 for 1B_____.

Commissioner Smith announced Councilmember Jim Graham's Hot Spots/ Zoning Act Hearing on March 18, 2009. If you are interested in speaking at the hearing, email jayshedlock@dccouncil.us. The Pleasant Plains Civic Association meeting is next Saturday.

Community

Paul Ryan from the Common Good City Farm announced an information meeting for the Flagship Program for the Common Good City Farm. It is a gardening program for low income individuals and families. For two hours of work a week you will receive a bag of food and learn valuable skills by growing all the food along the way. The meeting is scheduled for April 7, 2009.

Morgan Thomas of the Howard University Student Association announced a Gentrification Meeting to be held on Tuesday, March 10, 2009 at 7:30pm in the Blackburn Ballroom.

Rosetta Li Executive Director from Asian American LEAD announced that the organization has just submitted an extension to a special exception to the zoning board. She estimates that the hearing will be sometime after July 1st. She asked that she be put the June agenda.

Presentations

Executive Director

Commissioner Lopez spoke about the Executive Director position. He stated that after speaking with Gottlieb Simon, Director of the Office of Advisory Neighborhood Commissions, it would be a good idea for him to speak to the Commission about the position. Gottlieb Simon stated that he started in 1976 working as an Executive Director for ANC 2D in Southwest. There was a time when almost all ANCs had a staff person, but due to a budget cut the ANCs lost these individuals. The purpose of the ANCs is to have people who can articulate, advocate, and give voice to your neighborhood concerns. The purpose of staff people is to implement the concerns that community through its commissioners decides needs working on. ANCs have money to provide for staff. He recommended that the ANC look for as much expertise as possible and what you can't give in

money you can give in title. The staff person is there to serve the Commission and all the commissioners. The staff member will be used to do the grunt work, deeper research work, and reports for commissioners. He then asked for any questions. Chairman Nadeau stated that there would be a lengthy discussion later, but if there were specific questions to be asked the commissioners could do so.

Commissioner Holness asked for the number of ANC's that have an Executive Director or are staffed, and if the ANC has more than one staff member. Mr. Simon replied that a dozen Commissions have staff out of thirty seven Commissions, and three others are currently looking for a staff member. He stated he does not know of any ANC that has more than one staff member, but most have one person and the amount of time varies. Commissioner Ferrer asked about the responsibilities and hours of the staff person. He also asked how much of the budget is spent on hiring on staff and if there is a best model to follow. Mr. Simon stated that he is not sure on the amount being spent, but it is between \$10 and \$25 an hour. The utilization of staff varies from ANC, but ranges from opening mail to sending out mail, going to the ABC Board to present a case, or going down to BZA and the zoning board to read files. No one has full time staff at this present time. Some work as little as five hours or as many as twenty hours a week. Also, the need is based on the ANC, but it makes a lot of sense to shift work you cannot do to a staff person. Commissioner Holness asked for the names of the ANC's that have staff members. Chairman Nadeau asked Mr. Simon what he his overall feeling was on having staff. He stated that the most effective ANC's have a staff member and a staff member enhances the capacity of the Commission. Commissioner Akinmboni asked what kind of power a person in this position has. Mr. Simon stated that the Executive Director is the support staff to the ANC and by law the staff person serves the needs of the ANC and should the ANC feel the staff member is stepping beyond the bounds, the staff member can be let go. He concluded that the ANC ultimately defines the role of the person. Chairman Nadeau thanked Mr. Simon for his presentation.

Justice Park

Commissioner Conklin introduced the proposal from the Department of Parks and Recreation to create a new park on the 1400 block of Euclid Street, NW to be named Justice Park. The land was acquired through a land exchange. When the exchange happened, the ANC voted in favor of it two and a half years ago. She pointed out that Commissioner Muhammad has been very involved on the project.

Brent Cisco was present to discuss the plans for the park. He stated that there were originally two Justice Parks on opposite sides of Euclid Street, NW. It was acquired through a land swap with a private developer. He indicated that he was excited to be working with a blank slate for the park. He discussed the two overall goals of the park, use the space as an area for people to congregate to get their hands dirty and to make it as forward thinking as possible making it a sustainable site. As a sustainable site, all rain and other water that hits the ground stays on the site. The budget for the park is \$750,000. There have been four community meetings held about the park and the design has taken a lot of community input. A community garden was suggested in the meetings and was a success with residents. The main side entrance of the park will be on Euclid Street, close to the BP station. The garden will have permeable paving and a community garden to foster community relations, raised beds that are ADA compliant, water fountains, and spigots (provided

by DPR). A non-profit group will be formed to be a business partner and will take care of memberships, collect dues, and make bylaws to determine the proper use of garden space. There will also be a compost drop-off and trash pick-up spots. Casey trees can provide trees through a grant, and those trees could possibly be fruit trees. Mr. Cisco is looking to partner with Cardozo High School and have students earn credit for a science or horticulture class for work they do in the garden. He is also looking into contributing ten percent of the harvest to community residents that are in need of food. Mr. Cisco pointed out that studies have shown that the more people that use the garden, the less likely it is it will be a space for loitering and mistreatment.

Chairman Nadeau opened up for questions. Commissioner Raia asked how the beds are being assigned. Mr. Cisco replied that the nonprofit group will decide how plots are used by possibly using a lottery system. He spoke with an ADA spokesperson and it was suggested that should a person with a disability apply, they get priority on the plot. Then, community members were able to ask questions. Howard Wilkes asked if there was a play area for small children. Cisco replied there was not. The space was designated to be a garden, but there were other playground and play areas in the neighborhood along the 14th Street corridor. Mr. Wilkes asked if space could possibly be added to the garden design because there is not a place for him in or near his neighborhood to take his daughter to play. Mr. Cisco also pointed out that the plan is still in the conceptual phase and can be tweaked. Another resident asked about the purpose of the large area of permeable paving in the park. The area is not gigantic, but it is for people in the area without backyards to use the space for Frisbee games, barbecues, and relaxing. Brian Greenberg asked about the planting areas being small and changing the design of the plots to make the look of the garden more diverse. Mr. Cisco stated that he thought of many ways to design plots, but because the ground is very hard and the soil is bad, this design seemed best. He also consulted with the ADA about the designs. He reiterated that the designs were totally conceptual.

Commissioner Thomas asked how gardening will work with the rodent problem in the area. He replied he has contacted a representative from DPW about the rats; the representative said he would handle the rats. Mr. Cisco hoped that it would not be a chemical treatment used for the rats.

After the discussion, Commissioner Conklin moved that ANC1B send a letter to the director of DPR in favor of the conceptual design of Justice Park. Commissioner Muhammad seconded the motion. The motion was adopted 11-0.

JBG U Street Hotel

Commissioner Raia introduced the JBG U Street Hotel presentation. The plan is to design a hotel on the corner of 13th and U Streets. Residents of ANC1B as well as 2C residents have concerns and problems with the size and scope of hotel. Commissioner Raia stated that he did not think they will be ready for a vote next month because there has not been enough community involvement.

Matt Valenti of JBG and David M Schwartz and Michael Schwartz of David M. Schwartz architects were present to discuss the plans for the project and to answer any questions of the Commission and residents. JBG has been building in Washington, DCs historic neighborhoods for years and has been involved with this project since 2007. They have been working with existing owner of site

in order to come up with an outstanding use of the site. This site is very important because is on a metro line and in a historic district. A lot of stakeholders believe the area for the hotel is underutilized in its current capacity. There have been a number of meetings with residents in the area to discuss the plans for this hotel.

David Schwartz gave an overview of the steps in designing the hotel which included looking at what the neighborhood is like, what makes it unique, and the historic aspects of the neighborhood. He also looked at building heights in the neighborhood and saw that the heights are diverse in the area ranging from one story to nine stories. There are also varied types of architecture in the area and were very careful about the hotel's architecture would fit in with the historic architecture. They also learned that there was a long history of hotel usage in the area before the 1968 civil disorder that took place in the District.

The Rite-Aid location is a building type found in the suburbs and not in a downtown area of a city. They tried to use a small portion of the building at first, working around the Rite-Aid, but they did not feel that design was acceptable. Instead, they decided to design a hotel including the Rite-Aid space. The result is a hotel with varied heights at different points. The bulk of the building has been set back from U Street. The building does not have a back, but many different fronts. The 13th Street side of the building does not look like a side of a building, but an elegant minor front. There will be retail and restaurants on the first floor of the hotel with a lobby that takes up a small portion. The loading and service trucks will use the alley behind the building. The second floor of the hotel will have public lobby space, a restaurant, and meeting space. The lobby space will serve as a public display space for local artists. The third floor will be a typical hotel floor with standard size rooms. Suites and extended stay rooms will be on the upper floors. There will also be a rooftop pool that JBG wants to open up for community membership.

They are seeking LEAD silver rating for the building. LEAD is the Leadership and Energy Design put out by the US Green Building Council. The hotel will have more efficient and mechanical heating systems, lower use of water throughout the hotel, less water run-off, a green roof, and the use of a high percentage of recycled materials to build building. Developers are going to try to focus on materials that are locally manufactured to lower shipping costs. One of the great LEAD aspects of building is its location because it is on top of a metro stop.

The following design issues were changed as a result of community discussions:

- The parking has been made into two levels of parking, so it can be stacked to park many more cars.
- The valet station has been moved into the building, so people will not drive through the neighborhood when they pick up their car.
- After looking at curb cuts and loading dock, decided to gang curb cuts and take all traffic except loading traffic off at corner of sidewalk.
- A set of sliding doors was put over loading dock, so that all loading will occur into building and trucks will not be visible to 13th Street or neighbors to the south.
- A vegetative wall will be used to give houses on south side of hotel a more pleasant view and it will make the building more environmentally sensitive.

- The alley has been widened by 5 feet.
- The building height has been softened by moving the 10th story to east and west in order to create a gentler step to the tallest part of the building.
- The building has been moved back to site lines to limit the hotel's closeness to Wallach Place homes.

After changes were made, it was concluded that what was good for the north side of the building was not good for the south of the building and what was good for Wallach Place was not good for U Street. Also, developers and architects felt that a 10 story building is a better looking building that will create jobs, activity and a much better retail environment on U Street.

Commissioner Nadeau called for questions from the Commission and the community.

Commissioner Raia stated that JBG has met with Wallach Place residents and made accommodations on some issues. He indicated that he has spoken to residents and business owners and there is a mixed feeling about what the hotel will bring to the neighborhood. The height of the building will affect residents in the neighborhood in the Ellington, on Wallach Place, and 13th Street. These are the voting people in DC. Commissioner Raia also has e-mails from many businesses beyond the ANC and looked at them to determine the impact of the hotel. About 60% of businesses say this will increase business, so they are happy, but they also say they do not want the hotel if it is at the residents' expense. They would rather have happy residents versus a building being constructed at that height. With continued conversations with JBG, they should be able to come to an agreement on how the hotel can be designed in a small area.

Chairman Nadeau asked if she and Commissioner Raia are receiving the same e-mails because the e-mails she is getting are showing overwhelming support from the community. She also asked if he is getting a certain feeling one way or another after looking at all the e-mails from residents and business about the hotel.

A community resident stated that Chairman Nadeau is on an e-mail list of those who support the hotel.

Commissioner Raia responded that he was not sure if they were receiving the same e-mails. He stated that he explained to JBG that there have been more in favor of the hotel, but those e-mails are being received based on a meeting for those in favor of the hotel, but those e-mails may simply say "I support the hotel." It is possible that the senders have no idea what the concept of the hotel is. He also has very lengthy e-mails from those who know the concept of the hotel and give their support.

David Schwartz responded that he has had a number of meetings with residents and believes that the support meetings are being held by someone who does not know anything. They have tried to be as broad and non-specific in outreach to speaking to people about the hotel.

Commissioner Raia stated that JBG has always been willing to talk to people.

Commissioner Moss stated that she wanted JBG to talk more about the involvement of the community: employment and a community benefits package that would be all inclusive for the community.

Mark Valenti stated that the benefits include bringing 150 permanent jobs to the area that include valet parkers, restaurants, retail jobs, and construction jobs. He emphasized that JBG has worked in DC for 45 years and they have a letter of support from Washington Hotel Association. They are committed to making sure that many of those jobs go to residents. The hotel will bring people to the area to spend money which will generate business and lead to tax money.

Commissioner Holness talked about the cars from Virginia and Maryland that come into the city to do construction work in the District. She stated that due to the high unemployment rate in the District, she would like to see something in writing to show that a certain percentage of DC residents are employed in this project, should it go forward. Also, she wants a line that a percentage of residents from 1B be considered for these jobs because the project is coming into this community.

Mark Valenti stated that there is an open process. They have to go through a PUD amendment, a long rezoning process. Setting aside jobs for DC residents is one of the requirements for a PUD. He stated that they are committed to meeting the goals of the community and the project.

Chairman Nadeau asked about parking.

Mark Valenti stated he is planning to over park the building and provide more than the city will consider. He heard many concerns of the residents about visitors parking in the neighborhood and committed more spaces than zoning requires. He just asks for sensitivity as we go through the process.

Commissioner Thomas discussed the job issue. She pointed out that every development in the District has a requirement that you have to hire a specific amount of DC residents, but in reality it does not happen. She stated that developers do not look hard enough and already come in with a crew of workers. She said she does support the hotel, but wants to hear what the residents' issues are.

Mark Valenti said he is absolutely committed to trying to fill the hotel jobs with local residents. He is working with the MidCity Business Association. They are looking to local source many items from flowers to furniture.

Commissioner Akinmboni stated that her concern is the feeling of residents behind the alley.

Chairman Nadeau stated that they will hear from those residents soon.

Commissioner Moss stated that she knows it's up to the current own of the site to determine to agree to the hotel use, but what about the current occupants in the space. Do they have first right of refusal and will they have the option to have a space in the hotel if they want to return?

Mr. Valenti stated that some of the leases have that provision in place, and they will work with the occupants. The Rite-Aid lease is long term so they will have a space in the new hotel. They will speak to the current occupants more as their leases draw to a close.

Commissioner Nadeau asked for community questions.

Larry Clark of Donatelli and Klein and developer of the Ellington stated that the developers did not discuss the height of zoning on this side of the street. The height of the hotel will block the rooftop of the Ellington. He stated that the developers have not contacted them or their residents to discuss the hotel. He supports the hotel use, but the height of the building is the problem. The rooftop amenity of the Ellington is something the residents use for charity events and fundraisers. It is a huge amenity for residents that will not be able to be utilized because of the height of the building.

Chairman Nadeau said that JBG will make a general statement for non-questions. She also mentioned that this is JBGs second presentation to the ANC.

Brian Greenberg of 1316 Wallach Place stated that he has been through at least four meetings with JBG. He stated that Wallach Place residents voiced many concerns at these meetings and JBG has not addressed them in a large enough manner. His major issue was that there has not been any justification for the large scale of the building. Another issue is the parking for the hotel. No matter what the amount of parking is there will be a problem in the neighborhood. He does not see why this cannot be a buy right building that is nicely designed and reasonably scaled. He encouraged the Commission to hold JBG to the same standards that all other people would use and to really consider what it will mean to congestion in neighborhood to have 13th Street closed off by their access.

Guy Fangornick of 1323 Wallach Place asked about the weight of the Design Committee's recommendation on this issue. He also stated there was not announcement of the meeting to the residents. Chairman Nadeau replied that there was no system on how much weight the recommendation is given, but that it is a matter of how much weight in the minds of each commissioner the people vetting the project have. They all have great respect for the Design Committee, but each commissioner has his or her own vote, and we do not necessarily adopt the recommendation. Mr. Fangornick reminded the Commission that there was no input from the residents at the Design Committee meeting. He was not sure if they did a site visit, but they certainly did not speak to the residents and didn't ask for input. Commissioner Raia added that as the single member district commissioner he was not notified of the meeting, but received notification after the meeting was held. He also stated he was not told that JBG was meeting. Commissioner Moss asked that Mr. Fangornick provide a list of all his concerns about the project for the record. Chairman Nadeau stated that there was no formal process for inserting things into the record, but asked that residents email the commissioners with their comments and concerns.

Christine Raia a resident of Wallach Place stated that the gist of objections was not about hotel or no hotel, but the size and the mass of it. She stated that Commissioner Raia is receiving a lot of feedback that other commissioners are not because he is the commissioner of 1B02 and that his constituents feel that is who feedback should be sent to. She asks that the Commission pay special attention to the feedback that Commissioner Raia is getting from his constituents. She also mentioned her disappointment in not being able to share issues during the public safety discussion, but she will follow up with Commissioner Moss.

Dan Whittles a resident of 1325 Wallach Place indicated that his home is directly behind the hotel site. He also stated that if the model is close to scale, it is huge compared to the houses on the block. The Donatelli and Klein building the Ellington is similar to the hotel. The difference being there is a park behind the Ellington before getting to V Street. The building design is much more respectful to the architecture in the area. The hotel design is monolithic, and it dwarfs the houses. He really encouraged the Commission to delay taking any action in support of this unless a lot more changes have been made. Many are not opposed to a hotel or redevelopment of site per say. The design is not acceptable because it does not include the homes of the residents. He emphasized that when Commissioner Raia is happy with the project, the residents will be happy with it.

Alice Speck a resident of 990 Florida Avenue, NW stated that she and her husband, a certified city planner, support the development of the hotel. She said, "It would be a great addition to this part of town and complement the mixed usage buildings already in the area. The hotel guests would add life and diversity to U Street." She and her husband are also fans of David Schwartz architecture and know that the actual building will look much better than the models based on his other work. She expressed sympathy for the residents, and that she would be against the hotel if it was being built behind her house. She stated that she hopes the Commission bases its decision on the effect the hotel will have on the neighborhood as a whole. Mrs. Speck closed her comments by saying that she has no personal stake in the matter and that she is less likely to attend meetings, but she belongs to a very large group of people that feels the area will benefit tremendously from the hotel.

Natalie Avery of the MidCity Business Association voted last Wednesday at their board meeting to support the hotel project and to work with JBG to make sure it really serves the community in the final concepts. She stated the main reason for support is the impact the hotel will have on daytime retailers by bringing more foot traffic to the area. Ms. Avery also mentioned that she spoke to a couple of business owners and they are supportive. Jason Claire the owner of Vashtu and a resident of Wallach Place supports the project because it is very important to his business and other independent retailers. She reiterated her support for the hotel and that she would continue to work with JBG to ensure success.

Commissioner Estrada who represents the southwest corner of 15th and U Street advised commissioners to take their time with the project. He stated, "There are all kinds of deadlines that will come up with this project from HPRB hearings, BZA hearings, and a PUD process. At every

step you will realize that you have questions, so you need to take your time to give yourselves time to ask questions to get at issues that have been mentioned, like the hiring of local residents.” He discussed work he did with other projects and questions that came up during the projects. For instance residents at 14th and S Street wanted an agreement with JBG that ensured homes would not fall down when construction started. Mr. Estrada pointed out that JBG was not very responsive to neighbors when working on a project in his ANC and that the Commission needs to be careful with JBG. He stated that HPRB will have problems with the design. Also, they need to make sure that DPW trash trucks and emergency vehicles can fit in alley because those issues do not come up in the conceptual phases of the project. He stated the ANC get the best amenity package for the community out of the project. Commissioner Estrada offered his assistance to 1B if with dissecting the project.

Joe Freeman a resident of 1740 13th Street, NW stated that he does not live on Wallach Place, but understands their concerns. This project will allow them to get a landmark building on a busy corner. He stated that the developer and architect are working well with the neighborhood, and he feels that this is the best project for the neighborhood.

Chairman Nadeau stated that because comments were on both sides, there was no need for a rebuttal from JBG. She also pointed out that they will come before the ANC many more times.

Commissioner Muhammad asked how many times they met with residents in the Ellington.

Mr. Valenti stated that he has not had any formal meetings with the residents of the Ellington at this point, but is willing to do so.

Commissioner Ferrer asked about the number of rooms that are planned to be in the hotel. Mr. Valenti stated 230-250 rooms.

Commissioner Ferrer asked the residents if the building was the height and mass of the Ellington, would it alleviate some of their concerns. Dan Whittles said no, the Ellington has offsets on the back and on U Street. Brian Greenberg said he would need to know more about the design of the building. Commissioner Raia stated that residents are looking for a reduction in size and scope. He also pointed out that he is a Wallach Place resident and the talk is as if Wallach Place is the only concern. There is a concern from 13th Street, T Street, and U Street residents. David Schwartz stated that he and his team are very active in getting the community involved in this process. They are responsive if anyone doubts their reputation they have worked well with communities across the District. Commissioner Estrada stated that he found that architects are very responsive, but JBG is the issue. Mark Valenti stated that he cannot speak on the problems that Commissioner Estrada had with people in the past, but his team has been reaching out to commissioners in the ANC and business groups for over a year. He also stated that Commissioner Estrada raised a lot of significant issues that you will have to consider as the project moves forward, but wants to remind everyone that all these things get dealt with in the PUD process. They are looking for a conceptual understanding of the building at this stage when they come before the ANC and conceptual support of ideas for this use and a conversation. All these things will be refined over time and will be cemented probably a year from now.

Chairman Nadeau stated, "This is a really significant project for U Street and that's why they're all there. We are not taking any votes on this that we don't need to take due to time constraints. We do not want to miss deadlines and want to weigh in where we can, so if there is a hearing coming up and we feel we still need community input, we're will have to make the best decision we can with the information that is available. We want our voice heard every step of the way. We need to look at what's coming up next month to see if we need to take a vote. If we do need to take a vote, we will with the best information on hand. This project will forever change the face of U Street. It is incredibly significant and should weigh on every commissioner. We will rely heavily on the commissioner of jurisdiction for information he is receiving from his constituents. We are going to take advice from colleagues on the Design Committee who work on architecture and who have been commissioned on the committee. This is going to be an open process and a long process. I encourage all those to come back to every meeting it is on the agenda to share their thoughts, but they are not taking a vote tonight.

Liquor Licenses

Chairman Raia discussed two ABC licenses on the agenda.

Blu Lounge and Grill

They are applying for a tavern license on 14th Street. Commissioner Raia stated that he spoke with a representative for the owners about a voluntary agreement. At the time, he had not received a call back about the client wanting to negotiate or if they were continuing with the process. He moved that ANC1B protest the license on peace, order, and quiet in order to give the ANC time to have questions answered about the application. Chairman Nadeau seconded the motion. The motion was adopted 7-0.

Almaz

The owner of Almaz contacted Commissioner Raia because he wants to adjust their hours in order to serve breakfast. The business was given restricted hours by the previous Commission. Commissioner Raia moved that ANC1B allow Almaz to amend their voluntary agreement to include the full hours as permitted by the law of their license. Chairman Nadeau asked what the change in hours would be. Commissioner Raia stated that they can start serving breakfast at 8am. The law states they can be open, but can only start serving liquor at certain times, so the problem is with the previous voluntary that says they cannot open until 10am. The voluntary does not give them the opportunity to serve breakfast, but the license entitles them to open earlier. Chairman Nadeau stated that all they need to do is amend the voluntary agreement. Commissioner Raia said that is correct. Chairman Nadeau asked if amending the voluntary meant they can serve alcohol that early too. Commissioner Raia said no, the law does not allow them to serve alcohol. Commissioner Ferrer seconded the motion. The motion was adopted 7-0.

New Business

Executive Director

Chairman Nadeau stated that it was ten o'clock and she wanted to discuss the staff position after being incredibly disappointed at last month's meeting when one of the commissioners motioned to table the discussion on the position. She informed the Commission that the resolution before them was similar to what you saw last month. She stated, "They needed to discuss if they were interested in hiring staff that could serve at a level that could make the Commission efficient and very professional. A goal of mine as Chair is to create an operation that is a gold standard for other ANCs. A staff member would allow them to focus their energies on what's most important and not the administrative details. Our administrative assistant like all of us has a day job and helps us in her free time which not above and beyond with no disrespect to her because she's doing a great job."

Commissioner Thomas stated that she is in support of having a staff person especially because they will have a central location and the commissioners have other jobs. She said that if constituents have an issue that needs to be dealt with immediately, they can go to a central location and speak to a person to possibly deal with the issue. Thomas also stated that she did not get the feeling that people did not want a staff person. She called on the remaining commissioners to voice their opinions on the hiring of a staff person.

Commissioner Lopez said that he would support the hiring of an Executive Director or whatever the title of the position will be. He agreed that it has been on the agenda for two months and the Commission needs to make a decision on the issue. As Treasurer, he admitted that he would like to have someone who could accept receipts, grant applications, help with bookkeeping, go to Industrial Bank, get minutes completed and circulated by end of the week. He stated that the administrative part is what he needs, and yes, he did take position as treasurer and knows the responsibilities, but sometimes gets overwhelmed and having someone to balance the books would help.

Commissioner Muhammad pointed out that a few commissioners left before this discussion started. He stated that he was one hundred percent against an Executive Director. He stated he was against the position because he takes his role as a Commissioner very seriously and takes initiative and responsibility to resolve his constituents concerns and be accessible 24/7. He indicated that the Mayor, Councilmember, and members of Congress have staff members, but he did not see the need to hire a staff person when as commissioners they only represent about 2000 people. He stated that the Commission already has Ms. Body doing some of the work and adding another layer to do things we can do is not necessary. He said it is something we don't need, and he is not voting for it period. The Commission does not need to hire someone even if funds are available to do the work we are elected to do. Commissioner Muhammad emphasized the fact that he makes himself available 24/7 and goes out to meet his constituents door to door and suggested that other commissioners do the same. He agreed to help his fellow commissioners if things get to be too much for one commissioner to handle.

Commissioner Ferrer stated, "Commissioner Muhammad that it sounds like he is opposed to ANC staff member in general, but are you opposed to getting rid of Ms. Body?"

Commissioner Muhammad replied, "I am not opposed to Ms. Body at all. The issue is adding another person."

Chairman Nadeau, "We are not talking about keeping her and adding another person. This has been discussed several times, and we can look at the minutes."

Commissioner Muhammad asked, "Was this discussed at Megan's apartment because it was not at the meetings, not at last month's and not in January?"

Chairman Nadeau apologized for not being clear. She went on to say, "Bianca has agreed to stay on until a person with morning hours is found. She has a full-time job and helps in her free time, which is the same as us and that is not a good match. She came on as our first hire last year after we never had a staff member before that I know of and that was a first step. This is not a surprise to her. If we have more than one staff member, one would be a consultant doing the books which we have had in the past."

Commissioner Muhammad stated, "Perhaps we should've reconsidered going for these positions if we didn't look at the bigger picture by knowing that if we get elected and were elected, constituents will have real issues. There are numerous issues that occur throughout Ward I, but seriously speaking, no SMD in this ANC has serious outstanding issues that we can't respond to in twenty-four hours."

Commissioner Ferrer stated that he agrees with Commissioner Muhammad one hundred percent. He went on to say, "As commissioners, we signed up for a certain job that is to be responsive to our constituents. I am not trying to shirk work, but right now I am the webmaster. If I had the skills to build a really awesome website and have links to the agenda and minutes with hotlinks to presentations and a resource docket with copies of documents and resolutions that have been signed and approved so that constituents can be really informed. I do not have the time or the expertise myself as a commissioner to do that, but by exploring staffing options, for a position like Bianca's with maybe more expertise to supplement our abilities and better serve constituents as opposed to passing responsibility to some else. Overall, hiring a staff person will supplement our efforts."

Chairman Nadeau stated, "We are doing pretty good, but would do a lot better if all the tools were available to us."

Commissioner Muhammad asked if anything has been done to move forward on the matter since January 2nd.

Chairman Nadeau stated, "Yes, every meeting we have and vote on issues that affect our constituents is a step forward. You already said you are voting against it, so I would like to hear from Peter."

Commissioner Raia stated that as a new commissioner, he agrees sometimes they do need staff help. He also said, "As Eddie said, we don't want to hire two people. I don't want to say that we

have two people; we have Bianca and that former commissioner that works for cheap. I did not challenge it, but how are we paying another person?"

Chairman Nadeau replied, "No, that is going to end."

Commissioner Raia stated, "...but we did, and in essence the Commission hired someone else."

Chairman Nadeau indicated that the website bills to his (former Commissioner Spalding) credit card, but it needs to be transferred to another card.

Commissioner Lopez stated that without his credit card, the ANC would not have a website.

Commissioner Thomas stated that she just needed to hear from other commissioners on this issue. The issues need to be dealt with in order to move forward.

Chairman Nadeau stated, "I don't know what to do moving this forward. We have enough interest for the next meeting to take a vote on whether or not to hire a staff to support the ANC in the daytime. If people do not want to call the staff person an Executive Director, I don't care about the title."

Commissioner Thomas stated, "People have not commented because of the word "executive" and that the resolution was not written by everyone."

Commissioner Ferrer added, "I submitted a page and a half of edits to the resolution and for the most part, the edits were incorporated." He also agreed that other commissioners might have been wary to support resolution because of the title and the wording in the resolution.

Chairman Nadeau stated that she wants to vote on the resolution next month and thanked the commissioners for their comments.

The meeting was adjourned at 10:20pm.