



ADVISORY NEIGHBORHOOD COMMISSION 1B

Government of the District of Columbia

Minutes

**Thursday, March 4, 2010,
7:00 PM, Reeves Center, 2000 14th Street N.W.**

The regular monthly meeting of Advisory Neighborhood Commission 1B occurred on Thursday, March 4, 2010, at 7:00 pm in the Reeves Center, Commissioner E. Gail Anderson Holness being present as Chair and Commissioner Myla Moss as Secretary. Other Commissioners present during the meeting: Rosemary Akinmboni, Eduardo Ferrer, Myla Moss, Sedrick Muhammad, Brianne Nadeau, Peter Raia, and Thomas K.D. Smith. Commissioners Meghan Conklin and Deborah Thomas were absent.

Chairperson Anderson Holness observed the presence of a quorum and called the meeting to order at 7:00 PM.

Chairperson Anderson Holness then made the following announcement:

We ask that you silence your cell phones. By “silence” I mean either put them on “silence” or turn them off if you are able. The vibration and rings interfere with our recording and we sometimes lose valuable information.

- ✓ This meeting is audio-recorded for the public record and the draft minutes of the meeting, which will be published on our website within one week.
- ✓ We welcome and encourage public comment at appropriate points in the meeting. Normally, we will ask for public comment on issues before the Commission before any motion is offered for official action. Once a motion has been made and seconded, comment and discussion is confined to Commissioners.
- ✓ We ask that all those making presentations, asking questions, or making comments speak loudly and clearly for the benefit of our recording device. You can come forward and sit at the witness table and make sure that your comments are picked up. Please state your name, residence address, and what organization you represent. If you are representing yourself as a resident, rather than an organization, please say so.
- ✓ For the accuracy of our public records, we ask that all those making presentations, asking questions, or making comments complete the very brief

speaker information form located on the sign in table at the back of the room. Please give the completed form to our Staff Director, Jim Irwin, either before or after you speak to the Commission. The purpose of this form is to assure correct spelling of your name in the minutes, accurate address and accurate statement of representation.

Thank you for your attendance, participation and cooperation.

Chairperson Anderson Holness asked Commissioners to introduce themselves.

Chairperson Anderson Holness noted that the meeting agenda had a tight time frame and that the goal was to address all issues, allow participation, but end the meeting at a reasonable hour. She also asked that individuals or organizations that had issues to present to the Commission first present those issues to their neighborhood or community associations and get their support before bringing them to the Commission because the community associations should be aware of what was happening before coming to the Commission.

Presentations

Mayor's Office of Ex-Offender Affairs

Mr. Herman Odom, Director of the Mayor's Office of Ex-Offender Affairs, introduced himself to the Commission and said that he wished to give the Commission an overview of the office and an update on current projects.

Mr. Odom said the mission of the Office of Ex-Offender Affairs (OEOA) is to advocate, empower and improve the overall quality of life for incarcerated and previously incarcerated District of Columbia residents and their families by providing services, resources and useful information that supports successful reintegration with family and community.

Among the services provided by OEOA to previously incarcerated residents are re-entry support in the critical areas of employment, education and training. OEOA works closely with public and private partners to create and identify housing opportunities for transition to permanent housing. OEOA also provides pre-release planning for incarcerated residents to insure a successful transition back to society.

The OEOA has five objectives:

- Serve as the primary point of contact for previously incarcerated residents returning to the District of Columbia, including individuals from the DC Jail, Federal prisons, half-way houses, both supervised and unsupervised, and to provide services and links to service providers in the critical re-entry areas of employment, education, training, health, mental health and housing;
- Expand the re-entry service options to meet the high volume of returning District residents seeking assistance;

- Improve and enhance re-entry support services in the non-profit sector by providing technical assistance and information on local and national best practices and evidence-based practices for community and faith-based organizations supporting returning residents;
- Create a network of affordable housing providers who are receptive to housing returning residents in lieu of credit rating or lack thereof and criminal record;
- Develop re-entry service provider networks.

Mr. Odom said there were several ongoing projects and partnerships being developed by the OEOA:

- Job placement and apprenticeships: the Office of ___ and Repairs has identified developers that are assigned to complete proposed projects throughout the District of Columbia over the next five to ten years. The OEOA will develop a Memorandum of Understanding (MOU) with these developers to identify training programs to provide apprenticeship training and employment opportunities. Several organizations have been identified that will provide training for OEOA clients.
- Community Outreach: OEOA will continue to meet with community organizations, the Re-entry Task Force, non-profit organizations, advisory neighborhood commissions, civic and tenant associations, federal government agencies and others to receive and discuss issues related to ex-offenders, at-risk youth and community issues.
- Ward 8 Workforce Development Council: OEOA is working with the Council to assist in its endeavors, which include affordable housing, employment opportunities and training of District residents.

Commissioner Muhammad asked Mr. Odom how ANC 1B could assist him in his work.

Mr. Odom said that he wanted to meet with the Commissioners to find out some of the current issues that they are facing and how his office could partner with them to address some of the crime issues as well as some of the other issues they are dealing with.

Commissioner Moss asked what collaboration OEOA had with the Court Services and Offender Supervision Agency (CSOSA).

Mr. Odom said his office works well with CSOSA assisting with their programs and assisting individuals returning from the sanctions center or from the D.C. Jail in finding whatever services they need.

Commissioner Moss asked how many people were on the OEOA staff and the number of persons they worked with.

Mr. Odom said that in 2009, OEOA worked with about 7,000 individuals coming out of the various correctional facilities.

Commissioner Ferrer asked if OEOA worked with juvenile re-entry as well as adults.

Mr. Odom said that normally they worked with people 18 years of age and above, but they are now working with juveniles returning from New Beginnings, who can get assistance from OEOA for services that they need.

Commissioner Ferrer asked if re-entry services were focused on the individual, or did OEOA provide wraparound services for families as well.

Mr. Odom said they provided services to families of returning individuals and individuals already in the community. He added that OEOA is also partnering with the Office of the Chief Technology Officer to develop a curriculum for returning residents to use the six public computer labs currently available in Ward One to train them in computer skills and to provide them access to e-mail and internet services to send out resumes, search for jobs, etc.

Chairperson Anderson Holness asked Mr. Odom if there was a breakdown of returning residents by ward.

He said that information could be obtained.

Chairperson Anderson Holness said that knowing how many returning residents were located in Ward 1 and where they were located by ANC single-member district would help the Commission assist OEOA and perhaps provide assistance to the individuals as well.

Mr. Odom said OEOA was currently working to develop a map of service providers who work with individuals and their families showing their locations throughout the city. Using that information, OEOA would also be able to provide information on how many returning residents are located in Ward 1.

Commissioner Akinmboni asked how OEOA worked with the D.C. Housing Authority so that returning residents could live with their families in residential housing.

Mr. Odom said that OEOA was working on legislation and policies that could address that issue. They were also working to develop alternative transitional housing options for those who might not be able to return to their previous residence.

Commissioner Akinmboni asked how Commissioners could contact him.

Mr. Odom said his direct office phone number was 202-715-7673. His cell phone number was 202-257-4606. His office was located at 2100 Martin Luther King Avenue, S.E., Suite 301.

Chairperson Anderson Holness thanked Mr. Odom for his time and for his informative presentation. She said it was very important to know more about the work of OEOA and how to assist returning citizens, because that was just what they were: returning

citizens. They had done their time for the crime they had committed and the community had to be sensitive and compassionate enough to allow them to come back in and try to live good and decent lives. She thanked Mr. Odom for the work he was doing.

DC Prescription Discount Card – DC Chamber of Commerce

Ms. Meredith Brewer and Ms. Sheila Cutchlow, D. C. Chamber of Commerce, introduced themselves.

Ms. Brewer said that the D.C. Chamber of Commerce had a new program providing a discount prescription drug card. This is an open formulary plan. Anyone can use the card. It is not an insurance plan. The card provides discounts of up to 75% off the price of prescription medications. The average discount is 30%. The card is free. There are no restrictions or qualifications for use of the card. There are about 30 companies that do the open formulary plan. The Chamber of Commerce is providing the card as a community outreach. The DC Rx card is accepted at 50,000 pharmacies across the country, so it can be used outside of the District. This provides access to medications for people who do not have insurance. It can also be used in conjunction with insurance.

Commissioner Nadeau asked how people could obtain the card.

Ms. Brewer said the card could be downloaded from DCRxcard.com or people could contact the D.C. Chamber of Commerce. The Medical Society of D.C. is providing cards to member doctors for distribution to their patients.

Commissioner Moss asked what was covered by the card.

Ms. Brewer said it covered about 70% of the drugs on the market, including both branded and generic drugs.

Commissioner Lopez asked if the card was provided in Spanish.

Ms. Brewer said it was not, but they could certainly arrange to get it translated.

Officers Reports

Secretary's Report – Minutes of February, 2010 meeting

Commissioner Moss moved that the draft minutes of the February 2010 meeting be approved as submitted.

Commissioner Nadeau seconded the motion.

The motion was adopted unanimously, 8 yes, 0 no.

Treasurer's Report

Commissioner Ferrer presented the Treasurer's Report for March 2010. The current bank balance was \$88,022.46.

Checks written in February included:

#1742 \$1,696.26 to James Irwin for staff wages

#1743 \$386.54 to James Irwin for reimbursement of office supplies, printing, post office box rental and postage

#1744 \$1,000.00 for Grant #10-03 to the Robert & Mary Church Terrell House & LeDroit Park Museum & Cultural Center

#1745 \$25.00 for the annual ANC Security Fund payment

#1746 \$900.00 for Grant #10-04 to Columbia Heights Village Together, Inc.

Checks cashed included:

#1742 \$1,696.26 to James Irwin for staff wages

#1743 \$386.54 to James Irwin for reimbursement of office supplies, printing, post office box rental and postage

#1744 \$1,000.00 for Grant #10-03 to the Robert & Mary Church Terrell House & LeDroit Park Museum & Cultural Center

#1746 \$900.00 for Grant #10-04 to Columbia Heights Village Together, Inc.

Commissioner Ferrer said that expenses to be approved were \$241.71 for office supplies and \$1,255.57 for staff wages for February.

Commissioner Ferrer moved that reimbursement to James Irwin for office supplies in the amount of \$241.71 and payment of staff wages for February be approved by the Commission.

Commissioner Nadeau seconded the motion.

The motion was adopted unanimously, 8-0.

Commissioner Ferrer moved that the Treasurer's Report for March 2010 be approved.

Commissioner Nadeau seconded the motion.

The motion was adopted unanimously, 8-0.

Commissioner Ferrer reported that a commercial company was donating office furniture to the Commission for use in the new office. While the furniture was free, it was necessary for the Commission to move the furniture from its present location to storage in the District until the office was ready for occupancy. The furniture had to be picked up by Tuesday, March 9th. Quotes from moving companies were being reviewed, but authorization to pay the cost was necessary. There was money in the budget to purchase office furniture, which would cover the moving cost.

Commissioner Ferrer moved that he be authorized to review moving company quotes, choose the lowest bidder, and pay the expense.

Commissioner Moss seconded the motion.

Commissioner Nadeau commented that payment of moving expenses could not be authorized until the Commission had voted to approve the specific amount. She said that the Treasurer could be authorized to contract with a moving company for services, with payment to come after the next Commission meeting.

Chairperson Anderson Holness said that three quotes were being obtained, and the lowest quote would be the company selected. The highest quote so far was \$700.00, so the cost would be \$700.00 or less.

Commissioner Nadeau said that the auditor required the Commission to vote on a specific amount before writing the check and that the vote be in the minutes of the meeting.

Commissioner Lopez agreed that this was correct and asked if the company could invoice the Commission for payment after the April meeting.

Commissioner Nadeau said that a Commissioner could use a personal credit card, and then be reimbursed for the expense.

Commissioner Ferrer said he would put the expense on his personal credit card, and then get reimbursement from the Commission. He withdrew his motion.

Chairperson Anderson Holness said that there was a time constraint. In order to get the furniture, it had to be moved by next Tuesday.

Chairperson Anderson Holness thanked Commissioners Moss and Ferrer for their services as Secretary and Treasurer.

Public Safety and Public Safety Committee Report

Commissioner Muhammad said that, due to the severe winter weather in February, numerous public safety and community meetings had been canceled. Also, there had been a very significant drop in crime in ANC 1B as a result of the heavy snowfall. As a result, there have been no outstanding public safety issues to report.

Commissioner Muhammad announced that the Metropolitan Police Department had their annual awards ceremony last week. The Third District received three awards. Officer Bryant Aldomeyer received the Third District Officer of the Year award. Officer Alejandro Ragunos received the City-Wide Officer of the Year Award. Inspector Jacob Kishter, Commander of the Third District, received the Inspector of the Year Award. He

said these awards were very impressive, and Inspector Kishter and his staff were very responsive and helpful to the community.

Commissioner Muhammad invited members of the community to join the Public Safety Committee.

Design Review Applications and Design Committee Report

Mr. Tony Norman, Chair of the Design Committee that the Committee met on Wednesday, March 3rd to organize. He said that five residents from the community had joined the Committee so far. Chairperson Anderson Holness asked members of the Committee who were present to introduce themselves. These were Mr. Joel Heisey and Mr. Scott Pomeroy. In addition, Mr. Norman noted that Commissioner Muhammad had attended the meeting and other members included Mr. Lee Jackson and Ms. Sylvia Robinson. He said the Committee had decided to meet every third Tuesday of the month at the Emergence Community Center on Euclid Street.

Mr. Norman said that the Committee had two recommendations:

1. All design issues and projects should come to the Committee before being submitted to the Commission for consideration so that the Committee can review them and make recommendations to the Commission.
2. The Commission should ask for an extension of time to comment on the Justice Park project to provide more time for the community to comment and for the ANC to review the project.

Chairperson Anderson Holness said that the Committee was asking for the same procedure that she had requested: that design projects be reviewed by the Committee before being brought to the Commission for consideration. She strongly supported this recommendation and said the Commission would follow that procedure.

Commissioner Lopez said that the comment period for Justice Park had been extended one week, to next Thursday.

Chairperson Anderson Holness noted that Justice Park was located in Commissioner Lopez's single member district.

Commissioner Muhammad said that, in the initial setup for review of Justice Park, the city had stated a period of two to three weeks. Tomorrow would be two weeks, next Thursday three weeks, so it was not a real extension of time. He suggested that a community meeting be scheduled for next week and an extension of time be requested from the city to allow for comment.

Commissioner Lopez agreed with this suggestion.

Mr. Norman said that the Committee would bring a recommendation regarding the membership and structure of the Committee to the Commission at its next meeting. While the meetings are properly open to the public, Mr. Norman said it was important to identify clearly who was a voting member of the Committee.

Commissioner Ferrer said he agreed that it was important to identify the voting members of the Committee. It was also important to state clearly that all Committee meetings would be open to the public, but that not all attendees would have voting rights.

Commissioner Muhammad asked if the Commission was going to send a letter to the Deputy Mayor asking for a time extension to provide better opportunity for comment from the community on the Justice Park project.

Chairperson Anderson Holness asked if the Commission wanted to send a letter, or to have Commissioner Lopez handle the matter.

Commissioner Lopez said that his only concern was that some Commissioners had already sent individual letters of support for particular developers. All developers should have the opportunity to present their projects to the Commission. Only one developer had actually done outreach to Commissioners. Others wanted to wait to get the Request for Proposals. He also noted that some residents had met with Councilmember Graham last night. He felt the sooner the Commission held a public meeting on the project, the better.

Chairperson Anderson Holness asked what Commissioner Lopez would recommend the Commission do.

Commissioner Lopez said he did not know too much about how the Mayor's office worked and suggested Commissioner Muhammad might know more.

Commissioner Muhammad suggested that a letter should be sent to the Deputy Mayor's office requesting an extension of time and a public meeting be set up for next week to provide at least a week's notice. The request for a time extension should be in writing.

Commissioner Lopez moved that ANC 1B send a letter to the Deputy Mayor for Planning and Economic Development to extend the period of public comment on the Justice Park project to four weeks.

Commissioner Muhammad seconded the motion.

The motion was adopted unanimously, 9-0.

Chairperson Anderson Holness thanked Mr. Norman for his energetic work in getting the Committee started and the members for their service.

Howard University New Chiller Plant & Amendment to Campus Plan

Ms. Maybelle Bennett, Howard University, introduced Mr. Michael Harris, Assistant Vice President for Physical Facilities and Ms. Diane Branch, Associate Vice President for Real Estate.

Ms. Bennett noted that she was Vice Chair of the Mary Church Terrell House and LeDroit Park Museum Board of Directors and thanked the Commission for its grant and support of the Forensic Challenge.

Ms. Bennett said that a life safety issue with the Howard University Hospital was the reason for their presentation at this meeting. The Campus Plan would have to be amended because the chiller plant on the hospital roof had to be removed and relocated to a structure on the ground. The relocated chiller plant would be surrounded by a brick structure. Any new structure on the campus required an amendment to the campus plan. This was a separate issue from the update of the entire campus plan. What was being requested this evening was the support of the Commission for the amendment in order to expedite the resolution of a life safety issue.

Ms. Bennett said she had noted the Chairperson's request that all such issues be reviewed with community and neighborhood organizations before coming to the Commission. She said that the recent severe weather had prevented her from attending the ANC 1B11 meeting and the Pleasant Plains Civic Association meeting. She said they had attended the LeDroit Park Civic Association meeting and would attend the next ANC 1B11 meeting if they could be put on the agenda. They are on the agenda for the next Pleasant Plains Civic Association meeting. They will also be meeting with the Bloomingdale Civic Association and ANC 5C, which borders the Howard campus.

Mr. Harris said the old chiller plant that ran the air conditioning for the hospital was on the roof. The concrete slab that supported it was deteriorating, and about a year ago it was determined that the chiller plant was in danger of falling through the roof. The plant was removed and temporary chillers, which are very expensive to operate, were installed on the ground next to the hospital building. A permanent chiller plant will have to be enclosed by a brick wall, requiring an amendment to the campus plan. The urgency in the present situation is the high expense of the temporary units. They should be replaced as soon as possible, but the amendment to the campus plan must be approved before the permanent installation can be constructed. Mr. Harris said the Commission's support for the project would be much appreciated, as that would help get things moving as quickly as possible.

Commissioner Ferrer asked how long construction of the chiller plant building would take.

Mr. Harris said the project would take twelve months.

Commissioner Smith asked if all equipment would be contained within the proposed structure. Mr. Harris said it would.

Commissioner Moss asked about the timeline for the project. When would it start and where would current staff park when the project displaces existing parking spaces.

Mr. Harris said that the project was ready to begin immediately upon approval by the Zoning Commission. The campus plan amendment approval process was the longest lead item that they had. He said 31 parking spaces would be displaced, which could be easily accommodated in other locations on the campus. He did not anticipate any disruptions in traffic patterns because of the project.

Commissioner Moss asked if there were any environmental concerns due to chemicals in the chiller units.

Mr. Harris said no, there would be no environmental issues.

Commissioner Moss asked whether the chiller plant would cause noise late at night or early in the morning in LeDroit Park.

Mr. Harris said there would be no noise from the chillers.

Mr. Joe Mazey, T Street N.W., asked whether construction traffic would come into the site off Georgia Avenue or Fifth Street.

Mr. Harris said that it would depend on what the trucks were delivering, but the more frequent access would be from Fifth Street.

Mr. Mazey said that daily traffic of dump trucks and other equipment on Fifth Street would be very disrupting.

Mr. Harris said the project was not big and there would not be many loads of material to deliver, so it would not be a long-term disruption.

Commissioner Smith strongly recommended that all construction traffic and deliveries be made from Georgia Avenue. He observed that Fifth Street was very narrow. Turns from Florida Avenue onto Fifth Street could be very troubling and there were historic issues on Fifth Street.

Commissioner Moss strongly seconded Commissioner Smith's comments and recommendation. She also asked that advance notification be given to her and other Commissioners for any overnight parking of construction equipment or vehicles on Fifth Street so that residents could be advised.

Mr. Harris said these were good points that would be carefully considered.

Chairperson Anderson Holness asked what specifically Ms. Bennett and Mr. Harris needed from the Commission.

Ms. Bennett said that they would like to have a vote of approval from the Commission for the campus plan amendment, providing that this did not go against protocol, because they had not yet been to ANC 1B11 or Pleasant Plains Civic Association.

Chairperson Anderson Holness observed that the Design Committee had not considered the amendment either. She asked if they could come back to the Commission at the April meeting since they would be going to ANC 1B11 next week and the Pleasant Plains Civic Association next Saturday. The Design Committee was meeting on the third Tuesday and could consider the project at that time, then report to the Commission at the April meeting.

Ms. Bennett agreed with this suggestion.

Community Three Development, LLC, 1922 3rd Street, NW. Historic Preservation Conceptual Review

Commissioner Moss introduced Mr. Grant Epstein, Community Three Development. She said that they were planning to renovate 1922 Third Street N.W., one of the historic gems of LeDroit Park. The plan included renovation of the main house, the carriage house and building a new townhouse at the southern edge of the property. She noted that the Design Committee had not seen or reviewed this proposal. She asked Mr. Epstein when the project was scheduled for review by the Historic Preservation Review Board (HPRB).

Mr. Epstein said they were scheduled for March 25th.

Commissioner Moss said that she wanted the Design Committee to review the project before the Commission considered it, so she did not think action on the proposal would be possible at this meeting. The Design Committee would be meeting on March 16th.

Chairperson Anderson Holness said that the Commission wanted to set a standard that all projects be discussed by the Design Committee and other community organizations before coming to the Commission for consideration. She said the Commission did not want people to feel that they could just come to the Commission and negate the community, because it was the community that the Commission represented.

Commissioner Nadeau asked if that meant the HPRB hearing would occur before the next Commission meeting and that the Commission would not have an official position on the HPRB record.

Chairperson Anderson Holness asked if the HPRB meeting was on March 25th. Mr. Epstein said that it was.

Commissioner Nadeau suggested that the Commission go ahead and hear Mr. Epstein's presentation.

Chairperson Anderson Holness said the Commission would hear about the project at this meeting.

Commissioner Moss said that the project still had to be reviewed by the LeDroit Park Civic Association. Mr. Epstein had been communicating with neighbors in that corridor, but this was not enough vetting for her to vote on the project.

Commissioner Raia suggested that the Commission ask HPRB for an extension of time to further consider the project.

Commissioner Smith asked if the Commission could approve the project subject to the approval of the Design Committee and hold the letter until the Committee had met.

Chairperson Anderson Holness said that this could be done.

Mr. Epstein was asked to make his presentation.

Mr. Epstein said that he was an architect and the President of Community Three Development. He started the business three years ago with the purpose of doing development projects that other developers would not do—projects that required architectural sensitivity, historical sensitivity, and innovation in terms of marrying context, zoning laws, existing site, and economics. Over the past three years, they have done several projects in three historic districts.

Mr. Epstein said the project was located at Third and U Streets N.W. It was a nineteenth century farmhouse with carriage house on a large lot, currently vacant and unused. The house is in poor condition. It was converted to a rooming house in the 1970s and any historical elements of the interior are gone. There is black mold in every room of the house, there is termite damage in structural timbers, the roof has had major collapse issues, and it is very close to being condemned. There are problems with the foundations and it will take extensive efforts to restore the property. The same is true of the carriage house. The challenge is to repair the building while retaining the historical sensitivity of a single family home with related carriage house on a large lot, preserving the historical detailing. This needs to be done while adding some building area to the site itself in order to help fund the cost of repairing the house. They have developed a strategy in consultation with HPRB staff that they think will retain the character of the existing building and maintaining the relationship with the carriage house.

Mr. Epstein then reviewed architectural drawings of the project.

Chairperson Anderson Holness thanked Mr. Epstein for his presentation.

Commissioner Moss said she was concerned about the proposed townhouse. It seemed a bit large to her. She asked whether it would be three stories. She said LeDroit Park was a suburban garden community and residents did not want it to look and feel like Georgetown.

Mr. Epstein said that the proposed townhouse was three stories. It was designed to be the end townhouse on a row, which is purposely slightly larger than the others in the row are. He said that the two-story townhouses in the row are actually very tall. The new townhouse would be three or four feet taller than the existing buildings. Further down the block and across the street, the buildings are actually taller than the proposed townhouse. The height design was developed in conversations with HPRB staff and, since they were in the conceptual phase, they were open to looking at that again, but they wanted to make sure that the design represented what would historically happen at the end of a rowhouse string.

Commissioner Moss asked how many units would be in the new building.

Mr. Epstein said there would be fourteen units on the entire site, including the existing house, which had been broken up into fourteen small rooms.

Commissioner Moss asked how the carriage house would be used.

Mr. Epstein said that because of zoning regulations, it was not feasible to renovate the carriage house to provide residential units.

Commissioner Moss asked if he was seeking a zoning variance.

Mr. Epstein said no, he was not seeking any zoning variance. The goal was to take the historical aspects of the site and what could be done on a by-right zoning basis and marry the two to find something that works.

Chairperson Anderson Holness said that Mr. Epstein had provided very good information, but she still felt the project should be reviewed by the Design Committee before the Commission acted on it. She said that without the Committee's review and recommendation to the full Commission, the result would be a no vote because the Commission did not have adequate information from its experts.

Commissioner Moss said, in fairness to Mr. Epstein, that he had not been aware that the Design Committee existed. She said that she had just begun to communicate with him in the last week and she had been on business travel.

Commissioner Moss asked Mr. Epstein to address the question of parking, considering the large number of proposed units. She pointed out that fourteen units meant roughly 28 people

Mr. Epstein said there were four existing parking spaces on the site. R-4 zoning required one parking space for every three units or five parking spaces for fifteen units. He said they proposed five parking spaces to HPRB. HPRB wanted them to reduce the number of spaces to four because five spaces would clog up the site. He said there were three factors in play: zoning, HPRB, and marketing. He said that they needed to find a balance among those factors, and he thought that was four parking spaces.

Chairperson Anderson Holness noted that Mr. Epstein kept citing HPRB and historical considerations, but he had previously told the Commission that there were no historical features of the building left.

Mr. Epstein said there was much historical significance to the site, but it was more the exterior of the building, rather than the interior. The large lot is also of historical significance as is the relationship of the house to the carriage house. The lot and structures actually predate the existence of LeDroit Park as a suburb of Washington.

Commissioner Ferrer asked how the carriage house would be used if it could not be renovated as residential units.

Mr. Epstein said it could possibly be used as an artist's studio or as a "mother-in-law" suite as part of one of the residential units in the main house. The latter would be an excellent alternative, but there were zoning issues involved with that.

Commissioner Ferrer asked what their position was on how to use the carriage house if they could get a zoning variance.

Mr. Epstein said he would want it to be part of one of the units in the main house. He said it would have to be looked at closely and he did not yet have a firm answer.

Commissioner Smith asked if there would be any disruption to the historic brick sidewalk.

Mr. Epstein said no, and in fact, they would construct a new historically appropriate metal fence for the property

Commissioner Smith asked if Mr. Epstein was providing incentives to purchasers to not bring cars to the property since the Shaw-Howard Metro was a four-block walk.

Mr. Epstein said that he had not thought of that. He said he would be happy to consider incentives and invited suggestions. He said they would be providing bicycle storage on the property.

Commissioner Smith suggested that bicycle storage might be part of the carriage house.

A member of the audience commented that the new townhouse seemed too large and overscale for the lot and the surrounding buildings.

Mr. Eric Fidler, 439 Elm Street N.W., representing the LeDroit Park Civic Association, asked Mr. Epstein how many affordable housing units he would be providing as part of the project.

Mr. Epstein said the law provided for 10% of the units to be affordable housing, so one unit would be classified as affordable.

Commissioner Moss moved that ANC 1B disapprove of the conceptual design of 1922 Third Street N.W., pending a report from the Design Committee and action by the LeDroit Park Civic Association.

Commissioner Smith seconded the motion.

The motion was adopted, 6 yes, 0 no, three abstentions. Commissioners Nadeau, Lopez and Akinmboni abstained.

Residential Parking Program

Commissioner Nadeau asked if the residential parking program was being considered under the Design Review agenda.

Chairperson Anderson Holness said that this item was not on the agenda for this meeting and would not be considered.

Liquor Licenses and ABC Committee Report

Commissioner Raia said there was no ABC Committee meeting in February due to the severe weather. However, the Committee is scheduled to meet on March 25th at 7:00 PM in the Thurgood Marshall Center.

BCI Food Services, LLC t/a Standard, 1801 14th Street N.W. – Retail Class C Restaurant application

Mr. Thaddeus Kurtz, the applicant, said that he had leased the former Garden District property at the corner of 14th and S Streets N.W. and planned to open a hamburger restaurant based on classic roadside hamburgers. His model for the business was the Shake Shack in Madison Square Park in New York City. The menu was very simple: hamburgers, French fries, summer salads. The most expensive item would be \$6.00. He thought 14th Street would benefit from a casual, relaxed place for lunch or dinner. His personal story included three years working at Two Amys Pizzeria, which was regularly voted one of the thirty best restaurants in Washington, D.C.

Chairperson Anderson Holness asked if Mr. Kurtz had reviewed his business with community organizations.

Mr. Kurtz said he had been on the agenda for the Cardozo-Shaw Neighborhood Association meeting, but that had been canceled due to the February snowstorms. He was attending their next meeting on Thursday. He said he had talked with the president of CSNA and had talked with many residents in the community about his business. His plans had been described on Prince of Petworth and U Street Girl blogs and he had had a lot of positive comments, phone calls and e-mails.

Chairperson Anderson Holness asked what Mr. Kurtz needed from the Commission.

Mr. Kurtz said he had talked with Mr. Raia several times. He was applying for an alcoholic beverage license and was requesting the Commission's support.

Commissioner Nadeau asked Mr. Kurtz what he planned to do with the existing space.

Mr. Kurtz said he had no plans to make any substantial change to the existing structure. It is a small two-story structure, and his architect was having trouble fitting in the requirements for a kitchen, but he was confident he could do it. He was planning to have outdoor covered seating for his patrons.

[Audio record ends prematurely at this point in the meeting.]

Commissioner Raia said he had met with Mr. Kurtz several times and had expressed concern regarding the hours of operation and the outdoor seating. He thought the hours of operation were too late. He was also concerned about the feasibility of Mr. Kurtz's business plan.

Commissioner Raia moved that ANC 1B protest the application of BCI Food Services for a Class C Restaurant License on the basis of peace, order and quiet, authorize him to negotiate a voluntary agreement, and withdraw the protest if an acceptable voluntary agreement is signed.

Commissioner Moss seconded the motion.

Commissioner Muhammad expressed concern about the impact of outdoor seating and the way the space would be utilized. He urged that Mr. Kurtz's plans be reviewed by the Design Committee.

Commissioner Smith expressed concern about the outdoor space and late hours and whether the neighbors would oppose them.

The motion was adopted unanimously, 9-0.

Grant Applications and Grants Committee Report

Extension of African American Holiday Association Grant Period

Commissioner Moss said that the continuing severe weather in December and February had prevented the African American Holiday Association from carrying out planned projects funded by its grant from the Commission. They were requesting an additional extension of their grant in order to reschedule events that had been canceled.

Commissioner Moss moved that the African American Holiday Association grant be extended to March 18, 2010, and that the Association be required to submit a final statement of use of funds and supporting receipts for all expenditures within 30 days after March 18, 2010.

Commissioner Raia seconded the motion.

Commissioner Muhammad asked why an extension was necessary.

Commissioner Moss said that the severe weather over December and February had forced the cancellation of planned events. The full grant amount had not been expended as a result. The Association wanted to carry out those events, which involved youth training activities and felt they could complete everything before the middle of March.

The motion was adopted unanimously, 9-0.

Commissioner Raia introduced a grant application from the African American Civil War Memorial for a Vermont Avenue Garden Party and asked that it be placed on the agenda of the April 1 meeting for consideration.

Commissioner Muhammad asked if there was a report from the Grants Committee. Commissioner Akinmboni said there was no report.

Commissioner Muhammad asked if the community could get involved in the Grants Committee.

Commissioner Akinmboni said that community members were welcome to join the committee.

New Business

The Staff Director was asked to be sure that the Commission website be updated to show that Mr. Tony Norman was the Chair of the Design Committee.

Community Events and Announcements

Commission Announcements

Commissioner Moss announced that Radio One had withdrawn from the Broadcast Center One Project. There was now a major effort underway to bring the United Negro College Fund into the project as the anchor tenant.

Commissioner Moss announced that, thanks to energetic and intense community reaction and feedback to the City Council, funding for the Gage Eckington School project was finally secured. \$1.5 million that had been in danger of being cut from the budget would now continue.

Commissioner Muhammad announced that the South Columbia Heights Neighborhood Association, of which he is the president, would be meeting on Wednesday, March 17th, at 7:00 PM, at the Josephine Butler Parks Center, 2437 15th Street N.W. This will be a joint meeting with Metropolitan Police Department (MPD) PSA 304. The guest speaker this month will be Mr. George Hawkins, Director of the D.C. Water and Sewer Authority.

Chairperson Anderson Holness announced that ANC 1B11 would be holding its monthly meeting on Monday, March 8th. The meetings are held at the Kelly Miller/LeDroit Senior Center. On the third Saturday of the month, ANC 1B11 will have its monthly empowerment meeting at the same location.

Commissioners Nadeau and Raia requested that the residential parking program be placed on the agenda for the Commission's April 1 meeting.

Community Announcements

Ms. Jo Strowder, 733 Fairmont Street N.W., announced that the Georgia Avenue Community Development Task Force would be holding two meetings in March: Monday, March 8th at 6:30 PM and Wednesday, March 24th. Plans for interim use of the Bruce Monroe site would be reviewed at the March 8th meeting and an inventory of Georgia Avenue businesses, buildings and people would be the subject of the March 24th meeting.

There being no further business, Commissioner Smith moved that the March, 2010 meeting of ANC 1B be adjourned.

Commissioner Ferrer seconded the motion.

The motion was adopted unanimously and the meeting was adjourned at 8:55 pm.