

Advisory Neighborhood Commission 1C

Adams Morgan

August 3, 2005

A regularly scheduled meeting of the Advisory Neighborhood Commission 1C was held on Wednesday, August 3, 2005 at Mary's Center. Chairman Alan Roth called the meeting to order at 7:10 p.m. Approximately 25 members of the public attended the meeting.

In attendance were Alan Roth (1C01), Jon Canty (1C02), Andy Miscuk (1C05), Graham King (1C06), Josh Gibson (1C07), and Lynn Taylor (1C08).

SECRETARY'S REPORT

Commissioner Taylor made a motion to approve the minutes from the July 6, 2005 meeting. The motion was seconded, discussed, and approved by voice vote.

TREASURER'S REPORT

Commissioner Canty, treasurer, provided the Commission with a financial update. As of August 3, the Commission had a balance of \$70,602.53, with one check for \$600 still outstanding.

Commissioner Canty moved that the Commission's Third Quarter FY 2005 Quarterly Report be approved. The motion was seconded, discussed, and approved by voice vote.

CONSENT AGENDA

There was one item on the consent agenda, a prospective approval for a \$37 expenditure for Commissioner Canty to purchase stamps. It was approved by unanimous consent.

PUBLIC/COMMISSIONER COMMENTS

- Elise Perez, a volunteer with Adams Morgan MainStreet, provided an update on the Summer Spruce-Up held the previous weekend.
- Najja Al-Islam announced that the Millions More Movement, a follow-up to the Million Man March, will be held October 14-16. He also requested a status update on the Cooke School and Marie H. Reed Community Learning Center facilities. James Coleman, representing the Friends of Marie Reed organization, provided an update on the progress of the working group investigating a possible public/private redevelopment of Marie Reed. Commissioner Roth suggested questions regarding Cooke School be directed to the superintendent's office.
- Margaret Jackson, of the Reed Cooke Neighborhood Association's Education Committee, announced that her committee had held meetings attended by School Board Members Jeff Smith and William Lockridge, and that a public meeting regarding Marie Reed and Cooke School would be held on September 13.

- Faith announced that the ACLU would soon be holding a concert in support of statehood for the District of Columbia.
- Commissioner King announced that he had received a written update from the EPA/WASA on the status of lead in drinking water, and that he had made the document available to the public at the sign-in table.
- Commissioner Gibson reminded the public that due to his impending move within Adams Morgan but outside his Single Member District, he would be resigning from the ANC in early September. He suggested that anyone interested in running for his seat could contact him with questions.
- Commissioner Roth announced that the Historic Preservation Review Board had approved the designation of the Lanier Place firehouse as a historic landmark. ANC 1C had endorsed such a move at a previous meeting.

COMMITTEE REPORTS

Planning, Zoning, and Transportation Committee

Commissioner Taylor provided the committee report, explaining that Commissioner Gibson unexpectedly had to miss the meeting at the last moment. The committee meeting dealt with three primary issues: the Citadel/Harris Teeter project, the Dorchester expansion, and the reconciliation of the District’s Comprehensive Plan maps with its current underlying zoning.

Commissioner Roth passed the chairman’s gavel to Commissioner King, who recognized him to offer a resolution on the map reconciliation issue. Commissioner Roth requested and received unanimous consent to amend item #6 in his resolution by striking “Columbia” and replacing it with “Belmont.” The resolution was seconded, discussed, and approved by roll call vote as amended:

AYE: Roth, Canty, Miscuk, King, Gibson, Taylor
 NAY: None

ADVISORY NEIGHBORHOOD COMMISSION 1C RECOMMENDATIONS ON ANC 1C MAPPING ISSUES FOR 2005 COMPREHENSIVE PLAN REVISION

WHEREAS, the D.C. Office of Planning (OP) is currently engaged in a process intended to result in revision of the existing Comprehensive Plan, and

WHEREAS, OP has identified various significant discrepancies between the existing Zoning Map and the existing Comprehensive Plan Map (also called the Generalized Land Use Map), and has invited ANCs to review and comment on these discrepancies with an eye toward identifying errors and desired future changes in these maps, and

WHEREAS, ANC 1C’s Planning, Zoning and Transportation Committee met on Wednesday, July 20, 2005 and, based on a consensus of the Committee and members of the community present at the meeting, made the recommendations below to the full ANC,

NOW, THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 1C recommends the changes in the Comp Plan and Zoning Maps as part of the Comp Plan revision process and the Zoning Commission process to follow:

Mapping Issues Identified by OP

1. *West side of 16th Street (between Euclid Street and Columbia Road, and between U Street and Crescent Place) – Maintain existing “Residential – Moderate Density” designation on Comp Plan Map and down-zone those areas from R-5-D to R-5-B.*
2. *Historic row houses on north side of Columbia Road between Connecticut Avenue and 20th Street – Maintain existing “Residential – Moderate Density” designation on Comp Plan Map and down-zone those areas from R-5-D to R-5-B.*
3. *Blocks on east side of Columbia Road between 19th Street NW and Belmont Road – Break existing apartment buildings along Columbia Road from rowhouse structures on side street (this seems especially needed on Kalorama Road). Existing apartment buildings along Columbia Road may be designated “Residential – Medium Density,” but rowhouses along side streets should be down-zoned from R-5-D to R-5-B.*
4. *Pocket of industrially zoned (CM-2) land at 17th and Kalorama [southeast corner] – OP Map is inaccurate. This pocket has already been redesignated RC/R-5-B and should remain “Residential – Moderate Density.”*
5. *Land in Reed-Cooke area around 17th/Kalorama designated moderate density residential on Comp Plan Map but zoned RC/C-2-B – Given its location within the Reed-Cooke Overlay and its current and anticipated mix of moderate density residential and commercial uses, this area should be displayed on the Comp Plan Map as striped “Commercial – Moderate Density” and “Residential – Moderate Density,” with zoning unchanged.*

Additional Mapping Issues Identified by ANC 1C

6. *North side of Belmont Road between 18th Street and Columbia Road – Except for properties at the northwest and southwest corners of 18th and Belmont, this combination rowhouse and apartment block should, like its counterparts throughout the Washington Heights neighborhood, be redesignated entirely as “Residential – Moderate Density.” The current R-5-D zoning of the mid-block section on the north side of Belmont Road is inappropriate and should be down-zoned to R-5-B.*
7. *Ontario Road between Columbia Road and Lanier Place – Except for the properties facing Columbia Road at the north and south corners of Ontario Road, the southern/eastern half of this block is inappropriately designated on the Comp Plan Map as mixed use commercial and residential. The predominant and desired use of this block is for residential rowhouse dwellings, and the block should be redesignated “Residential – Moderate Density.” Similarly, the current C-2-B zoning should be down-zoned to R-5-B like the adjacent section on the northern/western half of this block.*
8. *John Quincy Adams Elementary School, 19th Street between Vernon and California Streets – The Comp Plan Map area showing “Local Public Facilities” purports to show the location of Adams Elementary School, but a portion of the school grounds is inappropriately designated “Residential – Medium Density” while the neighboring apartment property to the north of the school is inappropriately shown as “Local Public Facilities.” The Comp Plan Map should conform the “Local Public Facilities” designation to the existing zoning boundary line around the school.*

After reclaiming the Chairman’s gavel, Commissioner Roth recognized Commissioner Gibson to offer a resolution regarding the proposed Dorchester expansion. The resolution was seconded, discussed, and approved by roll call vote:

AYE: Roth, Canty, Miscuk, Gibson, Taylor
NAY: None
ABSTAIN: King

**RESOLUTION OPPOSING PROPOSED
DORCHESTER PLANNED UNIT DEVELOPMENT**

WHEREAS, Dorchester House Associates, LLC and Kalorama West, LLC have applied to the Zoning Commission in Case No. 04-36 for approval of a proposed Planned Unit Development (PUD) and map amendment to permit the construction of a new apartment building in the 2400 block of 17th Street, NW (Square 2572, Lots 815 and 816), within the boundaries of Advisory Neighborhood Commission 1C, and

WHEREAS, Case No. 04-36 has been set down by the Zoning Commission for a hearing expected to occur in September or October of 2005,

WHEREAS, ANC 1C through its Planning, Zoning and Transportation (PZT) Committee has conducted several meetings over the course of the last 18 months at which representatives of the developers, members of the community, residents of the existing Dorchester House Apartments, and ANC Commissioners discussed the PUD application and proposed map amendment in detail, and

WHEREAS, the PZT Committee voted at its July 20, 2005 meeting to recommend that the full ANC oppose the PUD application and proposed map amendment,

NOW, THEREFORE, BE IT RESOLVED, that ANC 1C adopts the recommendation of its PZT Committee and will oppose the PUD application and proposed map amendment before the Zoning Commission on the following grounds:

- 1) The height and density of the proposed project are inconsistent with the current zoning of the parcel on which the applicants seek to construct it, inconsistent with the underlying Comprehensive Plan designation for that parcel, and inappropriate for the area of the community in which it is sought;*
- 2) The inappropriate height and density of the proposed project will have adverse impacts on the surrounding area that are unacceptable and not capable of being mitigated;*
- 3) The proposed map amendment that would enable the height and density being sought by the application is wholly inappropriate for the narrow street on which the affected parcel is located; and*
- 4) The proposed public benefits associated with the project are inadequate given the size of the proposed project and the extent of the zoning relief being sought; and*

BE IT FURTHER RESOLVED, that the Chairperson of ANC 1C or his designee shall communicate the ANC's position to the Zoning Commission and is authorized to present the ANC's views at any Zoning Commission hearing on the application.

Commissioners Roth and Taylor then provided an update on the Citadel/Harris Teeter project. A Board of Zoning Adjustment (BZA) hearing on the project will be held on December 6. A separate and parallel “large tract review” process is underway in the Office of Planning. Given that ANC input is not likely receive any consideration in that process, the PZT Committee recommended that the full ANC remain silent on the matter,

without prejudice to any eventual ANC recommendation on the BZA review of the project.

Commissioner Roth announced that two upcoming BZA hearings would be held on “Belmont Tower” – an October 18th hearing on a pending Kalorama Citizens’ Association appeal of permits issued for the roof deck, and a September 20th hearing on the developer’s “special exception” application for the roof structure.

Commissioner Taylor provided a brief update on the status of the Adams Morgan transportation study funded by the District Department of Transportation. The next public meeting related to this study will likely take place in September, and will for the first time include data on the portion of Columbia Road between 16th and 18th Streets.

Unless urgent last-minute business arises, the PZT Committee will not meet in August. The next meeting of the committee will be held on Wednesday, September 21 at 7:30 p.m. at the Third District Police Headquarters (1620 V Street).

Public Services Committee

Commissioner King provided the Committee report. He moved approval of a \$1,000 grant for the Patricia M. Sitar Center for the Arts and noted that a waiver of the ANC’s grant guidelines would be necessary as to organizational budget and staff restrictions. The motion was seconded and discussed. The waiver (2/3 vote required) was approved by unanimous voice vote (Commissioner Gibson abstaining), and the motion was then approved by voice vote (Commissioner Gibson again abstaining).

Sara Pluta of the Sitar Center announced that the Center’s first musical, “The Wiz,” would be presented August 12-14 and that tickets, which are free, are still available.

Amy Austin and Kimberly Dorn of the Washington City Paper provided an update on their plans for the Crafty Bastards arts fair scheduled for October 1 on the grounds of the Marie H. Reed Community Learning Center. In particular, they discussed the use of amplified sound by a DJ and for periodic announcements, the presence of unamplified music for brief periods at various points on the grounds, and a possible “graffiti contest” to be held at the school’s handball court.

Commissioner King moved that the ANC write a letter of support to the DC Public Schools’ real estate office in support of holding the Crafty Bastards event at Marie Reed, subject to the following conditions: that the amplification equipment be monitored and controlled at all times, that a parking and loading plan be developed and implemented, that a full cleanup of the site take place after the event, that the relevant groups (Friends of Marie Reed, Jubilee Housing, all adjacent residents and businesses) all be amply notified in advance of the event, and that the “graffiti contest” be renamed. The motion was seconded and discussed.

Commissioner Miscuk offered an amendment to remove the final condition, and the amendment was seconded and discussed. Commissioner Taylor then moved a substitute

amendment, replacing the final condition of the King resolution with a strong recommendation to the City Paper that the “graffiti contest” be renamed. The substitute amendment was seconded, discussed, and approved by voice vote. The King resolution, as amended, was then approved by a voice vote.

Unless urgent last-minute business arises, the Public Services Committee will not meet in August. The next meeting of the committee will be held on Monday, September 26 at 7:30 p.m. at the Kalorama Rec Center (Columbia and Belmont Roads).

ABC and Public Safety Committee

Commissioner Roth gave the committee report. Officer Andrew Zabavsky offered to answer any questions on behalf of MPD, but there were none.

Commissioner Roth moved for approval of a voluntary agreement with Angry Inch. He explained that this tavern conversion application was already in progress prior to the ANC vote in May opposing any future conversions, and therefore was grandfathered and needed to be considered individually. The motion was seconded, discussed, and approved by voice vote.

Unless urgent last-minute business arises, the ABC and Public Safety Committee will not meet in August. The next meeting of the committee will be held on Wednesday, September 14 at 7:00 p.m. at the Kalorama Rec Center (Columbia and Belmont Roads).

NEW BUSINESS

Claudia Malloy of the Center for Science in the Public Interest was then recognized to make a brief presentation on the “Nutritional Information in Restaurants Act,” offered by Councilmember Mendelson last year and to be reintroduced by him in the fall. The legislation will require all restaurants with ten or more locations nationwide to print the caloric content of each item on its menu board displays, and caloric/fat/carbohydrate/sodium information for each item on its printed paper menus.

Commissioner Roth stated that the ANC had received a public space permit application for retroactive approval of a metal sidewalk café fence at one of Mehari Woldemariam’s establishments on 18th Street, but that the application did not make clear whether the establishment in question was Heaven and Hell/Green Island Café or Columbia Station, or both. A representative of the applicant was unable to provide any explanation of the application. Commissioner Miscuk moved that due to the confusion surrounding the application, it should be committee to the ANC’s ABC and Public Safety Committee for further clarification and investigation, that the ANC request the Public Space Committee to delay its consideration of this application until its October meeting, and that until that time the ANC opposes the application. The motion was seconded, discussed, and approved by a roll call vote:

AYE: Roth, Canty, Miscuk, King, Gibson, Taylor
NAY: None

Commissioner Canty offered a resolution regarding a proposed Board of Zoning Adjustment special exception for 2328 19th Street, NW. Commissioner Roth offered an amendment that the word “variance” be replaced by “special exception” and that “3103.2” be replaced by “3104.1”, which was approved by unanimous consent. The resolution was seconded, discussed, and approved by voice vote as amended:

***Resolution to Support Special Exception requested by Michael Ray for 2328 19th Street, NW
BZA Application No. 17374***

Whereas, Mr. Michael John Ray (as agent for property owners: Kerstin Canby & Norbert Schady) has filed an application for a special exception to DCMR Title 11, Section 404 - Rear Yard set-back requirement and DCMR Title 11, Section 406 – Open Court;

Whereas the proposed addition will providing a rear-oriented sun room and second floor balcony/terrace will have no substantial detriment to the public good and the proposed addition will not exceed the footprint of the existing two-story porch and;

Whereas to minimize the obstruction of natural light to adjacent neighbors, the proposed addition is configured with two non- conforming 3.41 foot x 3.41 foot open courts requiring a special exception and;

Whereas the application for a special exception qualifies per DCMR Title 11, Section 3104.1 due to the existence of a public alley abutting the 2328 19th St property creating a significantly shorter lot than neighboring row-house properties and;

Whereas Mr. Michael John Ray (as agent for property owners: Kerstin Canby & Norbert Schady) has taken care to discuss the project with the neighbors and the ANC:

Therefore let it be resolved that, the Adams Morgan Advisory Neighborhood Commission 1C supports BZA Application No. 17374.

Commissioner King moved that the ANC’s September 20 public forum should be dedicated to the previously postponed Youth Summit, with location, timing, and format details to be finalized later by Commissioner King. The motion was seconded, discussed, and approved by voice vote.

Commissioner Taylor offered a motion approving a voluntary agreement between Mantis, the ANC, the Kalorama Citizens Association, and various residents of the building where the establishment is located. The motion was seconded, discussed, and approved by voice vote.

Margaret Jackson was recognized, and she read a statement of thanks and well-wishes to Commissioner Gibson regarding his resignation.

ADJOURNMENT

Commissioner Taylor made a motion to adjourn. The motion was seconded and approved by voice vote. The meeting adjourned at 10:02 p.m.