

ADVISORY NEIGHBORHOOD COMMISSION 1C

Adams Morgan

Minutes of February 1, 2006

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on Wednesday, February 1, 2006 at Mary's Center. Chairman Alan Roth called the meeting to order at 7:07 p.m. Approximately 50 members of the public attended the meeting.

In attendance were: Alan Roth (1C01), Jon Canty (1C02), Bryan Weaver (1C03), Mindy Moretti (1C04), Andy Miscuk (1C05), Graham King (1C06), Wilson Reynolds (1C07) and Lynn Taylor (1C08).

SECRETARY'S REPORT

Commissioner Moretti, secretary moved the approval of minutes from the Jan. 04, 2006 regular meeting. The motion was seconded, discussed and approved by voice vote.

TREASURER'S REPORT

Commissioner Canty, treasurer announced that the ANC has a bank balance of \$79,191.92 with two checks outstanding including the check for the ANC Security Fund which until cashed means that the ANC cannot write checks, except for recurring operating expenses.

Commissioner Canty moved the approval of the first quarter report. The motion was seconded, discussed and approved by voice vote.

CHAIRMAN'S REPORT

Commissioner Roth, chair, recommended that Commissioner Moretti serve as the ANC's non-voting representative to the Adams Morgan Business Improvement District (BID). Commissioner Taylor made a motion that Commissioner Moretti sit on the BID board. The motion was seconded and discussed. Commissioner Roth made a friendly amendment that Commissioner Reynolds serve as alternate should Commissioner Moretti be unable to attend a meeting. The amendment was unanimously accepted. The original motion, as amended was discussed and approved by voice vote.

PUBLIC COMMENTS

- Pat Patrick announced that the BID meetings are open to the public and they are the second Thursday of each month at 5 p.m. at the Third District Police Headquarters.
- John Holmes with Adams Investment thanked the commission and the community for their support on the Adams Row project that recently received a national award.
- Simi Batra announced that the next meeting of the Reed Cooke Neighborhood Association will be February 14 at 7 p.m.
- Gabriella Mossi announced that Adams Morgan Main Street will hold its next fundraiser on February 13.

- Ms. Luzette King thanked the commission for all of its work on the Dorchester house situation and asked that they keep on top of the situation.
- Mr. Ed Jackson talked about the unveiling of the Adams Morgan heritage trail the previous weekend and encouraged folks in the audience to walk the trail. Maps are available at Tryst, Idle Time, Fleet Feet and other participating merchants.

COMMISSIONER ANNOUNCEMENTS

- Commissioner Miscuk announced that this month’s First Thursday fundraising event at Saki will benefit the Friends of Walter Pierce Park to raise funds for safety chips in the children’s play area.
- Commissioner Canty reminded those in attendance that grants are available from the ANC for neighborhood nonprofits.
- Commissioner Moretti announced that the Dept. of Parks and Rec. will hold a two hour meeting on Thursday, February 16 from 6:30 p.m. to 8:30 p.m. at Mary’s Center to discuss the future of Walter Pierce Park.
- Commissioner Taylor announced that DDOT is holding a series of meetings on bus shelters
- Commissioner Weaver briefly discussed the police redeployment and encouraged members of the audience to contact their councilmember if they want the deployment to become permanent. Commissioner Weaver also announced that he would be setting up an education fund for the child of Anthony Blount who was murdered at 13th and Columbia in late December.
- Commissioner Roth announced the lead safe paint workshop to take place on February 8 from 10 a.m. to 2 p.m.; he also announced that DDOT and Howard University will be conducting a survey on road roughness and that volunteers are needed; and finally he noted that the former Italian Embassy on 16th St., NW may be flagged for historic preservation.

COMMITTEE REPORTS

A. ABC & Public Safety

Lt. Gottert provided a crime update for PSA 303. He noted that the number of robberies for January was the same as December — 8; and that there were 14 stolen autos in January, 8 of which were Jeep Cherokees. He cautioned members of the audience that a man recently arrested for burglary in PSA 305 told the police that he gained access to the homes by putting his hand through the mail slot and unlocking the door. Lt. Gottert also updated the commission on how things went with the additional officers on the street the previous weekend and noted that there had been very little crime.

B. Planning, Zoning and Transportation

Commissioner Taylor offered a resolution to support the public space needs for construction of the Citadel property (Harris Teeter). The resolution was seconded and discussed. Commissioner Moretti offered a friendly amendment with relation to pedestrian safety; the amendment was seconded and approved by voice vote. Commissioner Roth offered a friendly amendment concerning neighborhood notification; the amendment was seconded, discussed and approved by voice vote. The resolution, as amended, was discussed and approved by roll call vote:

YEA: Roth, Canty, Weaver, Moretti, Miscuk, King, Reynolds, Taylor
NAY: None

***Resolution of Support for the Public Space Needs Requested for the Improvements at
1631 Kalorama Road, NW – “The Citadel”***

Whereas, there are physical improvements planned for the property at 1631 Kalorama Rd., NW, “The Citadel” throughout the next year, and

Whereas, The Advisory Neighborhood Commission 1C (ANC 1C) Planning, Zoning and Transportation (PZT) Committee members were contacted by the developers to discuss and review the draft plans for public space needs during the building improvement process, and met with both the Development Manager and the General Contractor for the project, prior to submission of the plans to DDOT, and

Whereas, BE&K Construction, Inc. submitted its plans to DDOT on Wednesday, December 21, 2005, and

Whereas, representatives of BEK Construction, Inc. formally presented the plans to the ANC1C PZT Committee at its meeting on January 18, 2006 where there was much discussion and debate among Commissioners and the community at large,

Now Therefore Be It Resolved, that ANC 1C supports the issuance of permits for construction and public space needs based on the plans submitted to DDOT on December 21, 2005 with the following conditions throughout the construction process:

- 1) Port-a-Johns will be kept inside the building at all times.*
- 2) At all times during construction, either the Kalorama Road or 17th Street will be open. The loss of public parking or use of sidewalks shall be restricted to either Phase 1 or Phase 2 sections of the Traffic Control Plan. At no time shall both sections of Phase 1 or Phase 2 be closed to public use, either parking or pedestrian.*
- 3) Monthly notification would be given to the community/neighbors through electronic notification, fliers, and with signs posted on the property of each significant phase of construction impacting streets and parking, such as: Erection of a crane; Relocation of a crane; Closing of a section of street and contact information as described in #9.*
- 4) Parking: Parking spots would only be taken away on a 24 basis when the crane is present.*
- 5) Loss of public use of sidewalks during construction will be activity driven and signage indicating the closure will be placed at the nearest appropriate crosswalks. With exception to capital equipment, such as the environs immediately surrounding a crane, sidewalks will revert to residential use at close of business each day*
- 6) Street parking will only be taken away on one side of the street, for both work on Kalorama and 17th Street, one side at a time.*
- 7) The developers are aware of the need to respect that they are working in a residential neighborhood and will minimize noise as much as possible, such as keeping the garage doors closed as much as possible.*
- 8) Dumpsters shall be confined to inside the facility, and shall not be stored, or used in the open.*

9) A responsible point of contact for the developers (name, office telephone, mobile telephone, email address) will be assigned for the ANC and neighbors for the duration of the project.

10) Parking restrictions will be activity driven, with proper signage and notice to be posted (A minimum of 72 hours in advance). Parking restrictions would be no earlier than 7am and no later than 5pm.

11) Employees and subcontractors will avail themselves of parking in the Citadel facility, and will not occupy parking spaces on the residential streets.

Now Therefore Be It Further Resolved that, with concerns for the residents living in the vicinity of the property 1631 Kalorama Road, NW – “The Citadel”, absent the above conditions placed upon the applicants ANC IC will not support the issuance of permits for construction and public space needs based on the plans submitted to DDOT on December 21, 2005.

Discussion moved to the prospect of down-zoning of the commercial area of Adams Morgan and Commissioner Miscuk recused himself. Commissioner Roth offered an amendment to the previously offered down-zoning resolution. The amendment was seconded, discussed and approved by voice vote. The resolution as amended was then discussed and approved by roll call vote:

YEA: Roth, Canty, Weaver, Moretti, Reynolds, Taylor

NAY: King

Resolution Proposing the Preservation of Small Businesses and Streetscapes in Central Adams Morgan and Certain Other Residential Streets

Whereas, the character, diversity, and streetscapes of Adams Morgan have been damaged by certain recent development projects in the neighborhood, and are further threatened by certain anticipated development projects and the consequent displacement of long-time residential, small business, and social service tenants, and

Whereas, current zoning in the central business areas of Adams Morgan, as well as in certain other residential pockets, encourages property owners, developers, and speculators to engage in transactions and development projects that will exacerbate the problems described above, and

Whereas, Advisory Neighborhood Commission IC (ANC IC) seeks to preserve the predominance of small, independent businesses on 18th Street and Columbia Road, NW, and to protect the relatively small- and medium-scale character and streetscape of those commercial streets and certain other residential streets,

Now, Therefore Be It Resolved, that ANC IC hereby recommends the creation of a zoning overlay district with accompanying overlay regulations for the neighborhood commercial strips currently zoned C-2-B (from 18th Street, NW at Kalorama Road, NW northward to Adams Mill Road, NW at its intersection with Calvert Street, NW, and from Columbia Road, NW at its intersection with Belmont Road, NW northward and eastward to Columbia Road, NW at its intersection with Mozart Place, NW), which would, at a minimum:

a) restrict the height of buildings within such overlay district to 50 feet as a matter of right;

b) restrict the floor area ratio (FAR) of buildings within such overlay district to 1.5 for commercial uses and 2.5 overall as a matter of right;

c) provide for limited additional height and/or FAR to be allowed by special exception in return for a property owner's provision of housing that is affordable to low and moderate income families, and/or enforceable commitments to lease commercial space only to small, independent businesses or to locally-based social service providers and non-profits;

d) include such other provisions as the ANC, Office of Planning, and Zoning Commission may agree will advance the objectives set forth above, and be it

Further Resolved, that the Chairperson will work with the Planning, Zoning, and Transportation Committee and interested neighborhood stakeholders, including civic, business, and other non-profit organizations, to develop a proposed overlay district and accompanying regulations, which will be presented again to the ANC for final approval before submission to the Office of Planning and the Zoning Commission, and be it

Further Resolved, that in the interim, in order to preserve the small business atmosphere and existing scale of Adams Morgan, ANC 1C will support the inclusion of these commercial corridors in such current and future historic districts if applied for, including Washington Heights, Lanier Heights, and Reed-Cooke, and be it

Further Resolved,, that ANC 1C hereby authorizes the Chairperson or another Commissioner designated by him to file a separate application or petition with the Zoning Commission proposing that the following residential streets be down-zoned to R-5-B from their current zoning:

- 1) The portion of the 2700 block of Ontario Road, NW currently designated as C-2-B;*
- 2) The portion of the north (odd-numbered) side of the 1800 block of Belmont Road, NW currently designated as R-5-D; and*
- 3) The west (odd-numbered) side of the 2000 block of Columbia Road and the adjacent properties at 2034 20th Street, NW and at 2001, 2017, and 2019 Connecticut Avenue, NW, all currently designated as R-5-D.*

Discussions then turned to the development of the former Brass Knob warehouse and Commissioner Miscuk once again recused himself. Commissioner Taylor made a motion that ANC1C support the zoning variances and special exception for the Kings Creek (aka Brass Knob) residential project. The motion was seconded and discussed—including a presentation by the developer. Commissioner Reynolds offered an amendment that ANC1C support the zoning variances but oppose the special exception for additional height. The amendment was seconded, discussed and failed by roll call vote:

YEA: Weaver, Reynolds
NAY: Roth, Canty, Moretti, King, Taylor

Commissioner King then offered an amendment that ANC1C support the variance with a set aside of 1500 square feet for affordable housing. The amendment was seconded, discussed and failed on roll call vote:

YEA: Weaver, King, Reynolds
NAY: Roth, Canty, Moretti, Taylor

The motion, as originally put forward by Commissioner Taylor was discussed and failed on roll call vote:

YEA: Taylor
NAY: Roth, Canty, Weaver, Moretti, King, Reynolds

Commissioner Reynolds then made a motion that, barring any further negotiations, ANC1C oppose the zoning variances and the special exception for the Kings Creek project. The motion was seconded and discussed. Commissioner Roth offered an amendment to strike the reference to zoning variances and only oppose the special exception. The amendment was seconded, discussed and approved by unanimous consent. The motion, as amended was discussed and approved by roll call vote:

YEA: Roth, Canty, Weaver, Moretti, King, Reynolds
NAY: Taylor

Commissioner Taylor offered a resolution that ANC1C support the continued study of a possible public/private partnership for the development of the Marie Reed Learning Center. The resolution was seconded and discussed. Commissioner Taylor offered an amendment to alter the language about developers; the amendment was seconded, discussed and approved by unanimous consent. Commissioner Miscuk then offered an amendment pertaining to RFPs; the amendment was seconded, discussed and approved by voice vote. The resolution, as amended, was discussed and approved by roll call vote:

YEA: Roth, Canty, Miscuk, King, Taylor
NAY: Weaver, Moretti, Reynolds

Resolution Seeking Issuance of A Request for Expressions of Interest in the Redevelopment of 1.36 Acres of the Marie Reed Site

Whereas, in July of 2004 Advisory Neighborhood Commission 1C adopted a resolution endorsing examination and study of the proposed public-private redevelopment of the Marie H. Reed Community Learning Center site, and

Whereas, in response to the resolution a series of meetings and discussions on the merits and mechanics of public-private redevelopment have been convened by Friends of Marie Reed School and Recreation Center, including a briefing on those meetings on December 21, 2005 to the Planning, Zoning and Transportation committee, and

Whereas, it is evident from the briefing and reports of these initial meetings that additional information is necessary, including:

1) An overview of facility infrastructure conditions and whether these conditions meet a recognized standard and are adequate to meet the future educational, recreational, and public service needs of Adams Morgan as envisioned by stakeholders and the community;

2) Additional indications of the willingness of a developer to accept conditions outlined by stakeholders; and

Whereas, such information is important to any final support for or opposition to a proposal for public-private redevelopment of the Marie Reed site from Advisory Neighborhood Commission

IC, and the provision of such information can reliably be obtained through District agencies with oversight and/or operations at Marie Reed,

Now Therefore Be It Resolved, that ANC IC supports the issuance of a Request for Expressions of Interest by the District of Columbia Public Schools or other appropriate District agency for the purpose of determining the commercial value of the portion of the Marie Reed site located between Champlain Street on the west and Ontario Road on the east.

Further Resolved, that the passage of this resolution should in no way be perceived as advance ANC support for a decision to move forward with redevelopment, and/or any eventual project that may arise from this examination and that no RFP should be offered until this issue is resolved by this ANC.

Further Resolved, that ANC IC authorizes the Chairperson or another Commissioner designated by him to participate in all meetings or discussions concerning this resolution to ensure that its purpose is neither misconstrued or mistaken to represent a final determination on the merits of public-private redevelopment of the Marie Reed site.

C. Public Services

Commissioner King noted that the committee did not meet in January and that due to scheduling conflicts among the committee members that it was unclear when the next committee meeting would be. He encouraged members of the audience to check the ANC Web site for further details.

UNFINISHED BUSINESS

Commissioner King made a motion to postpone discussion of a resolution opposing mobile billboards until the March meeting. The motion was seconded, discussed and approved by voice vote.

NEW BUSINESS

Commissioner Moretti offered a resolution to support the renewal of the contract for ABRA Director Maria Delaney. The resolution was seconded, discussed and approved by roll call vote:

YEA: Roth, Canty, Weaver, Moretti, Miscuk, King, Reynolds, Taylor

NAY: None

Resolution Support Reappointment of ABRA Director Maria Delaney

Whereas, the Council of the District of Columbia in 2001 established the Alcoholic Beverage Regulation Administration (ABRA) as an independent agency to replace and assume the functions of the former Alcoholic Beverage Control Division of the Department of Consumer and Regulatory Affairs, and

Whereas, Maria Delaney, in mid-2002, was nominated by the Alcoholic Beverage Control (ABC) Board and confirmed by the Council for a four-year term as the first Director of ABRA, and

Whereas, since her appointment as Director of ABRA, Ms. Delaney has brought much greater professionalism, efficiency, enforcement expertise, communication skill, and personal commitment to the District's alcoholic beverage control regime than had been the case previously under DCRA, and

Whereas, Ms. Delaney has also demanded integrity among the ranks of ABRA employees, including initiating and/or cooperating in the investigation and termination of ABRA investigators found to have engaged in corrupt or otherwise improper activities, and

Whereas, ANC 1C, representing the Adams Morgan neighborhood, which has approximately 100 ABC licensees within its boundaries – perhaps the densest concentration of ABC establishments of any ANC in the District – has always found Ms. Delaney available, open, cooperative, and consistently fair with our and other ANCs, civic and business groups, residents, and licensees, and

Whereas, Ms. Delaney has an extensive and distinguished career in alcoholic beverage regulation, law enforcement, and management that would be difficult to replicate in a new and untested appointee,

Now, Therefore Be It Resolved, that Advisory Neighborhood Commission 1C supports the reappointment of Maria Delaney as Director of ABRA and respectfully calls upon the ABC Board to renominate her and upon the Council to confirm her for that position, and be it

Further Resolved, that this resolution shall be transmitted to the Chairpersons and Members of the ABC Board and the Council's Committee on Consumer and Regulatory Affairs.

The Commission then discussed the topic for the March 21st quarterly forum. After much discussion, it was decided that the topic of the forum will be the future of public schools in Adams Morgan and/or summer jobs for kids. A final decision on the topic(s) will be made at the March 1st ANC meeting based on reports from interested Commissioners on their efforts to arrange for speakers on the respective topic(s).

Commissioner Weaver made a motion to reaffirm ANC1Cs original protests against Heaven and Hell and Kokopoolis in their efforts to convert from a C/R to a C/T license. The motion was seconded, discussed and approved by voice vote.

Commissioner Miscuk offered a resolution to advise MPD on how officers should be utilized during the recent redeployment in Adams Morgan. The resolution was seconded and discussed. A series of amendments were offered by several commissioners, all of which were seconded, discussed and approved by voice vote. The resolution, as amended, as discussed and approved by voice vote:

Resolution of Advisement to 3rd District of The Metropolitan Police Department Regarding Deployment of Police in Adams Morgan.

Whereas, recently the PSA covering the Adams Morgan Neighborhood received additional police personnel and;

Whereas, this additional manpower is approaching a more appropriate deployment for our neighborhood at peak times and;

Whereas, there are longstanding issues that need to be addressed;

Therefore be it resolved that The Advisory Neighborhood Commission of Adams Morgan (ANC1C) advises The 3rd District of The Metropolitan Police department to do the following:

- 1. Have the officers get out of their cars.*
- 2. Avoid grouping of officers.*
- 3. Station a police officer at 18th and Columbia and 18th and Florida to direct traffic.*
- 4. Enforce and discourage No Parking on the west side 18th Street in accordance with current signage and no parking east and west alleys adjacent to 18th St.*
- 5. Enforce regulation of striped pedestrian crosswalks by stopping vehicles in violation, issuing tickets and taking additional action as deemed necessary.*
- 6. Have police engage the citizenry by walking the street and introducing themselves to local businesses and security.*
- 7. All officers who are in the area are to be in uniform unless they need to be in civilian clothes due to the nature of their duties.*

ADJOURNMENT

Commissioner Moretti made a motion to adjourn. The motion was seconded, discussed and approved by voice vote. The meeting adjourned at 11:47 p.m.