

Please note: In addition to the text and vote counts of the official actions taken by the Commission, these minutes may contain summaries of comments that were made and discussions that took place at the meeting. Such summaries are not intended to be a verbatim account of the meeting.

**Advisory Neighborhood Commission 1C
Adams Morgan
Minutes of June 3, 2015**

I. Call to Order and Introduction of Commissioners

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on June 3, 2015 at Mary's Center. Chair Simpson called the meeting to order at 7:02 pm. Approximately 20 members of the public attended. In attendance were Commissioners Julie Seiwel (1C01), Hector Huezo (1C02), Ted Guthrie (1C03), Gabriela Mossi (1C04), Alan Gambrell (1C05), Billy Simpson (1C06), Wilson Reynolds (1C07).

II. Officers' Reports

a. Chair's Report

i. Welcome to newly elected Commissioner Seiwel

Chair Simpson welcomed Commissioner Seiwel to the Commission and explained that she had not yet been sworn in and so would not be voting at this meeting.

ii. Appointment of Commissioner Seiwel as Secretary and member of ABC and Public Safety Committee, and Release of Commissioner Huezo from ABC and Public Safety Committee

Chair Simpson made a motion to appoint Commissioner Seiwel as Secretary of ANC 1C and as a member of the ABC and Public Safety Committee, and to release Commissioner Huezo from the ABC and Public Safety Committee. Commissioner Huezo seconded the motion that then passed by a vote of 6 to 0.

b. Secretary's Report

i. Minutes for May 6, 2015 meeting

Secretary Guthrie moved to approve the draft minutes for the May 6, 2015 monthly ANC 1C meeting. Commissioner Mossi seconded the motion that then passed by a vote of 6 to 0.

c. Treasurer's Report

i. Quarterly Report for Q2 of FY2015

Treasurer Gambrell presented the quarterly report for the second quarter of fiscal year 2015 and noted that for the first time it was submitted online with the DC Auditor's Office. In response to questions from Commissioners he confirmed that expenses for special meetings were included, and that there has been a delay processing one grant check. Treasurer Gambrell moved to adopt the quarterly report. Commissioner Guthrie seconded the motion that then passed by a vote of 6 to 0.

ii. PZT Committee Meeting at Mary's Center

Chair Simpson made a procedural motion to add to the agenda consideration of funding the expense of holding a committee meeting at Mary's Center without the usual two week notice on the basis that doing so would not be adverse to the community. Commissioner Guthrie seconded the procedural motion that then passed by a vote of 6 to 0.

Chair Simpson then moved to allocate \$125 for meeting space at Mary's Center for the June 17 meeting of the Planning, Zoning, and Transportation Committee. Commissioner Reynolds seconded the motion. Chair Simpson explained that the meeting is being moved because significant attendance is expected at the June PZT meeting. The motion then passed by a vote of 6 to 0.

III. Commissioner Announcements/Comments

a. Update from Ideas for Adams Morgan

Commissioner Huezo reported that the DC Office of Planning met with 15 local Latino owned and operated businesses. He also reported on the next steps for the Adams Morgan vision framework including sharing a draft with the advisory committee by June 24; an open house at the beginning of July; and, then final release of the vision document by the Office of Planning. In response to a question from a member of the public, Commissioners Mossi explained that the vision document grew out the Envision Adams Morgan project and it will help plan the future of this community. Commissioner Huezo added that the vision framework is one of two being developed in the city and said related documents could be found on the ANC 1C website. He also said that comments on the draft vision framework could still be submitted online.

b. Upcoming Meeting Agendas for June

- Commissioner Guthrie announced that there would be no ABC and Public Safety meeting the second Wednesday in June because the Marie Reed modernization forum would be held that night at Marie Reed.
- Chair Simpson announced that architects would be presenting preliminary designs at the June 10 forum on Marie Reed modernization and discussing the pros and cons of the various options for the school, recreation center, and health centers. He explained that these options will be narrowed down over the coming months and it is critical that those who wish to participate come to the June 10 meeting. Commissioner Huezo added that the Public Services and the Environment Committee would take additional feed back at end of month.
- Chair Simpson announced that the Planning, Zoning, and Transportation Committee would have a full agenda at its June 17 meeting, including the proposed development at Meridian International, and that the meeting would be held at Mary's Center.
- Commissioner Reynolds reported that new developers have taken on the project at the former Italian embassy and it may be added to the PZT agenda.

c. Other Announcements / Comments

- Commissioner Gambrell reported that ANC 1C reiterated its support for the proposals concerning the R-4 zone in Zoning Commission Case No. 14-11.
- Commissioner Gambrell thanked the DC Department of Transportation for its quick response in dealing with an unscheduled street closure that resulted in ticketing and towing.
- Commissioner Gambrell alerted the public that the deadline for comments on the comprehensive zoning regulations review is September 25.
- Commissioner Gambrell also acknowledged the DC Auditor's Office for its assistance in filing the ANC 1C budget online.
- Finally, Commissioner Gambrell reported that the study on 16th Street transportation is continuing.
- Commissioner Reynolds announced two upcoming parades -- the Gay Pride parade on June 13, and the 4th of July parade at Palisades. He said there are opportunities to get a free t-shirt and throw beads by marching with Mayor Bowser. Ben Case, Ward 1 Community Liaison for Mayor Bowser, said he could provide information on participating in the parades.

- Commissioner Mossi announced that the Department of Housing would be holding an expo on housing, including counseling on renting or buying in DC, on Saturday, June 27, at the convention center.
- Commissioner Huezo announced another Kalorama area clean up Saturday, June 13 at 10 am. He also thanked the city for the work done along Calvert Street.

IV. Public Announcements / Comments

- A member of public asked for an update on renovations at Kalorama Park. Commissioners answered that it is still scheduled to take place, but had not yet begun.
- Kristen Barden, Executive Director of the Adams Morgan Partnership BID, reported on the ongoing concert series on the plaza in front of the BB&T bank and the movie series at the Marie Reed amphitheater.
- Kristen Barden also gave a brief update the Department of Transportation study on bus usage on the 16th Street corridor. She said that the advisory team has held two public meetings so far and has plans to do more outreach in the fall and wrap up by the end of the year.
- Tom Fazzini, Deputy Chief of Staff for Councilmember Brianne Nadeau, said residents can contact their office for help with anything. He gave some highlights of the recently passed budget, including funding for Community of Hope at Marie Reed, and reported that there are two new attorneys in the housing advocate's office and three new inspectors at DCRA. He added that Councilmember Nadeau's policy papers that were developed after community engagement are now posted on her website.

V. Scheduled Business

a. Planning, Zoning, and Transportation

i. Proposed special exception for Philz Coffee seating

Commissioner Reynolds made a motion to support a special exception application to permit a restaurant at 1827 Adams Mill Road to have more than 18 seats. Commissioner Mossi seconded the motion.

Steve Schwendinger of Perseus Realty provided background on the proposed mixed-use (residential and retail) development at 1827 Adams Mill Road. He said they plan to add a Philz Coffee shop, but they are requesting a special exception to provide 29 seats at the shop instead of the 18 seat limit required in a C-2 zone.

Commissioner Gambrell offered a friendly amendment to change the wording in the resolution from "greater than 18 seats" to "up to 29 seats." The amendment was adopted without objection.

Commissioner Huezo asked for clarification that there would be no outdoor seating. Commissioner Reynolds confirmed that this application relates only to indoor seating.

Chair Simpson offered a friendly amendment to change the introduction of the resolution to state that the recommendation was from ANC 1C and not just the Planning, Zoning, and Transportation Committee. It was adopted without objection. Commissioners then passed the resolution as amended by a vote of 6 to 0.

Resolution

ANC1C supports a special exception to permit a prepared food shop with up to 29 seats in the C-2-A district of 1827 Adams Mill Road to be used by Philz Coffee and authorizes the Chair of the PZT Committee or the Chair of the full Commission to send appropriate correspondence in such support.

ii. Proposed development at 2312 Ashmead Street NW

Commissioner Huezo gave an update on the development at 2312 Ashmead Street. The owner and the architect gave an overview of adjustments they had made in the plans based on input from neighbors.

The architect explained that the plan had been scaled back to 3 units instead of 4; plans for a roof deck were dropped; the depth of the 3rd floor extension had been shortened by 5 feet from the original proposal; and, the existing terra cotta roof would still be the highest point of the building. They said they have been corresponding with Anne Brockett at the Historic Preservation Office about the plans and have made modifications at her suggestion.

Commissioner Guthrie asked for clarification about the changed roof line in the back. A neighbor said the back will be taller than it is now and it would be taller than neighboring homes on the block. The architect said the building has always been taller than the neighboring town houses; the changed roof line would not be visible from the front; and, that the tiled roof would be extended to coordinate with rest of building.

Another neighbor stressed the historical nature of neighborhood and the importance of maintaining the visual integrity of the homes on that side of the block that were all built at the same time.

Commissioner Reynolds asked if the structure would pass the flag test. The architect said the structure would pass the flag test but that they have also worked on appearance of the facades.

Commissioner Gambrell thanked the owner and architect for meeting with neighbors. He said he had reviewed the Historic Preservation report and thought it was odd that it did not mention the extension of the retaining wall on the side since there are specific DC standards about retaining walls. The developers said the wall would remain the same height but just be extended on the side of the property to keep cars in the alley from driving onto the property.

Chair Simpson said he is very sympathetic to the neighbors' concerns, but in observing Historic Preservation Review Board processes he has come to the conclusion that they care more about preserving a visual sense as seen from the street than about the view from the alley.

Commissioner Huezo noted that the plans had been modified significantly since the first proposal and he thanked the developers for taking time to meet and work with the neighbors.

Commissioner Reynolds said he has seen this project shrink and that it is moving in a positive direction. He commented that he can see the purpose of extending the retaining wall. He asked if there is opposition to the project. The owner said he had heard some concern from neighbors, but not complete opposition. Commissioner Reynolds moved to table consideration of the proposal with the result that the ANC 1C would take no position on the proposed project and send no recommendation to HPRB. Chair Simpson seconded the motion.

Commissioner Gambrell said he was ready to support the project if the ANC's letter of support includes a recommendation to HPRB about the retaining wall.

Commissioner Guthrie said he was not comfortable with the proposed appearance from the rear alley and proposed a motion to send a letter expressing ANC 1C's support for the proposed modification of the property with the condition that HPRB take a close look at the rear design to ensure it comports with the rest of the project. Commissioner Gambrell seconded the motion then offered an amendment to add a recommendation that HPRB also look at the compatibility of the proposed retaining wall with DC historic preservation guidelines for retaining wall structures. Commissioner Guthrie seconded the Commissioner Gambrell's amendment. The vote on Commissioner Gambrell's amendment regarding retaining wall regulations passed by a vote of 3 to 2 with 1 Commissioner abstaining.

Commissioners then passed Commissioner Guthrie's motion to send a letter of support to HPRB with recommendations to examine the back of the building and the retaining wall by a vote of 3 to 2 with 1 abstention.

b. Public Services and the Environment

i. Grant request from Young Playwright's Theater

Commissioner Huezco moved that ANC 1C support a grant request from the Young Playwright's Theater. As the recommendation to support the grant came out of committee, it was in order, and did not require a second. Alison Beryle, Development Director of YPT, gave background on the work they have been doing with student actors in 26 schools over the past twenty years.

Commissioner Guthrie noted that if the work planned for the grant is duplicative of other services it would not be approved by the city auditor. Commissioner Reynolds said this same request had been made in the past and had been approved. Commissioner Gambrell added that the group proposed using \$800 for teaching artists and \$200 for supplies. The motion to award a \$1000 grant to the Young Playwright's Theater passed by a vote of 5 to 0. (Commissioner Mossi had left for a prior obligation).

VI. Adjournment

Commissioner Gambrell moved to adjourn at 8:47pm. Commissioner Huezco seconded the motion which passed unanimously.