

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 December 3, 2014**

I. Call to Order and Introduction of Commissioners

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on December 3, 2014 at Mary's Center. Chair Simpson called the meeting to order at 7:00 pm. Over 60 members of the public attended. In attendance were Commissioners Brian Hart (1C01), Martis Davis (1C02), Ted Guthrie (1C03), Gabriela Mossi (1C04), Elham Dehbozorgi (1C05), Billy Simpson (1C06), and Wilson Reynolds (1C07).

II. Officers' Reports

a. Chair's Report

Chair Simpson had nothing to report.

b. Secretary's Report

Secretary Guthrie moved to approve the minutes for the October 1, 2014 ANC1C meeting and the November 5, 2014 meeting. Commissioner Davis seconded the motion which passed by a unanimous vote of 5 to 0. (Commissioners Mossi and Hart had not yet arrived.)

c. Treasurer's Report

Chair Simpson made a procedural motion to include in the agenda the ANC1C financial report for the fourth quarter of 2014 without the typical two-week advance notice on the grounds that it would be adverse to the community not to do so. Commissioner Dehbozorgi seconded the procedural motion that then passed by a vote 5 to 0.

Treasurer Dehbozorgi gave an overview of the fourth quarter financial report and made a motion for its adoption. Commissioner Davis seconded the motion that passed unanimously by a vote of 6 to 0. (Commissioner Hart had arrived).

Chair Simpson acknowledged several Commissioners-elect who were in attendance at the meeting: Alan Gambrell (1C05), Hector Huezco (1C02), and Samantha Hicks (1C01).

III. Commissioner Announcements/Comments

- Commissioner Davis announced that there would be an all day meeting for Envision Adams Morgan on January 24 at Mary's Center that will be open to all of Adams Morgan.
- Commissioner Guthrie noted that this would be the last ANC 1C meeting with some Commissioners who are not returning in January and he wanted to publicly acknowledge how much he enjoyed working with those Commissioners.
- Chair Simpson acknowledged Brianne Nadeau, Councilmember-elect for Ward 1, who was in the audience. She said she was happy to have the opportunity to listen to the concerns of the community.

IV. Public Announcements / Comments

- Kristen Barden, Executive Director of the Adams Morgan Partnership BID, reported that Maria Contreras-Sweet, Administrator of the U.S. Small Business Association, attended an event with business owners in Adams Morgan for Small Business Saturday on November 29.

V. Upcoming Meeting Agendas for December

Chair Simpson reported that the ANC 1C Committees would not be meeting in December and that the next monthly meeting would be Wednesday, January 7 at Mary's Center.

VI. Scheduled Business

a. ABC and Public Safety

i. Extended hours for New Year's Eve

Chair Simpson said that the city allows establishments that serve alcohol to have extended hours on New Year's Eve and introduced a resolution to allow relaxed hours for those establishments that have settlement agreements with ANC 1C. Commissioner Guthrie seconded the motion.

Several residents commented that the later hours will mean more drunk people on the streets, more unsafe drivers, and more noise.

Chair Simpson said he is sympathetic to those concerns, but this a compromise with establishments that ask for only one or two late nights a year. He also said that he expects increased police presence on New Year's Eve as well as attempts to enforce the noise limits by the noise task force.

Commissioner Reynolds asked for the view of the ABC and Public Safety Committee on the resolution. Commissioner Hart replied that the Committee tries to work with businesses to encourage good actors and to target problem businesses, and they are having incremental success. He said it is important not to treat all restaurants the same, but according to how they conduct themselves. He noted that the extension of hours is provided in all parts of the city and so it is important that Adams Morgan businesses have the same opportunity. Commissioner Guthrie said he is opposed to extending hours in general, but this is an exception and he supports the resolution.

A resident asked if the resolution applies to businesses on Columbia Road as well as on 18th Street and Chair Simpson replied that it applies to both.

The resolution was adopted by a unanimous vote of 7 to 0 (Commissioner Mossi had arrived).

Resolution Relaxing Provisions of Adams Morgan Settlement Agreements to Allow Participation by On-Premise Establishments for New Year's Eve 2014

Resolved that Advisory Neighborhood Commission 1C has decided to relax provisions in its ABC Settlement Agreements with all on-premise license holders within the boundaries of ANC 1C to provide that the licensees may apply to ABRA through the Extended Hours program, and operate until 4 am, only for the night of December 31, 2014, into January 1st, 2015;

Resolved that ANC1C has no objection to any on-premise licensee, whether there is a Settlement Agreement or not, applying and participating in the program, only for the night of December 31, 2014 into January 1, 2015;

Resolved that the hours and provisions governing entertainment under an Entertainment Endorsement in ANC1C's Settlement Agreements also be relaxed and extended until 4 am, only for the night of December 31, 2014, into January 1, 2015;

Resolved that Adams Morgan licensees without an Entertainment Endorsement may seek one-day substantial changes to allow them to offer entertainment until 4 am only for the night of December 31, 2014 into January 1, 2015;

Resolved that no 24 hour overnight operation be permitted.

ii. Donburi restaurant alcohol license

Commissioner Guthrie provided background on Donburi restaurant's application for an alcohol license. He explained that ANC 1C and the Kalorama Citizens Association are interested in entering into a settlement agreement with Donburi and so he is offering a motion to protest the license on the grounds that it would have an adverse effect on peace, order, and quiet in the community. Commissioner Reynolds seconded the motion that then passed unanimously by a 7 to 0 vote.

iii. Harris Teeter hours of wine and beer sales

Chair Simpson reviewed Harris Teeter's request to change its morning hours from 9 am to 7am for sale of wine and beer; to allow sale of single large containers of craft beers as in other Harris Teeter stores; and to change its later hours for sale of wine and beer from 10 pm to midnight. He said ANC 1C voted to support the first two requests, but voted against the third request to extend hours to midnight. Chair Simpson further reported that Harris Teeter has now exercised its procedural right to apply to the ABC Board to change its later hours, and that if ANC 1C does not protest the application it will presumably move forward.

Commissioner Guthrie moved to protest the application on grounds that it would have an adverse effect on peace, order, and quiet in the community. Commissioner Dehbozorgi seconded the motion.

Commissioner Guthrie said that the hours for alcohol sales was part of the agreement at the opening of this store; these sales are not integral to the success of the store; and it is bad policy

for alcohol purveyors to extend hours simply because law allows it. He added that even if Harris Teeter is not a problem, if the ABC Board allows this to go through, then other stores will make the same request.

Commissioner Reynolds said he would be voting against the motion to protest the application because it does not make sense that purveyors who sell groceries can't sell alcohol late, but liquor stores can.

Commissioner Mossi agreed with Commissioner Reynolds, and said it is a convenience for shoppers to buy wine late; even at 11 at night.

Commissioner Hart agreed that it doesn't seem fair to those who sell groceries to have shorter hours for sale of alcohol than those of liquor stores. He added that Harris Teeter has brought improvement to the neighborhood.

Commissioner Dehbozorgi expressed concern about the precedent this would set for other establishments.

Commissioner Hart said that the ANC would treat each establishment according to the merits and conduct of each and judge each case based on the circumstances.

Chair Simpson said he sees both sides of this issue and understands the risks.

A resident of the community expressed the view that Safeway will want the same hours and exceptions.

Another resident said the policy is discriminatory against poor people.

Commissioner Simpson said the rationale for allowing single sales of large containers of craft beer is that it is less likely to be bought for consumption in cars before going out to bars on 18th street. Commissioner Guthrie added that those who come to party on 18th Street don't know where Harris Teeter is, but they do know where Safeway is.

Jean Stewart, a resident here for 43 years, said she didn't think the need to buy liquor at 11 at night for a dinner party was a problem that needed to be addressed.

Another resident pointed out that Harris Teeter had an option to apply to terminate its settlement agreement with ANC 1C but only chose to seek to amend.

Commissioner Reynolds clarified that the motion under consideration was just to protest the Harris Teeter application for later hours for the sale of alcohol. The motion to protest the application failed by a vote of 3 to 4.

b. Planning, Zoning, and Transportation

i. Proposed addition at 1852 Biltmore Street NW

Sanjay Khanna, owner of 1852 Biltmore Street, presented his plans for an addition to his building. He explained that the changes are not exceptions that need approval and that other properties in the neighborhood have done what he is proposing.

Chair Simpson said that the changes would need consent from the Historic Preservation Review Board (HPRB) and added that some neighbors have concerns about the plans.

Margaret Alcott, an adjacent neighbor, introduced Steven Hansen, a historic preservationist, who looked at the plans for historic preservation issues. Mr. Hansen said Mr. Khanna's plans to dig out the stairs to create an English basement is not in keeping with the historic nature of the street. Mr. Khanna said he did not have a problem with keeping the stairs intact. Commissioners asked about whether the neighbors and Mr. Khanna could work out their differences in advance of the December 18 HPRB hearing.

Commissioner Dehbozorgi proposed a motion to support Mr. Khanna's plans on the condition that he not excavate the stairwell.

A neighbor commented that this would be their only chance to comment on the plans in advance of the HPRB hearing and asked for ANC 1C with help in making their concerns known. The neighbor said the four neighbors at the meeting represent 30 other neighbors on the block. This neighbor also said they felt they had not received adequate information from Mr. Khanna.

Mr. Hansen said they have not seen a full set of plans for the rear addition, so there may or not be a historic issue. He added that if Mr. Khanna provides the plans before the hearing the neighbors will have a chance to react. Commissioners asked Mr. Khanna about his plans for the rear addition.

Commissioner Hart noted that the ANC cannot enforce an agreement between neighbors, but can weigh in to make sure HPRB is aware of concerns. Commissioner Mossi questioned whether this matter would go to HPRB without the ANC Commissioners seeing the final plan. Commissioner Guthrie noted that HPRB works on concepts and does not require specificity.

Mr. Khanna said that if HPRB does not like what they see, they will reject the plan.

Commissioner Dehbozorgi suggested supporting Mr. Khanna's proposed addition on the condition that the excavation in the front is limited to the small portion necessary for an entrance.

Commissioner Reynolds asked about the placement of gas and electric meters. Mr. Khanna said HPRB does not want utility meters visible in the front.

Commissioner Dehbozorgi made a motion to support Mr. Khanna's addition on condition that the excavation does not change curved the staircase in front of the property. Commissioner Reynolds seconded the motion.

Commissioner Hart said he agrees with the spirit of the motion and that the ANC should express the concerns of neighbors, but he would ask HPRB to review the front of the building, the staircase, and the excavation according to HPRB guidelines. Commissioner Hart offered a substitute motion expressing support for Mr. Khanna's plans, but urging HPRB to specifically review the plans for the front façade, the excavation, and staircase for conformance with HPRB guidelines. Commissioner Mossi seconded the motion.

Commissioner Mossi suggested adding to the motion an acknowledgement of the concerns of adjacent neighbors and the fact that the ANC will not be able to review complete plans. There was no objection to adding that as a friendly amendment.

Commissioner Guthrie said the original motion reflects an agreement about the excavation, but the substitute motion only asks HPRB do its job. He said the original motion had more substance.

Commissioner Reynolds called for a vote on the motion. Commissioner Hart clarified that his motion as amended is that ANC 1C send a letter of support to HPRB asking them to review Mr. Khanna's façade plans according to HPRB guidelines and taking the neighbors' concerns into account. The motion failed by a vote of 2 to 5.

Commissioner Davis offered a motion asking for a one month delay in HPRB's consideration of Mr. Khanna's plan in order to give neighbors and Mr. Khanna to work out their differences. Commissioner Hart seconded the motion which then failed by a vote of 3 to 4.

The Commissioners then voted 5 to 2 to pass Commissioner Dehbozorgi's motion to send a letter to HPRB expressing ANC 1C's support for the plans to the property at 1852 Biltmore Street on the condition that there be no change to the curved stair case at the front of the property.

ii. Proposed valet parking at Grill from Ipanema

Chair Simpson provided the procedural background on a request from the Grill from Ipanema for support for its application for valet parking. He explained that the Planning, Zoning, and Transportation Committee recommended against supporting the application based on a report from a neighbor that the valet operated illegally in October. However, it has since been determined that the valet parking was in fact allowed in October.

The valet parking operator said his company applied to the District Department of Transportation in October for valet parking. The operator said they would park the cars at Colonial Parking and at the Hilton by going from Columbia Road to 19th Street to Florida Avenue to the Hilton. Commissioner Reynolds asked about the route back from the Hilton to the restaurant.

Commissioner Guthrie said that, prior to October, a neighbor had complained about the valet parking, and Public Space found no application on file. Commissioner Guthrie said the operator must have known a permit was needed back then. The operator said that when the District started enforcing this in 2014 he applied for all the restaurants that are his clients, but the DDOT enforcement letter was not sent to restaurants that use valet parking only two days a week.

Commissioner Guthrie said there are concerns that valet parking at this spot would block the bus stop there and that cars will be parked illegally.

A representative from the restaurant noted that cars parked illegally in front of the bus stop are not necessarily their customers. She said she tells customers not to park there. The parking operator said the former valet parking company may have parked cars illegally and said that they always have a manager on site to handle complaints.

Commissioner Guthrie said he would support the application based on the assurance of the restaurant owner and the valet parking operator that cars will not be parked illegally. He added that ANC will be in touch if the Commissioners hear complaints.

Commissioner Reynolds said that the ANC originally opposed renewal of valet operations until the reconstruction of 18th Street was completed. He said there is always the question of whether valet parking increases or decreases the traffic volume.

Chair Simpson moved to send a letter to the Public Space Committee stating that ANC 1C does not oppose the Grill from Ipanema's valet parking application, but that ANC 1C intends to develop a consolidated approach to valet parking in Adams Morgan in the future and requests that the Public Space Committee take that policy into account when valet renewals come due.

Commissioner Guthrie seconded the motion which then passed by a unanimous vote of 7 to 0.

iii. Lanier Heights Zoning

Chair Simpson reported that ANC 1C held a special forum on November 18 on Lanier Heights zoning. He noted that people were respectful of each other's comments at that forum. He said Commissioners heard from proponents of a proposal to change the zoning designation for row houses from R-5 to R-4; and from those who do not want to change the current zoning. He added that the Commissioners have received many email messages on this topic and that members of the public would have an opportunity to speak on the topic for 2 minutes each at this meeting.

Jennifer Barger of 1626 Argonne Place spoke in support of changing the zoning to R-4. She said that pop-ups, developers falsifying square footage, and enclosed porches are destroying the integrity of her block.

Another resident said he is not for or against either proposal, but wanted to congratulate the large number of people that turned out to discuss this issue. He said he worked for Jubilee Housing previously and would like the whole community to come to an agreement on various housing opportunities in this community. He said it seemed that some people are concerned only about themselves and not about others.

Lou Capannelli of Lanier Place said he sees this as a property rights issue. He said the area is currently zoned for residential medium-density mixed-use with multi-family units. Mr. Capannelli said the row houses that are being converted may be 3 percent of the total, but the area has been zoned R-5 for years. He urged not changing the current zoning in Lanier Heights.

A resident of an Ontario Road historic co-op building thanked the Commissioners for holding the forum and said she is concerned about maintaining diversity in the neighborhood and keeping down the noise.

Caroline Farmer said those who violate zoning rules need to be reported.

Tom Swegle said he spoke at the forum in support of changing zoning to R-4 and noted that it was a very amicable forum.

Samuel Levy said he has lived in Adams Morgan his whole life and doesn't understand restrictions on the size of buildings. He said it is making it harder for families to live here.

Ronald Baker of Argonne Place said he is considering developing his row house into 4 units: selling the two largest units to finance the project, selling one unit to fund his retirement, and keeping the smallest unit as his residence.

Another resident spoke about preserving the diversity of the neighborhood by keeping family housing in addition to the many apartments, and urged finding a compromise that all will find satisfactory.

Another resident said the best course of action would be to rezone to R-4 in order to keep families in the area.

Another resident said he had read the material from both sides and believes that the proponents of rezoning have made best case for preserving diversity.

Tom LeBrun expressed concern about row houses being remodeled into apartment buildings. He said he has seen the results when the process was not well-managed and there was inadequate parking.

Another resident of Lanier Place spoke in support of R-4 zoning. He said they went to the Office of Planning to determine how to maintain the row houses in Lanier Heights and the best option was to rezone to R-4. He said they hope that ANC 1C acknowledges that proponents of R-4 zoning are looking to protect their homes.

Commissioner Dehbozorgi moved a resolution that ANC 1C support the proposal to change the Lanier Heights zoning designation to R-4 and send a letter expressing that support to the Office of Planning and Zoning Commission. Commissioner Mossi seconded the resolution.

Commissioner Dehbozorgi said she has been hearing about this issue for over 10 years. She said that as DC becomes more vibrant, more people want to rent or own in the city and that she supports higher density and growth, but not in the wrong places. She said developers are turning single family homes into 3, 5, and even 8 unit buildings and she would like to preserve single family homes in Lanier Heights.

Commissioner Mossi said she lives in the Ontario building, so the zoning question doesn't immediately affect her, but residents came to her very concerned about what was going on. She said they went to the Office of Planning to see what was needed to make the change they wanted and worked together to find consensus. She commended them for the work they did on this initiative and said she supports the resolution although she understands the different points of view.

Chair Simpson said he plans to support the resolution. He agreed that it is a difficult topic and said he respects the hard work of those on both sides of the issue. He said this Commission is not anti-growth, but this portion of Lanier Heights is unique for the intact blocks of row houses and

he respects the desire to preserve that. He also noted that he would not support the resolution if he did not think there was clear consensus behind the zoning change.

Commissioner Hart asked about the numbers for and against. Chair Simpson said they received a petition with approximately 100 affected households in support of the changing the zoning, and that there appeared to be approximately 11 affected households who expressed opposition to it.

Commissioner Guthrie said he was impressed with the amount of effort that went into this initiative. He said it is clear that the residents care about their neighborhood and that Lanier Heights is a gem in Adams Morgan.

Commissioner Reynolds said he represents a small part of Lanier Heights and has appreciated the balanced, reasonable emails he has received on this issue. He said that three quarters of Ward 1 is zoned R-4 and that we are the only part that is R-5, and that is why there are so many developers interested in this area. He said the change will not be a perfect solution, but it is a step in the right direction. He said the Commissioners will probably hear from people who didn't know about this proposal, but in the end Lanier Heights will be better off with an R-4 zoning designation.

A roll call vote was requested. The resolution passed unanimously 7 to 0 with Commissioners Reynolds, Dehbozorgi, Hart, Simpson, Mossi, Guthrie, and Davis voting aye.

Resolution Supporting the Proposal to Change Lanier Heights' Zoning to R-4

Whereas Lanier Heights is a residential neighborhood with Harvard Street to the north, Columbia Road to the southeast, Adams Mill Road to the west and south; which is within ANC 1C's boundaries;

Whereas Lanier Heights' row houses currently have R-5-B zoning designation (with the exception of a few commercially zoned houses near commercial corridors);

Whereas a number of row houses in Lanier Heights in recent years have been redeveloped into apartment or condominium buildings due to the more flexible restrictions of the R-5-B zoning designation on height, FAR, and number of units;

Whereas ANC1C has received hundreds of constituent e-mails and calls and held three meetings where the Lanier Heights zoning issue was addressed (one of which was solely dedicated to this issue);

Whereas the overwhelming majority of the feedback received on this issue by ANC1C, particularly by affected home owners, supports changing Lanier Heights zoning to R-4 designation;

Whereas ANC1C believes that the R-4 zoning designation will address the concerns that the majority of the Lanier Heights residents raised during this process: limiting the height and number of units of each row house.

Resolved that Advisory Neighborhood Commission 1C supports the proposal to change the Lanier Heights zoning to R-4 and will send a letter of support to the Office of Planning and Zoning Commission to that effect.

c. Public Services and the Environment

i. Kalorama Park renovations

Chair Simpson announced that there would be two presentations regarding proposed renovations at Kalorama Park – a 10 minute presentation from those who support the proposal, followed by a 10 minute presentation from those who want the plaza in the park to remain as it currently is. However, those who support the proposal indicated that they would instead yield their time to the Department of Parks and Recreation (DPR) and the Department of General Services (DGS). Chair Simpson said Commissioners would then ask questions and members of the public would have 2 minutes per person to speak. He noted that there are some strongly held views on this subject and urged those present to let everyone have their turn to speak and not comment while others are speaking.

Kenneth Diggs, Associate Director of Government Affairs and Communications with DGS, presented plans that are also on the DGS website: <http://dgs.dc.gov/page/dgs-kalorama-park-project>. Mr. Diggs explained that some soil remediation and storm water work have been done which needs more work and now they are looking at adding playground and plaza improvements. He said DPR is the program agency and DGS is the implementing agency that will oversee the construction and added that the DC Historic Preservation Office and the National Park Service

have also been consulted. Mr. Diggs reviewed the erosion problem and work of previous contractors and said the new proposal will include diverting water drainage underneath instead of on top of the plaza and installing permeable paving surfaces to meet DC Department of the Environment (DOE) storm water regulations.

Mr. Diggs described options for paths, benches, play areas, and trees in the park. Another representative from DGS said a Norway maple tree, which is designated as invasive, will be removed, and two other trees that would not survive the construction phase of the park renovation would be removed.

Mr. Diggs added that combining the erosion project with playground and plaza improvement provides a cost savings by doing them all at one time. It also allows permitting to be done at one time and will cause minimal disruption, but cost savings is the main reason to combine the projects. He added that community outreach has been conducted through meetings, emails, and a survey asking for input on three options.

Mr. Diggs said the proposed timeline would be to start Phase 1 in December 2014 and Phase 2 in March 2015. He said archeological monitoring would be done throughout construction; selection of playground equipment would take place in December and January; historic preservation review would be in January and February; and construction would begin in March.

Neighbors concerned about project presented their views. Belinda Reeder said she is thrilled that work is going to be done in the park, but she thinks it can be done without removal of the plaza, shrubs, and fences. She said major trees and mature shrubs would be affected by excavation and added that the original National Park Service plan in 1947 is an interplay of informal and formal landscape with separate "rooms" that allow separate activities to occur at same time. She added that the focus should be on storm water erosion and playground improvement and suggested replacing a trench drain with draining by gravity into a cistern. She said the greenest option is to save what you can.

Cynthia Pols described the permeable pavement system as unsuitable for the plaza. She described the planned system as consisting of a reservoir of 3-4 feet in depth of stones that holds water temporarily and then drains it to the stormwater system via perforated under drains that sit in the reservoir. DGS conducted tests in July that found the soil beneath the plaza to be essentially not permeable (absorbing water at a rate of ¼ inch over a 48-hour period), requiring the reservoir-based system instead of a more conventional permeable pavement system.

Ms. Pols identified three points of vulnerability in the proposed permeable pavement system that made it a risky system for the location. Those points of vulnerability include the pores and crevices in the surface pavement, the geofiber walls between the reservoir and adjacent earth, and the holes in the under drain. The system can stop working because of failures at any of these points, which can result in system clogs and water everywhere.

Ms. Pols noted that she was originally an advocate of permeable pavement in July before she learned that the soil in the plaza area was not permeable. She also pointed out that vegetation and trees, although desirable for the plaza area, are incompatible with the proposed permeable system because of the rocky reservoir and the organic material generated by vegetation and

trees. She concluded by stating that the permeable pavement system probably will not work and suggested that a lighter touch be tried.

Commissioner Dehbozorgi asked Ms. Pols about her experience with permeable systems. Ms. Pols said she is not an engineer, but she did study this issue. Ms. Reeder said she is a restoration architect and has done work with drainage systems.

Commissioner Dehbozorgi asked about DOE guidelines and whether this area qualifies for the proposed type of drainage. Mr. Diggs said the engineer has addressed DOE concerns and drainage suitability.

Ms. Reeder said she is not saying the proposed drainage will not work, but that it requires a lot of maintenance and a lot of construction and that there is a less costly way to do this.

Commissioner Davis asked for assurance that the erosion project won't be mishandled again. Mr. Diggs replied that DGS has a good track record with other parks and schools over the past 3 years.

Commissioner Davis asked why DGS doesn't consider a less costly alternative. Mr. Diggs said other options were considered but the current proposal was chosen for environmental purposes and longevity.

Commissioner Guthrie asked whether from a funding and policy point of view there is any connection between the plaza and playground renovations or whether new playground equipment can be installed without tearing up the plaza. Mr. Diggs said no, they do not need to be combined. He said he could take back to his Department the suggestion that these projects be de-coupled, but DGS and DPR might not decide to do that.

Chair Simpson asked whether the plaza itself is historic. Ms. Pols said it is within a historic district. Ms. Reeder said that when Kalorama Triangle was designated a historic area Kalorama Park was considered as contributing to that historic nature.

Chair Simpson asked about trees being taken down and trees being added. Mr. Diggs said it would be cost prohibitive to transplant the trees that would be taken out during excavation.

A resident asked Mr. Diggs whether storm water control can be done the way Ms. Reeder proposed. Mr. Diggs said just clearing the drain will not work. He said there are options that have less impact but they will not solve the problem.

Commissioner Hart asked Ms. Reeder why she believes returning to the trench system will work this time. Ms. Reeder said it worked from 1985 up to 2003, and it just needs to be cleaned out regularly. She said tree roots surrounding the drain clogged it and it needs to be rebuilt all the way to where it ties into the storm drain system.

Comments from the public

John Cloud said that this all stems from an anti-erosion project that was done incorrectly and now the current DGS plan proposes cutting down 10 or 11 trees.

Kathryn Kross commented on the process of this project. She said that starting in spring of 2013 those interested in the park put together a report for DPR identifying problems and asked that they do what was doable, remediate the soil, replace sidewalk, and asked about a permeable surface.

A resident who is the father of a 3-year-old said the park is in shambles in his opinion. He said it would be better if they can get all the renovations done at one time.

Marney Cheek said she supports the global plan. She said 170 people signed a petition in support of the holistic approach. She said she is glad money was found for the playground and is in favor of replacing concrete with something that will be safer when kids fall.

Another resident asked about plans for community input on planning the playground. Mr. Diggs said DPR will provide choices for what will fit in that space. He said it typically takes about three meetings, but that can vary.

Joan Yoshi, who has lived next to the park for a long time, said erosion has been going on since before 2007 and the park needs to have a better drainage system.

Another resident who has children said the city has given us an opportunity to improve the park and he is afraid that if Mr. Diggs goes back and says to decouple these projects the bosses will say you get nothing, forget the whole thing.

Another parent asked that the ANC not vote in a manner that endangers the playground and that all remain dedicated to this process.

Margaret Edmonds of Biltmore Street, who is also a parent, said she thinks this will be the death of renovations if the projects are decoupled because the money will get spent elsewhere. She said DGS is doing a first class job with other playgrounds in the city.

Denis James noted that the DC Government has bestowed historic protections on Kalorama Park, as part of the Kalorama Triangle Historic District, and for its archaeology. He produced two documents evidencing those designations. Mr. James stated that the destruction of the plaza and installation of permeable paving will not offer a significant solution to erosion caused by rainwater run-off, as the vast majority of rain falls on the park's far larger hillside sloping down to 19th street. He said that the old drainage system was abandoned in the 2009 project because there was no money for maintenance. He also explained that the current thinking for any archaeological resources that exist in the park is not to unearth them but to preserve them in place.

Commissioner Dehbozorgi asked if the Historic Preservation Review Board is going to review this project. Mr. Diggs affirmed that is in the plan.

Another resident mother said her kids love the sand box and ask that it be kept.

Another resident asked about what kind of maintenance will be required for the surfaces and what assurances we have that the city will do this maintenance. Mr. Diggs said Marie Reed soccer field has permeable surfaces, and an increase in maintenance rotation was recommended by Mayor-elect Bowser.

Virginia Johnson expressed concern about not having a full plan, or assurances of historic preservation. She said the plaza design and use are drastically changed by this proposal.

Another resident of Biltmore Street said she has older children who are aging into a different phase of how they use the plaza. She said she thinks the redesign will improve the plaza and it doesn't seem to be a major revision.

Another resident said he supports the city's global re-design. He said the park is not in great condition compared to other parks in the city and that the city is giving us an opportunity to improve our park. He said he thinks the permeable surface is more usable and doesn't see a major difference in the design. He said we should defer to experts on storm water and we have to assume the city has done its work. He added that the city has done a great job with other parks and he is impressed with city's outreach on this project. He concluded that if the ANC does not support this project he thinks it will be a huge missed opportunity.

Another neighbor said it looks like the plaza and the separate "rooms" are still there and the plan provides for adding shade trees. She said she sees this as an opportunity for growth and for preserving this space and making it useful for many people. She also said it seems we are considering two drainage systems that each require maintenance not one option with zero maintenance.

Another mother on Biltmore Street said the park needs to be updated and she supports the holistic approach.

Amanda Milstein of Columbia Road said she is nervous about a plan that requires maintenance.

Another resident said she thinks the priority is to preserve a beautiful space with a multiplicity of uses. She suggested that a middle ground might be to just do the playground now for a more moderate cost.

Sandra Reischel said there are such strong feelings about the plaza that we should find out if we risk losing it all if we decouple the projects. She added that there are two full time staff members at the recreation center, but no DPR sponsored programs.

Another resident said the 1947 plan should not be viewed as sacrosanct, especially since some of it was never built and there have been changes since 1947. He added that even if all that is done is clearing the drain it will require some digging up of the park.

Another resident said he is skeptical of decoupling the projects. He said the managers looked at this and it was the best way to go and we owe it to our children to go through with it and we do not have to be limited by a 1947 plan.

A resident of Biltmore Street spoke in favor of a more moderate approach that will protect historic integrity and solve the erosion problem.

Tom LeBrun said it is not clear that a moderate approach for storm water will work. He said perhaps a larger trench will work. He also noted that the site is historic, but the concrete plaza itself is not.

Art Rogers of Mintwood Place said he is afraid that if the whole project does not go forward the playground will not. He said there are efficiencies in doing the projects together and that HPRB will review the historic issues.

A resident of 20th Street said she has been watching the park go downhill – literally. She said she wants the playground renovations, but if she had to choose she would say let's wait for the playground to make sure the rest of the project is done correctly.

A resident who lives on Columbia Road and has a 3-year old spoke in favor of permeable pavers for filtering water.

Another resident said a letter from 11 parents supports the global plan renovations for the plaza and playground because of the disrepair of playground and because a freshened look to the park would benefit the entire community.

A resident mother of 4 daughters who also owns a day care center on Columbia Road that she frequents the park every day said she was under the impression that de-coupling was not a possibility. She said she thinks it would be dangerous to wait and that renovation of the playground should be done now if the rest of the project is going to take years.

Commissioner Dehbozorgi moved to approve the DGS plan as presented. The motion was seconded by Commissioner Reynolds. She said that it will be more efficient to do the project all at once and if the projects are de-coupled it would result in the park being out of commission longer. She added that she does not agree that the plaza itself is historic, she trusts the expertise of those who put forth the plan, and she thinks a majority of residents will benefit from the improvements.

Commissioner Guthrie agreed that substantial work needs to be done and that it is efficient to do it together, but he is not convinced that extensive work needs to be done on the plaza. He said he will vote against the motion because while he is pleased that there is playground money, he doesn't believe that will be taken away if the whole plan is not accepted.

Commissioner Hart said he has some serious reservations about the global plan. He said he supports playground improvements and soil remediation, but it is difficult to look the other way on serious points raised about the plaza. He said he thinks this can still happen in one efficient plan, but with a lighter touch employed for the plaza plan.

Chair Simpson said he doesn't personally use Kalorama Park with any frequency, so he would be basing his vote entirely on the feedback that he has received from those who do. On that basis, he plans to support the motion. He said he has not been convinced that the plaza itself is historic, and he has heard from many more people who want the Commission to support DGS's plan than from people who oppose DGS's plan.

Commissioner Davis said he is disappointed in how Kalorama Park is maintained. He said the playground needs to be updated and we shouldn't hold the children hostage.

Commissioner Reynolds thanked everyone who came to the meeting, especially the parents. He said at some point you have to decide and this plan is better than what we currently have, so he is happy to support the motion.

A roll call vote was requested on the motion to approve the DGS plan as presented. The motion passed by a vote of 3 to 2 to 1 with Commissioners Reynolds, Dehbozorgi, and Simpson voting aye; Commissioners Hart and Guthrie voting no; and, Commissioner Davis abstaining (Commissioner Mossi had left).

ii. Soccer Stadium – Reeves Center

Commissioner Reynolds moved to add to the agenda a resolution regarding a proposed soccer stadium without the typical two-week advance notice on the grounds that it would not be adverse to the community to do so. Commissioner Dehbozorgi seconded the procedural motion that passed unanimously 6 to 0. Commissioner Reynolds then moved a resolution to de-link a proposed soccer stadium project for Buzzard Point from a proposal to sell the District-owned Reeves Center. Commissioner Dehbozorgi seconded the motion that passed unanimously 6 to 0.

Resolution Regarding Proposed Soccer Stadium and De-Coupling Reeves Center

Whereas, the District of Columbia Soccer Stadium Development Act of 2014 (Stadium Act) would approve agreements to acquire land at Buzzard Point in Southwest, Washington, DC, prepare the land for development, lease the land to the DC United soccer team, enable the construction of a 20-25,000 seat soccer stadium, abate property and sales taxes, and develop adjacent land;

Whereas, the Stadium Act proposes to swap the District-owned Reeves Center located at 14th and U Streets NW for land at Buzzard Point, after which a private developer will redevelop the Reeves Center with a predominance of market rate housing;

Whereas, the plans to redevelop the Reeves Center were formed without community input;

Whereas, it is estimated that the Stadium Act will produce net new spending of \$2.6 billion, including for both one-time construction benefits as well as the ongoing annual recurring benefits associated with the Stadium, the Buzzard Point hotel, the Reeves Center redevelopment and the new Ward 8 municipal center;

Whereas, this level of combined net new spending is estimated to support 1,683 new full-time equivalent jobs (FTEs), including both full and part-time jobs, and these new jobs are estimated to generate personal earnings of \$1.3 billion in 2015 net present value dollars from 2015 through 2046;

Whereas, there are significant non-economic benefits that will also accrue from the soccer stadium project, including spurring economic development on Buzzard Point as much as ten years faster than would happen without significant governmental investment;

Whereas, it has been proposed that the Reeves Center will be replaced with a new government office building in Anacostia, which will also help to accelerate that area's revitalization;

Whereas, despite the proposed benefits, the Stadium Act as negotiated can be improved upon by de-linking Reeves from the acquisition of land on Buzzard Point;

Whereas, recent appraisals value the Reeves Center at between \$11 million and \$20 million more than the price that the District is being paid for the property;

Whereas, the current administration has not initiated any action to fund the Ward 8 municipal office building;

Whereas, to protect District taxpayers, a higher value could be achieved by selling the property to the highest bidder should such a decision be reached;

Whereas, the DC Council Committee on Economic Development, chaired by Mayor-Elect Muriel Bowser, proposes to remove the Reeves Center land swap from the Stadium Act and doing so addresses the problem of the current purchase price being below the appraised value, solves the concerns voiced by many community members that they have not participated in discussions about how the site should be redeveloped;

Whereas, the Stadium Act as proposed to be amended by Mayor-Elect Bowser ensures that residents have input into the future of their communities, saves the District taxpayers millions of dollars, spurs redevelopment of Buzzard Point, generates hundreds of jobs and hundreds of millions in economic benefit, and results in the construction and operation of a state of the art home for DC United for decades to come, while also preserving the opportunity to redevelop the Reeves Center and develop a new municipal center in Ward 8 in consultation with the affected communities;

THEREFORE, BE IT RESOLVED, That ANC1C supports Mayor-Elect Bowser's plan to amend the Stadium Act to delink the Reeves Center from the stadium deal and to engage the community in discussions regarding the future of the Reeves Center and a new municipal office building in Ward 8, and;

FINALLY ESOLVED, That ANC1C authorizes the Chair of ANC1C to communicate this resolution to the Mayor and City Council.

VII. Adjournment

Commissioner Davis moved to adjourn at 12:00 am. Commissioner Simpson seconded the motion which passed by a unanimous vote of 6 to 0.