

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 January 4, 2017**

**I. Swearing in of New Commissioners**

Commissioner Guthrie introduced Councilmember Nadeau who administered the oath of office for swearing in two new Commissioners: A. Tianna Scozzaro and Amir Irani. (The other Commissioners were sworn in earlier in the week.)

Councilmember Nadeau made some comments about the year ahead for the Council, saying that she will now chair the Human Services Committee in addition to continuing her other committee assignments. She also introduced her staff member, Elizabeth Horen, who was also present.

**II. Call to Order and Introduction of the Commissioners**

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on January 4, 2017 at Mary's Center. Chair Guthrie called the meeting to order at 7:04 pm. Approximately 40 members of the public attended. In attendance were Commissioners Amir Irani (1C01), Hector Huezo (1C02), Ted Guthrie (1C03), A. Tianna Scozzaro (1C04), Ryan Strom (1C05), Brendan Reardon (1C06), and Wilson Reynolds (1C07).

Newly elected commissioners introduced themselves and their single member districts.

Commissioner Huezo acknowledged former Commissioners Billy Simpson and Alan Gambrell who were present. He thanked the new Commissioners for being part of this new team and said that the ANC is one of the best forums of representative democracy. He said commissioners represent and advocate for their neighbors before the city and other stakeholders. He added that the residents themselves as well as the commissioners have a responsibility to make sure that the views of the community are represented.

**III. Election of Officers and Committee Assignments**

Commissioners then considered nominations for ANC 1C officers for 2017. Commissioner Reynolds nominated Commissioner Guthrie for Chair. Commissioner Huezo seconded the nomination and Commissioners then voted 7 to 0 to elect Commissioner Guthrie as Chair of ANC 1C.

Chair Guthrie nominated Commissioner Huezo for Vice Chair. Commissioner Reynolds seconded the nomination then Commissioners voted 7 to 0 to elect Commissioner Huezo as Vice Chair of ANC 1C.

Chair Guthrie nominated Commissioner Reardon for Secretary. Vice Chair Huezo seconded the nomination then Commissioners voted 7 to 0 to elect Commissioner Reardon as Secretary of ANC 1C.

Commissioner Reynolds nominated Commissioner Scozzaro for Treasurer. Commissioner Reardon seconded the nomination then Commissioners voted 7 to 0 to elect Commissioner Scozzaro as Treasurer of ANC 1C.

Chair Guthrie nominated Commissioner Reynolds for ANC 1C's Representative to the Adams Morgan Partnership Business Improvement District. Commissioner Strom seconded the nomination then Commissioners voted 7 to 0 to elect Commissioner Reynolds as ANC 1C's Representative to the Adams Morgan BID.

Chair Guthrie moved that committee assignments for 2017 be as follows:

- ABC and Public Safety Committee – Commissioner Irani, Chair; Commissioner Guthrie; and, Commissioner Fox Perry.
- Planning, Zoning, and Transportation Committee – Commissioner Reynolds, Chair; Commissioner Strom; and Commissioner Reardon.
- Public Services and the Environment Committee – Commissioner Huezo, Chair; and Commissioner Scozzaro.

Commissioner Reynolds seconded the motion then Commissioners voted 7 to 0 to adopt the committee assignments as outlined.

#### **IV. Officers' Reports**

##### **a. Chair's Report**

##### **i. Calendar for 2017**

Chair Guthrie moved a resolution setting dates and places for meetings of ANC 1C and its Committees in 2017. Commissioner Reardon seconded the motion that was then adopted by a vote of 7 to 0.

*(text of the resolution follows on the next page)*

Resolution on Meeting Schedule for 2017

Whereas, ANC 1C has regularly met on the first Wednesday of the month unless that day falls on a government holiday,

Be it resolved that the meeting schedule for ANC 1C for 2017 be as follows, with all such meetings to be held at Mary's Center, 2355 Ontario Rd. NW and starting at 7 pm:

January 4  
February 1  
March 1  
April 5  
May 3  
June 7  
July 5  
Aug 2 (only if necessary)  
September 6  
October 4  
November 1  
December 6

Be it further resolved that the committees of ANC 1C meet according to the following schedule:

ABC/ Public Safety Committee on the second Wednesday of every month (except August, in which there will be no meeting);

Planning, Zoning and Transportation Committee on the third Wednesday of every month (except August, in which there will be no meeting);

Public Service and the Environment on the fourth Wednesday of every month (except August, in which there will be no meeting).

Unless another venue is determined and announced, the committee meetings of ANC 1C will take place at the Kalorama Recreation Center.

**b. Secretary's Report**

**i. Minutes for December 7, 2016 Meeting**

Secretary Reardon moved to approve the minutes for the December 7, 2016 monthly ANC 1C meeting. Commissioner Reynolds seconded the motion that then passed by a vote of 7 to 0.

**c. Treasurer's Report**

**i. ANC Security Fund for 2017**

Chair Guthrie moved to authorize payment of \$25 for ANC 1C participation in the ANC Security Fund for 2017. Commissioner Reynolds seconded the motion that passed by a vote of 7 to 0.

**ii. Authorized agents for checking account for 2017**

Chair Guthrie moved to authorize the following commissioners as authorized agents for the ANC 1C checking account: Chair Ted Guthrie, Vice Chair Hector Huezo, Secretary Reardon and Treasurer Scozzaro. Commissioner Reynolds seconded the motion that then passed by a vote of 7 to 0.

### **iii. Rental of meeting space at Mary's Center for 2017**

Chair Guthrie moved to authorize payment for rental of meeting space at Mary's Center for 2017. Treasurer Strom seconded the motion that then passed by a vote of 7 to 0.

## **V. Commissioner Announcements and January Committee Meeting Agendas**

- Commissioner Huezo announced the agenda for the January 25 Public Services and the Environment meeting saying that the Committee will be holding a series of community discussions concerning how to begin implementing recommendations that were generated from the Envision Adams Morgan process. He added that the Committee would also consider a resolution on staff salary.
- Commissioner Reynolds announced that the agenda for the January 18 Planning, Zoning, and Transportation Committee would include a proposed restaurant at 2009 18<sup>th</sup> Street, which is currently a parking lot; a DDOT traffic study of Belmont Road and Kalorama Road; and, a proposal for changed signage at the Washington Hilton.
- Commissioner Guthrie said the ABC and Public Safety Committee would meet on January 11 and the monthly police report was the only item on the agenda.

## **VI. Public Announcements / Comments**

- Shinada Phillips, the Ward 1 liaison from Mayor Bowser's office, said she is looking forward to working with the newly elected commissioners. She also said that the city is making plans for snow and that those interested can find information at [snow.dc.gov](http://snow.dc.gov) where they can also sign up to receive updates. Ms. Phillips added that those who are elderly or disabled have an exemption from shoveling requirements and that neighbors can sign up to volunteer to help those who can't shovel.
- Kristen Barden, Executive Director of the Adams Morgan Partnership BID, reported that they will be having their first meeting of the year on Tuesday, January 10. Commissioner Huezo thanked the BID for the "Thanks Obama" message board at the BB&T plaza. He said it was a great way to bring the community together. Ms. Barden said there was a lot of good publicity around it and most of the messages were positive.
- A representative from Community Mediation DC said they are working to bring free community mediation to DC. She explained that the goal is to bring conflict resolution into the hands of the people in the community and she provided contact information and a sign-up sheet for those interested. She added that they are working with Community Mediation Maryland.
- Minister Rousseau, Pastor Dr. Shill, and Louis Johnson, members of the Washington Family Church introduced themselves and invited the public to visit their church on 16<sup>th</sup> Street and Columbia Road.
- A member of the public announced that DC has a rebate program for security cameras for exterior surveillance that are registered with the police department. Commissioner Guthrie, Shinada Phillips, and Kristen Barden provided more information about the program.

## **VII. Scheduled Business**

### **a. ABC and Public Safety Committee**

#### **i. Barada Cuban Restaurant**

Commissioner Guthrie reported that the ABC and Public Safety Committee recommended that ANC 1C protest Barada Cuban Restaurant's application for a new restaurant alcohol license. He moved that ANC 1C protest the application on the grounds that it would have an adverse impact

on the peace, quiet, and order of neighborhood, and also moved that any of the ANC 1C Commissioners be authorized to represent the commission on this matter. No second was needed for the motion since it was recommended by a committee. Commissioner Guthrie explained that the reason for filing a protest is to reach a settlement agreement with the new licensee consistent with agreements ANC 1C has with other restaurants in the neighborhood. He added that it sounds like this establishment really will be a restaurant as opposed to a bar. Commissioners then voted 6 to 0 to 1 (one Commissioner abstaining) to protest the new restaurant license application.

## **ii. The Bottle Shop**

Commissioner Guthrie reported that the ABC and Public Safety Committee recommended protesting the application of The Bottle Shop (at 2216 18th Street NW) to acquire an A license to be able to sell liquor. He explained that The Bottle Shop is currently operating as a B licensee, which allows it to sell beer and wine, but not liquor. Commissioner Guthrie moved that ANC 1C protest the application on grounds that it would have an adverse impact on the peace, quiet, and order of the neighborhood, and he moved that any ANC 1C Commissioner be authorized to represent the Commission in this matter. The motion did not need a second because it was recommended by a committee.

Commissioner Scozzaro asked if there was an existing settlement agreement. Commissioner Guthrie said there was not.

A member of the public asked why the motion mentions an adverse impact on the order of the neighborhood, because he has not found the shop to be disorderly. Commissioner Guthrie explained that under Alcohol Beverage Control Board procedures, there are only three recognized bases for filing a protest, and this is the basis that fits the situation. He further explained that the reason for filing the protest is to get a settlement agreement with the business, and not because the ANC thinks these business owners are bad operators.

Denis James said the business might be in violation of operating too close to a school. Commissioner Guthrie said the ANC will have to see how that is sorted out with the Alcoholic Beverage Regulation Administration.

Commissioners then voted 7 to 0 to protest the Bottle Shop's application to change from a B alcohol license (off-premise sales of wine and beer only) to an A alcohol license (off-premise sales of wine, beer, and liquor) pending assessment of legal restrictions that may apply to the application, and then with the objective of achieving a settlement agreement with the applicant.

## **iii. Heaven and Hell Summer Garden**

Commissioner Guthrie provided background on Heaven and Hell's application for an exterior summer garden on the second or third level towards the back of the building. He said that ANC 1C has previously protested the renewal of their license after being told by members of the police department that more than 50% of the problems on 18<sup>th</sup> Street are generated by customers of Heaven and Hell. Commissioner Guthrie reported that the ABC and Public Safety Committee recommended that ANC 1C protest this application. He then moved that ANC 1C protest the application on the grounds that it would have an adverse impact on the peace, order, and quiet of the neighborhood, and moved further that any ANC 1C Commissioner be authorized to represent

the Commission in this matter. The motion did not require a second since it was recommended by a committee.

Former Commissioner Billy Simpson commented that ANC 1C has had success in pushing hard against a limited number of establishments that were problematic in the Adams Morgan. He said that Heaven and Hell is one of the few remaining establishments that still maintains the old way of doing business showing no concern for neighbors and serving a raucous crowd. He highly recommended that ANC 1C protest this application and protest their license in general.

Commissioner Huezo asked Kristen Barden from the Adams Morgan BID if she had any input, but she said that the BID cannot comment on individual businesses. Commissioners then voted 7 to 0 to protest Heaven and Hell's application for an exterior summer garden.

**b. Planning, Zoning, and Transportation Committee**

**i. Line DC Hotel request for later construction hours inside church building**

Commissioner Reynolds moved a resolution in support of DC Line Hotel's request for later construction hours inside the building for lead abatement work. Commissioner Huezo seconded the motion.

Seth Dubner from the Sydell Group represented the hotel and provided some background on the issue. He said they have identified some lead paint in the old church building and they are requesting extended work hours to remove the paint so that the rest of the work schedule is maintained. Mr. Dubner said the section where the lead paint is must be contained while the removal work is going on and that will prevent other work from advancing. He said the extended hours would be for about four weeks.

Commissioner Reynolds said his proposed resolution supports the extended hours provided certain conditions are agreed to with respect to days and hours of work, noise, public space requirements, use of lights, provision of contact information for filing complaints, and an agreement that the extended hours permit will be voided if there are five or more complaints by the community on same night.

Commissioner Reardon asked about the noise levels during these hours. Mr. Dubner said that the paint removal work is by nature quiet work, like plastering.

Commissioner Huezo asked for confirmation that the extended hours would be limited to four weeks. Mr. Dubner said the subcontractor told them it would take three to four weeks.

Commissioner Scozzaro asked about disposal of the lead paint once it is removed. Mr. Dubner said it will be removed in a pressurized, contained area by workers wearing masks and then it will be bagged within the contained area and disposed of properly.

Benedicte Aubrun asked about the reference to work hours in the proposed resolution. Commissioner Reynolds said the starting hour of 7 am is already instituted, but the ending hour would be extended from 7 pm to 11 pm.

Ms. Aubrun asked what would be included in the reference to DDOT restrictions on use of public space. Commissioner Reynolds said this would cover parking restrictions, fences, vehicles, loading and unloading, and flag personnel.

Ms. Aubrun asked about the number of complaints which would cause the permit to be voided. Commissioner Reynolds said that if there are five complaints in one night something serious has happened.

Commissioner Strom asked for a sense of what the level of complaints has been on the project in general. Commissioner Reynolds provided an example of when the hotel received a Public Space permit for moving a crane into the street, and Champlain Street was closed for two days after assurances were made that one lane would remain open. He said the number of complaints exceeded five on that occasion.

Commissioner Huezo said the intent is that the hotel will still respond to one or two complaints, but if there are five or more there is the strong penalty of shutting down the extended hours permit.

Commissioner Reardon asked if one person calling five times would count as five complaints. Commissioner Reynolds said that was a good point, but if a person calls and gets no response, that same person will call again. He also said that everyone wants the construction to be finished faster.

A member of the public asked who will remove the lead. Mr. Dubner said that the subcontractor is ASI, and they are certified for lead paint removal. The same member of the public asked if the developers were surprised to find lead paint. Mr. Dubner said no, it was not surprising.

Benedicte Aubrun asked if the lead paint turns out to be worse than expected, would the hotel be coming back to the ANC to ask for an extension. Commissioner Reynolds said that Mr. Dubner was fairly certain about the time they needed, which is four weeks from when the permit is issued.

Commissioners then voted 7 to 0 to pass the resolution to support (subject to a number of conditions) a request from the Line DC hotel for an extension of interior working hours to 11 pm to facilitate removal of lead paint from inside the church portion of the property.

*(text of the resolution follows on the next page)*

**Motion on request by Line Hotel for Extended Hours to Remediate Lead Problems in the Church Portion of the Project**

ANC 1C supports DCRA granting the Line Hotel contractors an extension of work hours subject to the following conditions:

The extension will go no later than 11 pm Monday through Saturday;

DDOT restrictions on use of public space shall be adhered to at all times;

Noise generated or associated with the extended hours shall not be audible outside the building;

Operation of lights inside the building associated with the extended hours will be minimized, as much as practicable, to decrease the impact on the neighbors;

The extension will include a provision that numerous (i.e., five or more) reported complaints on the same night by the community will void the extended hours permit;

ANC 1C and the community are provided with names and associated phone numbers of 4 individuals (below) connected with the work who will be able to respond to and correct any complaints during the extended hours;

David Selby – Walsh Construction – (412) 694-2421

Bill Hogan – Walsh Construction - (703) 622-1167

Seth Dubner - Sydell Group – (412) 496-5063

Steve Harloe - Sydell Group – (703) 302-0057

Finally, the permit for extended work hours shall be limited to 4 weeks in duration.

**ii. 1800 Columbia Road NW (the SunTrust property)**

Commissioner Reynolds introduced the team of developers and architects working with PN Hoffman on the project at the SunTrust property. They presented the changes they made to their proposed building at 1800 Columbia Road.

Bao Vong, of PN Hoffman, said they are not asking for any zoning variances for their project, they are just seeking approval from the Historic Preservation Review Board. He said HPRB has approved their plans for height, massing, and size, but the board asked them to change some design elements. Mr. Vong said the changes they made in response to HPRB comments included further differentiation between the exteriors of the two buildings; adding visual interest, such as to

the storefronts and the windows; changes to the forecourt – the open space in front of the building – to make it more welcoming; and the design of the penthouse.

The architect for the project presented renderings illustrating the proposed changes to the windows, the brick and stone color, the garage entrance, and detailing added at the base of the building to make the pedestrian experience more engaging. He also described a simplified penthouse design with awnings added. The architect also said that there would be raised planters with circular seating in the forecourt, and room for a possible outdoor café, but the rest of the space would be for public use. He said the design would work either with or without a café. He also said the current nonstandard, aggregate sidewalk on the 18<sup>th</sup> Street side would be kept and continued onto the Columbia Road side, and that garbage cans would be added.

Commissioner Guthrie asked about the steps down to the plaza/forecourt. The architect said it would be street level on one side, but two steps down on the other side because of the slope.

A member of the public asked if public seating was removed in the plaza. The architect said there were a lot of conversations about whether more open space or more seating was preferred. Others on the design team pointed out where the circular seating areas were in the drawings and said they are trying to balance the desire for seating versus an open gathering spot.

Commissioner Scozzaro asked about where shade falls on the plaza. The architect said that the plaza is generally in the shade and there would be no need to provide umbrellas for shade.

Commissioner Strom asked about the type of seating. The architect said it would be a stone base with benches made of wood slats that run radially. He said this design discourages skate boarding and sleeping. Elizabeth Horen of Councilmember Nadeau's office noted that the drawings posted on the ANC 1C website have a clear picture of what the benches might look like.

A member of the public asked about whether the planters would attract rats and trash. The architect said there will have to be ongoing upkeep including maintaining the greenery and removing trash, and that the building owners or the BID would do that maintenance.

A member of the public noted that Sun Trust still owns the property. The development team said that PN Hoffman is under contract with the owner. The same member of the public said that PN Hoffman has abandoned other properties in the city leaving them empty or nearly empty. He said that the community will have less public space if this deal goes through and that there is still a chance to save the plaza, which is a community asset. He also alleged that the company would not be paying taxes based on what the property is actually worth.

Commissioner Reynolds said that the deal has not been finalized because certain conditions have not been met. He said the Commission has opposed the proposed project in every way they know how, but without success. He also noted that a group of citizens is preparing a lawsuit to preserve the plaza, and added that he has yet to see a SunTrust representative show up at one of these meetings. He said he would like to see a path forward but isn't sure what further action the ANC can take.

Another member of the public asked about plans for other plazas outlined in the Adams Morgan Vision Framework. Commissioner Huerdo said that preserving public spaces was a key

recommendation of the Envision documents, but that the Commission needs an actionable item on this project. Commissioner Reynolds noted that the Envision Adams Morgan goal was referenced in one of the ANC 1C's previous resolutions related to this proposed development.

Chris Otten suggested that the way forward is to follow the Office of Planning's guidance in the Adams Morgan Vision Framework and the petition from neighbors regarding maintaining this plaza that is central to Adams Morgan. He suggested a way forward would be for Sun Trust to break with PN Hoffman and find a developer who can find a way to both develop the property and retain the plaza.

Kristen Barden asked the developers about the aggregate sidewalk. The architect said that DDOT was insisting that this type of sidewalk be maintained. Ms. Barden suggested continuing the aggregate sidewalk all the way around the building on the 18<sup>th</sup> Street side and noted that it also matches what is on the BB&T plaza. Ms. Barden also suggested adding recycling cans. She said the BID has tried to pair a recycling can with every garbage can along 18<sup>th</sup> Street.

Another member of the public commented that once the plaza is gone, it is gone forever. He said it plays a special role in our community and urged the developers to renegotiate with Sun Trust to develop only part of the property with a smaller building and pay less for it. The development team said they appreciated the comments and have looked at various options for the plaza. They said they are not asking for any zoning variances for the proposed building and wish to make the development economical. The member of the public who asked the question then recommended that ANC 1C oppose the proposed development and urged members of the public to go to HPRB to oppose the plans.

Commissioner Huezo confirmed that Adams Morgan Vision stresses the importance of open space, but clarified that the depictions of public spaces are only examples of what is possible. The member of the public who asked about the vision document suggested the developers could trade other rights for the public space as is done in New York. He said the plaza in front of the BB&T bank could be developed as open space to make up for the loss of the Sun Trust plaza and provide some relief to community's desire to have plaza.

Mary Belcher agreed with Commissioner Reynolds that it is not clear what the way forward is. She said it seems that PN Hoffman is set on its path. She added that she appreciates the time and effort that went into the Envision Adams Morgan process and suggested that the Office of Planning come to this forum and explain what that exercise was about.

A member of the public who spoke earlier suggested that ANC 1C ask for equal enforcement of the law in terms of tax assessments for banks including SunTrust. He said Sun Trust has allowed the plaza to deteriorate when they should have been maintaining their property and they should be encouraged to repair and improve it. He added said that PN Hoffman properties have also been abandoned or allowed to deteriorate. He suggested it may be a sign of corruption that the vacancy laws are not being enforced. He said these types of deals should be investigated and that should be the proposal of ANC 1C and of Councilmember Nadeau. Commissioner Guthrie said he believes the vacancy rule is that to label a building as vacant, the entire building has to be vacant.

Commissioner Reynolds said there are questions about the quality of work that PN Hoffman did at the Lofts building, but the issue at hand is that the plans for this proposed building are making progress and there is a huge disconnect with what the neighborhood wants. He said his constituents are frustrated with this proposal and he is looking for a way to move forward on this.

Former ANC 1C Commissioner Billy Simpson said he understands Commissioner Reynolds' frustration. He said ANC 1C received countless emails and comments in opposition to the proposed development and spent untold amounts of time challenging what the Commissioners thought were egregious proposals. Mr. Simpson said the reality is that the ANC's positions have not prevailed downtown and that although this will be a loss for the community it seems there are no actions left for the ANC to take, but it should not change the positions it took last year. He said it was time to let go.

Commissioner Reynolds said he appreciates Mr. Simpson's point. He said the role of an ANC is only advisory, but their oath of office says they make decisions based on the good of DC as a whole. He then made a motion authorizing the Chair of ANC 1C to send a letter to HPRB restating its opposition to the project and reinstating support for the ANC 1C's resolution from October 5, 2016. Commissioner Guthrie seconded the motion saying that it is important that HPRB hears ANC 1C's opposition to the project, even if it does not have an impact on HPRB.

Commissioner Guthrie said he thinks the way forward for those opposed to the project is going to be through litigation and not further action from the ANC. He said he thinks the only way left to stop the project is to ask a court to decide whether the public has a right to use that space in a way that will not be possible if the building goes forward. Commissioner Guthrie said he believes PN Hoffman actually made improvements in the design and he thinks HPRB will approve the plans with these changes. He said he thinks it is reasonable to send a letter to HPRB making ANC 1C's position clear that the project is too big for this space as far as the community is concerned.

Commissioner Huezo said that the ANC has spoken on this proposed development several times in 2016 and the Commissioners can reiterate those statements, but he also thinks it is worth making a community statement that mentions the community's ideals as far as maintaining open space, regardless of what happens before HPRB.

A member of the public asked if the Vision Framework is an official plan. Commissioner Huezo said that the document is intended to be a community vision project about what Adams Morgan can be rather than a planning document. He said it was accepted by the Office of Planning, but it is not an official planning document. Commissioner Guthrie said that one purpose of the Vision Framework is to be able to present it to developers to show them what the community wants for our neighborhood. Commissioner Reynolds added that the Vision document is referenced in one of the ANC's earlier resolutions on this matter. The member of the public who asked the question said it breaks her heart that the Vision emphasis on preservation of public space is being ignored and the fact that the plaza was created to compensate for past redlining by the previous bank on that site.

A member of the public said it's possible that there will be more support for the proposed building going forward. He said there may be people who support the project, but who may not prepared to come to meetings to express their views. Commissioner Reynolds said the overwhelming

majority of people who contacted him on this were in opposition to the project. Former Commissioner Alan Gambrell said he was the only Commissioner who voted for the project, but he said it is unfortunate that this member of the public would diminish the efforts of those who do show up at meetings to express their opinions, versus those who don't show up.

Commissioner Reardon asked about the impact of resending the ANC's letter sent in October since the previous letter is already in the public record. Commissioner Reynolds said it will signal that ANC 1C is not ready to give up on this.

A member of the public noted that the HPRB did not give the project complete approval at the last hearing. He said half the board members had questions and issues about the project and said they could still be influenced.

Denis James asked if the penthouse would be visible from the opposite side of the street, where McDonalds is. The architect said the penthouse could be seen from some angles, probably from McDonalds. Commissioner Guthrie asked if it could be seen from Columbia Road and the team said it depends on how far back one stands. Commissioner Reynolds asked if it would pass the flag test and the architect said he thinks it would. Mr. Vong added that in response to the community they removed the secondary penthouse where the mechanical space was, resulting in a more expensive mechanical system. Mr. James said he appreciates that and other improvements in appearance, but he thinks the building is still too big.

Commissioner Reynolds restated his motion that ANC 1C send a letter to the Historic Preservation Review Board stating ANC 1C's opposition to the size and height of the proposed development at 1800 Columbia Road, NW and restating its support for the resolution passed by ANC 1C on October 5, 2016. (Commissioner Guthrie had previously seconded the motion.) Commissioners passed the resolution by a roll call vote of 5 to 2, with Commissioners Irani, Huezo, Guthrie, Scozzaro, and Reynolds voting aye; and Commissioners Strom and Reardon voting no.

### **VIII. Adjournment**

Commissioner Reynolds moved to adjourn at 9:09 pm. Commissioner Huezo seconded the motion which passed unanimously.