

ADVISORY NEIGHBORHOOD COMMISSION 1C

Adams Morgan

Minutes of July 7, 2004

A scheduled meeting of Advisory Neighborhood Commission 1C was held on Wednesday July 7, 2004 at the Third District Police Headquarters. ANC1C Chairman Alan Roth called the meeting to order at 7:11 p.m. Approximately 40 members of the public attended the meeting.

Attending were Commissioners Alan Roth (1C01), Nik Apostolides (1C02), Bryan Weaver (1C03), Mindy Moretti (1C04), Andy Miscuk (1C05), Andrea Broaddus (1C06) and Josh Gibson (1C07).

CHAIRMAN'S REPORT

Chairman Roth reminded the audience about the Commission's upcoming forum on public transportation to be held on Monday, July 19 at 7 p.m. at the Third District Police Headquarters.

Chairman Roth also announced that the open period for petitions for those seeking to run for the ANC is from August 4, 2004 to September 3, 2004.

SECRETARY'S REPORT

Commissioner Moretti, secretary, made a motion to approve the minutes from the May 17, 2004 public forum and the June 2, 2004 regular meeting. The motion was seconded, discussed and approved by voice vote.

TREASURER'S REPORT

Commissioner Apostolides, treasurer provided an update on the commissions' finances. As of June 2, the commission had \$70,571.48. The balance included the quarterly disbursement from the city as well as expenditures for grant money, the phone bill, storage, and to pay the surveyor in the 1819 Belmont Rd. case.

PUBLIC COMMENTS

Bill Falls asked whether minutes would be available from the series of transportation workshops held in late May. Commissioner Broaddus said she would work on that.

Gabriela Mossi with Adams Morgan Main Street reminded the community about the upcoming summer community spruce up with 300 college students on July 24. Mossi also gave an update on the status of Adams Morgan Day, scheduled for Sept. 12.

COMMITTEE REPORTS

ABC & Public Safety

Lt. Gottert provided the Commission with a crime update for PSA 303. He noted that in general, crime is down, but theft is up from previous months. The April crime spree case is before the grand jury and there have been no updates on the case with the beating victim at Adams Mill and Ontario Place.

Commissioner Weaver offered a resolution to support a change in the voluntary agreement with Chief Ike's Mambo Room to allow for the conversion from a C/R (restaurant) to a C/T (tavern) license. The resolution was seconded, discussed and approved by voice vote.

Amendment to Cooperative Agreement Concerning the Issuance of License for Sale of Alcoholic Beverages

Whereas, Krakatoa, Inc. T/A Chief Ike's has filed an application with the ABC board to change its license from a C/R (restaurant) to a C/T (tavern),

Whereas, the establishment falls within the boundaries of ANCIC and,

Whereas, this is a matter of concern for ANCIC due to the absence of a clear or statutory requirement for a "Tavern" to serve any measurable amount of food,

Now, Therefore Be It Resolved, that the cooperative agreement signed on April 7, 2002, by and between Chief Ike's, 1725 Columbia Rd., NW, Washington (application #21402) and ANCIC, is hereby amended, this 7th day of July 2004 by adding the following items to the Cooperative Agreement:

ANCIC agrees to the proposed change in License Class from C/R to C/T, provided the Applicant abides by the following conditions:

- A) Applicant agrees to maintain a kitchen for the preparation and service of "Hot Food Items" (for the purposes of this agreement, "Hot Food Items" are defined as/ but not limited to such items as pizza, hamburgers, chicken, etc.), and to offer a menu of food selections other than snack food items, for consumption by patrons daily (For the purpose of this agreement, "snack food items" are defined as such items as potato chips, peanuts, pretzels, etc.).*
- B) Applicant agrees to abide to all sections of D.C. Law and regulation with regard to "Taverns".*
- C) Applicant agrees to maintain seating, in tables, chairs, and barstools in or about the same proportion as exists as of the date of this agreement.*

The parties agree that this amendment will be attached to the existing Cooperative Agreement between the parties.

Commissioner Weaver announced that the next meeting of the ABC & Public Safety Committee will be July 14 at 7:30 p.m. at the Kalorama Rec. Center.

Commissioner Roth provided a recap on the moratorium hearing that was held that day before the ABC Board. A decision was pending.

Planning Zoning and Transportation

Commissioner Broaddus discussed a potential curb cut application near the intersection of Quarry and Summit. No action was taken.

Commissioner Broaddus gave an update on the status of the upcoming ANC public transportation forum.

Public Services

Commissioner Miscuk discussed his recent meeting with Bob Irwin of DDOT about the status of repairing the Quarry steps.

Commissioner Roth offered a resolution in support of a grant for \$1000 for Hoops Sagrado. Due to his involvement with the program, Commissioner Weaver recused himself from the discussion. The resolution was seconded, discussed and approved by roll call vote.

YEA: Roth, Apostolides, Moretti, Miscuk, Broaddus, Gibson
NAY: None

Resolution Approving ANCIC Grant to Hoops Sagrado

Whereas Hoops Sagrado, Inc. is a 501(c)(3) nonprofit organization based in Adams Morgan serving District of Columbia youths, many of whom reside, work, and/or attend school within the boundaries of Advisory Neighborhood Commission 1C, and

Whereas, the centerpiece of Hoops Sagrado’s program is an annual summer trip to Guatemala that uses basketball’s ability to connect to offer approximately 15 such youths and their Guatemalan indigenous peers a once-in-a-lifetime opportunity to build relationships, learn a different culture and gain leadership experience, and

Whereas, Hoops Sagrado’s budget for its 2004 summer trip has not yet been fully funded and the organization has applied to ANCIC for a grant of \$2,000 to defray its unfunded expenses,

Now Therefore, Be It Resolved, that ANCIC hereby approves a grant of up to \$1,000 to Hoops Sagrado for the following purposes:

- Transportation to and from National Airport for all participants on travel days;*
- Purchase of books to be used by DC youths in preparation for the trip; and*
- Duffle bags to be used by DC youths for travel to and from Guatemala, and be it*

Further Resolved, that consistent with prior opinions of the DC Corporation Counsel, it is understood that the books and duffle bags will be returned by the participants to Hoops Sagrado at the conclusion of the trip for re-use by DC youths who participate in future summer trips.

NEW BUSINESS

Jeff Schoenberger, the owner of the Kilimanjaro property at the intersection of Florida and California St., NW gave an update on the status of the building. Proposed new tenants include a health club/spa geared toward women.

Commissioner Gibson offered a resolution to support further study of a public-private redevelopment of the Marie Reed Learning Center site. The resolution was seconded, discussed and approved by roll call vote:

YEA: Roth, Apostolides, Miscuk, Broaddus, Gibson
NAY: None
ABSTAIN: Weaver, Moretti

Resolution Regarding the Study of Possible Public/Private Redevelopment of Marie H. Reed Community Learning Center Site

WHEREAS, the Marie H. Reed Community Learning Center was built in 1977; and

WHEREAS, it was developed in close consultation with the community in the aftermath of the disuse and demolition of the substandard, formerly segregated Thomas P. Morgan School (which gave our Adams Morgan neighborhood half its name); and

WHEREAS, as conceived, it was to be a true focus for community life and a one-stop center for government and social services, including a school, a recreation center, a health clinic, and other programs such as adult education, arts and crafts, and classes in English for speakers of other languages; and

WHEREAS, in many ways, it has fulfilled these functions with great success; and

WHEREAS, nonetheless, the best intentions of the Center have been crippled by many failures in the physical structure, including:

- The existence of innumerable hidden and unsafe external spaces that seem to actively encourage graffiti, litter, public urination, and more serious crimes*
- The physical withdrawal of the building from pedestrian and vehicle spaces*
- The failure to include any infrastructure to handle the storage and/or removal of the trash created by the users of the Center;*
- The failure to clearly delineate which agencies of the District government have jurisdiction over different portions of the complex (particularly the main ball field); and*

WHEREAS, numerous community service days, graffiti removals, and grounds cleanups have yielded few lasting impacts, since failures in the physical space itself lead to the recurrence of problem issues; and

WHEREAS, despite nearly four years of work, the Commissioner from IC07 has been unable to resolve certain basic infrastructure issues, such as the elimination or relocation of the dumpsters located north of the school, and the repair of exterior lighting at the same location; and

WHEREAS, despite an October 23, 2001 walkthrough of the school's grounds with School Board President Peggy Cooper Cafritz, a representative from the Department of Parks and Recreation, and numerous community representatives, no progress was made on any of the primary issues considered that day; and

WHEREAS, the land where Marie H. Reed Community Learning Center is located is prominently located and quite extensive; and

WHEREAS, a public-private redevelopment of a site this large and well-located, modeled loosely on the reconstruction of the Oyster School, could lead to the problems cited above being

permanently eliminated and the original ideals of the Marie H. Reed Community Learning Center being realized; and

WHEREAS, such a public-private redevelopment of the site would definitely involve the privately-funded construction of a state-of-the-art DC Public Schools-designed new school, a state-of-the-art Department of Parks and Recreation-designed new recreation center, a state-of-the-art Department of Health/Community of Hope-designed new health clinic; and could also include dozens of housing units, substantial affordable housing, hundreds of underground parking spaces, extensive office space, and street-level storefront retail; and

WHEREAS, in late March and early April 2004, the commissioner from IC07 organized informal one-on-one meetings with District One School Board Member Julie Mikuta, Marie H. Reed Community Learning Center Principal John Sparrow, Community of Hope Clinic Executive Director Kelly Sweeney McShane, Marie H. Reed Recreation Center Director Ruth Battle, and Friends of Marie Reed co-founder James Coleman to discuss the possibility of the public-private redevelopment of the site; and

WHEREAS, although each was speaking informally and not on behalf of the organizations they represent, every one of the people approached was supportive of beginning serious discussions of the public-private redevelopment concept, and encouraged further investigation of this possibility; and

WHEREAS, during his May 2004 visit to Adams Morgan, nationally renowned transportation expert Dan Burden cited the public-private redevelopment of the Marie Reed site as a key neighborhood transportation and revitalization priority; and

WHEREAS, Mr. Burden also suggested that such a redevelopment project could also provide an excellent opportunity to break up the “super block” that houses the Marie Reed campus; and

WHEREAS, this would be accomplished through the reopening of Champlain Street on the north-south axis, and the creation of a new east-west block linking 18th Street to the soon-to-be-renamed Old Morgan School Way;

NOW, THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission IC endorses further examination and study of the proposed public-private redevelopment of the Marie H. Reed Community Learning Center site; and

FURTHER RESOLVED, that the passage of this resolution should in no way be perceived as advance support for a decision to move forward with redevelopment, and/or any eventual project that may arise from this examination; and

FURTHER RESOLVED, that if an actual redevelopment proposal is assembled, any such process must involve massive, extensive, and ongoing community outreach to all affected parties, including but not limited to students, teachers, parents, recreation center users, recreation center staff, clinic staff, clinic patients, neighbors, neighboring businesses, and any other interested individuals and organizations.

Commissioner Gibson offered a resolution to support a technical amendment to the Reed Cooke Overlay that would alter the language of the Overlay to support very low-income housing. The resolution was seconded, discussed and approved by roll call vote:

YEA: Roth, Apostolides, Weaver, Moretti, Miscuk, Broaddus, Gibson
NAY: None

Resolution Regarding Technical Amendment to the Reed Cooke Overlay

WHEREAS, the Reed-Cooke Overlay District is a zoning Special Treatment Area that became effective April 26, 1991; and

WHEREAS, Section 1402.1 of the Reed Cooke Overlay District regulations indicate that “the Board of Zoning Adjustment may approve a maximum height of fifty feet (50 ft.) with appropriate set-backs from the street, plus roof structures, subject to the determination by the Board that the project will provide for the on-site construction or substantial rehabilitation of low and moderate income household units, as defined by the regulations of the Department of Housing and Community Development, of a total gross floor area equal to fifty percent (50%) of the additional gross floor area made possible by this exception;” and

WHEREAS, the DC Department of Housing and Community Development (DHCD) relies on the US Department of Housing and Urban Development (HUD)’s income definitions; and

WHEREAS, HUD defines a “low and moderate income household” as “having an income less than the Section 8 low-income limit established by HUD;” and

WHEREAS, HUD defines “low income” as “a household whose income does not exceed 80 percent of the median income for the area;” and

WHEREAS, the median family income for the Washington, DC-MD-VA-WV primary metropolitan statistical area (PMSA) for FY 2004 for a family of four is \$85,400; and

WHEREAS, the HUD definition of “low income” being 80 percent of this figure, means that affordable units can go to any family of four earning \$68,320 or less; and

WHEREAS, the use of a figure this high seems to directly contradict the intent of the drafters of the Reed-Cooke Overlay to create housing that is truly affordable; and

WHEREAS, the HUD definition of “very low income,” which is fifty percent of median family income or \$42,700 for a family of four in the DC PMSA, would seem to be more in line with this original intent;

NOW, THEREFORE, BE IT RESOLVED; that Advisory Neighborhood Commission 1C recommends that DC Zoning Commission amend the Reed-Cooke Overlay by striking the words “low and moderate” and replacing them with the words “very low;” and

FURTHER RESOLVED, that this resolution should in no way be perceived as an effort to reopen the Reed-Cooke Overlay for a full review or rewrite but instead as a single technical correction to bring the Overlay back in line with its founders’ intent.

Commissioner Weaver moved that DCRA not issue a Certificate of Occupancy to 1819 Belmont Rd., NW until all issues related to the BZA decision have been finalized and the structure altered to meet the BZA requirements. The motion was seconded, discussed and approved by roll call vote:

YEA: Roth, Apostolides, Weaver, Moretti, Miscuk, Broaddus, Gibson
NAY: None

Commissioner Weaver moved to protest the renewal of the ABC liquor license for the Angry Inch as well as protest the conversion from a C/R (restaurant) to a C/T (tavern) on

the grounds of the adverse effect on peace, order and quiet in the neighborhood. The motion was seconded, discussed and approved by voice vote.

Commissioner Weaver moved to protest the renewal of the ABC liquor license for Bukom Café on the grounds of adverse effect on peace, order and quiet in the neighborhood. The motion was seconded, discussed and approved by voice vote.

Commissioner Gibson moved that the ANC support the approval of an arts market on the Marie Reed Learning Center property pending the negotiation of a Voluntary Agreement with Commissioner Miscuk on behalf of the Commission, based on the written outline provided by the sponsor, Mr. Avner Ofer to the Commission. The motion was seconded and discussed. Commissioner Roth moved to amend the motion to clarify that the ANC's support was contingent upon the incorporation of the Agreement as part of the DCPS lease/use agreement, so that it would be enforceable by DCPS. The amendment was seconded, discussed and agreed to by voice vote. The motion, as amended, was further discussed and approved by voice vote.

Commissioner Gibson offered a resolution opposing the proposed new higher Metro fares. The resolution was seconded, discussed and approved by voice vote:

***Resolution Regarding Unsatisfactory Fares and Train Size for
Metro Late Night Hours***

WHEREAS, since June 27, the Washington Metropolitan Area Transit Authority (WMATA) has begun charging peak fares between the hours of 2AM and 3AM on Saturday and Sunday mornings; and

WHEREAS, WMATA has been running trains at off-peak frequency during these times; and

WHEREAS, this means that for the first time, WMATA is charging certain riders peak fares for off-peak service; and

WHEREAS, since this same date, on Sundays through Thursdays from 10PM until closing, WMATA has been running two-car trains; and

WHEREAS, use of trains this small is similarly unprecedented in WMATA's history; and

WHEREAS, both changes unfairly single out late night Metro riders, a group that includes individuals seeking to avoid driving while intoxicated, as well as many hardworking restaurant, hotel, and janitorial workers;

NOW, THEREFORE, BE IT RESOLVED; that Advisory Neighborhood Commission 1C opposes these recent fare and train size changes for late night Metro service; and

FURTHER RESOLVED, that ANC 1C urges WMATA to once again charge off-peak fares to those taking Metro between 2AM and 3AM on Saturday and Sunday mornings; and

FURTHER RESOLVED, that ANC 1C urges WMATA to once again run four-car trains after 10PM from Sunday through Thursday.

Commissioner Gibson moved that ANC1C support Kay Rigby's changes to her BZA application for the rear of the 1816 Belmont Road that the ANC had previously supported. The motion was seconded, discussed and approved by roll call vote:

YEA: Apostolides, Weaver, Moretti, Broaddus, Gibson
NAY: Roth, Miscuk

ADJOURNMENT

Commissioner Moretti made a motion to adjourn at 10:26 p.m. The motion was seconded and approved by voice vote.