

MINUTES
from the
REGULAR MEETING OF THE COMMISSION
on
November 7, 2024, via Zoom

Guest speaker at 6:30 p.m.

- Councilmember Brienne Nadeau

SUMMARY: The councilmember provided updates on legislative efforts, including advancing bills before the council period ends, tackling fake license plates, supporting homeless transition, and reinstating a container deposit system for recycling. They are investigating rideshare company Empower for non-compliance and addressing 911 call center issues. The new performance parking zone is generating revenue for local reinvestment, and plans for the "Duke District" community management authority were introduced to enhance U Street and Columbia Heights. The council member thanked current and new commissioners and welcomed questions.

Commissioner questions to Councilmember Nadeau:

- **Weed Maintenance:** Concerns about overgrown medians and outdated maintenance schedules by DPW.
- **Congressional Interference:** Questions about potential impacts of a control board and how the council is preparing for possible actions by Congress.
- **DPW Operations:** Issues with vehicle impoundment and the need for better responsiveness to public inquiries, including trash and weed management.
- **Bus Route Changes:** Frustration over unexpected changes in WMATA's bus routes and lack of community consultation.
- **Public Restrooms:** Updates on the modular bathrooms pilot and plans to expand due to positive results.
- **Parking and Trash Can Requests:** Discussions about parking enforcement, resident-only parking signs, and anti-rat trash cans.
- **Drug-Free Zones:** Clarification that signs for drug-free zones don't change enforcement capability as these activities are already illegal.
- **Public Safety and Patrols:** The new police commander's engagement in neighborhood patrols and addressing public safety.

Community member questions:

- **Affordable Housing Bill:** A question regarding the affordable housing at 1617 U Street was clarified as being the mayor's initiative, not the Council's.
- **IZ Effectiveness Information:** The Department of Housing and Community Development was recommended as a resource.
- **Corruption Inquiry:** An update on the investigation into Councilmember White's alleged bribery situation and related program reviews. The Council formed an ad hoc committee, and there's a pending federal investigation.

- **Violence Prevention:** The mayor plans an RFP for violence prevention services, and the existing services under the Attorney General and Office of Neighborhood Safety continue in Ward 1.
- **Legislative Progress:** Some legislative items may be restarted next session.
- **Closing:** Contact information for follow-up was noted, and appreciation was expressed for participation.

Call meeting to order at 7:19 p.m.

I. ROLL CALL

Commissioner		Present	Absent
1B01	Handerhan	X	
1B02	Chauvin	X	
1B03	Sycamore	X	
1B04	Lakatos	X	
1B05	Kensek	X	
1B06	Trindade Deramo	X	
1B07	Fields	X	
1B08	Harris	X	
1B09	Jones	X	

II. APPROVAL OF THE AGENDA

The motion **PASSED** by a voice vote.

III. CONSENT AGENDA

A. Approval of the prior meeting minutes

B. Speaking time: Two comments of two minutes each for Commissioners and community members, with an additional 20-second comment at the discretion of the chair, per topic

MOTION: Motion to approve the consent agenda. Motion was seconded. **Discussion:** Commissioner Chauvin Commissioner Chauvin proposed an amendment to extend the time for commissioner comments to 3 minutes during the review of SOPs, emphasizing the importance of democracy. **The motion PASSED (4 in favor, 3 opposed, 2 abstention).**

MOTION: Motion to approve the consent agenda with the amended speaking time during the SOPs. The motion was seconded. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

IV. EXECUTIVE OFFICERS' REPORTS

A. Financial report (Cmsr. Lakatos)

SUMMARY: During the fiscal year 2024 Q4 financial review for July through September, it was reported that the ANC received an allotment of \$5,681.96. Expenses included \$127 for personnel and \$327.54 for communications. Detailed payments included fees for a payroll provider and Zoom, as well as \$292.56 for the Squarespace website. The ANC has now transitioned to a district government Zoom account. No questions were raised regarding the financial report.

MOTION: Commissioner Lakatos moves that ANC 1B adopt the fiscal year 2024 Q4 financial report as presented. Motion was seconded. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

V. COMMITTEE REPORTS

A. Committee on Economic Development

- i. 1617 U St NW/1620 V St NW: Additional zoning case regarding additional height limitations and mandating a side yard at the District-owned property — [Zoning Case 23-26](#)
 1. Resolution: **That the full ANC (1) support the text amendment supporting a side yard; (2) request that OP produce aerial and street views that would include vertical illustrations of the setbacks (from V St and 16th St) and the side yard; and (3) request that OP engage in further targeted engagement with owners and residents of houses along V St and 16th St.** (Motion passed, with 5 in favor, 0 against, 0 abstaining.) The draft resolution is forthcoming.
 2. The committee will also send a letter asking that DMPED take into consideration during the RFP process ways to maximize space and light for those houses.
- ii. The next meeting of ANC 1B's ED Committee will take place on Thursday, November 21 at 6:30 p.m. via Zoom. To attend, check ANC 1B's website, www.anc1b.org. If you are interested in joining the ED Committee, please email Commissioner Tucker Jones at 1b09@anc.dc.gov.

SUMMARY: Community member co-chair of the Economic Development committee, Krishna Kumar, presented the report. The ANC discussed a resolution related to zoning case 2326 involving the 1617 U Street site. The Economic Development Committee reviewed two amendments from the Office of Planning: a setback amendment and a side yard amendment. The side yard amendment, which ensures a 12-foot side yard creating 16 feet of space between a new building and the

Rochelle Apartments, was supported. The ANC requested that the Office of Planning provide updated visuals and targeted outreach to nearby residents before the Zoning Commission hearing on December 5th

MOTION: Commissioner Jones moved that ANC1B adopt the resolution on Zoning Case 2326, as proposed by the Economic Development Committee. The motion was seconded. **DISCUSSION:** The ANC discussed a resolution related to Zoning Case 2326 concerning the 1617 U Street site. The primary topic was a proposed 12-foot side yard to maintain 16 feet of space between a new building and the Rochelle Apartments, preserving existing light and space. The Office of Planning (OP) did not recommend the setback amendment for approval, noting the 80-foot separation as adequate. Commissioners raised concerns about the process, communication gaps, and lack of updates from OP to residents, suggesting a special meeting before the December 5th zoning hearing. It was emphasized the need for better communication and transparency regarding the zoning proposals. The absence of comprehensive details on OP's website and related documents was noted as an issue.

The side yard proposal aims to maintain light and space for residents of the Rochelle Apartments by preserving the current building distance. In contrast, the Office of Planning (OP) decided not to recommend the setback proposal for approval. OP's rationale is that moving the north side of the lot to an MU-4 zone provides an 80-foot separation between the MU-10 zone and V Street, which they consider adequate for maintaining light and space.

MOTION: Commissioner Sycamore put forth a motion to put this to a special meeting before December 5th to make sure we have community engagement, and the commission has good knowledge to vote. Motion was seconded. **DISCUSSION:** Co-chair Krishna confirmed that the setback proposal had been discussed at a committee meeting without resulting motions to support it. OP does not recommend approval of the setback proposal. The actual text of the side yard amendment was made available to clarify what commissioners were being asked to vote on. Commissioner Handerhan stated that discussions on such matters should be resolved at the committee level and opposed holding a special meeting, noting that OP had been in communication and that the project had already involved multiple meetings. The ANC clarified the distinction between the side yard and setback proposals for the 1617 U Street site. Initially, OP proposed rezoning the entire site to MU-10, but community feedback led to a compromise involving MU-4 and MU-10 zoning. OP maintained that the side yard proposal was necessary to preserve spacing, but the setback was not needed due to the new zoning compromise. This resulted in different vertical transitions for some row houses. The committee supported only the side yard proposal, viewing the setback as sufficiently addressed by the new zoning plan.

Community Comments: The ANC discussed zoning case 2326, which includes a setback behind row houses on V Street and a side yard near the Rochelle Apartments. Both amendments are part of a single case and cannot be voted on separately. OP's position on the setback has been inconsistent; while they suggested it might not be necessary; it is still officially part of the case. The community views the setback as essential for maintaining light and space due to the transition from RA-2 to

MU-10 zoning. Concerns were expressed about voting on only part of the case, as it would not address the entire zoning context. Concerns were raised that supporting only the side yard proposal without the setback would result in zoning inconsistencies and potentially violate the comprehensive plan. The transition from RA-2 to MU-10 zoning along the U Street corridor, adjacent to a neighborhood conservation area, lacks proper height transition without the setback. A community member noted that this would leave part of V Street, with existing modest homes, exposed to being adjacent to much taller buildings. The need for clarity and full understanding before any decision was emphasized. A community member emphasized ensuring both aspects are supported and clarified, noting that OP's presentation only covered the side yard. The ANC's role is to recommend support for the case to the Zoning Commission, not to make a final decision.

MOTION: Commissioner Jones moved that ANC 1B amend the draft resolution on screen to strike the 1st clause, and replace with ANC1B support for zoning commission case ZC 2326, as it currently appears on today's date. Motion was seconded. **Discussion:** A community member addressed the committee, stating that it was a misrepresentation to claim there had been clarity regarding setbacks during the Economic Development Committee meeting. She supported the argument that there was no prior discussion on setbacks and emphasized the need for explicit language in the text amendment to indicate support for these setbacks. Commissioner Fields proposed adding language clarifying the setback details aligned with MU-4 regulations, stating it should not exceed 40 feet. Chair Harris reiterated that while the zoning commission will reference the formal amendment, including this clarity in the ANC's resolution would reinforce the recommendation.

MOTION (restated): Commissioner Sycamore moved to delay the vote on zoning case 2326, until a later date to host a special meeting prior to our December 5th meeting to ensure that OP provides appropriate outreach and receive community feedback from the community members, and to ensure that Commissioners are well versed in the text amendment prior to the vote. **The motion DID NOT PASS (2 in favor, 5 opposed, 2 abstention).**

MOTION (restated): Commissioner Jones moved that ANC1B support the zoning Commission case, ZC 2326, as it appears on Thursday, November 7, 2024. **The motion PASSED (5 in favor, 3 opposed, 1 abstention).**

MOTION (restated): Commissioner Jones moved that ANC1B adopt the draft resolution concerning zoning case 2326, as proposed by the Economic Development committee and as amended today. **The motion PASSED (6 in favor, 3 opposed, 0 abstention).**

SUMMARY: The committee discussed the specifics of setback regulations and height transitions in the MU-10 zone, including a 40-foot height transition after 60 feet of building height and a 12-foot side yard adjacent to an RA zone. A question was raised about whether referencing a case log in the motion would sufficiently incorporate the relevant details. It was noted that the 40-foot setback related to MU-4 was not clearly included in the current documentation, prompting a request for more explicit language to avoid confusion.

MOTION: Commissioner Fields moved that ANC1B support zoning commission case 2326 with side yard language and a maximum height of 40 feet 40 feet, set back on B Street as outlined by MU- 4 regulations. Motion was seconded. **DISCUSSION:** The committee discussed an amendment to clarify zoning regulations, referencing a November 2023 memorandum. Concerns were raised about setbacks on V Street, noting that a 40-foot setback applied only to the eastern MU-10 zone and not the western MU-4 zone. The amendment aimed to ensure clarity on these distinctions. Commissioner Jones reread that motion for clarification. The first clause would now read as follows, “therefore, be it resolved that ANC1B supports the zoning commission case, ZC 2326, as it appears in the case log on Thursday, November 7th, 2024, as described in exhibit 2 set-down report, dated November 20th, 2023. This includes keeping the maximum height of 40 feet in the area that is zoned as MU-4.” **The motion PASSED (8 in favor, 0 opposed, 0 abstention).**

B. Committee on Public Safety and Community Engagement

- i. Next regular meeting: Tuesday, November 12 at 7:00 p.m. Check www.anc1b.org for updates.

SUMMARY: Commissioner Fields, from the Public Safety and Community Engagement Committee, acknowledged recent community events, including the U Street Art All Night program and the Vermont Avenue work party at the African American Civil War Monument. She highlighted an upcoming project at Rita Bright aimed at enhancing the children’s garden through a family day event. The committee requested \$300 for sponsorship to purchase 27 daffodil plants and equipment to host a planting event before colder weather sets in

MOTION: Commissioner Fields moved for \$300 to go towards a garden party at Rita Bright Community Center within our ANC. Motion was seconded. **DISUCSSION:** The committee discussed the upcoming garden improvement project at Rita Bright, clarifying that it would be hosted by the Public Safety and Community Engagement Committee. Commissioner Fields confirmed that the \$300 sponsorship would cover daffodil plants, which are known to deter rodents. This plan was in response to complaints about rodent issues destroying garden beds. Instead of planting in the damaged garden beds, they would plant directly into the ground to mitigate the problem. Commissioner Fields mentioned collaboration with the Vermont Avenue Garden Work party, and additional steps might be considered for the garden beds in the future. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

C. Committee on Transportation

- i. Ward 1 Green Slow Streets Resolution (passed, 4-0-0)
- ii. 1900 Block of 8th St NW One-Way Study Resolution (passed, 4-0-0)
- iii. If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at 1B04@anc.dc.gov. The next meeting of the Transportation Committee will

take place on Wednesday, November 13 at 7:00 p.m. (registration via www.anc1b.org).

SUMMARY: Commissioner Lakatos introduced a resolution requesting funding from DDOT for the Ward 1 Green Slow Streets program. This initiative targets streets needing traffic calming and improvements such as tree canopies and better infrastructure. The resolution, created in collaboration with Commissioner Handerhan, focuses on the 200 to 400 blocks of Elm Street NW, identified for improvements due to narrow sidewalks and lack of trees, especially in heat-prone areas. Proposed enhancements include bump-outs, widened sidewalks, bioretention planters, speed tables and/or raised crosswalks. The resolution has the support of district agencies, and neighbors have shown significant interest.

MOTION: Commissioner Lakatos move that the full ANC1B adopt the Ward One Green Slow Streets resolution as presented. The motion was seconded. **DISCUSSION:** The committee discussed the Ward 1 Green Slow Streets program, which combines traffic calming and green infrastructure improvements. Commissioner Lakatos explained that this approach was part of a capital budget pilot to address streets needing both types of upgrades. The LeDroit area was highlighted for its lack of space for street trees and need for expanded sidewalks, benefiting public safety and community use. The committee supported the resolution, emphasizing its importance. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

SUMMARY: The committee discussed a resolution requesting that DDOT study converting the 1900 block of 8th Street NW to a one-way street, due to its narrow width and mixed residential-commercial use, which causes traffic challenges. The resolution also requested speed tables, pick-up and drop-off zones, and further engagement with the ANC upon study completion. Commissioner Chauvin proposed an amendment to include a similar study for the 1800 block, which includes Cleveland Elementary's drop-off zone. Commissioner Lakatos suggested handling this separately due to differing needs and time constraints, with further discussion at a future meeting.

MOTION: Commissioner Jones moved that ANC1B adopt the resolution on 1900 block of 8th Street, Northwest, one way conversion. The motion was seconded. **DISCUSSION:** none. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

D. Committee on Zoning, Preservation, and Development

- i. Case #1: Howard University Hospital redevelopment and proposed map amendment
 1. Applicant: Howard University (Teresa Edmondson, teresa.edmondson@howard.edu)
 2. Property: A large area centered roughly around 2230 6th St NW (current zoning mostly PDR-3)
 3. Request: [Map amendment 24-01](#) changing the zoning of this area mostly or entirely to MU-9

4. SMD/Commissioners: 1B01 Larry Handerhan, 1B02 Frank Chauvin, 1E05 Philip Newland, 1E07 Brian Footer
 5. Motion: **That ANC 1B support Map Amendment 24-01 to rezone the property to MU-9B and MU-10 as stated in the application.** The motion passed (7 in favor, 0 against, 0 abstaining).
- ii. Case #2
1. Applicant: Christian Tabernacle Church, represented by CSG Urban Partners, Simone Goring Devaney sgoring@csgurban.com
 2. Property: 2033 11th St NW (Square 0332, Lot 0807, current zoning ARTS-2, Greater U Street Historic District)
 3. Request of the Committee: [BZA case 21208](#) – five Special Exceptions and one Area Variance related to a proposed “mixed-use project containing new affordable housing units and a new child development center to replace the existing child development center building on the site.”
 4. SMD/Commissioners: 1B02 Frank Chauvin
 5. Motion: **That ANC 1B support the application by Beacon Communities and Christian Tabernacle Church for zoning relief and an area variance related to case number 21208 as listed in the application.** The motion passed (6 in favor, 0 against, 0 abstaining).
- iii. The Zoning, Preservation, and Development Committee of ANC 1B will meet next on Monday, November 18 at 6:30 p.m. via Zoom. To attend, check ANC1B’s website, www.anc1b.org.
- iv. If you are interested in joining the ZPD Committee, please email Commissioner Tucker Jones at 1b09@anc.dc.gov.

SUMMARY: The committee reviewed the proposed map amendment for the Howard University Hospital redevelopment project, which aims to upzone the property from various zoning designations (RA-2, PDR-2, PDR-3) to primarily MU-10, with some MU-9B. The redevelopment affects multiple Single Member Districts (SMDs), and the adjacent Civic Association collaborated extensively with Howard University to address community concerns. Key outcomes included setbacks near residential areas, the placement of an ambulance entrance, potential townhouses as a buffer on 5th Street, and restricted building heights on part of the property. The Civic Association and neighbors unanimously supported the proposal, and Commissioner Handerhan stated feedback indicated strong community and university partnership throughout the process.

MOTION: Commissioner Handerhan moved that ANC1B support the map Amendment 2401 to rezone the property in question to MU- 9B and MU-10 as stated in the Howard University application. The motion was seconded. **DISCUSSION:** Commissioner Chauvin expressed

appreciation for the collaboration between LeDroit Park and Howard University on the hospital redevelopment project, noting concerns about the finalized MOA and potential traffic impacts due to the relocation of the emergency room. It was confirmed that the MOA language had not changed from the draft. Commissioner Handerhan added that incoming Commissioner Matt Fay, who was involved in the negotiations, would ensure continuity. The project includes plans for a new hospital tower fronting Georgia Avenue, which will expand capacity. The committee emphasized that this step was part of an ongoing process involving further amendments and discussions. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

SUMMARY: The committee discussed a zoning relief request for the Christian Tabernacle Church redevelopment at 2033 11th Street, presented by CSG Urban Partners. Updates included an amended application to add a special exception for parking, which proposes 16 parking spaces instead of the required 20. It was noted that church and daycare hours do not overlap, facilitating shared parking use, and most daycare users utilize public transportation. The committee previously reviewed the site's zoning exceptions and had a robust discussion, especially about garage steepness, ultimately voting unanimously in support.

MOTION: Commissioner Handerhan moved that ANC 1B support the application by Beacon Communities and Christian Tabernacle Church for zoning relief in an area variance related to case number 21208, as amended to incorporate the parking element, as otherwise listed in the application. The motion was seconded. **DISCUSSION:** During the discussion, Commissioner Sycamore asked Leila Batties of Holland & Knight if the parking relief had been discussed at the previous church presentation. Batties confirmed that while the specific parking relief wasn't discussed, the plan showing 16 parking spaces (short of the required 20) was included in the application. She noted that she had provided additional information about DDOT's TOPS system for reserving street parking for deliveries and move-ins via email to Commissioners Jones and Chauvin and agreed to send it to Commissioner Sycamore as well. The conversation highlighted concerns about parking and loading processes in the area. Commissioner Chauvin voiced support for the 65-unit Christian Tabernacle Church project but noted concerns about the absence of a loading or delivery zone, which could impact resident move-ins and move-outs. Despite this design flaw, Commissioner Chauvin supported the project following committee discussions. **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

E. Committee on Alcoholic Beverage Regulations

- i. The committee did not meet in October.
- ii. Next regular meeting: Wednesday, November 20 at 7:00 p.m. Check www.anc1b.org for updates.

SUMMARY: The committee noted that no licenses were reviewed that month, but commissioners were invited to discuss any concerns, specifically related to Thurst Lounge. Commissioner Kensek mentioned speaking with Secretary Trindade Deramo about Thurst Lounge and would follow up later.

VI. ADMINISTRATIVE

- A. Amendments to the Standard Operating Procedures** (Cmsrs. Trindade Deramo and Jones) — see: [SOPs with proposed amendments inline](#)

MOTION: Commissioner Trindade Deramo moved to postpone the amendments to the Standard Operating Procedures until next month. The motion was seconded. **DISCUSSION:** none **The motion PASSED (9 in favor, 0 opposed, 0 abstention).**

VII. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS

- A. Office of the Councilmember, Ward 1: Niccole Rivero**

Received updates at the start of the meeting from Councilmember Nadeau.

Contact information provided: Niccole Rivero, Chief of Staff, Office of Councilmember Brianne K. Nadeau. nrivero@dccouncil.gov, 202-807-0463

- B. Office of the Mayor: Anthony J. Robertson, MOCRS**

Updates were shared in the chat and can be found in this presentation: [1B.pptx](#)

- C. Commissioner announcements**

None stated

- D. Community announcements**

None stated

VIII. NEW BUSINESS

None stated

IX. ADJOURNMENT

Meeting was adjourned at 8:53pm

The next regular meeting of the Commission will be on December 5, 2024, at 6:30 p.m.