



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Dupont Circle Advisory Neighborhood Commission 2B

January 2025 Regular Meeting Minutes

Wednesday, January 8th, 2025; 7:00 p.m.

Online via Zoom

Call to Order

The regular January 2025 meeting of the Dupont Circle Advisory Neighborhood Commission (Commission of ANC 2B) was called to order by Vice Chair Adams at 7:02 pm.

Introduction of Commissioners

The Commissioners identified their single member districts (SMDs). Present were Colton Flower (2B01), Jeffrey Rueckgauer (2B02), Vincent Slatt (2B03), Alex Marshall (2B05), Matt Johnson (2B06), Libby Franklin (2B07), Zachary Adams (2B08), and Christopher Davis (2B09).

Election of the 2025 Commission Officers

Commissioner Johnson nominated Zachary Adams as the ANC's Chair for 2025. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Commissioner Johnson nominated Alex Marshall as the ANC's Vice Chair for 2025. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Commissioner Franklin nominated Vincent Slatt as the ANC's Treasurer for 2025. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Commissioner Slatt nominated Libby Franklin as the ANC's Secretary for 2025. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Adoption of the Agenda

Commissioner Johnson moved to add 2124 O Street NW Historic Preservation application to the agenda. It was voted on and passed (VOTES: 8-0-0). Chair Adams moved to adopt the ANC's meeting agenda as amended, which passed with unanimous consent (VOTES: 8-0-0).

Announcements and Public Comments

Public Announcements and General Comments

Bill McLeod, Director of the Dupont Circle Business Improvement District, provided an update. Commissioner Groth, ANC 2C02, provided an update. Laura Dominguez, resident, asked a question relating to delivery drivers. Jeanne, a resident, asked a question. Wilson Sheeley, resident of 2B02, provided an update.

Commissioner Updates

Commissioner Marshall, Commissioner Reuckgauer, and Commissioner Slatt provided updates.

Reports from Government Representatives

Captain Michael Hamelin, the DC Metropolitan Police Department 2D Sector 3, provided an update. Ty Abille and Adriana Macedonio, Mayor's Office of Community Relations and Services, provided an update. Brian Romanowski, Director of Constituent Services for Councilmember Brooke Pinto's Office, provided an update.

Alcoholic Beverage and Cannabis Board Agenda:

Onyx Rooftop Lounge- Application for a Retailer's Class "C" Taver License at 1813-1815 M Street, NW

Commissioner Rueckgauer moved to adopt the resolution. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, Skybox, LLC t/a Onyx Rooftop Lounge ("Onyx") has applied for a new Class "C" Tavern Alcoholic Beverage license (ABRA-130390) at 1813-1815 M Street NW, located in ANC 2B, Single Member District 2B05.

WHEREAS, Onyx's placard states the establishment has inside seating capacity for 130 plus 110 persons in a Summer Garden for total occupancy of 245 persons.

WHEREAS, Onyx's placard includes endorsements for Summer Garden, and Live Entertainment.

WHEREAS, Onyx's placard hours are as follows:

Hours of Operation Inside Premises and Summer Garden

Sunday through Thursday– 11:00 AM – 2:00 AM

Friday and Saturday– 11:00 AM – 4:00 AM

Alcoholic Beverage Sales, Service, and Consumption inside the premises and Summer Garden

Sunday through Thursday– 11:00 AM – 2:00 AM

Friday and Saturday– 11:00 AM – 3:00 AM

Live Entertainment Inside Premises and Summer Garden

Sunday through Thursday– 6:00 PM – 2:00 AM

Friday and Saturday– 6:00 PM – 3:00 AM

WHEREAS, promoting and maintaining good relationships between residents and nightlife establishments is a responsibility and priority of ANC 2B.

WHEREAS, ANC 2B had a Settlement Agreement with the previous ABCA-licensed establishment at the location to address community concerns about Peace, Order, and Quiet, those conditions have been conveyed to a new proposed Settlement Agreement.

WHEREAS, it is believed that Onyx’s operation as presented combined with a Settlement Agreement should result in an operation that is in character and harmonious with the neighborhood.

THEREFORE BE IT RESOLVED that ANC 2B **supports Onyx’s application, subject to establishing a Settlement Agreement continuing relevant conditions of the prior Agreement, between the Establishment and ANC 2B.**

BE IT FURTHER RESOLVED that ANC 2B will file a pro forma protest of the application on the basis of Peace, Order, and Quiet, which will be withdrawn upon approval of the Settlement Agreement and Order by the Alcoholic Beverage and Cannabis Board.

Jeffrey Rueckgauer (2B02@anc.dc.gov) is the Commission’s representative in this matter.

Yana Creatives- Application for a Medical Cannabis Retailer License at 2062 P Street NW, #200

Commissioner Rueckgauer moved to adopt the resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, YANA Creatives, LLC trading as YANA (“YANA”, “Applicant”) has applied for a new Medical Cannabis Retailer License (ABCA-130786) at 2026 P Street NW, which is located in ANC 2B, Single Member District 2B02;

WHEREAS, YANA has applied for the following License Endorsements:

- Delivery
- Safe-Use Treatment Facility
- Education Tasting

WHEREAS, YANA’s placard states the following hours of operation:

Hours of Operation for Retailer

Sunday – Saturday: 9:00AM – 10:00PM

Hours of Retailer Sales Open to the Public

Sunday – Saturday: 10:00AM – 9:00PM

Hours of Safe-Use Treatment Facility

Sunday – Saturday 11:00 AM – 8:00PM

Hours of Cannabis Summer Garden

Sunday – Saturday 11:00 AM – 8:00PM

WHEREAS, promoting and maintaining good relationships between residents and ABCA licensed establishments is a responsibility and priority of ANC 2B.

WHEREAS, the District’s Cannabis laws require that no odors from a Safe Use Treatment facility may intrude into neighboring residences or businesses and provide for remedy in should there be an issue.

WHEREAS, ANC 2B has discussed the delivery service and is satisfied that it should not pose problems for the neighborhood; should delivery service increase such that it produces impacts on parking or traffic flow, YANA will work with ANC 2B and DDOT to arrive at an agreeable solution.

WHEREAS, YANA has agreed to enter into a Cannabis Settlement Agreement with ANC 2B governing the retail operation.

WHEREAS, no negative or detrimental concerns involving the other ABCA-licensed cannabis services operating in ANC 2B have been brought to the Commission’s attention.

THEREFORE BE IT RESOLVED that ANC 2B **supports the Cannabis Retailer License application of YANA as placarded**, pursuant a Cannabis Settlement Agreement that establishes the expected conduct of the business and relationship with the community.

BE IT FURTHER RESOLVED that ANC 2B will file a pro forma protest of the application on the basis of Peace, Order, and Quiet, which will be withdrawn upon approval of the Cannabis Settlement Agreement and Order by the Alcoholic Beverage and Cannabis Board.

Jeffrey Rueckgauer (2B02@anc.dc.gov) is the Commission’s representative in this matter.

General Agenda

Consideration of a Resolution Regarding the Department of General Services Proposal to Acquire The Aston (2B06)

Commissioner Johnson moved to adopt the resolution. Commissioner XX seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

WHEREAS, the District of Columbia’s Department of General Services (DGS) and Department of Human Services (DHS) have applied for and were granted Permit No. B2401624 (“Permit”) to operate a non-congregate bridge housing shelter at 1129 New Hampshire Avenue NW, also known as “the Aston”; and

WHEREAS, the West End DC Community Association (“WEDCCA”) has filed an appeal of Building Permit No. B2401624 (“Permit”) in regards to the Zoning Administrator’s (“ZA”) decision to issue the Permit, to be considered on Wednesday, January 29, 2025; and

WHEREAS, the District of Columbia, acting through its Department of General Services (DGS) and Department of Human Services (DHS) (collectively, the “District”), as the owner and operator of the property located at 1129 New Hampshire Ave. NW (the “Aston”), opposes the appeal; and

WHEREAS, the Aston was previously used as student housing by its previous owner, George Washington University (GWU). The District purchased the Aston in 2023 with the intention of using the property for non-congregate bridge housing; and

WHEREAS, “Bridge housing” is defined as temporary apartment-style units for clients transitioning into more permanent housing. Each resident will have access to and control of a private unit, including a kitchen and bathroom and the ability to lock their respective units. Clients will remain at the Aston for at least one month with the average projected stay lasting three to five months; and

WHEREAS, the District intends to operate the Aston for up to 190 individuals, primarily consisting of couples, mix-gendered adult families, and clients in need of medical services, or those who cannot be served by current shelter facilities in the District; and

WHEREAS, as part of the Aston’s redevelopment, DGS filed an application for the Permit in November 2023 that was reviewed during the summer of 2024 and that the Department Of Buildings issued on August 7, 2024. The District indicated that the “Existing Use(s) of Building” and the “Proposed Use(s) of the Building” would remain the same: “Apartment Houses”; and

WHEREAS, the boundaries of ANC 2B extend to within one block of The Aston, and residents and businesses in ANC 2B are within 500 feet of the Aston; and

WHEREAS, ANC 2B recognizes that individual homelessness remains high in the District of Columbia and is in support of an expansion of facilities to help those seeking stable and permanent housing; and

WHEREAS, ANC 2B, after hearing comments from the community, including those that supported and opposed the Aston, voted 7-0-1 to support the Aston proposal at its regular meeting on July 12, 2023; and

WHEREAS, Subsequently, the District, at the request of ANC 2A, formed a Community Advisory Team (CAT), which is made up of representatives from ANC 2A, the Foggy Bottom Association, the West End Citizens Association, Ward 2 Councilmember Brooke Pinto, DGS, DHS, and homeless services stakeholders; and

WHEREAS, the CAT has constructively engaged with members of the community to provide feedback over an extended period on issues such as:

- community members’ quality of life during any building repurposing, construction, and during the first two years of operation of the Aston;
- development of Good Neighbor Agreements, and
- means to address any concerns from neighbors about safety and security.

WHEREAS, WEDCCA filed an appeal against the Permit issued based on the following claims:

- Irreparable harm due to economic loss
- That the District’s application to DOB was done in error
- That the Property is subject to a Planned Unit Development (PUD); and

WHEREAS, ANC 2B wishes to identify the following facts for consideration in this matter:

1. Each floor contains 6 efficient apartments, each with a bathroom, 2 storage closets, a kitchen with sink, refrigerator, microwave, counter and a stove (which is shut off for safety reasons). There are 2 beds and chairs in each unit. Each floor also has a common area with a similar kitchen, TV and windows overlooking New Hampshire Avenue. Residents may use the common area on the floor they live on, but are limited in their ability to travel to other residential floors.
2. There is no medical facility in the Aston.
3. The current layout of the building appears to be precisely what one would expect from a college or graduate student dormitory, with the exception of the shutdown of the stoves and the limitation on movement between floors, which is intended to promote safety and security for residents.
4. The proposed plan of the Aston to have residents stay from 2 to about 5 months as they transition to permanent housing is similar in extent and duration to a dormitory where students can stay a semester or two, which would last roughly 3 to 6 months.
5. A proposal from a developer to convert an office building at 2100 M Street NW to about 400 high-quality residential apartments has been recently announced. The back of this project overlooks the Aston, with a direct view of the Aston's backyard and back units. The rents for this building are expected to be high and consistent with the rents being charged by other newer apartment buildings in the West End. This proposal demonstrates that the Aston has not reduced the attractiveness of the West End for high end residential development and, when completed, will add to the vitality of the area.
6. Many residents of ANC 2B continue to express strong support for the Aston and have urged the District government to use it to help reduce homeless encampments in our ANC.

THEREFORE, BE IT RESOLVED, that ANC 2B urges the BZA to consider the facts and opinions that the Commission has set forth in evaluating the appeal in this matter.

BE IT FURTHER RESOLVED, that ANC 2B believes the use of the Aston for bridge housing is a use that is substantially similar to its prior use as a dormitory and which is consistent with the existing zoning on the site.

BE IT FURTHER RESOLVED, that ANC 2B does not believe use of the Aston for bridge housing will result in irreparable harm to adjacent or nearby property owners, and that failing to address the homelessness crisis in the District presents a significantly larger risk to property values in ANC 2B.

BE IT FURTHER RESOLVED, that ANC 2B opposes the appeal filed by the West End DC Community Association, and supports the operation of the Aston as bridge housing.

BE IT FURTHER RESOLVED, that ANC 2B encourages the government of the District of Columbia to open this shelter as expeditiously as possible.

BE IT FURTHER RESOLVED, that ANC 2B officially requests Intervenor Status in the matter of BZA Appeal No. 21221 and authorizes Commissioner Matt Johnson (2B06) to represent the Commission before the Board of Zoning Appeals in this matter.

Land Use

Presentation Regarding of Historic Preservation Application at 2124 O St NW

Commissioner Johnson moved to adopt a motion. Commissioner Slatt seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B supports plans as presented pertaining to 2124 O Street NW, HPA 25-094.
Commissioner Johnson (2B06@anc.dc.gov) is the Commission's representative in this matter.

Administrative Matters

Approval of the ANC's regular December 2024 meeting minutes (2 min)

Commissioner Marshall moved to adopt the December 2024 ANC 2B regular meeting minutes. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Approval of the addition of new ANC officers as signatories for the ANC's checking account

Commissioner Johnson moved to approve the addition of new ANC officers as signatories for the ANC's checking account. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Margaret Roggensack did not run for reelection and is no longer on the commission. She will no longer be a signatory for the ANC's bank account.

Approval of ANC 2B Q1 FY25 Quarterly Financial Report

Commissioner Slatt moved to adopt the Q1 FY25 Quarterly Financial Report. Commissioner Franklin seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Discussion of ANC Committees for 2025 and appointment of Committee Chairs

Commissioner Franklin moved to change The Complex Applications Working Group to Committee of the Whole and appoint Commissioner Johnson as the chair of the committee. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 8-0-0)

Commissioner Adams moved to change the Mobility Committee to the Transportation and Public Space Committee and appoint Commissioner Rueckgauer as the chair of the committee. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 8-0-0)

Commissioner Adams moved to keep the Land Use Committee and appoint Christopher Davis as the chair of the committee. Commissioner Franklin seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Meeting Discussion

Discussion regarding future hybrid meetings.

Adjournment

Chair Adams adjourned the meeting at 9:17 pm.